

211 198

Rajinder Singh, Krishna Dental Clinic, K-26 Main Vasant Kunj Road, Mahipalpur, New
Delhi 110037

The Director (Planning) MPR
Delhi Development Authority
Sixth Floor, Vikas Minar, I.P.Estate, New Delhi - 110002

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....155.....18.11.2011
Dated.....25/11/11

Subject: Advertisement for 'Inviting Public Suggestions for Mid-Term Review for MPD 2021', dated 04/10/2011

Ref. Letter from Ms Gita Dewan Verma on the subject 'MPD -2021 review' dated 11/11/11

Sir,

1. This is in continuation of the letter under reference. My detailed objections/suggestions mentioned in para 5b(i) of the said letter were on norms for "Facilities" in MPD 2021 Chapter 13 'Social Infrastructure'. My response was one of the (7000-611= 6389) responses for which hearing was not duly arranged. It is pertinent that my main contention was liberalisation of norms for housing development and development Controls, unlimited mixing of commercial and industries provisions in residential areas leading to overall mixing of housing allocation at the city level, and appropriation of land allocated for EWS housing in 2001 for misuse for other uses or high end housing options like studio apartments etc..

"that 2001 norms do not differentiate between housing categories, and in the name of optimum utilization of land, density norms for four housing categories and higher permissibility of dwelling units in 11 housing categories for plotted housing have been proposed in MPD 2021. This proposals liberalise the existing norms - saying that these do not exist- in an irresponsible manner which are damaging to all except the ones who depend on problem sustaining businesses. It also renders talk of environment and industries as senseless as environmentally sensitive development essentially requires wise control without which solutions like 'industrial parks' can not be of any help as is clear from the experience of Building Centres."

I had suggested that it is unclear how these provisions have come out of revision process. This clarification should be included in chapter on 'shelter', for reasons of transparency in Planning Process, which is considered as an important issue in the MPD 2021 on page 190, along with court cases related to earlier provisions, public notices etc, along with the comments of subgroups and consultants on the same ...

gout
29/11
DD MPR
AD (P) 11

Rajinder Singh, Krishna Dental Clinic, K-26 Main Vasant Kunj Road, Mahipalpur, New Delhi 110037

The Director (Planning) MPR
Delhi Development Authority
Sixth Floor, Vikas Minar, I.P.Estate, New Delhi - 110002

Subject: Advertisement for 'Inviting Public Suggestions for Mid-Term Review of MPD 2021', dated 04/10/2011

Ref: Letter from Ms Gita Dewan Verma on the subject 'MPD -2021 review' dated 11/11/11

Sir,

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 155
Dated 25/11/11 18.11.2011

1. This is in continuation of the letter under reference. My detailed objections/suggestions mentioned in para 5b(i) of the said letter were on norms for "Facilities" in MPD 2021 Chapter 13 'Social Infrastructure'. My response was one of the (7000-611= 6389) responses for which hearing was not duly arranged. It is pertinent that my main contention was liberalisation of norms for housing development and development Controls, unlimited mixing of commercial and industries provisions in residential areas leading to overall mixing of housing allocation at the city level, and appropriation of land allocated for EWS housing in 2001 for misuse for other uses or high end housing options like studio apartments etc..

"that 2001 norms do not differentiate between housing categories, and in the name of optimum utilization of land, density norms for four housing categories and higher permissibility of dwelling units in 11 housing categories for plotted housing have been proposed in MPD 2021. This proposals liberalise the existing norms - saying that these do not exist- in an irresponsible manner which are damaging to all except the ones who depend on problem sustaining businesses. It also renders talk of environment and industries as senseless as environmentally sensitive development essentially requires wise control without which solutions like 'industrial parks' can not be of any help as is clear from the experience of Building Centres."

I had suggested that it is unclear how these provisions have come out of revision process. This clarification should be included in chapter on 'shelter', for reasons of transparency in Planning Process, which is considered as an important issue in the MPD 2021 on page 190, along with court cases related to earlier provisions, public notices etc, along with the comments of subgroups and consultants on the same ...

gout
29/11
DD MPR
AD (PIL)

- 197
- e. Status of implementation of provisions of reservations in general and DDA housing scheme 2010 and ongoing Sultangarhi scheme in particular.
 - f. Status of approvals/consent given by the DDA to Delhi Urban Shelter Improvement Board for removal and resettlement of 'Basti'.

