

TRADERS ASSOCIATION LAJPAT NAGAR

191

ii/J-16B, Central Market, Lajpat Nagar, New Delhi-110024 Ph. : 29831868

Ref. No. TAL/

Date : 15.11.2011

To,
The Director Planning
Delhi Development Authority
Vikas Minar , 5th Floor,
I.P. Estate,
New Delhi - 110 002.

OFFICE OF THE DIR (Pg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 430 16.6.3
Dated. 13/12/11

Dy. Dir. I (Pg.) MPPR-2021
DDA, Vikas Minar N. Delhi
Dy. No. 1298
Dt. 29-11-11

Director (Pg.) MPD-2021
Dy. No. 1807
Date 24-11-11

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16/11
DD (A/P) P
ADU

Dear Sir,

POINTS FOR AMENDMENTS OF MASTER PLAN FOR DELHI 2021 AND DELHI BUILDING BYE LAWS AS PER MPD-2021.

4.43 CONTROLS FOR BUILDINGS WITHIN RESIDENTIAL AREA :

100 % ground coverage is eligible for regularisation of construction existed prior to 22.09.2006 on payment , but actually this clause of MPD-2021 is not being followed by local bodies . Many obstructions are being told to the property owners . Suggested to :

- i) To amend the clause to make it simplify and convenient to the property owners to get property regularize.
- ii) To exclude the sunshade and balcony and cupboard projection from FAR but compounded regularized on the basis of rates fixed for unauthorized constructions.

2. 4.43 CONTROL OF BUILDING BY LAWS.:

The parking in smaller plots has been made compulsory in residential as well as commercial Declared roads mixed land roads.

The above notification defeting the use of ground floor as commercial due to provision of parking properties on the declared commercial mixed land use road.

Therefore parking in smaller plots 32 sqm to 250 sqm on declared road may be exempted in the revised of the master plan 2021 in the Controll of building by Laws . The commercial activities/ shops are generally done at ground level for easy view of items displayed for the buyers.

All properties owners on the commercial road on the basis of Plot size deposited parking charges to the Local body.

3. 15.9 Registration of Mixed use premises and payment of charges .

Para(ii) It is suggested to amend this para suitable. Instead of payment of mixed use charges every year the local body shall charge one time mixed use charges for the covered area being used as commercial at the rate of Rs.1000/- per sqm.

SUGGESTION

1. Necessasory amendment may be made in the master plan for use of Nalah covered surface for vehicles parking which is a need of today Rather than wasting public funds in making parks near to the market. It is suggested that the proposed amendment in master plan will solve parking problem in most of the areas where the land for parking is not available. This will also create income for local body.

2. Regulation for free hold property on the declared commercial road on mixed land use road should be allowed to be converted free hold property by paying dues as per the norms by bringing simple laws & regulations to avoid undesired harassment from the L & D.O. Department.

Thanking You,

Yours truly,

[Handwritten signature]

K.S.BAXI
PRESIDENT

This pertains to Zone D M, Howena, points raised in the PUC are in r/o amendments in MPD-2021. Hence this also pertains to Dir (H.) MPR.

Dy. Dir

19/11

Issue v/r doesn't relates to this cont.

Refer (A) above. If agreed we may forward the original PUC to Dir (MP)

With 21/11

Dir (MPR)

Dir (APL)

Dir (MP)

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22/11

*pl dism
JME
25/11*

Dy. Dir MPR

1864/Dir (AP) 17/11/11

1700/100/11/11 11/11/11

1-1864/Dir's COMP 11/11/11

Other Items for MAG "Common Platform of Building approval."

Subject: Suggestions received from the Traders Association of Lajpat Nagar on Master Plan Review-2021 and building Bye-Laws.

Suggestions:

1. Necessary amendment may be made in the Master Plan for use of Nalah covered surface for vehicles parking which is a need of today, rather than wasting public funds in making parks near to the market. It is suggested that the proposed amendment in Master Plan will solve parking problem in most of the areas where the land for parking is not available. This will also create income for local body.
2. Regulation for free hold property on the declared commercial road on mixed land use road should be allowed to be converted free hold property by paying dues as per the norms by bringing simple laws & regulations to avoid undesired harassment from the L&DO Department.

(I.P. Parate)
Director (Plg)MPR &TC

OSD(PLG)MPPR