



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 - K-II

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	RAMESHINAR SOLANKI
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	R. W. A PALAM EXTN PT-I 3415 3382 23/5/12
वर्तमान स्थिति Present Position	VICE - President
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	25083285 (O) 9212730522
फैक्स : Fax :	
ई-मेल E-mail	rwa pe - I @ Yahoo. w. in
पता : Address :	B-288 PALAM EXTN PT-I New Delhi-77
हस्ताक्षर : Signature :	R. Solanki
तिथि : Date :	22-5-2012

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

RESIDENT'S WELFARE ASSOCIATION**PALAM EXTENSION, PART-1, NEW DELHI - 110077**

(Settled under 20 points programme by Delhi Administration, Delhi)

Regd. Office : B-288, Palam Extension, Part-1, New Delhi - 110077

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PresidentRANDHIR SINGH PANWAR
9911180063

No. RWA/PE-I/MPD-21/11-12/31

Dated: 21.05.2012

To,

Shri. P.S. Uttarwar,
Director (Planning),
Project Office, Manglapuri, Palam
New Delhi-110045**Vice President**RAMESHWAR SOLANKI
9212730512Sub: Review of Master Plan -2021 –suggestions for open house meet, on
Dated – 22.05.2012.

Sir,

Please refer to your public notice dated 18.05.2012 on the subject
cited above.**General Secretary**R.K. ROHILLA
9310056932

Kind attention is invited to our letter No. RWA/PE-I/MPD21/11/112 dated 16.11.2011 endorsed by Shri. Rajesh Gahlot, Member DDA, vide which this Association has submitted its suggestions/views for your kind consideration. No response to the same has been received by this Association till date. Copy of the above letter dated 16.11.2011 is enclosed herewith for ready reference as **Annexure-I**. However, the suggestions with some more suggestions are reiterated here under for your kind sympathetic consideration keeping in view the ground realities, which seems to have been overlooked while drafting the MPD-2021.

SecretaryJAI SINGH
9213150837**1.Short Title.**

The MPD-2021 was notified in the year 2007, and after a gap of 4 years "The Building Regulations for Special Area, Unauthorized Regularized Colonies and Village Abadis, 2010 was notified on 17.01.2011. Vide para 1 of this notification the word "the village abadis" has been used with further clarification as " notified village abadis/lal dora/extended lal dora" vide para 2(vii). Strangely, it do not have any specific mention about the colonies settled under 20 point programme or chakbandi as an integral part of the village concern, though the same has already been declared as lal dora by the Lt. Governor, Delhi vide his order dated 07.10.1980. Due to non specifying it the problem becomes more severe in Urbanized villages as the local authority MCD is not recognizing such localities as part of the lal dora or the village, even the Commissioner MCD vide his office order dated 19.01.2009 has declared that there is no lal dora after a village is declared as urbanized. Copy of said letter is enclosed herewith as Annexure-II. Thus

TreasurerANAND KUMAR JAIN
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Rohilla

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PresidentRANDHIR SINGH PANWAR
9911180063**Vice President**RAMESHWAR SOLANKI
9212730544**General Secretary**R.K. ROHILLA
9310056932**Secretary**JAI SINGH
9213150837**Treasurer**ANAND KUMAR JAIN
9873732625

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people kept on suffering for these 4 years at the mercy of the local authorities, which are treating such localities as unauthorized colonies and taking sealing/demolition actions, hence by-laws 1.2 of the Delhi Building Bye Laws-1983 applicable as of now, clearly have the mentions that the said building bye-laws are applicable in Urbanized villages/JJ Colonies and Rohini. Therefore this aspect needs to be considered and the said abadis be specifically mentioned in the reviewed master plan 2021.

2.Density

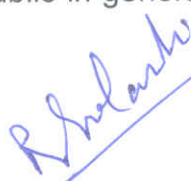
The density of entire Delhi is calculated @4.5 person per unit and @ 2.5 per servant quarter, which is not based on the real facts in respect of village abadis and un-authorised colonies, where it is normally 8-10 persons per unit. Thus the same is not justified and needs to be reviewed area wise/zonal plan wise, keeping in view the ground reality.

