

OFFICE OF THE DIR (Pg.)  
MPR/TC, D.D.A. N. DELHI-2  
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SUGGESTIONS FOR REVIEW OF MASTER PLAN DELHI - 2021

It is of great concern that all concerned with the formulation of master plan 2021 have not taken any lessons from the mistakes of the past, specially knowing that the implementation and adherence to polices is not up-to mark. I personally found some problems with the MPD which basically is related to policy matters which I feel shall be entertained/incorporated in the MPD 2021 for the betterment of the residents of Delhi . Worst affected are the pedestrians specially elderly, ladies and the children.

- 1) No consideration is given to the free movement of pedestrians in the areas where residential area has been notified as commercial or mixed land use. Consider the stretch between Jwalaheri Market to Punjabi Bagh Club and the Rajouri Garden Main Market, Jail Road. Due to commercial activity and unauthorized parking in the service lanes or encroachment in front of shops it is very difficult for the pedestrians to walk freely comfortably without fear of being hurt.  
I also request for a joint inspection of the area to know the problems faced by the pedestrians specially the elderly, ladies and the children.  
In view of the above I request to withdraw the commercial/mixed land use status given to these roads.

- 2) Allowing the Bank to run on certain conditions. Our learned members drafting the MPD have not taken into the consideration the problems related to the parking of vehicles of the staff and the visitors. On an average minimum parking space of 20 cars and 20 two-wheelers is required at any given time for the banks. Have you planned for that. No it is not done as a result there is chaos on the roads. At some places it is seen the two wheelers are parked or generators are kept on the footpath restricting the movement of pedestrians.

ECS for such plots where commercial activity is allowed shall be minimum 5 times more than the existing limit specified in the MPD 2021. Infact unless there is arrangement of sufficient parking no road/street shall be allowed or given the mixed land use status. If it is proposed that parking will be constructed by the DDA/MCD or any other agency commercial activity in that area shall be allowed only when the parking space is ready to be used.

In view of the above I request you to please do not allow the banks to run in residential areas .

- 3) Allotment of land for schools is a welcome step but few things I will suggest so they do not increase the chaos on the roads.
  - a) Schools shall be allotted the land with the clear calculation and instructions related to its capacity in terms of the number of students, related to it is the staff strength. All schools in Pitampura area have made arrangements for overloading of the infrastructure resulting of chaotic conditions nearby. At noon you can see all road traffic stalled near the schools. Their transport system whether buses or the vans etc. start gathering 1 hours before the closing time on the footpaths and the roads. Some school vans can be seen parked near the schools since morning. Schools can be asked to make some parking arrangements for their vehicles inside the school premises during day time.

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Some restriction shall be applied as related to number of students one can enroll with respect to the size of the land allotted.

- b) It is also seen that the school often sublet the space to banks which have starting running full fledged branches from there. Again here parking by bank staff and the visitors result in chaos on the roads/footpaths nearby.

Banks running from the school shall not be allowed to run in the school buildings, no direct entry from the bank to the road shall be allowed. The school is also earning hefty rental income from the subsidized land allotted to them. If they need to avail services of the banks for fee collection etc. they shall give only space required for the purpose that too inside the school building with no direct entry to the main road. More detailed survey needs to be done by the DDA for this purpose before allotting more land for schools.

- 4) I feel that we need to formulate some policies related to the RAMPS in front houses. I have observed that these eat up the walking space of the pedestrians forcing them to walk on the roads and hence are most prone to accidents.

- a) There shall be restriction related no. of exits one can have to the road.
- b) There shall be restriction to the size of each such exit. I feel 4 – 5 feet is enough.
- c) Ramp in front of such gates shall in no way disturb the footpath It is seen that some make ramp too high and some too low cutting slopes on the footpath making it difficult for the people to walk easily on the footpath. Ramps shall be of maximum 2 feet long, 4-5 feet wide and shall start after the footpath .
- d) No barricades or side walls on the ramps outside the plot area.
- e) No plantation of trees or plants outside the boundary wall of the residential building shall be allowed, anyone found violating the same he shall be penalized for obstructing the free movement of pedestrians. To see better compliance these provisions shall be mentioned on the sanctioned plan itself.
- f) No further increase in FAR shall be done. I suggest that the FAR should make enough open space available towards the road side of the plots for plantation of trees/plants or keeping the Split A/C systems or the generators etc. To take benefit of the increased FAR people cover the open space and presume that they can keep their Gen sets/Plants etc out side the boundary wall of the building.

I think that my suggestions will be given a sympathetic considerations and adopted for the well being of the society specially the elderly/women and the children.

Thanking You

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