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OFFICE OF UDM
Dy No. 148
Date 12/4/12

MPD 2021 renew
PS to UDM
12/4

To,
The Vice Chairman,
Delhi Dev. Authority,
Vikas Sadan, New Delhi 1100...

Sub. Comments on MPD 2021
Ref. Public notice in English Daily.

Sir

In response to the public notice inviting comments on the above noted subject, I have ventured to put down a few pages as my first reaction to the approved MPD 2021. This is absolutely a professional exercise. I am available, if need be.

Yours faithfully,

Sd.

M.L.Chaku

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- Copy to
1. Jenab Faruq Abdullah, Hon. Minister for Renewable Energy, Govt. of India, New Delhi. Perhaps some policy measures could be introduced in the J&K state for healthy urban planning.
 2. The P.A to the Hon. Minister for Urban Dev, Govt. of India, New Delhi for consideration.
 3. The P.A to the Hon. Minister for Health and family planning, Govt. of India, New Delhi. Paragraph for Health Ministry is highlighted on page no.3

"Secy. (UD)"

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BRIEF COMMENTS ON DELHI MASTER PLAN 2001-2021.

Delhi like any other metro city is growing fast, as the migration component is on the rise, being the seat of administration, and the capital city of India. DDA has done yeoman's service in framing master plans wayback from early sixties. Since then, much water has flown down the Jamuna and elements of Delhi Master plan are getting more and more crystallized in all its aspects; demographic, economic, social, legal, financial, infrastructural requirements, amenities and the like.

Land is a very scarce commodity in most of the metro cities and Delhi is no exception. Price tag is moving to the north. Delhi population is predominated by middle and lower middle class citizens. Plotted development and group housing at private and public level is seen all over the metro city. Decade after decade space hunger is felt by the residents which is aggravated by the incoming population, and even by those, who have the fortune of getting an allotment of a plot or a flat.

As the family size grows and the living standard improves, demand for more accommodation sees a rising curve and the dream is materialized with easy access for bank loans and positive attitude of the Govt. by reducing income tax to the extent of Rs.1.5 lakhs from yearly income introduced in 2004 budget proposals coupled with soft loans by private / public sector companies.. This has given a strong impetus to the general public to stretch in horizontal an vertical direction to the extent possible without much noise or in connivance with the concerned which is in knowledge of the highest authority. A helpless state has now assumed a fait accompli situation, It will always be there..After all it is the people's cry unless a pragmatic approach is adopted.

To combat this vicious circle, Master plan 2021, has given much relief to Delhites as the floor space index, set back limits, height restrictions, building coverage, change of use at certain places are relaxed to the extent possible by the experts. . To my mind, this mid level assessment of MPD 2021 should have been done in previous M.P. in early nineties. This mid term evaluation is the most practical way of executing policies and programmes spelled out in the Master plan under reference.

1. I strongly believe that the experts have previously followed a very conservative method of estimating demographic pressures and obviously, the solutions thereof have proved faulty. in decades gone by. For an instance, in the MPD 1981-2001, a plot size of 104 sq mts., a set back of 10ft., both in front and back, with 60% building coverage, and 12 mts. height, gave the owner a very little space of G+1 and a barsati. This was never realized by the experts because, they looked at people's requirements through coloured glasses.

2. With the passage of time complex situations have arisen, planning standards are thrown to winds. Planners felt need for a change of their conservative policy and accepted all that was done at large as a genuine requirement by the public. All this is reflected now in Master Plan 2021. In brief where we planners (fortunately I am also an alumnus of SPA of 1958 batch) have failed, the experts have coolly understood the wrong approach and have boldly changed, where they had erred.

3. Old thinking does not die so soon, as it reverberates in the psyche of some sections of establishment in one way or the other as the affected people are being fleeced for increasing the FAR, reducing the set back limits, which are more or less within the new parameters of M.P. 2021. If planners have introduced need based revised norm why the penalty. As per new formula just for increasing FAR by about 40 sq.mts. in category C and D, a hefty amount of Rs. 64,400/- is the penalty imposed by the Corporation. This is simply unjust. This is a welfare state. The Corporation should find other sources for filling their coffers.

Besides, the applicant is to apply again for approval/regularisation which means additional expense and that runs into many thousands. Is it just, for a person who has already obtained approval at a high cost. For such applicants, approval should be given on the amended plan without any penalty excepting that he should pay some nominal building permission fee for regularisation and approval accorded on a Xerox copy of the modified sanctioned plan.