3.Projection of Chhajjas.

The projections/chhajjas/covered chhajjas built up to 1 mtr above 3 mtrs high from the ground level existing up to 07.02.2007, has been allowed to be compounded in the plot up to the size of 175 sq. mtrs. This is a fact that these are used for keeping green pots, coolers, drying washed cloths and over all to take a fresh breath. It is not understood as to whether these basic requirements of a family ends after 07.02.2007, and no one needs the same. Most of the cases of violation of building regulations are thus has taken place due to this rigid regulation/condition, and shows that the laws are not made for the public but the public is made for the law or for some people who made out such policies without considering the needs of a common man, particularly small plot holder with big families are the most sufferers. This aspect is therefore, required to be reviewed sympathetically, and the Projections which were allowed prior to 07.02.2007 be allowed beyond this date and building plans be sanctioned accordingly, however, the coverage of chhajjas be not allowed for any other use.

4.Stilts

Stilts are allowed up to 2.4 mtrs to be exempted from counting towards the FAR, however kept within the prescribed limit of 15 mtrs, which though too less in view of the increasing population and increasing vehicles in Delhi. The is therefore, needs to be reviewed further, and the stilts be excluded from the permissible limit of height whatever it is fixed. This will further facilitate the public in general and encourage to make stilts for parking the vehicles.



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Vice PresidentRAMESHWAR SOLANKI
9212730544**General Secretary**R.K. ROHILLA
9310056932**Secretary**JAI SINGH
9213150837**Treasurer**ANAND KUMAR JAIN
9873732625**5. Control of Buildings/Building within residential area.**

As per MPD 2021, the 100% ground coverage shall be eligible for regularization in the building already in existence till 22.09.2006, with the number of stories as mentioned in para 4.4.3. The buildings upto 15 mtrs height with 350 FAR has been allowed, which is not justified as normally one basement or stilts and four stories can be built in the allowed height of 15 mtrs. in the plots upto 175 sq. mtrs, thus restricting to 350 FAR doesn't seem to be justified, as such needs to be reviewed and modified accordingly to accommodate more people and vehicles. The facts that maximum of cases of violation are covering FAR above 350 are there in the files of MCD. In the vicinity where at one side 10-11 story buildings are allowed in the societies, and at the other side plot holders are restricted to go not beyond 15 mtrs though sufficient roads are available. Therefore, this aspect needs to be reviewed and liberalized as per the ratio suggested by this association vide letter dated 16.11.11 or otherwise at least addition of 100 FAR in each category and height upto 20 mtrs excluding stilts be allowed in the residential developed area, which will not only facilitate the general public but also facilitate the local authorities to close the files of sealing/demolition booked by them.

6. Sub-Division

Sub-division may please be reviewed and our suggestions made vide our letter dated 16.11.2011 may please be considered.

7. Amalgamation

The plan is silent about the amalgamation of small plots. Thus this is the need of hour to allow the same. Therefore, amalgamation of the plot upto 120 sq. mtrs may please be allowed to uplift the standard of living of the Delhites, and to give better appearance to Delhi.

8 Parking facilities.

There is an acute shortage of parking facilities in the areas falling in the plan K-II, and at the other side sufficient land/opportunities are available in the area, which needs to be considered in view to facilitate the people. It is therefore suggested to make the provisions in plan K-II as under:-

