

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. ~~1971~~
Dated: 26-03-12

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From: JARNAIL SOHI
8/25 W.E.A. KAROL BAGH
NEW DELHI

Lead Central Dy. No. 24
Dated: 26/3/12
R&D Section, Vikas Minar
Delhi Development Authority
Leasing Assets

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

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Dy. No. 1492
Dated: 27-3-12

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.

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:

- A. In the above Area more than 90% of the buildings are being used as Commercial
- B. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 550% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.
- C. All street below 9 meters 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 and the streets between this continues area should be notified as commercial use or it should be allowed as pedestal shopping streets.
- D. The streets below 9 meters in the above area does not fit for residential purpose because more than 80% is commercial and famous markets like Mobile Market, Shoes Market, Auto Parts, Cars Accessories, Jewelers, Handloom Market, and lot of General shop has developed as commercial in these streets below 9 meters and large no of population doing their business for their livelihood on these streets. So

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AD(P&T)

we suggest all the streets below 9 meters between 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 should be allowed as commercial use.

1. 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 then 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.
2. 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 who are 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.
3. 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.
4. 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 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: JARNAIL SGTI

8/25 W.E.A. KAROL BAGH

Seal & Signature:

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