

Kalkaji Krishna Market Association (Regd.)

KALKAJI, NEW DELHI - 110019

OFFICE OF UDM

Dy No. 1791

Dated 15/12

Date 15/12

Ref. No. KKMA/6/12

Shri Kamal Nath Ji,
Hon'ble Minister,
Ministry of Urban Development,
Government of India,
Nirman Bhawan,
New Delhi-110001.

Chairman :
Sikander Lal Kapoor
Ph. : 6430179

President :
Vinod Khurana

Ph. 6477932
6433419

9810081126

V. President :
I. R. Dhillon
Ph. : 6466768

General Secretary :
Rajesh Arora
Ph. : 6436636

Cashier :
Sant Ram Kalra
Ph. : 6464002

"Secy. (UD)"

MPD 2021
Review

PS to UDM

3/5

4653
1/5/12
PS to UDM

Sub : Review of Development Control Norms in respect of erstwhile Shop-cum-Residential plots now designated as Local Shopping Centres

Respected Sir,

At the outset, our Association congratulates Hon'ble Prime Minister of India to confer the portfolio of Urban Ministry to a most deserving & vibrant person, who not only accepted lapses in the existing Master Plan-2021 but also expressed his concerns and ordered to review it. It is heartening to see genuine approach and statement from Hon'ble Minister.

The properties of Association are victim of unfair and injudicious decision on the part of the Delhi Development Authority concerning to applicability of Development Control Norms in respect of erstwhile Shop-cum-Residential plots now designated at Local Shopping Centres.

Prior to coming into force of Master Plan-2021, there were two regions of commercial activities in this metropolis, one is legal and other is illegal. The term legal delineated to those plots/areas, which were earmarked for commercial activities, which included Shop-cum-Residential Plots whereas commercial activities spread out in residential properties were in contravention of land use and were illegal. Ironically, MPD-2021 lays down a provision to give legal tag to such illegal commercial activities in residential properties. In the light of provision of MPD-2021, local body identified a number of roads as commercial, which accordingly notified by the Government.

As per decision of DDA, Shop-cum-Residential plots need to be adhered to the standard plans in terms of development control norms, which had been prepared three decades ago whereas residential properties abutting on notified commercial roads are entitled for norm as are applicable in respect of residential plots as per MPD-2021. By virtue of above decision, residential properties earlier used illegally for commercial purposes and now abutting on notified commercial roads are enjoying much higher FAR and Ground Coverage than those plots/properties, which are earmarked for commercial activities, which included Shop-cum-Residential Plots.

Kalkaji Krishna Market Association (Regd.)

KALKAJI, NEW DELHI - 110019

Ref. No. _____

Dated _____

Chairman :

Sikander Lal Kapoor

Ph. : 6430179

For instance, the plots/properties of our Association (Shop-cum-Residential plots now designated at Local Shopping Centres) having 70.00 Sqm in size are allowed 170 FAR and 80% Ground Coverage whereas same size of plots abutting on notified commercial roads enjoying 350 FAR and 90% Ground Coverage. The vast discrepancy can easily be seen.

President :

Vinod Khurana

Ph. : 6477932

6433419

It is often said that law abiding citizens are to remain at loss due to policy of Government. The decision of DDA manifests this fact. The Association wants justice not only for its properties but in respect of all similarly placed Shop-cum-Residential plots now designated at Local Shopping Centres suffering from the decision of DDA, as aforesaid. It is requested with folded hands to get the matter examined to its depth and to bring the facts on record. The development control norms in respect of Shop-cum-Residential plots now designated at Local Shopping Centres may be considered and permitted as is applicable in respect of residential plots.

V. President :

I. R. Dhingra

Ph. : 6466768

General Secretary :

Rajesh Arora

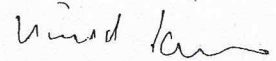
Ph. : 6436636

Cashier :

Sant Ram Kalra

Ph. : 6464002

Yours sincerely



(Vinod Khurana)

President

Shop No.17, Kalkaji Krishna
Market Association (Regd.)
Kalkaji, New Delhi-110019