



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

15

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

Zone - K-1

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	Harender Mudgal
प्रतिनिधि : Representing : सरकारी विभाग/फेडरेशन/संघ (एसोसिएशन)/आर डब्लू ए/व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Expandable Housing Welfare Society. Director (Plg.) MPR/TC, J.D.A. Vikas Minar N. DELHI-2 Dy.No. 3588 Dated 23/5/12.
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	“Sewartha” House No - 890, PKT-3 Sec-19, Dwarka New Delhi 9911593966, 9313293966
फैक्स : Fax :	
ई-मेल E-mail	expandable housing wel @ yahoo.in
पता : Address :	
हस्ताक्षर : Signature :	Harender Mudgal
तिथि : Date :	22/5/12

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं
“Submit your registration form at the venue of Open House meets.”

Expandable Housing Welfare Society

Regd No.S/67415/2009 (Under Society registration Act XXI of 1860)

OFFICE: "Sewartha" House No.890, Pkt-3, Sec-19, Dwarka, New Delhi-110075.

Tel No. :- 9911593966 and 9313293966

E-mail :- expandablehousingwel@yahoo.in

Ref: MPD(MTR)/EHWS/2012

22 May 2012.

Shri P.S.Uttarwar
Director (Plg)
DDA Dwarka, Zone K-I, K-II &L
DDA Dwarka Project Office, Mangla Puri, Palam
New Delhi-45

Shri Partho Dhar
Director (Plg)
DDA Zone C&G
4th Floor, Vikas Minar, I.P. Estate
New Delhi-02

Director (Plg) MPR
DDA Zone C&G
6th Floor, Vikas Minar, I.P. Estate
New Delhi- 02

Subject: - Suggestions for Mid Term review of Master plan (in regards of Expandable Houses allotted by DDA in Pkt-3, Sector-19, Dwarka, New Delhi- 75.)

Dear Madam/Sir

1. That the Applicant is a welfare society running under the name and style called Expandable Housing Welfare Society (Hereinafter referred to as EHWS) registered under the Societies Registration Act, XXI of 1860 at Delhi having its registered office at Sewartha, House No-890, Sector 19, Pocket 3, Dwarka, New Delhi.

- h. The allottee is saved of rigour of procedure of sanction plan as Delhi Development Authority provides duly approved plan for future construction.
4. That as per brochure EHS-1996 the houses offered under the scheme were independent dwelling units constructed on plots. Apart from the ownership of the house, allottee of an expandable house gets absolute ownership of land. Some houses have one room alongwith a kitchenette and a toilet cum bathroom while in others there are two or more rooms' alongwith an independent kitchen and bathroom/toilet. For the purpose of allotment Delhi Development Authority classified the houses under two types:

TYPE A- One room set

TYPE B-Two or more room sets.

The expansion /construction of the houses were to be as per details given in Annexure - B1 -B11 of the brochure EHS-1996. Further an allottee who makes full payment of the house before taking possession will have status of free hold owner.

5. That Delhi Development Authority in the Annexure B1 to B11 provided the plan showing the area already constructed and the portion where the additional construction shall be raised. In some pockets sample houses fully constructed existed to give the idea as to how the house will eventually look on completion of rest of permissible construction.
6. That the houses initially were constructed /expanded by the allottees as per the plan (AnnexureB1 to B 11) provided alongwith the brochure. Subsequently Government of India and Ministry of Urban Development and Poverty alleviation allowed certain addition

no ventilation other than open sky) aggrieved interalia by the projections extended by his neighbour and no specific plan provided by DDA for construction of Khancha houses filed various suits, criminal complaints against the residents of pocket 3, Sector 19, Dwarka, New Delhi-110075, officials of Delhi Development Authority and police. The officials of Delhi Development Authority fearing action by Hon'ble court started issuing notices even to the residents whose houses were as per master plan and building byelaws and amended the maps of allottees/residents which were already sanctioned and deleted certain sanctions which were already granted so that the maps are strictly as per the Annexure B1 to B11 of the brochure of EHS-1996.

