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dirplg

From: ashwani mehta [mehta_omvilla@yahoo.co.in]
Sent: 02 May 2012 16:25
To: "dirap1@dda.org.in"; "dydirplguc@dda.org.in"; dirplgmpr_tc@dda.org.in
Subject: Open House on 08-05-12 - Review of Master Plan for Delhi 2021
Attachments: Master Plan review - 21-04-12.doc; Master Plan review - Additions & Alterations 29-04-12.doc

Off. Dir-I (Plg.) MPPR-2021
 PDA, Vikas Minar N. Delhi
 Dy. No. 1866
 23-5-12
 OFFICE OF THE DIO (Plg.)
 Dated: 22/5/12

Dear Sirs / Madam,

We have spoken today with your Mr Jagat Singh.

We are forwarding herewith our earlier mail on the subject. A second attachment on the subject of additions & alteration is attached with this mail. We request you to please condone the delay and include this.

Today we have come across your advertisement for the open house on 08-05-12. We would like to attend the same and retreat the points already submitted to you. Vasant Kunj has 37 RWAs and approximately 12 to 15 persons shall come. most of the persons are working.

For better management of time we request you to allow us around 45 minutes of time either before Lunch on after lunch. A confirmation from your office in this regard is expected.

Best Regards,
A.K.Mehta
 Mob:98-102-01422
 Chairman
 Federation Of RWAs of Vasant Kunj.

----- Forwarded Message -----

From: ashwani mehta <mehta_omvilla@yahoo.co.in>
To: "dirap1@dda.org.in" <dirap1@dda.org.in>; "dydirplguc@dda.org.in" <dydirplguc@dda.org.in>
Sent: Sunday, 29 April 2012 8:18 PM
Subject: Review of Master Plan for Delhi 2021

Dear Sirs,

Our Suggestion are attached and also appended below

Best Regards,

A.K.Mehta
 Mob:98-102-01422
 Chairman
 Federation Of RWAs of Vasant Kunj.

Handwritten signature/initials

AD (P) I

THE FEDERATION OF R.W.A's OF VASANT KUNJ (Regd. No. S/25603/94)

Chairman:
A.K.MEHTA
 D-1/ 1411, Vasant Kunj
 Ph. 26130291, 9810201422

Secretary General:
ARUN GUPTA
 9265, LIG Flats, Vasant Kunj
 9871657577

Treasurer:
R.P.JAIN
 1008/A-A, Vasant Kunj
 32902650, 9810768168

Sh A K Manna Director (Plg.),
DDA, Zone (F&H), 4th Floor,
Vikas Minar, I P Estate, New Delhi – 110002.

Dated: 29th April 2012

Subject: Suggestions for Review of Master Plan for Delhi 2021

Dear Sir,

Please accept greetings from residents of Vasant Kunj!!!

Vasant Kunj has 37 RWAs and the Federation is the parent body of all the RWAs. Our suggestions contained in second part of this letter are based on following:-

1. Health facilities like Gyms, swimming pools, Yoga, acrobatics and SPA facilities like Steam / Sauna are the need of coming generation. They prevent serious illness. You shall agree that prevention is better than the cure. These facilities are very costly at present and out of reach of the common man.
2. Cost of medical care / education is high and increasing every day. It can be reduced by increasing supply.
3. Crèches near your home are need of the young generation, as both are working.
4. Similarly Physiotherapy clinic / primary nursing / day care centre are need of the society.
5. It is very difficult for a young person or a retired or unemployed person to start a small venture due to high cost of commercial space as the DDA only auctions the same.
6. Few years back the government allowed guest houses / hotels on the main roads and permitted Motels in the farm house abutting main roads and due to competition the rates for these facilities have come down.

Suggestions: -With above back ground we submit our suggestions as follows:-

1. Health facilities like Gyms, swimming pools, Yoga, acrobatics, SPA facilities like Steam & Sauna may be allowed in the houses on the main road and roads with mixed land use. Also existing hotels / guest house may be allowed to add these facilities in their premises and offer them to the residents. These facilities should also be allowed in basements in residential areas. Similarly Farm house converted into Motels may also be allowed to operate these facilities and offer them to the residents.