4. Shopping problem:- Kindly look to the retail shopping facilities provided in any designated area mostly at neighbourhood level. Are these enough. Not at all. Result is ribbon growth along roads. At many places flats sold out to the allottees, which are just abutting fairly wide roads, the first thing the allottees have done is, they have changed the use from residential to retail commercial because there is a dire necessity for additional commercial space. They are being penalized for use change. The very siting of residential flats is perhaps faulty, and attracts retail shopping. Such facilities meet the day to day requirements of the local residents and generate economic activity at no extra cost to the state exchequer. Instead they pay taxes to the Corporation and fill up their treasury. If planners have missed to assess the requirement of shopping facilities correctly where lies the fault. They should not be penalized but registered for tax evasion, if such units have escaped from the Corp. authority. Kindly take a pragmatic view of shopping establishments before these are penalized for change of use if there is no encroachment on public land nor hazardous for environment. What people have done is only an aberration and it is recognized as a necessity perhaps, even by the authors of M.P.

5. There is a chronic problem of unauthorized colonies coming up in many parts of Delhi. I believe zonal plans have been drawn for many areas. How about the open chunks. I suggest reconstitution of land parcels would at least lay a guide line for an ordered development and facilitate laying of infrastructure. If such an action is initiated it would see a healthy development. Otherwise, it will become a chaotic situation at a future date..

6. Aravalli hills give good scope for development. Some private agencies have carved out plots for country villas. I am not aware of the latest situation at site. However, care needs to be taken not to allow disfigurement of contour lines as these will leave scars on its slopes, and could never be repaired. Some moderate development could be allowed with utmost caution.

7. Height regulations with respect to the road width should not be the only criteria to remain contented with. Soil conditions especially along the Jammuna bank on either side are hardly fit for high rise building. I would draw attention of the Planning Board of NCR, that attempts are being made to raise residential buildings to more than 20 floors on very weak soils to exploit the available space to the maximum limits. This should not be allowed, for one is not sure whether foundations will be strong enough to take the load of the super-structure. It is better to restrict the heights to about 8-10 floors only. The recent earth tremor was felt very strongly in a 7 storeyed building.

8. I understand that some big hospitals leave much of used surgical waste in their campus and people have access to sortout items of their interest. This spreads disease and is a enviornmntal hazard. The concerned preferably the Corporation should take upon itself to pulverize the material at site and lift it to desirable dumping ground at the Institutional cost. MPD does lay emphasis on environmental improvement and this would be a very small step in the right direction.

9 Planners have viewed sympathetically to the level of low income group and junta type housing. But requirements of skilled and unskilled labour force who mostly live in slums and considered mostly permanent residents now, are being completely ignored. No defined area is designated in a group of several neighbourhoods. They rot with none to look after. Of late, measures for their environmental improvement have been taken. A single water point is not enough for the big cluster is just an instance. Sulab could have been roped in to improve their living conditions..

10. With all rules and regulations and digest of Master Plan document, enforcement has failed at many fronts. A big building has crashed. This shows some laxity. Devolution of responsibility amongst Corporation's strong force should be good enough for a feed back from the field. Responsible officials be rewarded for their cooperation, is a humble suggestion. Corporation has nearly six hundred licenced architects who can help mitigate the problem of unauthorized buildings by bringing some awareness among their clientle and convey them a word of caution with an emphatic tone..


11. Master plan is a policy document .It touches people of all shades and different walks of life and it would be appreciated if views of other experts, public representatives; MLAs, M.Ps, elected members of the two Corporations, Industrialists and Corporate Boardies, Artists as well as foreign experts are taken into consideration.

12. Planning and drafting of master plan especially its execution could go with the Five year plan for the City- State. of Delhi Availability of funds for specific projects identified in the five year plan at the state and the central level could help in allocation of funds as well as successful implementation of projects. Since NCR covers fairly a good number of border states, a uniform and united presentation of regional projects becomes an easy exercise, and lead to very good results.

13. Social forestry. is not perhaps discernable. Many roads are nacked without green foliage and shade, though there is much scope for such a programme if taken up by the concerned. A temperature difference of 1 to 1.5 degrees is felt between Cantonement and high density areas. Rainfall is much in areas having green cover. Many open patches are devoid of badly wanted tree plantation.. This exercise if taken up could ensure good living in Delhi.

14. Rearch and Dev. Cell. could highlight the pitfalls in planning and execution programmes. Identify compatibale uses which could be mixed under certain conditions as mode of living is changing with improved of technology.

15 Last ,but not the least, this exercise of mid term assessment should be repeated in 2017, and that should become a launching pad for the next MPD..


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