

Westend Greens

H-24

N.H.-8, Rajokri, New Delhi 110 038

OFFICE OF UDM

Dy No. 200A

Date 15.5.12

Office : 166-7201
Security : 166-7202
Fax : 166-7301

NO. 108 / WGFS

14 May 2012

Mr. Kamal Nath
Hon'ble Union Minister of Urban Development
Ministry of Urban Development
Government of India
Nirman Bhavan, Maulana Azad Road
New Delhi - 110108

MPD 2021 Renew
14/5
PS to UDM
Rec (U)

Sub: Suggestions for review of MPD 2021 and more specifically with regards to Farmhouse Policy for Urban Extension & Green Belt Areas for Delhi

Sir,

Attaching herewith a copy of our letter dated 08th May 2012 addressed to Mr. Chandu Bhutia, Director (Planning) Zone J, DDA in response to an advertisement in the newspapers asking for suggestions for reviewing MPD 2021. A presentation was also given by our Society during the DDA Open House Meet on 08th May 2012 and a hardcopy of the same was handed over personally to Mr. Chandu Bhutia.

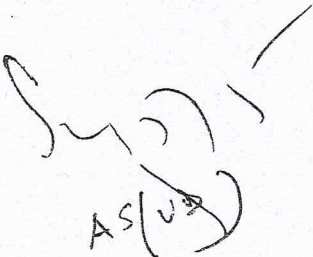
We would appeal to you to kindly take our suggestions into consideration before any final policy is finalized.

Thanking you,

Yours truly,
For Westend Green Farms Society



(Arun Bharat Ram)
President



AS (U)

10/5
DNBDM - on 5/5
J.B

WESTEND GREEN FARMS SOCIETY

Westend Greens

N.H.-8, Rajokri, New Delhi 110 038

Office : 9166-7201
Security : 9166-7202
Fax : 9166-7301

Mr. Chandu Bhutia
The Director (Planning) Zone J
12th Floor, Vikas Minar,
Indraprastha Estate,
New Delhi 110002

May 8th, 2011.

Sub : Suggestions for review of MPD 2021 and more specifically with regards to Farmhouse Policy for Urban Extension & Green Belt Areas for Delhi

Dear Sir,

Apropos the advertisement by Delhi Development Authority on 2nd May, 2012 that appeared in Times of India, Delhi Edition regarding Open House Meet – South District inviting participation of the public and other stakeholders to interact and make presentation of their suggestion towards review of Master Plan Delhi 2021 (MPD 2021), we are hereby submitting our suggestions for your kind review. We are one of the leading RWA in Zone J representing farm owners in our area. This is also in continuation of our regular submissions in the past and our interactions with Ministry of Urban Development, LG Office, DDA & Delhi Government with regards to policy regarding regularization of farmhouses as well as future sanctions and implementation in Urban Extension and Green Belt Area.

While appreciating that a positive step is being taken by Delhi Development Authority to call for suggestions towards review of MPD 2021, we are hereby submitting our suggestions more specifically with **regards to the Farmhouse Policy that is under consideration**. Our submission is as that the policy should be well thought through, and be comprehensive in nature so that there are no ambiguities left that might again lead to **unplanned development**. Further, it may be important to note that there are many farm owners who have constructed only 200 sq mts as per current norms or nothing at all, and have been waiting for a comprehensive policy announcement. Hence, the farm policy under finalization should take into consideration the above category of farm owners, otherwise it shall be devoid of equity and fair play to those law abiding farm owners who are not being given an equal opportunity as is being offered to those farm owners who have constructed beyond permissible limits and will be a miscarriage of justice.

Based on the above broad principle, we suggest following changes/amendments to the policy under consideration:

1. That one common comprehensive policy of Country Homes be implemented both for Urban Extension area and Green Belt Area.

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WESTEND GREEN FARMS SOCIETY

(Reason and justification: A progressive policy will give villagers and landowners who have 0.4ha in all zones a sanctified vehicle for development and **will not lead them towards subdivision of plots and / or unauthorized construction**. A height restriction of 12mt will not allow the Green Belt area to have multistoried buildings which would otherwise have a detrimental effect on scarce resources and infrastructure and will retain the character of low density housing.)

2. Subdivision of plots subject to a minimum of 0.4 hectare (1 acre) be allowed in all zones :*(Reason and justification: Many marginal farmers who have farm holdings of 0.4 hectare or more shall be benefited by unlocking value of their farm holding. Also this will help to accommodate the need of expanding families with orderly subdivision of their land holdings.)*
3. An FAR of 30 with graded penalty is being considered for regularisation in Urban Extension areas be allowed in all zones *(Reason and justification: Currently in the Bungalow Zone in Delhi an FAR of 75 is allowed on 0.4 hectare plot, and what we are requesting is 1/3rd of the same to maintain the spirit of low density country home clusters)*
4. That a **onetime amnesty** be granted to those existing farm houses in all zones who have constructed beyond the FAR of 30, upon payment of additional penalty. *(Reason and justification: by imposing additional penalty to even to those farm owners who have constructed beyond 30 FAR will avoid any demolitions – however a cap equivalent to Bungalow Zone FAR can be considered. This could be a revenue generation exercise to augment civic infrastructure)*
5. 50% of land area of FAR of 30 should be allowed for ground coverage, i.e., 15% of total land area as the ground coverage. In some cases existing farm houses may exceed 15% ground coverage and hence, these may also be kindly covered in **onetime amnesty**. *(Reasons and justification: Many farm houses have been constructed as single storied bungalows and have ground coverage of more than 15%. One time amnesty with penalty will avoid any demolition – however a cap of 30% of ground coverage may be considered for such onetime amnesty)*
6. That all ancillary units like guard rooms, utility rooms, watch and ward residences, and outhouses be considered outside the preview of setback norms but to be included in the FAR *(Reason and justification: For proper property security and maintenance a reasonable infrastructure is required at the periphery)*
7. Basement may be considered free of FAR. *(Reason and justification: as per current norms in Delhi)*

8. In the interest of natural justice and equity, land owners in all zones who have not constructed or have constructed 200 sq. mtrs as per current norms - should also be permitted to get plans approved and construct by allowing the norm of 30 FAR with 15% ground coverage for the main dwelling unit/s on plots size of minimum 0.4 hectare (1 acre). A development charge which could replace the graded penalty be charged to those who want to construct upto 30 FAR in line with the penalty levied(*Reason and justification: In interest of fair play, natural justice and equity the law abiding farm owners be given at least an equal opportunity as is being provided to farm owners who have built beyond permissible limits. This will also help marginal farmers with limited holding to unlock value of their holdings for an equitable and inclusive development*).
9. A cut-off of date of implementation of the policy be made as from the date of announcement or notification of the policy rather than 07.02.2007. (*Reason & justification: This will prevent any ambiguity and reduce chances of corruption*).

We would appeal to you to kindly take our suggestions into consideration before any final policy is finalized.

Thanking you,

Yours truly,
For Westend Green Farms Society



(Arun Bharat Ram)
President