

सुदेश भसीन

निगम पार्षद

सदस्य : शहरी विकास प्राधिकरण



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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 14/16
Dated 18/11/11

1359
16-11-11

Delhi Development Authority
Master Plan Section
Vikas Minar , New Delhi

Dt. 15.11.2011

Suggestion for reviewing of MPD 2021./review of Tech. Committee decision item No 50/10 dt 12.11.2010.

Sub: Development control norms for notified LSCs. 4.4.3 new para to be added

Grant of same FAR to all types of land (resi / com. resi) in UTD.

Dear Sir,

It is our pleasure to put before you some of the deficiency which we are likely to face due to some hard orders passed by the Technical Committee framed under DDA . In that decision the policy for residential plots differs from the com. residential plots as per decision of Tech. Committee of DDA vide item No. 50/10 in 8th meeting held on There is likely to be two parameters for Delhi one will get development code and norms for residential plots on the basis of MPD 2021 whereas the local shopping markets throughout in Delhi will continue to get standard plans FAR which is far below to the new protection given in MPD 2021. as per decision of Tech. Committee of DDA. If it is so its effect will fall maximum on pre 1962 developed LSCs which were allotted against their claims to the refugees migrated from Pakistan at the time of partition. The additions of covered area were done by them on its first floor above shops without permission. At that time neither these were objected by any agency nor action against the policy was initiated against them and these encouraged them to carry such additions.

In such circumstances if the standard plan norms is to be followed on it when such LSCs numbering to 79 have been transferred to MCD in the year 2007 it will not be possible to take such a major action for booking these additional constructions on these flats for demolition due to various other factors e.g. these cannot be made free hold nor will be sold out due to recent ban of POA instrument. The purchase of alternate flats at this stage will be beyond capacity due to high-rise cost index. Only litigations / PIL will

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may kindly be
seen by Dir(MPR)
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be filed by the allottees of such complexes and huge amount which is likely to fetch on account of conversion charges and regularization charges will be withhold..

Will increase chances to become Refugees/Sharnarthies by this decision. Perhaps the very said Tech. Committee of DDA while taking such decision has not examined all these aspects pros and cons. The policy decision, which are against the public interest and involve a large scale of sealing and demolitions if required to be passed under any hidden reasons should be prospectively, which perhaps in this decision no such clarification has been given.

If decision is to be taken it should be prospectively so that the old built such flats above shops are to be regularized and allowed to be given the protection of MPD 2021 which permits 350 FAR up to the plot of 175 sq. meter which should be uniform policy for all rather to follow two policies and two nature of decisions in one state by an authority.

In view of the details facts given above, it is requested to kindly review the decision of the Tech. Committee and amends suitably so that large scale of community who will be suffered on this account will be protected under the norms of the MPD 2021.

Yours faithfully,

(SUDESH BHASIN)

