

From: Samir Khanchelwal
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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....1473.....
Dated.....22/11/11.....

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

Same as ✓
1449 / 401

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 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. Its boundary is not defined in the Master Plan **so it should have the Area bounded by Faiz Road in the East, to the Drain (Guru Nanak Market Road in the West, and DB Gupta Road in the North to the Pusa Road in the South and all the plots falling inside the boundary should be given Commercial status.**

Important:

- In the above Area more than 90% of the buildings are being used as Commercial
- 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.

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 Karol Bagh (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 Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

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

- 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.

4. **Refer to Para 15.12.3 Sub-Para iv:**

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.

5. **Refer to 16.2 Sub-Para 3 :**

All the buildings in Special Area shall be exempted from punitive action till the Re-Development 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.

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.

So kindly do the needful & oblige.

Thanking you in anticipation,

Seal & Signature:

Business Name: *Royal formishers*
Name: *Samir Khandelwal*
Address: *2218-19, Handyan Singh Road,
Karol Bagh, New Delhi-110005*

Samir Khandelwal