5. In addition to the above, following information be provided to me for me to respond to section 11A as and when it happens for modifications arising out of the review and monitoring data :

- v) data related to review and monitoring so far available for Chapter 4 on 'Shelter'.
- vi) All relevant records (documents/information/minutes/decisions) of high level committee, all management groups especially the management action group on Slum Rehabilitation and Social housing Group, Legal Framework Review Group, Enforcement and Plan Monitoring Group, Local Level Participatory Planning Group, Spatial data Infrastructure Group

Rajinder Singh

Rajinder Singh

Enclosed:

- i) Letter by Ms Gita Dewan Verma dated 11/11/2011
- ii) Relevant Excerpts of MoUD 100 days agenda

Cc:

Mrs Gita Dewan Verma and others as in the endorsement of the letter dt. 11/11/11

- e. Status of implementation of provisions of reservations in general and DDA housing scheme 2010 and ongoing Sultangarhi scheme in particular.
- f. Status of approvals/consent given by the DDA to Delhi Urban Shelter Improvement Board for removal and resettlement of 'Basti'.

5. In addition to the above, following information be provided to me for me to respond to section 11A as and when it happens for modifications arising out of the review and monitoring data :

- v) data related to review and monitoring so far available for Chapter 4 on 'Shelter'.
- vi) All relevant records (documents/information/minutes/decisions) of high level committee, all management groups especially the management action group on Slum Rehabilitation and Social housing Group, Legal Framework Review Group, Enforcement and Plan Monitoring Group, Local Level Participatory Planning Group, Spatial data Infrastructure Group



Rajinder Singh

losed:
tter by Ms Gita Dewan Verma dated 11/11/2011
elevant Excerpts of MoUD 100 days agenda

Gita Dewan Verma and others as in the endorsement of the letter dt. 11/11/11

11/11/11

From: Gita Dewan Verma
1356, D-I Vasant Kunj, ND 110070; Ph 26895840, 26132921

To: Director (Plg) MPR, DDA, 6th Floor, Vikas Minar, IP Estate, ND 110002

Sub: MPD-2021 review

Ref: i. DDA advertisement dt.04/10/11 [copy enclosed]
ii. Indian Express news item dt.12/10/11 [copy enclosed]
ii. HT news item dt.11/11/11 [copy enclosed]

Sir,

The "advertisement" u/r requests [members of the] public "to send their valuable suggestions / views in writing on specific aspects of the plan for consideration during the Mid-Term Review exercise to Director (Plg.)MPR". The news dt.12/10/11 u/r quotes, "Committees will be formed to look into feasibility of these suggestions before they are included or rejected". The news dt.11/11/11 u/r conveys post-review MPD modifications will be effected next year. The "advertisement" -- saying MPD-2021 "emphasizes on public participation and Periodic / Mid-Term Review" -- gives the impression that MPD-2021 envisages it. However, **in my view such solicitation runs contrary to MPD-2021 & DDA Act [para 2 & 3 herein], and suggestions are neither feasible nor amenable to action by Dir.(Plg) [para 4& 5 herein].**

2. GOI notification No.S.O.141(E) dt.07/02/07 of MPD-2021 refers to public / community participation only at the 'local area planning' level proposed in it.¹ On the other hand, MPD monitoring & review is envisaged as a technical task "through indicators of physical and socio-economic changes" [Para 18.2] to be done by a "high-level committee" [Para-18.3] with help of [Para-18.5] a "dedicated Monitoring Unit" [Para-18.3] and 10 "Management Action Groups" [Para-18.4] -- and not of public suggestions / views.

