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To

1. Sh. Kamal Nath ji
Hon. Minister of Urban Development
Nirman Bhavan, Govt. Of India, New Delhi
2. Sh. Tejender Khanna ji
Hon. Lt. Governor of Delhi
6, Raj Niwas Marg, Delhi

OFFICE OF UDM

By No. 304

Date 23/1/12

MPD Review

PS to UDM

Sub: Some important suggestions regarding MPD 2021 in view of Grievances of Women and senior citizens.

Respected sir,

It is come to our knowledge that DDA started the activity to review the Master Plan 2021, in view of ground realities related to the citizens of the city. In this regard we are submitting some important suggestions and facts as under :

1. Residents (especially housewives, children & senior citizens) of the colonies are facing many kinds of problems due to allowing uncontrolled commercial activity (Mixed Use) in residential houses especially exist on internal roads / area of the colonies under "Mixed Land Use" concept of master plan 2021. We strongly object for any permission for shops on internal roads (less than 15 mts.) of the colonies and under the co-operative group housing societies.
2. We strongly object for any permission to allowing any activity which is health hazards and harmful to the life or property or health of the citizens.
3. It is suggested that the permission should be granted for Mixed Land Use of residential house for only peaceful and pollution free activity on the roads 15 mts and above only, subject to the consent of the residents of the same building and near by.
4. It is also suggested that the working time should be fixed for these shops as 9:00 am to 8:00 pm only (not early and late hours) for the peaceful living of residents, which is a constitutional right of the citizens.
5. Presently, objectionable manufacturing and processing activities is going on in the Halwai shops / Dairy products shop / Dhabas etc, by which there is a big inconvenience to the resident of the same building and surroundings.
6. It is also requested any permission for Mixed or commercial use of residential premises should be allowed subject to the written consent of the residents of the same building and surroundings (within the distance of 25 mts.).
7. We strongly object for any permission for making of dairy products (Like Ghee, Butter, Panner etc.) / manufacturing of halwai products / Fast Food shops / Dhabas / Aata Chakki / Auto Repair / Screen printing / Car and auto accessories shops / Auto Sale Purchase shops / Paint shops and other similar type of work and activities which is harmful by anyway to the Health / Life and property of the citizens. Such types of activities should not be allowed in residential premises / areas (including notified MLU/Commercial roads) on the following counts.
 - a. The making of ghee / butter / paneer / halwai products etc. burn a lot of oil etc. which pollutes the air and makes it dangerous for the health and life of residents around.

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- b. These types of work is a cause of foul smell etc. Which pollutes the environment , which is a harmful cause for sufferers of the disease like Asthma , Allergy , Heart problems and Eyes problem etc.
- c. These types of work produces a lot of waste material which is not disposed off properly by them. The oily water along with other solid waste goes down the drain choking them. Also, the solid waste attracts a lot of flies and mosquitoes which causes the disease like dengue , malaria etc.
- d. In residential areas the manufacturing units involves the use of LPG etc in large volumes. These LPG cylinders are generally kept near the stove itself & there is adequate safety precautions taken by the untrained workers. These cylinders will prove a grave security hazards in the residential areas for the general public at any time.
- e. In some work like dhaba and fast food shops etc. , they uses the large volume of coal and wood in the process of making their products (like in Tandoor), which is the big cause of air pollution in residential areas.
- f. If you observe the present positions , such type of works in the city every single such unit has encroached to the footpaths / public land /govt. Land in front of their unauthorized shops either through direct construction of manufacturing their material at the open encroached area. This is not just poses as a grave inconvenience to the residents as well as general public but is also a severe safety & health hazard.
- g. Also these types of work has a direct adverse effect on civic amenities like putting extra load on the water & electricity supply but also the waste disposal mechanisms through sewage.

Bearing all these factors in mind, we would request you to consider the above suggestions in the benefit of residents and general public in residential areas of DDA approved colonies. Otherwise , the object of the establishment of the approved colonies should be defeated.

Yours faithfully



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Copy to:

1. Smt Krishna Tirath (MP)
Hon. Minister of State for Ministry of Woman & child Development (GOI)
2. Hon. Vice Chairman, DDA
3. Hon. Commissioner (Planning), DDA
4. Hon. Addl. Commissioner (Planning), DDA