12. That in between the services of pocket III, Sector-19, Dwarka were transferred /handed over to Defendant No-2. The Delhi Development Authority vide letter dated 23/12/2008 informed to one of the allottee that any action to violation of building byelaws is to be taken by MCD.
14. That the scheme EHS -1996 was floated in the year 1996 and Annexure-B1-B11 of the brochure is the plan as per the building byelaws prevailing in the year 1996. In order to save the rigour of the procedures of sanctioned-plan, the Delhi Development Authority duly approved a plan for future construction and if the building is constructed as per the plan provided in Annexure-B1 - B11 of the brochure EHS -1996 no separate sanction is required for building plan.
15. That the sanctioned/approved plan mentioned in Annexure -B1-B11 of the brochure was as per the Building Bye-laws prevailing in

plotted housing is governed as per Clause 4. 4. 3 of the Master Plan of Delhi-2021. That in MPD-2021 the floor area ratio is enhanced for all plotted housing categories. For the ease of understanding the clause 4.4.3 of MPD-2021 is reproduced here in below:

Quote

"4.4.3 Control for Building/Buildings within Residential Premises

A. Residential Plot-Plotted Housing

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of D U's
Below 32	90	350	3
Above 32 to 50	90	350	3
Above 50 to 100	90	350	4
Above 100 to 250	75	300	4
Above 250 to 750	75	225	6
Above 750 to 1000	50	150	9
Above 1000 to 1500	40	120	9
Above 1500 to 2250	40	120	12
Above 2250 to 3000	40	120	15

Notes:

1. The local body concerned shall be competent to disregard variation of upto 2% in plot size, arising from conversion of area from sq. yard to sq.m and to grant the norms applicable to the lower category of plot size in accordance to Para (ii) below.

society also filed RTI through their counsel and president of RWA Pocket III, Sector-19, Dwarka, New Delhi-110075 seeking information inter alia on Delhi building byelaws and laws applicable to the residents/allottee of EHS-1996. The Delhi Development Authority could not reply the query at all and the information sought was directed and redirected to various wings of Delhi Development Authority however, no satisfactory reply to the queries was given by the Defendant No 1.

20. That the Delhi Development Authority has so far not expressly informed the allottees or their associations whether MPD-2021 is applicable on the houses allotted under EHS-1996 scheme.
21. That MPD-2021 clause 4.4.3 should have been declared applicable to the allottees of EHS-1996 by the Defendants and thus cleared any confusion on the issue. The allottees who have expanded/constructed the houses as per amended building bye laws are living in fear due to the aforesaid acts of the Delhi Development Authority.
22. That the exercises done for the MPD-2021 shows that there is a need for redevelopment and densification of the existing urban areas and city improvement. This aspect is a major component of the new Master Plan. It calls for a comprehensive redevelopment strategy for accommodating a larger population, strengthening of infrastructure facilities accompanied by creation of more open spaces at the local level by undertaking measures for redevelopment of congested areas.
23. That the land policy in MPD-2021 is based on the optimum utilisation of available resources, both, public and private in land

3, Sectors 19, Dwarka may be enhanced in consonance to aims and objective of MPD-2021.

24. That in consonance of section 80 of Civil Procedure Code, Section 53B of Delhi Development Act, 1957 and 478 of Delhi Municipal Corporation Act, 1957 the Applicant society issued statutory notice dated 19.07.2009 to the Delhi Development Authority and MCD to declare applicability of Master Plan 2021 amended to date to the expandable houses allotted under EHS-1996 which was duly acknowledged by the DDA and MCD however, they failed to reply the said legal notice.

It is, therefore suggested:

- (a) Declare Master Plan Development -2021 amended to date and future amendments applicable on plotted housing/regularised colonies to houses allotted under Expandable Housing Scheme-1996 in Pocket III, Sector-19, Dwarka, New Delhi-110075 and the development be in accordance to clause 4.4.3 of Master Plan Development -2021 amended to date and/or
- (b) Direct the ^{DDA} ~~Defendants~~ to formulate building byelaws for the occupants of the Expandable Houses in Pocket III, Sector-19, Dwarka, New Delhi keeping in view the aims and objects of Master Plan Development -2021 and/or
- (c). Direct the ^{DDA} ~~Defendants~~ to allow amalgamation of small Expandable houses such as 18m, 31m, and 54m as applicable as a special case under Management & Disposal of housing Estate regulations, 1968 (already in practice by DDA for shops or commercial property).