

Director (Plg.) MPD-201  
Dy. No. 562  
Date 19-12-11



सत्यमेव जयते

Diary No. 44  
Dated 20/12/11

राज निवास  
दिल्ली-११००५४  
RAJ NIWAS  
DELHI-110054

Commr. (Plg) - II  
Despatch I-243  
Date 16-12-11

O.S.D. (PLG)  
Diary No. 492  
Date 19-12-11

No.F.

Dated: 12 December, 2011

To

Shri Gulshan Bhatia,  
Municipal Councillor,  
40/17, East Patel Nagar,  
New Delhi-110008.

Director (Plg.) MPPR-2021  
D.D. Vikas Minar N. Delhi  
Dy. No. B22  
Date 28-12-11

OFFICE OF THE DIR (Plg.)  
MPPR/TC, D.D.A. N. DELHI-2  
Dy. No. 1819 - 1819  
Dated 26.12.11

Sir,

This is to acknowledge the receipt of your letter dated 15.11.2011 addressed to the Hon'ble Lieutenant Governor, Delhi regarding Development control norms for notified Local Shopping Centres.

The matter has been referred to V.C., DDA to have it examined, and, thereafter, submit a report for perusal of Hon'ble L.G.

Yours faithfully,

(S.N. Misra)

Private Secretary to L.G.

No.F. 100 (3) / 111 (RM) / 1117 / 21263

Dated: 12 December, 2011

Copy along with the letter forwarded to Vice Chairman, DDA with the request to kindly look into the matter and send a report for the perusal of Hon'ble Lt. Governor.

(S.N. Misra)

Private Secretary to Lt. Governor

OSD (Plg)  
Dy (MR)

DD (Plg) S.P. Bhatia  
15/12

19/12/11

Report for perusal of L.G.

A.D. (Plg.)-2011

शुभेश भट्टिया

निगम पार्षद

वार्ड सं. 96, 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 :



दूरभाष : निवास : 25712409

25723200

मो. : 9810016286

9958693096

निवास : 40/17, ईस्ट पटेल नगर  
नई दिल्ली-110008

Honble Sh. Tajender Khanna Sahab,  
Lt. Governor, of Delhi and  
Chairman of DDA  
Master Plan Section  
Vikas Minar , New Delhi

SS & P/S to U, Suggestion for reviewing of MPD 2021./review of Tech. Committee decision item No  
50/10 DT 12.11.10

**Sub: Development control norms for notified LSCs. 4.4.3 new para to be modified**  
Inclusion of com. resi plots with RESIDENSIAL PLOT-PLOTTED HOUSING

Dear Sir,

You will be aware that the Tech. Committee of DDA in their 8<sup>th</sup> meeting held on 12.11.10 vide item No 50/10 has taken a decision without going into its detailed pros and cons. and ignoring the suggestions of Municipal Corporation of Delhi under which a heavy loss is likely to be burdened by a large number of society. They can face even demolitions against their 50 years old built unregularised structures in local shopping centers including 80 such centers which allotted to displaced persons prior to 1962 and these additions on residential flats pertain to the period when these LSCs were under L&DO i.e. under Ministry of Urban Development. The L&DO under decision of Cabinet transferred all such complexes to Municipal Corporation of Delhi in the year 2007.

. In that decision the tech. Committee has totally reversed the Dev. Control norms and has divided Delhi into 2 types of land one residential plots and the other com. residential plots and the permissible FAR in both differs. 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. On our study its effect will fall maximum on refugees allotted residential flats above shops, which they got against settlement of their claims, migrated from Pakistan at the time of partition. At the time of carrying

ACK  
VEDDA

दिनांक : 15/11/11



additional coverage by these allottees neither the L&DO the land owning agency objected nor initiated action for canceling of the lease in cases of violations.

The reason for such decision of the Tech. Committee of DDA reflects to parking congestion and traffic violation, which is no valid ground. On this reason only the major part of Delhi i.e. all the local shopping centers residences came even prior to 1962 and after it cannot be made eligible for pull down their unregularised structures. Moreover to adopt the standard plan formula according to Tech.Committee directions for these shopping complexes is on old concept of the period of 1962 and 1990, when there was no housing needs but now due to change of time and heavy burden of increased population and other several ground realities the unified decision in development control norms have to be adopted for all as per guidelines of MPD 2007 .

Whereas the strategy and schemes are being prepared by the local authorities for regularization of unauthorized constructions as per MPD 2021 guidelines and are being implemented. But in this case the decision has been taken in dark. The local bodies recommendations, Corporators suggestions and the public opinion are ignored. Any punitive decisions are taken prospectively in which the interest of large number of community involved . What will be the status of these properties we have jointly to decide the major issues its pros and consequences?

In view of the details facts given above, the decision of the Tech. Committee of DDA needs to be reviewed and revoked. The protection of regularization of unauthorized constructions under MPD 2021 is applicable to all types of land either residential or com. residential and not restricted to particular categories of land which have come up upto 22.09.06 and are regularisable as per norms of MPD 2021 in the interest of public

You are requested to solve this major issue at this stage in public interest..

Yours faithfully,  
  
(GULSHAN BHATIA) 14/11/11