

To
Shri Partho Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid-Term Review of Master Plan for Delhi -2021

In Reference to your (Delhi Development Authority) Public Notice Dated : 17.02.2012 in different Newspaper regarding review of Modification in Master Plan , following suggestion need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more Viable & widely acceptable for the building existing prior to MPD 2021.

Important:

In the above mentioned area, more than 90% of the building are already being used as Commercial property. As per para 5.3, Karol Bagh has been declared Metropolitan City Centre, the Far should be 500% for existing Building as in other Metropolitan City Centers and height of the building should be increased to 18 meters.

1. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub – Para-iv: The Para Says amalgamation and reconstitution of Plots in the Contiguous Area Karol Bagh (Special Area): These Amalgamated Plots should have higher Far than that allowed on the individual Plots (without imposing notified road condition) . **These Amalgamated plots should be allowed higher FAR and 18 Meters Height for better working conditions as well as for more fire exits.**

2. Kindly refer to para 4.4.3 Sub – para xvii A:

Projection/ Chajjas should be allowed / given to all plot sizes, and not only to plots of 175 meters to maintain the continuity of the buildings in the special Area / Karol Bagh that existed prior to MPD 2021. Almost every building in Karol Bagh area have Projections. Compoundable fees / charges should be charged to regularize these projections.

3. Refer to 4.4.3 Sub-para 4: Irrespective of the plot size, 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of Charges on all the plots in the special Area / Karol Bagh and FAR upto 500% should be increased on all the plots abutting notified roads of ROW 18 meters and above, prior to MPD 2021.

4. Refer to para 5.3 Metropolitan City Centres:

The para Refers to Karol Bagh as the existing Central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined in the Master Plan. **So the area should be defined by Faiz Road in the East, to the Drain (Guru Nanak Market Road) in the West, and DB Gupta Road in the North to the Pusa Road in the South so that our building which is in 4 Block W.E.A falls in the same category.**

Page 1

EXAMINE in Zone - 'B' file of
AD/AR Mid-Term Review.

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All the Plots falling inside the boundary should be given commercial status. Irrespective of Road Width roads below 9 Meters should be delivered pedestal commercial status.

5. Refer to para 15.12.3 Sub- para iv:

In Special Area, Commercial Area / Notified Road under Metropolitan City Centre / Central Business District should be exempted from conversion Charges that existed before the notification of MPD 2021.

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MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status.**

According to it such buildings were covered under status quo up-to 15 meters of heights. We suggest that all the building in Special Area shall be exempted from punitive action till the Re- Development Plan is made and notified instead of 3 Years from the date of notification of MPD 2021. Status Quo should be maintained till the Redevelopment Plan for the special Area is prepared and notified.

7. **The owner of the building has maintained the status Quo from 07.02.2007 till now.**

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as "Special Area". This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

That Building existing before MPD be regularized on "as is where is basis" in special Area.

8. According to it a **relief under Amnesty scheme** was to be given in other states/ cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty – under the scheme of "Building penalize Scheme" BPS after paying a compounding fees/ penalty to improve the infrastructure of the area. **"This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city".**

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public, Is implemented and your good – self is requested to announce “Building Penalize scheme (BPS)” with compounding fees/ penalty for your city also. The scheme should benefit all those buildings existed on such date.

9. There is a major issue of car parking in the area as it is very congested. Special provisions should be made for avoiding road side parking. I would suggest construction of large **multi level parking** to cater to Special areas. Only pick and drop facilities should be available on road. Karol Bagh market is badly affected due to non parking facility. Also MCD has not provided any facility of parking despite of taking parking charges from commercial establishments.
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12. I would also request you to allow the continuation of existing guest houses/ commercial activities, because it would lead to a large number of unemployment in the area and result in unrest among people. Existing guest houses should be allowed with 100% FAR in residential building instead of 75% as per MPD 2021.
13. The area should be declared a commercial zone because large numbers of commercial activities have been existing in the area much before independence. The area was developed as a business district because of its close proximity to walled city, Lutyen's Delhi, Railway station and ISBT.
14. M.C.D is also charging Convergence Charges from us annually in this area. So we request you to declare these properties as commercial properties.
15. Drainage system in Karol Bagh (Special Area) is in very poor condition. Drainage water keeps floating on roads. According to the population drainage system of the area is not in condition to take the load due to which pipes are always blocked & into burst condition because of same the sewerage water usually mixes with the drinking water supply.

