

अजय माकन
AJAY MAKEN



OFFICE OF UDM

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राज्य मंत्री (स्वतंत्र प्रभार)

युवा कार्यक्रम एवं खेल

भारत सरकार

नई दिल्ली-110 115

MINISTER OF STATE (INDEPENDENT CHARGE)

FOR YOUTH AFFAIRS & SPORTS

GOVERNMENT OF INDIA

NEW DELHI-110 115

Respected Sir,

I am forwarding herewith a letter received from Sh. Satya Prakash, President Federation of Naraina Vihar Residents Welfare Association, B-77, Naraina Vihar, New Delhi regarding amendment in MPD-2021 as mooted by Ministry of Urban Development in view of ground realities in Delhi.

I fully agree with the contents of Federation's letter suggesting the amendment. I would submit that there is an urgent need to amend the Foot note under Table 4.3 in the chapter under shelters of MPD-2021, which is as follows:

"Pre 1962 plotted double storied flats shall be treated as residential plots".

"This may kindly be amended to read as "Pre 1991 instead of Pre-1962".

The first Master Plan Delhi was issued in 1962, when DDA came into existence and the 2nd Master Plan 2001 was issued in 1991. It was hence they suggested for amendment to "Pre 1991".

I shall be grateful for your kind consideration of the suggested amendment at this time of review of MPD-2021 which may also consider the structural safety aspect.

The contents of the letter are comprehensive and self-explanatory. The request of the Federation may kindly be considered.

With regards,

Yours sincerely,

Ajay Maken
(AJAY MAKEN)

Shri Kamal Nath,
Hon'ble Minister of Urban Development,
Nirman Bhawan,
New Delhi.



(Regd.: S/50305/2004)

FEDERATION OF

NARAINA VIHAR RESIDENTS WELFARE ASSOCIATIONS (FONARWA)

B-77, NARAINA VIHAR, ND-28 Telefax : 25770615 : 25770551 E-mail : wg.cdr.sprakash@gmail.com

Federation was awarded first prize in Delhi Bhagidari Citizens group Competition 2005 & Commendation Trophy in 2006

Sudhir Sethi, 9810089103

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February 3, 2012

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To: **Shri Tajendra Khanna**
Hon'ble Lt. Governor of Delhi
6 Raj Niwas Marg
Delhi-110054

Sub: Amendments needed in MPD-2021 as mooted by MOUD in view of ground realities in Delhi

Respected Sir,

In view of the hardships and inconveniences faced by the allottees/owners of 2 storey DDA Flats, a minor amendment in MPD-2021, as explained below, is urgently needed and is for your kind consideration.

Your kind attention is invited to the chapter dealing with shelters of the MPD-2021 & the Footnote under Table 4.3 which reads as follows:

"Pre 1962 plotted double storey flats shall be treated as 'Residential plots'."
(photocopy of the relevant page is attached)

Most of the plotted double store flats were constructed and allotted by DDA after 1962 and therefore the owners/allottees of such flats have been denied the benefits of extra coverage as given to the owners of Pre 1962 flats. It seems that confining such benefits to the owners of Pre 1962 flats is an inadvertent typographical slip in the MPD-2021. We believe that the authors of MPD-2021 would have never created such serious disparity between the Pre 1962 and Post 1962 flat owners in terms of benefits of extra coverage consciously.

Now, the MPD-2021 is being reviewed, and we therefore request you 'Sir' to kindly amend the Footnote mentioned above to read as "Pre 1991 instead of Pre 1962" in the interest of fairness and justice at large to cover similar flats constructed Post 1962.

We shall be grateful 'Sir' for your kind consideration in granting the suggested amendment.

Thanks and Regards,

Yours sincerely,

(Signature of Satya Prakash)
(Satya Prakash) (Bal B P S Goel) (Vijay B. Mansukhani)

NOO
cc.

Shri Kamal Nath, MP
Hon'ble Minister for Urban Development
Govt. of India, New Delhi-110001

PTO

cc. Shri Ajay Maken, MP
Hon'ble Minister of Youth Affairs & Sports
Govt. of India, 10 Pt. Pant Marg, New Delhi-110001

cc. ~~Shi Rama Kant Goswami, MNA~~
~~Hon'ble Minister of Labour, Industries & Elections, GNCT of Delhi~~
~~New Delhi.~~

Table 4.3: Uses / Use Activities Permitted in Use Premises

Use Premises	Definition	Use/ Use Activities Permitted
* Residential Plot - Plotted Housing	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel.	Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/Society Office (50 sq.m.)
Residential Plot - Group Housing	A premise of size not less than 3000 sqm (2000 sqm. for Slum/ JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, mixed use activity as per the Master Plan provisions, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area up to 20 sqm. each). Community Room, Society office, Crèche / Day Care Centre, religious, Senior citizen recreation room, swimming pool.
Residential Flat	Residential accommodation for one family / household as part of group housing.	Residence, mixed use activity as per the Master Plan provisions.
Residential Premises Special Area	A residential premise in Special Area.	As per Special Area Regulations
Slum/ rehabilitation	Residential accommodation provided JJ as part of slum area resettlement/ rehabilitation	As per Slum Area Redevelopment Regulations
Foreign Mission	A Premise for the foreign mission.	Foreign Mission and related facilities / offices (with max. 25% of FAR for residential component)
Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	Hostel, Old Age Home, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (max. 20 sq.m. each)
Guest House Lodging & Boarding House	A premise providing temporary accommodation for short durations.	Guest Rooms, Watch and Ward Residence (20 sqm), Service Shops of Barber, Laundry, Soft Drink and Snack Stall (upto 20 sqm each)
Dharamshala its equivalent	A premise providing temporary accommodation or for short durations on no-profit basis.	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall (upto 20 sqm each)
Rain Basera (Night Shelter)	A premise having the facility for providing the night accommodation to individuals without any charges or with token charges. It may run by local government or voluntary agencies.	Night Shelter and related facilities.
Farm House	A dwelling house on a farm.	Farm House, Watch and Ward Residence (up to 20 sqm)

→ * Pre 1962 plotted double storied flats shall be treated as Residential Plots.

* Bed and Breakfast accommodation may be a permissible activity in residential plot/ flat, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.

4.4.3 CONTROL FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES

A. Residential Plot-Plotted Housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

	Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of DUs
1	Below 32	90*	350	3
2	Above 32 to 50	90*	350	3
3	Above 50 to 100	90*	350	4