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Jaunapur Gadaipur Welfare Association®

Office:- Vindhyachal Farm House, 47/3, Jaunapur, Mehrauli, New Delhi-110030
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OFFICE OF UDM
Dy No. 2056
Date 15.5.12

Submitted to ODA,
Open House Meet on
6/5/2012

MPD 2021 Review
by
15/5
PS to UDM
See (u)

President
Kuldip Singh Dhingra
(Sukhsarvar Farm)

Vice President.
Bishan Singh Bedi
(Cricket Abode)

General Secretary
Vinod Kumar Jain
(Vindhyachal Farm)

Jt. Secretary
Satish Sawhney
(Krishna Sawhney Farm)

Treasurer.
Ms. Indi Brar
(Greenfield Farm)

8 May, 2012

Mr. A. K. Manna
Director Planning (South Zone)
Delhi Development Authority
4th Floor, Dir-Area-U-1
Vikas Minar
New Delhi.

Sub : Suggestions for review of MPD 2021 and more specifically with regards to Farmhouse Policy for Urban Extension Areas for Delhi

Dear Sir,

We are in the Urban Extension area (J Zone) as already notified. We have the following suggestions for such rural areas since notified, as Urban Extension Area.

- 1 The owners who choose the country house concept for their land, may be permitted to build upto 30% FAR, in case they have existing built-up less than 30%. This is to take care of future needs of growing families. Such additional coverage should be without any penalty charges.
- 2 Sub-Division of plots subject to a minimum of 0.4 hectare (1 Acre) should be allowed. This is also to accommodate future needs of growing families.
3. Maximum Ground Coverage on total plot should be 30%.

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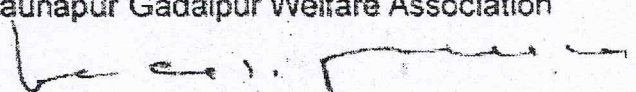
4. That all ancillary units like guard rooms, utility rooms, watch and ward residences, and outhouses be considered outside the preview of setback norms but to be included in the FAR.
5. Basement may be considered free of FAR.
6. Amnesty may be granted for cases where the built up is already as above. They may be subject to graded penalties for such existing built up areas as above mentioned.
7. The owners who have built less than 30% should be permitted as earlier mentioned in point 1, so that they do not feel too much disadvantaged as compared to amnesty seekers.
8. The Urban Extension Area owners in opting for country homes concept are willy nilly contributing to betterment of Delhi's environment by choosing a low density coverage for their property (upto 30% as against many multiple higher FAR allowed in Urban Areas). In addition, the fact that they have already not over-built grossly and are seeking to build with permission, deserves to be treated with due respect, recognition and thereby should not be subject to any penalties or disadvantage in allowance of FAR less than 30%.

We would request you to kindly take our suggestions into consideration before any final policy is finalized.

Thanking you,

Yours faithfully,

For Jaunapur Gadaipur Welfare Association


Kuldip Singh Dhingra
President