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27.02.2012

To,  
Mrs. Archana Mahapatra,  
Director (Planning), DDA,  
Zone (C&G), 3<sup>rd</sup> Floor,  
Vikas Minar,  
New Delhi

OFFICE OF THE DIR (PIO.)  
MPP/TC, D.D.A. N: DELHI-2  
Dy. No. 4038  
Dated 13/6/12

**Sub: Uncertainty in respect of approval of Plans in the area of Commercial/Residential Colony in Rajouri Garden, Block J-3 and J-4.**

**Ref: Public Notification for suggestions to be given for future of Delhi 2021 in respect of Master Plan Modifications**

Dear Madam/Sir,

With reference to your above Public Notification, I have to state the following points and difficulties faced by Plot holders of Block J-3 Plot No. 1 to 15 and adjacent J-4 Block, Plot No. 1 to 22 in Rajouri Garden which was notified as Commercial-cum-Residential area presently known as Shivaji Market.

- That the Rajouri Garden Colony was developed by DLF in early 1950's.
- That Almost all the buildings have been developed as Commercial-cum-Residential as per Standard Plan of Municipal Corporation of Delhi and most of the construction was completed by the plot holders in 1960s.
- That, now, there are number of changes made in Building Bye-Laws like FAR and revised construction up to a maximum height of 15 meters allowed for buildings in Delhi.
- That the present Building Bye Laws also enforces consideration of earthquake zone in design for construction of multistory buildings. These considerations was not taken into account while earlier sanctioning the plans in this area.
- This area is prone to Rodents, rats & Nevelas. Since the buildings are said to be about 40-50 years old and these animals have spoiled the foundations of the buildings which require strengthening.
- That the owners who intend to reconstruct/alter/modify their buildings keeping in view the present bye laws and also the earth quake resistance taken into design consideration, the plans are not sanctioned by the Municipal Authorities.
- That the plans submitted for sanctioning in Town Hall with new considerations for sanctioning, the Department is not processing the plans for sanction and returned to owners either without giving any reason or giving unnecessary objections.

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- That it has been learnt that there are different Rules & Regulations as applicable to such commercial-cum-residential plots for construction and they are either not yet framed or sanctioning authorities are not aware of it. It is also not clear to authorities as to who is to make the Standard plan for sanction of such plots keeping in view the present Bye Laws and design aspects.

We have contacted number of Architects approved by the Municipal Corporation and DDA, but nobody is clear as to why such plans are not being sanctioned. This causes great harassment to the Plot holders of this area for getting their plans sanctioned for re-building/alterations/modifications of their residential premises.

It is humbly requested that this issue may please be taken into consideration and immediate solution is provided, so that the Old buildings which require re-modeling/reconstruction/alteration/modification may kindly be made clear so that the work of modification/alteration/reconstruction can be taken up.

Although this will take time to totally incorporate modifications/changes to the Master Plan from the suggestions of Public **but an immediate solution is required to be known to general public of such area who are awaiting sanction of their plan in commercial-cum-residential area of Rajouri Garden.**

Hope it will get the immediate attention of the authorities.

Yours sincerely,



Y.LAL

CC: Mr. P.S. Manna,  
Director (Planning)  
DDA Dwarka, Zone K-1, K-II & L)  
DDA Office, Manglapuri, Palam,  
New Delhi