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April 30, 2012

SHRI AMIT DAS

Dir planning

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BY HAND

ZONE - (A)

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OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. II, DELHI-2
Dy. No. 268/1
Dated 7/5/12

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30/4/12

Dr. P. S. (Pig.) AIBPR-2021
DDA Vikas Minar N. Delhi
Dy. No. 1787
16-05-12

The following suggestions regarding MPD 2021 are submitted for due consideration.

1. Attention is drawn towards the section on Special Areas of the MPD 2021, and to the Notification by the DDA dt. 17th Jan 2011 regarding guidelines for the redevelopment of Special Areas.
2. The Master Plan envisages that comprehensive redevelopment schemes will be prepared for Special Areas. However there is no mechanism of ensuring that such schemes are prepared for each of the Special Area Zones giving due consideration to their present conditions. The Notification states that in the case of proposals for development of individual properties MPD development control would apply, while site setbacks "may not be provided". This is contradictory. The intention of Special Area planning requires that development controls that are consistent with the nature and condition of the area surrounding any proposed development are taken into account. Following suggestions are made in this regard:
 - (i) **Traffic management and public transport plan** should be made so as to reduce the through movement of motor vehicles in Special Areas such as Shahjahanabad and extensions to the North of Shahjahanabad. These are already congested areas and in City Extension of Roshanara Garden zone consist of shopping and markets for local residents. More space on roads is required for pedestrians.
 - (ii) **Centralized parking facilities** should be built and **reduced parking norms for new developments** should be introduced so as to remove motor vehicle congestion.
 - (iii) **Road widening** of existing roads as given in the Zonal Development Plan is completely unrealistic in Special Areas. The widening of roads envisaged is not feasible given the pattern of existing land holding parcels and the individualized process of redevelopment. Road widening in Special Areas – **Walled City and City Extensions, mentioned in Zonal Plans needs to be cancelled.**
 - (iv) **Ground coverage norms** of MPD should not be applicable in order to maintain the potential of the re-development incentive of 50% FAR beyond MPD norms, within the highest limitation of 15 Mtrs.
 - (v) To maintain the attraction of **incentive to redevelop old dilapidated or under - utilized properties** conversion charges and development charges for commercial use and for extra FAR should not be charged. The State should plan to gain increased revenue through the enhanced value of properties after their redevelopment rather than add the burden of development charges on redevelopment proposals.

- (vi) Many existing old properties that are due for redevelopment are tenanted under the Rent Control Act. In the light of this fact the procedure for approval of new building construction proposals should be so devised as to make the redevelopment workable for tenants, landlords and be financially viable. Following steps are suggested:
 - a) Building Plan Approval for phased construction should be granted.
 - b) Part of the existing property may be retained with its current occupation and functions till the development of the remaining part of the property is completed to enable a viable settlement/relocation of existing tenants and functions.
 - c) Permanent electricity connection and occupancy certificate may be granted only when all buildings intended to be demolished as per the approved building plans have been removed.
- (vii) **Special incentives** should be provided to new development for providing Solar PV, treating water borne waste on site and recycling water on site. This will reduce the burden on limited infrastructure of electricity supply, water and sewerage in Special Areas.

F For Gaurav Agarwal



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