

U. C. Cell & Zone "J"

Review of M.P.D-2021

Dy. No. 27.....Date 29/4/12

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From: ashwani mehta <mehta_omvilla@yahoo.co.in>

To: dirap1@dda.org.in <dirap1@dda.org.in>, dydirplguc@dda.org.in <dydirplguc@dda.org.in>

Subject: Review of Master Plan for Delhi 2021

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Dear Sirs,

Our Suggestion are attached and also appended below
Best Regards,

A.K.Mehta

Mob:98-102-01422

Chairman

Federation Of RWAs of Vasant Kunj.

OFFICE OF THE DIR (Plg.)
M.P.R./C, D.D.A. (N. DELHI-2)
Dy.No. 3802
Dated: 5/6/12

THE FEDERATION OF R.W.A's™ OF VASANT KUNJ (Regd.

No. S/25603/94)

Chairman: Secretary General: Treasurer:

A.K.MEHTA ARUN GUPTA R.P.JAIN

D-1/ 1411, Vasant Kunj 9265, LIG Flats, Vasant Kunj 1008/A-A, Vasant Kunj

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Sh A K Manna Director (Plg.), Dated: 29th April 2012

DDA, Zone (F&H), 4th Floor,

Vikas Minar, I P Estate, New Delhi - 110002.

Subject: Suggestions for Review of Master Plan for Delhi 2021

Dear Sir,

Please accept greetings from residents of Vasant Kunj!!!

Vasant Kunj has 37 RWAs and the Federation is the parent body of all the RWAs. Our suggestions contained in second part of this letter are based on following:-

Health facilities like Gyms, swimming pools, Yoga, acrobatics and SPA facilities like Steam / Sauna are the need of coming generation. They prevent serious illness. You shall agree that prevention is better than the cure. These facilities are very costly at present and out of reach of the common man.

Cost of medical care / education is high and increasing every day. It can be reduced by increasing supply.

Facilities near your home are need of the young generation, as both are working.

Similarly Physiotherapy clinic / primary nursing / day care centre are need of the society.

It is very difficult for a young person or a retired or unemployed person to start a small venture due to high cost of commercial space as the DDA only auctions the same.

A few years back the government allowed guest houses / hotels on the main roads and permitted Motels in the farm house abutting main roads and due to competition the rates

for these facilities have come down.

Suggestions: -With above back ground we submit our suggestions as follows:-

1. Health facilities like Gyms, swimming pools, Yoga, acrobatics, SPA facilities like Steam & Sauna may be allowed in the houses on the main road and roads with mixed land use. Also existing hotels / guest house may be allowed to add these facilities in their premises and offer them to the residents. These facilities should also be allowed in basements in residential areas. Similarly Farm house converted into Motels may also be allowed to operate these facilities and offer them to the residents. Ground floor flats abutting main roads may also be allowed to start these facilities. Schools / educational Institutions may be allowed to have these facilities and also be allowed to offer these to the nearby residents. Besides RWAs and Societies may be allowed to construct these facilities in the area available in the colony. New high rise residential and commercials complexes may be allowed one additional floor on the top to have these facilities and the same should be in addition to the allowed FAR. Haryana Urban Development Authority have already done this.
2. Farm houses on main roads may also be allowed to be converted in to educational Institutions or Hospitals, so that more of these institutions come up and the cost of these facilities gets reduced.
3. Crèches may be allowed to be open in residential area / in basements including DDA and society flats.
4. Similarly Trained professionals including nursing staff not necessarily qualified doctors may be allowed to open Physiotherapy, primary nursing centre providing facilities like physiotherapy, BP checking, administration of Injections, to tie bandages etc and providing residential or in house facilities to patient after discharge from hospitals. These facilities may also be allowed to be open in residential area and in basements including DDA and society flats.
5. The cost of commercial area is very high both on rent and ownership. Many persons want to start their own venture but could not afford due to this reasons. Personally run business ventures not involving retail trade may also be allowed to be open in residential area and in basements including DDA and society flats.
6. DDAs planned convenient shopping centers are located in the residential areas and are frequented by ladies, senior citizens and young girls / boys for their daily needs including medicines. Wine shops / Bars should not be allowed in these shopping centers.
7. Underground parking with parks above may be allowed as a policy in future planned DDA colonies and the markets.

With kind regards,

Yours Sincerely,

A.K. MEHTA (Chairman)