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SULTANPUR FARMS WELFARE ASSOCIATION  
38, SULTANPUR FARMS  
MG ROAD, MEHRAULI  
NEW DELHI - 110030  
M- 98110-40347

MPD 2021 Review  
by  
JA/4

Dated: April 14, 2012

To,  
Sh. A.K.Manna  
Director (Planning),  
DDA, Zone ( F&H ), 4<sup>th</sup> Floor, Vikas Minar  
New Delhi

OFFICE OF UDM  
Dy. No. 540  
Date 17/4/12

PS to UDI  
Seenu

Reg: Review of Master plan for Delhi - 2021

Dear Sir,

This refers to your advertisement in Hindustan Times intimating review of MPD 2021. You have also requested for suggestions to be submitted before 30.4.2012.

We are the RWA representing residents in and around Village Sultanpur, Mehrauli Gurgaon road, New Delhi - 30. We are to suggest that the Village Abadi (lal dora) area called New Manglapuri, Village Sultanpur be declared Mixed land use / local commercial. The merits of the same are listed hereunder:

1. Restructuring of existing areas(p.20) A Special Area and Villages

MPD-2021 states the following:

"The villages are also considered at par with the 'Special Area' as they also have the same traits." The local authority within three years shall survey and delineate commercial areas and till such time status quo should be maintained (p.122)

**Suggestion: MCD to survey and delineate commercial areas in the village under reference and till such time status quo should be maintained.**

2. Economic Role of the Villages

Villages are characterized by a mix of different land uses and have compact built form, narrow circulation space and low rise high density developments. These accommodate residential, commercial and industry uses and function as a mix. It is important that these areas with such uses continue to play an active economic role.

**Suggestion: As villages play an important economic role, existing commercial activity may be conserved.**

3. Mixed Use Regulations: As per MPD-2021:

15.3.1 Commercial activity existing prior to 1962 is permissible (p 112)

15.3.4. "In abadi area of villages mixed use shall be permissible for which local body shall carry out a survey" (114-115). Commercial streets and area may also be notified where 80% of residential plots are under mixed land use or if there are three hundred shops within a contiguous area of 1 Ha.

**Suggestion: MCD to notify and permit legitimate, existing commercial activity in village New Manglapuri.**

S(U.D) - on the  
A.J(U.D)

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Dy. No. 540  
Date 17/4/12  
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4. As per LG order dated 28.11.11 " Transit Oriented Development Plan for MG Road which is a National Highway and also a metro corridor is to be prepared by DDA where existing commercial structures are to be incorporated on de-facto basis."

**Suggestion: DDA to prepare TOD Plan incorporating existing commercial structures**

5. Zonal Plan of zone J notified on 8.3.10 indicates the village area under facility corridor, which includes commercial activity.

**Suggestion: This debars the local body from issuing any notices against commercial activity, since MPD-2021/zonal Plan prevail.**

6. i) DDA notification (F3 (28) 2008 MP dated 17.1.11) Building Regulations for Special Area, regularised unauthorized colonies and village abadi  
ii) MCD circular TP/G/3426 dated 28.9.11 are based on the assumption of residential use of village abadi.

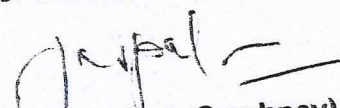
**Suggestion: These are inconsistent with MPD-2021 which provides for Incentivised Redevelopment with enhanced FAR, 10% FAR for commercial use, mixed use and Transit Oriented Intensive Development along major transport/metro corridor. MPD 2021 provision that the Land use of village abadi (lal dora) located in any land use zone is Residential (p 127 of MPD-2021) is to be read along with mixed use Regulations and also the zonal plan. Local commercial and mixed use are part of residential use zone.**

In view of the above facts, it is requested to take a more constructive and clear interpretation of the MPD-2021 and implement the above stated mandates in the right earnest.

Please let us have a personal hearing wherein we can represent the above.

Thanking you

Sincerely yours  
For Sultanpur Farms Welfare Association

  
(Jaspal Singh Sawhney)

President

Copy to:

1) Sh. Chandu Bhutia  
Dy Director ( Planning) Zone J  
12<sup>th</sup> Floor, Vikas minar  
New Delhi

2) DDA website [www.dda.org.in](http://www.dda.org.in)



**Smt. Sonia Gandhi**  
Prime Minister, India



**Dr. Manmohan Singh**  
Prime Minister, India



**Shri Kamal Nath**  
Union Minister, Urban Development

# Future of Delhi-2021

## Give your Suggestions Now

### Review Of Master Plan For Delhi 2021 - A Participative Approach

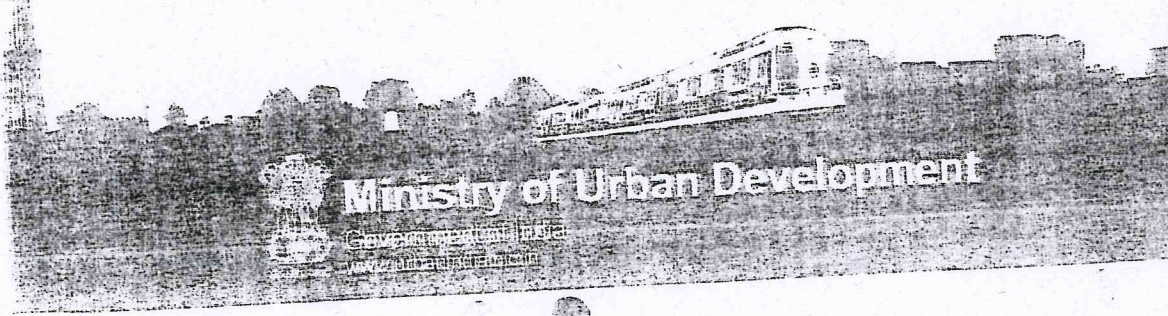
The Master Plan for Delhi 2021 has been drafted with a vision and policy objectives for the successive periods of twenty years. It envisions an urban development that will be sustainable, inclusive, and resilient. The Master Plan outlines the vision and objectives for the future of Delhi. The review of the Master Plan will be a participative process. The review will be a participative process. The review will be a participative process.

- The suggestions will be received by the Urban Zones (UZs) officials in the field, available in the form of a '104' sheet in the following manner:
- 1. New suggestions for Review of Master Plan Delhi - 2021**
- 2. New suggestions/inputs can be submitted received for review of MPD-2021**
- 3. The suggestions/inputs may be submitted, subject to the submission of other suggestions, in the form of a '104' sheet in the following manner:**
- 4. The suggestions/inputs may be submitted in the form of a '104' sheet in the following manner:**

DISTRICT	NORTH		EAST	WEST	SOUTH	CENTRAL
	NORTH-I	NORTH-II				
DELHI	1. North Delhi 2. North West Delhi 3. West Delhi	4. North West Delhi 5. North West Delhi-II	6. East Delhi 7. East Delhi-II	8. West Delhi 9. West Delhi-II	10. South Delhi 11. South Delhi-II	12. Central Delhi 13. Central Delhi-II 14. Central Delhi-III
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1. All the suggestions received by ODA till 31.01.2012 may be viewed on ODA website referred in Para 1 above.

2. All suggestions received till 30th April 2012 will be considered.



**Ministry of Urban Development**  
Government of India  
New Delhi