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President

RANDHIR SINGH PANWAR
9911180063

Vice President

RAMESHWAR SOLANKI
9212730544

General Secretary

R.K. ROHILLA
9310056932

Secretary

JAI SINGH
9213150837

Treasurer

ANAND KUMAR JAIN
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- i) The land use of the pocket 18 in Sector-7, which was earlier the alternative plots, but has been shifted, be changed to Parking to facilitate the residents and the visitors of main market in Palam Extn. Ramphal Chowk.
- ii) The park situated behind Evergreen CGHS in Sector-7 is lying unattended and under threat of encroachments from all the corners, besides being the shelter for unsocial elements at night. This park is situated at such a location that it can be used to facilitate residents of Dwarka visiting the main market in Palam Extn. and nearby residents. Therefore, it is suggested that an underground parking be made under this park and park be developed with a provision of a community centre at one corner of it as it is a very big park, and is being used to dump the garbage, malba under the very nose of DDA authorities. Such type of experiments have already been made in Munirka at Palam Marg. Further, temporary parking used for the market of Sector-6&10 be partially utilized for permanent parking facility in view of the acute shortage of the parking facilities in these markets.
- iii) Besides, above, the parking problem prevails in each and every market of the Dwarka, which needs to be surveyed and properly planned.

9. Vegetable, Fruit & Flower Market.

There is no provision in the plan to accommodate the above basic facilities required for the residents of the area. Thus there is a need to make the provisions of such markets.

10. Weekly Markets

The weekly markets have proven to be more convenient and economical to the residents of the Dwarka, thus the same needs to be properly allowed at one place in each sector of Dwarka only in the internal lanes and not on the master plan road.

11. Automobile market/Service Centre

The provisions has been made for the automobile market/service centre, but the allotment of the same has not been made due to which unauthorized automobile shops, service stations have come up in the

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PresidentRANDHIR SINGH PANWAR
9911180063

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residential area, the condition is more severe in Sector-7, main market Palam Extn. Ramphal Chowk. Thus there is an urgent needs to shift these health hazard centres from residential area to properly planned service centre.

Vice PresidentRAMESHWAR SOLANKI
9212730544**12.Basic Development of urbanized villages & its abadis.**

The entire agriculture land or source of income for the livelihood of the residents of such localities have been taken over by the DDA, and developed their own planned infrastructure surrounding the village, but the villages are left with no benefit of such a development. The entire vacant Gaon Sabha Land of the villages was placed at the disposal of the DDA vide notification No.F.1(172)/LM(W) dated 19.08.2002, for making plans for the use of the residents of the village and its abadis that too in consultations with the villagers/associations. Strangely, the DDA authorities have made out the plan on such land without any consultation to the villagers or associations. The present plan K-II also left this concept of the development for the villagers for the future, which has always been the policy of the DDA to defer any benefit to the villagers and its abadis like the basti settled under 20 point programme, mentioning that the same be dealt with as per policy, though neither any policy is made out till date nor made available to the public. Thus this concept needs to be considered and a policy made out in consultation with this association and the associations of the villages/abadis concern under plan K-II.

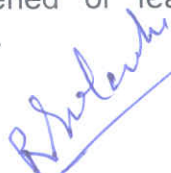
General SecretaryR.K. ROHILLA
9310056932**Secretary**JAI SINGH
9213150837**13.Drinking Water**

The DDA has laid main water supply lines for the use of their own developed CGHS/Flats. Although the villages and its abadis are earmarked as integral part of the plan, and the land of villages and abadis is used free of cost for laying the pipe lines, but they are not allowed to share the drinking water, this is again very astonishing and shows the partiality of the DDA. Thus the policy in this regard needs to be reviewed and the drinking water facility be also provided in the villages and its bastis from the laid pipe lines of the DDA.

TreasurerANAND KUMAR JAIN
9873732625**14.Widning of Fly-Over of Dwarka.**

In view of the heavy traffic load at the Dwarka Fly-over, either the same be further widened or feasibility for an alternative fly-over be explored immediately.

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RANDHIR SINGH PANWAR
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Vice President

RAMESHWAR SOLANKI
9212730544

15. Traffic Problem

Although the widened roads were developed for Dwarka, but at the entry point like Sector-1-2 and 6-7 near Dwarka Fly-over, there is a heavy traffic congestion, thus there is need to built the fly-over or underpass at this red light. Further, all such congested red-lights in Dwarka be surveyed during the peak hours in the morning and evening, and similar provisions be made on priority to ensure smooth traffic flow.

16. Providing Livelihood to the villagers.

Since, the land of the villagers have been acquired leaving them jobless, as such there is a need to look for the livelihood of such villagers. Therefore a policy be made out to allot the shops to the villagers whose land has been acquired on priority basis, so that they can earn their livelihood.