Water supply line in Karol Bag (Special Area) are very old & should be replaced with the immediate effect.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

189/C

So kindly do the needful & oblige.

Thanking you in anticipation,



Business Name:

GUEST HOUSE

Name:

ARUN KUMAR

Address:

4/67 SARGSWATI MARG

KRISHNA MARKET

KAGOL BUGH

Seal & Signature

Email

Contact No

8826723475

188/c
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Refer para 16.2 sub para 3: MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status**.

According to it such buildings were covered under status quo up-to 15 meters of heights

We have an objection on above content in 16.2 sub- para 3 and we have a valid suggestion that as per above content that in special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

Now we submit that:

The owner of the building has maintained the status Quo from 07.02.2007 till now.

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

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Objection / Suggestion: Refer to para no 4.4.3 sub para4: 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts .

Objection/ Suggestion: Refer to Para Sub Para xvii: Projection / chajjas/ Covered chajjas built up portion which existed before 07.02.2007 up to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in special Area subject to Payment as applicable or approved by the government.

Commercial activities should be allowed in the special area without imposing conditions of ROW

So kindly accept our valuable suggestion / Views in specific aspect of the Special Area under the provision MPD 2021 Who existed prior to Master Plan and also request you to provide us status co of 22-09-2006 till the re-development plan finalized or implemented. Kindly incorporate the above modification / Suggestion in entirety.

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Business Name: GUEST HOUSE

Name: Arun Kumar

Address: 4/67 SARASWATI MARG

KRISHNA MARKET
KAROI BAGH

Email

Contact No

88267275



Seal & Signature

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Seal & Signature

Business Name:

Name:

Address:

- Grest Hareesh -
M/R. Ganesh Singh,
53/5 D.P. Gupta Road
Kanpur Buzh. N. Delhi S

Email

Contact No

Grest@7811@gmail.com
9582191477

Page 4

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Business Name:

Name:

Address:

Email

Contact No

Gurjit Hareesh
M/S. Ganesha Sweets
53/5 D.P. Gupta Reside
Bach - Bagh
N. Delhi 5
G. Chet - 7811 Gmail Com
9582191477

Seal & Signature

178/c
(12)

To
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13. The area should be declared a commercial zone because large numbers of commercial activities have been existing in the area much before independence. The area was developed as a business district because of its close proximity to walled city, Lutyen's Delhi, Railway station and ISBT.
14. M.C.D is also charging Convergence Charges from us annually in this area. So we request you to declare these properties as commercial properties.
15. Drainage system in Karol Bagh (Special Area) is in very poor condition. Drainage water keeps floating on roads. According to the population drainage system of the area is not in condition to take the load due to which pipes are always blocked & into burst condition because of same the sewerage water usually mixes with the drinking water supply.

Water supply line in Karol Bag (Special Area) are very old & should be replaced with the immediate effect.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

175/C

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name:

Address:

Good life
Abdul Khatir
475 W.P.A
New Regent Hotel
Karol Bagh
New Delhi-5



Seal & Signature

Email

Contact No

9818442871

174/C

To
Shri Partho Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid – Term Review of Master Plan for Delhi – 2021

In Reference to your (Delhi Development Authority) Public Notice Dated: 17.02.2012 in different news paper regarding the review of Modification in Master Plan, Following suggestion need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more Viable & widely acceptable for the building existing prior to MPD 2021.

Refer para 16.2 sub para 3: MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status**.

According to it such buildings were covered under status quo up-to 15 meters of heights

We have an objection on above content in 16.2 sub- para 3 and we have a valid suggestion that as per above content that in special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

Now we submit that:

The owner of the building has maintained the status Quo from 07.02.2007 till now.

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

173/C

That Building existing before MPD be regularized on "as is where is basis" in special Area.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007.

According to it a relief under Amnesty scheme was to be given in other states/ cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty – under the scheme of "Building penalize Scheme" BPS after paying a compounding fees/ penalty to improve the infrastructure of the area.

"This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city".

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public,

Is implemented and your good – self is requested to announce "Building Penalize scheme (BPS)" with compounding fees/ penalty for your city also. The scheme should benefit all those buildings existed on such date.

