

Abhla Ph-I



Zone-F

101

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”

ZONE - F

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	AMAR JEET SINGH
प्रतिनिधि : Representing : सरकारी विभाग/फेडरेशन/संघ (एसोसिएशन)/आर डब्लू ए/व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual OFFICE OF THE DIR (Plg.) MPR/TC, D.D.A. N. DELHI-2 Dy.No. 2891 Dated 11/5
वर्तमान स्थिति Present Position	✓
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9868510220
फैक्स : Fax :	—
ई-मेल E-mail	—
पता : Address :	—
हस्ताक्षर : Signature :	
तिथि : Date :	8/5/12

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

8/5/12

101

ZONE-F

Suggestion by Amarjeet Singh,
8/26, W.E.A., Karol Bagh, New Delhi – 110005,
Tel.: 9868510220
E-mail: indokraft@yahoo.co.in

Total 25 suggestions

Sub.: Your Ad The Times of India dated. 2nd May, 2012. Regarding suggestion for Master Plan for Delhi, 2021, planning zone F-South Delhi-I, J-South Delhi-II.

Dear Sir,

1. If there is encroachment on Govt. land or building is not constructed as per approved building plan then only there should be demolition or sealing otherwise on no other reason demolition or sealing should be carried out or notices issued for the same.
2. In Planned & plotted development like Okhla Industrial Area change of land use from Industrial to commercial / hotel etc. may be allowed irrespective of R.O.W.
3. No misuse charges to be levied either by DDA or MCD till the conversion is allowed.
4. Even Banquet halls are permitted in Okhla Industrial Area irrespective of ROW which required services & parking day & night as compared to offices / shops which is 9 to 5 work.
5. In Central Zone lot of streets are allowed to be used as commercial with ROW as less as 6.35 mtr, 7.3 mtr & 6.5 mtr.
6. As per new system of education followed by CBSE known as continuous & comprehensive evaluation (CCE). Every child is assessed on the basis of formative assessment (FA) & summative assessment (SA). In F.A. it is compulsory for every child to opt for two games / sports. Most of the schools don't have grounds for such activities & those having such facilities charges huge tuition fees. So firstly for the benefit of our children belonging to various social strata, should be provided with playgrounds for different games / sports activities nearby their homes.
7. Put to stop the policy of converting existing open spaces, parks into parking facilities, BSES Substation etc. of selling them / allotting after changing their land use.
8. All the plots (irrespective of plot size) whether on main road on inside should be approved with stilt parking on ground floor & should be monitored that it is put to that use as the area.
9. As almost all the areas are changed / used for commercial / multipurpose buildings therefore there is a dire need of overhaul of sewage system with separate drain for rain water & soiled water. Old lines are either blocked, broken, low diameter and designed for low usage decades ago.

10. All the electric, telecommunication cables should be underground. During CWG 2010 lot of drains were made but are not put to desired use & were also not fully finished & connected with other major drains. Now these drains are full of filth, garbage & stagnant water. Their covers are broken especially at turns & other odd sizes.
11. Do not raise the level of road / street from existing levels. If new layer of bitumen / concrete has to be laid it should be done after digging existing layers to maintain road / street level.
12. The rate of property tax, free hold charges to be reduced as they are on very high level. Misuse charges to be totally abolished as it is one of the root cause of corruption.
13. Green covers to be maintained & increased gradually. All the shrubs & other green areas designed & created during CWG 2010 are now filled with concrete or destroyed and are used as parking space. Green plants & trees should be so planted taking into account the extreme heat climate of Delhi, (like Britishers).
14. Solar energy to be encouraged specially made mandatory in Govt. buildings, all schools, offices, industries etc.
15. Rain water harvesting to be encouraged specially made mandatory in Govt buildings, all school, offices, industries etc. As many of the plots don't have space for rain water pit therefore they may be allowed to make it outside their plot on govt. land as the work is for public good on no govt. expense.
16. A proper policy in consonance with (a) ground realities, (b) rising land cost, (c) rising construction cost, (d) scarce land, (e) rising population, (f) poor planning & rules are to made which can be easily be understood & followed by citizens thus reducing dependence on officers.
17. Reduce discretionary powers of officers this will help in reducing corruption.
18. Better maintenance and increase the number of public convenience.
19. Residents should be given free parking facility in newly developed parking spaces as these parking facilities were constructed at the cost of these residents only (being open spaces earlier) and secondly till now it was being used by residents till unrampan and unplanned commercialization began of residential areas.

20. As the cost of land has increased therefore it is not viable to use them as what is used before for therefore the land is used for commercial purposes. This is the fact therefore change in land use should be allowed irrespective of ROW and for that the existing allotment terms & condition to be changed all together along with the directions given to MCD.
21. Existing terms & condition of lease documents of DDA are having lot of clauses & confusing, it should be made easy & all the land should be made free hold.
22. Encroachments, slums etc. are to be relocated from different areas specially DDA developed areas including industrial areas.
23. Free hold procedures to be further simplified and made transparent. No penalties for misuse should be levied.
24. Any religious structure whether temple, Gurdwara, Mosque, Church or Dargah should not be allowed to be constructed on public land. A separate land to be allotted for them while planning the area. No encroachment on Govt. land whether pavement or vacant land should be permitted. For example land near Delhi Public School, Mathura Road, pavement on Dr. Zakir Hussain Marg [Oberoi Hotel Fly Over] and land opposite cremation ground near CGO Complex are all gradually encroached upon.
25. Inspector Raj to be abolished at all levels including other land owning / dealing agencies like MCD etc for example there are two similar buildings used for same purpose one building is sealed other is not as just because the inspector was not dealt with properly by the concerned person.