3. DD Act has no provision for MPD 'monitoring' or 'review' *per se*, but 'monitoring' is implicit / pre-requisite to powers vested in GOI under S.42 ['Returns and inspection'] to "call for reports, returns, and other information ... in regard to the implementation of the master plan" etc. The MPD review mechanism proposed in MPD-2021 is within ambit of DD Act, subject to the provisions of S.5A ['Constitution of Committees'] for constituting the 'High-Level Committee' of S.4 ['Staff of the Authority'] for setting up the 'Monitoring

¹ In 'INTRODUCTION' itself, distinctions are made between *public-private* and *community* participation ["vision" stated in Para-3], between "a co-ordinated and integrated approach..." and "a participatory planning process at local levels" [Para-2], and between "Performance oriented planning" and "Decentralised local area planning by participatory approach" [Para-20 (b)]. Chapters on various uses mention public / community participation only for specified 'local area' aspects -- e.g: redevelopment of slum & JJ clusters, resettlement colonies and unauthorized colonies "by ensuring participation of the inhabitants" [Para-3.3.1.3A], redevelopment of unplanned industrial areas "with the participation of the owners / entrepreneur in a systematic manner" [Para-7.6.2], "more community participation and decentralised management" for performance improvements in physical infrastructure [Para-14.0], etc -- and final chapter "18.PLAN REVIEW AND MONITORING" enumerates "Major Issues" [Para-18.2] in 3 sets -- planning, implementation and monitoring & review -- mentioning participation in relation to 'local area' level implementation only..

11/11/11

From: Gita Dewan Verma
1356, D-I Vasant Kunj, ND 110070; Ph 26895840, 26132921

To: Director (Plg) MPR, DDA, 6th Floor, Vikas Minar, IP Estate, ND 110002

Sub: MPD-2021 review

Ref: i. DDA advertisement dt.04/10/11 [copy enclosed]
ii. Indian Express news item dt.12/10/11 [copy enclosed]
ii. HT news item dt.11/11/11 [copy enclosed]

Sir,

The "advertisement" u/r requests [members of the] public "to send their valuable suggestions / views in writing on specific aspects of the plan for consideration during the Mid-Term Review exercise to Director (Plg.)MPR". The news dt.12/10/11 u/r quotes, "Committees will be formed to look into feasibility of these suggestions before they are included or rejected". The news dt.11/11/11 u/r conveys post-review MPD modifications will be effected next year. The "advertisement" -- saying MPD-2021 "emphasizes on public participation and Periodic / Mid-Term Review" -- gives the impression that MPD-2021 envisages it. However, **in my view such solicitation runs contrary to MPD-2021 & DDA Act [para 2 & 3 herein], and suggestions are neither feasible nor amenable to action by Dir.(Plg) [para 4& 5 herein].**

2. GOI notification No.S.O.141(E) dt.07/02/07 of MPD-2021 refers to public / community participation only at the 'local area planning' level proposed in it.¹ On the other hand, MPD monitoring & review is envisaged as a technical task "through indicators of physical and socio-economic changes" [Para 18.2] to be done by a "high-level committee" [Para-18.3] with help of [Para-18.5] a "dedicated Monitoring Unit" [Para-18.3] and 10 "Management Action Groups" [Para-18.4] -- and not of public suggestions / views.

3. DD Act has no provision for MPD 'monitoring' or 'review' *per se*, but 'monitoring' is implicit / pre-requisite to powers vested in GOI under S.42 ['Returns and inspection'] to "call for reports, returns, and other information ... in regard to the implementation of the master plan" etc. The MPD review mechanism proposed in MPD-2021 is within ambit of DD Act, subject to the provisions of S.5A ['Constitution of Committees'] for constituting the 'High-Level Committee' of S.4 ['Staff of the Authority'] for setting up the 'Monitoring

¹ In 'INTRODUCTION' itself, distinctions are made between *public-private* and *community* participation ["vision" stated in Para-3], between "a co-ordinated and integrated approach..." and "a participatory planning process at local levels" [Para-2], and between "Performance oriented planning" and "Decentralised local area planning by participatory approach" [Para-20 (b)]. Chapters on various uses mention public / community participation only for specified 'local area' aspects -- e.g: redevelopment of slum & JJ clusters, resettlement colonies and unauthorized colonies "by ensuring participation of the inhabitants" [Para-3.3.1.3A], redevelopment of unplanned industrial areas "with the participation of the owners / entrepreneur in a systematic manner" [Para-7.6.2], "more community participation and decentralised management" for performance improvements in physical infrastructure [Para-14.0], etc -- and final chapter "18.PLAN REVIEW AND MONITORING" enumerates "Major Issues" [Para-18.2] in 3 sets -- planning, implementation and monitoring & review -- mentioning participation in relation to 'local area' level implementation only..