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Objection / Suggestion: Refer to para no 4.4.3 sub para4: 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts .

Objection/ Suggestion: Refer to Para Sub Para xvii: Projection / chajjas/ Covered chajjas built up portion which existed before 07.02.2007 up to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in special Area subject to Payment as applicable or approved by the government.

Commercial activities should be allowed in the special area without imposing conditions of ROW

So kindly accept our valuable suggestion / Views in specific aspect of the Special Area under the provision MPD 2021 Who existed prior to Master Plan and also request you to provide us status co of 22-09-2006 till the re-development plan finalized or implemented. Kindly incorporate the above modification / Suggestion in entirety.

172/C

So kindly do the needful & oblige.

Business Name:

Good life

Name:

Abdul Khalil

Address:

4/75 - W.E.A.

Near Regent Hotel

Karol Bagh

New Delhi - 5

Email

Contact No

9818442871



Seal & Signature

171/C

To
Shri Partho Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid-Term Review of Master Plan for Delhi -2021

In Reference to your (Delhi Development Authority) Public Notice Dated : 17.02.2012 in different Newspaper regarding review of Modification in Master Plan , following suggestion need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more Viable & widely acceptable for the building existing prior to MPD 2021.

Important:

In the above mentioned area, more than 90% of the building are already being used as Commercial property. As per para 5.3, Karol Bagh has been declared Metropolitan City Centre, the Far should be 500% for existing Building as in other Metropolitan City Centers and height of the building should be increased to 18 meters.

1. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub – Para-iv: The Para Says amalgamation and reconstitution of Plots in the Contiguous Area Karol Bagh (Special Area): These Amalgamated Plots should have higher Far than that allowed on the individual Plots(without imposing notified road condition) . **These Amalgamated plots should be allowed higher FAR and 18 Meters Height for better working conditions as well as for more fire exits.**

2. Kindly refer to para 4.4.3 Sub – para xvii A:

Projection/ Chajjas should be allowed / given to all plot sizes, and not only to plots of 175 meters to maintain the continuity of the buildings in the special Area / Karol Bagh that existed prior to MPD 2021. Almost every building in Karol Bagh area have Projections. Compoundable fees / charges should be charged to regularize these projections.

3. Refer to 4.4.3 Sub-para 4: Irrespective of the plot size, 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of Charges on all the plots in the special Area / Karol Bagh and FAR upto 500% should be increased on all the plots abutting notified roads of ROW 18 meters and above, prior to MPD 2021.

4. Refer to para 5.3 Metropolitan City Centres:

The para Refers to Karol Bagh as the existing Central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined in the Master Plan. **So the area should be defined by Faiz Road in the East, to the Drain (Guru Nanak Market Road) in the West, and DB Gupta Road in the North to the Pusa Road in the South so that our building which is in 4 Block W.E.A falls in the same category.**

170/c

All the Plots falling inside the boundary should be given commercial status. Irrespective of Road Width roads below 9 Meters should be delivered pedestal commercial status.

5. Refer to para 15.12.3 Sub- para iv:

In Special Area, Commercial Area / Notified Road under Metropolitan City Centre / Central Business District should be exempted from conversion Charges that existed before the notification of MPD 2021.

6. Refer to 16.2 sub- para 3:

MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status.**

According to it such buildings were covered under status quo up-to 15 meters of heights. We suggest that all the building in Special Area shall be exempted from punitive action till the Re- Development Plan is made and notified instead of 3 Years from the date of notification of MPD 2021. Status Quo should be maintained till the Redevelopment Plan for the special Area is prepared and notified.

7. **The owner of the building has maintained the status Quo from 07.02.2007 till now.**

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as "Special Area". This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

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169/c

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public, Is implemented and your good – self is requested to announce “Building Penalize scheme (BPS)” with compounding fees/ penalty for your city also. The scheme should benefit all those buildings existed on such date.

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Water supply line in Karol Bag (Special Area) are very old & should be replaced with the immediate effect.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

168/C

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name:

Address:

Malvi
HARISH KUMARI
54/6 DB Gupta Road,
Kandl Bazar
New Delhi


Seal & Signature

Email

Contact No

9810902133

167/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid – Term Review of Master Plan for Delhi – 2021

In Reference to your (Delhi Development Authority) Public Notice Dated: 17.02.2012 in different news paper regarding the review of Modification in Master Plan, Following suggestion need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more Viable & widely acceptable for the building existing prior to MPD 2021.

