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Commr. (Plg) II  
Despatch T-586  
Date 6/8/2012

No. K-12011/4/2011-DD.IB (UDM Dy.no. 3155/2012)

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 27<sup>th</sup> July, 2012

AC (PLG) MPD  
Dairy No. 994  
Date 07/8/12

To

1. The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA, New Delhi.

OFFICE OF THE DIR (Plg.)  
MPP/TC, D.D.A. N. DELHI-2  
Dy.No. 2-51  
Dated 7/8/12

Com (B) - 11  
7/8/2012

2. The Director  
National Institute of Urban Affairs  
I & II floor, Core 4-B India Habitat Centre,  
Lodhi Road, New Delhi-110003

Subject:- Representation of MKJ Developers Ltd., Kolkata regarding suggestions for Review of Master Plan of Delhi-2021.

6/8/12

Sir,

I am directed to forward herewith a copy of representation dated 14.6.2012 received from MKJ Developers Ltd., on the subject cited above.

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It is requested that the issues raised/suggestions made therein may please be taken into consideration for the on going review of MPD2021.

Dir(MR)

7/8

संसाधन कार्यालय  
सं. 2059-B  
03/8/2012

AD(B) III

Yours faithfully,

*Sunil Kumar*

(Sunil Kumar)

Under Secretary to the Govt. of India

Tel.No.23061681

Encl. as above:

# MKJ DEVELOPERS LIMITED

"SAGAR ESTATE", 4<sup>TH</sup> FLOOR  
2, CLIVE GHAT STREET, KOLKATA – 700 001  
TEL- 033-2230-4571/72/73. FAX- 2248-7669 & 2243-4736  
E-mail- [mkj\\_bkm@satyam.net.in](mailto:mkj_bkm@satyam.net.in)

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डा. सं. .... स.मंत्री / स.वि. / 2012  
Dy. No. 1300 ... MoS/UD/2012  
25/6/12

Hon'ble Minister of State  
Ministry of Urban Development  
Government of India,  
Nirman Bhawan,  
New Delhi – 110 011

June 14, 2012

**Sub: Approval of Proposal ref. Plot No. 3, Nizamuddin (East)**

Respected Sir,

This is in continuation to our follow up to our proposal of plans that we submitted to develop the aforesaid plot into a "Signature Green", self-sustaining building, to the Municipal Corporation of Delhi (MCD) dated 23<sup>rd</sup> August 2010. A copy of the same was submitted to the Delhi Development Authority (DDA) also in 19<sup>th</sup> August 2010.

After submission of our proposal, a sincere effort has been made by us with the respective Authorities to receive sanction approval of the same which is in-line with the provisions of Master Plan of Delhi -2021.

In this regard, our Consultants also submitted recommendations to the Master Plan as desired in the Public Participation program of the DDA; the index of which is attached herewith as Annexure-1 to this letter.

Further, we have attached herewith an index of communication correspondence done by us with various Authorities as Annexure-2 to this letter.

Further in this regard, keeping in sight to review the Master Plan being currently undertaken and for us to explain the recommendations given by us, we would request your kind self to kindly oblige us with an opportunity to meet the Honorable Union Minister of Urban Development, Mr. Kamal Nath.

Looking forward to your continued support

Thanking You

Yours Faithfully  
For MKJ Developers Ltd.

(M.K. Jalan)  
Director

**Annexure-1:** Suggestions for Review of Master Plan for Delhi-2021 addressed to the Director (Planning), DDA under the public Participation Program

**Annexure-2:** Correspondence made with Ministry of Urban Development (MoUD), Delhi Development Authority (DDA) and Municipal Corporation of Delhi (MCD)

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**Annexure-1: Suggestions for Review of Master Plan for Delhi-2021 addressed to the Director (Planning), DDA under the public Participation Program**

To  
Director (Planning), DDA  
Zone F&H, 4<sup>th</sup> Floor  
4<sup>rd</sup> Floor, Vikas Minar  
ITO, New Delhi - 110002

**Sub: Suggestions for Review of Master Plan for Delhi-2021**

Respected Sir,

This is with reference to the advertisement published in the Times of India dated 04-10-11 inviting public participation to provide suggestions for review of Master Plan for Delhi 2021.

We would like to offer our suggestions under the following:

**Redevelopment Policy (Clause 3.3 of existing MPD-2021)**

This refers to redevelopment both along the transport corridors and in "in-fill" areas.

