



उत्तरी दिल्ली रेजिडेंट्स वेलफेयर फ़ेडरेशन (चन्द्रावल रोड)  
NORTH DELHI RESIDENT'S WELFARE FEDERATION (Chandrawal Road)

अशोक भसीन अध्यक्ष  
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**Bhagidari Award Winner**

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Dy.No. 2070  
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Ref. No. NDRWF/DDA/1329

Dated: 24.04.2012

The Director Planning  
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**Request for Registration:**  
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**REF.: Advertisements in Nav Bharat Times dated 24.04.2012 to get the suggestions from public with Bhagidari for Bhavi Delhi - 2021.**

**SUB: Submission of Suggestions for:**  
**(a) Model Town (b) Burari (c) Delhi University.**

Sir,

The North Delhi Residents Welfare Federation give the following suggestions for the better future of Delhi so the common people get benefitted from the Master Plan 2021. Some common suggestions are:

1. The FAR must be increased for the commercial properties as well as the residential properties in all the areas listed above, to accommodate the population with the limits of the land available and protect government land for the public convenience and the social activities.
2. Master Plan give the rights to divide property (within the rules, ancestral property divided with the mutation from the MCD and registered with the registrar to **sanction building plan for the divided properties so the unauthorized constructions may be stopped**). Building properties sanction with the condition of water harvesting in each and every building.

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1. Master Plan also gives the rights and also give the direction to the land owning agencies to sanction 25 mtrs. Or 50 mtrs. Plots for the building plan (in Delhi more than 70% properties are within 25 mtr. Or 50 mtr. And they are forced to make unauthorized construction). Building properties sanction with the condition of water harvesting in each and every building.
  2. All the roads which are more than 40 feet and there is more than 60% commercial activities must be commercial and used for the commercial purpose.
  3. Every 2 acres of the residential / commercial property there must be Greenland whichever is available at present to give relief from the environment to the citizens.
- (a) **Model Town**
- **The commercial road included in the Master Plan 2021.**
  - As per para 15.3.1(V) of MPD 2021, Kamla Nagar and Jawahar Nagar colonies have been given the status of the rehabilitation colonies and as per the terms of 15.12(b) where more than 70% of properties abetting road of less than 24 mtrs. Row in stretch of at least 100 mtrs. In a Rehabilitation colony can be declared as a Commercial road.
  - 1-UB to 28-UA is 300 mtrs. Long and more than 90% commercial activities at present.

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- 28-UA to round about Police Station Roop Nagar more than 70% commercial activities at present.
  - Gur Mandi Nala to inside the road upto Vijay Nagar for commercial roads.
  - Patel Chest Chowk to Kingsway Camp both sides more than 90% commercial activities at present should be declared commercial road.
  - The mix use land plan include in Master Plan 2021.
  - 33-UB to 43-UA Jawahar Nagar should be declared mixed use land plan because of more than 60% commercial activities are running (already in waiting list).
  - 17-UB to 32-UB Jawahar Nagar also be include in Mixed Used plan.
  - Vijay Nagar Ganda Nala to Police line both sides stretch should be declared mixed use land.
- (b) **Burari:**
- Resettlement colonies provide all the public facilities like park, community centre, local markets.
  - Minimum road for the colonies not less than 30 feet so the public facilities can be provided.
  - As above mentioned divided property is allowed for the building plan, under the rules of water harvesting.
  - The road more than 90 feet get commercial status for the business.

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(c) **Delhi University:**

- From Patel Chest to Ganda Nala Master plan provide commercial activities.
- In Delhi University the encroachment must be clean and northern ridge free from all types of encroachment.

Hoping best in the public interest.

Yours Faithfully,

**(ASHOK BHASIN)**