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meeting



KAROL BAGH TRADERS FEDERATION (REGD.)

6/44, W.E.A., Ajmal Khan Road, Karol Bagh, New Delhi - 110 005
Phone. : 42499000, 42499002

Ref. :

OFFICE OF UDM
Dy. No. 4799
Date 08/10/12

Min. of Urban Development
Dy. No. 9379
Date 11/10/12
To: Pst UDM

Date: 6/10/2012

MPD 2021 Review
PS to UDM
Section

To,
Honorable Shri Kamalnath Ji,
Minister of Urban Development,
Government of India.

Subject: Seeking for time in regards to Suggestions for Mid-Term Review of Master Plan 2021

Dear Sir,

First of all we thanks for your kind cooperation given to us all the times. We also give special thanks to Honorable Shri Kamalnath ji, Minister of Urban Development along with Lt. Governor of Delhi and Smt. Sheila Dixit, Chief Minister of Delhi for taking keen interest in the matter of Master Plan 2021 for recommending Higher FAR & High Rise building for the Development of Delhi.

Further we request you to kindly help us in Mid-Term Review of Master Plan for Delhi -2021 which will not only fulfill the need of the city but also help the society for their livelihood. The following suggestions need to be incorporated in regards to the **Special Area** to make the Master Plan more viable & widely acceptable for the buildings existing prior to MPD 2021 as more than 90% of the buildings are being used as Commercial due to the population growth in the area and the public at large started commercial activity for their livelihood so this fact cannot be ignored.

Amalgamation of plots: Amalgamation and Reconstitution of plots: more than 20000 smaller plots in the area are already amalgamated so we suggest that in the contiguous Area of Karol Bagh these amalgamated plots should be allowed with higher FAR and not reduce their FAR because the are amalgamated.

Already Exist Buildings: Taking the fact that 50000 buildings already exist/developed with more than 100% Ground Coverage and 550 FAR so it should be allowed/eligible for regularization as they are which already existing as on 22.09.2006 ,on payment of charges . This is already allowed for plot between 100 Sqmts to 175 Sqmts and also should apply on all the Plots of all sizes or regularized on "As it is Where it was Basis" in Special Area subject to the clearance from Fire Department with relaxed norms and Structural Safety Certificate from an Architect.

Projection/Chajjas/Covered Chajjas: Already existed chajjas which existed before 07.02.2007 up-to 1.25 meters above 3 meters height from the ground level shall be regularized irrespective of plot size on road below 24 meters ROW in Special Area subject to payment as applicable or approved by the government.

Metropolitan City Centres: Karol Bagh has been declared Metropolitan City Centre and exist as a 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 it should have the Area bounded by Faiz Road in the East, to the Tank Road in the West, and DB Gupta Road in the North to the Pusa Road in the South and all the plots falling inside the boundary should be given Commercial status and the streets between this continues area should be notified as commercial use or it should be allowed as pedestal shopping streets and the FAR should be 550% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters

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The streets below 9 meters in the above area does not fit for residential purpose because more than 90% is commercial and famous markets like Mobile Market, Shoes Market, Auto Parts, Cars Accessories, Jewelers, Handloom Market, and lot of General shop has developed as commercial in these streets below 9 meters and large no of population doing their business for their livelihood on these streets. So we suggest all the streets below 9 meters should be allowed as commercial use.

Relief Under Amnesty scheme

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.

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.

Without below changes Redevelopment of the Area cannot be possible

Development of Parking Facility: It play's major role to facilitate the area and without it, it is not possible to redevelop the area. Sir, parking in the area is an urgent need and to build the infrastructure for it will take a long process but many precautionary steps can be taken to least the problem.

Suggested action: We suggest to build more & more car parking sites with modern technique i.e. Underground, Stack Parking or Multilevel Parking

Suggested action: it is important that parking project are made and implemented in these areas. The government should make a priority list of these areas and complete the plan and its implementation immediately.

Suggested action: To finalize the priority list for implementation and to set deadlines for monitoring by a high level committee.

Suggested action: We suggest giving active participation to the associations in the area which can help to regulate the traffic problem and the parking problem on PPP basis.

Suggested action: We suggest to build Multilevel/Underground Parking lot at the following place with immediate effect.

1. Sastri Park purposed site for Multilevel Parking by MCD at Padam Singh Road pending from last 15 years.
2. MCD School at Bank Street which is lying vacant from more than 15 decade can be used as parking site.
3. MCD School Opposite Satbrawan School on Padam Singh Road for Underground Parking.
4. Ground/Park of Sat-Nagar Cremation Ground for Multistory/Underground Parking.

5. MCD School on Arya Samaj Road near Ganda Nala for Underground Parking.
6. Underground Parking at MCD Office, Baba Phool Singh Gurudwara in Rajinder Nagar backside Metrorail
7. Ajmal Khan Park for Underground Parking
8. Parsad Nagar near San't Mark School adjoining Park/Ground for Multilevel Parking for Tank Road Market.
9. Faith Academy School ground for underground parking.

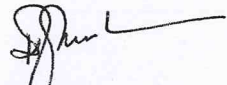
Traffic Jam: To avoid this unavoidable jam in the area we have to think more wider and to make a network of Fly over, bridges and underpass on the main connected Road in the area for smooth signal free passing of traffic. So we suggest that to build Flyovers, underpass and bridges at the following points.

- a. On the Crossing/T point of Sarai Rohilla at Anand Parvat.
- b. To build signal free Crossing at Liberty Cinema
- c. To build underpass on main Pusa Road on Metro Station to cross the Road.
- d. To build signal free crossing at Hanuman Murti on link Road for smoothness of traffic.
- e. To build signal free crossing at Siddarth Hotel on Patel Chock for smoothness of traffic.
- f. To build signal free crossing near Videocon Tower on link Road for smoothness of traffic.
- g. To build signal free crossing near Jhandewalan Mandir connected to Paharganj / CP for smoothness of traffic.

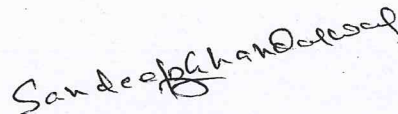
So kindly accept our above valuable suggestion/views in specific aspect of the Special Area under the provision MPD 2021 who existed prior to Master Plan. Kindly incorporate the above modification /suggestion in entirety.

So kindly do the needful & oblige.

Thanking you,
Karol Bagh Traders Federation (Regd.)


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