- i. **Public notice dt.08/04/05** (draft MPD-2021): MPD-2021 notification says that "about 7000" responses were received and for "about 611" hearing was arranged. I was invited for hearing although I had not sent any objections / suggestions. Others (including S/Sh Ajit Singh, Badri Prasad, Hoti Lal, Harpal Singh, Sant Lal, Samay Singh & Rajinder Singh) who had consulted me and sent detailed / specific responses were denied hearing and later came to know (in RTI process) that their responses had either gone missing or were otherwise not duly considered. Er.Sarbajit Roy, who was invited for hearing, was denied the information including access to record of all the responses that he had requested in advance.
- ii. **Public notice dt.31/08/05** (CLU at Tehkhand): My response was mixed up with MPD-2021 responses and misplaced in MPR office and I was later given special hearing by court order;
- iii. **Public notice dt.28/07/06** (CLU at Vasant Kunj): My response was misplaced, perhaps in same way;
- iv. **Public notices dt.20/04/08 & 16/05/08** (mixed use provisions): My responses marked "STRICTLY CONFIDENTIAL - TO BE OPENED ONLY IF I GIVE CONSENT IN WRITING AFTER RECEIVING INFORMATION RELATING TO PROCEDURE ..." were opened by MPR office without my consent;
- v. **Public notice dt.09/06/08** (controls for hotels): My response was misplaced and I was otherwise issued on 17/07/08 (when I visited MPR office and the copies enclosed with para-4 herein were provided to me) invitation for the hearing on 18/07/08;
- vi. **Public notice dt.11/01/09** (EWS reservation in housing): S/Sh Indrajit Singh, Navin & Rajinder Singh who had sent detailed responses after consulting me did not receive intimation for hearing. Sh Indrajit Singh later came to know in RTI process that their responses were on file along with those of several others' all of whom had sent copy of same response.
- vii. **Public notices of July-September 2011**: At the hearings held on 02/11/11 for one recent and two earlier public notices (whereat I was present for the earlier notices) the Board, after Dr.Poonam Prakash brought to notice of the Board that since July the public notices u/S.11A were not even being uploaded in Public Notice section of DDA website, cancelled the hearing in the recent matter and directed re-publishing the notice and enquiry into the lapse in dissemination.
- c. On DDA website is found -- besides the Link "Review of MPD2021" on which responses may be posted -- a link "Login for View Suggestion", i.e, suggestions received from public are being viewed by persons having privileged access to the website, identities of whom are not disclosed to public. This is exceptionable, especially considering that in the matter of Er.Sarbajit Roy cited in sub-para (i) above, access to others' responses was denied for reason of risks from touts / vested interests.

Yours sincerely,

Gita

[Gita Dewan Verma]

Copy to:

Er.Sarbajit Roy, S/Sh Ajit Singh, Badri Prasad, Hoti Lal, Harpal Singh, Indrajit Singh, Navin s/o Sant Ram, Samay Singh & Rajinder Singh and Dr Poonam Prakash -- for information of the references to their matters under para-5(b) above

Enclosed:

1. Copies cited in reference on p.1 [3 pages]
2. Copies provided by MPR office cited in para 4 on p.2 [6 pages]

195

- i. **Public notice dt.08/04/05** (draft MPD-2021): MPD-2021 notification says that "about 7000" responses were received and for "about 611" hearing was arranged. I was invited for hearing although I had not sent any objections / suggestions. Others (including S/Sh Ajit Singh, Badri Prasad, Hoti Lal, Harpal Singh, Sant Lal, Samay Singh & Rajinder Singh) who had consulted me and sent detailed / specific responses were denied hearing and later came to know (in RTI process) that their responses had either gone missing or were otherwise not duly considered. Er.Sarbajit Roy, who was invited for hearing, was denied the information including access to record of all the responses that he had requested in advance.
- ii. **Public notice dt.31/08/05** (CLU at Tehkhand): My response was mixed up with MPD-2021 responses and misplaced in MPR office and I was later given special hearing by court order;
- iii. **Public notice dt.28/07/06** (CLU at Vasant Kunj): My response was misplaced, perhaps in same way;
- iv. **Public notices dt.20/04/08 & 16/05/08** (mixed use provisions): My responses marked "STRICTLY CONFIDENTIAL - TO BE OPENED ONLY IF I GIVE CONSENT IN WRITING AFTER RECEIVING INFORMATION RELATING TO PROCEDURE ..." were opened by MPR office without my consent;
- v. **Public notice dt.09/06/08** (controls for hotels): My response was misplaced and I was otherwise issued on 17/07/08 (when I visited MPR office and the copies enclosed with para-4 herein were provided to me) invitation for the hearing on 18/07/08;
- vi. **Public notice dt.11/01/09** (EWS reservation in housing): S/Sh Indrajit Singh, Navin & Rajinder Singh who had sent detailed responses after consulting me did not receive intimation for hearing. Sh Indrajit Singh later came to know in RTI process that their responses were on file along with those of several others' all of whom had sent copy of same response.
- vii. **Public notices of July-September 2011**: At the hearings held on 02/11/11 for one recent and two earlier public notices (whereat I was present for the earlier notices) the Board, after Dr.Poonam Prakash brought to notice of the Board that since July the public notices u/S.11A were not even being uploaded in Public Notice section of DDA website, cancelled the hearing in the recent matter and directed re-publishing the notice and enquiry into the lapse in dissemination.
- c. On DDA website is found -- besides the Link "Review of MPD2021" on which responses may be posted -- a link "Login for View Suggestion", i.e, suggestions received from public are being viewed by persons having privileged access to the website, identities of whom are not disclosed to public. This is exceptionable, especially considering that in the matter of Er.Sarbajit Roy cited in sub-para (i) above, access to others' responses was denied for reason of risks from touts / vested interests.

Yours sincerely,

Gita

[Gita Dewan Verma]

Copy to:

Er.Sarbajit Roy, S/Sh Ajit Singh, Badri Prasad, Hoti Lal, Harpal Singh, Indrajit Singh, Navin s/o Sant Ram, Samay Singh & Rajinder Singh and Dr Poonam Prakash -- for information of the references to their matters under para-5(b) above

Enclosed:

1. Copies cited in reference on p.1 [3 pages]
2. Copies provided by MPR office cited in para 4 on p.2 [6 pages]

194



GOVERNMENT OF INDIA
MINISTRY OF URBAN
DEVELOPMENT

AGENDA FOR
ACTION FOR
100 DAYS



GOVERNMENT OF INDIA
MINISTRY OF URBAN
DEVELOPMENT

AGENDA FOR
ACTION FOR
100 DAYS

193

MoUD: Agenda for Action for 100 days

18. In-situ development of houses for Jhuggi-jhompri (JJ) clusters and slum-dwellers

The DDA will take up in-situ development towards rehabilitation of slum-dwellers and JJ clusters in next five years for 23 clusters (details enclosed at Annexure 2). The total numbers of dwelling units of about 25 square meters will be about 47, 500. These will be taken up on public-private partnership model in which the land to in question that is presently occupied by the JJ/slum-dwellers will be made available to developers, which will construct EWS houses in accordance with the numbers identified by the DDA. These houses will be constructed on part of the area while in the remaining area, the developer will be allowed to carry out commercial exploitation of the land. The bidding parameter is envisaged to be the amount to be paid to the DDA in addition to the number of houses identified by the DDA in each cluster/land.

19. Bio-diversity parks by the DDA

DDA has launched a unique conservation initiative by establishing a network of bio-diversity parks in Delhi that are developed and maintained by the DDA with scientific inputs from the 'Centre for Environmental Management for Degraded Eco-systems' (CEMDE), Delhi University. This is a task taken up for the conservation and preservation of the environment.

These bio-diversity parks are uniquely landscaped and designed in-house by the landscape department of the DDA. A first of its kind in India and perhaps in the world are natural resources that harbor hundreds of varieties of species living together in the form of diverse communities providing ecological balance and educational benefits to the urban society.

