

उपराज्यपाल  
दिल्ली  
LIEUTENANT GOVERNOR  
DELHI



राज निवास  
दिल्ली-११००५४  
RAJ NIWAS  
DELHI-110054

09 May, 2012

Dear Shri Vijay Kumar Malhotra Ji,

Commr. (Plg) - II  
Despatch. I-358  
16/5/12

I have received your letter of 3 May 2012, forwarding a representation from Shri S.K. Talwar, President of Saraswati Garden Welfare Association, regarding suggestions for review of Master Plan Delhi-2021.

I have referred it to Vice Chairman, DDA to have it examined and send me a report expeditiously.

With Kind Regards,

उपराज्यपाल कार्यालय  
आयडी सं. 1873-C  
दिनांक 15/5/12

Director (Plg.) MPR/TC,  
J.D.A. Vikas Minar N. DELHI-2  
Dy.No. 3329  
Dated 21/5/12

Yours sincerely,

(Tejendra Khanna)

Shri Vijay Kumar Malhotra  
Leader of Opposition,  
Delhi Legislative Assembly,  
29, Delhi Legislative Assembly,  
Old Secretariat, Delhi-110054

No.F. 100C30/MR/H/506/1211

Dated: 09 May, 2012

Copy along with the letter forwarded to Vice Chairman, DDA to have the matter looked into and submit the matter on file for perusal of the Hon'ble Lt. Governor as soon as possible.

(S.N. Misra)  
Private Secretary to Lt. Governor

AC (PLG) MPPR  
Jairy No. 362  
Date 17/5/12

15/5  
Commr (Plg) - II

16/5/12

AC (MPPR)

Pl. put up with interim reply DFA  
on priority

Dis (MPPR)

17/5/2012

21/5

urgent reply

AC (MPPR)



सत्यमेव जयते

VIJAY KUMAR MALHOTRA

Leader of Opposition  
Delhi Legislative Assembly

F 1(D)/LG/LOOP/2012/168  
Dated: 3 May, 2012

Dear Sh. Khanna Ji,

Please find enclosed a representation of Sh. S.K. Talwar, President of Saraswati Garden Welfare Association (Regd.) and Member -Delhi Govt.'s Bhagidari Team, r/o A-41, Saraswati Garden, P.O. Ramesh Nagar, New Delhi-110015 regarding suggestion for review of Master Plan Delhi-2021 for further necessary action at your end.

With regards,

Yours sincerely,

( Vijay Kumar Malhotra )

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

Sh. Tejendra Khanna  
Hon'ble/Lt. Governor,  
NCT Delhi,  
Raj Niwas, New Delhi-54

Off.: 29, Old Secretariat, Delhi-110 054 Telefax: 2389 0250, 2389 0059  
Res.: 6, Dr. Bishamber Dass Marg, New Delhi-110 001 Phone 2371 5070, 2371 5051  
Fax: 2371 5045 E-mail: vkmalhotra@gmail.com

3. MCD by DDA. Fire Clearance harassment to the can also be verified. This condition as per Delhi fire safety buildings where fire department

cc: Dr. Vijay  
COPY FOR

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सरस्वती गार्डन वेलफेयर एसोसिएशन (पंजी०)  
SARASWATI GARDEN WELFARE ASSOCIATION (Regd.)  
(MEMBER-DELHI GOVT.'S BHAGIDARI TEAM)

A-41, Saraswati Garden,  
P.O. Ramesh Nagar,  
New Delhi - 110015  
Tel.: 25442424

Ref. SG/S.K.T.....

Dated.....

April 26, 2012

The Director (Plg.) MPR,  
Delhi Development Authority  
6<sup>th</sup> floor, Vikas Minar, I. P. Estate  
New Delhi-110002

Subject :- SUGGESTIONS FOR REVUIW OF MASTER PLAN DELHI-2021.

Sir,

1. The Ministry of Development Govt. of India wide its notification dated 12/8/2008 and public notice of MCD made certain amendments in Master Plan for Delhi 2021 (copy attached) including regularization of projection/chajjas/covered chajjas buildup portion before 7/2/2007 up to one meter above 3mtrs height above ground level for plot size upto 175sqm on roads below 24mts. As per notification covered built up portion on projection/chajjas were to be included in FAR whereas projection/chajjas having no built up portion/open to Air are also being included in FAR while regularizing the old constructions. **You will appreciate that both open to air and build up projection can not be kept in the same category. In case both of these open & covered to be kept on the same level then what was the need to mention this as Projection/Chajjas/Built up portion separately in the notification.** It is clearly mention that built up portion on Projections/ Chajjas and therefore only built up portion is to be added in FAR and not uncovered/open to air. This needs to be clarified by MCD/DDA. This will help the house owners desirous to get their old construction regularized.
2. The built up portion on projections/Chajjas as per the above notifications is to be added in FAR on which it exists is justified and acceptable whereas MCD also add the same area in Ground Floor's FAR where there is no construction under the projections which is neither right or justified this should also needs to be clarified to MCD by DDA. Open to Air projections/Chajjas should not be added to FAR.
3. Fire Clearance is required from the different authority which causes delays and harassment to the people. Height of the projections up to 3mts from the ground level can also be verified with the other details by the building department of the MCD. This condition should be removed in case of residential buildings. Even otherwise as per Delhi fire service act 2007 NOC from this department is not required for the buildings where height of ground floor is more than 3mts from the ground level and fire department issues the certificates that no NOC is required. See annexure-A

