



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

"ओपन हाउस मीट्स"  
"OPEN HOUSE MEETS" 2012

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	MOTI LAL CHAKU
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual Director (Pig.) MPR/TC, D.D.A. Vikas Minar B-39/B-2 Dy.No. 3407 Dated 23/5/12
वर्तमान स्थिति Present Position	Rt. Chief Town Planner.
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	B-55 NAVKUNJ APTS. 87- NARAYANA ROAD. DELHI 110092
फैक्स : Fax :	x
ई-मेल E-mail	
पता : Address :	Given above
हस्ताक्षर : Signature :	
तिथि : Date :	22 - 5 - 2012.

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

## Master Plan Delhi 2021

## Comments:.

A skelton organization was setup wayback in early sixties and plan preparation is almost 50 years old. DDA has done something very unique and very different from what others are doing in Indian states and Union territories. Delhi has witnessed impact of migration right from the days of independence from across the border followed by inmigraation..The authors have gained much experience in this field and their perceptions have changed with the passage of time. But inspite of their insight of tackling this colossal problem ,there are some fault lines and that is what stares in our eyes very deeply and the results are obvious.

Sir ,I do refer to the planning norms that have been adopted in the earlier MPD of 2001. In a case study of a plot size of 104 sq.mts. with set back of 10ft. on front and back and floor area ratio of 60%, leaves the allottee with G+1+ barsati floor..Perhaps you will agree with me that there was enough justification to increase the floor space by about 8-10 % and that was denied to the allottees. .

2. Authors of 2021, are gracious enough to grant additional space but at what cost..In the the same case-study for, having increased the floor area by 40 sq.mts., a penalty of 64000/- has been proposed in C and D catogaries. Is it just, While regularizing such cases, the exercise of plan preparation, a costly one in itself, payment of penalties, expenditure in different quarters is bothersome and a coercive exercise and there is no respite for the the applicant at any stage I would suggest that copy of the approved plan with amendments incorporated would be good enough for regularization of B.P. case where some nominal fees must be recovered. I am sure thousands of applications will come forward for regularization and the coffers of Delhi corporation will overflow soon. For fresh B.P. cases penalties for increasing the FAR be revised rather scrapped.

3. Shopping : There is a general cry that allottees of flats are changing use from residential to commercial. The layout of residential flats is, perhaps faulty. Flats along roads, have seen this change in general. Moreover, Shopping provided at the neighbourhood level is most inadequate and the change is need based, as they meet day today requirements of the masses. It is a big economic activity at no extra cost to the state exchecquare. They should pay taxes. A pragmatic view need to be taken by authorities before penalties are imposed. I venture to refer to shopping in Jasola where all flats facing the main road are converted to retail commercial use. Reason is to be ascertained. I assure you, that I see it purely as a professional exercise and nothing beyond.

4. Unauthorised colonies is a chronic problem. Perhaps reconstitution of land could help in drafting layout plan for ordered development and laying of infrastructure at a later stage There is a big problem of unauthorized constructions in urban /semiurban areas and metro towns like Delhi is witnessing it at its endemic level. Devolution of responsibility amongst the corporation's strong force of officials should be good enough for a feed back from the field. Responsible officials should be rewarded for their cooperation. Even registered architects could help in meeting this challenge..

5. Heights need to regulated to street width as well as to the soil conditions. I am referring to soil conditions along the Yamuna . The Planning Board of NCR must look in to the matter as it is very risky to raise tall structures beyond ten to twelve floors on such filledup trechrous soils..

6. Enviornmental problems are of general nature as well as specific. For the latter category, I would mention that in some big hospitals surgical wast is heaped up and people have access to sort out items of their choice and this is prone to the spread of disease and viral infection...

In the general category I would suggest social forestry must be encouraged along nallahs and hill slopes providing shade and help reduce heat content if laidout profusely. Roads are nacked and flowering tree plantation would be most desirable. This would enhance the beauty of the city. .



7. Management : DDA has very ably acquired land, developed and disposed it as per the agenda and their objective. The management part after its disposal is perhaps missing. In particular I would refer to the miserable condition of District and shopping centres, where infrastructure is all broken and it gives a nauseating feeling to the users. After all, who is to maintain all that you have established with care and great effort. In this regard I would refer to some private colonizers who are responsible for maintaining and the upkeep of their assets. Is it not for DDA to look into the matter, lay guide lines and thus fill up the missing gap.

8. Slum pockets. Whether you like it or not, it is a phenomenon which can't be done away with. The infrastructure has been, some what improved but facilities like availability of piped water supply is a dream. A big cluster having one point is just not enough. Other facilities must be provided to such clusters.

9. Research and Dev. Cell. could highlight the pitfalls in planning and execution programmes. Identify compatible uses which could be mixed under certain conditions as the mode of living is changing with improved technology.

10 The Master Plan proposals could be dovetailed with the Five year plan for the City-State of Delhi. The projects thus identified at the city, state, and the central level could thereby be funded and assure their successful implementation as per designed programme. Further, the NCR covers border areas of the nearby states, a uniform and united approach could help in tackling demographic pressures and duplicity of major projects within the region could be avoided.

11. Conversion from lease to free hold need be further streamlined to facilitate quicker transfer of title. This exercise would help DDA to get back their investments in acquisition and development.

12. Ground Rent. After local enquiry it is known that people are clueless about the ground rent payable to the DDA or else, they are no longer interested in this exercise... I believe that millions must be outstanding against the allottees. To bring it home to the allottees, this information must be placed on the website enabling them to pay it like house tax which is a normal practice with the Corporation. This should give much relief to the Dev. Authority.

13 Last, but not the least, this exercise of "Mid Term Assessment" should be repeated in 2017, and that should become a launching pad for the next MPD. "Planning is continuous process." is an old adage.

14. It would be incomplete if I miss to refer to Aravalli hills. It gives good scope for development and particularly the social forestry. Some private agencies have carved out plots for country villas. I am not aware of the latest situation at site. However, care needs to be taken not to allow disfigurement of contour lines as these will leave scars on its slopes, and could never be repaired. Some moderate development could be allowed with utmost caution.

Delhi 19.05.2012.



M.L. Chaku  
(Rtd. Chief town planner),  
B-55, Nav Kunj Apts.  
87-. Narvana road,  
I.P. Ext., Delhi.....110092.  
Mob. 9868723826 / 987300582

Copy forwarded to the Director Planning, (Nodal Officer) 4<sup>th</sup> floor, Vikas Minar I.P. Estate, New Delhi. A copy of detailed comments was posted on the address of the Vice Chairman, DDA, on 30<sup>th</sup> April, 2012: (2) P.A to the Hon. Minister for Urban Dev. Govt. of India, and (3) P.A to Hon. Minister for Health, Govt. of India.

M.L. Chaku.