

Observations on queries/ suggestions raised during the webinar held on 16.07.2021 w.r.t draft MPD-2041

S. No.	Name	Queries/ suggestions	Observations
1.	Sh. Hemant	<ul style="list-style-type: none"> • Is amalgamation of existing buildings allowed in case of GDA? • Same ground coverage and FAR for all the plots on one street. • Clarification regarding any land outside UC boundaries can become part of the scheme or land touching UC boundaries. 	<ul style="list-style-type: none"> • The objections/suggestions w.r.t draft Master Plan are being invited by DDA through both online portal and offline mode.
2.	Sh. Ajay Gupta	<ul style="list-style-type: none"> • Is Land use Plan for MPD-2041 prepared on GIS platform? • MPD-2041, Land Use Plan and ZDP must include Local shopping Centres under 'C1' Use Premise. • Also add LSC under Commercial Land Use as C1 in Table 22.2 (2) • Discourage Mixed Use Zone and vertical mixing. • Layout Plans/ Site Plans and Building plans shall be approved/ revised by the Local Bodies and Authority in their areas of jurisdiction in accordance with the provisions of the Master Plan/ ZDPs. • Page 165 clause 22.5.2, The word 'penalty' should be replaced by 'charges'. Current charges are not mentioned in the draft MPD-2041. Increase the 'maximum limit of 13.5 sq. m.' and should be applicable in all cases. • Authority / Local Body(s) shall be empowered after levying charges to compound deviations from limits of coverage/FAR to the extent of 5% of the permissible coverage and FAR, subject to a maximum of 50 sqm. in any building(s) / premises at the time of considering the completion/occupancy certificate. • Page 166 clause 22.5.5, The clause should read as: Layout Plans already approved by the Authority 	<ul style="list-style-type: none"> • Land Use Plan for Master Plan for Delhi - 2041 (MPD – 2041) has been prepared by application of GIS (Geographic Information System) • Suggestions have been noted and will be examined.

		<p>or any other concerned local authority should be revised in conformity and accordance with the Master Plan / Zonal Development Plan. An area in respect of which there is no approved Layout Plan shall also be governed by the provisions of the Master Plan/ Zonal Development Plan.</p> <ul style="list-style-type: none"> • Clause 22.5.7 on pg 166, should read as “Conversion charges/ other levies as prescribed by the government from time to time shall be payable only whenever & wherever land use conversion is enabled at premise level by the Master Plan/ Zonal Plan or any other regulation”. • Permit basement in CSC/LSC/CC. • Clarity in the document. 	
3.	Ms. Rashee Mehra	<ul style="list-style-type: none"> • Recognize issue of gender based violence and informal economy. • Extend the last date to submit objections and suggestion. • JJ Cluster must be given land tenure or rehabilitated. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957. • Suggestions have been noted and will be examined.
4.	Ms. Poonam	<ul style="list-style-type: none"> • DDA should encourage mobility antenna on its own CSC shops to cater digital needs. Fast track old notices and litigation for small violations in CSC market. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
5.	Sh. Praveen Kataria	<ul style="list-style-type: none"> • Increase FAR for shops in DDA markets to 450. • Relaxed norms for shops in LSC for utilization of 100 FAR. • Permit DDA CSC shops to avail increased FAR individually. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
6.	Sh. Rajesh Goyal	<ul style="list-style-type: none"> • Desealing and regularization of all buildings in LSC markets. • Extend the last date to submit objections and suggestion. • Implementation of provisions and amendments of MPD-2021. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined. • The objections/suggestions are invited and

		<ul style="list-style-type: none"> • Formulation of an amnesty scheme for regularization of all the structures. 	processed by DDA as per the provisions of Delhi development Act, 1957.
7.	Ms. Shalaka	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
8.	Sh. Choudhary Ali Zia Kabir	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
9.	Sh. Rajat Chaudhary	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
10.	Sh. Aravind Unni	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. • Share all documents prepared for preparation of MPD-2041. • Share review and monitoring report of MPD-2021 implementation. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957. • Baseline reports for MPD-2041 have been shared on the online portal.
11.	Sh. Vikas	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
12.	Sh. Pardeep Dagar	<ul style="list-style-type: none"> • Implement GDA policy before Notification of MPD-2041. • Incorporate regulations and EDC charges with draft GDA policy. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
13.	Sh.	<ul style="list-style-type: none"> • Extend the last date to submit 	<ul style="list-style-type: none"> • The

	Himanshu	<p>objections and suggestion.</p> <ul style="list-style-type: none"> • Safeguard all commercial activities on all notified and non notified roads above 24 m. ROW and above. 	<p>objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.</p> <ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
14.	Social Design Collaborative	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
15.	Sh. Pawan Sharma	<ul style="list-style-type: none"> • Maximum FAR should be given to double storey shops in CSC. • DDA owned CSC shops should be allowed to work 24*7 in double storey market. • Permit DDA CSC shops to avail increased FAR individually. • Declare all DDA CSC markets as free hold. • Discourage mixed land use. • Remove JJ clusters, ASI land or public land. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
16.	Ms. Saleha Sapra	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. • Framework to monitor and assess quality of public spaces. • What is the modality of generating a 'public space inventory'? • When are the Local Area Plans being issued? • Integration of informal economy with public space development with the proposed night-time economy. • Discrepancy in Volume 1 and Volume 2. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957. • Suggestions have been noted and will be examined.
17.	Ms. Jasmine	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.

