

**From:**

HOTEL SWATI DELUXE  
Director: KAMLESH PARIKH  
17A/32, W.E.A., KAROL BAGH,  
NEW DELHI-110005

90/c  
OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3818  
Dated 6/6/12

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

कार्यालय निदेशक (प्लग-2)  
उत्तरी संभाग 316  
दिनांक 20/3/12



Dear Sir

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

In Reference to your (Urban Development Ministry) Public Notice Dated: 17.02.2012 in different News Paper regarding the review of Modification in Master Plan, following suggestions need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more viable & widely acceptable for the buildings existing prior to MPD 2021.

**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 then that allowed on the individual plots (the amalgamation should preferably start from the notified road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

**2. Objection/Suggestion: Refer to Para no 4.4.3 sub para 4:** 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 and also apply on all the Plots abutting notified roads of ROW 18 Meters and above.

**3. Objection/Suggestion: Refer to para 4.4.3 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.

**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 it should have the Area bounded 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 and all the plots falling inside the boundary should be given Commercial status.

DB/Plg  
Mr Handa  
30/3/12

Examine in Zone - 'B' file of  
Mid-Term Review.

AD/Plg-II

3/4/12

02/4/12

89/c

**Important:**

- A. In the above Area more than 90% of the buildings are being used as Commercial.
- B. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 550% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.
- C. All street below 9 meters bounded 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 and all the plots falling inside the boundary should be given Commercial status and the streets between this continues area should be notified as commercial use or it should be allowed as pedestal shopping streets.
- D. The streets below 9 meters in the above area does not fit for residential purpose because more than 80% is commercial and famous markets like Mobile Market, Shoes Market, Auto Parts, Cars Accessories, Jewelers, Handloom Market, and lot of General shop has developed as commercial in these streets below 9 meters and large no of population doing their business for their livelihood on these streets. So we suggest all the streets below 9 meters between 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 should be allowed as commercial use.
- E. As you know that in Special Area, Karol Bagh is e-marked & given special status where many rebate has been granted to the Guest Houses/Commercial Trades which are operating from last many years in these areas. Even after notification of Urban Development Ministry many streets/Roads has left to be notified. As per the records in Karol Bagh only 7 street is notified as pedestal shopping street as comparing to other area like Pahar Gang where 134 pedestal shopping street has been notified, Civil Line Zone where 143 streets as pedestal & 181 as Mixed Land streets 9mts & below 9 mtrs, City Zone 166 streets as pedestal shopping streets & more streets are there below 9mtrs & above 9mtrs as commercial & mixed land streets use, Central Zone where 40 pedestal shopping streets & more 51 roads / streets below & above 9mtrs is notified, other areas is also getting more relaxation than Karol Bagh area. We have also given a representation to the Former, Chairman Standing Committee Shri Vijender Gupta, he also assured us that he will include the streets below 9 meters and also refer our case to Chief Town Planner at that time (Copy Enclosed) for your kind reference.

**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 which existed before the notification of MPD 2021.

**6. Refer to 16.2 sub para 3 :**

All the buildings 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 and status Quo should be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

88/c

**A. 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 date in Special Area under SABR, which 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 the 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:**

- a. That the Owner of the building has maintained the Status Quo from 07.02.2007 till now.
- b. That if the Building owners has maintained the status quo and declared his status then why the action of sealing up-to 15 meters be initiated.
- c. This part of Delhi is known as Old City that why it was designated as "Special Area" and this was inhabited from decades and due to the population growth in the area the public at large started commercial activity for their livelihood so this fact cannot be ignored.
- d. That the height of the building 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.
- e. That Building existing before MPD be regularized on as it 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".**

87/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.

**Objection/ Suggestion: Refer to "The Special Area Building Regulation" which was notified on 17<sup>th</sup> January 2011** under Master Plan 2021: we submit that there was nothing in the SABR to give relief to the buildings 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 special area should be made to give relief

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

So kindly do the needful & oblige.

Thanking you,  
Yours truly,

*Kamlesh Parikh*

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