Suggestion by Amarjeet Singh,
8/26, W.E.A., Karol Bagh, New Delhi – 110005,
Tel.: 9868510220
E-mail: indokraft@yahoo.co.in

Total 25 suggestions

Sub.: Your Ad The Times of India dated. 2nd May, 2012. Regarding suggestion for Master Plan for Delhi, 2021, planning zone F-South Delhi-I, J-South Delhi-II.

Dear Sir,

1. If there is encroachment on Govt. land or building is not constructed as per approved building plan then only there should be demolition or sealing otherwise on no other reason demolition or sealing should be carried out or notices issued for the same.
2. In Planned & plotted development like Okhla Industrial Area change of land use from Industrial to commercial / hotel etc. may be allowed irrespective of R.O.W.
3. No misuse charges to be levied either by DDA or MCD till the conversion is allowed.
4. Even Banquet halls are permitted in Okhla Industrial Area irrespective of ROW which required services & parking day & night as compared to offices / shops which is 9 to 5 work.
5. In Central Zone lot of streets are allowed to be used as commercial with ROW as less as 6.35 mtr, 7.3 mtr & 6.5 mtr.
6. As per new system of education followed by CBSE known as continuous & comprehensive evaluation (CCE). Every child is assessed on the basis of formative assessment (FA) & summative assessment (SA). In F.A. it is compulsory for every child to opt for two games / sports. Most of the schools don't have grounds for such activities & those having such facilities charges huge tuition fees. So firstly for the benefit of our children belonging to various social strata, should be provided with playgrounds for different games / sports activities nearby their homes.
7. Put to stop the policy of converting existing open spaces, parks into parking facilities, BSES Substation etc. of selling them / allotting after changing their land use.
8. All the plots (irrespective of plot size) whether on main road on inside should be approved with stilt parking on ground floor & should be monitored that it is put to that use as the area.
9. As almost all the areas are changed / used for commercial / multipurpose buildings therefore there is a dire need of overhaul of sewage system with separate drain for rain water & soiled water. Old lines are either blocked, broken, low diameter and designed for low usage decades ago.

101 Saw
8/5/12

10. All the electric, telecommunication cables should be underground. During CWG 2010 lot of drains were made but are not put to desired use & were also not fully finished & connected with other major drains. Now these drains are full of filth, garbage & stagnant water. Their covers are broken especially at turns & other odd sizes.
11. Do not raise the level of road / street from existing levels. If new layer of bitumen / concrete has to be laid it should be done after digging existing layers to maintain road / street level.
12. The rate of property tax, free hold charges to be reduced as they are on very high level. Misuse charges to be totally abolished as it is one of the root cause of corruption.
13. Green covers to be maintained & increased gradually. All the shrubs & other green areas designed & created during CWG 2010 are now filled with concrete or destroyed and are used as parking space. Green plants & trees should be so planted taking into account the extreme heat climate of Delhi, (like Britishers).
14. Solar energy to be encouraged specially made mandatory in Govt. buildings, all schools, offices, industries etc.
15. Rain water harvesting to be encouraged specially made mandatory in Govt buildings, all school, offices, industries etc. As many of the plots don't have space for rain water pit therefore they may be allowed to make it outside their plot on govt. land as the work is for public good on no govt. expense.
16. A proper policy in consonance with (a) ground realities, (b) rising land cost, (c) rising construction cost, (d) scarce land, (e) rising population, (f) poor planning & rules are to made which can be easily be understood & followed by citizens thus reducing dependence on officers.
17. Reduce discretionary powers of officers this will help in reducing corruption.
18. Better maintenance and increase the number of public convenience.
19. Residents should be given free parking facility in newly developed parking spaces as these parking facilities were constructed at the cost of these residents only (being open spaces earlier) and secondly till now it was being used by residents till unrampanant and unplanned commercialization began of residential areas.

20. As the cost of land has increased therefore it is not viable to use them as what is used before for therefore the land is used for commercial purposes. This is the fact therefore change in land use should be allowed irrespective of ROW and for that the existing allotment terms & condition to be changed all together along with the directions given to MCD.
21. Existing terms & condition of lease documents of DDA are having lot of clauses & confusing, it should be made easy & all the land should be made free hold.
22. Encroachments, slums etc. are to be relocated from different areas specially DDA developed areas including industrial areas.
23. Free hold procedures to be further simplified and made transparent. No penalties for misuse should be levied.
24. Any religious structure whether temple, Gurdwara, Mosque, Church or Dargah should not be allowed to be constructed on public land. A separate land to be allotted for them while planning the area. No encroachment on Govt. land whether pavement or vacant land should be permitted. For example land near Delhi Public School, Mathura Road, pavement on Dr. Zakir Hussain Marg [Oberoi Hotel Fly Over] and land opposite cremation ground near CGO Complex are all gradually encroached upon.
25. Inspector Raj to be abolished at all levels including other land owning / dealing agencies like MCD etc for example there are two similar buildings used for same purpose one building is sealed other is not as just because the inspector was not dealt with properly by the concerned person.