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Road Control Dy. No. ...
Dated ... 16/11/11
R&D Section, Vikas Minar
Delhi Development Authority
New Delhi

Dr. Hans Raj, MD

S-34, Green Park
New Delhi-110016

16 Nov 2011

To
The Director (Planning) MPR
DDA, 6th floor
Vikas Minar, IP Estate
New Delhi 110002

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 775
Dated: 16-11-11

Sub: Inviting Public Suggestions for Mid-Term Review for MPD 2021

Respected Sir,

With reference to your advertisement/notice in the newspapers inviting public concerns/suggestions to be considered in the Mid-Term Review of MPD 2021, I have the following to submit for realistic correction/modification in MPD-2021:

- Plot No.
1. That we are the original owners of S-34 & S-34A, Green Park since 1959 and residing since 1963 with shop at Ground Floor and residence at First Floor.
 2. That with the expansion of our families, we wanted to make additions/alterations as per the provisions of prevalent Master Plan of Delhi-2021 and accordingly submitted our building plans for approval in MCD in August, 2009 but since then my building plans are not being approved with enhanced FAR and basement as per MPD-2001 with residence on upper floors after receipt of DDA's 9th Technical Committee's comments that in SCR plots 'Standard Plans as approved by local bodies be applicable, and basement not permitted'.
 3. That because of the above reasons the following impasse for the residents of shop-cum-residents plots has arisen which require immediate correction/modification in MPD-2021:-
 - i) FAR of 1962 MPD provisions to be applied in our case is totally unjustified as MPD-1962 gets superceded by MPD-2001 which also gets superceded by MPD-2021 and would be totally regressive and violative of MPD-2021 provisions to allow enhanced FAR.
 - ii) Forcing the original residents to use upper floors as commercial is totally unjustified as no law can deprive them of their residence in which they have been living since 1962.
 - iii) A person who is residing since 1962 and shall continue to live there being his ancestral property, charging conversion charges from them is totally unjustified which is becoming yearly liability besides other commercial charges of electricity, water, property tax etc.
 - iv) Not allowing parking within the plot is not going to solve the parking problem, whereas he can park his vehicles within his plot/basement.
 4. It is understood that the above problems have arisen because without considering the complexity of problems, DDA declared these shop-cum-residence into LSCs under MPD-2021, whereas most of these markets don't qualify the norms of LSCs as per MPD-2021 itself i.e. ROW, population, parking, FAR etc.

Approved 17/11
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18/11
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5. That while declaring these SCR into LSCs, Govt. did not get any conversion charges which resulted in a huge loss to the Govt's exchequer.
6. That LSCs norms i.e. 100 FAR cannot be applied in these SCR plots because in that case mass demolition will have to take place because these SCR plots are already enjoying 155 FAR as per MPD-1962 and 225 FAR with basement as per MPD-2001.
7. That re-development of the whole area as LSC does not appear to be feasible as these people cannot shift their business establishments and cannot stop their source of income for a longer period besides shifting of their residences.
8. In the case of re-development of the whole area there would be tremendous problems with the owners/tenants agreements etc.

In view of above, the following suggestions are given to the DDA and appropriate authorities to consider for realistic corrections/modifications in the Master Plan Policies with regard to shop-cum-residence plots :-

Plot NO S-34C, S-34A

1. That these shop-cum-residence plots be brought under Mixed Use Category allowing residential norms with basement, which would be in consonance with Chapter 15 Para 12.3.4 which specifies that 'such areas shall be considered LSC and shall follow the Mixed Use Regulation' on the principle of equality and natural justice as the plots owners opposite these SCR are enjoying the same norms.
2. That if any SCR plot holder wants commercial activities on upper floors DDA may allow it by charging conversion charges as mixed use status allow commercial activities on upper floors.
3. That these SCR plots be allowed basement for parking and services in order to solve the problems of parking in the city.

Thanking you,

Yours Sincerely,

Hans

Dr. Hans Raj, MD