

AC (PLG) MPPR
Dairy No. 417
Date 23/05/12

सं. पी.एस./वी.सी./डी.डी.ए./2012 1126-ई

दिनांक 22/5/2012

Dy. Div. I (Plg.) MPPR-2021
D.D.A. Vikas Minar N. Delhi
Pr. No. 1943
Dy. No. 25-5-12
Dt. 25-5-12

Commr. (Plg.) - II
Dairy No. I-380
Date 22-5-12

कृपया अपने अर्ध-शासकीय पत्र दिनांक 05 मई, 2012 का अवलोकन करें, जिसके साथ श्री सुशील तलवाड़, अध्यक्ष, सरस्वती गार्डन वेलफेयर का अभ्यावेदन संलग्न है। इस अभ्यावेदन में उन्होंने नये मकानों के निर्माण में एक मीटर चौड़े छज्जों के लिए डी.डी.ए. द्वारा अनुमति प्रदान करने के लिए अनुरोध किया है।

मैं इस मामले को आयुक्त (योजना), दि.वि.प्रा. को आवश्यक कार्रवाई हेतु प्रेषित कर रहा हूँ।

सादर,

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 10/4
Dated 23/5-12

सदभावी,

(जी.एस. पटनायक)

डॉ. हर्ष वर्धन,
विधायक,
सदस्य: दिल्ली विकास प्राधिकरण,
ई-8ए/14, कृष्ण नगर,
दिल्ली-110051.

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 3557
Dated 28/5/12

प्रतिलिपि:-

आयुक्त (योजना) दि.वि.प्रा. को मूल पत्र सहित इस अनुरोध के साथ प्रेषित कि वे इस मामले में आवश्यक कार्रवाई करवाएं और की गई कार्रवाई से आदरणीय सदस्य, दि.वि.प्रा. को अवगत कराएं।

उपाध्यक्ष, दि.वि.प्रा. के विशेष कार्य अधिकारी

अति आयुक्त (योजना) रम. पी. पी. आर

23/5/12
(MPR)

23/5

AD(PST)

डॉ. हर्ष वर्धन

एम.बी.बी.एस., एम.एस. (ई.एन.टी.)
नाक, कान व गला रोग विशेषज्ञ एवं सर्जन
सदस्य, दिल्ली विधान सभा
सदस्य, दिल्ली विकास प्राधिकरण
सलाहकार, विश्व स्वास्थ्य संगठन
पूर्व राष्ट्रीय उपाध्यक्ष, भारतीय जनता पार्टी
पूर्व अध्यक्ष, भारतीय जनता पार्टी, दिल्ली प्रदेश
पूर्व स्वास्थ्य, शिक्षा एवं कानून मंत्री, दिल्ली सरकार
सचिव, डा. श्यामा प्रसाद मुखर्जी शोध अधिष्ठान

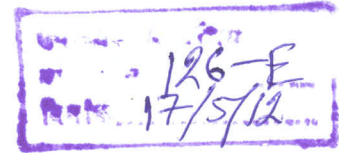


5 मई 2012

श्री जी.एस. पटनायक
उपाध्यक्ष,
दिल्ली विकास प्राधिकरण
विकास सदन, आई एन ए
नई दिल्ली

Respect

प्रिय श्री पटनायक जी,



दिल्ली विधान सभा में मेरे साथी विधायक श्री सुभाष सचदेवा के माध्यम से मुझे अभ्यावेदन प्राप्त हुआ है जो इस पत्र के साथ संलग्न है।

नये मकानों के निर्माण में एक मीटर चौड़े छज्जों के लिए डीडिए द्वारा अनुमति प्रदान किये जाने से संबंधित यह मामला है। इस संदर्भ में श्री सुशील तलवाड़ अध्यक्ष, सरस्वती गार्डन वेलफेयर एसोसिएशन द्वारा डीडिए को अनेक पत्र लिखे गये परन्तु डीडिए द्वारा कोई कार्यवाई नहीं की गयी है।

आपका (भोजन) पत्र

17/5/12
HINDI DEPT.
Date: 17/5/12

इस मामले को संज्ञान में लेने के उपरांत यह प्रतीत होता है कि इस पर डीडिए द्वारा व्यवहारिक दृष्टि से विचार नहीं किया गया है। यदि डीडिए इस मामले में अनुमति प्रदान करता है तो दिल्ली में भारी संख्या में गृहस्वामियों को लाभ मिल सकेगा।

मेरा आपसे विनम्र निवेदन है कि विषय की गंभीरता एवं इससे गृहस्वामियों के जुड़े हित को देखते हुए नये मकानों के निर्माण में एक मीटर चौड़े छज्जे की अनुमति प्रदान करवाने की कृपा करें। इस सहयोग के लिए आभारी रहूंगा।

धन्यवाद।

आपका अपना,

[Signature]

(डॉ. हर्ष वर्धन)

