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22374083**Federation of Indraprastha Extn.-II Housing Societies**(Registered under Societies Registration Act, 1860)
Registration No. S-22592 of 1992

71, KIRAN VIHAR, DELHI-110092

suggestion submitted
with the ModeratorCOMMENTS/SUGGESTIONS ON MDP 2021

PSTC 29.5.12

A meeting was held in Conference Room of Shri Kamal Nath, Minister for Urban Development Government of India in September 2011 in which this Federation was one of the Citizen Group invited to make presentation on MDP 2021. The suggestions and the comments given by this Federation during the discussions are given in the following communications:

- (i) Letter dated 29th September 2011 addressed to Shri Kamal Nath
- (ii) Suggestions & Comments on the MDP 2012
- (iii) Letter dated 1st December 2011

We also enclose a copy of our letter dated 25th July 2011 to Shri Naseeb Singh MLA and a copy of our letter dated the 25th February 2012 to Shri Tejendra Khanna, Hon Lt. Governor of Delhi on this issue.

OFFICE OF THE DIR (Plg.)
MPR/TO, D.D.A. N. DELHI-2
Dy. No. 37.52
Dated 30.5.12

We would like to reiterate-

- (i) 500m wide belt on both side of the MRTS Zones in Cooperative Societies zones as suggested needs to be reconsidered. The high rise building will affect the ecological and environment besides having adverse effect on its already laid services.
- (ii) MCD have failed to provide parking for the commercial zones as assured with the result the cycle and pedestrian foot paths have become thing of the past and there is rampant encroachment leaving hardly any space to move on foot.
- (iii) DDA has failed in its commitments. Karkari More Signal Free which was sanctioned and awarded as a deposit work of PWD as far back as 25 years. This continues in doll drum because of DDA & UTTIPEC its technical members from outside having no knowledge practical difficulties we users face. This is an urgent need of this area because of the only corridor to Central Delhi.
- (iv) The DDA is more concerned about housing rather than providing basic facilities for the existing ones. As brought out in the letter to Shri Kamal Nath, 46 of the 87 Cooperative House Building Societies already exist in this area. These Societies and 127 Group Housing Societies as also the DDA's SFS Flats in Mayapuri Vihar belong to the Central, State Government and PSUs Officers. DDA has allotted the land to private Hospitals and Nursing Homes. There is no Super Specialty hospital like AIIMS and we the Central Government Officers who are mostly retired Senior Citizens have to go to RML at a distance of 20 Kms. We suggest a Super Speciality Hospital of the Central Government should be built in the land adjacent to Karkardooma Metro Station as suggested by the LG.
- (v) There is only one Vocational College e.g. Sukh Dev College of Business Studies in this area. Government had decided to move this College another site outside East. In view LG's decisions and keeping in view the large population and adjoining NCR requirements this College should be allowed to continue in the East and allotted land in the MRTS zone near Karkardooma
- (vi) The development of CBD Shahadara is very slow. Whose responsibility is this We make plans but these remain on Paper
- (vii) Neither the DDA nor the MCD have fulfilled their assurances till today and we Citizens suffer
- (viii) The factories allotted land have remained in their existing area though given land because of political WILL. What is the need for these Plans
- (ix) Our plans have invariably failed to pick up because of multifarious agencies. There should be a SINGLE WINDOW SYSTEM for implementation of our Plans

(S.R.SANGAR)

Secretary General

29.5.12

Federation of Indraprastha Extn.-II Housing Societies

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BHAGIDARI

September 29, 2011

Dear Shri Kamal Nath Ji,

This is with reference to the meeting held on 28th September 2011 in Nirman Bhawan to discuss the Draft Guide Lines regarding:

- (i) Re-development of Clusters & Industrial Concentration in non conforming areas/planned areas
- (ii) Re-development of influence zone along MRTS and MTC

We appreciate your vision and your directions for involvement of Citizen Groups and RWAs in this process. We also congratulate you for saving us from the embarrassment of commenting on the performance of DDA. It is a fact that **planning in the DDA has no insight or far sight.**

This is our experience over the years. You may perhaps be aware, East Delhi was a neglected area till 1950s. It was the vision of our first Prime Minister, Pt. Jawaharlal Nehru, that Bombay Cooperative Societies Act 1925 was extended to Delhi and Cooperative movement initiated in Delhi. Formed in 1960s, 46 of the 87 Societies (mostly belonging to the Central and State Government Officers) were allotted undeveloped land in Shahadara. These were purely residential colonies on Vikas Marg under the provisions of Ministry of Urban Development letter No.7-1(5)/69/UD dated the 27th June 1970. Funds were provided by the Government and peripheral charges paid by the Societies, but no action was initiated by DDA/MCD to provide these services till 1980s when additional funds were released through the intervention of the then Deputy Prime Minister (as a result of meetings held with Lt. Governor in 1972 and 1979). As a matter of fact a large number of Overhead Tanks and its machinery created by the Societies were not used and are wasteful expenditure and plans are afoot with the DJB for demolition.

The land allotted was developed by Societies as per approved density.50% areas kept vacant for community facilities eg LSCs, CSCs, NHPs, Schools, Community Centers and Service Personnel etc. These plots reverted back to the DDA without payment of any compensation to the Societies. It was precisely the same time when NOIDA was planned. Today after 40 years, whereas our main roads are full of commercial activities, NOIDA has not changed its culture. This is because of faulty policies, deliberate delays and lack of planning in the DDA. Today even after 30 years, these LSCs and CSCs areas remain undeveloped and shops lie vacant. Community Centers and Service Personnel land though decided to be given to the Societies on a nominal Ground Rent of Re.1/- per annum as per your Ministry's orders of 1970 is yet to be allotted in certain areas. The performance of MCD is the worst. Though crores of rupees as deficiency charges have been paid by Societies, maintenance works are not and we are at the

- (iii) Redevelopment of other areas like Shajanabad, Walled City , Karolbagh and even the unauthorized colonies will pose lot of problems in view of various constraints known to the Government and especially the DDA/MCD who allowed this to happen. Single Window System may be of great help.
- (iv) In the Bungalow Areas, we see, most of these have been converted into plots with construction of Group Housing. It may please be examined that as to how the essential character has been maintained in these areas..

Notwithstanding the above, whereas MRTS is very much needed for Delhi, for its optimum utilization and connectivity, Government must consider better point to point transport service and or other mode of systems..

You will appreciate that these MDPs have failed to achieve the objectives. This is for the first time that the Ministry of Urban Development has taken an initiative to take views of the Citizen Groups and the RWAs. This is a very good step in these matters. We will suggest that the proposed Guide Lines will encourage the Builders Mafia and lead to more CHAOS. Therefore a strong mechanism is needed to tackle issues and achieve the objectives.

With best wishes,

Yours sincerely,


(S.R.SANGAR)
Secretary General

Shri Kamal Nath
Minister of Urban Development
Government of India
NEW DELHI

Copy to: Shrimati Sheila Dixit, Chief Minister Delhi
Shri K.S.Mehra, Commissioner, MCD

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BHAGIDARI
December 1, 2011

Dear Shri Kamal Nath Ji,

You may be aware, this being one of the foremost Federations of Delhi was invited participate in the meeting held on 21st September 2011 to discuss Draft Guide Lines 2011 regarding redevelopment of Clusters and MRTS Zones under MDP 2021. In this connection my letter of 29th September 2011 read with Comments/Suggestions submitted in the subsequent meeting refers.

I am thankful to you for having accepted our comments/suggestion

- (i) MDPs must take into consideration the ground realities
- (ii) For the successful implementation of these plans there is need for "Single Window system"

As brought in my aforesaid letter (copy enclosed), in Cooperative House Building Societies there is inbuilt provision for Local and Community Shopping Centers. These facilities were purposely delayed by the DDA and even after 30 years these CSCs and the plots in LSCs are lying vacant.

The worst is the plight of those who have purchased shops in these areas, as neither the DDA nor the MCD own responsibility for its maintenance e.g.

- (a) There is no water supply and the sewerage overflows. Unauthorised connections, however continue in some areas.
- (b) DJB has stated that inspite of repeated requests Water & Sewerage Schemes are yet to be handed over to them (copy of DJB letter enclosed)
- (c) MCD has not been sanctioned any manpower to maintain these areas

We had taken up this matter with your predecessor in 2000 when we were informed vide letter No. CE(EZ)/1(1)/99/159 dated the 28th January 2000 that various services had been handed over to the concerned departments i.e. MCD/DJB/DVB/Delhi PWD.

