

OFFICE OF THE DIR (Plg.)  
APR/TC, D.D.A. N. DELHI-2

30th May, 2012

✓ The Director (Plg.) Master Plan,  
DDA , 6th Floor, Vikas Minar, I.P. Estate  
New Delhi - 110 002

Dy.No... 364  
Dated... 30/5/12  
Lead Central Dy. No... 15  
Dated... 30/5/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Meeting Asst

Subject: SUGGESTIONS TOWARDS REVIEW OF MASTER PLAN FOR DELHI-2021

Suggestion Type:	<b>GROUP-HOUSING PROJECTS FALLING WITHIN THE INFLUENCE ZONE along MRTS CORRIDOR in 'Residential' Land-Use Areas measuring 3000sq.M or more.</b>
Paragraph/Clause /Subclause:  &  Suggestion Details:	<p><u>In Reference to :</u>  3.3.1.1. Planned Areas  a. A. Influence Zone along MRTS and major Transport Corridor  Point (i) states : 'Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.</p> <p><b>Suggestion (1):</b>  At present the MRTS Influence Zone has been identified by a marked line in the Notified Zonal Plans, while it was observed that the DRAFT Zonal Plans had the same MRTS Influence Zones marked as SHADED-AREA, <b>we request that the same Shaded-Area Approach be adopted and the respective Zonal Plans be amended in order to clearly reflect the Influence Zone along MRTS Corridor.</b></p> <p><u>Further, In Reference to :</u></p> <p>3.3.1.1 Sub-Point (iii)-(v) state :</p> <p>iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.</p> <p>iv. Development Controls applicable will be as permissible for the respective use zones / use premises.</p> <p>v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.</p> <p>&amp;</p> <p><b>3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES</b></p> <p>(c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.</p> <p>(v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible.</p>

**Suggestion (2):**

Reference to Metro Corridors which have long been Completed under any Phase of MRTS, kindly designate the Approving Authority for Group Housing Projects in Residential land-use plots which are measuring 3000sq.M or more and falling under the **MRTS Influence Zone as per the enhanced FAR i.e. 50% over and above the FAR for Group-Housing i.e. Presently =2, therefore Enhanced FAR must be  $2+50\% = 3$** . In case, DDA opines that the approval has to be sought from MCD Town-Planner, we request that there be a system of **SPEEDY though conditional 'In-Principal Go-Ahead'** which one can seek from a single officer at either DDA or MCD/Town-Planner, upon which the project promoters can then prepare plans towards sanctioning and seek all the necessary approvals. We suggest that the single authority be obliged to decide upon such in-principal approval within a maximum of 10 working days.

**Suggestion (3):**

We request that the DDA craft a Policy framework wherein **Building Approvals granted to one Group-Housing Project in an area may be allowed to be used/adopted in a proportionate way (depending on the size of the plot) for other similar projects in the same Zonal Plan** in order to fast-track the process of approvals. **At the least in-principal approvals should be granted at the outset for such similar projects in the same zone.**

**Suggestion (4):**

**Request to hasten 'Single-Window Clearance for buildings'** in order to actually implement and bring out the benefits of MPD 2021 and its massive review exercise being undertaken.

**Suggestion (5):**

In the minutes of the First Meeting of the Management Action Group held on 28.12.11 titled 'Common Platform for Building Approvals', we observe that the Group has adopted the following in its approved minutes :

*'Norms for enhanced FAR for Group Housing Scheme : MPD 2021 has already provided for the enhancement of FAR and no further action is required'*

We therefore request the DDA to advertise and publicize at its Master Plan Review forums and also through media for

people to come forward and apply for such Group-Housing projects using enhanced FAR under MRTS Influence Zone, in order to ease the pressure of housing in Delhi, and also to support the promoters/developers who at present may wrongly feel that the DDA has still to come out with some notification to give effect to this scheme, while the clear impression from the minutes of your action group meeting is that no further clarification/notification is required for such enhancement of FAR for Group-Housing Projects within Influence Zone along MRTS Corridor.

**Suggestion (6):**

Request to adopt that **restriction on number of dwelling units in a Group Housing Projects with enhanced FAR under MRTS Influence Zone be sufficiently relaxed**, only then will there be any real benefit from the enhanced FAR which should be utilized to increase the number of dwelling units instead of increasing the area of each dwelling unit.

**Suggestion (7):**

**We request the DDA to clearly state that the land-use for any area as identified in its Notified Zonal Plan supersedes any other land-use still mentioned in the local area lay-outs at the town-planning level for any specific property in that area.**

Further, since the calibration & modification of these local area lay-outs at the town-planning level is extremely time-consuming, we request that the DDA advise the MCD to initiate a time-bound review of each layout as per the Notified Zonal Plan. **We suggest that the authorities fix a calendar date for review of land use in each small layout in coordination with the private and public stakeholders, especially for pre MPD 1962 areas so that, wherever necessary, multiple changes can be effected in one go.**

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30/05/2012

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