

From: Satbir Singh.

Regent Continental (Guest House)  
4/74 W.E.A, Krishna Market  
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New Delhi-05

Director (Plg.) MPR/TC,  
P.A. Vikas Minar N. DELHI-2  
No. 907  
Date 17-11-11

✓ The Director (Plg.) MPR  
DDA, 6th Floor,  
Vikas Minar,  
I.P. Estate,  
New Delhi – 110002

Recd Central Dy. No. 24  
Dated 17-11-11  
R&D Vikas Minar  
Delhi Development Authority  
Meeting Asstt

Dear Sir

Subject: Suggestion for Mid-Term Review of Master Plan for Delhi -2021

In Reference to your (Delhi Development Authority) Public Notice Dated : 04.10.2011 in The Times of India regarding review of Modification in Master Plan , following suggestion 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 existing prior to MPD 2021.

**Refer to para 5.3 Metropolitan City Centres:**

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 in the Master Plan. **So the area should be defined 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 so that our building which is in 4 Block W.E.A falls in the same category. All the Plots falling inside the boundary should be given Commercial status.**

**Important:**

In the above mentioned area, more than 90% of the building are already being used as Commercial property.

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 Centers and height of the building should be increased to 18 meters.

**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

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higher Far than that allowed on the individual Plots(without imposing notified road condition) . **These Amalgamated plots should be allowed higher FAR and 18 Meters Height for better working conditions as well as for more fire exits.**

**3. Kindly refer to para 4.4.3 Sub – para xvii A:**

Projection/ Chajjas should be allowed / given to all plot sizes, and not only to plots of 175 meters to maintain the continuity of the buildings in the special Area / Karol Bagh that existed prior to MPD 2021. Almost every building in Karol Bagh area have Projections. Compoundable fees / charges should be charged to regularize these projections.

**Refer to 4.4.3 Sub-para 4:** Irrespective of the plot size, 100% Ground Coverage and 500 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 roads 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 that existed before the notification of MPD 2021.

**5. Refer to 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 dated in special Area under SABR, that can be verified from [www.mcdsabr.in](http://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 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 suggest that all the building 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. Status Quo should be maintained till the Redevelopment Plan for the special Area is prepared and notified.

**6. The owner of the building has maintained the status Quo from 07.02.2007 till now.**

If the building owners have maintained the status quo and declared his status, then the action of sealing up- to 15 meters is not understandable.

This part of Delhi is known as Old city that why it was designated as “Special Area”. This was inhabited since decades and due to the population growth in the area, public at large started commercial activity for their livelihood. So this fact cannot be ignored.

The height of the buildings existed before 25.05.2007 may be relaxed upto 18 meters of height, subject to the clearance from Fire Department and Structural Safety Certificate from an Architect.

That Building existing before MPD be regularized on “as is where is basis” in special Area.

7. 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 buildings existed on such date.**

8. There is a major issue of car parking in the area as it is very congested. Special provisions should be made for avoiding road side parking. I would suggest construction of large **multi level parking** to cater to Special areas. Only pick and drop facilities should be available on road.

9. Large public **pedestrian streets** should also be developed to avoid intermixing of traffic and pedestrians.

10. I would also like to submit it here that **road width criteria** shouldn't be applied to Special areas. The area should be **regularized on the basis of “as is where is”** as on cut date because the buildings have been existing for years and dismantling them would be National loss and hazardous to public.

11. I would also request you to allow the continuation of existing guest houses/ commercial activities, because it would lead to a large number of unemployment in the area and result in unrest among people. Existing guest houses should be allowed with 100% FAR in residential building instead of 75% as per MPD 2021.

12. The area should be declared a commercial zone because large numbers of commercial activities have been existing in the area much before independence. The area was developed as a business district because of its close proximity to walled city, Lutyen's Delhi, Railway station and ISBT.

13. M.C.D is also charging Convergence Charges from us annually in this area. So we request you to declare these properties as commercial properties

**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 25.05.2007. So we request you to provide us the status co of buildings existing before 2006 till the MPD 2021 finalized or implemented and give us the relief from the fear of Sealing and demolition in the special area.

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

So kindly do the needful & oblige.

**Thanking you in anticipation,**

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 Seal & Signature