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SULTANPUR FARMS WELFARE ASSOCIATION
38, SULTANPUR FARMS

OFFICE OF THE DIR (Plg.)
MPP/TC, D.D.A. N. DELHI-8
Dy. No. 3574
Dated: 30/5/12

MG ROAD, MEHRAULI
NEW DELHI – 110030
M- 98110-40347

Director (API-I)
Dy. No. OS/MPR-40
Date: 16.4.12

Dated: April 14, 2012

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

Head Central Dy. No. 2
Dated: 16/4/12
R&D Section, Vikas Minar
Delhi Development Authority
Leating Assst

Reg: Review of Master plan for Delhi – 2021

Dear Sir,

This refers to your advertisement in Hindustan Times intimating review of MPD 2021. You have also requested for suggestions to be submitted before 30.4.2012.

We are the RWA representing residents in and around Village Sultanpur, Mehrauli Gurgaon road, New Delhi – 30 . We are to suggest that the Village Abadi (lal dora) area called New Manglapuri, Village Sultanpur be declared Mixed land use / local commercial . The merits of the same are listed hereunder:

1. Restructuring of existing areas(p.20) A Special Area and Villages

MPD-2021 states the following:

“The villages are also considered at par with the ‘Special Area’ as they also have the same traits.” The local authority within three years shall survey and delineate commercial areas and till such time status quo should be maintained (p.122)

Suggestion: MCD to survey and delineate commercial areas in the village under reference and till such time status quo should be maintained.

2. Economic Role of the Villages

Villages are characterized by a mix of different land uses and have compact built form, narrow circulation space and low rise high density developments. These accommodate residential, commercial and industry uses and function as a mix. It is important that these areas with such uses continue to play an active economic role.

Suggestion: As villages play an important economic role, existing commercial activity may be conserved.

3. Mixed Use Regulations: As per MPD-2021:

15.3.1 Commercial activity existing prior to 1962 is permissible (p 112)

15.3.4.”In abadi area of villages mixed use shall be permissible for which local body shall carry out a survey” (114-115). Commercial streets and area may also be notified where 80% of residential plots are under mixed land use or if there are three hundred shops within a contiguous area of 1 Ha.

Suggestion: MCD to notify and permit legitimate, existing commercial activity in village New Manglapuri.

4. As per LG order dated 28.11.11 " Transit Oriented Development Plan for MG Road which is a National Highway and also a metro corridor is to be prepared by DDA where existing commercial structures are to be incorporated on de-facto basis."

Suggestion: DDA to prepare TOD Plan incorporating existing commercial structures

5. Zonal Plan of zone J notified on 8.3.10 indicates the village area under facility corridor, which includes commercial activity.

Suggestion: This debars the local body from issuing any notices against commercial activity, since MPD-2021/zonal Plan prevail.

6. i) DDA notification (F3 (28) 2008 MP dated 17.1 11) Building Regulations for Special Area, regularised unauthorized colonies and village abadi
ii) MCD circular TP/G/3426 dated 28.9.11 are based on the assumption of residential use of village abadi.

Suggestion: These are inconsistent with MPD-2021 which provides for Incentivised Redevelopment with enhanced FAR, 10% FAR for commercial use, mixed use and Transit Oriented Intensive Development along major transport/metro corridor. MPD 2021 provision that the Land use of village abadi (lal dora) located in any land use zone is Residential (p 127 of MPD-2021) is to be read along with mixed use Regulations and also the zonal plan. Local commercial and mixed use are part of residential use zone.

In view of the above facts, it is requested to take a more constructive and clear interpretation of the MPD-2021 and implement the above stated mandates in the right earnest.

Please let us have a personal hearing wherein we can represent the above.

Thanking you

Sincerely yours

For **Sultanpur Farms Welfare Association**


(Jaspal Singh Sawhney)

President

Copy to:

- 1) Sh. Chandu Bhutia
Dy Director (Planning) Zone J
12th Floor, Vikas minar
New Delhi

