

OFFICE OF THE DIRECTOR (PLG.)
MPR/TC, D.D.A. DELHI-2
Dy.No. 3595
Dated 30/5/12

Director (AP)-I
Dy. No. 05/M.P.R-61
Date 4.5.12

BY COURIER

To
Shri A.K Manna
Director (PLG.)
4th Floor , Vikas Minar
New Delhi

Dated : - 03.05.2012

Subject : - New suggestions for review of Master Plan -2021
Reference : - Your add on page -2 Hindustan times dated -02.05.2012

Dear Sir ,
New suggestion for review of Master Plan -2021 are as under :-

4.4.3 Residential Plotted housing: -

1. No. of dwelling unit above 750 sqm may be suitably increased from the existing ones shown in MPD-2021
2. Terms & condition : - Para -(iii) The maximum height of building may be increased from 15 metres to 18 metres as A.S.I Department has given permission of 15.0 meters height in many cases in which height of mummy , machine room, tanks & parapet walls has been included . Practically one can not have four floor including stilt for parking as per details given viz, Plinth lvl 0.15m+Stilt for parking 2.4 m + G.Flr 2.75+0.30=3.05+F.Flr 3.05+ S.Fl+3.05+Thd.Fl 3.05m =14.75m+ Staircase mummy lift machine room 3.25m = Total = 18.00 Metres .
3. para (vii) Stilt for Car Parking : - There is a need of toilet of 3.0 sqm plus store of 10.0 sqm for keeping tools + tyres etc+ an enclosed area of 12.00 sqm for lift & Staircase for security reasons as stilt for parking is open by all sides. All the above noted areas may be allowed free from F.A.R and necessary note may be given in this para .
4. (viii) Parking para (c) : - May be added that no car parking in existing buildings is required in smaller plots upto 250sqm (who wanting to add more floors)
5. (ix) Density (b): - Due to increase in covered area in smaller plots a minimum of 1.5X1.5m open courtyard shall be provided in plot area of 50 sqm to 100 sqm instead of 2.0X2.0 m mentioned in MPD -2021
6. Paras (xiii) : - This para needs suitable amendment like giving an example as under: - Permissible F.A.R in 100 sqm plot is 350 % & owner/allote wants to construct additional floor above F.A.R of 350% then he has to pay levy on additional F.A.R over & above 350 including betterment charges etc. as per MPD.2021

contd.....2

. 2 .

7. Para (xiv) : - Instead of existing para it is suggested to allow floorwise Sanction of building plans & Regularisation plans without obtaining NOC. From the owners of other floors subject to condition that proper ownership documents are submitted alongwith requisite undertaking & affidavits, F.A.R charges , betterment charges & other charges if any as per MPD-2021 .

Para (xvii) : - After the existing entries a suitable addition may be done viz except that a sunshade of 0.45 m width may be allowed above windows at lintel level above 3.0m height from road level .

8. Para (xx) : - May be added about the provision of suitable size of lift: - The lift of suitable size of approved make may provided having landing at each floor in the staircase. The minimum size of landing should be 1.0 m x 2 m for safety reasons instead of landing in lobby as per MPD -2021 which is generally connected to every component of the residence ,hence not safe.

Para 15.4 other Terms & Conditions : -

1. Sub para-(i) After the existing line no encroachment shall be permitted on streets or public land please add except sunshade above windows at lintel level of 0.45m width above 3.0 meters height .
2. Sub para-(iii) this para may be completely deleted as use of service road is objectionable by the neighbouring residential premises .
3. Sub para-(v) Car parking on mixed use / commercial streets should not be made mandatory specially in smaller plots upto 250sqm. This concept is treated at par with LSC then there is no necessity of provision of car parking . There is no parking in LSC in whole of Delhi like Karol bagh , Lajpat nagar, Defence colony, Nizamuddin ,Kalkaji ,Malvia nagar, Tilak nagar ,Rajouri garden & Rajinder nagar etc. Mandatory parking will defeat the commercial use of Ground Floor as well as easy accessibility for shoppers. In many colonies owner/ allottees have paid one time parking charges to MCD. as per the calculations given in MPD.2021 In view of the facts given above the facility of parking becomes the responsibility of the local body and as such the provision of parking in smaller plots upto 250 sqm should not be made mandatory on notified mix use / commercial roads . It is also suggested that in existing properties on notified roads owner allottees wanting to add subsequent floors should not be insisting upon for provision of car parking space as given in MPD-2021.

contd....3

.3.

MPD – 2021 Improvement of Traffic :-

Nothing has been mentioned about enforcement of traffic rules in Delhi . Since the number of vehicles on roads are increasing very fast as such there is need of proper traffic signals & proper enforcement of rules for smooth vehicular traffic . In this connection expert advise may be obtained from D.C.P traffic and proper mention may be made in MPD-2021

MPD – 2021 Metrological advancement :-

Proper comments on this subject may also be obtained from the concerned Department and necessary mention on this subject may be made in MPD -2021

Thanking you

Yours faithfully



(LAXMAN NAVANI)
A/81A LAJPAT NAGAR-II
NEW DELHI 110024
PH: -9310128181
e-mail : - dhirajnavani@gmail.com