

CHATTARPUR FARMS WELFARE SOCIETY (REGD.)

DLF, Chattarpur Farms, New Delhi-110074. Tel. : 26800108

64
ZONE

(J)

Mr. H.S. Gupta
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President

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Executive Director

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Senior Vice President

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Vice President

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Vice President

Ms. Nirupam K Anand
Joint Secretary

Ms. Haripriya Mann
Joint Secretary

Mr. Sanjeev Jain
Director Communications

Governing Council
Members:

Mr. Arun Pathak
Mr. K.A. Sethi
Ms. Jyoti Bose
Mr. Anil Gupta

To,

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

and Central Dy. No. 14
Dated 7/5/12
R&D Section, Vikas Minar
Delhi Development Authority
Office of the DM (Plg.)
Jeating Area, M.R.T.C., D.D.A. N. DELHI-2
Dy. No. 2687
Dated 7/5/12

Sub: Suggestions for review of Master Plan for Delhi 2021

Sir,

We humbly submit that we are a group of residents, who have their residential houses built up on agricultural land in village Chattarpur, New Delhi. That this area has developed over the years into a Gated Colony, where numerous residents have been residing since as long back as 1980. That this area is predominantly occupied by the farmhouses as has also been observed in para 2.2 of the ZDP.

We understand that DDA is in the process of making farm house policy for existing farm houses to be regularized as country homes with the following development control norms:

1. Max FAR on total Plot 20, subject to max of 2000 sq. mtrs. built up area.
2. Max ground coverage on total plot: 10%
3. Max height 12 mtrs
4. Setbacks 15m in front and 9m on all sides
5. Every part of the building including the basement will be counted in FAR.
6. Constructions beyond 20 FAR or 2000 sq m shall be considered unauthorized and would be demolished.
7. External development charges (EDC) betterment levy/ additional FAR, charges as applicable shall be payable as decided by the Govt of India.

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Continuation Sheet No....1

8. The undeveloped vacant land pockets of minimum 0.4hect. (4000 sq. mtrs.) falling within the cluster of country homes could also be regularized as country homes with a maximum of 10 FAR subject to maximum 400sq.mtrs.
9. Sub division of plots shall not be permitted.
10. Farm houses in green belt area shall be permitted on minimum plot size on 0.4 hect. (One acre) with an FAR of 10.

We appreciate the positive attitude of the DDA to grant relief to existing farm house particularly in Zone J where land use is predominantly farm houses such as in Sultanpur, Chattarpur, Satbari, Gadaipur, and Rajokri and other villages in this zone.

However the policy leaves little room for those lands where land owners have carried out no or little construction. It would be a travesty of justice if only existing farm houses are approved and those law abiding citizens who have been waiting for a comprehensive and positive developmental policy would be penalized. They should also be permitted to construct and use, their lands for residential purposes. We humbly request that certain amendments/additions be incorporated in the existing proposal, accordingly we would like to submit our suggestions are as follows;

1. An FAR of 30 per acre is allowed thereby meaning that constructions up to 1200 sq. mtrs on a 1 acre farm and proportionately larger area on larger plots be approved/allowed.
 - a. The permissible FAR may be per acre so that larger plots of 4 or 5 acres would get proportionate additional area.
 - b. That a onetime amnesty be granted for farm houses existing as on date which may be constructed beyond the permissible FAR of 30 upon payment of higher penalties/charges etc.
 - c. In some cases ground coverage may be more than permissible 15 % (if 30 FAR is permitted). These may also be kindly covered in one time amnesty provided the main dwelling unit/dwelling units as the case may be, satisfies the set back norms.
 - d. That watch and ward residences and outhouses, if constructed in set backs may also be regularized.
 - e. Basement maybe considered out of FAR as in the norm in plotted colonies of Delhi.
2. In the interest of natural justice and equity, land owners who have not constructed should also be permitted to get plans approved and construct by following the same norms of 30 FAR, as above, on plots sizes of one acre and above on *prorata* basis. Necessary charges may be imposed for these new constructions as the Govt. may deem fit.

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Continuation Sheet No....2

- 3. That farm houses in green belt may also be allowed an FAR of 20, pro rata per acre upon payment of additional charges, subject to minimum land area of 0.4 hect. (4000 rntrs.)
- 4. There should be no restriction on sub division of plots subject to minimum land holding be not less than 0.4 hect. (One acre). This is in case an existing land owner has 2 or more acre which needs to be divided to accommodate expanding family units.

The MPD 2021 has no provision/policy for further farm houses, however as the lands in this area now stands urbanized, these farm houses may be termed as Low Density Residential Housing! Country Homes situated in urban area. Alternatively the MPD 2021 may be amended as required. This would in fact be much less than the existing permitted FAR of 75 in the Bungalow Zone of Delhi.

This area of zone ' J ' already consists of a large number of unauthorized colonies and farm houses and can take no more high density development as it would put a heavy burden on the already declining meager resources of water and infrastructure as well. It would be prudent to keep the area as low density housing and by permitting an FAR of 30 it would serve a dual purpose of accommodating more population while not straining the infrastructure and other resources.

That this will result in easing housing shortage and will also help in keeping a green belt around Delhi, since all farm houses have heavy plantation of trees and shrubbery and further plantation may be brought in as a norm for farm houses. It will also put an end to unplanned and unauthorized colonization, which is threatening to engulf the green cover of Delhi.

That it is requested that a fair and comprehensive policy be drafted in order to grant same benefit to those land owners of vacant land as is being accorded to existing constructed farmhouses.

Thanking you,

Yours sincerely

For Chattarpur Farms Welfare Society (Regd.)



Anil Gupta

Executive Member