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Dy. No. 1297
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OFFICE OF THE DIR (Plg.) MPR-201
DDA Vikas Minar N. Delhi
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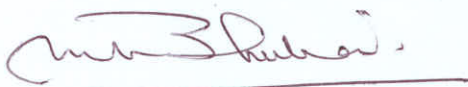
Subject : MPD 2021- Suggestions

1. MPD 2001 provided for community room. The purpose was that all the societies shall have a common place for meetings of residents, sitting place for senior citizens, ladies and place for children to have indoor games, library and for other get together in the society itself. The limiting area for the same was 660 metres.
 - a. In this MPD I.E MPD 2021 no such provision has been made
 - b. The coverage for community room/hall in MPD 2001 was 35% now area coverage for housing plot has been increased to 75% or so. In this case it should have been increased to 45-50% but for such common facilities it has reduced to 30%. This requires a review
 - i) For providing the item as community room and coverage of area upto 45-50%
 - ii) Since the community rooms are for internal use, no provision in normal course is required for car parking and if it required it shall be 1.5 cars per 100 sq metre instead of 3 for 100 sp metre.
2. About 33 co operative house building societies, mostly of central government employees exist in Pitam Pura similar numbers are for group house building societies. The land was allotted by DDA with condition that land will be developed with all the facilities like sewerages , drains, parks, electricity, water, etc by the societies themselves.

Employes Government never ever dreamt that they will be getting 4 story building to come and facilities were created for two floors. The load on these facilities is now doubled.

 - a. The sewerages are even now choked. The sewerages are not linked with trunk line. Everyday water is pumped out in storm water drains for certain colonies like Chander Lok, Lok Vihar A Block, Sandesh Vihar, etc . In rainy season if pump operation is stopped the sewerages over flow and water back strikes. Hence review for allowing 4 floors are more in existing societies before fresh infrastructure is created, is required
 - b. Water lines are insufficient to cope up for four floors. Nobody constructs water tank on ground level and connect motors direct on main line which hampers the flow of water. This again required review, if Delhi Jal board/ state will be able to meet the requirement of water.
 - c. No direct online pumping be allowed. It shall be made essential to have ground level tanks otherwise no sanction for water connection be allowed *in 4 story Buildings.*
3. Maximum height for buildings has been fixed as 15 metres but practically the height is 20 metres. In four floors lift is to be provided and height for the same goes 3 metre above 15 metre level. Further to erect water tank etc a structure of 3 metre height is constructed and a tank of 5000 Litre is normally of about metre height. Hence the practical height of the building structure is 20 metre. This requires clear mention in the frame work of MPD 2021.
4. Provision exist for rain water harvesting system but no person adheres to it. A clear mention to be there for having a pipe from roof to 60 metre down the earth for rain water with protection that no unwanted material enters in the pipe from roof except rain water. This provision should be followed strictly other wise Delhi will be dry in another ~~two~~ ^{three} four years.

Thanking You
Yours Faithfully



ML Bhutiani

Pls spk

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OS/MPR-5/BKS (MPD)
9.3.12.