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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

Zone F

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	DR HANS RAJ
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	INDIVIDUAL OFFICE OF THE DIR (PIO.) MPR/TC, D.D.A./N/ DELHI-2 Dy.No. 2748 Dated. 11/5
वर्तमान स्थिति Present Position	MEDICAL CONSULTANT
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	26854018 26854078 9810000640
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हस्ताक्षर : Signature :	Hans
तिथि : Date :	08/05/2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं
“Submit your registration form at the venue of Open House meets.”

Dr. Hans Raj, MD

S-34, Green Park
New Delhi-110016

08 May, 2012

To
The Hon'ble Members
MPD 2021 Review Committee
DDA,
New Delhi 110002

**Sub: Inviting Public Suggestions for Mid-Term Review for MPD 2021
(Shop-cum-residence plots declared LSC)**

Respected Sir,

With reference to your advertisement/notice in the newspapers inviting public concerns/suggestions to be considered in the mid-term review of MPD 2021, I have the following to submit regarding Shop-com-Residence plots – now termed Local Shopping Centres in some of the colonies, including Green Park:

I) BACKGROUND:

1. These plots were part of the residential land use in the layout plan, and there are many people like us who continue to reside on upper floors in the original mixed-use status, and the buildings were built with residential norms with an FAR of 155 as per MPD 1962, or 225 as per MPD 2001.
2. Declaring such plots as LSC vide 5.2 p 29 of MPD 2021, has restricted the FAR to 100, and forces the residents on upper floors to pay for huge conversion charges, and 3 to 5 times more property, electricity and water charges.
3. MCD, being the local body, approached DDA twice for clarifications, and the two technical committees (8th dt 11/08/09 and 9th dt 01/12/10) declared that LSC norms of 100 cannot be applied without redevelopment, and Standard Plans shall continue (which were drafted in 1962, with an FAR of 155) and where basement is not permitted.
4. This regressive step has resulted in an impasse, and more than 40 cases are pending in the high court relating to this issue, and no building plans are being processed.

P.T.O.

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II) SUGGESTIONS:

1. Status 1. Mixed-use plots having been declared LSC, the following emerges:

- i) FAR issue needs immediate clarification, as the buildings are already built as per residential norms of MPD 1962 to 2001 with FAR of 225. **The local body must be instructed to include adjoining overall area for calculations and new plans be made,**
- ii) **Conversion charges are not justified** when an area is being declared commercial and shall be a **loss of revenue**
- iii) Basements are permissible in LSC, as well as in Mixed-use building plans, and the Technical Committee's decision not to permit basement is illogical
- iv) Redevelopment of a well planned plotted colony may also be illogical and litigious if it displaces and deprives me of my right to residence, and forcing for commercial conversion.

2. Status/Option 2. Within the provision of MPD 2021, 15.12.3.iv p 120, if these plots of Mixed-use category be retained as such, then the following emerges:

- i) On basis of equality, residential FAR as applicable in other residential premises, now permitted commercial activity under Mixed-Use status,
- ii) Conversion charges will be justified, **increasing the revenue**
- iii) Basements are permissible for Parking, services
- iv) Redevelopment in already developed colony is not necessary, **saving the cost to the public as well as the government**

It is most humbly submitted and prayed that the status of earlier Shop-cum-residence plots, which were built on residential land use, may kindly be given due consideration for:

- 1. Increased FAR at par with increased FAR for all as per the vision and preamble of MPD 2021
- 2. Retaining the Mixed-use option, as many residents have no option to go anywhere else, and save them from the tyranny of levying huge commercial conversion and taxes, and/or to evicting them from their own premises.

Thanking you,

Yours Sincerely,

(Dr. Hans Raj, MD)

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