- 2) DDA website www.dda.org.in



Smt. Sonia Gandhi
Hon'ble Chairperson, UPA



Dr. Manmohan Singh
Hon'ble Prime Minister



Shri Kamal Nath
Hon'ble Minister of Urban Development

Future of Delhi-2021

Give your Suggestions Now

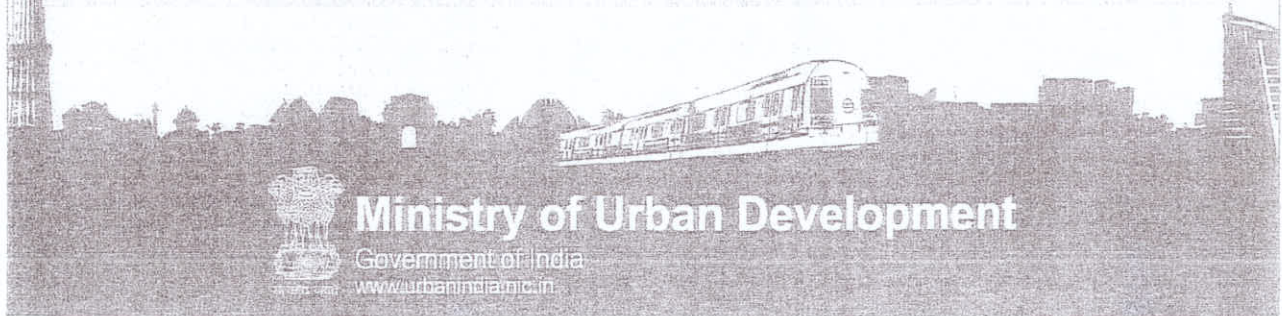
Review Of Master Plan For Delhi 2021 – A Participative Approach

The Master Plan for Delhi (MPD-2021) has been planned with a vision and policy guidelines for the perspective period of twenty years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid-term corrections and modifications in the Master Plan Policies, Norms/Standards and the implementation procedure to suit the changing needs of the society. The review would also facilitate modification and revisiting of specific provisions of the plan that could not be foreseen/anticipated during the plan formulation.

- The suggestions can be uploaded by the organizations, RWAs, individuals on the link available on the home page of DDA Website www.dda.org.in
New Suggestions for Review of Master Plan Delhi – 2021
View Suggestions (public can view suggestions received for review of MPD-2021)
- The public and other stakeholders may also participate, interact and make presentation of their suggestions, in the six 'Open House' sessions to be conducted by DDA in various districts. The date, time and details of the venue shall be intimated subsequently.
- The Hard/Soft copy of the suggestions can also be submitted in the various Zonal Offices of DDA to the respective Zonal Officers, the details of which are given below:-

DISTRICT	NORTH		EAST	WEST	SOUTH	CENTRAL
	NORTH I	NORTH II				
PLANNING ZONES	C- Civil Line P-I- Narela P-II- North Delhi	H- North West Delhi-I M- North West Delhi-II N- North West Delhi-III	E- Trans Yamuna O- River Yamuna/ River Front	G- West Delhi-I K-I- West Delhi-II K-II- Dwarka L- West Delhi-III	F-South Delhi-I J- South Delhi-II	A- Old City B- City Extn. (Karol Bagh) D- New Delhi
NODAL OFFICERS FOR RECEIVING SUGGESTIONS	Sh. Amit Das, Director (Plg.), DDA Narela, Zone (P-I & P-II), 11th Floor, Vikas Minar, New Delhi. Tel:23370326 E-mail: dirmarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini / PPR Zone (M&N), Deepali Chowk, Sector-3, New Delhi, Rohini Project Office Tel:27940526 E-mail: dirrohini@dda.org.in	Sh. Tapan Mandal, Director (Plg.), DDA, Zone (E&O), 3 rd Floor, Vikas Minar, New Delhi. Tel: 23370932 E-mail: diriya@dda.org.in	Sh. P.S. Uttarwar Director (Plg.), DDA, Dwarka, Zone (K-1, K-II & L), DDA Office, Mangiapuri, Palam Tel:25036238/ 25035096 E-mail: dirdwk@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4 th Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail: dirap1@dda.org.in	Sh. Parino Dhar Director (Plg.), DDA, Zone (A&B), 4 th Floor, Vikas Minar, New Delhi Tel: 23370097 E-mail: dirap2@dda.org.in
	Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3 rd Floor, Vikas Minar, New Delhi Tel:23379109 Email: dirp1g@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4 th Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail: dirap1@dda.org.in		Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3 rd Floor, Vikas Minar, New Delhi. Tel:23379109 Email: dirp1g@dda.org.in	Sh. Chandu Bhutia Dy. Dir. (Plg.) Zone (J), 12 th Floor, Vikas Minar, New Delhi Tel: 23378288, Ext.347 E-mail: dydirfug@dda.org.in	Sh. Sabyasachi Das Director (Plg.), DDA, Zone (D), 2nd Floor, Vikas Minar, New Delhi. Tel:23379043 E-mail: dirfug@dda.org.in

- All the suggestions received by DDA till 31.01.2012 may be viewed on DDA website referred in Para 1 above.
- All suggestions received till 30th April 2012 will be considered.



Ministry of Urban Development

Government of India
www.urbanindia.nic.in

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