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# Federation of Indraprastha Extn.-II Housing Societies

(Registered under Societies Registration Act, 1860)  
Registration No. S-22592 of 1992

71, KIRAN VIHAR, DELHI-110092

## OFFICE OF UDM

Dy. No. 4360

Date 8.12.2011

BHAGIDARI  
December 1, 2011

Dear Shri Kamal Nath Ji,

PS to UDM  
Secy. (UD)

You may be aware, this being one of the foremost Federations of Delhi was invited participate in the meeting held on 21<sup>st</sup> September 2011 to discuss Draft Guide Lines 2011 regarding redevelopment of Clusters and MRTS Zones under MDP 2021. In this connection my letter of 29<sup>th</sup> September 2011 read with Comments/Suggestions submitted in the subsequent meeting refers.

I am thankful to you for having for having accepted our comments/suggestion

- (i) MDPs must take into consideration the ground realities
- (ii) For the successful implementation of these plans there is need for "Single Window system"

As brought in my aforesaid letter (copy enclosed), in Cooperative House Building Societies there is inbuilt provision for Local and Community Shopping Centers. These facilities were purposely delayed by the DDA and even after 30 years these CSCs and the plots in LSCs are lying vacant.

The worst is the plight of those who have purchased shops in these areas, as neither the DDA nor the MCD own responsibility for its maintenance e.g.

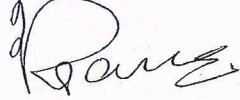
- (a) There is no water supply and the sewerage overflows. Unauthorised connections, however continue in some areas.
- (b) DJB has stated that inspite of repeated requests Water & Sewerage Schemes are yet to be handed over to them (copy of DJB letter enclosed)
- (c) MCD has not been sanctioned any manpower to maintain these areas

We had taken up this matter with your predecessor in 2000 when we were informed vide letter No.CE(EZ)/1(1)/99/159 dated the 28<sup>th</sup> January 2000 that various services had been handed over to the concerned departments i.e. MCD/DJB/DVB/Delhi PWD.

We shall be grateful if you kindly have the matter examined and this Federation informed of the actual status of these Shopping areas. If some of the Services are still with the DDA, we suggest instructions may kindly be issued for their maintenance.

With best wishes,

Yours sincerely,



(S.R.SANGAR)  
Secretary General

Shri Kamal Nath  
Minister of Urban Development  
Government of India  
NEW DELHI

Copy to: Lt. Governor, Delhi

Shri H.S.Dharamsattu, Chief Engineer (East)

Shri Subash Arya, Chief Engineer(East) , DJB

Shri R.K.Misra, Deputy Commissioner (East) NCT Government of Delhi

Mrs. Alka Sharma, Deputy Commissioner (Shahadara South) MCD



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BHAGIDARI

September 29, 2011

Dear Shri Kamal Nath Ji,

This is with reference to the meeting held on 28<sup>th</sup> September 2011 in Nirman Bhawan to discuss the Draft Guide Lines regarding:

- (i) Re-development of Clusters & Industrial Concentration in non conforming areas/planned areas
- (ii) Re-development of influence zone along MRTS and MTC

We appreciate your vision and your directions for involvement of Citizen Groups and RWAs in this process. We also congratulate you for saving us from the embarrassment of commenting on the performance of DDA. It is a fact that **planning in the DDA has no insight or far sight.**

This is our experience over the years. You may perhaps be aware, East Delhi was a neglected area till 1950s. It was the vision of our first Prime Minister, Pt. Jawaharlal Nehru, that Bombay Cooperative Societies Act 1925 was extended to Delhi and Cooperative movement initiated in Delhi. Formed in 1960s, 46 of the 87 Societies (mostly belonging to the Central and State Government Officers) were allotted undeveloped land in Shahadara. These were purely residential colonies on Vikas Marg under the provisions of Ministry of Urban Development letter No.7-1(5)/69/UD dated the 27<sup>th</sup> June 1970. Funds were provided by the Government and peripheral charges paid by the Societies, but no action was initiated by DDA/MCD to provide these services till 1980s when additional funds were released through the intervention of the then Deputy Prime Minister (as a result of meetings held with Lt. Governor in 1972 and 1979). As a matter of fact a large number of Overhead Tanks and its machinery created by the Societies were not used and are wasteful expenditure and plans are afoot with the DJB for demolition.

