

AC (PLG) MPPR
Dairy No. 473
Date 29/05/12

Commr. (Plg) - II
Despatch T-398
Date 28/5/12

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 3602
Dated 30/5/12

D.O. No. PS/VC/DDA/2012/ 1396-DA
Dated: 28th, May, 2012.

Dear Sir,

I have received your D.O. Letter No.F.MOI/2012/1475 dated 22.05.2012 regarding suggestions submitted by RWAs/Trader Associations of Rajinder Nagar Constituency for improvement in the Master Plan 2021.

I have asked the Commissioner (Planning)-II, DDA to look into the matter for appropriate action as per applicable policy.

With regards,

Yours sincerely,

(G.S.Patnaik) *sd/-*

Pl. link for info.
28/5/12
Ac (PLG) MPPR
Busy in open house
Ac (PLG) MPPR
Director (MPR)
30/5
AD (PLG)

Sh. Ramakant Goswami,
Hon'ble Minister of
Industries, Labour,
Law, Justice &
Legislative Affairs & Election,
G.N.C.T.D.
Delhi Secretariat,
I.P.Estate,
New Delhi.

Copy along with copy of the letter (with enclosures) under reply forwarded to: -

The Commissioner (Plg.)-II, DDA – with the request to look into the matter for appropriate action as per applicable policy and to send a suitable reply to **Sh.Ramakant Goswami, Hon'ble Minister, GNCTD**, under intimation to this office.

Amun Kishore
O.S.D. to V.C. *25/5*

रमाकांत गोस्वामी

मंत्री

उद्योग, श्रम, विधि, न्याय विधान

सम्बन्धित मामले एवं चुनाव

RAMAKANT GOSWAMI

Minister of Industries,
Labour, Law, Justice & Legislative
Affairs and Elections



राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI-110002

दिल्ली सचिवालय, आई.पी.एस्टेट, नई दिल्ली-110002

DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-110002

TEL. NO.: 23392109, 23392113, FAX : 23392033

D.O. NO.:

No.F.MOI/2012/ 1475

दिनांक/

22.05.2012

Date

My dear Shri Patnaik 2.

The meeting related to the suggestions/amendments for Master Plan 2021 was held with the Residents Welfare Associations/Trader Associations in the areas under jurisdiction of my Rajinder Nagar Constituency. More than 100 office bearers of various associations attended the meeting and submitted their suggestions for improvement in the Master Plan 2021. I directed to the Associations to submit their views with Open House Session held by DDA in Indian Medical Association Office Building. The various Associations were present in that meeting and also submitted their suggestions with the Director Planning Master Plan Review DDA. I am enclosing the copies of all the suggestions for your kind consideration so that needful can be done for the welfare of the Public. Some of the suggestions are related to the provision of Multi Level Parking and Sport Facilities in the areas.

With kind regards.

Yours sincerely,

(RAMAKANT GOSWAMI)
22/5/12

Shri G.S.Patnaik
Vice-Chairman
DDA
Vikas Sadan, B Block,
1st Floor, INA
New Delhi

Compld - 22/5/12
Aue

उपाध्यक्ष कार्यालय
उपस्थिति सं. 1396-DA
दिनांक 22/5/12

R-BLOCK WELFARE ASSOCIATION (Regd.)

Registration No. 4513 of 1970 (Registered under Societies Registration Act of 1860)

R- 599, NEW RAJINDER NAGAR, NEW DELHI-110060

Tele No. 28741849/ 9811736019

Dated: 14-05-2012

To,
Sh. Kamal Nath
Hon'ble Union Urban Development Minister
Govt. of India
Nirman Bhavan
New Delhi

Dear Sir,

Re : R-Block, New Rajinder Nagar New Delhi-110060
Sub: Suggestion for the Delhi Master Plan 2021

With reference to your letter no. D/1460/Chstdy/etc./2011 dated 20/12/2011, regarding our association to give some suggestion for making the Master Plan more useful for public interest.

Our suggestion are as follows:

1. Declaring the roads under commercial use or mixed land use without caring for the infrastructure or parking facilities of the area.