Points that need to be clarified here are:

1. It should be clarified that "in-fill" is required/possible, along with provision of incentivised FAR, in all colonies and zones.
2. Redevelopment incentives should be provided on all plots or sites greater than 3,000 sq. m.
3. Implementation related policies with respect to redevelopment should be clearly defined.
4. If Residential Plotted and Residential Group Housing would be treated as the same land use, then development norms as mentioned in the MPD-2021 should be immediately enforceable to realize the vision of the MPD with regard to increase density via "in-fill"
5. It should be clarified that the MCD will be the concerned authority for sanction of building plans etc. for development of group housing projects in Delhi.

In our opinion, providing clarity on the above aspects of MPD would go a long way in assisting the public to understand and work towards achieving the desired vision of MPD.

**Annexure-2: Correspondence made with Ministry of Urban Development (MoUD), Delhi Development Authority (DDA) and Municipal Corporation of Delhi (MCD)**

Sl. No.	Date	Particulars	Page No.
1	28.02.2012	Letter to Director (Planning), DDA enumerating "Suggestions for Review of Master Plan for Delhi-2021" as per the public participation program	
2	23.11.2011	Request letter issued to Hon'ble Minister as reminder to expedite the approval of our proposal which is strictly in compliance with the MPD-2021 with attached compliance chart	
3	04.08.2011	Request letter issued to Hon'ble Minister to expedite the approval of our proposal which is strictly in compliance with the MPD-2021 with attached compliance chart	
4		Four copies Form 1 duly filled and photograph of Tomb with sealed and signature submit before the competent authority	
5	27.06.2011	Authorization letter issued to Shi Vijay Singh, (UD) authorizing Prem Sing for collecting NOC from his office.	
6	06.06.2011	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India, requesting his kind intervene in this matter and direct that the matter be taken up by the Technical Committee of the DDA.	
7	02.06.2011	Application made before the Commissioner (Planning), DDA and Chief Town Planner (MCD) for convey DDA's comments /advice for further processing of the layout case.	
8	22.05.2011	Letter from ASI to Shri Suresh Goel & Associates with reference to letter dt. 29.04.2011 of Shri Suresh Goel informing that inspection of the property has been carried out and found measured distance is 302 mtrs. From protected limits and communicated the same to the competent authority for necessary action.	
9	31.01.2011	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India, requesting to direct the Technical Committee of DDA to initiate requisite proceedings.	
10	17.01.2011	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India stating response received from MCD to our proposal for Redevelopment.	

11	27.12.2010	Letter issued by MCD addressing to The Jt. Director (MP), DDA requesting to kindly examine the proposal w. r. t. qualification of the site for group housing and also for the applicability of redevelopment norms as per clause 3.3.2 of MPD -2021.	
12	06.12.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India requesting to direct the concerned authority to break prevailing deadlock so as to will trigger the process of self generating redevelopment of low density, dilapidated areas of the city and thus opening up a new avenue of housing supply.	
13	23.11.2010	Reply letter issued to The Senior Town Planner (L), MCD, regarding submission of necessary documents as asked for by MCD.	
14	16.11.2010	Application made before The Supreintending Archaeologist, Archaeological Survey of India requesting to issue No Objection Certificate for proposed Re-developmnt of plot No. 3, Barapullah Road, New Delhi.	
15	18.10.2010	MCD issued letter to us in reference to our application dated 23.08.2010 requesting to furnish some documents and other information.	
16	29.10.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India requesting to assessed our proposal in the line with the redevelopment provision laid down in MPD – 2021, which will initiated the process of invigorating the new version of the MPD 2021.	
17	14.09.2010	Letter issued to Vice Chairman, Delhi Development Authority giving tabular comparison between MPD 2021 and MPD 2001.	
18	24.08.2010	Request letter issued to Vice Chairman, Delhi Development Authority, requesting for meeting on 26.08.2010.	
19	19.08.2010	Request letter issued to Vice Chairman, Delhi Development Authority, for seeking guidance and approval of Cluster Block/Planning Permission for redevelopment.	
20	27.07.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India requesting to direct the concerned authority for their concurrence to the Conceptual Plan for Cluster planning Permission so that we may able to further submit the detailed proposals under the provision of MPD -2021.	
21	08.06.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, and Government of India requesting the concerned authorities for their concurrence to the concept plan along with	

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		parawise compliance of MPD-2021 stipulations.	
22	19.03.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, and Government of India requesting to direct the concerned authorities to accept the plan proposal under redevelopment scheme. Highlights clarifying criteria of the redevelopment scheme vis-à-vis our project proposal justifying the aforesaid criteria's.	
23	15.02.2010	Request letter issued to Hon'ble Minister Shri Saugata Roy, Ministry of Urban Development, Government of India requesting to direct the concerned authority to accept plan proposal under Group Housing Scheme.	