

544

J Chandoke
F-16, Radhe Mohan Drive
Gadaipur Bandh Road
New Delhi-110030

10.11.2011

The Director, Planning
MPR, Delhi Development Authority
6th Floor, Vikas Minar,
IP Estate,
New Delhi-110002.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
By No. 785
Dated 16-11-11

Dear Sir,

Re: Ref. Public Notice regarding Invitation of Suggestions from the public for Mid-Term Review of Master Plan for Delhi-2021.

Your kind attention is invited to the public notice of 4.10.2011 inviting suggestions from the public as mentioned above.

I take this opportunity to make the following suggestions regarding Zone J:

- a) There are a number of farmhouses and in fact, most of the area in Zone J is occupied by them. They have the legal sanctity and were developed in a proper and colonized manner.
- b) The area is predominantly green consisting of large trees, shrubs and other fauna and flora.
- c) The nature of construction is low rise with very little ground coverage.
- d) The vegetation and greenery in the area provide a much-needed green cover.
- e) All farmhouse owners are municipal property tax payers.
- f) The water level has gone down considerably in the area. Any further high density housing in this area would put undue pressure on the existing resources and lead to severe depletion of the major green lung of the city.
- g) The area, therefore, need to be given the status of Bungalow zone or say country homes) and a nominal FAR, say around 30, may be granted.

Shant 17/11 DD MPR
18/11
A.D. II MPR

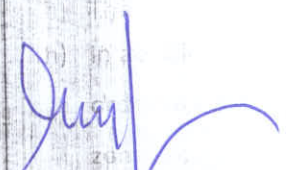
513

h) In addition, restriction of ground coverage and maximum height may be imposed in order to continue to keep the area predominantly green like the Lytens bungalow zone, Court Road and Civil lines etc. Betterment charges may be levied on additional construction, as deem fit. This would also result in huge revenue collection for the Government.

It is understood that Lt. Governor of Delhi is also of the same as was conveyed to the DDA sometime in 2007.

Thanking you,

Yours faithfully,



(J. Chandoke)