General Secretary

R.K. ROHILLA
9310056932

17. Removal of Deficiencies in the DDA planning.

At a number of places the DDA has made out the plan on the land which is neither acquired nor taken over by the DDA at any point of time, for instance the road and green belt has been shown on the plots of 20 point programme in village Palam in Kh. No.28/3/2, 4/2 and 5/2 and 126, for which this association has represented to all the level but the matter is still pending for want of reviewed during the review of the master plan, the same may kindly be corrected on priority.

Secretary

JAI SINGH
9213150837

We shall therefore, be grateful if the above submissions are considered sympathetically and finds placed in the reviewed zonal plan.

Treasurer

ANAND KUMAR JAIN
9873732625

Please acknowledge.

Thanking you

Yours faithfully,

(RAMESHWAR SOLANKI)
VICE-PRESIDENT

Encl: As above

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सदस्य, दिल्ली विकास प्राधिकरण



153, ककरोला

हारसिंग कम्प्लैक्स,

उत्तम नगर, नई दिल्ली

दूरभाष : 65669253 (R)

65669254 (O)

9212538485 (M)

9818168485 (M)

24652117 DDA

24610422 DDA

Dated the 17.11.2011

I. P. PARATHE

Dear Sh. ~~Rameshwar Solanki~~

I am enclosing herewith letter dated 16.11.2011, received from Sh. Rameshwar Solanki, Vice-President, Residents Welfare Association, Palam Extn. Part-I, whereby suggestions/views with regard to the review of Master plan -2021, in response to your public notice dated 4.10.2011, has been submitted, with the request to give a sympathetic consideration on each point in order to ameliorate the hardship being faced by the residents of the village abadis/lal dora/extended lal dora, abadis settled under 20 point programme and the chakbandi having status of lal dora. The condition is more worse in the urbanized villages, since they do not have any scope of extension, of which I am personally aware in depth.

I shall be obliged, if you could kindly pay your personal kind attention and sympathetic consideration in this regard, and ensure that the public demands raised by the public is met with kind approval of all concern and the authorities concern.

With sincere regards,

Yours faithfully,

(RAJESH GAHLOT)

I. P. PARATHE

Sh. ~~Rameshwar Solanki~~

Director (Plg.), MPR,
DDA,

6th, Floor, Vikas Minar,

I P Estate, New Delhi-110002

17/11/11
Cell.
Authority
Vikas Minar, I. P. Estate
New Delhi.

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President

DHIR SINGH PANWAR
180063

No.RWA/PE-I/MPD21/11/ 112

Dated:16.11.2011

To,

President

ISHWAR SOLANKI
2730542Director (Plg.),
MPR, DDA,
6th, Floor, Vikas Minar,
I P Estate, New Delhi-110002

Sub: Suggestions/views for mid-term review of Master Plan for Delhi-2021.

General Secretary

ROHILLA
0056932

Sir,

With reference to your public notice dated 04.10.2011, published in leading news papers on the captioned subject.

Secretary

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150837

We respectfully submits the following suggestions/views with the hope that the same would certainly meet your kind consideration in order to review and modify the Master Plan 2021, so as the same becomes a convenient and people friendly document to establish the principals of natural justice.

INTRODUCTION

Chairman

ND KUMAR JAIN
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Of late after the delay of about 7 years the Master Plan -2021 was notified in February -2007 in a very hush-hush manner, and not only many important aspects were ignored but left for tomorrow, which were mainly about the Special area, unauthorized colonies, Unauthorized Regularized Colonies and Village Abadis (both rural & urban), and resettlement colonies etc, wherein 75-80 percent of the total population of Delhi dwells around. After the gap of 4 years of notification of MPD-2021, the building regulations for these areas called " The Building Regulations for Special Area, Unauthorized Regularized Colonies and Village Abadis, 2010 was