सभाष सचदेवा

विधायक

दिल्ली विधानसभा



डी-42, मानसरोवर गार्डन

नई दिल्ली-110015

दूरभाष : 25191645, 25158910

12 जनवरी 2012

प्रिय डॉ० हर्षवर्धन जी,

श्री सुशील तलवाड़ अपनी संस्था के अध्यक्ष हैं तथा अनेक महत्वपूर्ण पदों पर कार्यरत हैं। जनहित के अनेक विषयों पर संघर्ष करते रहते हैं। ऐसा ही एक अत्यन्त महत्वपूर्ण विषय "नये मकानों के निर्माण में एक मीटर चौड़े छज्जों (Projection-open to air on the road side) की अनुमति देने के संबंध में अनेकों पत्र लिख चुके हैं जिनमें से कुछ पत्र के साथ संलग्नित है। इसका समर्थन निगम में सदन के नेता श्री सुभाष आर्य ने भी तत्कालीन केन्द्रिय शहरी विकास मंत्री श्री जयपाल रेड्डी को कई पत्र लिखने के पश्चात भी डी डी ए की सहमति के अभाव में अनुमति नहीं मिल पाई।

12/08/2008 को केन्द्रिय शहरी विकास मंत्रालय के निर्देश पर दिल्ली नगर निगम की विज्ञप्ति के द्वारा 07/02/2007 से पूर्व निर्मित एक मीटर छज्जों की अनुमति मास्टर प्लान 2021 में संशोधन द्वारा अनुमति दी दी। इसके अतिरिक्त कवर्ड छज्जों की भी अनुमति FAR में जोड़कर दी गई। जिन्हें नियमित करने का प्रावधान था जिससे लाखों ग्रह स्वामियों को राहत मिल गई। इससे उनका पुराना निर्माण नियमित करवाकर उपर की मंजिलों के नक्शे पास करने का रास्ता खुल गया तथा निगम को भारी राजस्व भी मिलना शुरू हो गया।

नये निर्माणों में छज्जों (Projection-open to air) की अनुमति डी डी ए ने नहीं दी। जिस कारण तत्कालीन शहरी विकास मंत्री श्री जयपाल रेड्डी ने असमर्थता व्यक्त की। प्रश्न यह है कि छज्जों को सिद्धान्त रूप में निर्मित छज्जों वैधता मास्टर प्लान संशोधन द्वारा वैधता दे दी गई तो नये निर्माणों में अनुमति न देने का क्या औचित्य है। उदाहरण के रूप में एक ही लाईन में बने 10 में से 9 को नियमित करने का प्रावधान है जो 07/02/2007 से पूर्व निर्मित हैं तो दसवें नये निर्माण में छज्जों (Projection-open to air) की अनुमति न देने का औचित्य क्या है। वैसे भी दसवा मकान बिना छज्जे का अलग व अटपटा लगता है जब सिद्धान्त रूप में यह स्वीकार कर लिया गया है, साथ ही इसका किसी भी निकाय को हानि भी नहीं है। ग्राउण्ड फ्लोर में प्रवेश सड़क के किसी भी स्थान में हो जाता है पर उपरी मंजिलों पर छज्जों द्वारा यह सुविधा प्राप्त होगी तो किसी को आपत्ति नहीं होनी चाहिए। दिल्ली नगर निगम इसके पक्ष में चार बार प्रस्ताव पारित कर चुकी है।

सुभाष सचदेवा

विधायक

दिल्ली विधानसभा



सत्यमेव जयते

डी-42, मानसरोवर गार्डन

नई दिल्ली-110015

दूरभाष : 25191645, 25158910

दिल्ली में जमीनों की बढ़ती किमतें तो पहले ही असमान छू रही हैं वास्तव में डी डी ए इस बात को ध्यान में रखकर व्यावहारिक रूख नहीं अपनाया जिस कारण नये छज्जों की अनुमति नहीं दी गई। माननीय श्री विजय कुमार मलहोत्रा जी ने भी नये मकानों में छज्जों की अनुमति देने पर सहमति जताई तथा मा. उपराज्यपाल महोदय के समक्ष यह विषय रखने का आश्वासन दिया है। कृपया, मेरा विधानसभा में उपराज्यपाल के अभिभाषण के उत्तर में 11 जनवरी को दिया गया भाषण भी पढ़ें जिसमें इस विषय की भी चर्चा की है।

मेरा अनुरोध है कि आप मास्टर प्लान में संशोधन द्वारा नये निर्माणों में छज्जों (Projection-open to air) की अनुमति देने हेतु एक प्रस्ताव डी डी ए से पास कराकर केन्द्रिय शहरी विकास मंत्रालय को भिजवायें ताकि अपेक्षित संशोधन किया जा सके। इससे दिल्ली की जनता को भारी राहत मिलेगी व भ्रष्टाचार से निजात क्यों कि अभी भी गैर कानूनी रूप से छज्जों का निर्माण तो हो ही रहा है।

आदर सहित,

आपका

(सुभाष सचदेवा)

डॉ० हर्षवर्धन

विधायक एवं

सदस्य डी डी ए सलाहकार समिति

प्रतिलिपि :- श्री सुभाष आर्य, नेता सदन दिल्ली नगर निगम
डॉ० विजय कुमार मलहोत्रा

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.....

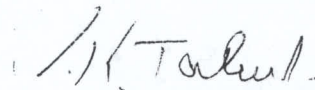
Dated.....
July 20, 2011

Respected Shri Arya Ji,

Kindly refer your letter dated 24/12/2010 regarding allowing one meter wide projections/chajjas (open to air) to new constructions as these were allowed for regularization in case of existing old ones through an amendment. You will agree that if 9 out of 10 chajjas are in existence can be regularized as per amendment and the 10th house is not allow for this, it will look odd as well as indiscrimination to the 10th house owner. I feel DDA has not consider this aspect. They should have the practical and positive attitude to the public interests and it is not understood why amendment can not be made where as a number of amendments are done later on keeping in view the public interest.

I request you to take up this issue with Lt. Governor who is also the chairmen of DDA. I enclose here with all the copies of previous correspondence for your ready reference.

Regards,



(S. K. Talwar)

President Saraswati Garden Welfare Assn (Regd.)

Shri Subhash Arya
Leader of House, MCD
Town Hall, Delhi

Usha Mehta

Chairperson :

West Zone

Municipal Corporation of Delhi



Phone : Off. : 25150350

25931416

Res. : 65496973

Mob. : 9811936100

9958693097

Res. : FA-295, Mansarovar Garden

New Delhi-110015

No.....

Dated.....

20 जुलाई 2011

प्रिय श्री आर्य जी,

मेरे क्षेत्र के वरिष्ठ समाज सेवी श्री सुशील तलवाड़ जी समय समय पर जनहित के विषय उठाकर उनका समाधान करने का प्रयत्न करते रहते हैं। ऐसा ही एक विषय नये निर्माणों में छज्जों की अनुमति देने के संबंध में एक पत्र आपको लिखा है जिसे मैं इस पत्र के साथ संलग्न कर रही हूं। मैं भी यह समझ पाने में असमर्थ हूं कि जब एक संशोधन के द्वारा मास्टर प्लान में पुराने छज्जों को नियमित करने का प्रावधान किया गया है तो नए निर्माणों में अनुमति न देने का क्या औचित्य है जबकि एक ही लाईने में 10 मे से 9 मकानों में तो यह पहले ही बने है फिर दसवें की अनुमति न देना अटपटा सा लगता है। मुझे लगता है कि डी डी ए ने इन पर व्यवहारिक रुख नहीं अपनाया। माननीय उपराज्यपाल डी डी ए के अध्यक्ष भी है अतः यह अत्यन्त महत्वपूर्ण व जनहित का विषय उनके समक्ष रखना चाहिए ताकि डी डी ए द्वारा इस हेतु आवश्यक संशोधन किया जा सके।

मुझे आशा है कि इस समस्या का हल अवश्य निकल आएगा।

आदर सहित,

श्री सुभाष आर्य

नेता सदन, दिल्ली नगर निगम

टाउन हॉल, दिल्ली

Usha Mehta

(उषा मेहता)

Usha Mehta

Chairperson :
West Zone
Municipal Corporation of Delhi



Phone : Off. : 25150350
25931416
Res. : 65496973
Mob. : 9811936100
9958693097

Res. : FA-295, Mansarovar Garden
New Delhi-110015

Dated.....

No.....

20 जुलाई 2011

प्रिय श्रीमती रजनी अब्बी जी,

मेरे क्षेत्र के वरिष्ठ समाज सेवी श्री सुशील तलवाड़ जी समय समय पर जनहित के विषय उठाकर उनका समाधान करने का प्रयास करते रहते हैं। ऐसा ही एक विषय नये निर्माणों में छज्जों की अनुमति देने के संबंध में एक पत्र आपको लिखा है जिसे मैं इस पत्र के साथ संलग्न कर रही हूं। मैं भी यह समझ पाने में असमर्थ हूं कि जब एक संशोधन के द्वारा मास्टर प्लान में पुराने छज्जों को नियमित करने का प्रावधान किया गया है तो नए निर्माणों में अनुमति न देने का क्या औचित्य है जबकि एक ही लाईने में 10 मे से 9 मकानों में तो यह पहले ही बने है फिर दसवें की अनुमति न देना अटपटा सा लगता है। मुझे लगता है कि डी डी ए ने इस पर व्यवहारिक रुख नहीं अपनाया। माननीय उपराज्यपाल डी डी ए के अध्यक्ष भी है। अतः यह अत्यन्त महत्वपूर्ण व जनहित का विषय उनके समक्ष रखना चाहिए ताकि डी डी ए द्वारा इस हेतु आवश्यक संशोधन किया जा सके।

मुझे आशा है कि इस समस्या का हल अवश्य निकल आएगा।

आदर सहित,

Usha Mehta

(उषा मेहता)

श्रीमती रजनी अब्बी

महापौर, दिल्ली नगर निगम
टाउन हॉल, दिल्ली



Subhash Arya

Leader of House

No. 318 / L.O.H / 2010

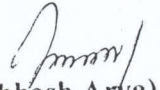
Dt. 24.12.2010

Dear Sh. Talwar Ji,

Reference your letter regarding allowing one meter wide project/Chhajias (Open to Air) to new constructions. The matter was referred to the Hon'ble Minister and the copy of his reply dated 15.12.2010 is enclosed herewith for your information please.

Thanking you.

Yours sincerely


(Subhash Arya)

Sh. S.K. Talwar
President, Sarswati Garden
Welfare Association,
A-41, Sarswati Garden,
P.O. Ramesh Nagar
Delhi-15

Residence : J-7/53-A, Rajouri Garden, New Delhi-110027 Phone : 25166666, 25167777
Office : Town Hall, Chandi Chowk, Delhi-110006 Phone : 23960188 Fax : 23982068

एस. जयपाल रेड्डी
S. Jaipal Reddy



मंत्री
शहरी विकास
भारत सरकार
MINISTER OF
URBAN DEVELOPMENT
GOVERNMENT OF INDIA

D.O. No. J-13036/21/2010-DD.IB-351
Dated the November, 2010
15, Dec.

