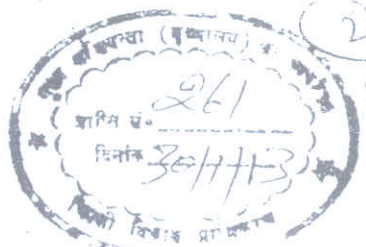


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Bhagidari
OFFICE OF THE CHIEF MINISTER
BHAGIDARI CELL, GOVT. OF NCT OF DELHI
Room No.315, 3rd Floor, Delhi Sectt., New Delhi
Ph. 23392174, Fax: 23392013

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-384
Dated 23/2/13

No.CMO/JSB/RWA-North/Pt.f/2012/438-45

Dated: 23/2/13

Sub.: Regarding comments on Future of Delhi, 2021/Master Plan,2021.

Sir,

Please find enclosed herewith a letter dated 16/01/2013 received from Shri J.C.Gosain, Chairman, Dr. Mukherjee Nagar Niwasi Manch, 338, FF, Dr. Mukherjee Nagar, Delhi-110009 on the subject cited above.

You are requested to look into the matter and take necessary action as per rules and laid down procedures and send an action taken report to this office so that the Hon'ble Chief Minister could be apprised accordingly.

Comm. Office
Diary No. 18/2/13
Date 18/2/13

EM5(2)89/ 645 Dated: 14/1/13
Forwarded for submitting suitable reply directly to all concerned, under intimation to this office:

Yours faithfully,

Comm. (Plg.) (in int). for file - H
PM (MPR)

(MUZAFFAR IMTIAZ)
DEPUTY SECRETARY (BHAGIDARI)

Encl.: As above.

1. The Secretary(UD), Urban Development, Delhi Sectt. I.P.Estate, New Delhi-110002
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, Minto Road, New Delhi.
3. The Commissioner, Transport Department, 5/9, Under Hill Road, Delhi.
4. The Deputy Commissioner (Revenue), Distt. North, 1, Kripa Narain Marg, Delhi.
5. The Managing Director, DMRC Ltd., Metro Bhawan, 13, Bara Khamba Road, Fire Brigade Road Lane, New Delhi
6. The Chief Engineer(HQ), Chief Nodal Officer(Bhagidari) Delhi Development Authority, Vikas Sadan, INA, New Delhi.
7. The Deputy Secretary, Public Works Department . Govt. of NCT of Delhi, 5th Level, B-Wing, Delhi Sectt., New Delhi.

Copy to Shri J.C.Gosain, Chairman, Dr. Mukherjee Nagar Niwasi Manch, 338, FF, Dr. Mukherjee Nagar, Delhi-110009.

Handwritten signatures and notes at the bottom of the page, including 'A.C. (MPR)', '18/2/13', and '50/11/13'.

डॉ. मुखर्जी नगर निवासी मंच (पंजीकृत)**DR. MUKHERJEE NAGAR NIWASI MANCH (REGD.)**

Head Office : 338, FF, Dr. Mukherjee Nagar, Delhi - 110009, Ph.: 011-27601776, 9958865215

Branch Office : 940, FF, Dr. Mukherjee Nagar, Delhi-110009, Ph.: 011-27605800, 9911110063

J.C. Gosain
(Chairman)
9711497091B.K. Chaudhry
(Founder President)
27601776, 9958865215R.C. Sachdeva
(General Secretary)
27605800, 9911110063K.K. Dawar
(Secretary)
27602070, 9971672088Shallesh Sachdeva
(Treasurer)
27603016, 9811182879

No. DMNNM /

Bhagidari - MPD / 2013

Dated : 16.01.2013

The Chief Minister of Delhi,
Delhi Sectt. GNCTD,
New Delhi. 110002.**FUTURE OF DELHI, 2021 / MASTER PLAN, 2021
DELHIITES HOPES AND DISAPPOINTMENTS - UPDATED COMMENTS**

Ref. Open House Meet on 30.4.2012

Our letter dated 30.4.2012, 3.5.2012 & Meeting on 21.8.2012.

Sir,

NEW YEAR AND REPUBLIC DAY GREETINGS

Dr. Mukherjee Nagar Niwasi Manch (Regd & Member Bhagidari) has been associated with Master Plan Delhi 2021 in the year 2012 and we gave our comments as above, about Delhi Future Plan 2021. Delhiites, in the new year 2013 expect DDA to give a final shape to this plan for total development of Delhi and have many hopes and many disappointments and hence we request that needful be done soon so that we may taste the benefits of the proposed developments during our life time as early as possible.

There is a feeling that this development is now being done in an arbitrary manner. DDA Master Plan document and zonal plans for different areas are sadly shoddy in contents and in presentation both.

The disappointments are that the zonal plan maps vary in terms of contents and information from one area to another, not being properly put together. Today, many technical facilities and graphics are handy but Delhi Development Plans are not properly proposed and presented. Further, the following pitfalls in brief also ail our overall development.

