

No F3(DDA)/MPR/2011/99

Director (Plg.) MPR/TC, Dated 11th Nov., 2011
J.D.A. Vikas Minar N. DELHI-2

The Director (Planning)
Master Plan Review
DDA, 6th Floor, Vikas Minar,
I P Estate, New Delhi 110002

Dy.No.....393.....
Dated.....15/11.....

**SUB. : SUGGESTIONS / VIEWS REGARDINGS MID-TERM REVIEW OF
MASTER PLAN 2021 ABOUT 7.6.2, 7.6.2.1 & CLAUSE 8**

Sir/Madam

In response to the Public Notification in the "Times of India" dated 04/10/2011 inviting suggestions / views from the public on specific aspects of the Plan for consideration during the mid term exercise. I have the honour to submit the following facts :

- 1 7.6, 7.6.1, 7.6.2 & 7.6.2.1 & Sub clause 8(2)

OBJECTIONS

- A 20 unplanned industrial areas were notified without taking ground reality into consideration as these areas are heavily built up and densely populated residential areas.
- B The main condition of notification was 70% Plots under industrial concentration and 4 hectare contiguous area. But the definition of industrial plot has not been defined clearly e.g. there is plot of 200 Sq Yards on the ground floor operating an industrial unit on the ground floor operating an industrial unit. On the 1st, 2nd & 3rd floor are being used by residents. In the survey this plot has been considered as industrial plot. It is neither legal nor logical.

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- C. To fulfil the criterion of 70% industrial plots, commercial units, godowns, vacant plots were also counted as industrial plots. Which is highly objectionable and undesirable.
- D. The MPD 2021 is silent on the issue of 30% residential plots which are being used absolutely for residential purposes.
- E. "The Article 21" of the constitution of India provides "RIGHT TO LIFE" to the citizens. The Hon'ble supreme Court has clearly defined "RIGHT TO LIFE" means "LIVING WITH DIGNITY". Can there write to live be snatched away. Where the residents will go and how they will survive in the air, noise, water and social pollution.
- F. Some industrial units in these areas have been allotted industrial plots and flatted factories at Bawana, Narela and Bhorgarh industrial areas but they are still operating their industrial units at the earlier place and have been counted in 70% industrial plots.
- G. Moreover, to fulfilled the prescribed norms 10% area is to be reserved for circulation, roads, service lanes, 10% of semi permissible surface for parking, loading and unloading, minimum 10% of total area is to be reserved for infrastructural requirements as per norms.
- These areas are heavily built – up and densely polluted areas. As a result these areas have no vacant land / open space which could be used for circulation, parking, loading & unloading and other infrastructural requirements
- I. To widen roads in the streets is not particle as no body will be ready to cut his constructed plot.

- J The public representatives Sh Rajesh Gahlot and Sh. Subhash Chopra clearly pointed out in the DDA's meeting held on 12/10/2009 at Raj Niwas " Sh. Rajesh Gahlot & Sh. Subhash Chopra pointed out that the proposed conditions can not be implemented on ground as majority of the areas are heavily built up. Commissioner MCD also expressed similar reservations."
- K No residential activity is permitted in the industrial areas according to sub/clause 8(2) permission used premises in use zones "M" industry.
- L More than 80% industrial units in these areas are highly polluted and impermissible. MCD cant not issue licenses & DPCC can not issue No Objection Certificates to such type of industries i.e. manufacturing of Plastic Granules from waste plastic, PVC compounds and wire drawing units are highly polluted and can not be permitted even in the industrial areas.

SUGGESTATIONS

1. First, Denotify these 20 unplanned industrial areas. After this a redevelopment plan should be prepared by the society / local body in consultation with RWAs of the areas considering the norms stipulated. This redevelopment plan should be weltd by the owners of the industries giving an affidavit in this regard. Redevelopment should be started at site immediately. This process of development should be completed in a stipulated time. After the completion of development work the area should be declared as an industrial area and the industrial units may be given permission to carry out their industrial activities by obtaining licenses from the MCD and No Objection Certificate from the DPCC. If the redevelopment cannot be implemented at site, the industrial activities should be stopped immediately.

2. For unplanned industrial areas which fulfils the norms scheme of relocation of residents should be started at war level.

Thanking you

Yours faithfully



(P C Jain)

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