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OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 1678  
Dated 21/12/11  
**MOST IMMEDIATE**



No. K-12011/4/2011 DDIB  
भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

O.S.D. (PLG)  
Diary No. 592  
Date 29.12.11

Commr. (Plg) - II  
Despatch F-311  
Date 28-12-11

निर्माण भवन / Nirman Bhavan  
नई दिल्ली / New Delhi  
Dated 23-12-11

To

The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi. 1	2.	The Commissioner, Municipal Corporation of Delhi, Civic Centre, Minto Road, New Delhi-2
The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi.	4.	The Principal Secretary(UD), Govt. of NCT of Delhi, I.P. Estate, New Delhi

Com 18/12/11  
A. Singh  
27/12/11  
28/12

Subject:- Suggestions for review of Master Plan 2021  
under Central norms for com. Resi. Plots.  
Para No. 4.4.3 ...

Sir,

I am directed to forward herewith a copy of representation  
dated 8-11-2011 received from Sh. Devender Gupta  
B-134 Sect 71 Noida (UP) on the  
subject cited above for appropriate action, under intimation to this  
Ministry.

27/12  
25/12  
Dis (mpe)

3189-B  
27/12/11

Yours faithfully,

*Sunil Kumar*  
(Sunil Kumar)  
Under Secretary (DDIB)  
Tel.No.23061681

Encl. as above.

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MPD Review  
by  
20/12  
PS to UDM

The Planning Commissioner,  
Delhi Development Authority,  
Vikas Minar, New Delhi

Dt. 8<sup>th</sup> Nov 2011

PS to UDM

OFFICE OF UDM

Dy. No. 4582

Date 20/12/11

**Suggestions for review of Master Plan 2021  
Under control norms for Com. Resi plots para No 4.4.3.**

Dear Sir,

The MPD 2021 was extensively modified and notified by the Central Govt. on 7.2.2007 with the prespective for the year 2021 keeping in view the emerging new dimensions in the urban development vis a vis social and financial and other ground realities. It proved boon and bonanza when Ministry of Urban Developmennt drafted a wide shape of Master Plan 2021 in which maximum all the categories have been protected from various angles in Delhi Capital. But at a belated stage i.e. in 2010 some miserable decision has taken place at the ends of technical committee in which major category of population is adversely affected. This might be either the Technical Committee was not properly feeded or the details of its affects was not properly surveyed and assessed. Hence the process they adopted for taking such a big step is totally unwarranted unsocial and unlawful and against the interest of public. The repercussions and the affect of the same has not come out because it has not been publicized and the innocent public has not been made aware so far as to what will be their position in which a drastic action vide Item No. 50/10 on the issue of DEVELOPMENT CONTROL NORMS OF SHOPS CUM RESIDENCE KNOWN AS LSCs. has been taken in 2010 by the Tech.Committee of DDA. If you go in details and study it will be observed that by this said decision all the com. resi plots in Delhi capital will get only the very old and less FAR as standard plans norms applicable at the time of formation of first MPD 1962/1990/2001 which is maximum of 180 FARas a whole whereas in new MPD 2021 such standard plan formula or very less FAR -has not given to any of the category properties in Delhi whatever so be . e.g. if it is unauthorized land, rural areas, lal dora i.e. in undeveloped colonies and in developed colonies all facilities and protection is given to all mixed land and commercial use and residential properties which are borne today and are on the strength of day to day in which FAR is the maximum given to all and protected the violations of unauthorized constructions which built prior to sept 2006 from sealing as well as demolitions. But in the case of all com. resi. plots or comm.plots in Delhi where approx. 100 are the Rehabilitation built local shopping centers and approx. 200 might be others such local shopping centers fully developed with all amenities pertaining prior or after 1962 which were built to rehabilitate the migrants /sharnathis came from Pakistan. They with their hard labour developed and passed their lives in these properties i.e. from shops and flats above them. With the past of time during the interval of 50 years period they added additional floors on above their first floors to meet the needs of their families. The master plan 2021 permits the FAR 350 to plots up to 175 sq. meters. Similarly their regularization of such plots will automatically be protected by this enhanced FA R protection has been protected to all categories and public notices issued for their regularization on payment of penalty charges.

