

To,
Sh. A.K.Manna.
Director (Plg.)DDA
Zone (F & H), 4th Floor
Vikas Minar, New Delhi

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....3569.....
Dated.....30/5/12.....

SUGGESTIONS – FUTURE OF DELHI MASTER PLAN-2021, PRESS NOTICE.

Sir,

In response to the press advertisement, I submit the following suggestions:-

A. SUGGESTION – ENHASNCEMENT OF F.A.R FOR LOCAL SHOPPING CENTRE:-

For Local Shopping Centre (converted from Resident-Cum-Shop) in colonies of New Delhi, such as (a) M Block Market, Greater Kailash part 1 (B) N Block Market, Greater Kailash part 1, (C)Kailash Colony Market (D) M Block Market, Greater Kailash part II and others, the FAR was worked out on the basis of Resident-Cum-Shop, as old as 1960's.

B. NECESSITY AND JUSTIFICATION FOR ENHASNCEMENT :-

Since inception of above said markets, there were utilized as Shop-Cum-Resident, later the residential area was converted as commercial i.e First & Second floor against payment of Conversion Charges to Municipal Corporation of Delhi and was given status of Local Shopping Centre. The Shop-Cum-Resident was given F.A.R of 200% since 1960, (earlier or later), which has not been changed since decades. The population of areas has multiplied and the social need for better expanded commercial area has grown vide Master Plan 2021, there have not been mention of converted Local Shopping Centres, which were earlier House-cum-Shop. However F.A.R in Master Plan 2021, Local Shopping Centre has been mentioned as 100% ground coverage and 40% above, which cannot be applied to our case. A clear F.A.R per plot should be given to avoid disputes.

Therefore the need for 350% - 400% F.A.R will be in public interest for Local Shopping Centre. As above the 200% F.A.R for a four storey structure, containing Ground, First, Second Floor is on the F.A.R lesser side and needs to be increased. This aspect when compared to other segment like residential, multi-storey, commercial, multi-storey Government office etc, which are on the height of 15 to 18 meters and with enhanced coverage of all the floors, is much lesser for our markets. For instance MPD-2021 vide clause 3.3.2(x) accepts that F.A.R should be increased at least by 50% of the existing F.A.R of the building and upto maximum 400% vide MPD-2021 for the residential buildings.

C. SUGGESTION- BIFURCATION OF PROPERTY-DIVISION OF PLOT :-

With the rights of property given to all the children in a family, it has given rise to family disputes in face of restriction by Master Plan to not to divide property lesser than 500 Sq. Ft. This restriction may be withdrawn / waived to ease situation of ownership.

D. SUGGESTION – WAIVER OF NOC OF FIRE DEPARTMENT / AGAINST USAGE OF BASEMENT :-

As per clause of Master Plan 2021, it stipulates the requirement of NOC from Fire Department, when a basement of a building is to be used for commercial purpose. There is hardship for the

Director

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occupant of a basement, when the upper floor belongs to other owners, through where the water is to travel from the terrace to basement. There are a number of such cases and this request need to be considered for waiving such stipulation.

E. SUGGESTION- ENHANCED COVERAGE OF BASEMENTS :-

Basement in Local Shopping Centre were allowed for commercial use but the F.A.R was limited to Resident-Cum-Shop standards. Commercial Basements needs to be given coverage equal to the ground coverage i.e upto 100%.

F. SUGGESTION- OFFICES ACCOMMODATION IN PLACE OF SHOPS ABOVE PROPOSED MULTI-STOREY PARKING COMPLEX :-

Local Shopping Centre i.e M Block Market, Greater Kailash part 1 consists of around 400 shops of various sizes and contains different segments of products for sale.

It is understood that small shops are proposed to be built and allotted to outsider shop-keepers by DDA / MCD over the top floor of parking complex.

Such shops shall create un-healthy competition with an established and renowned market and will create traffic congestion and severe burden on civic amenities; therefore it would be prudent to neither construct the shops or office complex above such complex.

I shall be obliged, if given a chance to explain my suggestions in person.

Thanking you

Yours truly,

Pawan Kumar Chopra
M-65 Greater Kailash 1 market
New Delhi 110048

Copy To

Mr. Ajay Maken.
Member of Parliament

Mr. V.K. Malhotra
Member of Legislative

Mr. Kamal Nath (Honorable Minister)