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Regn. No. : S/246/SDM/NW/2010

# COMMERCIAL COMPLEX, ROAD No. 44, PITAMPURA ASSOCIATION (REGD.)

Regd.. Off. : Shop No. LG-14, Vardhman Plaza, Plot No. 13  
C.C. at Road No. 44, Pitampura, Delhi-110034

Chairman :  
**Babu Ram Gupta**  
9811170515

Vice Chairman :  
**Rajan Sharma**  
9999456665

President :  
**Som Prakash Rehi**  
9560777224

Vice President :  
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General Secretary :  
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Joint Secretary :  
**Amit Vats**  
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Treasurer :  
**Lalit Aggarwal**  
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Legal Advisor :  
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Executive Members :  
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**Deepak Sood**  
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**Charanjeet Singh**  
9350352767  
**Amit Garg**  
9811281217

Ref. No.....

Commr. (Plg) - II  
Despatch. 5830  
Date 17/10/12

Date.....

October 17, 2012

To,

The Chairman,  
Pr. Secretary – cum – Commr.( Transport).  
GNCTD.

The Director,  
Unified Traffic & Transportation Infrastructure  
(PLG & Engg) 2<sup>nd</sup> Floor, Vikas Minar  
New Delhi.

Copy to : Commissioner Planning – 2.

Subject: Master Plan Review. No. F. 1 (55)2012 / UTTIPEC  
D – 279

Respected Sir / Madam,

With due respect we are putting forward some of our suggestions and objections in this meeting for your consideration, hope you will look into them and will implement them in the master plan review 2021.

**MASTER PLAN 2001 & 2021 :**

As per notified Delhi Govt. circular in 2006, # 149 dated : 15<sup>th</sup> Sept.2006, you have notified number of Roads for Mix Land use & Commercial use.

As per Master Plan Policy 2021 it should be 4 to 5 % Commercial as noted in Master Plan 2021 & which has already been Proposed & Developed by DDA in each Zone.

But after Notification of Commercial & Mix land use Roads by Delhi Govt. / DDA / Ministry of Urban Development the Commercial has been increased to 15 to 20 %.

So Either Govt. should develop sufficient Parking lots and take necessary actions for a smooth traffic flow or a necessary Change into 2021 Master Plan with Proper Transportation & Parking issues should be addressed or Govt. should comply with 4 to 5 % Commercial in each Zone as per the Delhi Master Plan 2021.

OFFICE OF THE DIR (Plg)  
MPR/TC, D.D.A. N. DELHI-2

Dy No. 160  
Dated 18/10/12

Central Dy. No. 2  
Dated 17/10/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Planning Asset  
✓  
AEI (MPPR)  
18/10  
AEI (B2C)  
DRC (MTR)  
19/10  
Adrs III

People double park or some times Triple Park on the road sides, leaving no room for a smooth traffic flow. Every day there are ciaos & Jams for miles due to wrong parking. There are street fights seen every day. I am worried that this situation is getting worse every day, and the day will come when you will see people fighting on the streets with knife and guns due to traffic nuisance.

There is a lot of inconvenience for the residents of this area. If there are no commercial activities on the roads, there is no reason for people to park in the middle of the road.

**I will Question the MCD officials that how many Parking Lots you have developed in each Zone as of today, while MCD has included the Parking Fee in the convergent charges.** As per my knowledge, one parking was built on ring road near Madhuvan Chowk and was collapsed and also damaged the Delhi Jal board water lines and there was a water shortage in North and South Delhi.

### SUGGETIONS FOR THE PARKING LOTS.

1. Zonal green Parks should be converted in to underground Parking.
2. Many Community / District Centers / Local shopping centers land is still sitting vacant and never been sold and is readily available to convert them in to Multi level Parking.
3. In Residential areas, there are many Tot Lots / DDA parks & MCD Parks and the land of Nursery schools which has not been sold as of today by DDA or MCD could be developed as Multi story Parking Lots.
4. Nodal Dept. should develop the Parking and should maintain it. Since the FAR has been increased, every one has not done a redevelopment to 4 stories with Parking Lot on the ground floor. Every one is facing lots of parking problem since then.
5. Parking should not be allowed within 100 MTRS. Of the traffic light Junctions and 100 MTRS around the allowed U – Turns. It should be Traffic Police Law and should be enforced with a Challan & Fine.