We suggest before declaring such action proper infrastructure like parking facilities must be taken care.

- (a) Shanker Road was declared commercial road but parking facilities are not available.
- (b) ANDHVIDIYALIA Marg of New Rajinder Nagar 1 Km stretch was declared mixed land use. Every ground floor of residential area has become a shopping centre. It is even difficult to walk though the street. No parking facilities are available inspite of the fact that even the conversion charges were paid.

There is a huge DDA commercial complex lying vacant but people prefer in mixed land use area.

R-BLOCK WELFARE ASSOCIATION (Regd.)

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Tele No. 28741849/ 9811736019

- 2: As per the present system the building plans are sanctioned on stilt with maximum height upto 15 meters. It is suggested that due consideration should be paid to the road level and the plinth level of stilts so that the stilt area is not flooded by road water.
3. The Govt. has banned demolition and sealing for the coming 3 years which indicates the intention of not demolishing the areas where there are minor deviation from the sanctioned plan. The Urban Development Minister and all concern have also recommended to increase the accommodation by increasing FAR and going upward. It is suggested that the provision of regularization of all structure built upto 31/12/2011 may be provided in the proposed master plan unless some major violation are observed by concerned agencies.

4. **Club/Recreation Centre/Play Ground**

There is hardly any club/recreation Centre for the residents nor any play ground for Children. It is appreciated that some DDA vacant land is lying unused except dumping of garbage since year 2000 when number jhuggies were removed, may be utilized for such activities.

For plots upto 250 meter even the Ground area could be increased some what to create more space horizontally & vertically like decreasing the setbacks in the front & back.

We hope you will consider our suggestions favorably.

Yours faithfully

For R Block Welfare Association

(D.M.Narang)

General Secretary

Cc: Director Planning MPR. Vikas Mianar
Cc: Vice Chairman DDA. Vikas Sadan I.N.A
Cc: Sh. Ramakant Goswami. Hon'ble Minister of Industry,
MLA
Cc: Lt. Governor of Delhi

Receipt & Despatch Cell
Urban Development Authority
Vikas Mianar, P. Estate
28/5/12

