

Commr. (Plg.) - II  
Despatch..... 524  
Date..... 11/7/2012

Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
D.O. No. 307  
Dated 26/12/12

PS/VC/DDA/2012/ 1781-B  
11th July, 2012.

Dear Sir,

I have received your D.O. Letter No.1464/MOS/(I/C)YA&S/2012 dated 20.06.2012 forwarding therewith a letter from Wg.Cdr. (Retd.), Sh.S.Prakash, President, Federation of Naraina Vihar RWA, B-77, Naraina Vihar, New Delhi-110028 regarding suggestions for review of MPD-2021 for improvement and amendment.

I have asked the Engineer Member and Commissioner (Planning)-II, DDA to look into the matters for appropriate action as per applicable policy.

With regards,

Yours sincerely,

(G.S.Patnaik)

Sh. Ajay Maken,  
Hon'ble Minister of State for  
Youth Affairs & Sports,  
(Independent Charge),  
Govt. of India,  
C-Wing, Shastri Bhawan,  
New Delhi : 110001.

Copy along with copy of the letter (with enclosure) under reply forwarded to: -

1. E.M.  
Commr.  
(Plg.)-II

with the request to please look into the matters for appropriate action as per applicable policy and to send suitable replies to Sh.Ajay Maken, Hon'ble Minister of State (IC), Ministry of Youth Affairs & Sports, GOI, under intimation to this office.

10/7/12  
O.S.D. to V.C.

अजय माकन  
AJAY MAKEN



Dr. Na. M. Joshi (1983)

राज्य मंत्री (स्वतंत्र प्रभार)  
युवा कार्यक्रम एवं खेल  
भारत सरकार  
नई दिल्ली-110 115

MINISTER OF STATE (INDEPENDENT CHARGE)  
FOR YOUTH AFFAIRS & SPORTS  
GOVERNMENT OF INDIA  
NEW DELHI-110 115

उपस्थित कार्यालय  
क.स.ी. सं. 1781-B  
दि. 5/7/2012

20<sup>th</sup> June, 2012

Dear Sh. Patnaik,

I am forwarding herewith the letter dated 14<sup>th</sup> May, 2012 received from Wg. Cdr. (Reld.) S. Prakash, President, Federation of Naraina Vihar Residents Welfare Associations, B-77, Naraina Vihar, New Delhi – 110 028, which is comprehensive and self-explanatory.

2. The Association has made the following various requests concerning DDA in Para 1,2,3,5,7C and 21 in their letter:-

- (i) The FAR of Community Hall be increased to 150% to accommodate 1000 persons. This issue was taken up by me earlier also.
- (ii) Extra/ additional coverage may be allowed to the top floor allottee of 2<sup>nd</sup> storey flats as is being allowed to 3<sup>rd</sup> and 4<sup>th</sup> floors.
- (iii) In the MPD 2021 amendment may be made to read as "Pre-1991 double storey flats instead of Pre-1962 double storey flats for treatment as "Residential Plots".
- (iv) Two storey paid underground parking be provided under the parks in all the blocks.
- (v) No commercial activity be permitted in residential areas. Banks may be re-located in shopping centres.
- (vi) Swimming pool may be provided in the DDA parks behind Gurudwara.

3. The requests of the association may kindly be considered.

With best wishes,

Yours Sincerely,

  
(Ajay Maken)

Sh. G.S. Patnaik,  
Vice-Chairman  
Delhi Development Authority,  
INA, New Delhi

E.M. ✓

Com (PIS)-I ✓

ACE

**FEDERATION OF**

(Regd.: S/50305/2004)

**NARAINA VIHAR RESIDENTS WELFARE ASSOCIATIONS (FONARWA)**

B-77, NARAINA VIHAR, ND-28 Telefax : 25770615 ☎ : 25770551 E-mail : wg.cdr.sprakash@gmail.com

Federation was awarded first prize in Delhi Bhagidari Citizens group Competition 2005 &amp; Commendation Trophy in 2006

**Patrons : P.P.S. Gulati, 9811055568****Sudhir Sethi, 9810089103****President**Satya Prakash, 9899655382  
Wg.cdr. (Retd.)**General Secretary**

