

From: Rahul Chodha
Shr 1033 Ghaffar MPR
K. Bagh, N.D.-5

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-5
Dy.No. 108
Date: 14/11/11

To

The Director (Plg.) MPR,
DDA, 6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002.

Dear Sir,

Sub: Suggestions for Mid-Term Review of Master Plan for Delhi – 2021.

In reference to your (Delhi Development Authority) Public Notice Dated: 04.10.2011 in Times of India regarding the review of Modification in Master Plan, following suggestions need to be incorporated in regards to the Special Area in MPD 2021 to make the Master Plan more viable & widely acceptable for the buildings existing prior to MPD 2021.

- 1. Kindly refer to clause 6.2.1 in Approved Zonal Plan of Karol Bagh regarding Metropolitan City Centre. The Para says that the commercial are to be identified and Metropolitan City Centre to be delineated.

Since the Ghaffar Market meets all the requirements, it should be included in the Metropolitan City Centre and all the development control norms of Metropolitan City Centre should be applicable. This fact is also corroborated by the red commercial area shown in the Zonal Plan.

2. Refer to 16.2 Sub-para 3

All the buildings in Special Area shall be exempted from punitive action till the Redevelopment Plan is made and notified instead of 3 years from the date of notification of MPD 2021 and status quo be maintained till the Redevelopment Plan for the Special Area is prepared and notified.

3. Reference to Para 15.12.3 Sub para IV

In Special Area, Commercial Area/Notified Road under Metropolitan City Centre/Central Business Distt. Should be exempted from conversion charges which existed before the notification of MPD 2021.

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Relief under Amnesty Scheme

In other states/cities like Hyderabad/Karnataka and other parts of India where public at large were given the benefit by the State Govt. of Amnesty under the Scheme of "Building Penalize Scheme". After paying a compounding fees/penalty to improve the infrastructure of the area.

This is the actual need of Delhi but the Authority have not brought the law according to the need of the city.

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

So kindly do the needful and oblige.

Thanking you in anticipation.

Business Name:

Name: *Rahul Choudha*

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Chadha Real Estate Pvt. Ltd.

Director

Seal & Signature