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From: toby chacko [tobychacko@yahoo.com]
Sent: 05 May 2012 18:38
To: dirplgmpr_tc@dda.org.in
Subject: REVIEW OF MASTER PLAN FOR DELHI-2021
Attachments: DDA Suggestions.pdf; Suggestions for Najafgarh.pdf

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. II, DELHI-2
Dy.No. 2455
Dated. 7/5/12

Dear Ma'am/Sir,

Please find attached suggestions was unable to upload the pdf file along with the suggestions. So I am sending it as mail.

Regards,

Toby Chacko

Sent 9/5
AD(BSI)

REVIEW OF MASTER PLAN FOR DELHI-2021	
Name	Toby Chacko
Address	E-23, Indra Park, Najafgarh, Delhi - 110043
Contact No	
E-Mail ID	tobychacko@yahoo.com
Note: Please Submit Your Suggestion With Respect to Specific Chapter / Para of MPD-2021 With Justification for the Proposed Amendment and Mention the Clause / Subclause in the suggestion if any...	
Suggestion Type	Development Control
Paragraph/ Clause/ Subclause	Clause 17 sub clause 2(3), Clause 2 sub clause 2(3) and Clause 3 sub clause 3(11)
If Any Paragraph/Clause/Subclause of Master Plan to Suggestion	
Suggestion Details	<p>Following Master Plan recommendations the erstwhile MCD had uploaded local area plan of 33 wards on their website inviting suggestions from residents. In the Wards of Najafgarh, Ward No being 138 as many as twenty localities are missing from the local area plans uploaded.</p> <p>http://www.mcdonline.gov.in/townplan/departmentdocs/subdocs/ZONAL%20Najafgarh-Model.pdf</p> <p>Although I have highlighted this while submitting the suggestions. I would like DDA to take this as case study for all future planning requirements as to how can localities be missing from local area plans. If so what kind of planning and implementation is happening at the ground level.</p> <p>Boundaries of zonal boundaries / electoral ward are not correct. Localities are missing from the local area plans uploaded on MCD website and present on the Delhi State Election Commission website stating the electoral rolls</p> <p>http://ceodelhi.gov.in/OnlineErms/sec/WardDetail.aspx?ward_no=138&Ward_Name=NAJAFGARH%28GEN%29%20%28138%29 .</p> <p>Some of the localities are</p> <ol style="list-style-type: none"> i. Shiv Enclave ii. Ekta Vihar iii. F Block Dharampura iv. J Block Dharampura v. H Block Dharampura vi. Laxmi Garden vii. Nathu Ram Park viii. Roshan Garden

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|---|
| <ul style="list-style-type: none">ix. Roshan Garden – IIx. Roshan Viharxi. Rati Ram Parkxii. Vijay Parkxiii. Ajay Parkxiv. Deepak Viharxv. Roshan Mandixvi. Delhi Vidyut Board Housingxvii. Sai Baba Enclavexviii. Neel Kanth Enclavexix. Sainik Enclavexx. Indra Park |
|---|

(i) Is this information sufficient for you to understand committed land use for your ward?

Yes but the information provided is not as detailed in comparison with Local Area Plan (LAP) of other Wards. If there is any specific reason it should be mentioned in the document uploaded.

(ii) Is the information provided on the plan factually correct with respect ground situation? If yes, please elaborate.

Yes generally it is correct.

Below mentioned are the incorrect information on the LAP with respect to ground situation.

- a) Boundaries of zonal boundaries / electoral ward are not correct. Localities are missing from the local area plans uploaded on MCD website and present on the Delhi State Election Commission website stating the electoral rolls

http://ceodelhi.gov.in/OnlineErms/sec/WardDetail.aspx?ward_no=138&Ward_Name=NAJAFGARH%28GEN%29%20%28138%29

Some of the localities are

- i. Shiv Enclave
- ii. Ekta Vihar
- iii. F Block Dharampura
- iv. J Block Dharampura
- v. H Block Dharampura
- vi. Laxmi Garden
- vii. Nathu Ram Park
- viii. Roshan Garden
- ix. Roshan Garden – II
- x. Roshan Vihar
- xi. Rati Ram Park
- xii. Vijay Park
- xiii. Ajay Park
- xiv. Deepak Vihar
- xv. Roshan Mandi
- xvi. Delhi Vidyut Board Housing
- xvii. Sai Baba Enclave
- xviii. Neel Kanth Enclave
- xix. Sainik Enclave
- xx. Indra Park

As the boundaries are incorrect this exercise itself might be futile. The day the LAP was uploaded I had informed through e-mail that the boundaries

are incorrect kindly correct the boundaries and upload afresh. I am not sure whether the mails are being read or not. So practically speaking I might be sending my suggestions to the wrong ward. As my locality is not in the map and you might just junk my suggestions because as per your LAP I am not in your ward.

- b) Not all existing roads made by MCD have been shown in the LAP. Only existing main arterial roads have been shown.
- c) Existing Power House has been shown as residential use.
- d) Existing Hospital & Rural Training Centre at Najafgarh has been shown as residential
- e) Existing Water Tank at Najafgarh has been shown as residential
- f) Boundaries of STP on Najafgarh Road opposite DMRC Najafgarh Depot Main Gate is not correct.

