



ZONE - E1

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"

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	VIVIAN FERNANDES
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	SRM COOPERATIVE GROUP HOUSING SOCIETY
वर्तमान स्थिति Present Position	SECRETARY
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011-22234403 011-42182010 +91-9810247529
फैक्स : Fax :	-
ई-मेल E-mail	VIVIAN.FERNANDES.MANGALORE@GMAIL.COM
पता : Address :	22 SRM Apartments 106 Indraprastha Gate, Patparganj, Delhi 92
हस्ताक्षर : Signature :	
तिथि : Date :	29/5/2012

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 3668
Dated: 30/5/12

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

SRM COOPERATIVE GROUP HOUSING SOCIETY LIMITED
106 Indraprastha Extension, Patparganj, Delhi 110092

29 May, 2012

The Director (Planning)
DDA Zone (E&O)
3rd Floor, Vikas Minar
NEW DELHI

Review of Master Plan 2021 –Suggestions

Dear Sir,

We thank you very much for involving the citizens in the review of Delhi zonal master plan. We are a cooperative group housing society of 90 apartments and 285 usually-resident persons. This society has been inhabited since October 1999. Based on our twelve years of community living and civic involvement this is what we propose:

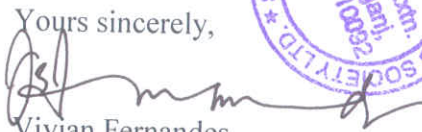
- (1) The Delhi Master Plan 2021 proposes a community hall in front our society. This proposal is just a carry over from the previous master plan. The road on which the community hall is situated is just 18 metres wide. The DDA has handed over the land to the MCD for construction of a community hall. The MCD began construction of the community hall two years ago without even a parking area. Upon our objections, it got a stilt area inserted for parking. But the plot can accommodate only 24 cars, though the wedding hall capacity is 800 persons. Already the road is congested because of the spill over of cars from the 400-bed Max Balaji Hospital. A wedding hall will only add to the congestion. We have filed a writ against the community hall being used for weddings. The Delhi High Court has given a stay on use of the hall for weddings till the petition is disposed of. **We request the DDA, even at this late stage, to prevail upon the MCD, and get the community hall relocated to the space set aside for the Community Centre next to Indraprastha gas station, on the arterial road linking Patparganj industrial estate and the highway. Here a grand multi-storeyed barat ghar can be constructed with adequate parking. The community hall that is now being constructed could be used as a library, a senior citizens centre or any other social purpose that does not involve the assembly of large numbers of people from all over the city.**
- (2) We propose that parking for social and commercial amenities should be on the basis of persons that a building is designed to accommodate and not according to built-up area. If this is not possible, then the number of car parks to be provided per 100 sq feet of built-up space should be increased in view of the current high car ownership pattern.
- (3) The green area in front of our society has been encroached. It is a slum (called Indira Camp). The people of the slum provide useful services to the housing societies around them. They have been residing there ever since Indraprastha Extension came into being. In keeping with Delhi government's policy of *in situ*

development we request proper housing be provided to the slum residents and the cost recovered from them in easy instalments. The development of slums (and housing for the poor) is not only an obligation of any democratic society; it is also a social and public health necessity.

- (4) We request that a shopping centre be set up in front of our society in the area allocated for it at the earliest, so that it is not encroached upon. If this is not commercially viable, we suggest that the area earmarked for the 'convenient shopping centre' be converted into a green area to make up for the green area encroached upon by the slum.
- (5) The DDA has not handed over the road in front of Sanchar, Siddh and SRM societies to the MCD. The DDA's mandate is to build houses and commercial complexes not to sweep streets. We request that the road be handed over to the MCD without any delay. **We have not seen any DDA sweepers cleaning up the road. If they do, it is such a sporadic activity that it has escaped our notice!**
- (6) We suggest that the parks adjoining our society be handed over to use for maintenance with a financial grant.
- (7) In view of the lack of space for parking, and the high cost of real estate, we suggest that multi-level underground parking be constructed in the parks. This would serve both purposes.
- (8) We would also like the Yamuna front to be developed. If possible, the river should be channelized like the Nile in Cairo, the Seine in Paris or the Thames in London. Rainwater, if impounded upstream (provided the dam does not silt up) could keep the river flowing in the summer. Perhaps it could also be used for navigation.
- (9) We support the Urban Development Minister's ambition of vertical development. The concept of FSI should go. High rises should be required to set aside just enough space for meeting emergencies like fire fighting. We would like the DDA to encourage the group housing societies in Indraprastha Extension to re-develop themselves into higher-rises. This should make Delhi a compact and less energy-intensive city that it now is.
- (10) Finally, we request the DDA to use its enormous cash reserves for the development of the city. Worldwide, proceeds from the sale of real estate are a big source of revenue for the major cities of the world (Hong Kong, Singapore, Shanghai and Beijing are examples). Perhaps you could think of building more bridges across the river. Seoul has about two dozen. Delhi could certainly do with more.

Thank you.

Yours sincerely,


Vivian Fernandes
Secretary