Refer para 16.2 sub para 3: MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status**.

According to it such buildings were covered under status quo up-to 15 meters of heights

We have an objection on above content in 16.2 sub- para 3 and we have a valid suggestion that as per above content that in special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

Now we submit that:

The owner of the building has maintained the status Quo from 07.02.2007 till now.

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

166/C

That Building existing before MPD be regularized on “as is where is basis” in special Area.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007.

According to it a relief under Amnesty scheme was to be given in other states/ cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty – under the scheme of “Building penalize Scheme” BPS after paying a compounding fees/ penalty to improve the infrastructure of the area.

“This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city”.

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public,

Is implemented and your good – self is requested to announce “Building Penalize scheme (BPS)” with compounding fees/ penalty for your city also. The scheme should benefit all those buildings existed on such date.

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Objection / Suggestion: Refer to para no 4.4.3 sub para4: 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts .

Objection/ Suggestion: Refer to Para Sub Para xvii: Projection / chajjas/ Covered chajjas built up portion which existed before 07.02.2007 up to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in special Area subject to Payment as applicable or approved by the government.

Commercial activities should be allowed in the special area without imposing conditions of ROW

So kindly accept our valuable suggestion / Views in specific aspect of the Special Area under the provision MPD 2021 Who existed prior to Master Plan and also request you to provide us status co of 22-09-2006 till the re-development plan finalized or implemented. Kindly incorporate the above modification / Suggestion in entirety.

So kindly do the needful & oblige.

Business Name:

Mohali

Name:

HARISH YUNIMAN

Address:

54/6 D.B. Gupta
Road Koral Bagh.
New Delhi

Email

Contact No

9810902133

165/C

Seal & Signature

164/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

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102/C

So kindly do the needful & oblige.

Business Name:

HANDICRAFTS

Name:

RAVI KUMAR

Address:

4132 W.E.A

K. BEGA

Email

Contact No

9958458147

Ravi
Seal & Signature

161/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

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16/1/19

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In Special Area, Commercial Area / Notified Road under Metropolitan City Centre / Central Business District should be exempted from conversion Charges that existed before the notification of MPD 2021.

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158/C

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

HANDICRAFTS

Name:

RAVI KUMAR

Address:

4/32 W.E.H

KAROL BAGH

Email

Contact No

9958458147

Ravi
Seal & Signature

157/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid – Term Review of Master Plan for Delhi – 2021

In Reference to your (Delhi Development Authority) Public Notice Dated: 17.02.2012 in different news paper regarding the review of Modification in Master Plan, Following suggestion need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more Viable & widely acceptable for the building existing prior to MPD 2021.

Refer para 16.2 sub para 3: MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that dated in special Area under SABR, that can be verified from www.mcdsabr.in. The owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, Key Plan, Site Plan, Front photographs of Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and Declare his Status**.

According to it such buildings were covered under status quo up-to 15 meters of heights

We have an objection on above content in 16.2 sub- para 3 and we have a valid suggestion that as per above content that in special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

Now we submit that:

The owner of the building has maintained the status Quo from 07.02.2007 till now.

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

156/c

That Building existing before MPD be regularized on “as is where is basis” in special Area.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007.

According to it a relief under Amnesty scheme was to be given in other states/ cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty – under the scheme of “Building penalize Scheme” BPS after paying a compounding fees/ penalty to improve the infrastructure of the area.

“This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city”.

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public,

Is implemented and your good – self is requested to announce “Building Penalize scheme (BPS)” with compounding fees/ penalty for your city also. The scheme should benefit all those buildings existed on such date.

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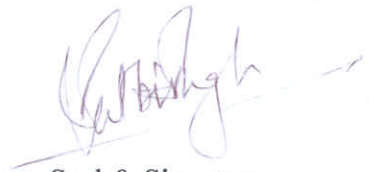
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Commercial activities should be allowed in the special area without imposing conditions of ROW

So kindly accept our valuable suggestion / Views in specific aspect of the Special Area under the provision MPD 2021 Who existed prior to Master Plan and also request you to provide us status co of 22-09-2006 till the re-development plan finalized or implemented. Kindly incorporate the above modification / Suggestion in entirety.

