

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. ~~122~~  
Dated 30/3/12

Commr (Plg.)-I's Office  
Diary No A-914  
Date 28/3/12

Commr. (Plg.) - II  
Diary No. 1243  
Date 29-3-12

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MPPR-2021  
Vikas Manar N. Delhi  
Dt. No. 1533  
Dt. 9-4-12

Date : 21/03/2012

The Commissioner (Planning)  
Delhi Development Authority  
Vikas Bhavan, I.P. Estate  
New Delhi.

28/3/12  
Commr (Plg.) - II

**Sub : Suggestions for Improvement of Master Plan MPD 2021 as requested vide Newspaper Advertisements**

Dear Sir,

On the above subject, I would like to place for consideration the following proposals for incorporating in MPD 2021 for making it a successful better entity :-

**A. SHAHJANABAD**

The plaque rotting Shahjanabad is in its over commercialisation. The master plan therefore must provide in its decongesting through shifting of the trades as stipulated hereunder subject to the conditions which would be indicated in next para.

- a) Chemical godowns & Trade - To Holambi Kalan as already decided
- b) Paper Trade & godowns - To Gajipur as decided
- c) Tpt - Sanajy Gandhi Tpt Nagar as already decided
- d) Industrial units & Godowns other than above - To flatted factories at Jhilmil, Narela & Tikri (Land of DDA) & To Kanjhawala Industrial Estate of DSIIDC

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- e) Food Grain Mkts - Narela & Siraspur along GT Road (New Acquisition)
- f) Plastic Trade - Tigri PVC Market/ Industrial area
- g) Electrical & Hardware - Land alongside Ring Road reclaimed by covering the drain from Mukarba Chowk to Wazirabad Bridge
- h) Wholesale cloth - Land on Rohtak Road Nangloi between Rohtak Road and Railway line to Rohtak (under Acquisition for Industries for last 3 years)
- i) Parking - Multilevel Parking at Gandhi ground, Parade Ground, Fatehpuri National Park & Railway Land, Minto road (5000 cars at each place)
- j) Tourist buses & Night Shelter- Space between Mori Gate & ISBT
- Public Movement - Through Electric Trams continuous running every 5 to 7 mts. Thru two routes :

One Outer : Redfort to Rly Station to Lahorigate to Delhi gate to Red Fort

Second Inner : Red Fort to Fatehpuri to Hauzqazi to Chawri Bazar, Nai Sarak to Town Hall to Red Fort.

**Subject to following :**

- i. Land to be made available to all needy in plenty to meet everyones requirement, no one to be left out.
- ii. Wide roads, ample parking, green spaces & visitors facilities at all venues.
- iii. No Tfr or sale allowed.

- iv. Existing spaces to be restored back to residential or offices frontierd.
- v. Time bound implementation in 2 years.
- vi. One window clearance for everything
- vii. Predetermined price to be charged
- viii. Land procured from Hindustan Vegetable Oil Mills, DCM, Hindustan Insecticides (GOI). Land could also be used for further decongestion or other shifting of markets not specified.

## **B. HOUSING**

In respect of housing , the following suggestions are put forward :

- a) Cost effective Technologies be the only option
- b) For planning of EWS housing the BIS relevant codes be applicable for all development purpose
- c) EWS should be G+4
- d) Separate independent parking block for EWS
- e) For public housing to be developed EWS be priced on basic cost of land
- f) No more plotted development in housing
- g) Minimum plot size of 1 Ha for group housing permissible with FAR 200.
- h) For all existing houses to be reconstructed stilt parking a must.
- i) Policy of TDR be introduced for Land acqicition & for road widening & relocation on acquisition.
- j) TDR in pvt. Housing for all road areas/road planning policy to be framed & announced.
- k) No more regularisation of unauthorised colonies of Residential/Industrial

- l) Enquires be conducted as to why & how Agriculture land got converted into Residential without vesting in violation of DLR Act.
- m) Green houses in 4000 sq.m of land with 10% GC & 15% FAR.
- n) For all sizes of plots FAR be 200 & for plots less than 250 sqm size 300 FAR
- o) Only outer controls be there & inner as per user's needs.
- p) Industrial areas can get converted into residential use zones.

**C. Commercial / Institutional property**

- a) For all Commercial District Centres parking be developed & provided by the Planning agency an before auctioned simultaneous to other plots.
- b) In MLU roads, parking be provided before any further disposal, development or conversion.
- c) In all major parks, separate areas of 1 Ha be earmarked for social functions across the city.
- d) All Education Institutional Plots be used for all education purposes. Multiple uses morning & evening be allowed for optional uses.
- e) Proper scrutiny be done for all plots allotted for religious purposes or community halls for their misuse as personal hotels, club. Club membership fees be regulated as they subserve the common residents purpose.
- f) Large campus like DCE, NSIT, IIT etc. be allowed to set up more institutions.
- g) No more commercial plots of size less than 4000 sq.m.Green lung of Delhi be retained.

#### D. TRANSPORT

- a) All encroachments from R/W of road be prohibited.
- b) Parking meters through the city & parking on roads only against the meter as all over the world.
- c) Const. of UER I, UER II, UER III be time bound priority project.
- d) Encroachment on roads be a criminal offence.
- e) All illegal parking be a criminal offence.
- f) Extension of steps on footpaths be a criminal offence.
- g) Parking lots be planned & disposed off extensively though ought all commercial areas even if we have to sacrifice some green areas or unutilized commercial / residential areas.
- h) Any type of construction like Police Post, Water Booth, Religious place in ROW be declared an offence under I.P.C so be encroachment on Public Govt. land.
- i) Mix land use be done only when adequate parking is provided for as per High Court order Car repair shops be not there 100m from red light- no shops.

#### E. INDUSTRIAL


- a) Industrial Plots be priced at 75% of Residential use zones.
- b) No industries in residential areas or commercial use zones, local commercial.
- c) Industrial plots in villages under consolidation scheme be used as normal industrial plots.

- d) No further industrial plots in Delhi for new industries.
- e) Monitoring Committees should be constituted with RSW's reps.
- f) Local area plans be actual GPS based.
- g) Development plans & its implementation could not be achieved even in respect of 3 industrial areas identified in MPD 2001 say Aanand Parbat, Baadli & Friends colony. Therefore any regularization process should compulsorily be related to redevelopment & not political. Singapore pattern of relocation thru pricing be introduced for alternative allotment compulsory as per statute policy to be laid down.

cc to:

- Vice chairman (DDA),  
Vikas Sadan  
I.N.A. , Delhi.

Dt: 21 March 2012

  
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