

DEFENCE COLONY WELFARE ASSOCIATION
GUMBAD

Defence Colony New Delhi-110024
41552036/24333561

R.GANESH AIYAR
President

Comdt. L R DANG
Hony Genl Secy

DCWA/131/2012

Dated: 11th MAY, 2012

To
The Director (Plg) MPR,
6th Floor, Vikas Minar, I.P. Estate,
New Delhi- 110002.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
By.No. 3318
Dated 21/5/12

Sub: REFERER YOUR ADVERTISEMENT IN TOI/HT ON 09-05-2012 INVITING SUGGESTIONS
FOR REVIEW OF MASTER PLAN FOR DELHI 2021

Dear Sir,

We would like to bring to your notice that quality of life in India's Capital has gone from bad to worst, deteriorated standard of comfortable living to a very large extent. It requires a time bound action plan to strengthen the planning and implementation by law enforcing agencies or else our city which has recently hosted Common Wealth games and has tried to bring it to world class city, would soon be amongst most unplanned and unlivable places in the world.

MPD 2021 was introduced in Feb. 2007. It tried to bring in a semblance of Planned Development and proper demarcation of industrial, Commercial, Mixed Land Use and Residential Areas. Over the time the lines got blurred, due to various amendments, easing of Norms making the MPD 2021 a confused Plan, benefiting vested interests at the cost of hapless law abiding citizens. The rules for different Colonies have to be different and one type of Rules can not fit all colonies and this approach will be counter-productive. For example the needs and reality of Kotla Mubarak Pur, Gautam Nagar, Shahpur Jat and Masjid Moth and that of Defence Colony cannot be the same. Rules should be Sensible and Implement able, otherwise, the corrupt will find their way through and make undue gains, leaving the Law abiding Citizen feeling Cheated.

FOLLOWING ARE THE SALIENT POINT AND SUGGESTIONS FOR MPD 2021 FOR DEFENCE COLONY

1. MUSHROOMING OF RESTAURENTS AND EATING JOINTS.

There are more than 25 Restaurants and eating joints in the Defence Colony Market and in residential areas. The market was initially made to cater for the daily needs of residents and had a corridor to do window shopping. This corridor has been encroached by the shopkeepers. In addition there are Guest Houses, Bread and Breakfast Motels. There are more eating houses under Defence Colony Fly over, normally called Narula Market. These restaurants and eating joints call upon the infrastructure like sewage, water, electricity, and parking etc.

SUGGESTION

Zonal norms should freeze the maximum number of such facilities and should be allowed to operate from a Colony according to the population density. These are not desirable both on account of security, parking and healthy social environment. Few of the houses closer to the market are using their houses for commercial use encroaching on the privileges and comforts of the law abiding residents. These restaurants etc also deprive residents' peaceful sleep, a fundamental right as most of the customers are not local

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residents. Mixed Land Use and Commercial premises should have enhanced ECS Parking norms than Residential plots and the Setbacks should also be double than in case of Residences to provide for parking, stacking, offloading etc. The Setbacks should be surrendered to the Land owning agency. A mandatory 10 feet Setback at the rear for ACs, Exhausts, utilities etc should be provided for in the Bye-Laws in all such cases.

20 SQM. SHOPS

The MPD was amended many times allowing more and more categories of shops, increasing the number of shops per plot etc. The rule of residing in the same building is blatantly flouted..

SUGGESTION

No one should be allowed to run a shop if they are not residing in the premises.

2. MULTIPLEX PARKING AND FOR RESIDENTIAL AREAS:

The Parking in Commercial and Residential Areas ought to be treated and addressed separately. While collecting Conversion Charges on account of additional floor and FAR in a residential plot, parking has to be provided for the needs of the area residents. It is seen that the Parking Lots are being planned in Colony Markets and not for residents. More over the Multiplex Parking are being made with commercial activities in over crowded Colony.

SUGGESTION

Areas should be identified with the help of RWAs. Underground parking in large Colony Parks, Community Centers or Religious Places should be developed for Residential Parking. The expensive fully automated parking lots should be avoided to make the projects more viable. We agree that the facility of a Multi Level parking is more than necessary for other community centers in the Colony like Sanatam Dharma Mandir, Gurudwara Singh Sabha, Arya Samaj Mandir and Defence Colony Market, which are situated near each other and on the round about of Gumbad on Varun Marg, but creating additional Commercial and shopping Complexes within this Multi level Parking would defeat the very purpose and will not be in the interest of an elite and reputed residential Colony. This activity will also affect supply of water, sewage and other infra structure etc. it should be stopped immediately

3. PROFESSIONAL USE OF RESIDENTIAL PREMISES:

As on date Advocates, CAs, Architects and Doctors come under the category of Professionals. So many other categories of Professional like Artists, Astrologers, Software Engineers, Photographers etc. have now come up, due weight age should be given to them and other similar categories should be identified and included in the list so that MPD 2021 is not discriminatory.

