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शिक्षक योजना (कारका)
बाकली संख्या (पत्र) 38-M.P.D
दिनांक 18/5/12

Shri P. S. Uttarwar, Director (Plg.) DDA,
KINDLY REGISTER MY NAME S. K. TALWAR, A-41, SARASWATI GARDEN, P. O.
RAMESH NAGAR, NEW DELHI-110015. MOBILE NO. 9811091544, e-mail ID
sushilktalwar@gamil.com for participation in open house meet on 22/05/2012 at Bhartiya
Vidya Peeth. ----- S. K. Talwar. 16 May 2012

April 26, 2012

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

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3511
Dated 23/5/12

Subject :- SUGGESTIONS FOR REVIW OF MASTER PLAN DELHI-2021.

Sir,

1. The Ministry of Development Govt. of India wide its notification dated 12/8/2008 and public notice of MCD made certain amendments in Master Plan for Delhi 2021 (copy attached) including regularization of projection/chajjas/covered chajjas buildup portion before 7/2/2007 up to one meter above 3mtrs height above ground level for plot size upto 175sqm on roads below 24mts. As per notification covered built up portion on projection/chajjas were to be included in FAR whereas projection/chajjas having no built up portion/open to Air are also being included in FAR while regularizing the old constructions. **You will appreciate that both open to air and build up projection can not be kept in the same category. In case both of these open & covered to be kept on the same level then what was the need to mention this as Projection/Chajjas/Built up portion separately in the notification.** It is clearly mention that built up portion on Projections/ Chajjas and therefore only built up portion is to be added in FAR and not uncovered/open to air. This needs to be clarified by MCD/DDA. This will help the house owners desirous to get their old construction regularized.
2. The built up portion on projections/Chajjas as per the above notifications is to be added in FAR on which it exists is justified and acceptable whereas MCD also add the same area in Ground Floor's FAR where there is no construction under the projections which is neither right or justified this should also needs to be clarified to MCD by DDA. Open to Air projections/Chajjas should not be added to FAR.
3. Fire Clearance is required from the different authority which causes delays and harassment to the people. Height of the projections up to 3mts from the ground level can also be verified with the other details by the building department of the MCD. This condition should be removed in case of residential buildings. Even otherwise as

Urgent. Suggestion received for the review of
MPR-2012 through email of Dir. (Plg.) DDA.
Request for forwarding to MPR Unit, M
AD (Admin.)
D.O. & Subtabley
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per Delhi fire service act 2007 NOC from this department is not required for the buildings where height of ground floor is more than 3mts from the ground level and fire department issues the certificates that no NOC is required. See annexure-A

4. Another important issue is to allow one meter wide projections/chajjas (open to air) to new constructions as **these had already been allowed for regularization in case of old constructions prior to 07/02/2007 which means these are acceptable in principal.** You will agreed that if 9 out of 10 chajjas in existence can be regularized and the 10th house is not allowed for this, it will not only look odd but also will defiantly create discrimination. It is therefore requested that necessary amendment is MPD-2021 be made for allowing one meter wide projection/chajjas (open to air) in new constructions also to give relief to the people of Delhi without adding this in FAR.
5. Regularization charges of old constructions are very high. For an old construction the charges come to more than 2 lacs and this the reason the owners prefer to make additions without getting the plan sanctioned and their constructions regularized by adopting unfair means. System should also be made simple to eliminate the corruption.
6. FAR in Delhi should be increased and number of storeys should also be increased. Area of set back should also be decreased and stair case should be allowed in the set back keeping in view the acute shortage of land and its increasing prices.
7. The owners of sub-divided plots and different floor should be permitted for getting their portions regularized and additions separately/individually without depending on the owner of the ground and other floors as it is very difficult to buy the entire house in city like Delhi keeping the high costs.

We enclose herewith the copies of certain letters written to Hon'ble Chief Minister, leader of house in MCD and Dr. Harshvardhan, member DDA for your reference.

It will be a great relief to the people of Delhi if the above suggestions are accepted.

Thanking you

Yours sincerely
For Saraswati Garden welfare Assn. (Regd.)

(S. K. Talwar)
President

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- C. C. :- 1. Hon'ble Chief Minister Delhi
2. Dr. Vijay Kumar Malhotra, leader of Opposition Delhi Vidhan Sabha.
3. Dr. Harshvardhan, member DDA
4. Shri Kamalnath, Hon'ble Minister of Urban Development, Govt of India.