SITE
FOR
SPORTS
CENTRE

Imagery Date: 6/13/2010

2000

28°38'03.10" N 77°10'44.25" E elev. 801 ft

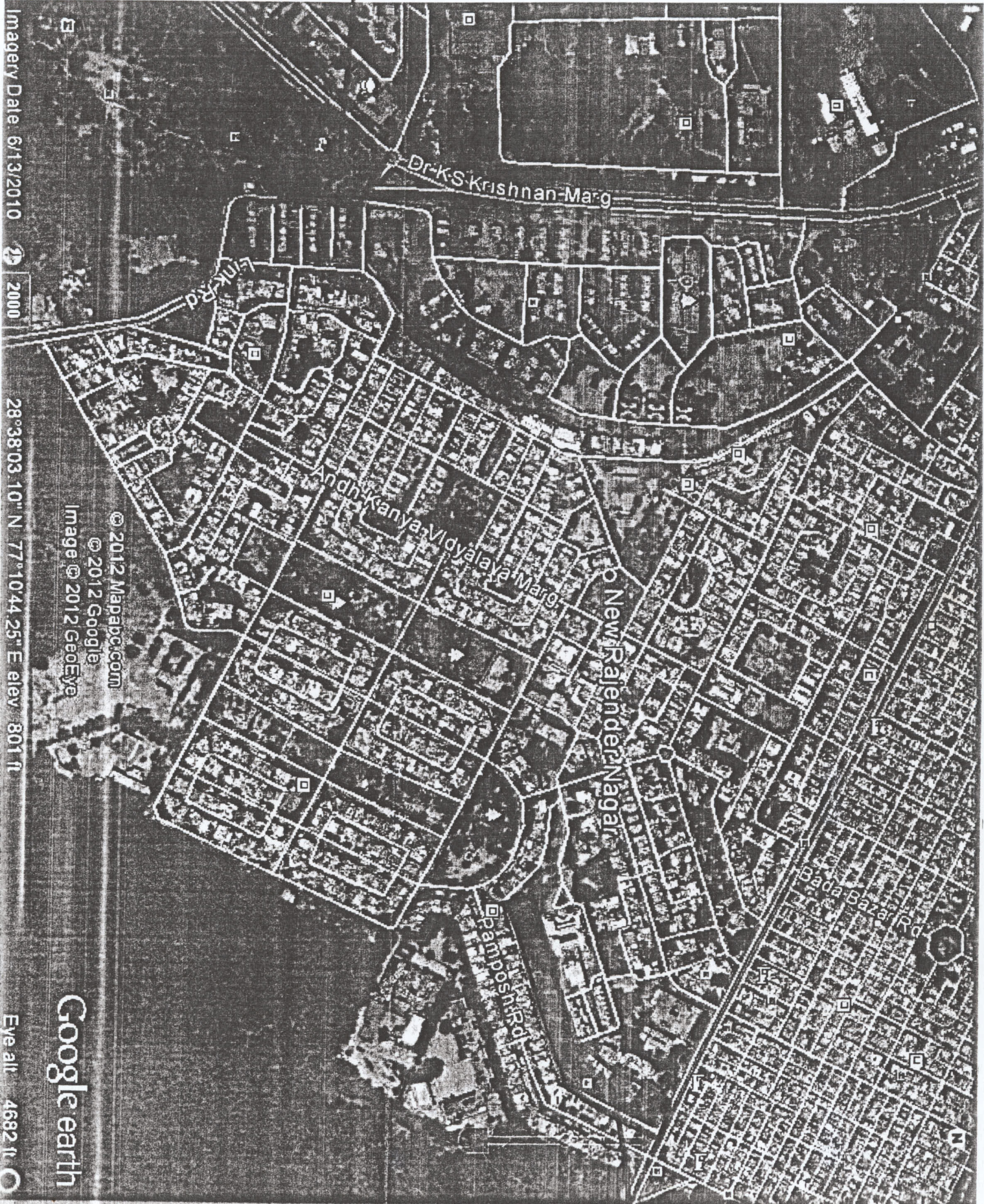
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Google earth

Eye alt. 4682 ft



KAROL BAGH TRADERS WELFARE ASSOCIATION (REGD.)

(Regd. Under the societies Registration act XXI of 1860, via No. S/142/2011)

4/53, Saraswati Marg, W.E.A., Karol Bagh, New Delhi - 110005

NEERAJ GUPTA

98100-44342

President

ASHOK KUMAR GOEL

98111-63350

General Secretary

HARDEEP SINGH BAKSHI

98101-66919

Treasurer

Director (Plg)MPR,
6th Floor, Vikas Minar,
New Delhi,

Dear Sir,

Subject: Since the MPD 2021 is under review. Kindly get these points incorporated in the redevelopment plan of special area karol bagh.

Refer to Para 5.3 Metropolitan City Centres :

1. The para refers to Karol Bagh as the existing central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined so it should have the Area bounded by Faiz Road in the East to the (Road no 4 in the West) and DB Gupta Road in the North to the Pusa Road in the South, as defined boundary of special area in MPD 2001 and all the plots in this following inside the boundary should be given Commercial status.

Important :

- a. In the above Area more that 90% of the buildings are being used as Commercial
- b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.

2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub Para-4: The para says Amalgamation and reconstitution of plots : In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots(the amalgamation should preferably start from the main road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

3. Kindly refer to para 4.4.3 sub para xvii A and sub para 4:

- a. Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
- b. Refer to 4.4.3 Sub para 4: 100% percent Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh.

4. Refer to para 15.12.3 sub para IV:

The Special Area after being notified as Commercial area under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

5. Parking :

The following places indicated in the plans are potential places where market specific parking can be provided. Some of these are MCD schools which can be rebuilt with double level parking spaces underneath in the basement. This kind of parking project is already being built by the MCD in some areas. This will completely solve the problem of parking in the special area of Karol Bagh. The plan is attached as annexure.

