

Observations on queries/ suggestions raised during the webinar held on 06.07.2021 w.r.t draft MPD-2041

S. No.	Name	Queries/ suggestions	Observations
1.	Saleha Sapra	<ul style="list-style-type: none"> • When will the proposed comprehensive mobility plan be out? 	<ul style="list-style-type: none"> • At present, MPD-2041 is in draft stage. All associated regulations, guidelines of MPD-2041 will be published after the notification of MPD-2041.
2.	Mukta	<ul style="list-style-type: none"> • Include diagrams in the MPD 2041 document to improve legibility. • Linkage with NCR is weak in the plan. • Will the MPD interface with sub-regional plan being parallel prepared? 	<ul style="list-style-type: none"> • Suggestion has been noted and will be examined.
3.	Priyanka Kochhar	<ul style="list-style-type: none"> • Southern part of PII Zone (Burari area) is densely populated. Even though it falls in Land Pooling Zone, there is limited scope for implementation of Land Pooling Policy because: <ul style="list-style-type: none"> • Area is mainly brownfield, and there is limited land available for land pooling. • Available land parcels are smaller than 2 hectares, and do not qualify the minimum eligibility for pooling of land. • DDA may not be keen to acquire small parcels of land at market rate. • Un-pooled land cannot surrender 45% of their Land Pooling Area. • Surrendered small parcels of land in bits and pieces will not serve any purpose to DDA. • There is scarcity of basic and social infrastructure including schools and healthcare facilities in the Southern part of PII Zone (Burari area). • Southern parts of PII Zone in Burari area (i.e. brownfield area) have select sites (less than 2 hectares) that may be utilized for development of healthcare infrastructure and education infrastructure. • It is required that MPD 2041: • Should identify brownfield and 	<ul style="list-style-type: none"> • The suggestions are related to land pooling and selection of brownfield areas which is a subsequent process after the Master Plan is notified. Certain features are already covered in the Land policy. So the land policy and regulations be studied which are already on the website.

		<p>greenfield areas separately for implementation of land pooling policies.</p> <ul style="list-style-type: none"> • Includes development of social infrastructure by private entities/investors outside the framework of Land Pooling Policy to meet the shortage of facilities in Southern area of PII Zone (Burari area), especially considering the severe COVID situation in the city. • Treats PII Zone as a special case due to already existing dense development compared to other Land Pooling Zones. • Levies only the External Development Charges for un-pooled land, especially for PII Zone 	
4.	GU575 MK	<ul style="list-style-type: none"> • There is a Government of India scheme for regularising the properties in Rural India, but there is no such scheme for Urban Villages. • MPD 2041 doesn't include any guidelines for Urban periphery Areas, Rural Area. 	<ul style="list-style-type: none"> • The complete area of NCT of Delhi is covered under MPD-2041.
5.	Anurag Jain	<ul style="list-style-type: none"> • Shops in Deputy ganj sadar bazar delhi 110006 area to be included in one category more specifically in commercial use. 	<ul style="list-style-type: none"> • Individual cases are not under purview of Master Plan.
6.	Depinder Kapur	<ul style="list-style-type: none"> • The Master Plan should have been for NCR of Delhi, if all land development scope has been exhausted within the existing land in Delhi. • What has been the experience so far of providing optimal land utilization of urban land? • What are the lessons for optimal norms for land use? What planning norms are being suggested? • Plan for decongesting Delhi should be there. • Activities like hotels, markets, office infrastructure etc. permitted in GDA for plots for 4000 sqmts plots and above (Pages 122 to 124) will affect water recharge zone of Delhi. • Are there any feasibility studies done 	<ul style="list-style-type: none"> • Certain questions have answers in draft MPD-2041 like for decongestion, sanitation, shelter, etc. Some suggestions shall be suitably considered. • The process of land pooling is for optimum

