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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 544
Dated: 15-11-11

From: _____
WELCOME FOOTWEAR TRADERS
2262/67, NAIWALA
GURUDWARA ROAD, KAROL BAGH
NEW DELHI-110005
PH. : 28751786, 28754684, 64136155

To,
The Director (Plg.) MPR,
DDA, 6th Floor,
Vikas Minar,
New Delhi-110002

Sub:- Suggestions for Mid-Term Review of Master Plan for Delhi-2021

Dear Sir,

In Reference to your (Delhi Development Authority) Public Notice Dated: 04-10-2011 in Times of India regarding the review of Modification in Master Plan, following suggestions need to be incorporated in regards to the **Special area** in MPD 2021 to make the Master Plan more viable & widely acceptable for the buildings existing prior to MPD 2021.

Kindly refer to Zonal Development plan for Zone – B (karol Bagh and City Extension) Annexure -V regarding list of pedestrian shopping streets Notified. The following streets of Beadon Pura Gali No.12,13,14,15,16 & Gali No.66,67,68,69 of Nai wala Situated at Gurudwara Road were entitled to be declared as PSS and had 100% Commercial activity and so these streets should be included in the list of PSS in the Master Plan / Zonal Plan.

So kindly accept our above valuable suggestion/view in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan. Kindly incorporate the above modification/suggestion in entirety.

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name **HARIS AHMED**
Name **WELCOME FOOTWEAR TRADERS**
Address: 2262/67, NAIWALA
GURUDWARA ROAD, KAROL BAGH
NEW DELHI-110005
PH. : 28751786, 28754684, 64136155

Seal & Signature

For Welcome Footwear Traders

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16/11

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DD MPR

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A.D.D. MPR

PTO

Sub-Para-iv: The para says Amalgamation and reconstitution of plots: In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots (the amalgamation should preferably start from the notified road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

2. Refer to Para 3.3.2 Guidelines for Redevelopment Schemes:

- a. In the above Area more than 90% of the buildings are being used as Commercial
- b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.

Important:

should be given Commercial status. North to the Pusa Road in the South and all the plots falling inside the boundary East, to the Drain (Guru Nanak Market Road in the West, and DB Gupta Road in the defined in the Master Plan so it should have the Area bounded by Faiz Road in the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not The para refers to Karol Bagh as the existing Central Business District and has all the

1. Refer to Para 5.3 Metropolitan City Centres :

In Reference to your (Delhi Development Authority) Public Notice Dated: 04.10.2011 in Times of India regarding the review of Modification in Master Plan, following suggestions need to be incorporated in regards to the Special Area in MPD 2021 to make the Master Plan more viable & widely acceptable for the buildings existing prior to MPD 2021.

Subject: Suggestions for Mid-Term Review of Master Plan for Delhi -2021

Dear Sir

To,
The Director (Plg.) MPR,
DDA, 6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002

From: WELCOME FOOTWEAR TRADERS
2202/07, NAIWALA
GURUDWARA ROAD, KAROL BAGH
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WELCOME FOOTWEAR TRADERS
2262/67, NAIWALA
GURDWARA ROAD, KAROL BAGH
NEW DELHI-110005
PH : 28751786, 28754684, 64136155

For Welcome Footwear Traders
D-m

Business Name: MR. HARI'S AHMED
Name:
Address:

Thanking you in anticipation,

Seal & Signature:

So kindly do the needful & oblige.

So kindly accept our valuable suggestion/views in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan. Kindly incorporate the above modification/suggestion in entirety.

All the buildings in Special Area shall be exempted from punitive action till the Redevelopment Plan is made and notified instead of 3 years from the date of notification of MPD 2021 and status Quo should be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

5. Refer to 16.2 Sub-Para 3 :

In Special Area, Commercial Area/Notified Road under Metropolitan City Centre/Central Business District should be exempted from Conversion Charges which existed before the notification of MPD 2021.

4. Refer to Para 15.12.3 Sub-Para iv:

a. Projections/chajjas should be allowed/given to all plots sizes, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh which existed prior to MPD 2021.
b. Refer to 4.4.3 Sub-Para 4: Irrespective of the plot size with (Cent Percent) 100% Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh and FAR upto 500% should be increased on all the Plots abutting notified roads of ROW 18 Meters and above, prior to MPD 2021.

3. Kindly refer to Para 4.4.3 Sub-Para xvii A:

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