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VICE CHAIRMAN :
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PRESIDENT :
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**VICE PRESIDENT &
TREASURER**
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JOINT SECRETARY
SANJAY CHIB
9811165506

DATED 09-11-2011

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 287
Dated: 11/11/11

To

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

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

Hon'ble Sir,

In Reference to your (Delhi Development Authority) Public Notice dated 04/10/2011 in Times of India regarding review of Modification in Master Plan of Delhi-2021, the following suggestions need to be incorporated regarding to the **Special Area** in MPD 2021 to make the Master Plan viable & widely acceptable for the buildings existing prior to MPD 2021 dated 07/02/2007 in Delhi:-

1. Refer to Para 5.3 Metropolitan City Centres :

The para refers to Karol Bagh as the existing Central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. **Like the Karol Bagh, another part of Special Area i.e. PaharGanj is also a commercial hub in the heart of Delhi which provides various type of activities/services like hospitality, business, commercial trade. Therefore, it should have been included for declaration as Metropolitan City Centre by modifying the MPD-2021 keeping in view the importance of activities being carried out there.**

Important:

- a. In the PaharGanj area approx. 90% of the buildings are being used as Commercial buildings

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- b. In view of the commercial aspect of the area, the FAR should be 450% for existing Building as in other Metropolitan City Centres and height of the building should be increased upto 18/19 meters to the buildings constructed before the implementation of MPD-2021.
- c. As per the directions, the owners of various business activities including Guest House owners, have got their business registered themselves online with MCD authorities in the year-2007 and also submitted their building plans with Structural Safety Certificate from Registered Architect. Therefore, their declaration should be considered as existing building structure and status quo in respect of their premises/building should be considered from taking any punitive action against such structures.

2. Refer to Para 3.3.2 Guidelines for Redevelopment Schemes:

Sub-Para-iv: The para says Amalgamation and reconstitution of plots: In the contiguous Area (Special Area) these Amalgamated plots should have higher FAR than that allowed on the individual plots (the amalgamation should preferably start from the notified road plots) also all the plots on the Notified Roads of PaharGanj of Special Area and these amalgamated plots and buildings should be allowed higher FAR atleast 450% and 18.5 Meters Height.

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

- a. Projections/chajjas upto 01 Meter should be allowed/given to all the existing buildings on plots sizes upto 500 Sqr. Mtr, irrespective of the plot size and not only upto plots of 175 Sqr. meters in the Special Area which are in existence prior to implementation of 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 and FAR upto 450% should be increased on all the

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Plots abutting notified roads of ROW in PaharGanj Area which
are in existence prior to implementation of MPD 2021.

4. Refer to 16.2 Sub-Para 3 :

All the buildings in PaharGanj i.e. Special Area shall be exempted
from punitive action till the Re-Development Plan is made and
notified 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.

It is, therefore, humbly requested that keeping in view the public
interest of the Capital City of Delhi and activities being carried out
in PaharGanj Area, the above mentioned valuable
suggestion/views in specific aspect of the Special Area under the
provision MPD 2021 may kindly be accepted and incorporated in
the Master Plan of Delhi by making modifications/suggestions in
its entirety.

Hoping for favourable and kind consideration.

Thanking you in anticipation,

Yours sincerely,

(Dant Kumar)
PRESIDENT