

MOST IMMEDIATE



No. K-12011/4/2011-DD.IB
भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated, the 19th April, 2012

037 (29)
Diary No. 158
Date 27/4/12

Comm. (Pig) - II
Diary No. I-292
Date 23/04/2012

To

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

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

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 2175274
Dated 27/4/12

Dy. No. 1808 to 1809
Dt. 12/5/12

Subject:- Review of Master Plan of Delhi-2021.

Sir,

I am directed to forward herewith a copy of suggestions received from following Association/Person on the subject cited above for an appropriate action under intimation to this Ministry:

Sl.No.	Dy. No.		Received from
1.	1540-UDM 17.4.12	dated	Sultanpur Farms Welfare Association, Mehrauli, New Delhi
2.	1541-UDM 17.4.12	dated	Yesco Co-op Group Housing Society Ltd., Subzi Mandi, Delhi

It is requested that the issue raised therein may please be looked into an appropriate reply may be furnished to the concerned person/ Association under intimation to this Ministry.

Yours faithfully,

(Sunil Kumar)

Under Secretary (DDIB)
Tel.No.23061681

Encl. as above:

Comp (Pig) - II
20/4/2012
A. Kumar
24/4/12
DDO (MPR)

1079-13
20/4/2012

AD (Pig) I

SULTANPUR FARMS WELFARE ASSOCIATION
 38, SULTANPUR FARMS
 MG ROAD, MEHRAULI
 NEW DELHI - 110030
 M- 98110-40347

MPD 2021 Review
 by
 07/4

Dated: April 14, 2012

To,
 Sh. A.K.Manna
 Director (Planning),
 DDA., Zone (F&H) , 4th Floor, Vikas Minar
 New Delhi

OFFICE OF UDM
 Dy. No. 1540
 Date 17/4/12

PS to UDM
 Secy

Reg: Review of Master plan for Delhi - 2021

DDA., Zone (F&H) , 4th Floor, Vikas Minar, N. Delhi
 Dy. No. 1809
 Dt. 17-05-12

Dear Sir,

This refers to your advertisement in Hindustan Times intimating review of MPD 2021. You have also requested for suggestions to be submitted before 30.4.2012.

We are the RWA representing residents in and around Village Sultanpur, Mehrauli Gurgaon road, New Delhi - 30 . We are to suggest that the Village Abadi (lal dora) area called New Manglapuri, Village Sultanpur be declared Mixed land use / local commercial . The merits of the same are listed hereunder:

1. Restructuring of existing areas(p.20) A Special Area and Villages

MPD-2021 states the following:

"The villages are also considered at par with the 'Special Area' as they also have the same traits." The local authority within three years shall survey and delineate commercial areas and till such time status quo should be maintained (p.122)

Suggestion: MCD to survey and delineate commercial areas in the village under reference and till such time status quo should be maintained.

2. Economic Role of the Villages

Villages are characterized by a mix of different land uses and have compact built form, narrow circulation space and low rise high density developments. These accommodate residential, commercial and industry uses and function as a mix. It is important that these areas with such uses continue to play an active economic role.

Suggestion: As villages play an important economic role, existing commercial activity may be conserved.

3. Mixed Use Regulations: As per MPD-2021:

15.3.1 Commercial activity existing prior to 1962 is permissible (p 112)

15.3.4."In abadi area of villages mixed use shall be permissible for which local body shall carry out a survey" (114-115). Commercial streets and area may also be notified where 80% of residential plots are under mixed land use or if there are three hundred shops within a contiguous area of 1 Ha.

Suggestion: MCD to notify and permit legitimate, existing commercial activity in village New Manglapuri.

S(UD) - on the
 A(UD)

17/4
 DIVISION
 [B]

4. As per LG order dated 28.11.11 " Transit Oriented Development Plan for MG Road which is a National Highway and also a metro corridor is to be prepared by DDA where existing commercial structures are to be incorporated on de-facto basis."

Suggestion: DDA to prepare TOD Plan incorporating existing commercial structures

5. Zonal Plan of zone J notified on 8.3.10 indicates the village area under facility corridor, which includes commercial activity.

Suggestion: This debars the local body from issuing any notices against commercial activity, since MPD-2021/zonal Plan prevail.

