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Director (Plg.), DDA, Zone C&G
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OFFICE OF THE DIR (Plg.)
PR/TC, D.D.A. N. DELHI-2
By No. 4055
Dated: 13/6/12

Head Control Dy. No. 3
Dated: 28/5/12
R&D Section, Vikas Minar
Delhi Development Authority
Beating Area

Sub:- **Suggestion MPD-2021, Review - Chapter 4**
Development Control Norms for Shop-Cum-Residence of 1962 Properties.

MSB/Dir/CS
28.5.12

Sir,

May I have the opportunity to seek your indulgence for colonies like Rajouri Garden, Ramesh Nagar, Punjabi Bagh etc in west zone towards properties stipulated as Shop-cum-Residence in layout plans allowing construction of 2.5 floors on those plots as per standard plans.

The sanction plan for these properties are not cleared by MCD for stilt & four floors as they say only Standard Plan would apply. MCD and DDA technical committee has not revised these standard sanction Plans from quite some time. These properties are very old (1962 colonies) and require re-construction.

Secondly, those who follow law honestly have become victims of law on account of new policy as people who misused there properties and started operating shops from residential buildings were given the benefit of Mix-Land Use and are allowed four floors with stilt. But those who are legally owners of shop-cum-residence properties (1962 properties) are only given 2.5 floors as per old standard plan wherein the coverage is very less.

DDA policy of Mix Land Use, in MPD-2021, is exactly similar or same as shop-cum-residence plots (1962 colonies). Therefore there should be no distinction in the sanction of four stories with stilt.

It is submitted that in case of old Shop-Cum-Residential plots (old colonies) Development Control norms be same as those of Development Control for Building/Buildings within Residential Premises chapter 4.4.3 A, MPD 2021. Accordingly 4.4.3 A (xix) of MPD-2021 be deleted / revised.

Needful may kindly be done in the larger public interest.

Regards

[Signature]
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to compile all such
whims and send to
Dir (MPD)

MS (Plg.)

A.D. (5.6.12
zone C&G)

04/6/12

filed in MPD 2021 revision
8/6/12
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