Bal B. P. S. Goel, 9868388535

**Vice Presidents**

H.D. Joshi, 9717376060

Rama N. Gupta, 9810035542

Madan Singh, 9811929995

S.L. Bhatla, 45463948

R.S. Saxena, 9868327538

S.P. Rawal, 9811243035

R.K. Modi, 9811284743

D.K. Goel, 9873007186

P.P. Verma, 9868011638

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Naresh Syal, 9999333175

Ashwanj Upneja, 30529305

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J.S. Sachdeva, 9810043142

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Ramesh Munjail, 9810532086

Mohil Marwah, 9810122558

V.C. Dubey, 9312281567

S.N. Sharma, 25775231

Prem Sagar, 9810189166

14/05/2012

To

**Shri Ajay Makan**  
Member of Parliament  
Hon'ble Minister of youth Affairs and Sports (IC)  
Union Govt. of India, 10, Pandit Pant Marg  
New Delhi - 110 001**Sub: Suggestions for Review of MPD-2021 for Improvement & Amendment.**

Respected Sir,

We are submitting here below our suggestions for review of MPD-2021 for improvement & amendment as desired by you. These suggestions were finalized after the meeting held with the 10 (Members of the Federation) RWAs of Naraina Vihar and the active members of Naraina Village Association.

1. **Community Hall FAR be increased to 150% like in other Community Hall needed to accommodate 1000 persons. At present the existing Community Hall can only accommodate less than 100 persons. It can be renovated to accommodate 1000 persons. Existing FAR is 33% which is most inadequate in the present ground realities. This proposal has been taken up by the MP of our constituency Shri Ajay Maken Minister for youth Affairs & Sports with the MOUD & DDA.**
2. **For 2 Storey DDA Flats extra / additional coverage be allowed on the roof top of first floor as per the DDA Building by laws Para iii sub clause 3 to the extent as allowed for ground floor allottee, and 3 & 4 storey floors. Only top floor allottees of 2 storey flats are ignored.**
3. **In the present MPD 2021 "Pre 1962 plotted double storey flats shall be treated as 'Residential plots' (photocopy of the relevant page (pg 25) is enclosed)". May please be amended to read Pre -1991 instead of 1962.**

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In this context letter to Shri Tajendra Khanna Hon'ble Lt. Governor of Delhi dated Feb. 3<sup>rd</sup>, 2012 is also attached. The first MPD was issued in 1962, when DDA came into existence & the 2<sup>nd</sup> MPD in 1991. It was during these periods that most of the DDA plotted Flats were constructed. Hence this suggestion of changing year from 1962 to 1991. In this context it may please be amended to Pre 1991 instead of 1962. This Proposal has also been put for approval to LG & MOUD by Shri Ajay Maken, Minister for Youth Affairs & Sports.

4. **No Play ground available in Colonies which is direly needed.**  
At least 2-3 Play grounds be made available per Colony. This will help the children to improve their health & sports skills. Also playgrounds in all schools, including govt. schools should be open to children of the colony after the school hours in order to provide playground for them. Playgrounds of all schools in the colony should be leveled & properly marked.

5. **Two storey paid underground parking in the 'C' Block Mound, DDA Park Opposite Community Hall, Munshi Ram Gupta Park & similar parking under the parks in all the Blocks be provided.**

At present all inner roads are jammed due to chaotic parking, causing narrowing of the already narrow roads & frequent infighting of residents, it is extremely important that Parking spaces needs to be created urgently.

6. **Under pass / subway near payal cinema needs to be constructed urgently to enable the pedestrians (senior citizens / ladies / children to cross the main road which is heavily congested, and accident prone.**

- 7(a) **Weekly Bazaars should not be permitted in the residential Areas, as these cause inconveniences & traffic congestions as per Supreme Court WP (C) No. 1699/87 dated 6/2/2007 & order dated 17<sup>th</sup> may 2007 & Delhi High Court order in LPA 986 / 2004 dated 10/9/2010.**

- 7(b) **Hawkers & Vendors ( tehbazari ) should be regulated by RWAS for their business as per Supreme Court judgment (1992) 2 scc 458.**

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- 7(c). **Banking – Adequate but no bank be permitted in residential area as it is increasing road congestion, and no proper parking space available. Instead the banks may be relocated in shopping centres of C Block, A / B Block, E Block & G Block in Naraina Vihar. It may be mentioned that Banks in Noida in residential areas have been banned by High Court.**

