

Satish Kumar Gupta

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C-3/2 Safdurjung Development Area
New Delhi-110016
Tel: 98 110 82727

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No..... 361.....
Dated..... 17/11/11.....

Dated: 10.11.2011

The Director (PLG) MPR
Delhi Development Authority
6th Floor, Vikas Minar, I.P. Estate
New Delhi-110002

Subject: Regarding inviting of Public Suggestions for Mid-Term Review of Master Plan for Delhi 2021

Dear Sir,

I welcome the initiative of DDA to come up with Mid-Term Review of Master Plan for Delhi-2021 in respect of MP for Delhi 2021. However I propose the following amendments / additions in respect of vacant agricultural land falling in proposed Urban Extension area "J" Zone, so that all owners are brought at par with each other.

1. The land falling between the clusters of Farm Houses situated in proposed Urban Extension Area "J" Zone, as on date is still in status of Agricultural Land / Green Belt area.
2. The land also falling between the clusters of existing Farm Houses in proposed Urban Extension area "J" Zone should also be allowed to construct farm houses or country homes which will form part of low density area. This is necessary in the interest of parity and natural justice so that Government does not penalize law abiding citizens who have not built unauthorized farm houses on authorized agricultural land. Moreover as per MPD 2021, approved farm houses sanctioned prior to 1st April 1990 were allowed to continue.
3. In the interest of natural justice and equality, land owners who have not constructed farm houses prior to 2007, should also be permitted to get expired plans renewed or get new plans approved by allowing construction of Farm Houses / Country Homes as per the norms applicable to farms built prior to 2007.
4. Farm Houses owners should be allowed to retain their farm houses as **Farm Houses / Country Homes** and should have the option to keep it in present shape or may even take up construction upto 25 FAR.

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5. Sub division of plots subject to a minimum of 1 Acre be kindly considered. This is in view of expanding families.
6. It would be judicious and fair to allow owners to actually build on the basis of 25 FAR on the size of their land, i.e. the sanctity of 87.5 % of land being open would in any case continue to hold thereby contributing substantially to adding much needed green lung in the interest of Delhi environment.
7. People having property in the area should be allowed the same amount of built up area, whether they have built or not, whether they have sanctioned plans or not. Again, this is necessary in the interest of parity and natural justice so that we do not penalize law abiding citizens who may have built only as per sanctioned plans or built less than 25 FAR.
8. In the alternative the land lying vacant between the cluster of farm houses should be allowed construction as per the norms of the "building regulations for special area village abadi (urban & rural) 2010.
9. The Government should also consider to allow the owner on vacant land in proposed Extension Area "J" Zone low rise building (as per attached photo). However the land owner should surrender about 20% of land for infrastructure development in the area.

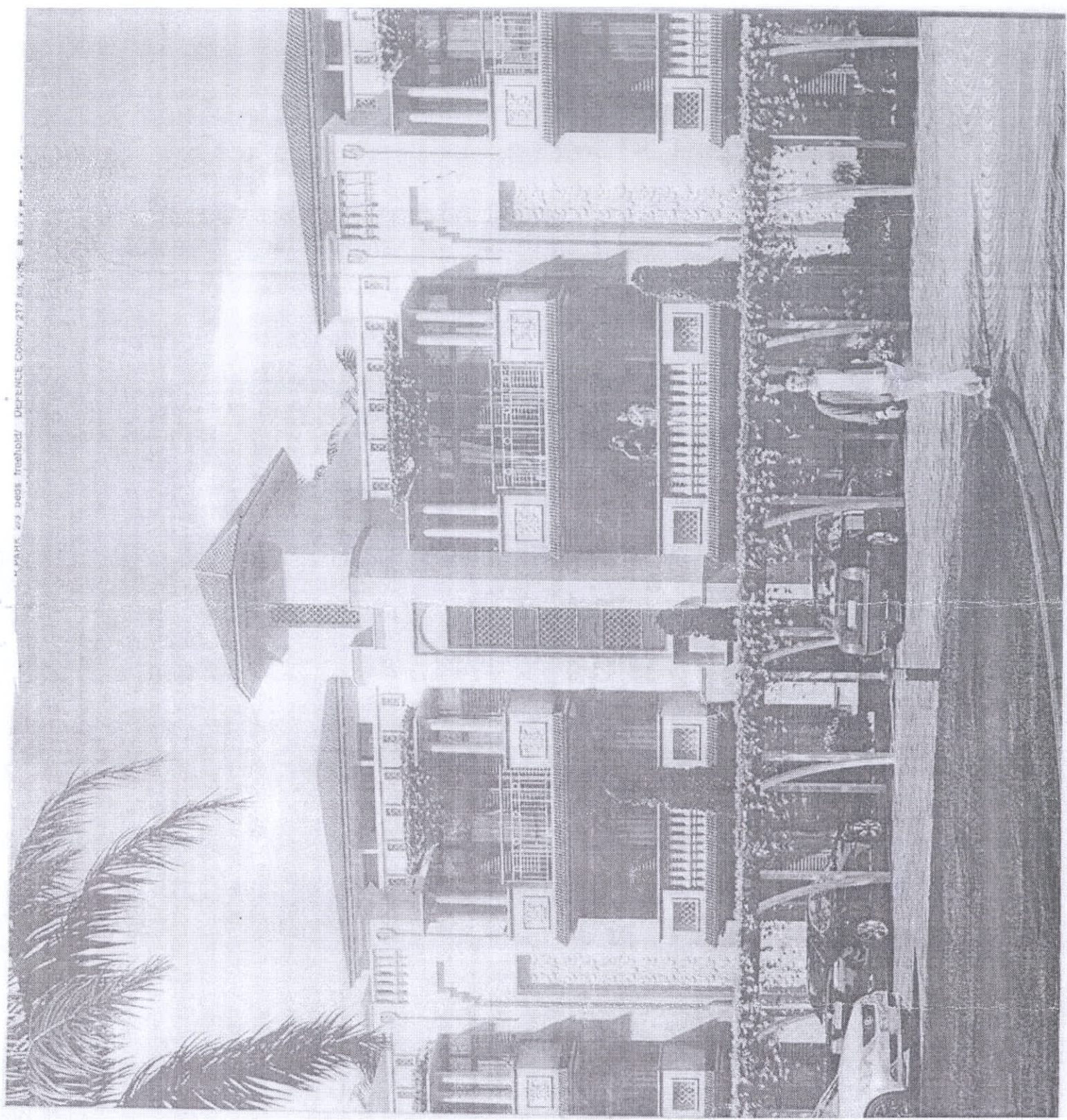
I hope you will consider the above facts and amend MPD 2021 accordingly.

Thanking you



Satish Kumar Gupta

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MARK 409 4008 Inland/ DEFENCE Colony 277 sq. yds.