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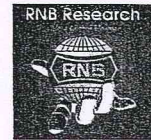
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Sh. Kamal Nath ji,

Opinion poll on "What Delhi want in the ongoing review of Master Plan Delhi 2021"

Living in the capital of our country is a dream for every citizen. Like every city, Delhi too has a Master plan 2021 designed to provide the best living conditions for the people of Delhi.

The ongoing review of the Master Plan Delhi 2021 is under process & we thought to check out what people of Delhi want in this periodic review of Master plan with respect to **Residential plot / colonies only**.

Methodology:

1. Today's Chanakya interviewed a random sample of 3680 people across Delhi
2. Respondents chosen owned either a residential flat or plot.
3. Data was collected to the profile of all adults age 18 + including by age, Sex, Social class, household, work status, literacy level, etc. Special care was taken to make the sample as representative as possible.

Based on our Opinion poll we came out with the following suggestions for **Residential plot / Residential colonies only:**

1. More categories to be included in Professional activity under Mix Land use.

2. Balconies (Front & Rear both) made in Residential plots within the plot area should not be counted in FAR & may be compounded after payment of additional charges above FAR charges.

3. Offices (in Basement & Ground floor) to be allowed on minimum 18 m (60ft) road, whether or not the road is notified as mixed use. When so many other activities are allowed under Sec 15.7 of the MPD 2021 irrespective whether the road is under mixed use or not, than why not offices be also allowed under this section instead of Sec 15.6 (where office is allowed on mixed use street only). An office will always have less traffic than all the categories covered in other activity in Sec 15.7.

4. Plantation on dividing roads to be made compulsory for a better Green Delhi.

5. Process to obtain occupancy certificate for residential plots from concerned authority is too hectic & involves big corruption practices. It is suggested to make this process simple & easy. Residential plots with 250 sq meters & below may be exempted to take occupancy certificate but necessary charges are to be paid by self assessment method & building should be as per sanction plan & with in permissible set back otherwise huge penalty to be imposed.

6. Occupancy certificate charges only for residential plots can be determined / paid by making self assessment as like property tax charges. This will ease the common citizens & may encourage more people to pay the occupancy charges there by adding revenue to the civic agency.

7. Amalgamation of two adjoining residential plots to be allowed provided plots are owned by family members after paying certain charges.

8. Simplifying the process in which Individual residential flat owners should be allowed to get Regularization done for their flat / area as per MPD 2021 norms and without signatures / NOC of other floor owners in the same plot.

9. Make a new norm that after certain age of the building, the entire building is to be dismantled & new construction should be done.


10. In case of Public auction of residential plots, one person can be allowed to take two residential plots against the current limit of one plot. The limit of one plot per person in case of allotment is acceptable however this should not be applicable for plots purchased in "open" auction. Husband & wife can be allowed to take separate residential plot in auction.


11. Sanction map process to obtain sanction drawing for start of residential construction should be simplified & online application to be accepted by the necessary civic authority. This will even help to reduce corruption.

12. Scheme for discount in annual property tax return to be introduced if property tax is paid in advance for 2/3/4 years. This will increase revenue & will even save huge advertisement / other expenses which the civic agency spends to collect property tax.

13. Like annual property tax, annual car parking charges may be introduced.

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