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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

Issue related to Zone M & N

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	KISHAN CHAND
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual ✓	Shri Ram Kumar Gupta Director (Plan MPR/TC, D.D.A. M & N DELHI-2 Dy.No. 2931 Dated 11/5
वर्तमान स्थिति Present Position	Working as Secretary
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011-25104141 9313514141
फैक्स : Fax :	25421444
ई-मेल E-mail	srss1973@gmail.co.
पता : Address :	A-68, Rajouri Garden.
हस्ताक्षर : Signature :	
तिथि : Date :	10.05.2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं

“Submit your registration form at the venue of Open House meets.”



Ram Kumar Gupta

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Member Control Board & Imd. Past President :
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Banke Bihari Nishkam Charitable Trust (Regd.) Punjabi Bagh, Delhi-26
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Navjyoti India Foundation

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Telephone : 25104141, 25432409, 25441100

C.M.D. :
The Pharaohs 3 Star Luxury Hotel Resort
NH-10, Rohtak Road, Tikri Kalan, N. D.-41

Shri Vinod Sakle,
Director(Planning),
Delhi Development Authority,
Deeepali Chowk, SECTOR 3,
ROHINI, Delhi-110085.

Dated 30.04.2012

REFERENCE: REVIEW OF MASTER PLAN FOR DELHI-2021- A
PARTICIPATIVE APPROACH

SUBJECT : SUGGESTION FOR REVIEW OF MPD-2021-IN DELHI
TO ATTRACT TOURISTS & TO INCREASE THE
AVAILABILITY OF ROOM FOR TOURISTS.

Sir,

Please refer to your advertisement in Nav Bharat Times dated 24.04.2012 for seeking suggestion on the subject cited above. In view of shortcomings and shortages of accommodation for Guests/Tourists during the period of Common Wealth Games in Delhi in 2010, it had been noted that despite the declaration of Private houses as Guests Houses in Residential colonies was not upto the mark in terms of qualitative and quantity-wise and also facilities wise. Those Private Guests Houses were not operational in time and were not as per International Standards. Being Cosmopolitan city, the preparation for international events, Conferences that of UNO, SAARC nations, ASEAN nations, BRICS nation and Olympics and Asian Games etc, is very voluminous and boosting for Trade, Commerce, tourism. It is emphasized that planning for next 50 years is needed instead of four and five years. Most of Hotel/Guest Houses are situated in congested area like Paharganj and Old Delhi and Connaught Place which are costly also. The lopsided development like congestion in lanes, lack of approach roads, parking, Traffic jam overloading of electricity supplying system, Over-burdened Sewer System, lack of pollution free area etc. These problems cannot be solved soon. In Goa, the Motels and Resorts are spread in wide/open areas alongside of State Highways and National Highways. These Motels are in pollution free areas. These motels provide sufficient green space, swimming pools, Bar & Restaurants, SPA and space for Indoor games viz Kid Zones, Billiards, etc and Outdoor games like golf Yogi centre and Health Club etc.



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My suggestion is as follow:

- 1) There are approximately 150 Motels/Resorts existing in Delhi.
- 2) All these Motels/Resorts are situated on State Highways & National Highways.
- 3) They have got good approach roads for traffic, ample parking facilities, good and pollution free Environment.

F.A.R. of these motels are maximum 15 % coverage on Ground Floor and height of maximum of 9 Meters , my suggestions that the F.A.R. of these motels should be increased to 150 F.A.R. instead of 15 and the maximum coverage on Ground Floor should be 25 % and the maximum Height should be 37 meters instead of 9 meters. If these changes are allowed in existing motels approximately one lakh rooms will be available in throughout Delhi for delegates/tourists.

The accommodation in the motels will cost only 25% against that FIVE STAR hotels and facilities and ambience will be far better than that of FIVE STAR Hotels. It will become FIRST CHOICE of delegates and tourists.

It is always felt that during national events the deficiency of room remains always in Delhi

At the time of national events Government allows Guests Houses and Lodges to the Private people but they are not upto the International/National standards i.e. lack of good quality of meals, lack of good environment, lack of parking, not good approach roads, lack of good ambience, bad congested areas.

But no such problems in these Motels/Resorts is visible. These Motels have Restruants, Bar facilities, Health clubs, SPA, Swimming Pools, Kid Zones Shopping facilities, Ornamental green lawns, having ample Parking etc.

Due to this the standard of tourism in Delhi will be greater in future and income of Tourism Department will also increase.

Yours truly,

(RAM KUMAR GUPTA) email :srss 1973@gmail. Com.

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Dated 30.04.2012.

Reference: REVIEW OF MASTER PLAN FOR DELHI-2021- A
PARTICIPATIVE APPROACH

Subject : SUGGESTION FOR REVIEW OF MPD- 2021-
MULTI-STORIED G.H.R. COMPLEX, PUBLIC & SEMI-PUBLIC
USES OF LAND IN EXTENDED LAL DORA/LAL DORA.

Sir,

Please refer to your advertisement in Nav Bharat Times dated
24.04.2012 for seeking suggestion on the Subject cited above.

In view of whopping growth of population of Delhi day by day, the
phenomenon growth of unauthorized colonies and total failure of
DDA to meet the demand of housing as the waiting list of
applicants in various housing schemes is more than 30 years old
for lower and middle class of societies for a dream house.

In view of above shortages, guidelines for redevelopment schemes
should be modified so as land owners may pool together their
individual properties/pieces of adjoining land and club them and
reorganize the land measuring 3000 sqmtrs or above in the
extended lal dora/lal dora and may be permitted by Govt.

Agencies and approve their Drawing maps for construction of
Multi-storied Group Housing Residential Complex for the benefit
of lower & middle class of society to own a House in clean and
pollution free atmosphere with proper approach roads.

As the rules and regulation are not clear, it is suggested that such
redeveloped complex may be permitted to have enhanced FAR
(Floor Area Ratio) upto 350 to 450. Secondly the height of these
Complexes may also be permitted to enhance it to 27 meters. The
Multi-Storied Group Housing may have 40% open area having
'Still' and basement Parking in these complexes. These individual
building complexes can be given sanction by the concerned
authorities within framework of cluster of Block Approval in
extended lal dora/ lal dora.

The village development may be integrated with cluster of block
approved buildings with proper roads. This would beautify the
villages/rural areas with construction of Multi-Storied Group
Housing Residential complexes.



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Public & Semi-Public uses of land for construction of schools, colleges, hospitals, Still Parking, Office Complexes, Health Clubs,.

This will do beautification of villages and rural upliftment at the doorstep of these rural areas by providing qualitative education facilities, medical facilities, market facilities at cheaper rates. The rural population and urban population will live co-hesively, harmoniously and will appreciate the new schemes of planned development with Public private Partnership basis.

It will be beneficial for rural employment.

It will enhance connectivity and better roads to these areas.

The inhabitants of these buildings will get technician, mechanics, labourer at lower rates.

Your truly,

(RAM KUMAR GUPTA) email: srss1973@gmail.com

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