

FEDERATION OF

(Regd.: S/50305/2004)



NARAINA VIHAR RESIDENTS WELFARE ASSOCIATIONS (FONARWA)

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Federation was awarded first prize in Delhi Bhagidari Citizens group Competition 2005 & Commendation Trophy in 2006

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To: **Shri Tajendra Khanna**
Hon'ble Lt. Governor of Delhi
6 Raj Niwas Marg
Delhi-110054
Dated: 13/2/12

Sub: Amendments needed in MPD-2021 as mooted by MOUD in view of ground realities in Delhi

Respected Sir,

Director (Pig.) MPD-2021
Dy. No. 190
Date: 12-2-12

Commr. (Pig.) - II 543
Despatch: 9/2/2012
Date: 12-2-12

In view of the hardships and inconveniences faced by the allottees/owners of 2 storey DDA Flats, a minor amendment in MPD-2021, as explained below, is urgently needed and is for your kind consideration.

Your kind attention is invited to the chapter dealing with shelters of the MPD-2021 & the Footnote under Table 4.3 which reads as follows:

" Pre 1962 plotted double storey flats shall be treated as 'Residential plots'. "
(photocopy of the relevant page is attached)

Most of the plotted double store flats were constructed and allotted by DDA after 1962 and therefore the owners/allottees of such flats have been denied the benefits of extra coverage as given to the owners of Pre 1962 flats. It seems that confining such benefits to the owners of Pre 1962 flats is an inadvertent typographical slip in the MPD-2021. We believe that the authors of MPD-2021 would have never created such serious disparity between the Pre 1962 and Post 1962 flat owners in terms of benefits of extra coverage consiously.

Now, the MPD-2021 is being reviewed, and we therefore request you 'Sir' to kindly amend the Footnote mentioned above to read as "Pre 1991 instead of Pre 1962" in the interest of fairness and justice at large to cover similar flats constructed Post 1962.

We shall be grateful 'Sir' for your kind consideration in granting the suggested amendment. *Kindly grant us an audience with your gracious self.*

Thanks and Regards,

Yours sincerely,

Satya Prakash
Bal B P S Goel

(Satya Prakash) (Bal B P S Goel)
PRESIDENT GEN SEC.

Perish to MPD 2021 Review
13/2/12
ADP/MPR
14/2/12

February 3, 2012

89055105
10/2/12

4726
6/2/12

480-C
8/2/12

14/6
16-2-12
DA

Completed
8/2/12

9/2
10/2
D.P. (MPD)

1/10

300

MPD-2021

Table 4.3: Uses / Use Activities Permitted in Use Premises

| Use Premises | Definition | Use/ Use Activities Permitted |
|--------------------------------------|---|---|
| * Residential Plot - Plotted Housing | A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel. | Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/Society Office (50 sq.m.) |
| Residential Plot - Group Housing | A premise of size not less than 3000 sqm (2000 sqm. for Slum/JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc. | Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche / Day Care Centre, religious, Senior citizen recreation room, swimming pool. |
| Residential Flat | Residential accommodation for one family / household as part of group housing. | Residence, mixed use activity as per the Master Plan provisions. |
| Residential Premises Special Area | A residential premise in Special Area. | As per Special Area Regulations |
| Slum/ rehabilitation | Residential accommodation provided JJ as part of slum area resettlement/ rehabilitation | As per Slum Area Redevelopment Regulations |
| Foreign Mission | A Premise for the foreign mission. | Foreign Mission and related facilities / offices (with max. 25% of FAR for residential component) |
| Hostel | A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility. | Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each) |
| Guest House Lodging & Boarding House | A premise providing temporary accommodation for short durations. | Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (upto 20 sqm each) |
| Dharamshala its equivalent | A premise providing temporary accommodation or for short durations.on no-profit basis. | Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (upto 20 sqm each) |
| Rain Basera (Night Shelter) | A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies. | Night Shelter and related facilities. |
| Farm House | A dwelling house on a farm. | Farm House, Watch and Ward Residence (up to 20 sqm) |

→ * Pre 1962 plotted double storied flats shall be treated as Residential Plots.

* Bed and Breakfast accommodation may be a permissible activity in residential plot/ flat, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.

4.4.3 CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

A. Residential Plot-Plotted Housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

| | Area of Plot (sq. m) | Max. Ground Coverage % | FAR | No. of DUs |
|---|----------------------|------------------------|-----|------------|
| 1 | Below 32 | 90* | 350 | 3 |
| 2 | Above 32 to 50 | 90* | 350 | 3 |
| 3 | Above 50 to 100 | 90* | 350 | 4 |