



# RESIDENTS WELFARE ASSOCIATION VISHWAS NAGAR (REGD.)

REGD. NO. S/50108

500A/5K, Ambedkar Gali (Gali No. 10), Vishwas Nagar, Shahdara, Delhi-32 Ph. 22387230

Ref. No.

No. F(3)DDA/MPR/2012/105

Sh. Tapan Mandal,  
Director(Planning)  
DDA Zone (E&O)  
3<sup>rd</sup> Floor, Vikas Minar  
New Delhi – 110002

OFFICE OF THE DIRECTOR  
MPR/TC, D.D.A. N. DELHI-2  
Dy. No. 2694  
Dated 7/5/12

Dated.....

Dated 22<sup>nd</sup> April, 2012

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**SUB. : SUGGESTIONS / VIEWS REGARDING MID-TERM REVIEW OF  
MASTER PLAN DELHI 2021 ABOUT 7.6.2, 7.6.2.1 & CLAUSE 8.**

Sir/Madam

In response to the Public Notification in the "Times of India" and other leading newspapers inviting suggestions / views from the public on specific aspects of the plan for consideration during the mid term exercise. I have the honour to submit the following facts:

7.6, 7.6.1, 7.6.2 & 7.6.2.1 & Sub Clause 8(2)

## OBJECTIONS

A 20 unplanned industrial areas were notified without taking ground reality into consideration as these areas are heavily built up and densely populated residential areas.

B. The main condition of notification was 70% plots under industrial concentration and 4 hectare contiguous area. But the definition of industrial plot has not been defined clearly e.g. there is plot of 200 Sq Yards on the ground floor operating an industrial unit. On the 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor are being used by residents. In the survey this plot has been considered as industrial plot. It is neither legal nor logical and against the natural justice.

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- C. To fulfill the criterion of 70% industrial plots, commercial units, godowns, vacant plots and the units that have been allotted industrial plots under relocation scheme were also counted as industrial plots. Which is highly objectionable and undesirable.
- D. The MPD 2021 is silent on the issue of 30% residential plots which are being used absolutely for residential purpose.
- E. "The Article 21" of the constitution of India provides: "RIGHT TO LIFE" to the citizens. The Hon'ble Supreme Court has clearly defined "RIGHT TO LIFE" means "LIVING WITH DIGNITY". Can their right to live be snatched away. Where the residents will go and how they will survive in the air, noise, water and social pollution.
- F. Some industrial units in these areas have been allotted industrial plots and flatted factories at Bawana; Narela and Bhorgarh industrial areas but they are still operating their industrial units at the earlier place and have been counted in 70% industrial plots.
- G. Moreover, to fulfill the prescribed norms 10% areas is to be reserved for circulation, roads, service lanes, 10% of semi permissible surface for parking, loading and unloading, minimum 10% of total area is to be reserved for infrastructural requirements as per norms.
- H. These areas are heavily built -up and densely populated areas. As a result these areas have no vacant land/ open space which could be used for circulation, parking, loading & unloading and other infrastructural requirements.
- I. To widen roads in the streets is not practical as no body will be ready to cut his constructed plot.



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- J. The public representatives Sh. Rajesh Gahlot and Sh. Subhash Chopra clearly pointed out in the DDA's meeting held on 12/10/2009 at Raj Niwas "Sh. Rajesh Gahlot & Sh. Subhash Chopra pointed out that the proposed conditions can not be implemented on ground as majority of the areas are heavily built up. Commissioner MCD also expressed similar reservations."
- K. No residential activity is permitted in the industrial areas according to sub/clause 8(2) permission used premises in use zones "M" industry
- L. More than 80% industrial units in these areas are highly polluted and impermissible. MCD can not issue licenses & DPCC can not issue No Objection Certificates to such type of industries i.e. manufacturing of Plastic Granules from waste plastic. PVC compounds and wire drawing units are highly polluted and can not be permitted even in the industrial areas. Moreover, such polluted industrial units are being operated in residential / non-conforming areas violating Hon'ble Supreme Court's order dated 07/05/2004, Environment Protection Act. 1986 MCD & DDA Act 1957.

## **SUGGESTIONS**

1. First Denotify these 20 unplanned industrial areas. After this a redevelopment plan should be prepared by the society / local body in consultation with RWAs of the areas considering the norms stipulated. This redevelopment plan should be walted by the owners of the industries by giving an affidavit in this regard. Redevelopment should be started at site immediately. This process of redevelopment should be completed in a stipulated time. After the completion of development work the area may be declared as an industrial area and the industrial units may be given permission to carry out their industrial activities by obtaining licenses from the MCD and No Objection Certificate from the



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DPCC. If the redevelopment can not be implemented at site, the industrial activities should be stopped immediately.

2. For unplanned industrial areas which fulfill the norms, scheme of relocation of residents should be started at war level.
3. No new area should be declared as an unplanned industrial cluster under the pressure of factory owners and politicians without taking ground reality into consideration and RWAs of the areas should be taken into confidence.

Thanking you

Yours faithfully

**P N SHARMA**

General Secy, RWA Vishwas Nagar,

H. No. 27/78, Gali No. 8

Vishwas Nagar, Shahdara,

Delhi 110032

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**Copy to :**

The Secretary

Minister of Urban Development, Govt. of India

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