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To,

Sh.Sabyasachi Das

Dated: 24th April 12,

Director (Plg) DDA Zone(D)

2nd Floor , Vikas Minar

New Delhi

Director (Plg)
D-Zone Unit
Dy. No. 23
Date 27/4/12
D.D.A.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 2261
Dated 2/5/12.

Sub : Suggestion regarding review for modification in MPD 2021

Dir. Div I (Plg.) MPPR-2021
DDA Vikas Minar N. Delhi
Dy. No. 1887
23-5-12

With ref to Urban Development Ministry notice regarding the review for modification in M.P.D 2021. We the owners of Guest houses in Karol Bagh (Special area as per M.P.D 2021) would like to some definite clarifications need to be incorporated in modified M.P.D 2021 , that will make it more viable & acceptable which are as follows .

Sir, Karol Bagh D category in MPD 2021 special area having some special privilege in M.P.D 2021 a hub of Guest houses, fulfill the requirements of Domestic & International tourist & as well as Business travelers. We are running our Guest Houses in by lanes of Karol Bagh which are 6 to 9 mtrs wide since last 15 years having Fire NOC from fire dept & valid license from DCP Licensing.

Sir , according to public notice by your dept , we the (Guest Houses) registered our self on line with your dept on 07.05.2007 . The logic behind the registration was the proof of existence of guest houses .We paid on line registration fees paid all the parking charges & paying conversion charges every year till now . We are paying commercial Electricity & Water charges & also paying Commercial House Taxes . More over we are paying Luxury Tax, Entertainment Tax , & Service Tax which enhancing the Govt revenue .

Sir, before implementation of MPD 2021 there was no such policies or any restriction regarding ROW for the permission to run the Guest Houses . But according to para 15.7.2 in category of C&D colony other activities should run on 9 mtrs ROW. It means it that the Guest Houses operating in special area after implementation of master plan requires the 9 mtrs R.O.W. So, now it is necessary that it should be clear in modified MPD 2021 that guest houses running before 07.02.2007 need not require any restriction regarding ROW. It is also specified under the provision of M.P.D 2021 Guest Houses that were operating prior to 07.09.2006 would continue to the extend as was permissible at that time .

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It is also explain or directed by different Govt agencies time to time .These are as follows

1. Circular No.Dy.MHO(PH)/2009/462 Dated : 10.09.2009 By MHO consulting with CTP of MCD , Chief Law officer , Dy. Commissioner , clearly directed that Guest Houses covered under para 16.2/5 MPD 2021 , will now be considered for sanction / grant of license without imposing the condition of ROW (circular enclosed)
2. Circular No : 14(1)/RN/2011/7477-89 dated : 05.10.2011Lt. Governor NCR Delhi consulting with MCD , Commissioner (Plg)DDA Dr.S.P.Bansal clarified that as per provision of MPD 2001 existing Guest Houses should continue subject to clearance from Fire Dept running before master plan without imposing the condition of ROW.(Copy enclosed)

Now it need not to be clarified that Guest Houses operating before commencement of master plan 2021 need not require any restriction of ROW that is only imposed on Guest houses operating after implementation of master plan ie: 07.02.2007

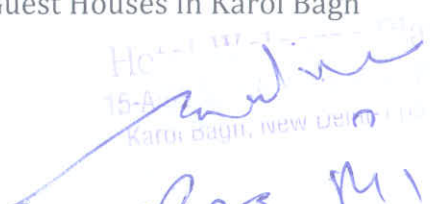
M.P.D 2021 clearly explain in para 15.7.3 (V) that the guest houses were operating as per revised supplement to the M.P.D 2021 it is apparent that other activities including Guest Houses are permissible in residential plots whether or not road is notified as mixed used streets .it means there is no necessity for the Guest houses should run only on declared mixed or commercial streets before 07.02.2007

Sir, you are requested to please clearly specified in modified MPD 2021 that guest houses operating in special area like Karol Bagh prior to commencement of master plan 2021 ie: 07.02.2007 need not require any restriction regarding ROW . And also it is not necessary for the guest houses should run only on declared mixed or commercial streets .

Yours affectionately

Owner of Guest Houses in Karol Bagh

New Delhi


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