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President

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finally notified vide Gazette Notification dated 17.01.2011, this time too, as an incomplete documents as it was left to the concerned local bodies to publish user friendly standard operating procedure in the form of "Ready Reckoner" explaining the requisite format of application, list of documents to be submitted, fees/charges, steps and procedure to be followed in the processing the application, role of other Departments etc; as per approved regulation, which have not been done by any local body till today even after the lapse of about 10 months of the notification. The LAP was also to be prepared and authenticated by these local bodies, which too have not been done till date. Besides this, since there remains no documents with the residents of village abadis, which may confer the clear title within the Lal dora in the name of any individual in possession of any particular piece of land/building. Under these circumstances neither the local body are sanctioning building plans or in a position to sanction the building plan nor the individual in a position to prefer their application for sanction of building plan in absence of complete information. Under these circumstances the vision document MPD 2021, and subsequent notification dated 17.01.2011 neither could be considered to be the final document nor is justified to be made applicable on the public in general. Still, the future of the residents of the localities of Unauthorized colonies where about 50 per cent of the population of Delhi dwells is hanging for want of their regularization and framing of building regulations for them. Astonishingly, at the one side the government could not deliver the complete and final master plan or regulations till date and the local bodies are not in a position to sanction the building plans particularly in village abadis in absence of title documents and LAP, and more particularly the condition is worse in urbanized villages, and at the other hand these local authorities are in carrying out the operation of sealing and demolition in these localities in large scale for the alleged contravention of the Master plan and the regulations, on the basis of incomplete documents. Thus the people of Delhi are made to suffer for the incompetence of the authorities responsible to frame out and deliver the building regulations and to give the final nod to the master plan 2021.

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used to make arrangements for fresh air by way of putting flower pots, and cooler etc; and to dry the washed cloths. Thus this policy needs to be reviewed and allowed even after 7.2.2007 and while carrying out new constructions, however, chhajjas may not be allowed to be covered. This will not only help the people to take benefit of above facilities but also will prove helpful during repair and white wash etc;.

4. Stilts – Stilts used for parking purposes up to 2.4 mtr. has been allowed to be exempted from counting towards the FAR, but within the prescribed limit of height of 15 mtrs. In view of the growing number of vehicles in Delhi this clause needs to be reviewed and liberalized and the height of 15 mtrs. be allowed to be counted from above 2.4 mtrs. This will not only help to accommodate the crowd of vehicles but also help to accommodate big families in the small plot sizes up to 175 sq. mtrs.
5. Control for Building/Building within residential.- 100% ground coverage shall be eligible for regularization already existing as on 22.9.2006, with the number of stories as mentioned in the table to the subject (para 4.4.3), but in some of the cases this doesn't seem to be justified as normally one basement and four stories within the height of prescribed limit of 15 mtrs can be constructed, with ensuring requisite safety structure. When, it has been made mandatory to obtain the safety structural certificate from the qualified engineer. Imposing the restrictions of FAR at 350 doesn't seem to be justified and thus needs to be reviewed and modified to accommodate more people and the vehicles etc;. This also needs to be reviewed in view of the compulsory requirement of the stilts. Moreover, when the buildings of the societies within the same vicinity can rise to 11 stories and hotels, and other business establishments also can be made of the multiple stories, restrictions of FAR to such a little limit to the village abadis does seem as a partiality to the residents of the villages whose main income in absence of the proper employment and availability of the means to earn the livelihood to their big

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DHIR SINGH PANWAR
1180063

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K. ROHILLA
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NAND KUMAR JAIN
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families, as they have already loose their agricultural land for the high rise buildings of the government or the big builders. Thus, this is the right time to not only give a big relief to the residents of village abadis which includes the lal dora, extended lal dora, colonies settled under 20 point programme or chakbandi, but also save them from the threat of sealing and demolitions which not only wastes the valuable time of the authorities and public funds of the government but also hard earned money of the individual. Therefore, we propose the following table with the hope that the same would certainly benefit the people of Delhi.