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श्री. राजा

1. DDA has not prepared detailed urban design plans during the last five years or detailed services infrastructure plans of future growth. Hence, the actual development is missing even today.
2. In the absence of first acquiring land and developing access roads, net works of services - sewage, drains, electric, water, phone, guard room/digital etc. the on going actual buildings constructions have created a mess/chaos in the city.
3. Metro rail connectivity is a good step but the much needed integration of these projects with the concerned areas is not to be seen yet vis-à-vis development of much needed transport corridors.
4. No synergy between Master Plan development proposals and DMRC net work areas close to major metro stations, and these are mushroomed with poor planned areas and hence there is poor progress.
5. Severe constrictions in the Outer Ring Road with new flyovers/upper level roads.
6. Non-preparation of detailed proposals of TOD corridors ignoring the fact of land ownership and non-development of much needed infrastructure for future growth of the city till date.
7. Absence of detailed plan defining proper access to different areas and lay out of infrastructure services, and thus the actual development will lead to a mess/chaos. The layout of services may not be left to individual developers alone.
8. **Proposal for vertical growth for future growth** is the only option open to us but it should be keeping in view with the expected high growth of population and the required infrastructure, civic amenities/perks with prior suitable foresighted planning to match the future needs for atleast 5-6 decades ahead.
9. For new developments, site plans be prepared properly. Our per person space allocation is much low as per UNO yardsticks in many areas and it be raised suitably for different categories of society/colony/locality wise.
10. Localities with big apartments should provide space for garage and servant quarter also. Underground parking is the new way out to check congestion in cities/colonies and it be encouraged everywhere by simplifying building bylaws where called for.
11. The deck areas be properly landscaped and be exempted from ground coverage by change of bylaws. These decks should have common facilities of post office, police station, bank, milk-booth, Guards Room etc. in addition to car parking etc.

12. Adequate Fire safety provisions and clear passage for fire tenders/ambulance etc. be provided in every high rising structure. Gates and high walls are necessary but they should not obstruct the clear passage in the name of security.

13. Increase of floor area ratio (FAR) is a must for full utilization of available limited space in urban areas. Just doubling FAR with no proper planning for actual area needs, is not a detailed planning and correct urban design.

14. In old established colonies like Dr. Mukherjee Nagar, let there be no unbuilt/uncovered/without a boundary wall/unauctioned/unallotted plot as it turns into a dumping ground for garbage/a den for anti-social elements and prone to unauthorized encroachment as it is an eye sore to the closeby residents. These plots be re-auctioned/and taken over soon, if no one accepts/builds them in time.

15. In Dr. Mukherjee Nagar, Arya Samaj Managing Committee had paid a cost of Rs.14.21 lac with some interest for already allotted by DDA of 500 sqm plot opposite Mother Dairy / Dussehra Ground way back on 31.1.2001 (file No.F8(27)12/91) and before actual possession of the plot, there was an uncalled for sad court case by some vested interest nearby residents on flimsy ground. It came to light during Court proceedings later that the then MCD had unauthorisedly encroached upon the said part plot by a park on DDA land (clearly earmarked for religious purposes in the DDA's zonal plan). The possession of 500 sqm plot has unfortunately not yet been given for Mandir construction to the Management Body of the Mandir for which local devotees raised Rs.14.21 lacs from the residents to meet the cost of the land. **This amount of Rs.14.21 lac includes a loan of Rs.5 lac also, which too had remained unpaid till date by the Mandir Management Body to the generous loanees.** It is requested that the **Court case be got sorted out soon by the DDA and the actual safe and honourable possession of the said land be given to the Management with suitable interest and damages for delayed possession of the land** as construction of a Mandir wayback in 2001 could not take place. Today, the construction cost is 100% high. Thus proper compensation by way of interest is legally and morally payable by the DDA without further delay to enable the Management to go ahead with Mandir construction in the year 2013 after a gap of 12 years to meet the suppressed emotions/feelings of the devotees. No one be allowed to object to the construction of Arya Samaj Mandir on the allotted plot on the only available plot earmarked for religious purpose by DDA in the original layout of the areas..

16. Freehold conversion of DDA plots/flats floorwise/houses be made less costly/free from various formalities/procedure-ridden system directly by owners to keep away the touts/brokers/DDA staff/mafia. This will enable DDA to get good revenue with speed. In multi-storey buildings, flatwise freehold conversion is the only way out as all floor-owners hardly want this change at the same time as it involves huge expenditure and the original owner/last sellers are not traceable to any one. This is a serious problem more complicated due to non-payment of lease money by the original owners/next purchasers for years. Kindly waive the petty lease money arrears for would be freeholders for a year or so, to facilitate conversion by the interested flat owners.

Let there be judicious timely planning and needs of each category of the population be kept in view and three dimensions of future development be visualized scientifically. The benefit of latest techniques/technologies be put to use for an enviable growth of Delhi in time. All the registered RWAs, reputed architects, specialists/technical experts/town planners, interested elected representatives be associated with this huge task. Planning and urban design be dealt with separately in DDA by particular specialized experts. DDA has so far expertized in the acquisition, sale of land and its development only. The high cost of DDA freehold scheme be reduced. Let floorwise freehold flats conversion be given a serious consideration as multi-storey buildings are order of the day and this appears to be the only reasonable/sound/practical solution to-day. If need be a separate wing be created for proper, sound, scientific planning of Delhi in DDA or outside it. This process will also ease sale/purchase of power of attorney properties whose sale/purchase is not permissible nowadays which are around 80% of total properties in Delhi. This step would be well-appreciated by Delhites in our opinion. Sir.

Please acknowledge receipt of this letter and oblige.

Yours sincerely,



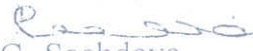
J. C. Gosain,

CHAIRMAN.



B. K. Chaudhry,

FOUNDER PRESIDENT.



R. C. Sachdeva,

GENERAL SECRETARY.