**No Commercial Activity in the residential areas / plots be allowed.**

- 8(a). **Drainage (SWD) – system is chaotic and ignored. It needs drastic overhaul particularly the SWD facing ICICI Bank in Naraina Vihar. It remains permanently choked for the last 25 years and needs to be cleared. The main reason is the lack of the co ordination between MCD, PWD & DJB. It is applicable to entire Delhi particularly urban villages/ rural areas.**

- (b) **Sewer should not be allowed in SWDs as it will discharge into Yamuna making it dirty, besides polluting the Roads & Colonies. This is the root cause of Yamuna getting dirty while flowing through Delhi, making it unfit to convert it into drinking water, the gift of Holy River to Delhites is lost.**

- (c) **In Naraina segregation was done successfully. SWD passing though a part of Naraina Village (about 300 Houses) was purely used as sewer drain , as no sewer system was available, resulting in sewer flowing in open SWD, spreading filth & unbearable stink to other areas of Naraina and overflowing into the adjacent residential houses during rains. Ultimately this stretch of SWD was converted into a proper sewer system and connected with the main sewer line. Instead of this SWD (converted into sewer line) a new SWD was constructed (about 600 ft) to divert the left over main SWD towards the Club and Gurudwara Road SWD.**

**Thus the SWD line was segregated from sewer discharge relieving the major area of Naraina from filth and stink and greatly improving environment. This is an ongoing process in Naraina. This can be made applicable to other parts of Delhi: helping Yamuna to get clean and use it to solve the drinking water shortage**

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9. **Sewerage:** Because of increase in population & overloading, the pipe lines get choked, these should be replaced with bigger pipes, immediately since most of them are more than 40 years old & also high rising buildings are coming fast in the colonies, which need additional sewer lines.
- 10(a) **Water Supply:** should be augmented urgently, particularly in view of increased level of construction eg. 4 storey with stilt. The water shortage is felt all the more because of faulty, un equal and poor distribution of water from colony to colony and also within a colony. The present water availability is much less than the per capita requirement of 270 liters per person in a day.
- 10(b) It has come to our notice that a large numbers of unauthorized water connections particularly in the village causing severe shortage / wastage of water & serious inconvenience to genuine users. All water connections should be charged / billed, this will improve the water supply & water shortage to considerable extent as has happened in the case of electricity supply, this is applicable to entire Delhi.
- 10(c) Super large tank at the hill top in the Naraina village with 27" distribution pipe should be restored to improve the general water supply.
- 10(d) To augment the drinking water supply, enhanced efforts must be made, to clean up Yamuna River Stretch flowing through Delhi, which should be attempted at the source of dirty & filthy SWDs which are discharging into Yamuna. One such effort, attempted as given in Para 8 clause can be followed.
11. **Hotels & guest houses:** are coming fast in Naraina Vihar as a result of DDA policy of mixed land use. These institutions consume excessive amount of water, electricity & sewage facilities causing severe shortage of these facilities to the residents in the area.

Separate infrastructure for commercial establishments mentioned above should be made available so that residents of the area do not suffer.

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12. **Electric Supply:** though slightly better but supply is still very short because of dependence on Northern grid. Independent plants be made available for Delhi. Maintenance & service needs more improvement on the lines of international standards.
13. **Multistorey Constructions / extensions of storey** should not be permitted unless infrastructure facilities like water sewerage, SWDs & Electric power are augmented, in residential areas.
14. **Solid waste management:** More vehicles are required to collect and dispose off the wastage and with more frequency.
- 14 (a) **Dhalaos & open urinals should not be allowed in residential area** and should be removed immediately as it causes diseases, due to lots of mosquitos & insects, filth, dirty & foul smell in the area which can cause epidemic diseases to all the residents of the area like one on the main ring road at the entrance of Naraina in front of petrol pump should be immediately removed.
15. **Health:** for Govt. Hospital of 200 beds, land should be provided. In principle Delhi Govt. has granted a facility of Hospital with 200 beds.
16. **Most of the Parks don't have water facility** which needs to be provided, as the plants are getting dried up.
17. **Stray Animals particularly Dogs Care Centre** should be provided here, and looked after by Animal Welfare Board. These stray dogs create lot of nuisance, cause conflicts amongst residents & also bite the residents frequently. High Court had also given Directions to MCD that stray animals be looked after through Animal Welfare Board, to be fed properly and medically treated. This matter may be made part of the new MPD 2021.
18. **Bus Stop:** There should only be two bus stops one near Kali Mandir opp. A & B Block Shopping Centre and the other near Border Road Organization to reduce congestion, road safety and for convenient accessibility for the residents.