Thanx & Regards,

Neeraj Gupta



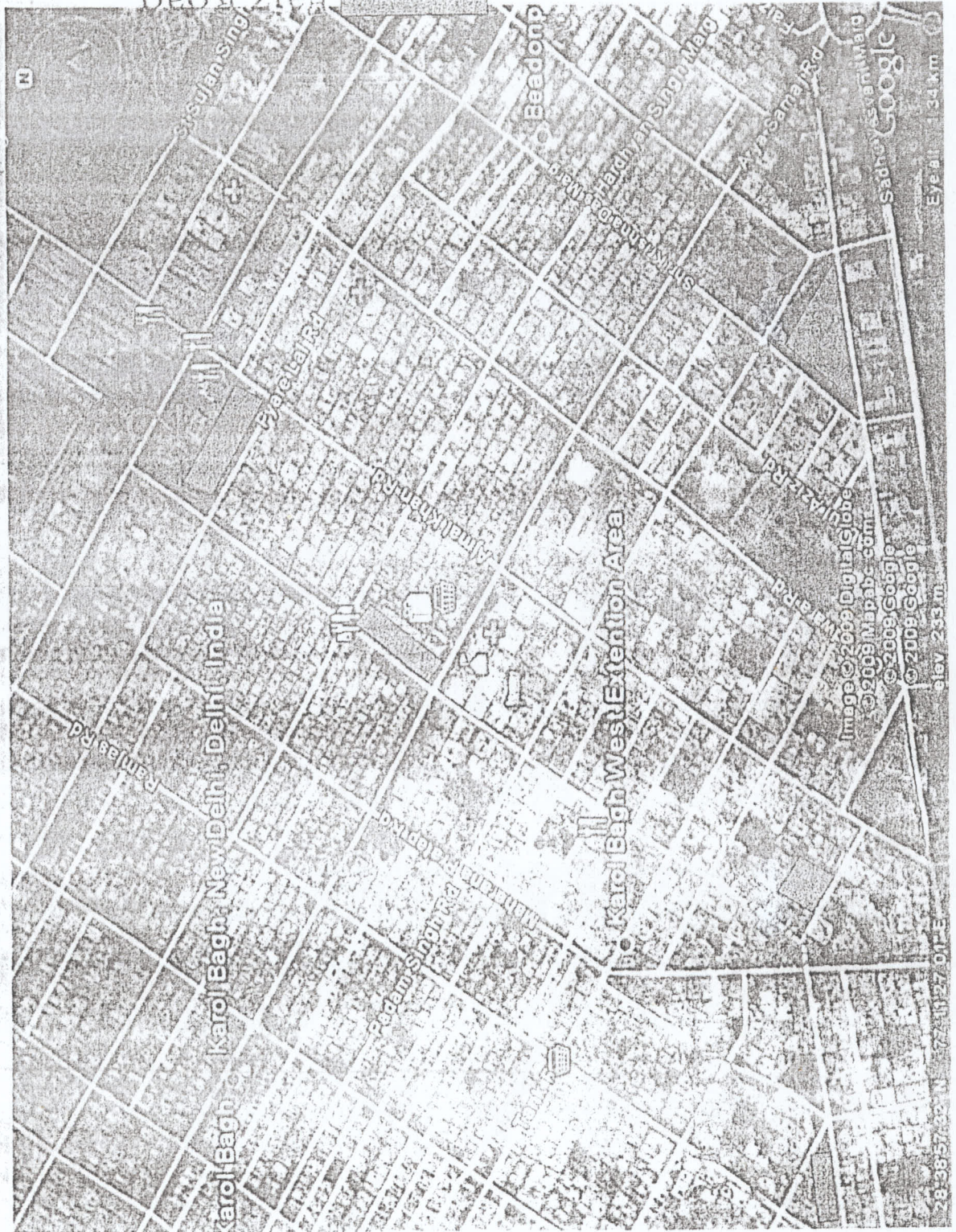
SCHOOL BUILDING

UNDER GROUND PARKING
IN THE BASEMENT

Source: P&J, MCD

PROPOSED PARKING PLAN FOR SPECIAL AREA OF KAROL BAGH

1. Under Ground
Basement Parking
in M.C.D. Primary
School
2. M.C.D. Primary
School in Bank Street
Ajmal Khan Road
3. M.C.D. Primary
School in 13th
Cross Street
4. M.C.D. Primary
School in 14th
Cross Street
5. M.C.D. Primary
School in 15th
Cross Street
6. Faiz Road, Arya Samaj
Road D.D.A. Land
Parking



