

Research Paper on SUGGESTIONS & OBJECTIONS IN MPD - 2041

1. NOTIFIED 351 ROADS SHALL BE INCORPORATED IN MPD-2041

**2. MIXED USE CHAPTER / RETAIL SHOP IS MISSING IN DRAFT – 2041
RESURVERY OF ALL ROADS UNDER MIXED LAND USE.**

3. SMALL SHOPS –

- a. To increase the size of Small Shop from 20 Sq. Mtr. to 50 Sq. Mtr.

4. PRE-1962 COLONIES –

- a. Inclusion of Colonies like South Extension, Green Park, Greater Kailash which were developed prior to 1962 should be included in the List provided at Annexure 13 of Draft MPD-2041.

5. DDA FLATS -

ENTIRE GROUND FLOOR OF DDA FLATS ON MIXED USE/COMMERCIAL STREETS SHALL BE ALLOWED .

6. HOUSE HOLD INDUSTRY SHOULD BE ALLOWED ON ANY FLOOR 50% OF PERMISSIBLE FAR.

7. URBAN VILLAGES - COMMERCIALISATION

- a. 25000+ Shops running in Urban Villages should be allowed as it is where it is basis.
- b. MAKE SOME POLICY AND NOTIFY ALL EXISTING SHOPS RUNNING IN THESE URBAN VILLAGES AS COMMERCIAL STREETS PER MIXED USE REGULATIONS

8. WARE HOUSE / GODOWNS

- The policy is only for the godown which existed before the date of notification i.e. 21.06.2018 and the facility cannot be availed by the applicants who intend to develop their new go down. Land/ revenue records do not support the fact that these godown had existed before the date of 21.06.2018. We request the DDA to allow all standalone plots that confirm the conditions of the notification. Sanction of new godown/warehouses maybe permitted especially on main roads/ villages (urban/rural)
- The stipulated provision for 30 mtr is not appropriate as lot of roads in village areas are very narrow. Hence the minimum ROW should be reduced to 15mtrs to make it more realistic.
- It is our humble submission that requirement of NOC from traffic police should be exempted with as norms and conditions of RoW and Parking have already been well defined in the policy
- it needs to be clarified without any confusion that sale and dispatch of marble be considered as permissible and valid under the godown policy.

- We request that in all other areas too, the EDC should be reduced on similar lines and the DDA must consider rationalizing the rates by making it uniform for entire Delhi.
- Sortex Machine (Cleaning plant) should be allowed to clean, sort and pack the food grains which is the basic requirement of FSSAI, in the above said Godowns.

9. BANQUETS –

- Reduce commercial / Hospitals/ Group Housing Conversion & FAR charges on Industrial Plots to promote non- industrial/ non-polluting activities.
- Permit sub-division / unit sale in order to promote Conversion to Commercial use/ Office Complex/ Service Industry etc. on Industrial Plots.
- Continue 3.00 ECS/100 Sq. Mtr of built up area for Banquet Halls on parity as being allowed for hotels. The proposed ECS of 6.00 is on a very higher side.
- Reduce minimum plot size to 2000 Sq. Mtr for group housing projects on Industrial Plots in order to promote non-industrial activities and to promote affordable housing for all.

10. SPECIAL AREA –

- a. Walled City
- b. Other than Walled City
- c. CP extension and other area including Karol Bagh