SUGGESTION:

MPD must differentiate between a self **employed Professional and a Firm**. There should be a freeze on the total area of premises to be used for office and the total number of staff employed should not be more than three or four. There should be a restriction on working hours it should be only during day time. People using more space and or staff should be treated as Firms and made to move to a Commercial Area. A person should only be allowed to operate from own premises and should be residing on the same floor to be considered for professional usage. There should be no easing of norms to help influential Advocate Firms to circumvent Staff, Working Hours and Residence restrictions.

4. NURSING HOMES IN RESIDENTIAL COLONIES:

Strict enforcement of Norms is made for Nursing Homes in Residential Colonies. In A & B Category colonies 30 feet roads were clearly stated not suitable for Nursing Homes and got a relief from this menace in the MPD but it is not strictly enforced.

SUGGESTION

Approval of RWAs be made mandatory and strictly ban all Nursing Homes on narrow 30 feet roads. Zonal Norms should freeze the maximum number of such facilities that can be allowed to operate from a Colony according to the population density, that too only on 100 feet roads. Compounding hardship penalties on yearly basis should be imposed on defaulters. Those Nursing Homes that fall in the conforming parameters should have waiting areas @ two persons per bed and parking space @ one ECS per bed within the premises.

5. SANCTION AND REGULARISATION OF ADDITIONAL FLOOR AND FAR:

There is a huge appreciation in property prices with the enhanced FAR and additional floor. Under Supreme Court directions owners are made to give Affidavits stating in case of adverse Ruling the owner will demolish the additional floor. The concerns of SC are justified, as Govt. does not keep its promise of augmenting the civic infrastructure, like Sewage, Parking, Water, Electricity etc. It has been noticed that people have constructed offices under stilts and additional Dwelling Unit using up parking space. They have even added rooms and rented them out for monetary gains.

SUGGESTION

All such floors are regularized as we cannot be made to wait for SC to decide, without a single hearing in five years. Builders should not only apply for Sanction of Plans but obtaining Completion (Occupancy) Certificate should be made Mandatory. Additional floor should be allowed only after ascertaining ECS parking Space in case of old structures. Redevelopment on stilts should be encouraged. Four servant rooms with toilets should be allowed to be built on terrace within height restriction ie Mounty Level, so that builders do not usurp precious Parking Space under stilts.

6. PLAY GROUNDS FOR CHILDREN

Colony parks should be divided into three parts (I) Ornamental for recreation, (II) Playground for children, (III) Play Pen for toddlers. This is to avoid conflict between the various stakeholders, also upkeep and maintenance will be easier. Jogging track should be made around the three sections for morning walkers and fitness enthusiasts.

SUGGESTIONS

We are thankful, Shri Ajay Maken, Minister of State for Sports Youth and Cultural Affairs who has offered all Govt Schools vacant lands to be used as play grounds for children after the school timing or in the evening. Tennis and Basket Ball courts should be allowed to be made. The MPD should give special attention to water harvesting units in parks.

7. MARKETS IN COLONIES

The market corridors should be at a uniform level, evenly laid with non slippery tiles for the safety of customers. Zero tolerance to subletting of corridor space to small vendors. In case the project is once cleared

it should be implemented immediately. The walking Plaza in the market has to see the light of the day even after getting sanctioned long ago.

SUGGESTIONS

The Markets was made for the primary use of residents. Guidelines for parking should be issued that parking will be free for the first 30 minutes to allow for small purchases. Restaurants should not be allowed to use up space outside to set up Chaat Stalls etc. Restaurants and sweat marts should also install High Chimneys for exhausts and Effluent treatment plants. Corridors should be made pedestrian friendly.

8. FOOTPATHS FREE OF ENCROACHMENTS:

In the absence of clear cut Tehbazari guidelines, there is encroachment on the Pedestrian walk ways

SUGGESTIONS

A clear policy on Tehbazari be made and areas identify away from residences for setting up temporary stalls for vendors. There is a limit to the number of vendors a colony can absorb. This is desirable for Aesthetics, Safety and Security of the residents.

9. CELL PHONE TOWERS IN RESIDENTIAL AREAS:

The Cell Towers are exposure to Radiation which is harmful for humans and even more for infants and birds. The clause of taking permission from RWAs is being flouted.

SUGGESTIONS

Since it is a matter of Public Health there should be complete ban on Towers in Residential Areas. Towers may be installed in Commercial centers or after due tests of safety zone. Operators should invest in safe technologies rather than expose residents to risk. It is known fact that the common SPARROWS have vanished from our city and we do not see them any more in our houses.

10. COMMUNITY CENTER/CLUB FOR COLONY

There should be separate FAR for Clubs and Religious Institutions. Planners for all colonies must provide a Recreation area with indoor facilities to hold functions such as marriages and other social functions. The premises should have accommodation for RWA.

SUGGESTIONS:

Supreme Court order must be implemented and Community Center built, of large enough capacity and of a quality that befits the status of the Colony with rooms for overnight stays and also provisions for office for RWAs. There should be sufficient Parking and large open lawns for outdoor functions.

With Regards,

(Comdt. L R DANG)

Hony Genl Secy

Defence Colony Welfare Association

1. The salient point and suggestions for MPD 2021 for Defence colony as above are sent by E-mail
2. Confirmation copy is sent by Post