PUSA ROAD RESIDENTS WELFARE ASSOCIATION (REGD.)

25-B, PUSA ROAD, NEW DELHI - 110 005 TEL. : 5781219

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DIRECTOR (PLANNING)

MASTER PLAN REVIEW

VIKAS MINAR

Received
Delhi Development Cell
Delhi Development Authority
Vikas Minar
New Delhi
15/5/72

You have shown such deep understanding of the problems confronted by your constituents and also a keen desire to seek a solution to them. You had briefly mentioned that some of the issues related to the master plan 2020-21 should be sent to you by post. I am detailing a few of them:

1. We are experiencing acute problem and difficulty firstly in seeking mutation for our premises and secondly in converting our premises into freehold. The Ministry of Urban Development has raised the bar for the conversion from leasehold to freehold. We are supposed to forward a number of documents which you will agree may not always be available when the properties are 65 years old. The documents relating to registration, copy of sanctioned plan, electricity and water bills over this period do get misplaced or lost.

We will request you to kindly prevail upon the Ministry of Urban Development to go softly on these demands. I am currently facing problems on this issue and would request you personally to speak to Shri Kamal Nath, Hon'ble Minister of Urban Development to look into this issue.

2. A number of residents feel that the F.A.R. for your constituency needs to be revised drastically. The Pusa Road zone has hitherto been opened for only four floors, there is a strong case that in view of the metro line running parallel to the Pusa Road, F.A.R. should be increased and two more floors should be allowed. Pusa Road at one time was envisioned the most prestigious commercial zone of Delhi comparable to New York & London,- Manhattan & Oxford Street. In view of the expanding traffic imbroglio, it may be prudent to allow one extra underground parking as the six floor of commercial space will generate voluminous number of vehicles.

You are kindly requested to have sanction of two more floors and additional F.A.R. being reconsidered at the earliest.

3. Parking remains the most immediate issue demanding attention in your constituency in the area located between Pusa Road and Shankar Road. It is well nigh impossible to drive through the old Rajinder Nagar area at any time of the day. God forbid if fire brigade has to maneuver itself through this segment, it would be difficult for fire brigade to reach the point of conflagration without encountering numerous obstacles. I would only suggest that you should constitute a committee of planning experts from the IIT, the RITES or Indian Institute of Architecture to seek a solution to this problem. We were amongst the first occupants of Pusa Road in your constituency in 1951. When my late father built our house at 25B, Pusa Road, the entire Rajinder Nagar could be seen from our rooftop. We could even see Shankar Road from our terrace. The situation now is beyond redemption and cries for immediate solution.

I once again thank you for a very encouraging talk delivered by you and a concern displayed by you for the welfare of your constituents. We do seek early redressal.

With best regards,

Yours sincerely



(K. MOHAN)

Hon'ble Shri Ramakant Goswami,
Hon'ble Minister for Industry,
Govt. of NCT, Delhi.
East Patel Nagar,
New Delhi.



FEDERATION OF

(Regd.: S/50305/2004)

NARAINA VIHAR RESIDENTS WELFARE ASSOCIATIONS (FONARWA)

B-77, NARAINA VIHAR, ND-28 Telefax : 25770615 ☎ : 25770551 E-mail : wg.cdr.sprakash@gmail.com

Federation was awarded first prize in Delhi Bhagidari Citizens group Competition 2005 & Commendation Trophy in 2006

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Sudhir Sethi, 9810089103

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Satya Prakash, 9899655382
Wg cdr. (Retd.)