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- 19(a). **Traffic: Roads are broken and cause traffic congestion. Proper repairs are not under taken on regular basis. To be regulated and repaired properly with standard materials, periodically.**
- 19(b). **Main entry roads in the area are pathetically neglected, some have become un useable. The misuse of pavements for commercial purpose in commercial & residential areas should be stopped. This practice is widely prevalent in all commercial / residential areas of Delhi.**
- 19(c) **To cut down traffic congestion & parking problems each persons above 18 years should be restricted to register only one vehicle in his / her name.**
20. **There is shortage of residential / commercial land in Naraina. It is suggested that industrial area change of land use from industrial into residential / commercial be allowed. This should be applicable in other parts of Delhi also.**
21. **Swimming Pool be provided & made available on payment basis in Naraina at the back of Dhobi Ghat behind Gurudwara in the DDA Park.**
22. **Auto Stand: there should be at least two auto stands to be regulated & monitored by RWAS / Federation of Naraina Vihar RWAS.**
23. **It is felt that Naraina urban village needs to be regularized: For any urban village to be regularized it should be ensured that the land is legally acquired by owner / occupier. Most occupiers are migrants & not properly verified.**
24. **DDA should purchase or acquire on lease from the railways the under mentioned stretch of railway land.**

MCD were stopped from executing the work order (cost of 4 crores approx) for renovating the dirty & filthy SWD running parallel to railway line between Naraina Vihar & Inder Puri by the Railways being their property. It had taken nearly 4 years of joint efforts of MCD & Fonarwa to finalise the processing. Railways have declined to clean up the mess. This SWD is flowing adjacent to outer wall of colony which needs to be rebuilt. This SWD carries sewer / garbage also from JJ clusters spread along this railway line & flows

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adjacent to the wall of the colony Blocks, making it intolerable for these residents to live there. There is a dire & immediate necessity to rebuilt this SWD which only MCD can do. We request DDA to purchase / lease this Railway land to solve this urgent problem as mentioned above. This problem needs to be immediately solved / sorted out for the welfare of all the Residents.

25. **Disaster Management / Manmade Disaster:** In order to avoid / minimize the impact of natural & manmade disaster it should be made mandatory to construct structurally strong houses / buildings to sustain such calamities, & to strengthen the existing ones.
26. **Welfare & care of the youth** at present no continuity in the education system from schools to vocational & professional is available in this area, with the result the youth get frustrated & cause law & order problem. Even at the school level there is no proper school or institution in this area. We suggest opening one ITI in our area.
27. **Rain Water Harvesting:** must be made mandatory for all Houses in NCR Region  
  
Benefits:  
  
(a) Improvement in Ground Water Table as Rain Water does not get wasted but is effectively utilized to further increase the Ground Water Table.  
(b) Less burden of Storm Water Drainage
28. **Water Body:** To be restored in Naraina, near the mound facing Community Hall.
- 29(a). **Railway bridge** between H Block, Naraina Vihar & Inderpuri is in a dilapidated condition. It is to be redeveloped again with proper slope gradient .
- 29(b). Similarly another railway bridge between C Block & cremation ground, to be developed with proper slope gradient for senior citizens & Ladies.

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30. **Revival of Letter Box:** It is felt that one Letter Box to be installed in the colonies at prominent places, as was the practice earlier.
- 31(i) As per the policy & directives of the MPD 2021 including the suggested ones must be implemented fully by the respective & concerned agencies in letter & sprits according to a time bound programme.
- 31(ii) In case they fail to implement, the strict penal clauses should be Introduced.:

We would request you to kindly consider the above suggestions to be included in MPD-2021, for the improvement of Delhi. These suggestions have been very thoughtfully & after prolonged discussions by the RWAs.

Thanking you in anticipation

Yours Sincerely



Satya Prakash Wg. Cdr. (Retd.)  
President  
FONARWA



Vijay B Mansukhani  
Secretary  
FONARWA