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Miss Anuradha Hora  
d/o  
Sh Kulbhushan Hora  
H-310, Vikaspuri  
New Delhi-110018  
Ph:9818222665

Dg No. 2002  
MPR/TC

The Secretary  
The Hon'ble Minister,  
Ministry of Urban Development,  
Nirman Bhawan,  
C Wing, Room No:104C,  
Dr Maulana Azad Road, New Delhi-110011

**Re: Grievance against Provisions of Delhi  
Master Plan 2021  
: Infringement on legitimate rights of law  
abiding Super Senior Citizens and Disabled.  
: Provision of Rear Setback in houses where  
there is no back lane.**

Sir,

I am writing this letter on behalf of my senior citizen father Sh Kulbhushan Hora aged 82 years, owner / first allottee of House No: H-310, Vikaspuri, New Delhi and is residing there for the past 30 years .

2. The house is erected on plot of size 104 sq mts allotted by DDA in the year 1976. The construction was done as per building by-laws. layout plans/Zonal development plans and norms prevailing at that point of time after taking necessary approvals and sanctions of the building plans from DDA.

3. **The Block H consists of houses which are one side open with no back lanes. The lay out plans provided for MANDATORY REAR/ FRONT SETBACK OF 3MTS. The houses are constructed back to back. When all the houses followed building bylaws, an open duct was created to ensure air circulation, natural sunlight and privacy to all the houses. IN THE ABSENCE OF BACKLANE IT WAS ALL THE MORE NECESSARY.**

4. Unfortunately, some of the residents and builders in the vicinity have already occupied/encroached upon rear setbacks illegally and erected structures alongside the common boundry walls without sound foundations in total contravention to structural safety norms. We had already informed the concerned authorities about these violations . (Copy of letter dated 10.03.2001 and 10.06.2001 enclosed).

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5. Instead of enforcing law, people who have blatantly flouted the rules have been given leverage and the provisions of **Delhi Masterplan 2021**

**A)Have allowed regularization of illegal construction without ensuring stability and integrity of the unsafe structures and without giving cognizance to security/safety of life and property of adjoining houses who share the common wall.**

**B)Right to setbacks allowed through earlier layout plans has been abridged by the new Masterplan.It has allowed zero rear setback in houses of size 104 Sq mts.**

**C)IT IS SILENT ON THE ISSUE OF ZERO REAR SETBACK FOR HOUSES WHERE THERE IS NO BACKLANE.**

**D)Also the provisions stating "in case the permissible coverage is not achieved with the above mentioned setbacks in a plan, setbacks of preceeding category may be allowed " is a further encouragement to encroach upon setbacks.**

**E)MCD officials, taking advantage of the lacuna,are now allowing wall to wall construction even where there is no backlane.It is detrimental to the rights of the law abiding immediate rear neighbourhood residents who share the common wall, endangering their life and property.There will be virtually no space left for free airflow and natural light.**

6. The owner of house no:H-315,VIKASPURI in our immediate rear neighbourhood has started demolition / reconstruction in an illegal manner.The provision of zero setback as prescribed in the new Master plan are going to have serious repercussions on our life. It is all the more a matter of serious concern since

**1.There is no back lane and houses are back to back.**

**2.The entire activity is going to take place only at a distance of 3 mts (rear setback in our area) from the kitchen and bedroom of my old sick parents. My father is 82 years old, suffering from parkinsons and arthritis and is wheel chair borne.My mother is 75 years old and a patient of osteoarthritis and high cholestrol.I am also disabled using mobility aids and facing serious health problems.**

**3.My parents are not able to move out of the house and the rear setback area is the only breathing space and only passage for natural light from the open sky.**

**4.It is not possible to shift to an alternate place in this old age since the house has been made disabled friendly to cater to our limitations.**

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- 5. The new building is to be raised upto 15 mtrs with parking.
- 6. The activity is going to continue for a period of 2 to 2-1/2 years.
- 7. The activity is taking place alongside the common wall being shared with the house planned for demolition/reconstruction.
- 8. There is only 4" wall of 7 feet height in between.
- 9. We shall be deprived of our legitimate right to ventilation and light which we have been enjoying for the last 30 years.
- 10. In the absence of enough sunlight and air flow building of ours shall not only be prone to damage but also lead to damp and unhygienic living conditions totally rendering it unfit for human habitation and aggravate health problems of old sick senior citizens in their old age.
- 11. Since the foundations for the new construction will be deeper and larger than the existing foundations due to larger loading and there being no back lane and zero setback, excavation shall be alongside our the rear boundary wall. It is bound to cause damage to our rear wall/sewer systems and foundations.  
Moreover, we do not have anyone to help us to redo the job in case any eventuality arises/damage caused. This exercise will put us to great discomfort and make our life a hell.
- 12. Further effects due to noise dust/ smell/ leaks / heat / spillage/debris/ vibrations during demolition / construction are going to be more drastic since there is no back lane and the new plan shall have zero rear setback. It is going to be more harmful since the activity shall stretch upto 2 to 2-1/2 years.
- 13. As you are aware that Delhi is prone to earthquake/lies in Seismic Zone IV and the adjoining house is to be raised upto 15 mts with 4" wall alongside the common boundary wall in total contravention to safety measures making our building vulnerable to risk specially during contingencies of earthquake and other natural disasters. These buildings can come down like a pack of cards in case of any such eventuality and do more harm to law abiding neighbours who constructed the house leaving sufficient space at the back in conformance of with the construction bylaws.

7. Amendments regarding setbacks are in total contravention to the earlier provisions of the Masterplan and shall play havoc with the lives of law abiding citizens.

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8 Keeping in view the above facts, provision relating to setbacks specially the rear set back need to be revised immediately specifically for houses where there is no backlane and where the earlier provisions had allowed the rear set backs to save the law abiding senior citizens from unnecessary mental/physical torture .

9. It is once again requested that suitable instructions be passed to the concerned authorities to sanction building plan of House No:H-315, Vikaspuri with rear set back of 3 mts, preserve our legitimate right to enjoy our property and save us from avoidable discomfort in the last leg of our life.

10. The undersigned be given an opportunity to be heard in person so that the case may be explained in detail.

Hoping for an early action.

Yours Faithfully



(Miss Anuradha Hora)

Dated 12.03.2012

C.C Sh Tejinder Khanna  
The Lt.Governor of Delhi  
6,Raj Niwas Marg  
Delhi-110054  
C.C The Director(Planning)  
Maste Plan Revision Section  
DDA,6<sup>th</sup> floor  
Vikas Sadan,I.P.Estate  
New Delhi-110002