

# KAROL BAGH TRADERS WELFARE ASSOCIATION (REGD.)

(Regd. Under the societies Registration act XXI of 1860, via No. S/142/2011)

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OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N: DELHI-2  
Dy.No. 3984  
Dated 8/6/12

Dear Sir,

Subject: Since the MPD 2021 is under review, Kindly get these points incorporated in the redevelopment plan of special area karol bagh.

### Refer to Para 5.3 Metropolitan City Centres :

1. 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 so it should have the Area bounded by Faiz Road in the East to the ( Road no 4 in the West) and DB Gupta Road in the North to the Pusa Road in the South, as defined boundary of special area in MPD 2001 and all the plots in this following inside the boundary should be given Commercial status.

#### Important :

- In the above Area more that 90% of the buildings are being used as Commercial
- 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 Centres and height of the building should be increased to 18 meters.

### 2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes.

Sub Para-4: 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 main 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.

### 3. Kindly refer to para 4.4.3 sub para xvii A and sub para 4:

- Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
- Refer to 4.4.3 Sub para 4: 100% percent Ground Coverage and 450 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.

### 4. Refer to para 15.12.3 sub para IV:

The Special Area after being notified as Commercial area under Metropolitan City Centre Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

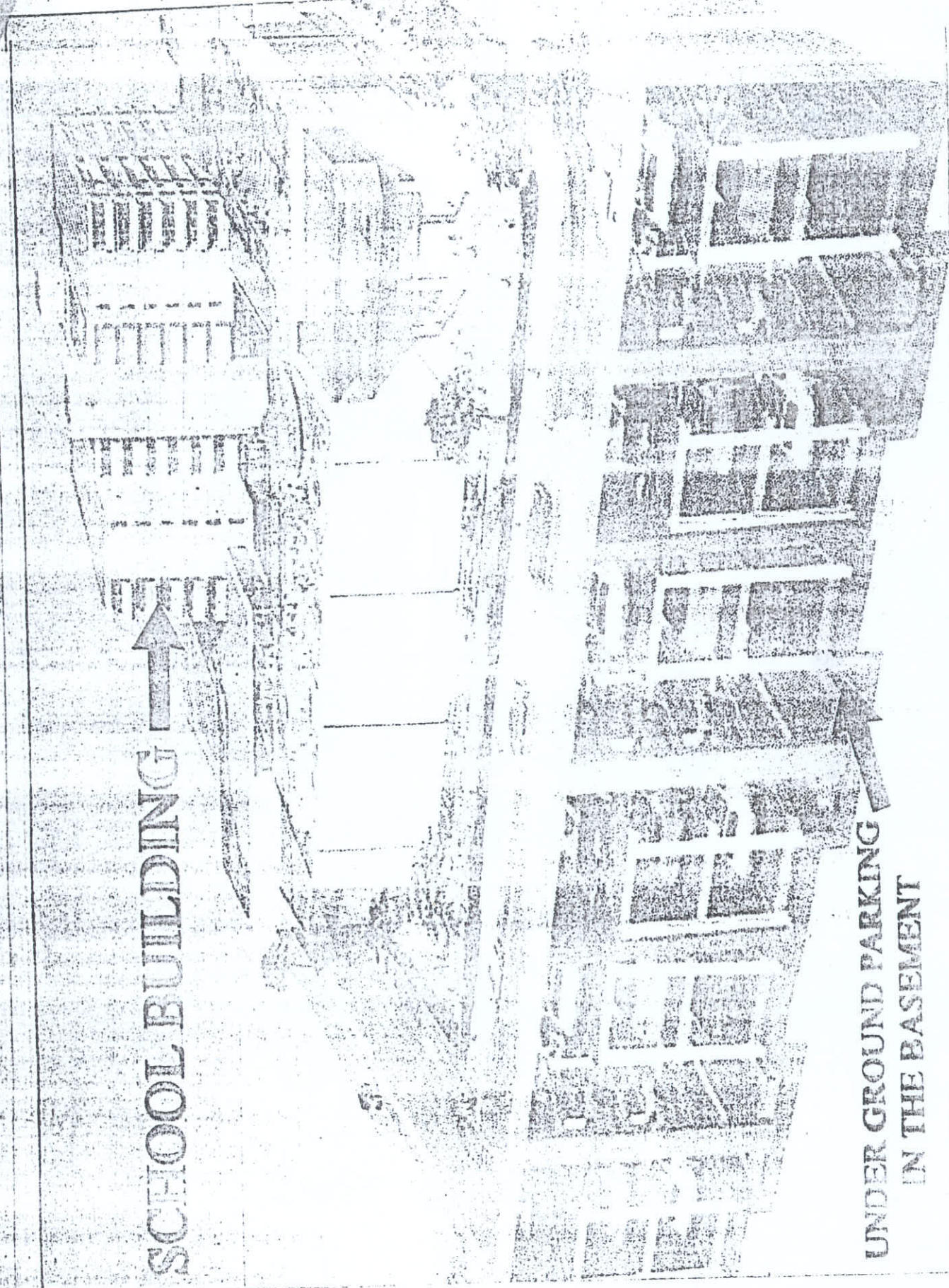
J Amc  
8/6  
AD (P4) III

**5. Parking :**

The following places indicated in the plans are potential places where market specific parking can be provided. Some of these are MCD schools which can be rebuilt with double level parking spaces underneath in the basement. This kind of parking project is already being built by the MCD in some areas. This will completely solve the problem of parking in the special area of Karol Bagh. The plan is attached as annexure.

Thanx & Regards,

Neeraj Gupta



SCHOOL BUILDING ↑

↑ UNDER GROUND PARKING IN THE BASEMENT

# PROPOSED PARKING PLAN FOR SPECIAL AREA OF KAROL BAGH

1. Under Ground Basement Parking in M.C.D. Primary School
2. M.C.D. Primary School in Bank of India Building