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S.N. Sharma, 25775231

Prem Sagar, 9910189160

K.L. Gupta, 25774510

FEDERATION OF NARAINA VIHAR RESIDENTS WELFARE ASSOCIATIONS (FONARWA)

B-77, NARAINA VIHAR, NEW DELHI- 28. TEL.25770551 E-MAIL: wg.cdr.sprakash@gmail.com

14/05/2012

To

Shri Ramakant Goswami MLA
Honourable Minister of Labour & Industries
Govt of NCR, Inderprastha
New Delhi- 110 002

Sub: Suggestions for Review of MPD-2021 for
Improvement & Amendment.

Respected Sir,

We are submitting here below our suggestions for review of MPD-2021 for improvement & amendment as desired by you. These suggestions were finalized after the meeting held with the 10 (members) RWAS of Naraina Vihar and the active members of Naraina Village Association in the presence of our area MLA & Councilor.

1. Community Hall FAR be increased to 150% like in other Community Hall needed to accommodate 1000 persons. At present the existing Community Hall can only accommodate less than 100 persons. It can be renovated to accommodate 1000 persons.
2. For 2 Storey DDA Flats extra / additional coverage be allowed on the roof top of first floor as per the DDA Building by laws Para iii sub clause 3 to the extent as allowed for ground floor allottee, and 3 & 4 storey floors. Only top floor allottees of 2 storey flats are ignored.
3. In the present MPD 2021 "Pre 1962 plotted double storey flats shall be treated as 'Residential plots' (photocopy of the relevant page is enclosed)." May please be amended to read Pre -1991 instead of 1962.

Contd...p. 2...

In this context letter to Shri Tajendra Khanna Hon'ble Lt. Governor of Delhi dated Feb. 3rd, 2012 is also attached. The first MPD was issued in 1962, when DDA came into existence & the 2nd MPD in 1991. It was during these periods that most of the DDA plotted Flats were constructed. Hence this suggestion of changing year *from* 1962 to 1991. In this context it may please be amended to **Pre 1991 instead of 1962.**

4. No Play ground available in Colonies which is direly needed. At least 2-3 Play grounds be made available per Colony. This will help the children to improve their health & sports skills. Also playgrounds in all schools should be open to children of the colony after the school hours in order to provide playground for them. Playgrounds of all schools in the colony should be leveled & properly marked.

- ⑦ 5. Two storey paid underground parking in the 'C' Block Mound, DDA Park Opposite Community Hall, Munshi Ram Gupta Park & similar parking under the parks in all the Blocks be provided.

At present all inner roads are jammed due to chaotic parking, causing narrowing of the already narrow roads & frequent infighting of residents, it is extremely important that Parking spaces needs to be created urgently.

Similar underground parking needs to be constructed under the Chintu Park opposite Mata Mandir.

6. ✓ Under pass / subway near payal cinema needs to be constructed urgently to enable the pedestrians (senior citizens / ladies / children to cross the main road which is heavily congested.

- 7(a) Weekly Bazaars should not be permitted in the residential Area, as these cause inconveniences & traffic congestions as per supreme court WP (C) No. 1699/87 dated 6/2/2007 & order dated 17th may 2007 & Delhi High Court order in LPA 986 / 2004 dated 10/9/2010.

- 7(b) Hawkers & Vendors (tehbazari) should be regulated by RWAS for their business as per Supreme Court judgment (1992) 2 scc 458.

Contd....p...3..

- 7(c). Banking – Adequate but no bank be permitted in residential area as it is increasing road congestion, and no proper parking space available. It may be mentioned that Banks in Noida in residential areas have been banned by High Court.

No Commercial Activity in the residential areas should be allowed.

- wa 8.(a) Drainage (SWD) – system is chaotic and ignored. It needs drastic overhaul particularly the SWD facing ICICI Bank in Naraina Vihar. It remains permanently choked for the last 25 years and needs to be cleared.

The main reason the lack of the co ordination between MCD, PWD & DJB it is applicable to entire Delhi particularly urban villages/ rural areas.