Ground floor flats abutting main roads may also be allowed to start these facilities. Schools / educational Institutions may be allowed to have these facilities and also be allowed to offer these to the nearby residents. Besides RWAs and Societies may be allowed to construct these facilities in the area available in the colony. New high rise residential and commercials complexes may be allowed one additional floor on the top to have these facilities and the same should be in addition to the allowed FAR. Haryana Urban Development Authority have already done this.

2. Farm houses on main roads may also be allowed to be converted in to educational Institutions or Hospitals, so that more of these institutions come up and the cost of these facilities gets reduced.
3. Crèches may be allowed to be open in residential area / in basements including DDA and society flats.
4. Similarly Trained professionals including nursing staff not necessarily qualified doctors may be allowed to open Physiotherapy, primary nursing centre providing facilities like physiotherapy, BP checking, administration of Injections, to tie bandages' etc and providing residential or in house

- facilities to patient after discharge from hospitals. These facilities may also be allowed to be open in residential area and in basements including DDA and society flats.
5. The cost of commercial area is very high both on rent and ownership. Many persons want to start their own venture but could not afford due to this reasons. Personally run business ventures not involving retail trade may also be allowed to be open in residential area and in basements including DDA and society flats.
 6. DDAs planned convenient shopping centers are located in the residential areas and are frequented by ladies, senior citizens and young girls / boys for their daily needs including medicines. Wine shops / Bars should not be allowed in these shopping centers.
 7. Underground parking with parks above may be allowed as a policy in future planned DDA colonies and the markets.

With kind regards,

Yours Sincerely,

A.K. MEHTA (Chairman)

THE FEDERATION OF R.W.A's OF VASANT KUNJ (Regd. No. S/25603/94)

Chairman:
A.K.MEHTA
D-1/ 1411, Vasant Kunj
Ph. 26130291, 9810201422

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Treasurer:
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32902650, 9810768168

Sh A K Manna Director (Plg.),
DDA, Zone (F&H), 4th Floor,
Vikas Minar, I P Estate, New Delhi – 110002.

Dated: 29th April 2012

**Subject: Suggestions for Review of Master Plan for Delhi 2021
- Additions & Alteration in DDA Flats**

Dear Sir,

Please accept greetings from residents of Vasant Kunj!!!

Vasant Kunj has 37 RWAs and the Federation is the parent body of all the RWAs.

We are really pleased that you are taking up the matter a very systematic and scientific way. Nobody till date has considered the problems faced by DDA flat owners seriously, probably because these helpless people, in spite of a large vote bank, do not have a lobby. In the last review of the master plan relief was provided to all the sections of the society except DDA flats.

We have already submitted a detailed proposal in this regard to Sh. Tejender Khanna Committee vide our letter dated 27-03-06. The same Letter was later on passed to Sh. H.S.Dogra Committee. Though you must be having the same in your records but we shall be submitting a copy of the same to you during the public hearing for your ready reference. The gist of our proposal is given in the subsequent paras.

DDA flat's design is zig zag with number of corners. But if a straight line is drawn from all the boundary walls of the flat, then one can get a rectangular plot. This is the land the cost of which has been charged to all the flat owners. DDA flat owners should be allowed full coverage of this plot. Besides this we want to draw your attention to the requirement of allowing projected balconies / chajjas and put following for your consideration:-

1. The matter is already covered in point C-2 of our letter dated 27-03-06.
2. The upper flats have very limited scope for expansion. Though covering of your existing balconies have been allowed, but it of no use if the projections are not allowed, since open space is also required.
3. DDA flats are not constructed abutting main roads. They are usually at sufficient distance from roads, as such allowing projection will not hinder any movement.

4. Projections on public land are being allowed in plotted construction on plots up to 200 square meters. The plot area of 4 vertical flats is much less than 200 meters.
5. The open area around DDA Flats is like setbacks of Plotted construction. Even as per existing bye laws projections are allowed in setbacks.
6. 85% of DDA Flats already have such projections.

With kind regards,

Yours Sincerely,

A.K. MEHTA (Chairman)