

Date: 11-10-2011

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

Director (Pig.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 254
Dated 14/10/11

17

Director (Pig.) MPR/TC,
J.D.A. Vikas Minar N. DELHI-2
Dy.No. 3
Dated 14/10/11

Subject: Suggestions for Master Plan Review/Amendments as per the public notice, dated 4.10.11

Respected sir madam,

Myself Prashant Jain resident of E-12, GF, Green Park main, New delhi. I would be thankful to the review committee members, if the suggestions are incorporated in the MPD-2021, which have been concluded after analysing the master plan of delhi & the problems faced by the residents, shopkeepers, offices, professionals & public activities permitted in the plan.

Suggestions are as follows- **Chapter-15 : Mix-land use Policy**

Clause-15.3.1 sub clause-5: Pre 1962 plotted colonies are considered as rehabilitation colonies in their respective categories from A to H, but in the annexure some of the colonies are not mentioned like GREEN PARK wick were developed pre-1962, and are rehabilitation colonies.

Clause-15.3.2: Mix-use in A & B category colonies: Like other category of colonies A & B category should also be subdivided into Regular plotted & Rehabilitation colonies & ROW norms for permission of mix use should be relaxed as per the criteria of rehabilitation colonies.

Clause-15.3.3: Notification of Mix-use streets; "Rehabilitation colonies" (Pre-1962 developed colonies) falling into 500 mt. radius of DMRC-Delhi Metro corridor including A& B category of colonies should be allowed for the notification of mix use streets as per the ROW norms of their respective categories.

Clause-15.6.3: Small shops in residential areas; FOOD CANTEEN WITH KITCHEN & SITTING should be permissible in this category OF 20 SQ.MT. SHOPS, as it is already permitted in all the PUBLIC ACTIVITIES like banks, nursing homes, guest houses, play school, coaching centres on non-notified roads.

Clause 15.7.2: ROW norms for other activities; In A & B colonies, ROW norms should be relaxed in pre-1962 developed- rehabilitation colonies.

Clause 15.8: Professional Activity; Sercices provided by Management & IT consultants with MBA/PGDM/BBA/MCA/BCA degree/diploma approved by AICTE & AIMA should be allowed.

Clause 15.12.3: Fresh survey of Roads for notification of mix-use should be done in Rehabilitation colonies developed pre-1962, including A & B category of colonies falling into 500 mt radius of metro rail corridor.

Notification of ZONAL plan road in Green Park Main with public footpath on both sides from aurbindo marg to deer park gate already under mix use with more than 50% of the properties under non-residential use on both sides having approved commercial areas (uphaar & ashirwad complex, R-block market & notified aurbindo marg) adjoining residential area, covering houses A-2,B-5,C-6,C-30,D-10,D-9,E-12,E-13,F-13,F-14,F-46,F-47,F-79,F-80,G-18,G-19,G-47,G-48,T-15, T-16, U-7,U-8,V-15,X-15,Y-15.

3
suggestion
To pump in
the concerned file
for further action
AD (P) MPR 14/10

Chapter-7: INDUSTRIES: GROUP-A: HOUSEHOLD INDUSTRIES; "FOOD CANTEEN WITH KITCHEN" should be added in the list of activities, as it serves the basic hunger need of millions of people, & gives employment to "SME-small & medium entrepreneurs" who are doing business of "TIFFIN SUPPLY".

Chapter-4: Clause-4.4.3; Building control norms; Terms & conditions- subclause-4; Subdivision of plots should be permitted in the blood relation of the family irrespective of the category of colony & cutoff date, & building plans should be sanctioned for the subdivided plot with documentary proofs of ownership with FAR & coverage norms of subdivided plot & not the original plot size, this will stop unauthorised constructions in the properties which are divided into the family.

I hope the committee would take into account these suggestions & incorporate them into MPD-2021.

Thanking you,

Regards,

Prashant Jain
11/10/2011

Prashant Jain
Address: E-12, GF, Green Park Main, New Delhi-110016

Pawan Tayal
11-10-2011
Pawan Tayal
C-30, FF, Green Park Main, New Delhi-110016