

KAROL BAGH TRADERS WELFARE ASSOCIATION (REGD.)

(Regd. Under the societies Registration act XXI of 1860, via No. S/142/2011)

4/53, Saraswati Marg, W.E.A., Karol Bagh, New Delhi - 110005

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Director (Plg.) MPR/TC,
D.A. Vikas Minar N. DELHI-2
By.No. 288
Dated 27/10/11

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Dear Sir

Subject: Suggestions for Mid-term Review of Master Plan for Delhi -2021

Refer to Para 5.3 Metropolitan City Centres :

1. The para refers to Karol Bagh as the existing central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined so it should have the Area bounded by Faiz Road in the East to the Drain (Guru Nanak Market Road- From Pusa Road to DB Gupta Road in the West) and DB Gupta Road in the North to the Pusa Road in the South and all the plots in this following inside the boundary should be given Commercial status.

Important :

- a. In the above Area more that 90% of the buildings are being used as Commercial
 - b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.
2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:
Sub Para-4: The para says Amalgamation and reconstitution of plots : In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots(the amalgamation should preferably start from the main road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.
 3. Kindly refer to para 4.4.3 sub para xvii A and sub para 4:
 - a. Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
 - b. Refer to 4.4.3 Sub para 4: 100% percent Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh.
 4. Refer to para 15.12.3 sub para IV:
The Special Area after being notified as Commercial area under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

By Director
MPR
31/10/11

31/10/11

1. Refer to 16.2 sub para 3 :

All the buildings in Special Area shall be exempted from punitive action till the Re-Development Plan is made and notified instead of 3 years from the date of notification of MPD 2021 and status Quo should be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

Thanx & Regards,

Neeraj Gupta