Sl. No.	Area of plot (in sq.mtrs)	Maximum ground coverage %	FAR	Dwelling units
1.	Below 32	100%	400	4
2	Above 32-50	100%	400	4
3	Above 50-100	100%	500	5
4.	Above 100-250	90%	450	5
5.	Above 250-750	75%	400	6
6.	Above 750-1000	75%	350	9
7.	Above 1000-1500	75%	300	9
8	Above 1500-2250	75%	300	12
9	Above 2250-3000	50%	250	15
10	Above 3000-3750	50%	250	18
11	Above 3750	50%	200	21

This will not only help to accommodate more and more increasing population of Delhi but also will let the people live with ease and more comfortably. Also these relaxations will ease the traffic from the roads and streets, which are flooded with vehicles, thereby increasing the incidence of thefts of the vehicles.

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President

HIR SINGH PANWAR
30063

President

RAMESHWAR SOLANKI
30544

General Secretary

ROHILLA
356932

Secretary

NGH
350837

Treasurer

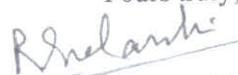
JID KUMAR JAIN
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6. Sub-Division - Area of subdivision has been fixed to the minimum of 32 sq. mtrs. which also needs to be reconsidered in view that if a person have only 30 sq. mtrs and have to accommodate two sons, it would leave him with no way to give justice to both the children. At the other side the government, it self considers 12.5 sq.mtrs in the cases of JJ Clusters to be sufficient for a family and accordingly allots the same to them.
7. Amalgamation - No provision of amalgamation has been made in the proposed master plan or regulations there under. Hence this needs to be consider in view of the changing scinerio of the city, which will not only change the face of the city but also let the people to live with more comfort. This may be allowed without any restriction of the size with the condition of minimum 9 mtrs of the ROW.

Hopes, the above would prove to be helpful in the future planning and review of the master plan accordingly.

Sincere regards,

Yours truly,


(Rameshwar Solanki)

Vice President.

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MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE COMMISSIONER
Town Hall, Chandni Chowk, Delhi-110006

10.PSC/.....62...../2009

Dated : 19-01-2009

OFFICE ORDER

MCD's Notification dated 24/08/1963 exempts rural abadi areas (within all Dora/extended Lal Dora) from certain Sections of the DMC Act under the Chapter "Building Regulations". This notification only exempts the residents of abadi area from sanction of Building Plans for their residential units.

Lal Dora is basically the abadi; the residential area where the land owners of agricultural land around dwell. The extension of the Lal Dora is also meant for meeting the residential needs of the land owners.

A clarification was issued vide Commissioner's Order No.TP/G/683/04 dated 03/02/2004 for all concerned that "only a building residential in character and not going beyond 2½ storeys and owned by the original resident/his descendant is to be permitted". Any other building in Lal Dora/extended Lal Dora requires prior approval and sanction of the Building Plans from the Municipal Corporation of Delhi as per the provisions of MPD-2021; Zonal Plan and Building Bye-laws". Since MPD-2021 has revised the development control norms for residential plotted development, it is clarified that now a building, residential in character, and not going beyond 15 metre height and owned by the original resident of the village and/or his descendant is to be permitted with ground coverage, FAR and dwelling unit as per Annexure 'A'. Any other building in Lal Dora/extended Lal Dora requires prior approval and sanction of the Building Plans from the Municipal Corporation of Delhi as per the provisions of MPD-2021, Zonal Plan and Building Bye-laws. It however does not exempt the buildings from the purview of the Building Bye-laws. Any activity contrary to above cannot be regarded as permissible activity in the Lal Dora.

There is no Lal Dora after a village is notified urbanized and the exemption available to the residential buildings within Lal Dora of a rural village does not apply to any property in an urbanized village. There is a need to obtain sanction of the Building Plan under the Building Bye-laws in an urban village.

The above instructions should be complied with and any default on the part of any official shall be viewed seriously. This order supersedes the earlier order on the subject namely the Order No.TP/G/683/04 dated 03/02/2004 quoted above.

SBG/hu

20/1/09

Encl : as above

All Zonal Dy. Commissioners
S.E./E.E. (Bldg.)/HQ

19/1/09
(K.S. MEHRA)
Commissioner
19/01/2009

all shh.

