Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 303
Dated 4/11/11

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 9
Dated 4/11/11

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SEVEN SEAS PROMOTERS Pvt. Ltd.

4/64 Padam Singh Road, WEA Karol Bagh
NEW DELHI

Ref. _____ Dated

From: Mr. Manjeet Singh Chhabra
Director Sevenseas promoters Pvt. Ltd.
4/64 Padam Singh Road
Karol Bagh New Delhi-110005

To
The Director (Plg.) MPR,
DDA, 6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002
Dear Sir
Subject: Suggestions for Mid-Term Review of Master Plan for Delhi-2021

In Reference to your (Delhi Development Authority) Public Notice Dated: 04.10.2011 in Times of India Regarding the review of Modification in Maser Plan, following suggestions need to be incorporated in regards to the **Special Area** in MPD 2021 to make the Master Plan more viable & widely acceptable for the building exiting prior to MPD 2021.

1. **Refer Para 16.2 sub Para 3:** MCD (Local Body) has given Public Notice on 25.05.2007 to declare the status of the building existing on that date in special Area under **SABR, which can be verified from www. mcdsabr.in.** The Owner of the Building had to register himself online with MCD and has to submit a copy of Existing Building Plan, key Plan, Site Plan, Front Photographs of the Building, Structural safety Certificate including an Affidavit under **Special Area Building Regulation and declare his status.**

According to it such buildings were covered under status quo up-to 15 meters of heights

We have an objection on above content in 16.2 sub-Para 3 and we have a valid suggestion that as per above content that in Special Area the building which existed prior to MPD 2021 and who register himself with local body that should be exempted from punitive action and a scheme of amnesty should be introduce for those and be regularized as on where basis on payment subject to the valid proof of existence and all such building upto height of 18 meters should be covered.

P.T.O

Dy. Dir. (RS) MPR
4/11/11
A.D II
8/11/11

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Now we submit that:

a. **That the Owner of the building has maintained the Status Quo from 07.02.2007 till now.**
b. **That if the Building owners has maintained the status quo and declared his status then why the action of sealing up-to 15 meters be initiated.**
c. **This part of Delhi is Known as Old City that why it was designated as " Special Area" and this was inhabited from decades and due to the population growth in the area the public at large started commercial activity for their livelihood so this fact cannot be ignored.**
d. **That the height of the building existed before 25.05.2007 may be relaxed up to 18 meters of height subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.**
e. **That Building existing before MPD be regularized on as it is where is basis in Special Area.**

Important Inference

The purpose of the Special Area Building Regulation (SABR) was to give relief to the building owners who have declared their status under the scheme as public notice by MCD on 25.05.20007.

According to it a relief under Amnesty scheme was to be given

In other states/cities like Hyderabad, Karnataka and other part of India where public at large were given benefit by the state government of Amnesty under the scheme of "Building Penalize Scheme" BPS after paying a compounding fees/ penalty to improve the infrastructure of the Area.

"This was the actual need of the city Delhi but the Authorities have not brought the law according to it which was the need of the city".

Humble Plea:

Kindly Give relief to public at large under Amnesty Scheme so that law of convenience for the public is implemented and your good-self is requested to announce "Building Penalize Scheme (BPS)" with compounding fees / penalty for your city also. The scheme should benefit all those building existed on such date.

2. **Objection /Suggestion: Refer to " The Special Area Building Regulation" which was notified on 17th January 2011** under Master Pan 2021: we submit that there was nothing in the SAVR to give relief to the building existing before MPD 2021 and it was a copy of Master Plan there was nothing new so it should be withdrawn and a new guidelines/ regulation for special area should be made to give relief

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3. **Objection/Suggestion:** **Refer to Para no 4.4.3 sub Para 4:** 100% Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges irrespective of plot sizes and not only to plot between 100 sqmts to 175 Sqmts.

4. **Objection /Suggestion:** **Refer to Para 4.4.3 sub Para xvii:** Projection/Chajjas/Covered Chajjas built up portion which existed before 07.02.2007 up-to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in Special Area subject to payment as applicable or approved by the government.

So kindly accept our above valuable suggestion/views in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan, Kindly incorporate the above modification/suggestion in entirety.

So kindly do the needful & oblige.

Thanking you in anticipation
Business Name:
Name:
Address:

Seal & Signature

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1. **Refer Para 5.3 Metropolitan City Centers:**
   The Para refers to Karol Bagh as the existing Central Business District and all the necessary ingredients to emerge as Metropolitan City Centre. Its boundry is not defined in the Master Plan **so it should have the Area bounded by Faiz Road in the East, to the Drain (Guru Nanak Market Road in the West, and DB Gupta Road in the North to the Pusa Road in the South and all the plots falling inside the boundary should be given Commercial status.**
   Important:
   a. In the above Area more than 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.

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2. **Refer to Para 3.3.2 Guidelines for Redevelopment Schemes:**
Sub-Para-iv: 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 notified 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:**
   a. Projection/Chajjas/Covered Chajjas should be allowed/given to all plots sizes, irrespective of the plot of 175 meters in the Special Area/ Karol Bagh Which existed prior to MPD 2021.
   b. **Refer to 4.4.3 Sub-Para 4:** Irrespective of the plot sixe with (Cent Percent) 100% 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 and FAR upto 500% should be increased on all the plots abutting notified road of ROW 18 Meters and above, prior to MPD 2021.
4. **Refer to Para 15.12.3 Sub-Para iv:**
In Special Area, Commercial Area/ Notified Road under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.
5. **Refer to Para 16.2 Sub-Para 3:**
All the buildings in Special Area shall be exempted from punitive action till the Redevelopment 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.

So kindly accept our above valuable suggestion/views in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan, Kindly incorporate the above modification/suggestion in entirety.

So kindly do the needful & oblige.

Seal & Signature

Thanking you in anticipation
Business Name:
Name:
Address: