

सरस्वती गार्डन वेलफेयर एसोसिएशन (पंजी०)
SARASWATI GARDEN WELFARE ASSOCIATION (Regd.)
 (MEMBER-DELHI GOVT'S BHAGIDARI TEAM)

A-41, Saraswati Garden,
 P.O. Ramesh Nagar,
 New Delhi - 110015
 Tel.: 25442424

OFFICE OF UDM

Dy No. 1798

Date 31/5/12

Dated.....

Ref. SG/SKT.....

April 26, 2012

The Director (Plg.) MPR,
 Delhi Development Authority
 6th floor, Vikas Minar, I. P. Estate
 New Delhi-110002.

MPD 2021 Review
 PS to UDM
 3/5

Subject :- SUGGESTIONS FOR REVIEW OF MASTER PLAN DELHI-2021.

Sir,

1. The Ministry of Development Govt. of India wide its notification dated 12/8/2008 and public notice of MCD made certain amendments in Master Plan for Delhi 2021 (copy attached) including regularization of projection/chajjas/covered chajjas buildup portion before 7/2/2007 up to one meter above 3mtrs height above ground level for plot size upto 175sqm on roads below 24mts. As per notification covered built up portion on projection/chajjas were to be included in FAR whereas projection/chajjas having no built up portion/open to Air are also being included in FAR while regularizing the old constructions. **You will appreciate that both open to air and build up projection can not be kept in the same category. In case both of these open & covered to be kept on the same level then what was the need to mention this as Projection/Chajjas/Built up portion separately in the notification.** It is clearly mention that built up portion on Projections/ Chajjas and therefore only built up portion is to be added in FAR and not uncovered/open to air. This needs to be clarified by MCD/DDA. This will help the house owners desirous to get their old construction regularized.
2. The built up portion on projections/Chajjas as per the above notifications is to be added in FAR on which it exists is justified and acceptable whereas MCD also add the same area in Ground Floor's FAR where there is no construction under the projections which is neither right or justified this should also needs to be clarified to MCD by DDA. Open to Air projections/Chajjas should not be added to FAR.
3. Fire Clearance is required from the different authority which causes delays and harassment to the people. Height of the projections up to 3mts from the ground level can also be verified with the other details by the building department of the MCD. This condition should be removed in case of residential buildings. Even otherwise as per Delhi fire service act 2007 NOC from this department is not required for the buildings where height of ground floor is more than 3mts from the ground level and fire department issues the certificates that no NOC is required. See annexure-A

"Secy. (UD)"

CC: Shri Karnal Nath, Honble Minister of Urban Development

COPY FOR

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SARASWATI GARDEN WELFARE ASSOCIATION (Regd.)
(MEMBER-DELHI GOVT.'S BHAGIDARI TEAM)

A-41, Saraswati Garden,
P.O. Ramesh Nagar,
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Tel.: 25442424

Ref. SG/...S.K.T.....

Dated.....

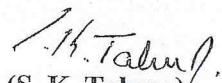
4. Another important issue is to allow one meter wide projections/chajjas (open to air) to new constructions as **these had already been allowed for regularization in case of old constructions prior to 07/02/2007 which means these are acceptable in principal.** You will agreed that if 9 out of 10 chajjas in existence can be regularized and the 10th house is not allowed for this, it will not only look odd but also will defiantly create discrimination. It is therefore requested that necessary amendment is MPD-2021 be made for allowing one meter wide projection/chajjas (open to air) in new constructions also to give relief to the people of Delhi without adding this in FAR.
5. Regularization charges of old constructions are very high. For an old construction the charges come to more than 2 lacs and this the reason the owners prefer to make additions without getting the plan sanctioned and their constructions regularized by adopting unfair means. System should also be made simple to eliminate the corruption.
6. FAR in Delhi should be increased and number of storeys should also be increased. Area of set back should also be decreased and stair case should be allowed in the set back keeping in view the acute shortage of land and its increasing prices.
7. The owners of sub-divided plots and different floor should be permitted for getting their portions regularized and additions separately/individually without depending on the owner of the ground and other floors as it is very difficult to buy the entire house in city like Delhi keeping the high costs.

We enclose herewith the copies of certain letters written to Hon'ble Chief Minister, leader of house in MCD and Dr. Harshvardhan, member DDA for your reference.

It will be a great relief to the people of Delhi if the above suggestions are accepted.

Thanking you

Yours sincerely
For Saraswati Garden welfare Assn. (Regd.)


(S. K. Talwar)
President

- C. C. :- 1. Hon'ble Chief Minister Delhi
2. Dr. Vijay Kumar Malhotra, leader of Opposition Delhi Vidhan Sabha.
3. Dr. Harshvardhan, member DDA
4. Shri Kamalnath, Hon'ble Minister of Urban Development, Govt of India.