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DWARKA FORUM

Dwarka Ki Awaaz

(Regn No. S-63070)

(A Welfare Association of Residents & RWA's / CGHS Representatives of Dwarka Sub-City)

Regd. Office:

720, Pocket-1, Sector-14,
Dwarka, New Delhi - 110078

Phone No. 011-20514195

E-mail: dwarkaforum@gmail.com

<http://www.dwarkaforum.org>

22 May 2012

DF/2012/DDA/5/001

Shri. P S Uttarwar
Director Planning
DDA Dwarka, Zone-K-II
Manglapuri, Dwarka

Cc:

Shri Girija Sankar Patnaik (IAS)
Vice Chairman
Delhi Development Authority
New Delhi

Director (Planning)
6th Floor, Vikas Minar,
IP Estate, New Delhi-110 002.

Subject: Review of MPD 2021- Submission from DWARKA SUB-CITY

Reference: Your Public Notice (dated 18th May 2012 TOI) for hearing on 22 May 2012

We appreciate the DDA initiative to conduct Open house on review of Master Plan 2021.

Since there were many issues that affect over 6 lakh residents, over 300 CGHS Apartments and over 55 DDA Pocket RWA's in Dwarka Sub-City.

First of all we would like to submit that a Sub-City Dwarka was created based on Master Plan provision and its real implementation on ground differs. The plan and implementation Gap is over 20 years. This cause huge financial burden and denying even basic facilities to citizen.

Some of the areas where we found Master Plan need amendments are:

1. Demand to amend/Review the following:
 - a. Make Parking area Mandatory for all Markets and other areas with ground reality of final stage where in full parking for owners and visitors. Irrespective whether it is small CSC, LSC, MLU or Commercial or Institutional Building or plotted Residential building.
 - b. Increase the ECS- Equal Car Space according to Commercial, Institutional and Residential or mix use.
 - c. The markets (MLUs) designed earlier to be modified and designed to cater future needs (This was discussed and approve in principle during WG Meeting of UTTIPEC/DDA).
 - d. Amend the FAR for CGHS (Co-operative Group Housing Society) and DDA Pocket for both residential and community purpose.
 - i. The CGHS Apartments build and conceived earlier have ample open space to increase the FAR with due approval, structural safety be allowed to add rooms, balconies etc.

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- ii. The provision of Community facilities within CGHS to allowed in the new MPD. The facilities for Community Halls, Play rooms, Gymnasium, small shops etc
- iii. The DDA Pocket Flats and Apartments build and conceived earlier have ample open space to increase the FAR with due approval, structural safety be allowed to add rooms, balconies etc. This will be with due involvement of Architect and No objection from other co-residents and RWA of the Pocket.
- iv. No COMMERCIAL Activities to be allowed in residential Apartment Complex whether it is DDA Pockets or CGHS. This include MIX use or Professional use as non resident to complex.

2. We demand to Cancel the following :

- a. International Freight Complex (IFC) at Sector 25, Dwarka. The current transport/traffic infrastructure of 60 Meter road and other roads are not sufficient to cater the demand of IFC complex with huge freight carrier vehicles. Also considering the location close to residential hub this be removed and developed close to Delhi-Haryana border along -NH8.
- b. The ISBT at Sector 22. The location of this ISBT and its number of inter state vehicle would further choke the traffic situation of Dwarka. The Dwarka is already well connected with Metro Rail and Rail network. The interstate Bus terminal be created on NH-8.
- c. Both above land may be used as Commercial Office complex for IT and other services as it will be well connected with Airport, Rail and two Metro Network. This will also provide the sub city residents to work within the sub-city and reducing the commuting.

