

S.No.
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Sudhir Dhingra
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Director (Pig.) MPR/TC,
D.D.A. Vikas Minar New Delhi
November 15, 2011
Dy.No. 787
Dated 16-11-11

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

Dear Sir,

**Re: Invitation of Public Suggestions for Mid-Term Review of
Master Plan for Delhi-2021.**

This refers to public notice dated 4th October, 2011 on the above subject.

We would like to give you some suggestions with regard to planning for Zone J.

As far as we know, the Master Plan, as notified, did not spell out a detailed zonal development plan at the micro level for Zone J.

Zone J is predominantly occupied by the farmhouses. A large part of the area has been developed in the form of legally sanctioned and colonized development in the form of farmhouses. The area is predominantly green consisting of large trees, shrubs and other fauna and flora. The nature of construction is low rise with very little ground coverage. The vegetation and greenery in the area provide a desperately needed green cover. Municipal house tax etc. are regularly being paid by the farmhouse owners.

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In view of the depleted underground water level in the area, it would not be wise to go in for high density housing as this would put undue pressure on the existing resources and lead to severe depletion of the major green lung of the city.

We, therefore, propose that the area should be given the status of Bungalow zone (country homes) and a nominal FAR 30 be granted. 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.)

(This view is also in consonance with the hon. Lt. Governor's views issued vide letter dated 12.9.2007 to the Vice Chairman, DDA.)

Thanking you,

Yours faithfully,

(SUDHIR DHINGRA)