18. In-situ development of houses for Jhuggi-jhompri (JJ) clusters and slum-dwellers

The DDA will take up in-situ development towards rehabilitation of slum-dwellers and JJ clusters in next five years for 23 clusters (details enclosed at Annexure 2). The total numbers of dwelling units of about 25 square meters will be about 47, 500. These will be taken up on public-private partnership model in which the land to in question that is presently occupied by the JJ/slum-dwellers will be made available to developers, which will construct EWS houses in accordance with the numbers identified by the DDA. These houses will be constructed on part of the area while in the remaining area, the developer will be allowed to carry out commercial exploitation of the land. The bidding parameter is envisaged to be the amount to be paid to the DDA in addition to the number of houses identified by the DDA in each cluster/land.

19. Bio-diversity parks by the DDA

DDA has launched a unique conservation initiative by establishing a network of bio-diversity parks in Delhi that are developed and maintained by the DDA with scientific inputs from the 'Centre for Environmental Management for Degraded Eco-systems' (CEMDE), Delhi University. This is a task taken up for the conservation and preservation of the environment.

These bio-diversity parks are uniquely landscaped and designed in-house by the landscape department of the DDA. A first of its kind in India and perhaps in the world are natural resources that harbor hundreds of varieties of species living together in the form of diverse communities providing ecological balance and educational benefits to the urban society.

planning, improved management of solid and liquid waste including recycling, power generation from waste, modal shift towards public transport and conservation of resources. We will also seek to build capacities for adaptation to climate change, community-based disaster management systems, comprehensive mobility, spatial and environment planning, and advance warning systems for extreme weather events. As a first step, our Ministry's endeavour will be to develop sustainable habitat parameters within next three months.

13. Implementation of the National Urban Sanitation Policy

The Ministry proposes to launch a nation-wide media campaign for awareness-generation towards sanitation. It is proposed to support 50 cities for drawing up the City Sanitation Plans. It is also proposed to take up rating of cleanest cities on sanitation-related parameters.

14. North Eastern Region Urban Development Programme (NERUDP)

The address the urban infrastructure deficit in the, the Asian Development Bank-assisted North Eastern Region Urban Development Programme will be launched for implementation at project cost of about Rs 1,371 crores. Five cities of Agartala, Aizawl, Gangtok, Kohima and Shillong will be taken up in the first phase. States of Arunachal Pradesh, Assam and Manipur will be taken up in 2010.

15. Matter relating to the Delhi Master Plan 2021

The Delhi Master Plan 2021 envisages involvement of private sector in the development of land and provision of infrastructure services as an improvement over the current scheme of large-scale development and

planning, improved management of solid and liquid waste including recycling, power generation from waste, modal shift towards public transport and conservation of resources. We will also seek to build capacities for adaptation to climate change, community-based disaster management systems, comprehensive mobility, spatial and environment planning, and advance warning systems for extreme weather events. As a first step, our Ministry's endeavour will be to develop sustainable habitat parameters within next three months.

13. Implementation of the National Urban Sanitation Policy

The Ministry proposes to launch a nation-wide media campaign for awareness-generation towards sanitation. It is proposed to support 50 cities for drawing up the City Sanitation Plans. It is also proposed to take up rating of cleanest cities on sanitation-related parameters.

14. North Eastern Region Urban Development Programme (NERUDP)

The address the urban infrastructure deficit in the, the Asian Development Bank-assisted North Eastern Region Urban Development Programme will be launched for implementation at project cost of about Rs 1,371 crores. Five cities of Agartala, Aizawl, Gangtok, Kohima and Shillong will be taken up in the first phase. States of Arunachal Pradesh, Assam and Manipur will be taken up in 2010.

15. Matter relating to the Delhi Master Plan 2021

The Delhi Master Plan 2021 envisages involvement of private sector in the development of land and provision of infrastructure services as an improvement over the current scheme of large-scale development and

- Sports Complex at Narela

21. 50% Reservation for women in Urban Local Bodies

Steps are being initiated towards moving a draft bill and for Consultation with States as a follow up of the Hon'ble President's address to Parliament towards 50 per cent reservation for women in ULBs.

22. Facilitating of City Volunteer Technical Corps

Facilitating the formation of setting up of professionals as City Volunteer Technical Corps in all the 65 Mission cities through the State governments will be undertaken.

23. Service Level Benchmarks

Benchmarks for e-Governance in Urban Local Bodies and Urban Transportation will be set up.

