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Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No. 784  
Dated 16-11-11

12.11.2011

The Director,  
Planning, MPR,  
Delhi Development Authority  
Vikas Minar, Sixth Floor  
IP Estate,  
New Delhi-110002.

Dear Sir,

**Ref: Public Notice inviting Suggestions from public regarding mid-Term Review of Master Plan for Delhi-2021.-**

This has reference to the public notice of 4<sup>th</sup> October, 2011 wherein suggestions have been invited on the above.

I take this opportunity to submit the following with regard to the area known as Zone J. In fact, there was no mention regarding detailed zonal development plan at the micro level for this zone.

- 1) This area consists of mainly farm houses. These have come about after following the required laid down legal requirements and were developed in a proper colonized manner.
- 2) Mostly the farm houses have a number of tall trees, plants and greenery in abundance.
- 3) The houses are largely single storey and there is not much coverage as compared to the area of the farm houses.
- 4) Municipal taxes are being paid by these farm house owners to the MCD.
- 5) In case high rise density housing is permitted in this area, this would lead to a lot of pressure on the already depleted water level and will lead to reduction of much needed greenery, available at present in a large quantity.
- 6) It is important that the ground coverage should not be allowed beyond a particular limit and the height of the buildings should also be suitably restricted so as to maintain the mostly green environment, as at present.

In view of the above, Zone J, therefore, needs to be given the status of Bungalow zone (or say country homes) and a nominal FAR, say around 25, may be granted. In case, however, if somebody wants to go in for additional construction, beyond the bungalow status, suitable levy of betterment charges may be imposed.

*gout*  
17/11  
*D/S MPR*  
18/11  
A.D. II MPR

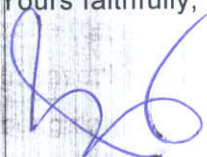
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To our information, the same views were conveyed by the Lt. Governor to DDA way back in 2007.

I hope you will be good enough to consider my suggestions for the overall better of Zone J.

Thanking you,

Yours faithfully,



**(V.S.Negi)**

G-124/6, Dilshad Colony

Delhi-110095