155/C



Seal & Signature

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Business Name: GUEST HOUSE

Name: SATBIR SINGH

Address: 4173 NEA
KAROL BAGH
NEW DELHI

Email: _____

Contact No 9810901117

154/C

To
Shri Parhto Dhar,
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Important:

In the above mentioned area, more than 90% of the building are already being used as Commercial property. As per para 5.3, Karol Bagh has been declared Metropolitan City Centre, the Far should be 500% for existing Building as in other Metropolitan City Centers and height of the building should be increased to 18 meters.

1. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub – Para-iv: The Para Says amalgamation and reconstitution of Plots in the Contiguous Area Karol Bagh (Special Area): These Amalgamated Plots should have higher Far than that allowed on the individual Plots(without imposing notified road condition) . **These Amalgamated plots should be allowed higher FAR and 18 Meters Height for better working conditions as well as for more fire exits.**

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Projection/ Chajjas should be allowed / given to all plot sizes, and not only to plots of 175 meters to maintain the continuity of the buildings in the special Area / Karol Bagh that existed prior to MPD 2021. Almost every building in Karol Bagh area have Projections. Compoundable fees / charges should be charged to regularize these projections.

3. Refer to 4.4.3 Sub-para 4: Irrespective of the plot size, 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of Charges on all the plots in the special Area / Karol Bagh and FAR upto 500% should be increased on all the plots abutting notified roads of ROW 18 meters and above, prior to MPD 2021.

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The para Refers to Karol Bagh as the existing Central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined in the Master Plan. **So the area should be defined by Faiz Road in the East, to the Drain (Guru Nanak Market Road) in the West, and DB Gupta Road in the North to the Pusa Road in the South so that our building which is in 4 Block W.E.A falls in the same category.**

153/C

All the Plots falling inside the boundary should be given commercial status. Irrespective of Road Width roads below 9 Meters should be delivered pedestal commercial status.

5. Refer to para 15.12.3 Sub- para iv:

In Special Area, Commercial Area / Notified Road under Metropolitan City Centre / Central Business District should be exempted from conversion Charges that existed before the notification of MPD 2021.

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152/c

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12. I would also request you to allow the continuation of existing guest houses/ commercial activities, because it would lead to a large number of unemployment in the area and result in unrest among people. Existing guest houses should be allowed with 100% FAR in residential building instead of 75% as per MPD 2021.
13. The area should be declared a commercial zone because large numbers of commercial activities have been existing in the area much before independence. The area was developed as a business district because of its close proximity to walled city, Lutyen's Delhi, Railway station and ISBT.
14. M.C.D is also charging Convergence Charges from us annually in this area. So we request you to declare these properties as commercial properties.
15. Drainage system in Karol Bagh (Special Area) is in very poor condition. Drainage water keeps floating on roads. According to the population drainage system of the area is not in condition to take the load due to which pipes are always blocked & into burst condition because of same the sewerage water usually mixes with the drinking water supply.

Water supply line in Karol Bag (Special Area) are very old & should be replaced with the immediate effect.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

15/1/c

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name:

Address:

Guest House
Satbir Singh
4/73 WEA
Karela Bagh
New Delhi



Seal & Signature

Email

Contact No

9810901117

150/c

To
Shri Partho Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
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The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

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Business Name:

GUEST HOUSE

Name:

ANSHU BHATIA

Address:

4/38 W.E.A

KAROL BAGH N.D

11005

Email

ANSHU BHATIA@INDIA.COM

Contact No

9818128868

Azleth
Seal & Signature

147/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
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ANSHU BHATIA
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KAROL BAGH N.D
11005.

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Seal & Signature

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Contact No

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9818128868

143/C

To
Shri Partho Dhar,
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Water supply line in Karol Bag (Special Area) are very old & should be replaced with the immediate effect.

