

शुलशन भ्राटिया

निगम पार्षद

वार्ड सं. 6, न्यू रणजीत नगर, करोल बाग क्षेत्र

उपाध्यक्ष :

1. विशेष (खेलकूद प्रोत्साहन एवं सम्बद्ध मामले) समिति

सदस्य :

1. विशेष (विधि एवं सामान्य प्रयोजन) समिति

2. तदर्थ (गलियों आदि का नामकरण एवं पुनःनामकरण) समिति

3. तदर्थ (समुदाय सेवा) समिति

दिल्ली नगर निगम

क्रमांक : The DDA , Master plan section
Vikas Minar,
New Delhi



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16/11/11

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No..... 1421.....
Dated..... 16/11/11.....

Dt. 16.11.11

Suggestions to review the MPD2011 – Review of Tech. Committee /
DDA decision dt 12.11.2010 and to bring at par to com.resi land with resi/mixed
Land under heading Development control norms for buildings to be modified
Under para 4.4.3 of MPD 2021.

sir,

It is in respect of DEVELOPMENT CONTROL NORMS FOR NOTIFIED LSCs (erstwhile shop cum residence) where in the Technical Committee of DDA vide item No.50/10 dt. 12.11.2010 has decided that due to the traffic circulation and parking problems in the existing designated LSCs, the development control norms adopted in MPD 2021 for residential plots cannot be extended to the Shop cum residence plots and it will be governed with the standard plans. It is not understood as to why and what circumstances such necessity of such decision was taken by the Tech. Committee under which without following any of the norms at this stage gave directions to the local bodies for implementation. The Tech. Committee examined neither the losses nor repercussions of such decisions. By this decision a major community will be adversely affected. Approx 100 such built LSCs exist prior to 1962 which were allotted by the GOI to the refugees migrated from Pakistan at the time of partition and many more others may be of similar category (not countable). The Govt of India did not control for carrying unauthorized constructions in these properties during the period from 1962 to 2006 and in the year 2006-7 these all local shopping centers were transferred to Municipal provision Corporation or New Delhi Municipal Corporation of Delhi and by this decision of DDA at this stage will again face large scale of demolition since there is no scope for their regularization under these orders.

Whereas the MPD 2001 was extensively modified and notified by the Central Govt on 7.2.2007 to accommodate and facilitate the general public who own such type of properties. The Tech. Committee decision has overturned the original concept of MPD 2021 under which all these unauthorized constructions are protected under the framed norms.

It is suggested to avoid large scale of demolitions, sealing etc in entire Delhi, and to safeguard the interest of LSCs, the allotted colonies to refugees migrated colonies which

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exist under development control norms may be allowed the protection under MPD 2021 which have come up upto 22.9.2006 and are covered under eligibility norms for regularization. This will bring uniformity and justice to people who are being deprived by their basic rights at this stage.

The decision of the Tech.Committee needs to be suitably modified in the public interest.

We expect your personal intervention on this vital issue, which has arisen at this belated stage by the decision of the Tech. Committee of DDA which permits to demolish the major parts of Delhi ignoring all the aspects of MPD 2021 which is neither in public interest nor to be implemented by any authority.

It is hereby suggested that the local shopping centers (shops cum residence) are part of developed residential colony and cannot be part away and differentiated as two different options of land, should be included in 4.4.3. paras to facilitate all such benefits applicable to all mixed land use owners where at GF is commercial and above is residential.

We hope justice will be met out at your ends.

With regards,

Yours,


(GULSHAN BHATIA)