(iii) Do you wish to suggest workable corrections to these land uses in the interest of the ward and its larger zone?

If yes please specify exact location with reasons.

- a) Local Area Plan for Najafgarh Ward with correct boundaries as per electoral rolls should be uploaded in a time bound manner.
- b) All roads made and maintained by MCD /PWD should be shown
- c) Corrections with respect to the incorrect land use and boundaries should be incorporated after proper survey.
- d) Uniformity required in the LAP uploaded as plan preparation work has been outsourced to different agencies.

(iv) On the basis of approved /committed land uses and development Control rules thereof, are there any other improvements which you would like to suggest in your ward i.e.

a) In solid Waste Management. Location of dhalaos;

There is no dhalaos currently in my locality.

Adequate land available in frontage of Sewage Treatment Plant facing main Najafgarh Road. Suitable size can be acquired from DJB. Location is also suitable for loading and transporting the waste as it is on main Najafgarh Road. It is also at adequate distance from residential units to be of inconvenience.

Link for location:

<http://wikimapia.org/#lat=28.6139839&lon=77.0008653&z=19&l=0&m=h>

b) For critical ward level social facilities in terms of health, education, security, recreation etc.

Education: Number of govt. schools is inadequate vis a vis the population. The load is multiplied as nearby ward are also similarly placed. Large chunks of land

will have to be allocated to govt. schools to tide over the current and future requirements. Current situation can be gauged if bus stops are surveyed during school going and school leaving hours. Future from recently over Census 2011. With special emphasis on Sports facilities as with proper encouragement area has serious potential.

Security: Non-functional street lights - Each street light, which should be numbered whether it is functioning or otherwise. Citizens should be allowed to complain quoting the street light unique numbers which are not functioning on website and /or automated phone similar to dysfunctional telephones.

Recreation: Sports complexes required not parks for morning walk but sports complexes with facilities like multiple athletic tracks, multiple swimming pools, multiple mats for gymnastics where the athletes can train according to their daily schedule. So many sports persons coming from Najafgarh a ward without any sports facilities, where in wee hours you will find joggers on unsafe and ill lit roads.

Website: All these issues are and will be ongoing issues, to sort it you need information to be relayed to the concerned authorities which can be done by providing provision in website for all information/complaints to be logged so that the concerned department can take action and updated. List of all employees of all wards all department and nature of work responsibilities linked to immediate supervisors and reporting subordinates should also be uploaded with office address and availability timings should be done by IT dept. This step is being suggested, as existing system does not seem to work, primary focus being on the complaint and which department should handle it not who the complainant is. Even this LAP exercise could have been website based like DDA which is inviting suggestions.

c) In traffic management. Idle parking street furniture, cycle lanes etc.

Street Furniture: During the construction of boundary wall of DMRC at Najafgarh for reasons unknown the bus stop at Sai Baba Mandir Najafgarh was renovated but got transferred around 200 m from the previous one. The bus stop on Sai Baba Mandir Side is still there but the opposite side stand has literally traveled towards Najafgarh. Would like to suggest the bus stop be located back to old position.

Idle Parking: Whole stretch from Uttam Nagar till Najafgarh Road is idle parking zone with cuts in median footpath galore. For every colony on Najafgarh Road three intersections is standard. Intersection should be reduced to one every 1.5 km preferably only near Metro Station. If any group of person is found breaking median footpath to create cut should be strictly dealt with. Civic authorities should also entertain no such requests are entertained. Residents are quite capable of commuting using the internal roads of the colonies.

Speed Breakers: Approved speed breakers should be shown on the Local Area Plan. Rest of the speed breakers including those inside colonies should be removed.

Water Logging: Residents raise portions of road in front of the houses, shops institutions ostensibly to keep it clean but in effect it is blocking flow of water from roads from reaching the drains thereby causing water logging and destroying roads.

All these issues are and will be ongoing issues, to sort it you need information to be relayed to the concerned authorities which can be done by providing provision in website for all information/complaints to be logged so that the concerned department can take action. This step is being suggested, as existing system does not seem to work, primary focus being on the complaint and which department should handle it not who the complainant is. Even this LAP exercise could have been website based like DDA which is inviting suggestions.

(v) Any other suggestion to MP/ ZDP and other statutory provisions to be indicated for your ward?

Lot of traffic jams in Najafgarh during any given point of time. Need more roads.

Your notice says and I quote

“Based on your feedback, the electoral ward plan would be updated as transparent document, one copy of which would be in your ward office. Any changes to this plan would have to follow a prescribed procedure.”

I would like you the below mentioned changes underlined.

“Based on your feedback, the electoral ward plan would be updated as transparent document, one copy of which would be in your ward office after the same has been uploaded on our website. Any changes to this plan would have to follow a prescribed procedure and all procedure i.e. how long, where all and by whom all the changes are being /have been would be duly updated on the website.”

Regards,

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