Sewer should not be allowed in SWDs as it will discharge into Yamuna making it dirty, besides polluting the Roads & Colonies.

- 9b) Sewerage: Because of increase in population & overloading, the pipe lines get choked, these should be replaced with bigger pipes. Immediately since most of them are more than 40 years old & also high rising buildings are coming fast in the colonies.

- 9(a). Water Supply: should be augmented urgently, particularly in view of increased level of construction eg. 4 storey with stilt . The water shortage is felt all the more **because of faulty & un equal and poor distribution of water** from colony to colony and also within a colony. The present water availability is much less than the per capita requirement of 270 liters per person in a day.

- 9(b) It has come to our notice that a large numbers of unauthorized water connections particularly in the village causing severe shortage / wastage of water & causes serious inconvenience to genuine users. All water connections should be charged, this will improve the water supply & water shortage to considerable extent as has happened in the cause of electricity supply, this is applicable to the entire Delhi.

Contd...p...4..

- 9(c) Hotels & guest houses are coming fast in Naraina Vihar as a result of DDA policy of mixed land use. These institutions consume excessive amount of water, electricity & sewage facilities causing severe shortage of these facilities to the residents in the area.

Separate infrastructure for commercial establishments mentioned above should be made available so that residents of the area do not suffer.

- 9(d) Super large tank at the hill top in the Naraina village with 27" distribution pipe should be restored to improve the general water supply.

10. Electric Supply: though slightly better but supply is still very short because of dependence on Northern grid. Independent plants be made available for Delhi. Maintenance & service needs more improvement on the lines of international standards.
11. Multistorey Constructions / extensions of storey should not be permitted unless infrastructure facilities like water sewerage, SWDs & Electric power are augmented.
12. Solid waste management: More vehicles are required to collect and dispose off the wastage and with more frequency. Dhalaos should not be allowed in residential area and should be removed.
13. Health: for Govt. Hospital of 200 beds, land should be provided. In principle Delhi Govt. has granted a facility of Hospital with 200 beds.
14. Most of the Parks don't have water facility which needs to be provided, as the plants are getting dried up.
15. Stray Animals particularly Dogs Care Centre should be provided here, and looked after by Animal Welfare Board. These stray dogs create lot of nuisance, cause conflicts amongst residents & also bite the residents frequently. High Court had also given Directions to MCD that stray animals be looked after through Animal Welfare Board, to be fed properly and medically treated. This matter may be made part of the new MPD 2021.

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16. Bus Stop: There should only be two bus stops one near Kali Mandir opp. A & B Block Shopping Centre and the other near Border Road Organization to reduce congestion and for road safety and for convenient accessibility for the residents.
- 17(a). Traffic: Roads are broken and cause traffic congestion. Proper repairs are not undertaken on a regular basis. To be regulated and repaired properly with standard materials, periodically.
- 17(b). Main entry roads in the area are pathetically neglected. The misuse of pavements for commercial purpose in commercial & residential areas should be stopped. This practice is widely prevalent in all commercial / residential areas of Delhi.
- 17(c). To cut down traffic congestion & parking problems each person above 18 years should be restricted to register only one vehicle in his / her name.
18. There is shortage of residential / commercial land in Naraina. It is suggested that change of land use from industrial into residential / commercial should be allowed. This should be applicable in other parts of Delhi also.
19. Swimming Pool be provided & made available on payment basis in Naraina at the back of Dhohi Ghat behind Gurudwara in the DDA Park.
20. Auto Stand: there should be at least two auto stands to be regulated & monitored by RWAS / Federation of Naraina Vihar RWAS.
21. ^{Naraina} It is felt that urban village needs to be regularized: For any urban village to be regularized it should be ensured that the land is legally acquired by occupant / occupier. As most occupiers are migrants & not properly verified.

