

MKJ DEVELOPERS LIMITED"SAGAR ESTATE", 4TH FLOOR

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The Honorable Minister of State
Ministry of Urban Development
Government of India,
132 - C Wing, Nirman Bhawan,
New Delhi - 110 011

OFFICE OF THE DIR (Fig.)

MPR/TC, D.D.A. N. DELHI-2

Dy.No. L-98

Dated 5/9/12

August 04, 2011

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

Respected Sir,

This is to bring to your kind reference that we submitted our proposal of plans to develop the aforesaid plot into a "Signature Green", self-sustaining building, to the Municipal Corporation of Delhi (MCD) dated 23rd August 2010. A copy of the same was submitted to the Delhi Development Authority (DDA) also.

The MCD, vide letter no. TP/G/10836/10 dated 27th December 2010, forwarded our proposal to the DDA for its concurrence with respect to fulfilling the MPD-2021 criteria for the proposed development.

In spite of various reminders and personal meetings with the DDA, the proposal has neither been put for consideration of the Technical Committee nor has any reply been sent to the MCD or the undersigned.

Having failed to receive any response from the DDA, we requested Your Honour vide our letter dated 6th June 2011 (enclosed herewith) for your kind intervention and issuing instructions to the DDA to expedite a decision on the proposal.

We will be highly grateful if the DDA and MCD are asked to expedite the approval of our proposal which is strictly in compliance with the MPD-2021 as the attached chart indicates:

Compliance of Proposal for Plot No.3, Nizamuddin (East) with MPD-2021

	Provisions of MPD 2021	Remarks
1.Housing Policy from judicious infill to redevelopment and shift from plotted to group housing	<p>"Based on the projected population of 230 lakh by 2021, (Chapter 3; Page 9) the estimated additional housing stock required will be around 24 lakh dwelling units. Around 40% of housing need (9.60 lakh DUs) can potentially be satisfied through redevelopment / up-gradation of existing areas of Delhi. Accordingly:</p> <ul style="list-style-type: none"> - Redevelopment has been envisaged as a major element of city development covering all the areas; and - A Shift from plotted to Group Housing for optimal utilization of land" (Page18) 	This is a path breaking provision which needs to be implemented to optimize housing stock within existing urban areas, under which our proposal qualifies

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Director (Fig.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 1250
Dated 01-08-12

2. From Urban Renewal to Redevelopment	<p>“Incentivised redevelopment with additional FAR has been envisaged as a major element of city development covering all the areas”:</p> <ul style="list-style-type: none">- Planned areas: Influence zone along MRTS and Major Transport Corridors, underutilised/low density areas, special areas, shopping/commercial centres, Industrial areas/clusters and resettlement colonies.- Unplanned areas: Villages, unauthorised colonies and JJ clusters (Page 3 of MPD 2021)	Our proposal for Plot No.3, Nizamuddin (East) qualifies for enhanced FAR, being both under Redevelopment areas and Transport corridor.				
3.Permissibility of Group Housing	<p>Redevelopment Guidelines (Page17 of MPD 2021):</p> <ul style="list-style-type: none">- The norms of Group Housing with respect to ground coverage, basement, parking, set-backs, etc. (except FAR) shall be applicable.- A maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible- “Cluster Block for a minimum area of 3000 sq.m. so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities”. The provision of common green/soft parking (minimum 30%) is feasible only in Group housing. <p>Sub/Clause 8 (2) Permission of use premises in use zones (Page 125):</p> <table><tr><td>Use Premises</td><td>R</td></tr><tr><td>Residential Plot-Plotted Housing</td><td>P</td></tr></table>	Use Premises	R	Residential Plot-Plotted Housing	P	<p>The property, Plot No.3, Nizamuddin (East), having an area of 3,587 sq. mts. and fronting on 33m. road, qualifies.</p> <p>Group Housing is permitted in residential area as per condition of minimum area and road width in the approved layout plan, which given as above, is in order.</p>
Use Premises	R					
Residential Plot-Plotted Housing	P					

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	Residential Plot- Group Housing P	
4. Minimum Area for Group Housing	<p>Development Code Ch. 17 (Clause 3(6), Page 123) also p. 17 & 27)</p> <p>3(6) Minimum area prescribed for planning and approval:</p> <ul style="list-style-type: none"> - Scheme area 4 Ha - Group housing Plot Area/ Redevelopment 3000 sqm 	- Do -
5. Development Control Norms Group Housing	<p>(P. 27-28 of MPD 2021)</p> <p>Minimum size of plot 3000 sq.m</p> <p>Maximum Ground Coverage 33.3%</p> <p>Maximum FAR 200</p> <p>Height NR (Subject to clearance from AAI/Fire Department and other statutory bodies).</p> <p>Parking 2.0 ECS/100 sq.m. floor area</p> <p>(i) The density may vary (10% variation permissible in all categories) for specific categories as given below:</p> <ul style="list-style-type: none"> a) Category I (upto 40 sq.m) - 500 DUs/Ha. b) Category II (above 40-upto 80 sq.m) - 250 DUs/Ha. c) Category III - 175 DUs/Ha. (above 80sq.m) <p>(ii) Plots for group housing should be located on roads facing a minimum width of 18 m ROW (13.5 m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).</p>	These have been followed in totality.

Thanking You

Yours Faithfully
For MKJ Developers Ltd.

(M.K. Jalan)
Director

Enclosure: Letter dated June 06, 2011, to Hon'ble Minister of State, Ministry of Urban Development.