		<p>for other basic services provision, mobility etc., to allow densification of existing areas through redevelopment in the high density central part of Delhi?</p> <ul style="list-style-type: none"> • Why would private developers invest in land pooling project, when they can make more money by investing in some redevelopment project in heart of Delhi? • Decentralised sanitation systems and non sewerred sanitation systems should have been promoted in central Delhi and where densification is proposed. Instead it has been pushed to the periphery of Delhi and that too in the Green Areas, where no settlement should be permitted. • Not enough mention of provision for shelter needs of homeless people, their entitlements, norms and planning for 2041. 	<p>utilisation of land between the land owners and the private developers. These kind of planning schemes have already been successfully implemented in various states of India. In both Land Pooling and Redevelopment projects, there are wide range of options for the private developers to take part and contribute to the development.</p> <ul style="list-style-type: none"> • Dual piping system, Zero Waste Management, Green Building norms and sustainable development features have now become a apart of UBBL 2016 – where the decentralised sanitation/ sewerage etc are to dealt primarily at the building level itself. Government, from to time have been issuing various measures for other such improved mechanisms. However, your Suggestion has been noted and will be examined.
7.	Yashpal	<ul style="list-style-type: none"> • How will we achieve the extra housing units in absence of (Land use distribution) mentioned in Table No. 3.2 of MPD 2021? • Land use distribution not mentioned in MPD 2041. 	<p>Suggestion has been noted and will be examined. Table 17.1 mentions distribution of land uses in Land Pooling areas.</p>
8.	Poonam prakash	<ul style="list-style-type: none"> • What are the land requirements for additional housing and current rate of housing construction? • How much formal housing has been supplied in the previous plan what is the rate of formal housing supply and how much of formal housing was for the low income housing? • Objections/suggestions for low income housing should be taken in 	<ul style="list-style-type: none"> • Suggestion has been noted and will be examined.

		account for making provisions for housing.	
9.	Wg Cdr Chadda	<ul style="list-style-type: none"> • Milestone linked to time line missing in MPD 2041. 	<ul style="list-style-type: none"> • Question not clear.
10.	Paras Mongia	<ul style="list-style-type: none"> • We should focus on building a healthy and resilient city as it is the prime concern and need of the hour. • A new approach of mixed use development zones should be adopted which is only restricted along TOD corridors for now. • Last mile connectivity to be focused by promoting more IPT modes especially E- vehicles. • MPD 2041 should be made using online GIS portal with all the layers incorporated. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined. The vision of draft MPD-2041 is to “Foster a Sustainable, Liveable and Vibrant Delhi”. • Various mixed use redevelopment models have been adopted in this MPD 2041. Vertical mix in high rise developments, permissibility of activities in a single use zone – are few examples.
11.	Abha	<ul style="list-style-type: none"> • How is Delhi's air going to be cleaner in the coming years with the intense use of vehicles and increased Density? • Is Re -Development going to give better quality of life to all the citizens? 	<ul style="list-style-type: none"> • Suggestion has been noted and will be examined. The strategies for addressing air pollution have been mentioned under clause 2.4 i.e. ‘minimising vehicular pollution’. Additionally, provisions for addressing pollution have been mentioned in Section 5 ‘Transport & Mobility’.
12.	Ajay Gupta	<ul style="list-style-type: none"> • Delete clause 4.3.4 Page 32 and the areas shown i.e. NHCC, Shop Plots, LSCs, etc. should come under the tire system of commercial centres (C1 use premises) as these were shown in all previous MPDs & ZDPs. Abbreviations & Definitions as given at end of this list should also be included. A complete list with names of all such areas/colonies/markets should also be included under commercial centres. • On page 128 clause 19.4.2.3 Non-Hierarchical Commercial Centres/ designated CCs/ designated LSCs/ designated CSCs/ shop-cum-residence plots: shall be permitted to undertake plot-level reconstruction 	<ul style="list-style-type: none"> • The Abbreviations & Definitions are being compiled and suggestions have been noted.

		<p>according to commercial norms and FAR of 500.</p> <ul style="list-style-type: none"> • On page 128 clause 19.4.2.3 (i) The permissible ground coverage shall be as per the existing structure, circulation space i.e. public passage area on ground floor shall be retained as open corridor. • On page 128 clause 19.4.2.3 (iii) Maximum up to four adjacent plots / properties of max 200 sq. mt. each can be amalgamated irrespective of ownership. • Lutyen's Bungalow Zone: should be removed. • Recommendations made by Urban Art Commission in 2015 w.r.t. LBZ area should be implemented in the MPD • Detailed Guidelines should be available within MPD. • No area of LBZ should be under the jurisdiction of MCD. • Strongly suggest changing LBZ name to "PRE-INDEPENDENCE ZONE". 	
13.	Paromita Roy	<ul style="list-style-type: none"> • Vertical Mixed Use needs to allowed everywhere in order to promote Walkability & Safety - Segregate mixed use does not work, it has failed in Dwarka quite badly. • UER with metro or BRT needs to be mandatory; should be developed as per UTTIPEC approved sections. • Setback - either zero or min 6m; 3m setback does not work in any way. Zero setback is preferable as it also enable safe streets for women & children. • Minimum plot sizes for redevelopment should be kept at minimum so that it happens faster, and people can get cheaper homes; • Circle Rates need to be rationalized based on incentives basis, etc. If people make Affordable Housing (home <60 sq.m.) or ARHCs, then can get rebate in circle rate. This is critical in Affordable Housing provision. Other option is FAR relaxation if AF is provided. If this is 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.