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22. DDA should purchase or acquire on lease from the railways the under mentioned stretch of railway land to re build fresh protective wall all along.
MCD were stopped from executing the work order (cost of 4 crores approx) for renovating the dirty & filthy SWD running parallel to railway line between Naraina Vihar & Inder Puri by the Railways being their property.
23. Disaster Management / Man made Disaster: In order to avoid / minimize the impact of natural & man made disaster it should be made mandatory to construct structurally strong houses / buildings to sustain such calamities.
24. Welfare & care of the youth at present no continuity in the education system from schools to vocational & professional is available in this area, with the result the youth get frustrated & cause law & order problem. Even at the school level there is no proper school or institution in this area. We suggest opening one ITI in our area.
25. Rain Water Harvesting: must be made mandatory for all Houses in NCR Region
- Benefits:
- (a) Less burden of Storm Water Drainage
 - (b) Improvement in Ground Water Table as Rain Water does not get wasted but is effectively utilized to further increase the Ground Water Table.
26. As per the policy & directives of the MPD 2021 including the suggested ones must be implemented fully by the respective & concerned agencies in letter & spirit according to a time bound programme.

ii) Water Body to be restored in Naraina.

iii) See next page

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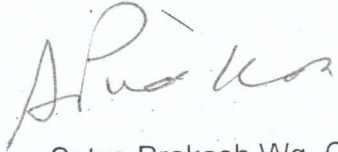
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We would request you to kindly consider the above suggestions to be included in MPD-2021, for the improvement of Delhi. These suggestions have been very thoughtfully & after prolonged discussions by the RWAs.

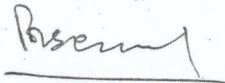
26(ii) In case they fail to implement the **strict penal clauses** should be introduced

Thanking you in anticipation

Yours Sincerely



Satya Prakash Wg. Cdr. (Retd.)
President
FONARWA



BPS Goel
Gen. Secretary
FONARWA



Vijay B Mansukhani
Secretary
FONARWA



RAJINDER NAGAR, WELFARE ASSOCIATION (REGD.)



Regn. No. S-29475

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Date: 13-05-2012

DIRECTOR (PLANNING)
MASTER PLAN REVIEW
VIKAS MINAR

Sub :- URGENT NEED OF PARKING FACILITIES IN OLD RAJINDER NAGAR.

Respected Madam ji,

We wish to submit that the colony of Old Rajinder Nagar was built in the year 1948-49 to rehabilitate the displaced families (refuses) from Pakistan.

In order to provide immediate relief to the refuses about 2200 hutments made of roofs with asbestos sheets and walls plastered with mud were allotted to the displaced persons on temporary basis. Plot size of the hutments are of very small size measuring 46 & 73 sqr .meters.

With the continuous increase of family members and their prosperity, the residents had to convert their hutments into multistoried buildings.

At present there are about 8000 flats with a population of approximately 40000.

If an average if at least one car for each flat is taken into consideration, there is requirement of parking space to accommodate minimum 8000 cars besides personal two wheelers and other public transport in the colony.

Since the size of the plots are very small, it is not at all possible to park the personal vehicles within the plot area. Hence, there is no alternative with the residents but to park their vehicles on the road sides leaving no space for the pedestrians but to walk in the middle of the road, which is very risky particularly for ladies, children's and senior citizens.

The situation now has reached the saturation point for accommodating any more vehicles in the colony.

We can't help mentioning that there is always quarrels and altercations amongst the residents for parking their vehicles and as a result the brother-hoodness among the neighbors is declining day by day.

In order to solve this problem we suggest here under the possibly available sites in Old Rajinder Nagar for parking lots:-

- 1.Deserted Primary school near Viveka Nand Park. (MCD)
 - 2.Open ground known as Mahavir Park on Shanker Road. (MCD)
 - 3.Open ground in Diet (district institute of education and training) Building .(Delhi State)
 - 4.Open ground developed as greenery recently between in and out gates of Ganga Ram Hospital. (MCD)
- Your kind gesture for providing multi storied parking lots at two different sites will be a boon to the residents of Old Rajinder Nagar. This kind action of yours majesty will leave the mark of respect of memory in the minds and hearts of the general public of this area.

Yours faithfully

S.P.Gupta (Gen. secretary).

(Copy of colony plan duly marked enclosed)