**Please see an attached letter** Dated: May 18, 2012 written to **PCO (Secretariat)**, Room No. 203, Transport Department, Govt. Of Delhi, 5/9 , Under Hill Road, Delhi-54 in regards to **SUBJECT: Suggestions and Objections on Parking.**

### **FREEHOLD ISSUES: A**

DDA announced FREEHOLD on Feb 2011 with convenience of Ministry of Urban Development Govt. Of India.

There is huge gap of charges between builder & owner. **40% rebate** is given to the builder and DDA is charging **33 %** extra from the owners or space buyers. It is a lot of difference to be paid by the space buyers / owners.



On top DDA is charging 10% penalty and 10 % interest.

In some cases owners have no fault. **RTI copies** are attached. Some builders have not submitted the list of their buyers since year 2000 to the DDA Commissioner LD.

DDA is doing nothing against those builders, which is a great revenue loss for the Govt. & exchequer.

**What builder do is**, they just change the name & picture of the old buyer to new buyer in their files and charge more than Rupees 200/- per SQ.Ft from the new buyer & have rotated this many times. Because people at all times buy & sell.

That is why they have not submitted the list of there buyers since 2000. DDA officials know this and do nothing. WHY it is a big question mark ? Exchequer is loosing money big time Since year 2000 and it is going in the pockets of some one else.

We requested this through RTI and the answer of RTI is attached but unfortunately nothing has been done so far.

DDA can not freehold unless they have the list from the builders of their space buyers. Common man is the one who is suffering.

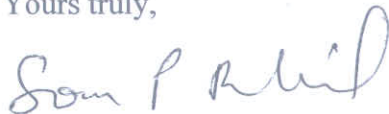
#### **FREEHOLD ISSUES: B**

On declared Commercial & Mix land use roads Govt. is charging a nominal fee with a coefficient of ONE on convergent charges. Where as on a govt. approved Commercial, Govt. have charged 3 times of the convergent rate.

Please review the policy properly & make it equal & convenient to each and every person, so that all can enjoy the benefit of freehold equally.

Thanks a lot.

Yours truly,



Som P Rehil. (President)

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E-Mail – somirehil@yahoo.com

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To,  
**PCO (Secretariat),**  
Room No. 203, Transport Department,  
Govt. Of Delhi, 5/9 , Under Hill Road,  
Delhi-54

May 18, 2012

**SUBJECT: Suggestions and Objections on Parking.**

**Respected Sir / Madam,**

As per your advertisement in the Hindustan Times on Wednesday dated: May 09, 2012, I would like to submit the following suggestions & objections.

I am an NRI and lived in USA for 25 years. Installing coin machines on the roads for Parking is not possible in India. But there is lot of labour available in India looking for work for a living. Following is my suggestions.

**As per The Master Plan 2021, all the Commercial roads and Mix Land use roads in Delhi should be auctioned to private contractors. This will help to stop the TRAFFIC JAMS in a big way.**

1. Private Contractor should be empowered & allowed to stop people to Park Double or triple parallel parking on the road and will manage to park properly on the road side for a smooth traffic flow.
2. If the contractor does not follow the rules as per contract, his contract should be cancelled.
3. This will bring extra revenue to the Government and there will be a job opportunity for the private contractor to make their living.
4. Delivery Trucks & Three wheelers should also be charged while they are doing their loading and unloading during Peak Hours.
5. Two wheelers also take lot of space to park and should be charged.

As Far as **INCREASE IN PARKING CHARGES**, I think this much price rise is too much for the citizens in one shot. Government should gradually increase the prices. People will not mind paying more, once they get use to the services of these private contractors and **relief from the traffic Jams.**

Thanks a lot.

Yours truly,



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