18.	LSCs Federation of Delhi	<ul style="list-style-type: none"> • Provide necessary clarification regarding DDA's jurisdiction. • Assign 'C1' to LSC as done in Master Plan-1062, 2001 and 2021 instead of 'RD' as done in Draft MPD-2041. • Clarification regarding nomenclature of SHOP-cum-Residence. • Increase F.A.R. in LSC to 500. • Allow external staircase in commercial market. • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined. • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
19.	N.A.	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. • Provide shelters for gender based violence survivors. • Reserve housing for women in informal sector. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
20.	Ms. Priyanka Kochhar	<ul style="list-style-type: none"> • Include a provision for projects to submit Life Cycle Costing Analysis to ensure environmental and financial sustainability. • Areas already having dense built up should not be taken up as part of Land Pooling Areas. • Vacant plots in dense areas may be utilised for providing social infrastructure. • Demarcation of less built-up areas, less than 50% built up as fulfilling criteria for identifying Land Pooling areas in P II Zone. • Permit brownfield areas in Zone P-II to develop social infrastructure. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
21.	Sh. Varun Apan	<ul style="list-style-type: none"> • Provisions of MPD-2021 are still pending and needs to be compiled first. • Implementation of amendment dated 21.06.2018. • Discourage mixed-land use. • Commercial centers to be made fire compliant rather than on individual basis. • Clarification regarding shop cum Residence Complexes. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.

22.	Sh. Vinod Arora	<ul style="list-style-type: none"> • Why more MLU is being promoted? • Why keeping provision of conversion charges? 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
23.	Sh. Yashpal	<ul style="list-style-type: none"> • In case of FAR mentioned in the clause No. 5.6.2 of notification dt. 21.06.2018(S.O. 3026(E): In CSCs/LSCs the additional construction/additios-alterations should be allowed subject to structural safety and in single storey DDA shops, the benefit of enhanced FAR and ground coverage should be given individually to each lessee/property owner in simplified manner with decontrolled norms under a single window system. • Development control norms should be decontrolled (for the CSC/LSC developed by DDA on or before 7-2-2007) being DDA already developed these markets with relaxed norms. • Increase FAR to 450 for DDA CSCs/LSCs/CCs with relaxed and flexible norms. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
24.	Ms. Tripti Poddar	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
25.	Sh. Mohit Satija	<ul style="list-style-type: none"> • In respect of FAR mentioned in notification dated 21/06/2018 (S.O. No. 3026), Allow addl. construction/additions with the benefit of enhanced FAR and Ground Coverage should be given on individual basis. • Norms for DDA neighbourhood markets viz. calculation of ground coverage and FAR, parking provisions, set back etc should be relaxed or decontrolled. • In case of development/ redevelopment / addition- 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.

		<p>alteration/ regularisation for individual lessee/ owner of a unit/ property in DDA market a ‘Single Window System’ & modalities with flexible norms are required in view of ‘Ease of Doing Business’.</p> <ul style="list-style-type: none"> • A ‘Saral’ system with simplified rules/ provisions is required. • In the cases of the existing DDA markets utilization of existing building is must with structural safety for development/ addl. Construction/ additions-alterations etc. • Increase FAR and ground coverage in case of existing DDA markets. • Removal of the concept of the Mixed Use/Commercial use of residential properties. • Payment of compensation to the shopkeepers of DDA markets. • Allow amalgamation of two or more units in addition and alteration. • Parking shall be considered as Pedestrian area. • Allow 450 F.A.R. to DDA markets. 	
26.	Ms. Jushya	<ul style="list-style-type: none"> • Address gender based violence and improve safety infrastructure. • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
27.	Sh. Bhupendra	<ul style="list-style-type: none"> • The proposed road in colony of Shyam Vihar needs to be shifted to another location in consultation with the RWA. 	<ul style="list-style-type: none"> • Individual cases are not under purview of Master Plan.
28.	Sh. Vipul Kr	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. • What is the status of Village Development Plans as proposed in MPD-2021? 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957. • Suggestions have been noted and will be

