

dirplg

From: Rajeev Chhabra [rajeevchhabra2008@gmail.com]
Sent: 01 May 2012 12:02
To: dirplgmpr_tc
Subject: Submission of Suggestions in Review of Master Plan for Delhi-2021 - Kingsway Camp ShopKeepers' welfare Association (Regd.)
Attachments: Futur of Delhi 2021.docx

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From: Rajeev Chhabra <rajeevchhabra2008@gmail.com>
Date: Tue, 1 May 2012 12:00:41 +0530
Subject:
To: dirplgmpr_tc@dda.org.in

OFFICE OF THE DDA (Plg.)
 MPR TO ...
 My No. 2252
 Dated 4/5/12

DDA Vikas Minar N. Delhi
 Dy. No. 1878
 23-5-12

To,
 Dt.: 30th April, 2012
 The Director (Plg.) MPR
 6th Floor, Vikas Minar, I.P. Estate,
 New Delhi-110002

Sub.: Req. Submission of Suggestions in Review of Master Plan for Delhi-2021

Dear Sir,

We are thankful for inviting the suggestions of Review of Master Plan for Delhi-2021 in a published invitation on 18-02-2012 and 24-04-2012. We are submitting our suggestion for your kind consideration in the finalization of the MPD-2021.

ISSUES CONCERNING OUR MARKET

- 1) Acceptance of 350 FAR or more as per MPD-2021 for construction/regularization of buildings of our plot area of 100 sq. meters (page No. 25 and 26 of Part II-Sec.3 of MPD-2021 as all the buildings are within the proportionate permissible building envelope as per MPD-2021.
- 2) Regularization all our buildings as per "Residential Norms" as per page No. 26 of Part II-Sec.3-2. 100% Ground Coverage shall be eligible for regularization of construction, already existing as on 22-09-2006.
- 3) No penalty be imposed except the regularization nominal fee of Rs. 1,750/- as per calculated charges for Betterment Levy/Additional FAR Charges and Penalty / Compounding Charges / Special Compounding Charges in Self Assessment basis as per DDA Notification dated 20-11-2006 (within permissible height of 15 meters)
- 4) Additional FAR / Exemption of Conversion Charges as this area falls within 500 meters of DMRC as this area falls under the Influence Zone. This market area is located both sides of GTB Nagar Metro Station, a major corridor of this Metro Line - Jhangirpuri to HUDA City Centre. As per MPD-2021 page 14 and 15 we are eligible for enhanced FAR and business uplifting zone. All the floors can be used as commercial.
- 5) As per MPD-2021 on page 120 this area shown under the List of pre-1962 buildup residential and rehabilitation colonies. All the benefits be given for uplifting the life of people living or working here.
- 6) Discrimination in FAR in the same locality at the same street be

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ref. and one policy be made.

- 7) Conversion from Leasehold (DDA Land) be converted into Freehold by charging minimum as it is a rehabilitation colony and pre-1962 colony.
- 8) Basement 100% coverage be allowed for small plots such are ours of 100 sq. meters. The use of basement be allowed to "Commercial" or for "Other Activity"
- 9) Conversion charges should not be of life time and removed further who are using commercially on a certain date. The mixed land use to Commercial use charges may not be levied, which will be double burden on the shopkeepers.
- 10) Old Standard Control Drawings made in 1971 be revised as per the need of the time and for getting regularizations and freehold purposes.
- 11) Proper Multi Level parking be made for this market area of Kingsway Camp-Hudson Line, Outram Line, Mall Road. The location can be behind Samrat Restaurant or at present existing space of Dr. Mukherjee Nagar P.S. as its new alternate building is ready near Hakikat Nagar.
- 12) Proper marking of parking area for cars and motor vehicles be marked on through the market area of Hudson Line, Outram Line and for Mall Road as shopkeepers paid the "Parking Charges"

ISSUES CONCERNING OUR AREA

- 1) Proper Coverage of Najafgarh Drain and using it for commercial and parking for recovery of costs and for road development purposes so to ease traffic towards Dr. Mukherjee Nagar.
- 2) Facilitate this area for connected various population density area by Tube Railways.
 - a) Kingsway Camp Chowk to Burari, Nathu Pur via Dhirpur
 - b) Hakikat Nagar Chowk-Metro Exit Gate No. 2 to Gandhi Vihar, Nehru Vihar via Dr. Mukherjee Nagar
 - c) Connecting Vishwavidhyalaya to Kamla Nagar via DU Campus
- 3) Developing more parks and parks converting into parking lots underground and converting the top into green be workout with the coordination with Residential Welfare Associations.

Thanking you and hoping that the above points be incorporated in the MPD-2021 for making a bright future for the people of this area.

Yours faithfully

For Kingsway Camp Shop Keepers' Welfare Association (Regd.)

Rajeev Chhabra
General Secretary