



FEDERATION OF DELHI FOOTWEAR ASSOCIATIONS

2356/15, Beadon Pura, Ajmal Khan Road, Karol Bagh, New Delhi - 110005

6

Ref. No. FDFAV

Similar as
30/12

Dated 19-11-2011

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1402
Dated 18/11/11

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

Name

Address:

Seal & Signature

Santosh Kumar
(SANTOSH KUMAR)
(PRESIDENT)
9871166677

Santosh Kumar
(SANTOSH KUMAR)
Gen. Sect.
9871126677

Enclosures:

1. layout Plan of MPD-Zone B.
2. layout Plan of KRWOFA Mkt.
3. 287 letters for the same amendment/correction/objections.

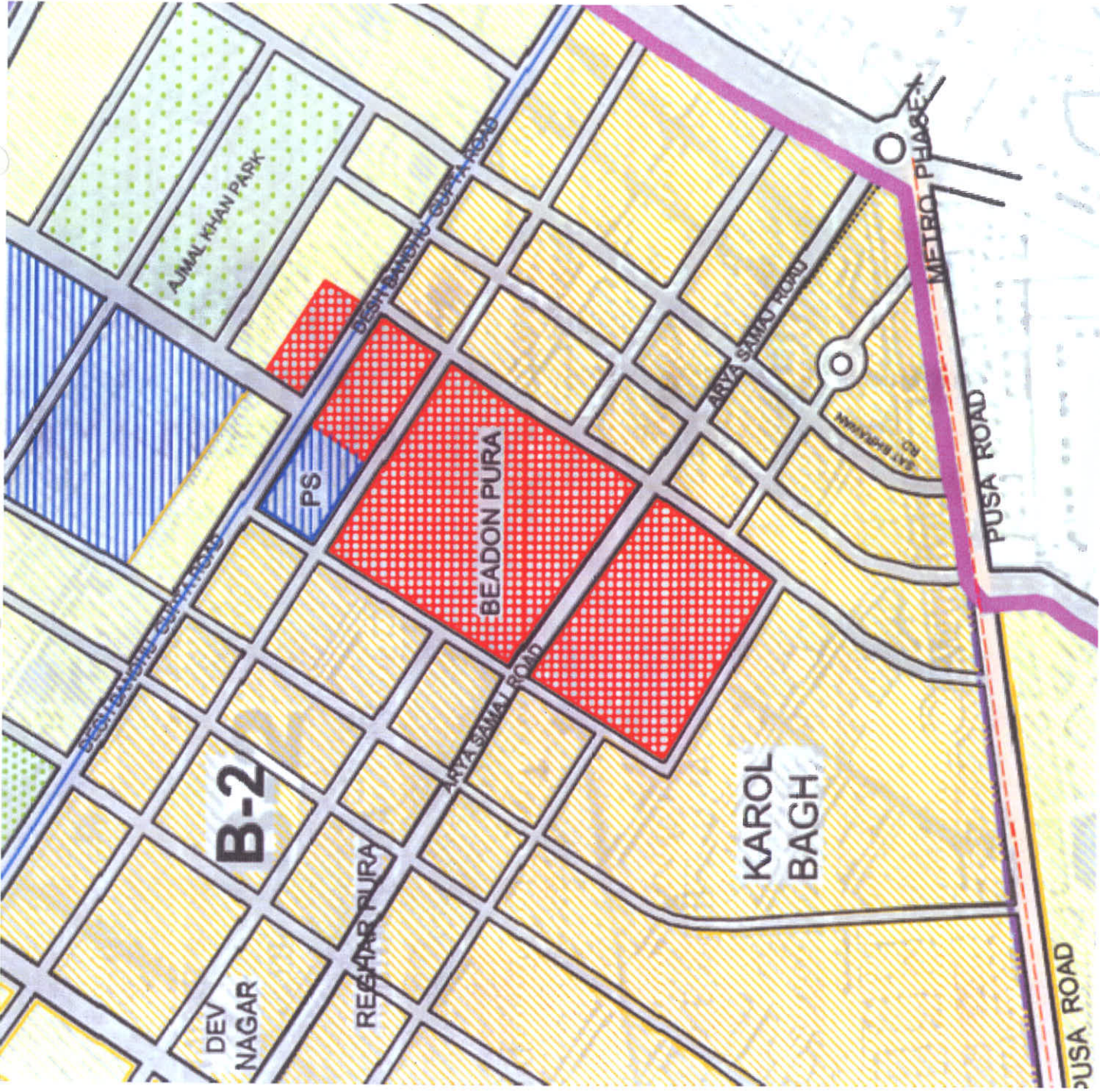
AMT
23/11
DDM PR
23/11
10/11/11

LANDUSE PLAN

- LEGEND - ZONE - B**
- ZONAL BOUNDARY
 - SUB ZONE BOUNDARY
 - KAROL BAGH
- RESIDENTIAL**
- RESIDENTIAL
 - REDEVELOPMENT AREA
- COMMERCIAL**
- DISTRICT CENTRE
 - COMMUNITY CENTRE / VEGETARIAN MARKET
 - NON-HIGHRISE COMMERCIAL CENTRE
 - RETAIL BUSINESS
 - CNG STATION / PETROL PUMP (EXISTING / PROPOSED)
 - INFLUENCE ZONE
- INDUSTRIAL / MANUFACTURING**
- MANUFACTURING, SERVICE, LIGHT AND REPAIR INDUSTRIES / PLATED FACTORY
- RECREATIONAL**
- DISTRICT PARK / MULTIPURPOSE
- TRANSPORTATION**
- RAIL TERMINAL / RAILWAY STATION
 - RAIL CIRCULATION
 - BUS TERMINAL / DEPOT
 - MASTER PLAN ROAD - 30M TO 100 M RW
 - ZONAL PLAN ROAD - 18 M TO 24 M RW
 - MRT S. ROUTE / METRO STATION
 - GRADE SEPARATOR
 - FLY OVER (EXISTING / PROPOSED)
 - PARKING
 - MRT S. PHASE II
 - MOND RAIL
 - BRT / STATION
- UTILITY**
- WATER / SEWERAGE TREATMENT PLANT
 - ELECTRIC SUB STATION
 - DRAIN
- GOVERNMENT**
- GOVERNMENT LAND (UNDEVELOPED)
- PUBLIC AND SEMI PUBLIC**
- HOSPITAL / FACILITY CENTRE
 - POLICE STATION
 - FIRE STATION
 - CREMATION AND BURIAL GROUND / CEMETERY
 - RELIGIOUS CENTRE
 - RESEARCH INSTITUTE / OTHER INSTITUTE
 - POST OFFICE / TELEGRAPH OFFICE
 - FACILITY CENTRE
 - TELEPHONE EXCHANGE / TELEPHONE OFFICE
 - COLLEGE

ZONAL DEVELOPMENT PLAN
ZONE - 'B'

DELHI DEVELOPMENT AUTHORITY





KAROL BAGH WHOLESALE FOOTWEAR ASSOCIATION (REGD.) BEADON PURA

- BEADON PURA GALI NO- 12, 13, 14, 15, 16A AND
 - NAI WALAN GALI NO- 66, 67, 68, 69, TOTAL 100% COMMERCIAL
 - OTHER COMMERCIALS AREA
 - CAR PARKING
 - TOILET BLOCK
 - SHASTRI PARK
- APPX. 500 SHOPS IN BEADON PURA GALI NO. -12, 13, 14, 15, 16A AND
 NAI WALAN GALI NO- 66, 67, 68, 69, TOTAL 100% COMMERCIAL

From: Kasol Bagh
Wholesale Furniture Asso. (Regd)
15 Benden Para Kasol Bagh
New Delhi-110005

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Same as
392

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

Dear Sir

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

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.

1. Refer para 16.2 sub para 3: MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that date in Special Area under **SABR, which can be verified from www.mcdsabr.in**. The Owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front Photographs of the Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation** and declare his status.