			examined.
29.	Sh. Maneesh Bhardwaj	<ul style="list-style-type: none"> Request to implement land pooling policy in Delhi soon. 	<ul style="list-style-type: none"> Suggestions have been noted and will be examined.
30.	Sh. Vishal Ohri	<ul style="list-style-type: none"> The ground coverage in Commercial Center like CC/LSC/CSC should not be increased. Max ground coverage of 40% should be maintained. Pedestrianisation of LSC market should be done in consultation with Market RWA. Conversion rate should be 5 time the prevalent Residential circle rate. Higher parking norms in government buildings. Allow vertical mixing in Lutyen's Delhi. 	<ul style="list-style-type: none"> Suggestions have been noted and will be examined.
31.	VKB	<ul style="list-style-type: none"> 1.35X - 1.5X is not sufficient incentive for redevelopment which should be minimum 2X - 3X. 	<ul style="list-style-type: none"> Suggestions have been noted and will be examined.
32.	Sh. Prateek Kathuria	<ul style="list-style-type: none"> Extra FAR and relaxation in DCN should be given to the property owners of DDA's CSC. All CSCs should be declared as pedestrian markets. Allow amalgamation in DDA shops. Regularization of excess / unauthorised construction of the general public / properties. 	<ul style="list-style-type: none"> Suggestions have been noted and will be examined.
33.	Sh. Gagan Kalra	<ul style="list-style-type: none"> 450 FAR should be provided to DDA CSCs. Decontrolled norms for DDA CSCs. Single window system should be adopted for allowing additional construction addition--alteration with additional FAR. 	<ul style="list-style-type: none"> Suggestions have been noted and will be examined.
34.	Sh. Danish	<ul style="list-style-type: none"> Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
35.	Ms. Malavika	<ul style="list-style-type: none"> Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> The objections/suggestions

			are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
36.	Sh. Shiva Handa	<ul style="list-style-type: none"> • Activities running on 24 m. ROW and above shall be allowed to operate. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
37.	Sh. Dinesh Madan	<ul style="list-style-type: none"> • Better clarity in MPD-2041 with no scope of misinterpretation. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
38.	Sh. Sunny Chhillar	<ul style="list-style-type: none"> ✓ Modification in Section 9 Development code and Development control norms Chapter 22.17.6- (v) as 'New streets on or above 24 metre road should be identified under Mixed use /Commercial use streets wherein 70% road is under commercial use'. • Safeguard all commercial activities on all notified and non notified roads above 24 m. ROW and above. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
39.	Ms. Mukta	<ul style="list-style-type: none"> • Add diagrams or put out ancillary documents to explain UC regeneration norms to the people and also clarify linkage with 2019 regularisation act. • Incorporate DCN for JJ clusters as well. • Clarity in the document. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
40.	Sh. Rajesh Narula	<ul style="list-style-type: none"> • Compensation to DDA CSC owners. • Discourage mixed land use. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
41.	Sh. Vipul Jain	<ul style="list-style-type: none"> • Promote and incentivise LSC/ CSC by provision of additional FAR and ground coverage. • Arrange firefighting in common areas for markets and industrial areas. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
42.	Ms. Ramma	<ul style="list-style-type: none"> • In view of planned development of Delhi and redressal of grievances of residents of DDA planned colonies discontinuance of the 'Mixed Use Regulations' and withdraw the proposal for more 'Mix use' provisions under MPD – 2041. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.

43.	Sh. Shailendra Choudhary	<ul style="list-style-type: none"> • 100 ft. main road leading to Burari shall be identified as 'Commercial' or 'Mixed-use'. 	<ul style="list-style-type: none"> • Individual cases are not under purview of Master Plan.
44.	Sh. Aviral Sinha	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
45.	Sh. Atul	<ul style="list-style-type: none"> • What are the benchmarks for key performance indices and range? 	<ul style="list-style-type: none"> • Refer annexure 10 regarding key performance Indicators for MPD-2041
46.	Sh. Anubhav Pradhan	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
47.	Ms. Gunjan Kathuria	<ul style="list-style-type: none"> • Objections/suggestions of the public must be considered properly as per DD act. • Redress the grievances of citizens/residents of planned colonies. • Discourage the mis-users/law breakers/encroachers/mixed use etc. • Encourage well planned development & resolve the issues of existing planned development. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
48.	Sh. Ashish	<ul style="list-style-type: none"> • Clarification regarding existing shops and washrooms on wide roads of rural areas and unauthorized colonies. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
49.	Sh. Avi	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
50.	Sh. Mayank	<ul style="list-style-type: none"> • Expedite Land Pooling Policy. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
51.	Sh. Paras Tyagi	<ul style="list-style-type: none"> • Clarification regarding studies made for urban and rural villages 	<ul style="list-style-type: none"> • Suggestions have been noted and will be

		of Delhi.	examined.
52.	Ms. Shambhavi Gupta	<ul style="list-style-type: none"> • Extend the last date to submit objections and suggestion. 	<ul style="list-style-type: none"> • The objections/suggestions are invited and processed by DDA as per the provisions of Delhi development Act, 1957.
53.	Ms. Amba Gupta	<ul style="list-style-type: none"> • Integration redevelopment options with PM-Uday scheme. • Eased norms for development work in informal settlements in Zone O-I and Zone O-II 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
54.	Sh. Paras Mongia	<ul style="list-style-type: none"> • Suggestions regarding mixed-use. • Traffic analysis zones should be identified. 	<ul style="list-style-type: none"> • Suggestions have been noted and will be examined.
55.	Sh. Amit Arora	<ul style="list-style-type: none"> • Allow increased FAR and changes in policy for Chhoti Subzi Mandi, Janakpuri. 	<ul style="list-style-type: none"> • Individual cases are not under purview of Master Plan.