माननीय अध्यक्ष महोदय,

मैं एक अत्यन्त महत्वपूर्ण विषय 280 नियम के अन्तर्गत सदन में उठाना चाहता हूँ।

12 अगस्त 2008 को केन्द्रीय शहरी विकास मंत्रालय ने एक विज्ञप्ति द्वारा 7/2/2007 से पूर्व निर्मित मकानों के बाहर सड़क पर उपर से खुले छज्जों (Projection outside of the houses-open to air) को नियमित करने हेतु संशोधन किया था। इसके अतिरिक्त कवर्ड छज्जों के क्षेत्रफल को FAR में जोड़कर को भी नियमित करने का संशोधन किया गया था। इस तरह सिद्धांत रूप में मकानों के बाहर छज्जों को मान्यता दे दी गई। परन्तु यह मान्यता केवल मास्टर प्लान 2021 के लागु होने के पहले 7/2/2007 से पूर्व बने मकानों में दी गई। दिल्ली में अधिकतर मकान बन चुके हैं अब यदि एक ही लाइन में 10 में से 9 पुराने मकानों में यह मान्यता दे दी गई परन्तु यदि दसवां नया मकान बन रहा है तो उसमें छज्जा बनाने की अनुमति नहीं है। इस प्रकार उसी लाइन में बने दसवां नया मकान बिना छज्जे के अटपटा लगेगा तथा यह भेदभावपूर्ण भी होगा। जब 9 मकानों में छज्जों को नियमित कर दिया गया तो दसवें नये मकान में भी अनुमति दी जानी चाहिए।

मेरा अनुरोध है कि यह सदन व्यापक जनहित को ध्यान में रखकर डी डी ए तथा केन्द्रीय शहरी विकास मंत्रालय को सभी मकानों में जो 24 मीटर तक चौड़ी सड़कों पर हैं एक मीटर चौड़े छज्जों के निर्माण की अनुमति प्रदान करने की सिफारिश करें जैसा कि 7/2/2007 से संशोधन द्वारा दी गई है। इससे दिल्ली की जनता की कठिनाई दूर करके भारी राहत मिलेगी।

(सुभाष सचदेवा)

एस. जयपाल रेड्डी
S. Jaipal Reddy



मन्त्री
शहरी विकास
भारत सरकार
MINISTER OF
URBAN DEVELOPMENT
GOVERNMENT OF INDIA

D.O. No. J-13036/21/2010-DD.IB-351
Dated the November, 2010
15, Dec.

Dear Shri Subhash Arya ji,

Please refer to your letter's No. 48/L.O.H./2010 dated 24.02.2010 and No.262/L.O.H./2010 dated 10.02.2010 forwarding therewith representation of Saraswati Garden Welfare Association (Regd.) regarding allowing one metre wide project/Chhajras (Open to Air) to new constructions.

I have got the matter examined in consultation with DDA. DDA has not supported the request of Saraswati Garden Welfare Association for allowing one metre wide projection/Chhajras (Open to Air) to new constructions considering the provisions of Master Plan as well as procedure adopted while finalizing the Master Plan.

With regards,

Shri Subhash Arya
Leader of House
Municipal Corporation Delhi
Town Hall
Delhi.

Yours sincerely,

(S. Jaipal Reddy)

H. n. n. n. '16'

OFFICE OF THE CHIEF MINISTER : DELHI
(PUBLIC GRIEVANCES CELL)
DELHI SECRETARIAT, NEW DELHI-110002

Dated : 08-07-2010

No : CMO/PGC(E)/2010/168538

To

P.S.to
Hon`ble M/o Urban Development, Govt. of India
Nirman Bhawan, New Delhi

Subject: Subh Regulrization of old conostructions prior to the introduction of master plan for Delhi-2021

Dear Sir,

I am directed to forward herewith a representation in original recieved from Shri./Smt./Ms. sushil talwar, dated 06/07/2010, on the subject cited above for further necessary action.

Yours sincerely,

(Varun Kapoor)

Dy. Secretary(Grievances)

Email : osdcmpg@hub.nic.in

Dated : 08-07-2010

No : CMO/PGC(E)/2010/168538

Copy to Shri./Smt./Ms. sushil talwar,A-41 Sarawati Garden P.O.I Ramesh naga: ND dated 06/07/2010.With the request to contact the above department for redressal of his/her grievances/requests.

(Varun Kapoor)

Dy. Secretary(Grievances)

Email : osdcmpg@hub.nic.in

मुख्यमंत्री कार्यालय दिल्ली सरकार
उपनिवासी दिल्ली- 11



Annex. 'A'

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001

No. F 6 / DFS / MS / BP / 2011 / 1020

Dated: 22 / 03 / 12

To,

The Executive Engineer (B)-1/WZ
Municipal Corporation of Delhi
West Zone, Vishal Enclave
New Delhi

Subject:- NOC in respect of P. No. :A-46, Saraswati Garden, New Delhi

Sir,

Please refer to your office letter no. EE(B)-1/WZ/12/D-1804 dated 6/03/2012 on subject cited above, in this regard this is to inform you that residential building comprised of Ground and first floor (6.38 meter) does not fall under the purview of Delhi Fire Service Act 2007 and Delhi Fire Service Rule 2010, hence NOC from this department is not required.

However, minimum fire safety measures as per NBC part-4 may be incorporated in interest of public safety.

Yours faithfully

[Signature]
21/3
Chief Fire Officer
Delhi Fire Service