

V. R. VAISH

C.E. (HONS.) F.I.E.

DIRECTOR GENERAL (RETD.), C.P.W.D.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 3295
Dated 21/5/12

17.5.2012

The Director (Planning),
M.P.R.,
Delhi Development Authority,
6th Floor, Vikas Minar
I.P. Estate,
New Delhi – 110002.

Sub: Review of Master Plan for Delhi – 2021 –
A Participative Approach – Conversion of residential properties in areas
of high noise pollution to commercial.

Dear Sir,

From time to time various master plans have been released by the Delhi Development Authority. In the earlier master plans there was a strict division of residential, commercial and industrial areas. With the passage of time, many residential areas have been converted into commercial areas, primarily based on the logic that where more than 70% misuse had taken place, those areas be declared commercial. In this process many commercial areas have come up in the heart of residential areas, even where the roads are narrow, which has lead to a lot of traffic congestion.

On the other hand, some of the major master plan roads have heavy traffic density, coupled with noise pollution, rendering houses built on either side of these roads unfit for residential use. Recently, the Hon'ble Supreme Court of India has held that "right to sleep" is a fundamental right. It is well known that on these master plan roads there are vehicles flying at high speed at night, trucks using pressure horns, ambulances, fire brigade vehicles and police vehicles frequently plying with sirens. It is, therefore, suggested that all residential properties adjoining the busy master plan roads should be declared commercial, as has been done in the case of most properties along the Ring Road from Ashram Chowk to Dhaula Kuan.

Thanking you,

Yours faithfully,

JPmt
21/5
AD(RD)

V. R. Vaish
(V.R. Vaish)