

शुलशन भ्राटिया

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 *Govt. Lt. Governor Delhi*

क्रमांक :

Shri Kamal Nath ji
The Hon'ble Minister for Urban Development,
Government of India,
Nirman Bhawan,
New Delhi.

O.S.D. (PLG)
Diary No... 536
Date... 22/12/2011



Commr. (Plg) - 11
Despatch... 1/65
Date... 21-12-11

दूरभाष : निवास : 25712409
25723200
मो. : 9810016286
9958693096

निवास : 40/17, ईस्ट पटेल नगर
नई दिल्ली-110008
RAJ NIWAS Delhi
Diary... 42585
Date... 15/12

OFFICE OF THE DIR (Plg.)
WTC, D.D.A. N. DELHI
क्रमांक : 30/11/11
No. 1820 - 1820
Date... 23/12/11

उपाध्यक्ष कार्यालय
डायरी सं. U981-C
दि. 20/12/11

Subject:- Glaring anomalies in the MPD-2021.

SSK P/S to LG

Sir,

First of all I want to congratulate you for your public statement that the MPD-2021 does not have potentiality to meet the demand of planned development of the city and has many loop-holes in its implementation.

There may be many anomalies, which may have been brought to your notice by some other sources. However, the class, which has totally been not touched under the MPD-2021 and is the sufferer, is the allottees of shop-cum-residence in more than 100 local shopping centers, who were refugees from the areas of composite India but were forced to abandon all their belongings including houses, shops, factories, agriculture land at the time of partition of India.

15/11/11

These refugees were allotted built-up shop-cum-residence by the Government having standard building plan i.e. the shop at Ground Floor and the residence at First Floor, long before coming into force, even the first Master Plan effective from 1.9.1962. With the passing of time, they have established themselves.

V C DDA

With obvious reasons and population explosion in Delhi, as per the affidavit filed by the MCD in the Hon'ble Delhi High Court, there are variations/violations of building byelaws almost in all the buildings whether these are situated in planned or unplanned areas.

Comptroller to Govt. of India

Due to shortage of land, the city has grown up vertically. Similarly, the occupants/allottees of these nearly 100 Local Shopping Centers as notified by the Government of India, at the time of their allotment, have constructed one or two more stories on their allotted structure.

OSD (PLG) 22/12/2011

Thus these markets are though of pre of 1962 category but are class apart from other pre 1962 commercial/residential areas.

DD (MPE) 22/12/2011
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The Para 5.1 of the MPD-2021 contains that residential areas and streets/structures earlier declared as commercial areas/streets or where commercial use was allowed in MPD 1962 shall continue as such at least to the extent as permissible in MPD-1962. Commercial activities existing prior to 1962 are also permitted subject to documentary proof thereof.

shop-cum-residence

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क्रमांक :

दिनांक :

On the other hand all such areas having similar violations in respect of building/commercial activities have been given relief in the shape by declaring them under Mixed Land Use Rules.

Ridiculously, when the matter was discussed in the Technical Committee of DDA vide Item No.50/10 dated 12.11.2010 (Development Control Norms for Notified LSCs-erstwhile shop-cum-residence), the decision was that the Development Control Norms adopted in MPD 2021 for residential plot cannot be extended for shop-cum-residence plot and it will be governed with the standard plan.

Resultantly, the privately constructed residential/commercial areas situated in the surrounding of these LSCs are getting relief under the provisions of the MPD-2021 in respect of residential and commercial buildings and trade but not in the government allotted 100 LSCs built up as per the standard building plan as approved by the government at the time of settlement of the refugees from Pakistan.

If the decision of the DDA Technical Committee is implemented then all these 100 LSCs will be demolished and their occupants will be rendered homeless and jobless i.e. they will be refugees again after more than 60 years. Is it the prize of their extreme sacrifices at the time of Independence of the Country?

I hope that you will also agree that the condition of continuance of same commercial activities existing pre 1962 areas lacks justification and logic so much so that you cannot expect from a businessman/or by his successor to continue the same business which was 60 years back.

Under the above, facts it is requested that the allottees/occupiers of these 100 LSCs (allotted by the Government) may be given the same relief as is being provided under the MPD 2021 to similarly situated properties, till the intended redrafting of the MPD-2021, where specific provisions for these LSCs may be made.

With kind regards,

Yours sincerely,

(Gulshan Bhatia)

12/11/11

Copy for information to-

1. Hon'ble Lt. Governnor, Delhi, Raj Niwas, Delhi.
2. The Development Commissioner, Master Plan Sector, DDA, Vikash Minar, I.P.Estate, New Delhi-110002.