20/12  
ecy. (UD)

Dr. G...  
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What happened to the tech. committee who took decision not to regularize all these additions throughout in Delhi whether it may be pre 1962 reh. Allowing the standard plan norms i.e. prior to 2001 MPD will penalize Colonies or private or govt. built com. resi plots. This decision is not in public interest and it appears that neither the public opinion is taken as per law nor it has been assessed that how much billion loss will occur to the nation. If the decision taken after a peiod of 4 years from the date of MPD 2021 came into force i.e. from 7.2.2007 will be punative action.

The reason for not allowing these MPD 2021 norms to this category in that very decion of the Tech.committee is described merely due to traffic problems whereas it is not understood as to when all are in occupation of these properties since long and as per norms no new constructions can come up then how and in what ways the congestion of traffic will be improved. These all LSCs as well as other com. resi plot are in developed areas and well planned. If it is from the retrospective date then it is presumed that there are two norms of land to be followed in Delhi for one part of Delhi where commercial status lies, they will be getting the standard plan norms i.e. very less FAR and other all categories of Delhi will get MPD 2021 norms in which the FAR given is almost the double.. To my knowledge and belief the concept of standard plan was followed by Local bodies when there was no housing problem, the population was not so high. The private houses and bungalows were available for letting to the Govt employees and officers during the peiod of 1960 to 1970. To avoid inconvenience to the public the standard plans were available in the offices of Town Planning and in market on nominal charges, which were submitted to Municipal offices as a plan under their signatures. If we follow and allow the same concept, it will be curse upon the society and the major theme of MPD 2021 will be restricted to some categories of land.

Whenever such policies are framed, public opinion and losses and benefits to the capital are all examined. It is vital question before the Govt. as to what was the reason which arised at this stage to differentiate in the policy of land and whether the public will accept two MPD for Delhi for some part prior to 2001 norms and for some areas the newly drafted MPD 2021. The question comes as to why and for whose benefits the protection of MPD 2021 was given when even the old colonies came by the Govt, prior to 1962 are not protected. What to say of protection the conversion or regularization charges for these properties should be relaxed by the Govt . Otherwise, the refugees who were rehabilitated by your Govt. will come once on footpath and there will be no rescue. The MCD/ Monitoring Committee of Supreme Court of India will take action as to what has been passed by the DDA or by Tech. Committee of DDA. You will find that in case of non-regularization of violations, neither these will be made free hold properties and in that case now due to ban of Supreme Court decision on use of instrument of power of attorney for sale and purchase of properties will be withhold. If in case these are sealed and demolished where the residents will go, housing problems will increase and where these will be rehabilitated when the cost of land and buildings as well as circle rates have gone very high and beyond the reach of common people. Keeping all these facts in mind the new MPD 2021 took birth in Delhi.

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The most imperative was that as per MPD 2021 guidelines whatever violations of additions and alterations have taken place even in all categories of land whether resi or com. resi upto Sept. 2006 should be protected and benefits of additional FAR so allowed should be availed subject to fulfillment of other conditions and norms given in MPD 2021. as one policy in one city and for the one type of people and after this period the MPD 2001 or standard plan should be followed. This would have saved thousand of lives to be ruined with no fault at their ends at this belated stage.

I have taken liberty to give you the suggestion for rectification of the decision which has been taken in dark after a period of 3 and half year of the formation of MPD 2021. Any such type of decisions should be from prospective date not from retrospective if the tech. Committee has passed this decision from retrospective effect at this stage. I may be given a hearing if you give the time for the same.

Yours faithfully,

*Devinder Gupta*

(DEVINDER GUPTA)

M- 98 1172 0817

Present address for Correspondence

B-134 Sec. 71

NOIDA. 4 P. 201301

Copy to:



MINISTER OF URBAN  
DEVELOPMENT  
GOVT. NEW DELHI