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Received on 21/3/12 Thoni Central Diary 20

Recd Central Dy. No. I
 28/3/12
 R&D Section, Vikas Minar
 Delhi Development Authority
 Deating Area

OFFICE OF THE DIR (Plg.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy.No. 1966
 Dated.....

Ref: SGA/RS-NZM/2011-12/10/107605
 Dated: 16.3.2012

Sh. Sabysachi Das
 Director (plg) DDA
 Zone (D), 2nd Floor,
 Vikas Minar, I.P Estate
 New Delhi – 110002

To: Dir (Plg.) MPPR-2021
 Vikas Minar N. Delhi
 Dy. No. 1545
 10-4-12

Sub: **Future of Delhi – 2021 – Regarding New suggestions for Review of Master Plan Delhi – 2021**

Ref: Ministry of Urban Development, Govt. of India advertisement in Hindustan Times, New Delhi dated , February 18,2012

Sir,

The MOUD, Govt. of India vide above said advertisement has desired public participation / suggestions to provide realistic midterm corrections and modifications in the Master Plan policies, norms / standards and the implementation procedures to suit the changing needs of the society.

2. The Master Plan for Delhi – 2021 was notified on 7th Feb, 2007 incorporating several innovations for the development of the National Capital with emphasis on reforms in the prevailing Land Policy and facilitating public private partnership. The critical areas identified in the plan include incentivized Redevelopment with additional FAR as a major element of city development covering all the areas. Further, a shift from plotted housing to group housing for optimal utilization of land and private sector participation for development / redevelopment of housing has been stipulated in MPD-2021.
3. Clause 3.3.2 Guidelines for Redevelopment stipulates that “the norms of group housing with respect to ground coverage, basement parking, setbacks etc. **(except FAR)** shall be applicable, and to incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalow Area and Monument Regulated Zone”.
4. Since notification of MPD-2021 in 2007, no redevelopment scheme has been sanctioned / executed. As such Redevelopment Guidelines need to be refined as under so as to encourage the optimal utilization of existing residential areas and a shift from plotted housing to group housing:

Provisions in MPD-2021	Suggested Modified para
(ii) The residents / cooperative	(ii) The residents / cooperative

Director (Plg.)
 D-Zone Unit
 Dy. No. 12
 Date 21-3-12
 DDA

Ad (Plg) D
21/3/12

<p>societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.</p>	<p>societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval. However, in unplanned built up areas, such as urban villages, Special Area and regularised unauthorized colonies, where an approved Redevelopment Plan/Layout Plan does not exist, the norms of Cluster Court Housing (Para 4.4.3 c. p. 28) shall be applicable.</p>
<p>(iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:</p> <p>(a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.</p> <p>(b)</p> <p>1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and re-organise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.</p> <p>2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.</p>	<p>(iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:</p> <p>(a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists, and the local authority may grant the sanction of Block and building plan.</p> <p>(b)</p> <p>1. Cluster Block for a minimum area of 3000 sq.m. which could be either a single plot or the owners pool together and re-organizing their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation area and common facilities.</p> <p>2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.</p>
<p>(iii) (c) The norms of group housing with respect to ground coverage, basement parking, setbacks, etc. (except FAR) shall be applicable.</p>	<p>(iii) (C) The norms of group housing with respect to ground coverage, FAR (maximum of 400), basement parking, setbacks etc. shall be applicable.</p>
<p>(v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible</p>	<p>(V) To incentivise the redevelopment a maximum overall FAR of 50% over and above the permissible FAR of</p>

<p>FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens' Bungalow Zone, Civil Lines Bungalows Area and Monument Regulated Zone.</p>	<p>Group Housing in case of single plot having an area of 3000 sq.m and above and in case several individual plot are assembled for a composite development, permissible FAR on individual plot shall be granted with 50% extra FAR subject to a maximum of 400. Higher FAR shall, however, not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalow Area and Monument Regulated Zone.</p>
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It is requested that above suggestions may please be considered for modifications in MPD-2021.

Thanking you,

Yours faithfully,
For Suresh Goel & Associates

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1976
Dated 2/4/12

Suresh Goel 16/3/12

(Suresh Goel)