According to it such buildings were covered under status quo up-to 15 meters of heights

we have an objection on above content in 16.2 sub-para 3 and we have a valid suggestion that as per above content that in Special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

Now we submit that:

- a. That the Owner of the building has maintained the Status Quo from 07.07.2007 till now.
- b. That if the Building owners has maintained the status quo and declared his status then why the action of sealing up-to 15 meters be initiated.
- c. This part of Delhi is known as Old City that why it was designated as "Special Area" and this was inhabited from decades and due to the population growth in the area the public at large started commercial activity for their livelihood so this fact cannot be ignored.
- d. That the height of the building existed before 25.05.2007 may be relaxed upto 18 meters of height subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.
- e. That Building existing before MPD be regularized on as it is where is basis in Special Area.

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Important Inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007.

According to it a relief under Amnesty scheme was to be given

In other states/cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty - Under the scheme of " Building Penalize Scheme" BPS after paying a compounding fees/ penalty to improve the infrastructure of the area.

"This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city".

Humble Plea:

Kindly Give relief to public at large under Amnesty Scheme so that law of convenience for the public, is implemented and your good-self is requested to announce "Building Penalize Scheme (BPS)" with compounding fees /penalty for your city also. The scheme should benefit all those buildings existed on such date.

2. **Objection/ Suggestion: Refer to "The Special Area Building Regulation" which was notified on 17th January 2011** under Master Plan 2021: we submit that there was nothing in the SABR to give relief to the buildings existing before MPD 2021 and it was a copy of Master Plan there was nothing new so it should be withdrawn and a new guidelines/regulation for special area should be made to give relief
3. **Objection/Suggestion: Refer to Para no 4.4.3 sub para 4:** 100% Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts.
4. **Objection/Suggestion: Refer to para 4.4.3 sub para xvii:** Projection/Chajjas/Covered Chajjas built up portion which existed before 07.02.2007 up-to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in Special Area subject to payment as applicable or approved by the government.

So kindly accept our above 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.

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name

Address:

Kayal Beach Wholesale
Furniture Assn. (Regd)
15 Bandra West
Kand Bazar,
New Delhi-110005

Seal & Signature:

Satish Kumar
(General Secretary) (S)
19/11/11

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