

Commr. (Plg.) - II
Dairy No. 1644
Date 2/5/12

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Sent: Tuesday, May 01, 2012 10:36 AM
Attach: MPD.docx
Subject: Suggestation regarding revision MPD 2021

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 2395
Dated 4/5/12

सहायक कार्यालय
संख्या सं. 1553A
दिनांक 2/5/12

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To
The Chairman Master plan 2021 (planning)

Suggescation regarding revision MPD 2021 of M, N, H group to be places before the open house on dated 01-05-2012 at Rohini Office :-

1. **Redevelopment scheme for Villages :-**
Till the Redevelopment of Villiages for requirement of sewage, water, roads, drans, schools, community services, it is not possible to finallised there building plans, property tax, development scheme etc. So a Special scheme for Redevelopment of villiages should be launched for villages.
2. **Cost Land acquisition :-**
As per court order the compensation for Land acquisition should be given, taking into consideration the prevailing cost of Land.
3. **Alternate Plot against acquired land :-**
As per policy the Alternate Plot should be given to the person whose land is acquired by the Government. Practically very few people have received Alternate Plot after heavy effort. The policy should be stream lined. The owner of the acquired land should be allotted plot against acquired land
4. **Public private partnership :-**
The condition of 10 hectare should be relaxed to 2.5 hectare and it is not possible to get the connecting land so the condition of connectivity should be relaxed. The Public private partnership is a very good policy in which 25% of quarters will be offered for EWS through Government .
5. **Godowns in Villages:-**
The godowns should be allowed in rural and Urban villages for storages and ware housing etc.
6. **Stilt:-**
The stilt should be made compulsory on every plot above 50 mt. size
7. **The Policy for Farm Houses**
All existing Farm Houses weather approved or unapproved should be regularized by projecting a comprehensive scheme and the existing FAR should be enhaunced
8. **The MRTS and TOD should be improved by providing additional FAR of 1.5 times and redevelpment plan should be prepared along metro line & high ways etc.**

9. Local area plan :-

The Local area plan of all the colonies should be prepared with the consent of public, NGO's etc.

10. The FAR of divided plot should be as per size of divided plot and not accordingly to the size of original plot , because the land in the villages is according to khasra no., note according to plot no. and in U/R colonies no proper numbering is given to the particular plot so in case of sub-division, the FAR of sub-divided plot should be as per size of divided plot.

11. Height of working hall in approved industrial area:- as the IT industries and commercial activity on 24 mtr road his allowed in industrial area so the contion of height of 4.5 mtr. Should be relax to 3 mtr as per requirement of the industry owner .

12. FAR of Bharat Ghar should be relax to 150 mtr:- As the stilt and basement is allowed for parking the FAR should be relax to 150 instead of 100

13. Provision for Dog House:- As the no. of dogs is increasing day by day due to failure of auth. To check their population, at least 3 dog houses in each zone should be built up and he should be made mandatory.

14. House for EWS:- As per master plan 2021 in situ rehabilitation is done to adjust the J.J. Cluster residence and above 1 lakh houses were spouse to be built by 2011 which is not done. The Master plan 2021 should make mandatory to built houses EWS.

15. Front Set Back:- The front set back up to .75 mtr is allowed were as it is allowed up to 8ft in HUDCO. I suggest to relaxed the front set back up to 2 Mtr.

16. Trenches on Road Site :- To lay the water line, electrical cable etc. an trans should be counted on road site to check frequent digging of road.

17. Double story quarters to be treated free hold:- As Per Master plan double story quarters should be treated free hold which is awaited till today.

18. The 100% ground coverage with 350 FAR was permissible as per MPD 2021 and even chajass up to 1 mtr. Above 3 mtr from ground were allowed to be counted FAR. So are serve in unauthorized regularized colony should be done

(Ved Parkash Gupta)

The Chairman Master plan 2021 (planning)
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