3. We demand to include in the new MPD the following:

- a. Basic facilities such as Toilet, Segregated Garbage Disposal Location , C&D Waste Disposal Location must for all area and each type of building as part of building plan.
- b. The current Plan have no ear marking for Vegetable and Fruits on the population and basic requirements of citizen.
- c. **Transport Infrastructure:**
 - i. The Transport Infrastructure is planned of pre 1980 status. While the growth of economy and population be taken into consideration.
 - ii. The roads to be widen and plan and implementation gap be reduced. The UTTIPEC division of DDA designed Transport Guidelines while this needs to be incorporated into MPD.
 - iii. The Transport infrastructure to be based on Review of every 5 year.
 - iv. Currently a resident of Sector 22 to get out from Dwarka i.e. Sector 21 underpass for less than 2 KM take over 25 Minutes. A resident of Sector 6 take over 20 minutes to travel 2 KM from Sector 6 to Palam-Domestic Flyover. There is huge demand to increase the Road connectivity.
 - v. New High Speed **Local Corridor Ring Roads** or Criss Cross Roads with Loop need to build across city over the high or under ground.
 - vi. The Transport hubs to be planned for each of the area.
 - vii. Local transport connectivity to be part of the Master Plan. E.g. The Dwarka have metro connectivity, however lacks basic local transport network. Every individual is compelled to use own private vehicle.
- d. **Set time frame for Allocation, Allotment, Auction of HAF, CSC LSC ,DC etc**
 - i. There is huge gap in acquired land of DDA to put in allocation, allotment and construction of area facilities like HAF, LSC and District Centres etc. Take example of Sector 23 DDA CSC build prior to 2008 still vacant. The Huts build in Sector 22 in 2007 still vacant. The HAF across Dwarka lying vacant and encroachers are invited. Same is the case with District Centres of Dwarka.
- e. **Modification and Beautification of Drains.**
 - i. Across Dwarka a large number of Najafgarh drain and other drain run through different Sectors. Considering Master Plan review these Drains to be modified and beautified to useful purpose for community and also give good healthy environment to neighbourhood residents.

- f. Re-Development of Ramphal Chowk-Sector 7 Palam Extension - 20:20
- ii. The entire area of Dwarka was allocated for 20:20 programme and other purpose. Today entire area constructed without plan and approval with short sight. These entire areas to be REDEVELOPED considering it already become commercial.
 - iii. There is ZERO Parking facilities inspite huge commercial activity across Sector 7 Ramphal chowk. The DDA and MCD failed to adhere provisions of MPD 2021. The new Master plan provision to include suitable amendment to acquire land for parking such commercial or mix land use areas.
 - iv. The MPD should also have provision to penalise the staffs of Civic Authorities Building and Landowning Agencies Building Division for allowing unplanned and unapproved building and compromising security and safety of public at large in addition to revenue loss.

G Local Transport System:

- v. All Master Plan and Zonal plan to have Local Area Transport system as part of MPD to cater and connect to main transport Links.

4. Plan of Dwarka: This remains only in paper (hope this would considered while amending reviewing MPD 2021 as example of Planning and Implementation Gap).

a. Pre habitation facilities lacking:

- i. No Vegetable/Fruits Markets
- ii. Only few Milk Dairy booths such as Mother Diaries
- iii. No District Centre
- iv. No Recreation Centre such as Cinema halls
- v. No Clubs
- vi. The Service Sector 20 is converted to Commercial use and NO SERVICE related usage till date allotted. The Ramphal chowk Sector 7 converted as illegal Auto Repair causing huge environment pollution while the Sector 20 is UN allotted for the same purpose.

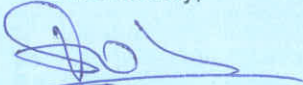
5. Water Supply:

- a. The MPD and Zonal Plan talk about Water Supply and Demand; these are not in line with Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual. (e.g. 98% of Dwarkites drinking highly contaminated toxic ground water with over 3000 TDS level).
- b. The Piped Network and Under Ground infrastructure are built and not put in use cause huge exchequer waste and damage.

6. Completion cum Pre occupancy certificate issues of Cooperative Group Housing Society:

- a. MPD 2021 should consider amending the policies for Building Plan and Process of giving Completion Certificate, POC etc with minimum paper work while not compromising security, safety aspects.

Yours sincerely,



Vice President
Dwarka Forum