

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
9911180063OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2

Dy.No.....1424.....

ated.....18/11/11..... Dated:16.11.2011

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

To,

Lead Central Dy. No 48
Dated ..17/11/11
R&D Section, Vikas Minar
Delh. Development Author-
izing Agenc.**Vice President**RAMESHWAR SOLANKI
9212730512Director (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 SecretaryR.K. ROHILLA
9310056932

Sir,

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

SecretaryJAI SINGH
9213150837

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**Treasurer**ANAND 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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DDA MPR
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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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9873732625**PROBLEM AREAS & SUGGESTIONS/VIEWS**

1. **Short Title** - While notifying the building regulations vide notification dated 17.01.2011 word village abadis, has been used in the short title (para-1), and further clarified as "notified village abadis/lal dora/extended lal dora".(para 2(vii)), but doesn't have any specific mention of the abadis developed under the 20 point programme or the chakbandi, which though were declared to be the integral part of the lal dora of the village concern as per order of the than Lt.Governor, Delhi dated 7.10.80, but the MCD doesn't consider the same as lal dora or the village abadi and takes action at par with the other colonies wherever the provisions of DMC Act are applicable, and takes action of sealing demolition accordingly. Therefore, the specific mention of the abadies settled under 20 point programme or chakbandi with the village abadis (both rural & urban) in the short title of the regulations needs to be inserted
2. **Density** - Density for the purpose of calculations has be established @ 4.5 person per unit and @ 2.5 per servant quarter, however, basis of reaching to such a calculation has not been specified any where, as such neither could be revealed nor is justified in particular in the cases of village abadis, and its localities, and normally 8-10 person have to accommodate themselves in a single unit. Thus this needs to be reviewed each category wise not for overall Delhi in single formula, as the same is not justified to such area inhabited with high density.
3. **Projection of chhajjas**: Those projections/chhajjas/covered chhajjas, built up portion upto 1 mtr above 3 mtrs high from the ground level existing up to 7.2.2007 are allowed to be compounded upon a plot size up to 175 sq.mtr. on the ROW up to 24 mtrs. The fact that the plots of small sizes to accommodate big size families always remains short of space, and mostly the chhajjas are

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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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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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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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