Dear Shri Subhash Arya ji,

Please refer to your letter's No. 48/L.O.H./2010 dated 24.02.2010 and No.262/L.O.H./2010 dated 10.05.2010 forwarding therewith representation of Saraswati Garden Welfare Association (Regd.) regarding allowing one metre wide project/Chhajas (Open to Air) to new constructions.

I have got the matter examined in consultation with DDA. DDA has not supported the request of Saraswati Garden Welfare Association for allowing one metre wide projection/Chhajas (Open to Air) to new constructions considering the provisions of Master Plan as well as procedure adopted while finalizing the Master Plan.

With regards,

Shri Subhash Arya
Leader of House
Municipal Corporation Delhi
Town Hall
Delhi.

Yours sincerely,

(S. Jaipal Reddy)



Subhash Arya

Leader of House

No. 26.2 / L.O.H / 2010

Dt 10.09.2010

Hon'ble Sh. Jaipal Reddy Ji,
Minister for Urban Development,
Govt. of India,
Delhi

Respected Sir,

Your kind attention is invited to my d.o. letter no. 48/LOH/2010 dated 24.02.2010 vide which a representation of Sarswati Garden Welfare Association(Regd.) was forwarded for allowing one metre wide projection/Chhajjas(Open to Air) in new constructions.

Sir, no reply has been given from your side and the various associations are pressing hard for the same.

You are once again requested that the necessary amendment in MPD-2010 be made for allowing one meter wide projection/Chhajjas(Open to Air) in new constructions also.

With regards,

Yours faithfully

(Subhash Arya)

Copy to :

1. Sh. Gulshan Virmani, O.S.D. to Leader of Opposition, Delh Legislative Assembly in reference to his letter no. F-5/MCD/DA/LOOH/2010/620 dated 06.09.2010

2. Sh. S.K. Talwar, for information please.

(Subhash Arya)

Residence : J-7/53-A, Rajouri Garden, New Delhi-110027 Phone : 25166666, 25167777
Office : Town Hall, Chandi Chowk, Delhi-110006 Phone : 23960188 Fax : 23982068



July 03, 2010

Dear Shri A. K. Walia Ji,

Subject: **REGULARIZATION OF OLD CONSTRUCTIONS PRIOR TO THE INTRODUCTION OF MASTER PLAN FOR DELHI-2021.**

Sir,

A- MCD has regularized approx. 700 old constructions under the scheme of regularization in the period between Dec, 2006 and May 2007 after that the scheme come to an end. There are lakhs of old constructions out of which only 700 could be regularized. After the end of the scheme, an amendment was made in the master plan for regularization of old chhajas/projections upto one meter open to air out side the building which was the great sigh of relief for those owners who wanted to get their constructions regularized but could not do so due to the closure of the scheme. Now if they want to get regularized their constructions with one meter wide chhajas open to air, their applications are not accepted saying that the scheme of regularization has been closed.

You are very well aware how MCD is facing the financial crises. MCD can earn several hundreds crores by getting the regularization charges. MCD should seriously consider the proposal. Those who want to make construction legally, will definitely come forwarded failing which they will be compelled to add construction by greasing the palms of the concerned departments and this practice is already flourishing without any hitch. So why not they are legally permitted by paying regularization charges and getting the plans sanctioned. MCD should give advertisements widely in the leading newspapers which will attract the desired persons. A time frame of one or two years can also be fixed for this. Kindly get this done to give relief to the public of Delhi at large.

सुभाष सचदेवा

विधायक
दिल्ली विधानसभा

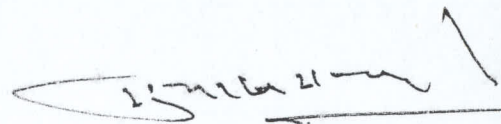


सी-43, मानसरोवर गार्डन
नई दिल्ली-110015
दूरभाष : 25191645, 25158910

- B- It is very discriminate that the projections/Chajjas upto 1m wide open to air have been allowed by way of amendment in the master plan whereas it is not allowed in case of new construction which are very less then of old ones which will also look odd. Projections/Chajjas should be allowed in all the old and new constructions. Necessary amendment is required in the master plan.
- C- Keeping in view the acute shortage of houses in Delhi, the floors of the buildings are being legally sold and registered with sub-registrars also. The individual/independent plans of the different floors are not sanctioned inspite of the directions of the standing committee as a result then again illegal construction will come up by illegal methods. Kindly look into this and give relief to the public by sanctioning the plans independently floor wise where owners are different. A notification in this regard should be issued and published in all the leading news papers.

I request you to consider the above in the larger public interest even if any notification is required to be issued by the Urban Development Ministry of Govt. of India. The proposal for the above should be sent to UD Ministry in this regard with your recommendations.

Regards,



(Subhash Sachdeva)

Dr. A. K. Walia
Hon'ble Minister of U.D.
Govt of NCT Delhi

सुभाष सचदेवा

विधायक
दिल्ली विधानसभा



सी-43, मानसरोवर गार्डन
नई दिल्ली-110015
दूरभाष : 25191645, 25158910

July 3, 2010

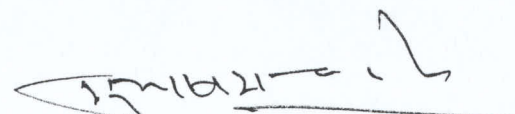
Respected Shri Reddy Ji,

I enclose herewith a representation from RWA Saraswati Garden Welfare Association (Regd.). I fully agree with its contents. The main issues are as under :

- A- One meter wide projections/Sun sheds outside the boundary of the old houses prior to introduction of master plan Delhi-2021 were allowed by way of amendment by your ministry but all the house owners could not avail this permission as the scheme of regularization of old constructions was closed very shortly i.e. immediately after the amendment. The scheme should be extended for another 1-2 years to enable the desired house owners. Regularization scheme will also bring a big revenue of several hundred crores for MCD by way of regularization charges.
- B- Shri Subhash Arya, leader of house of MCD requested you to allow the similar projections/sun sheds of one meter wide in the new constructions also as these had already been allowed in case of old constructions (copy attached). Kindly consider this request favorably.
- C- Different floors in the same building are sold legally and also registered in Delhi in view to the acute shortage of houses. Different floors should be treated as independent units and its building plans should be sanctioned as independent entity where owners are different. Kindly accord your approval for this.

I request you to allow MCD for the above and issue necessary amendment in the larger interest of the public of Delhi.

Thanks & Regards,


(Subhash Sachdeva)

Shri Jaipal Reddy

Hon'ble Minister for Urban Development
Govt of India, Nirman Bhawan, New Delhi.

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.....

Date: 29.10.2010.....

Shri Subhash Arya Ji,
Leader of House, MCD

**Subject: REGULARIZATION OF OLD CONSTRUCTIONS PRIOR
TO THE INTRODUCTION OF MASTER PLAN FOR DELHI-2021.**

Sir,

A- MCD has regularized approx. 700 old constructions under the scheme of regularization in the period between Dec, 2006 and May 2007 after that the scheme come to an end. There are lakhs of old constructions out of which only 700 could be regularized. After the end of the scheme, an amendment was made in the master plan for regularization of old chhajas/projections upto one meter open to air out side the building which was the great sigh of relief for those owners who wanted to get their constructions regularized but could not do so due to the closure of the scheme. Now if they want to get regularized their constructions with one meter wide chhajas open to air, their applications are not accepted saying that the scheme of regularization has been closed.

You are very well aware how MCD is facing the financial crises. MCD can earn several hundreds crores by getting the regularization charges. MCD should seriously consider the proposal. Those who want to make construction legally, will definitely come forwarded failing which they will be compelled to add construction by greasing the palms of the concerned departments and this practice is already flourishing without any hitch. So why not they are legally permitted by paying regularization charges and getting the plans sanctioned. MCD should give advertisements widely in the leading newspapers which will attract the desired persons. A time frame of one or two years can also be fixed for this.

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

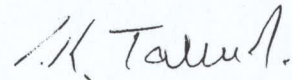
Ref. SG/.....

Dated.....

- B- Standing committee recommended one meter wide open to air chhajas for the new constructions also. Hon'ble leader of house Shri Subhash Arya has written a letter no. 48/L.O.H./2010 dated 24/02/10 to Shri Jaipal Reddy the Hon'ble Minister for Urban Development, Govt of India requesting for an amendment in MPD-2021(copy attached). This may please be followed up to give further relief to the public of Delhi in case of all chhajas/projections for new & old both constructions.
- C- Keeping in view the acute shortage of houses in Delhi, the floors of the buildings are being legally sold and registered with sub-registrars also. The individual/independent plans of the different floors are not sanctioned inspite of the directions of the standing committee as a result then again illegal construction will come up by illegal methods. Kindly look into this and give relief to the public by sanctioning the plans independently floor wise where owners are different. A notification in this regard should be issued and published in all the leading news papers.

We request you to consider the above in the larger public interest even if any notification is required to be issued by the Urban Development Ministry of Govt. of India. The proposal should be sent to UD Ministry in this regard.

Thanking you,



(Sushil Talwar)

President,

Saraswati Garden Welfare Association



Subhash Arya

Leader of House

No. 48 / L.O.H / 2010

Dt. 24/2/10

Hon'ble Sh. Jaipal Reddy Ji,
Minister for Urban Development,
Govt. of India,
Delhi

Respected Sir,

Kindly find enclosed herewith the representations of Sarswati Garden Welfare Association(Regd.) regarding allowing one metre wide projection/Chhajas(Open to Air) in new constructions.

Hon'ble Minister, You will be agree with me that if some of the houses are permitted to project the Chhaja and others are restricted, this will definitely create discrimination and will look odd..

It is, therefore, requested that the necessary amendment in MPD-2021 be made for allowing one meter wide projection/Chhajas(Open to Air) in new constructions also.

With regards,

Yours faithfully

(Subhash Arya)

Copy to : Sh. S.K. Talwar, for information please.

A-41, Sarsuate Adn.

P.O. Ramesh Nagar

Delhi-15

(Subhash Arya)

Residence : J-7/53-A, Rajouri Garden, New Delhi-110027 Phone : 25166666, 25167777

Office : Town Hall, Chandi Chowk, Delhi-110006 Phone : 23960188 Fax : 23982068

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

06 नवम्बर 2009
Dated

Ref. SG/ SKT
माननीय अध्यक्ष,
स्थायी समिति,
दिल्ली नगर निगम
टाउन हाल, दिल्ली-6

विषय :- घरों की सीमा के बाहर एक मीटर छज्जों के निर्माण की अनुमति हेतु।

महोदय,

2021 के मास्टर प्लान के अन्तर्गत एक मीटर चौड़े घर की सीमा के बाहर बने सभी पुराने बने छज्जों को नियमित घोषित किया गया है। दिल्ली में लगभग 90 प्रतिशत घरों को यह राहत प्रदान की गई जो स्वागत योग्य है।

मास्टर प्लान में यह भी उल्लेख है कि भविष्य में नये निर्माण तथा तोड़ कर पुनः निर्माण करने पर घर के बाहर छज्जे बनाने की अनुमति नहीं होगी। उदाहरण के तौर पर एक ही सड़क पर 99 प्रतिशत पुराने मकानों में वर्तमान छज्जे तो वैध होंगे परन्तु 1-2 नये मकानों को यह सुविधा नहीं होगी जो भेद भाव वाली नीति होगी।
हमारा सुझाव यह है कि :-

1) नये निर्माणों में भी एक मीटर चौड़े छज्जों के निर्माण की अनुमति दी जाए ताकि वे भेद भाव से ग्रस्त न हों। इस सुविधा के लिए पुराने निर्माणों की तरह कोई अतिरिक्त शुल्क न हो। यह नीति भ्रष्टाचार पर अंकुश लगाने में भी सहायक होगी।

2) हां, यदि छज्जों पर कोई निर्माण अर्थात् क्वर्ड हो तो उस पर शुल्क लें कर अनुमति दी जाए।

दिल्ली में भूमि की आसमान छूति कीमतों तथा बढ़ते परिवारों की आवश्यकता को ध्यान में रख कर इन सुझावों को नियमों में शामिल किया जाना चाहिए।

धन्यवाद एवम् आदर सहित,

भवदीय

(Handwritten signature)

(सुशील तलवाड़)

अध्यक्ष, सरस्वती गार्डन वेलफेयर एसो. (पंजी.)

प्रतिलिपि:- 1. महापौर, दिल्ली नगर निगम।
2. श्रीमती शीला दीक्षित, मा. मुख्य मंत्री, दिल्ली
3. श्री सुभाष आच, नेता सदन



MUNICIPAL CORPORATION OF DELHI

PUBLIC NOTICE

THE MINISTRY OF URBAN DEVELOPMENT, (DELHI DIVISION) GOVERNMENT OF INDIA VIDE ITS NOTIFICATION DATED THE 12TH AUGUST 2008 HAS MADE CERTAIN MODIFICATIONS IN THE MASTER PLAN FOR DELHI-2021. BY VIRTUE OF THESE AMENDMENTS, SOME MORE ACTIVITIES ARE PERMISSIBLE UNDER MIXED LAND USE REGULATIONS. DETAILS OF THE SAME ARE AS UNDER:

ANNEXURE-A

This condition shall be substituted by the following:-

"(xvii) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except the following:-

(a) Projections/chajjas/ covered chajjas built up portion which existed before 7.2.2007 upto 1 m above 3 m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category), in unplanned areas (including special area, village abadi and unauthorized-regularized colonies) and re-settlement colonies. The owners/occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the Government. Such projections/built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government.

(b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain for objections from the occupiers/owners and any person of the public against inclusion/exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing."

The Development Control Norms of (c) Hotels shall be substituted as per Annexure B.

This Note shall be substituted by the following.

"v. Banquet hall shall be permissible in Industrial premises subject to specifications/regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time."

This note shall be substituted by the following:-

"vi. Industrial units/plots abutting roads of 24 m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as decided by Government from the time to time. The activities permissible in local shopping centres will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way."

SI No. 15 Page No. 157 of MPD-2021
Clause (vi) of sub para 15.7.1

This clause shall be substituted by the following:-

"vii. Maximum 10 FAR permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges/levies, as prescribed by the Government from time to time."

SI No. 16 Page No. 157 of MPD-2021
Clause b(ii) of sub para 15.7.1

In this SI.No. under the Heading 'Activity permitted', after Indoor Games Hall, "Swimming Pool" shall be added.

SI No. 17 Page No. 157 of MPD-2021
Clause (e) of Sub para 15.7.1

Below this table, the following foot note shall be added:-
"Note 1: Physical training with equipment is permitted activity in the Indoor Games Halls."

This clarification shall be substituted by the following:

-- "Other Activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi Public' facilities. New banks, fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18 m ROW, on the date of notification, shall however, continue."

SI No. 18 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

This shall be substituted by the following:-

"Only professional activity, small shops in terms of para 15.6.3 and tuition centres for school children only shall be permissible. Retail shops specifically provided for in the lay out plan of group housing and activities permitted in group housing under para 15.4(ii) would be permissible."

SI No. 19 Page No. 157 of MPD-2021
Clause (i) of sub para 15.6.3

This Clause shall be modified to read as under:-

"(i) Where more than 50% of the plots in a stretch/street, are having shops/offices and other activities permitted in Local Shopping Centres on ground floor, such streets/stretches shall be eligible for notification as mixed use street"

SI No. 20 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

After this clause, the following note shall be added:-

"Note-1

The local body shall carry out a survey in those streets/roads in urban villages and regularized-unauthorized colonies not surveyed pursuant to the provisions of MPD-2021 notified on 7.2.2007, within a period of three months of this Notification."

SI No. 21 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

After the sentence "Only —permissible", the following shall be added:-

"However, the entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads is allowed for mixed use/commercial use. No amalgamation of two or more DDA flats shall be allowed."

SI No. 22 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

The Heading of this sub para shall be modified to read as "Retail Shops and Offices".

SI No. 23 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

These clauses shall be modified to read as under:-

"(i) Retail shops and Offices shall be permitted on plots abutting streets notified for mixed use only on the ground floor upto the maximum permissible ground floor coverage.

(ii) Mixed use from basement on such streets may be allowed, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used, subject to payment of appropriate charges prescribed with the approval of Government. Paras 15.3.2.1, 15.3.2.2, 15.3.2.3, 15.3.3(i) and 15.4 and any other relevant provisions shall be read alongwith the above provisions."

SI No. 24 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

The opening phrase of this sub para shall be modified to read as under:-

"Small shops of maximum 20 sqm area each, restricted to maximum permissible number of DUs in the plot or four numbers, whichever is less, trading in or dealing with the following specified 24 items/activities are allowed on ground floor only in residential plot, excluding A & B category of colonies. However, small shops of maximum 20 sqm area each, restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 7.2.2007 may continue on ground floor only in a residential plot in A & B category of colonies but in future only one small shop of 20 sqm area shall be allowed on ground floor in a residential plot in A & B category of colonies."

SI No. 16 Page No. 157 of MPD-2021
Clause b(ii) of sub para 15.7.1

After this Clause, the following shall be added:-

"iii. Wellness Centers including Day Spas/Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness & aesthetic medical services and operating as on 7.2.2007."

SI No. 17 Page No. 157 of MPD-2021
Clause (e) of Sub para 15.7.1

At the end of this Clause, the following shall be added:-

"as existed on 7.2.2007."

SI No. 18 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

After this Clause, the following shall be added:-

"(g) Non-profit making Non-Governmental Organizations (NGOs) existing as on 7.2.2007 and registered as such under Section 12A read with Section 12AA(1)(b) of the Income Tax Act, 1961."

SI No. 19 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

At the end of this sub para, the following note shall be added:-

"Note: Coaching centres/tuition centres shall also be allowed to operate on a minimum ROW of 9 m unless lesser ROW is specified, in all colonies planned and developed prior to 1962 including A and B category colonies."

SI No. 20 Page No. 157 of MPD-2021
Clause (ii) of sub para 15.6.3

In the Note with * mark, the words 'and fitness centers' shall be deleted.

The opening phrase of this sub-para shall be modified as under:-
"The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:-"

This Clause shall be substituted by the following:-

"ii. Banks shall be permissible on maximum 2/3rd of FAR subject to 600 sqm while guest house, nursing homes, Wellness Centers including Day Spas/Weight Loss Centres/Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services will be permissible upto 3/4th of the floor area."

In this Clause, between the words "clinics" and "and", the following shall be inserted:-

"Wellness Centers including Day Spas/Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness & aesthetic medical services."

In this Clause, between the words "Nursing Homes" and "operating", the following shall be inserted:-

"Wellness Centers including Day Spas/Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness & aesthetic medical services."

This clause shall be substituted by the following:-

"Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage."

Fitness Centre (including Gymnasium, Yoga/Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."

This clause shall be modified to read as under:-

"Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible up to 2/3rd of the maximum permissible FAR of the plot size subject to a maximum of 500 sqm built area and basement. There shall be no restriction on the size of the plot. Use of basement shall be subject to clearance from the fire authorities and other statutory bodies as per the relevant provisions of MPD 2021 and Unified Building Bye-Laws, 1983, amended from time to time. In case the use of basement for coaching centres and tuition centres including computer coaching and language coaching activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. Other existing coaching/tuition centres may be allowed to continue till end of May, 2008 and shift to conforming locations by then."

The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less."

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Clause (ix) of Sub-para 15.7.1

After this Clause, the following Clause shall be added:-

"(x) NGOs as referred to in Clause (g) of Sub-para 15.7.1, if not registered as yet, should get themselves registered within one year from the date of Notification. Activities of NGOs will be allowed to continue only from that part of the premises which was in use as on 7.2.2007 without permitting any further increase subject to the condition that it is less than 3/4th of the floor area."

This sub para shall be modified to read as under:-

"Professional activity in basements is permissible in plotted development, subject to relevant provisions of Building Bye-Laws, structural safety norms and fire safety clearance. In case, the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."

At the end of this Clause, the following shall be added:-

"For mixed use for the year 2006-07 and 2007-08, the property owner/allottee shall be allowed to pay one time registration charges and annual conversion charges without payment of any penalty under Clause 15.9 (v) for mixed use on or before 30.6.2009."

After this clause, the following clauses shall be added:-

"(vi) In respect of residential premises already under mixed use on 7.2.2007 in Special area, the owner/allottee/occupier of the plotted development shall be required to declare such mixed use by filling up a form in this respect and depositing it with local body concerned and pay one time registration charges and conversion charges without penalty on or before 30.6.2009 at the rate to be notified with the approval of the Government from time to time."

This Clause shall be modified to read as under:-

"(c) In E, F & G category colonies, where 80% of residential plots are under mixed use, or if there are 150 shops, within a contiguous area of 1 hectare, the Local Body shall carry out a survey in such areas within a period of three months from the date of this Notification."

At the end of this sub-para, the following note shall be added:-

"Note 1: The local body shall carry out a survey in those areas/streets/roads in urban villages and regularized-unauthorized colonies not surveyed pursuant to the provisions of MPD-2021 notified on 7.2.2007, within a period of three months of this notification."