CC: Dr. Vijay Kumar Malhotra  
COPY FOR

सरस्वती गार्डन वेलफेयर एसोसिएशन (पंजी०) 165  
RASWATI GARDEN WELFARE ASSOCIATION (Regd.)  
(MEMBER-DELHI GOVT.'S BHAGIDARI TEAM)

A-41, Saraswati Garden,  
P.O. Ramesh Nagar,  
New Delhi - 110015  
Tel.: 25442424

Ref. SG/.....

Dated.....

4. Another important issue is to allow one meter wide projections/chajjas (open to air) to new constructions as **these had already been allowed for regularization in case of old constructions prior to 07/02/2007 which means these are acceptable in principal.** You will agreed that if 9 out of 10 chajjas in existence can be regularized and the 10<sup>th</sup> house is not allowed for this, it will not only look odd but also will defiantly create discrimination. It is therefore requested that necessary amendment is MPD-2021 be made for allowing one meter wide projection/chajjas (open to air) in new constructions also to give relief to the people of Delhi without adding this in FAR.
5. Regularization charges of old constructions are very high. For an old construction the charges come to more than 2 lacs and this the reason the owners prefer to make additions without getting the plan sanctioned and their constructions regularized by adopting unfair means. System should also be made simple to eliminate the corruption.
6. FAR in Delhi should be increased and number of storeys should also be increased. Area of set back should also be decreased and stair case should be allowed in the set back keeping in view the acute shortage of land and its increasing prices.
7. The owners of sub-divided plots and different floor should be permitted for getting their portions regularized and additions separately/individually without depending on the owner of the ground and other floors as it is very difficult to buy the entire house in city like Delhi keeping the high costs.

We enclose herewith the copies of certain letters written to Hon'ble Chief Minister, leader of house in MCD and Dr. Harshvardhan, member DDA for your reference.

It will be a great relief to the people of Delhi if the above suggestions are accepted.

Thanking you

Yours sincerely  
For Saraswati Garden welfare Assn. (Regd.)

*S. K. Talwar*  
(S. K. Talwar)  
President

- C. C. :-
1. Hon'ble Chief Minister Delhi
  2. Dr. Vijay Kumar Malhotra, leader of Opposition Delhi Vidhan Sabha.
  3. Dr. Harshvardhan, member DDA
  4. Shri Kamalnath, Hon'ble Minister of Urban Development, Govt of India.

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शहरी विकास विभाग  
दिल्ली सरकार  
विधानसभा अतारांकित प्रश्न संख्या 255  
दिनांक : 13/01/2012  
विधायक का नाम : श्री सुभाष सचदेवा

क्या स्वास्थ्य मन्त्री यह बताने की कृपा करेंगे कि :

प्रश्न

- क. क्या 07.02.2007 से पूर्व बने एक मीटर चौड़े छज्जों सहित निर्माणों को नियमित करने की अवधि बढ़ाई जाएगी,
- ख. यदि हां, तो कितनी अवधि के लिए,
- ग. क्या नए निर्माणों में भी एक मीटर चौड़े छज्जों (Open to air) की अनुमति देने का विचार किया जा रहा है,
- घ. क्या यह सत्य है कि आपातकालीन में तात्कालीन प्रधानमंत्री श्रीमती इंदिरा गांधी के निर्देशानुसार एक मीटर चौड़े तथा नए दोनों की अनुमति दी गई थी,
- ड. इस अनुमति को मास्टर प्लान बनाते समय उसमें क्यों नहीं शामिल किया गया, और
- च. क्या सरकार दिल्ली के लाखों मकान मालिकों को राहत दिलाएगी ?

उत्तर

क. से ड. तक

दिल्ली मुख्य योजना 2021 में पैरा 4.4.3 (XVII) की अधिसूचना के अनुसार एक मीटर चौड़े छज्जों के निर्माण के बारे में संशोधन किया गया है।  
(संलग्न अधिसूचना 'क')

च उपरोक्तानुसार।