6. i) DDA notification (F3 (28) 2008 MP dated 17.1.11) Building Regulations for Special Area, regularised unauthorized colonies and village abadi
ii) MCD circular TP/G/3426 dated 28.9.11 are based on the assumption of residential use of village abadi.

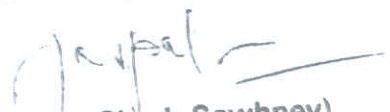
Suggestion: These are inconsistent with MPD-2021 which provides for Incentivised Redevelopment with enhanced FAR, 10% FAR for commercial use, mixed use and Transit Oriented Intensive Development along major transport/metro corridor. MPD 2021 provision that the Land use of village abadi (lal dora) located in any land use zone is Residential (p 127 of MPD-2021) is to be read along with mixed use Regulations and also the zonal plan. Local commercial and mixed use are part of residential use zone.

In view of the above facts, it is requested to take a more constructive and clear interpretation of the MPD-2021 and implement the above stated mandates in the right earnest.

Please let us have a personal hearing wherein we can represent the above.

Thanking you

Sincerely yours
For Sultanpur Farms Welfare Association


(Jaspal Singh Sawhney)

President

Copy to:

- 1) Sh. Chandu Bhutia
Dy Director (Planning) Zone J
12th Floor, Vikas minar
New Delhi

- 2) DDA website www.dda.org.in



Bina Soni Gargi
Secretary, Delhi Development Authority



Mr. Manmohan Singh
Secretary, Delhi Development Authority



Mr. Rajesh Kumar
Secretary, Delhi Development Authority

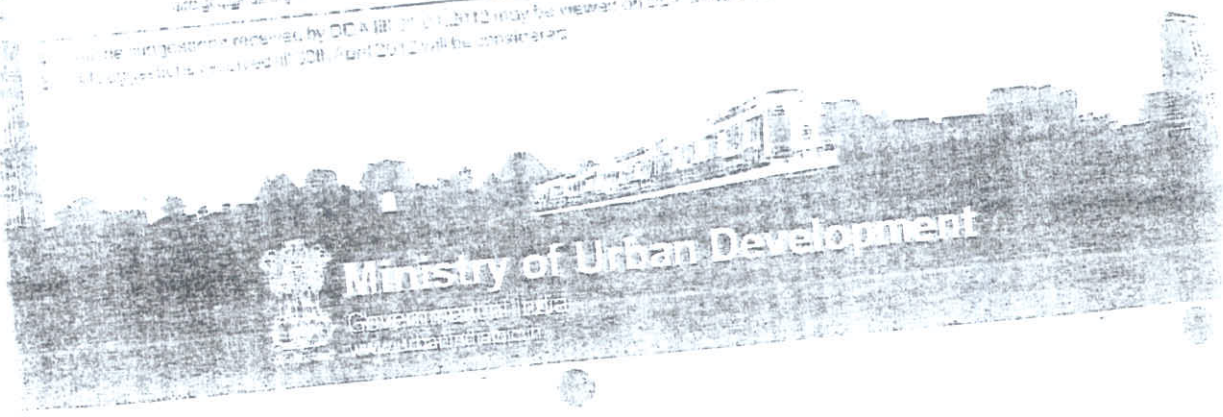
Future of Delhi-2021

Give your Suggestions Now

The Delhi Development Authority (DDA) is planning to develop a new master plan for Delhi for the year 2021. The plan will cover the entire city and will include provisions for housing, education, health, recreation, and other facilities. The DDA is inviting suggestions from the public regarding the proposed plan. The suggestions should be submitted to the DDA by the deadline of 31st March 2012. The DDA will consider all the suggestions and will incorporate them in the final master plan.

DISTRICT	NORTH	NORTH-II	EAST	WEST	SOUTH	CENTRAL
Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place
Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri
Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar
Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri
Okhla	Okhla	Okhla	Okhla	Okhla	Okhla	Okhla
Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar
Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh
Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur
Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place	Connaught Place
Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri	Janakpuri
Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar	Kirti Nagar
Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri	Mayapuri
Okhla	Okhla	Okhla	Okhla	Okhla	Okhla	Okhla
Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar	Patel Nagar
Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh	Shalimar Bagh
Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur	Wazirpur

The information received by DDABR 2011-12 may be viewed on DDA website during the period of 31st March 2012 till the completion of the process.



Ministry of Urban Development
Government of India
New Delhi