		<p>not done, the AF problem is insurmountable, no policy can solve it.</p> <ul style="list-style-type: none"> • Road network needs to be part of redevelopment - Revised LOPs may need t 	
14.	Sami	<ul style="list-style-type: none"> • The Healthcare policy in MPD-2041 needs to be revised to cater this extreme Pandemic situation. • Mandate 50 bedded space to be provided in every Primary HealthCare. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
15.	Rajat Chaudhary	<ul style="list-style-type: none"> • The draft master plan should take in account the health needs at the primary level which does not reflect the health needs on the ground as exposed by the pandemic. • No provision of mandatory construction of Primary Health Care Center clubbed under small health facility. • Dedicated health facilities have now been clubbed under one head 'small health facilities' and have been reduced to 6 from 8. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
16.	Mridul	<ul style="list-style-type: none"> • With clarification of landuse distribution strict building byelaws should also be framed for holistic and controlled development. • Plan for developing alternative roads to bring down the load on the main arterial roads 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
17.	Shambhavi Gupta	<ul style="list-style-type: none"> • Please detail the calculation of housing demand in the baseline study report and provide it in the public domain. • Regarding availability of detailed baseline study reports • Extend the time period of objections/suggestions by 45 days? • What is the housing backlog from 2021 Master Plan targets? 	<ul style="list-style-type: none"> • Suggestion has been noted and will be examined. • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
18.	Hemant	<ul style="list-style-type: none"> • Increase ground coverage to 20% in GDA • Concerned agency must include land owner and make them part of development in UC. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
19.	Priti Shukla	<ul style="list-style-type: none"> • What are the decarbonisation measures in the mobility sector for MPD -2041 	<ul style="list-style-type: none"> • Moving towards low-carbon mobility is one of the key objectives of draft MPD-2041. Section 5 of

			draft MPD-2041 covers measures on these matters.
20.	Vishal Ohri	<ul style="list-style-type: none"> • Clarification regarding LSC mentioned in Clause 4.3.2 and Clause 4.3.4. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
21.	Gautam Bhan	<ul style="list-style-type: none"> • Redevelopment of JJ Cluster based on ISSR model i.e.60-40 is not enough. • Area improvement and similar regularization that are given to unauthorized colonies must also be available for JJ Clusters. • Assertion of Volume 1 of Draft MPD-2041 is not made clear in DCN, Volume 2. • If public land is to be used for affordable housing, its mandate has to be stronger and clearer. 	<ul style="list-style-type: none"> • In various JJ redevelopment projects, min 60% for rehabilitation area and max 40% for remunerative use have been implemented with variable combinations, as per Developer Entity's feasibility. However, if you have any specific observations on percentage distribution of land masses, the details of the same may be provided for examination.
22.	Shalaka	<ul style="list-style-type: none"> • What are the provisions for shelter needs of homeless people, their entitlements, norms and planning for 2041. • Include mandatory facilities to be provided in night shelters for homeless. • No mention of National Urban Livelihoods Mission (NULM) and Shelter for Urban Homeless (SUH) scheme. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
23.	Atul	<ul style="list-style-type: none"> • Sustainable infrastructure to meet the needs of the current population is missing • Adopt measure for structural safety norms and certification of existing old buildings in Delhi. 	<ul style="list-style-type: none"> • DDA has already issued guidelines for ensuring the structural safety in buildings. Similarly all the MCD's have issued guidelines in this regard. The matter of structural stability in building have been specifically dealt in Unified Building Bye Laws for Delhi 2016.

The process of filing objections/suggestions has to be done on the MPD-2041 portal separately for hearing purpose as per the provisions of Delhi Development Act, 1957.