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COMMENTS/SUGGESTIONS ON GUIDE LINES

1. **Master Development Plans** though suggest developments and improvement in the city environments, Government have failed to achieve objectives because of multiplicity of agencies. There is need for a **"Single Window System"** either by constituting an independent Organisation under the Central Government and or an organization directly under Government of Delhi with representatives of DDA, MCD, Police, DJB & BSES. As far as MCD is concerned they have failed to implement their assurances. Even they have not been able to provide where ever promised for the residents.
2. Once a decision is taken and alternate land allotted to Industries, these must be made to shift. Failing this these should not be allowed to continue in non conforming areas and licence cancelled.. The toxic and hazards Industries must be shifted out of residential and non conforming areas and made to follow norms.
3. **MRTS** :Any redevelopment to increase density, FAR, height of the buildings along MRTS belt on selective basis will not recommended. This will not only be disastrous but encourage builders mafia and congest the residential culture. with far reaching affect on its services e.g.water, sewerage, parking, power etc.It is suggested that any redevelopments alongside MRTS belt should not be on selective basis and in isolation but the area/colony as a whole.
4. **Plotted/Group Housing Societies** The land in Plotted/Group Housing Societies belongs to Cooperative Societies. The MCD/DDA have no locus standi except in respect of the services these Departments maintain. It needs to be examined how come the residents can be asked to pay for such redevelopment. The same is the position in Cantonment areas under Defence.
5. **Bungalow Areas**: These are already being converted into Grouping Housing
6. The case of increase in FAR & height is sub judice. In the meantime, for best reasons known, and builders mafia, construction of floor are being allowed on the basis of an affidavit. These floors will be purely residential and will have to be demolished if the court decision is not in favour, This will be a fait accomplie for the Government as the builders will take away the money after selling., How this situation is proposed to be resolved may be considered at this stage itself.

Notwithstanding the above, whereas MRTS is very much needed for Delhi. to enhance its optimum utilization, and connectivity, we should consider point to point service and other modes of transportation.


(S.R.SANGAR)

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BHAGIDARI
July 25, 2011

My dear Naseeb Singh Ji,

Please refer to your letter No.PA/NS/MLA/G20/2011 dated 23rd July 2011, regarding MDP 2021.

We are grateful and would like to thank you for the interest you are taking in the welfare of the people of the area and the large scale development all over East Delhi. As regards MDP 2021, we are not averse to the review of these Plans care must be taken that these serve the interests of all the citizens and not benefit a particular category..

You may perhaps be aware, when the Bombay Cooperative Societies Act was extended to Delhi we, the Government officers were encouraged to form Societies. The land was allotted by the then Delhi Administration (not the DDA). We were assured

- (i) Good environments and better living conditions
- (ii) Transfer of plots only within blood relations
- (iii) No change in land use (from residential to commercial)
- (iv) Development as per approved density

East District remained a neglected area without water, sewerage, roads, street lights and transport with all round encroachments and unauthorized constructions. The Societies were given undeveloped land in 1970s but building activity were purposely delayed because of uncooperative attitude of the DDA and the MCD.

As far as we can see, these MDPs during these years have not only benefitted the builders, unauthorized settlers, and big Traders but created all round chaos affecting Civic Services, and Environments. The enhanced FAR is being misused and building norms violated. Even completion is not issued. You are aware, Delhi is on the mercy of other States whether it is water or electricity. Availability of garbage dumps is the new problem.

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BHAGIDARI
February 20, 2012

Shri Tejendra Khanna
Lt. Governor
DELHI.

Subject: Development of MRTS Zone in Karkardooma under MDP 2021

Respected Sir,

I have read your proposals regarding development of MRTS Zones through Times of India of 18th February 2012 and particularly the development around Karkardooma Metro Station. We appreciate your vision for better utilization of these areas in the larger interest of the people

Sir, you are aware, East Delhi has more than one third population. A large number of these are serving and retired Central, State Government and PSU Officers and they are settled in Cooperative Societies in I.P. Extension II, Mayur Vihar, Vasundhara, Gita Colony and SFS Flats..

The 46 Central Government Officers' Cooperative House building Societies were the first to come in this area after these were allotted undeveloped land in Shahadara zone in 1967 by the then Delhi Administration. Housing was transferred to DDA in 1987 and Group Housing and SFS flats were developed thereafter. Unfortunately, however, no land was earmarked for a Central Government Super Speciality Hospital like RML & AIIMS etc., Though DDA has mushrooming of private Hospitals. We CGHS beneficiaries are now required to go RML at a distance of more than 20 Kms for consultation and treatment. .

We have repeatedly requested for a Super Speciality Central Government Hospitals but there has been no response. In this connection a copy of our recent letter of February 15, 2012 is enclosed.

We suggest for your consideration that the land in Karkardooma Metro Zone because of its connectivity, will be an ideal location for:

- (i) A Super Specialty Central Government Hospital like AIIMS/RML
- (ii) Sukhdev College at present in Vivek Vihar, be shifted to this area
- (iii) A Shopping Mall may be located instead of Group Housing; (There being already mushrooming of Housing .)