This condition shall be modified to read as under:-

"iv. On notification of a commercial street/area under this clause, such streets/areas shall be considered as local shopping centres as mentioned in Chapter 5 of this Plan. The plot owners/allottees on these commercial streets/areas shall have to pay conversion charges as prescribed by the Government from time to time, in respect of the built up area which shall not exceed the residential development control norms applicable to the plot. This is a one-time facility for plot allottees/owners in such commercial areas/streets and shall not be construed as relaxation of the development control norms in future."

This condition shall be modified to read as under:-

"vii. Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."

This Sub-para shall be modified to read as under:-

"3. Special Area Building Regulations shall be framed for special area, unauthorized regularized colonies and village abadis. Owners in special area, unauthorized regularized colonies and village abadis shall register themselves with the Local Body within the next six months. They will also submit a certificate of structural safety by qualified engineers. Owners/occupiers of properties beyond 15 m height, may bring the structure within prescribed height by 30th June, 2009. Till such time, no punitive action would be taken against these structures beyond 15 m height. Subsequent to this date, subject to height restriction of 15 m, all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, whichever is earlier."

This Clause shall be modified to read as under:-

"Conversion charges/other levies as prescribed by the Government from time to time shall be payable wherever land use conversion is enabled at premise level by the Master Plan/Zonal Plan, Mixed Use Regulation and other Regulations."

This sub-clause shall be modified to read as under:-

"(v) Land use of village Abadi (Lal Dora/irni) located in any use zone is residential."

ANNEXURE-B

Use/use premises : (c) Hotels

Maximum Coverage (%) : 40

FAR : 225%

Height (mts.) : NR*

Parking Standards ECS/100 sqm of floor area : 3 @

Other controls : (i) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.

(ii) Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Service Shops.

(iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed notified by the Government

NR* - No restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies

FAR* - In respect of all hotels except those located in LBZ area, Civil Lines Bungalow Area and Hotels existing on heritage structures.

@ - In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD 2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.

ALL CONCERNED MAY TAKE COGNIZANCE OF THIS NOTICE. FOR SEEKING ANY RELIEF AS PER THE MODIFICATIONS IN THE MASTER PLAN-2021, THEY ARE ADVISED TO CONTACT THE CONCERNED ZONAL DEPUTY COMMISSIONER / EXECUTIVE ENGINEER (BLDG.).

Sd/-

Additional Commissioner (Engg.)

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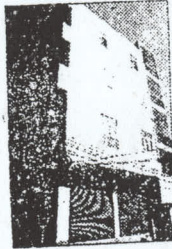
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ली

अलग-अलग फ्लोर के अवैध निर्माण हो सकेंगे रेग्युलर

नगर संचालकदाता
नई दिल्ली : एक ही प्लॉट पर बने कई



फ्लोर के मालिक अब अलग-अलग अपने मकान में बने अवैध निर्माण को नियमित करवा सकते हैं। एमसीडी की स्थायी समिति ने इस बाबत आदेश

जारी कर दिया है और कहा है कि जो अफसर इस नियम को लागू नहीं करेंगे, उनके खिलाफ विभागीय कार्रवाई होगी।

समिति की बुधवार को आयोजित बैठक में सत्ता पक्ष की सदस्य उषा मेहता ने इस बाबत प्रस्ताव पेश किया, जिसे सर्वसम्मति से पारित कर लागू करने के लिए कमिश्नर को भेज दिया गया है। उषा ने जानकारी दी कि दिल्ली में आवास की गंभीर समस्या को देखते हुए अधिकतर प्लॉट पर एक से अधिक स्वतंत्र रिहायश यूनिट बनाए जा रहे हैं और कानून के अनुसार इन्हें अलग-अलग लोगों को बेचा जा रहा है। ऐसी जानकारी मिली है कि ऐसे प्लॉट के किसी फ्लोर का मालिक अपने अनधिकृत

एमसीडी की स्थायी समिति ने जारी किया आदेश

निर्माण को नियमित करवाना चाहता है तो एमसीडी अधिकारी ऐसा करने से इनकार कर रहे हैं और कह रहे हैं कि प्लॉट के सभी फ्लोर के मालिकों को इसके लिए एक साथ आवेदन करना होगा।

उन्होंने बताया कि 1999 में एमसीडी ने नीति बनाई थी कि जिस व्यक्ति ने एक ही प्लॉट का स्वतंत्र हिस्सा कानूनी तौर पर खरीदा है और उस पर मकान बनाया है, उसके अवैध निर्माण को नियमित करने के लिए आवेदन मंजूर किए जा सकते हैं। उन्होंने कहा कि जब इस पॉलिसी में कोई फेरबदल नहीं किया गया है तो एमसीडी अफसरों को आवेदन मंजूर करने में कोताही नहीं बरतनी चाहिए। समिति के अध्यक्ष विजेंद्र गुप्ता ने भी सदस्य की बात पर सहमति जताई और कमिश्नर को आदेश दिए कि इसे लागू करें। बैठक में पार्कों में ट्यूबवेल आदि को सुधारने के लिए बनाए गए केंद्रीय विद्युत विभाग को खत्म कर हर जोन के जूनियर इंजीनियर (इलेक्ट्रिकल) की नियुक्ति का प्रस्ताव भी पारित कर दिया गया।