Important inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

1407c

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name:

Address:

Pankaj Prashasti
4/45 WEA
Karol Bagh
New Delhi 110015

Seal & Signature

Email

Contact No

p.prashasti@hotmail.com
9953486938

139/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

Dear Sir

Subject: Suggestion for Mid – Term Review of Master Plan for Delhi – 2021

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According to it such buildings were covered under status quo up-to 15 meters of heights

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Now we submit that:

The owner of the building has maintained the status Quo from 07.02.2007 till now.

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

138/c

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“This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city”.

Humble Plea:

Kindly Give relief to public at large under Amnesty scheme so that law of convenience for the public,

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Objection / Suggestion: Refer to para no 4.4.3 sub para4: 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts .

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Commercial activities should be allowed in the special area without imposing conditions of ROW

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137/c

[Signature]

Seal & Signature

So kindly do the needful & oblige.

Business Name:

Name:

Address:

Email

Contact No

Pankaj Awasthy
4/45 WEA
Karol Bagh
N. Delhi
p-awasthy@hotmail.com
9953486938

Page 3

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
Tel: 23370097
New Delhi-110002

13/11

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In the above mentioned area, more than 90% of the building are already being used as Commercial property. As per para 5.3, Karol Bagh has been declared Metropolitan City Centre, the Far should be 500% for existing Building as in other Metropolitan City Centers and height of the building should be increased to 18 meters.

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The para Refers to Karol Bagh as the existing Central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined in the Master Plan. **So the area should be defined by Faiz Road in the East, to the Drain (Guru Nanak Market Road) in the West, and DB Gupta Road in the North to the Pusa Road in the South so that our building which is in 4 Block W.E.A falls in the same category.**

135/c

All the Plots falling inside the boundary should be given commercial status. Irrespective of Road Width roads below 9 Meters should be delivered pedestal commercial status.

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In Special Area, Commercial Area / Notified Road under Metropolitan City Centre / Central Business District should be exempted from conversion Charges that existed before the notification of MPD 2021.

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So kindly accept our valuable suggestion/ Views in specific aspect of the Special Area under the provision MPD 2021 that existed prior to Master Plan. Kindly incorporate the above modification/ Suggestion in entirety.

133/C

So kindly do the needful & oblige.

Thanking you in anticipation,

Business Name:

Name:

Address:

Farmer's
R. K. Sharma
13/21 W.E.A.
Korai Bazar
110005

Seal & Signature
R. K. Sharma

Email

Contact No

rawraj.model@gmail.com
955867050

132/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
Vikas Minar,
I.P Estate
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1301C

So kindly do the needful & oblige.

Business Name:

Name:

Address:

Email

Contact No

Comment's
K. S. Sharma
13/21 W.E.A
Karat Bagel
11000-5

sharma.model @ gmail.com

9555867050

Seal & Signature

129/C

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
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Vikas Minar,
I.P Estate
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126/c

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Thanking you in anticipation,

Business Name:

Gurgaon House.

Name:

Gurleen Kumer

Address:

4/70 W.E.A KADOL BAG

Email

Contact No

Gurleen Both A + Com.

Gurleen

Seal & Signature

125/c

To
Shri Parhto Dhar,
The Director (Plg.) D.D.A
Zone (A & B),
4th Floor
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Objection / Suggestion : Refer to " The special Area Building Regulation" which was notified on 17th January 2011 under Master Plan 2021: We submit that there was nothing in the SABR to give relief to the building existing before MPD 2021 and it was a copy of Master Plan there was nothing new so it should be withdrawn and a new guidelines/ regulation for specila area should be made to give relief

Objection / Suggestion: Refer to para no 4.4.3 sub para4: 100% Ground Coverage and 500 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 sqmts .

Objection/ Suggestion: Refer to Para Sub Para xvii: Projection / chajjas/ Covered chajjas built up portion which existed before 07.02.2007 up to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in special Area subject to Payment as applicable or approved by the government.

Commercial activities should be allowed in the special area without imposing conditions of ROW

So kindly accept our valuable suggestion / Views in specific aspect of the Special Area under the provision MPD 2021 Who existed prior to Master Plan and also request you to provide us status co of 22-09-2006 till the re-development plan finalized or implemented. Kindly incorporate the above modification / Suggestion in entirety.

123/C

Gubben

So kindly do the needful & oblige.

Business Name:

Name:

Address:

Email

Contact No

Seal & Signature

Guest House

Gubben Kumar

4/70 W.E.A KADOL Bdg