

dirplg

From: mukesh tyagi [mukeshktyagi@hotmail.com]
 Sent: 28 May 2012 13:18
 To: dirplgmpr_tc@dda.org.in
 Subject: suggestions for I.P. Extn. in MPD 2021

OFFICE OF THE DIR (Plg.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy.No. 3610
 Dated 30/5/12

From: Mukesh Kumar Tyagi A-12, Vikalp Apartments, 92, I.P. Extension, Delhi-110092
 Mob-9910013655 Email mukeshktyagi@hotmail.com

Suggestions in review of MPD 2021 REVIEW (East Zone)

REDEVELOPMENT OF EXISTING URBAN AREA – Multistorey flats (4-8storey) I.P. Extension were mostly constructed from 1985 onwards . This area falls under seismic zone IV. The master plan /zonal plan made earlier for I. P. Extension (Patparganj) was not implemented in good spirit. This resulted in mushrooming of colonies like Madhu Vihar & Chander Vihar in place of commercial complex, Hospital ,schools and parks planned due collusion of various Government agencies in encroachment of Government land.

Major Issues –

1. An important Notification issued by the Ministry of Urban Development & Poverty Alleviation regarding co-operative societies says” MPD 2021 guidelines will not apply to co-operative group housing societies where the constructions stand completed “. Similarly at the end of point No. 7.6.2.1 of Master plan of Delhi 2021 is mentioned as “The following areas shall not be eligible for redevelopment scheme: - Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved /protected forests, DDA flats, **Cooperative Group Housing Societies**, Government flats / bungalows / Employer housing etc. and their immediate proximity”.

Still, management and particularly President’s of a few societies (one of them. Vikalp Apts.) have such vested interest that they want to demolish , reconstruct & re-allot societies flats constructed in 1992 by making it 27 storey that too in seismic zone IV .

Buildings of Vikalp Apts are in safe and sound condition but the vested interest of its President & management who have collected funds from many flat owners by selling them the idea of bigger flats at not t much cost and showing them the dream of a high-rise 27- Storey building with extra houses as per MPD 2021.

If I am not mistaken, the normal life span of a building is about 100 years, even in walled city area there are buildings of 200 years of age which are still safe & sound. Furthermore, the society residents who are in different age group including senior citizens having different living circumstances should not be subjected to the trauma of losing their particular location flat which they are occupying right now(**A fundamental right of property and peaceful living**).

2. The major roads proving approaches to maximum societies in I.P. Extension have narrowed down due to encroachment of Government land in Madhu Vihar against earlier MPD. We request **that such bottleneck should be removed as mentioned in earlier MPD and in MPD 2021**. Similarly , main road area between Taravati Hospital and Bathla Apartments has been encroached which has resulted in a narrow main road. This **should be removed as mentioned in earlier MPD and in MPD 2021**. **Notified zonal plan of I.P. Extension should be implemented at the earliest.**

regards,

mukesh kumar tyagi

Email secured by Check Point