The land allotted was developed by Societies as per approved density. 50% areas kept vacant for community facilities eg LSCs, CSCs, NHPs, Schools, Community Centers and Service Personnel etc. These plots reverted back to the DDA without payment of any compensation to the Societies. It was precisely the same time when NOIDA was planned. Today after 40 years, whereas our main roads are full of commercial activities, NOIDA has not changed its culture. This is because of faulty policies, deliberate delays and lack of planning in the DDA. Today even after 30 years, these LSCs and CSCs areas remain undeveloped and shops lie vacant. Community Centers and Service Personnel land though decided to be given to the Societies on a nominal Ground Rent of Re.1/- per annum as per your Ministry's orders of 1970 is yet to be allotted in certain areas. The performance of MCD is the worst. Though crores of rupees as deficiency charges have been paid by Societies, maintenance works are not and we are at the



mercy of MLA/Councillor..Dug up areas for which lakhs of rupees have been deposited by DJB, BSES,IGL for their works in Societies more than two years are ago yet to be restored.

As suggested during the discussions ,local bodies, and land owing agencies may be defined. We feel "Single Window System" is the need of this hour. Unless this is introduced, we are doubtful the success in these Guide Lines and the purpose will be defeated. We suggest a Centrally controlled agency comprising GNCT, DDA, MCD, DJB, POLICE & BSES .for proper implementation In this connection we may add that Delhi , especially the east Delhi falls in earth quack zone. There is a news in Hindustan Times issue of 2<sup>nd</sup> October 2011 that more than 22000 illegal constructions have been reported by the Police but without any action by land owing agencies.

As regards proposed Guide Lines , we have the following suggestions for your consideration:

A. Industries in non-conforming areas

It was under Court directions that industrial plots were allotted in Bawana and other areas.. A number of Industrial units took this benefit, but still continue in nonconforming areas. And Court directive are being violated. On the other hand honest citizen suffers. Same is the case of polluting , Toxic and hazards Industries in residential/nonconforming areas.

The same is the case of JJ Clusters. You are aware JJ Clusters are shifting population. Once the plots are allotted it may be ensured that these are not sold the people do not come back to the same area. We , therefore suggest a housing scheme for these people near their present dwellings so that they continue their vocations in the same area.

B. MRTS areas

We have our doubts as to how these guide lines will enable redevelopment in encroached, unauthorized, unplanned areas.. These Guide Lines need a relook as a whole. So far we are concerned, we suggest:

- (i) 500 m wide belt on both sides of the centre line of MRTS is stated to be the influence zone. Guide lines suggest higher FAR and raising of height of buildings if more than 70% of these buildings fall in influence zone. This is not understood. It is suggested that where ever such redevelopment is necessitated, the scheme should cover the colony as a whole as per its sanctioned schemes, density, infrastructures existing thereon Increase in FAR and height of the building on a selective basis will not only be disastrous but congest the residential culture with far reaching affect on other services eg water and sewerage schemes and especially the parking etc. Our experience has shown that MCD inspite of assurances, have failed to deliver their commitments.

(ii) Plotted /Group Housing

The implementation of proposed Guide Lines is not clear. The land belongs to Cooperative Societies. The DDA and or the MCD have no locus standi except they maintain the services handed over to them. It needs to be examined as how the residents can be compelled to pay for these redevelopment schemes. I worked in the Ministry of Defence and I have my reservations about Cantonment areas..

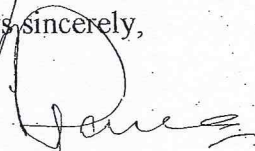
- (iii) Redevelopment of other areas like Shajanabad, Walled City , Karolbagh and even the unauthorized colonies will pose lot of problems in view of various constraints known to the Government and especially the DDA/MCD who allowed this to happen. Single Window System may be of great help.
- (iv) In the Bungalow Areas, we see, most of these have been converted into plots with construction of Group Housing. It may please be examined that as to how the essential character has been maintained in these areas..

**Notwithstanding the above, whereas MRTS is very much needed for Delhi, for its optimum utilization and connectivity, Government must consider better point to point transport service and or other mode of systems..**

You will appreciate that these MDPs have failed to achieve the objectives. This is for the first time that the Ministry of Urban Development has taken an initiative to take views of the Citizen Groups and the RWAs. This is a very good step in these matters.. We will suggest that the proposed Guide Lines will encourage the Builders Mafia and lead to more CHAOS. Therefore a strong mechanism is needed to tackle issues and achieve the objectives.

With best wishes,

Yours sincerely,



(S.R.SANGAR)  
Secretary General

Shri Kamal Nath  
Minister of Urban Development  
Government of India  
NEW DELHI

Copy to: Shrimati Sheila Dixit, Chief Minister Delhi  
Shri K.S.Mehra, Commissioner, MCD



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## COMMENTS/SUGGESTIONS ON GUIDE LINES

1. **Master Development Plans** though suggest developments and improvement in the city environments, Government have failed to achieve objectives because of multiplicity of agencies. There is need for a "Single Window System" either by constituting an independent Organisation under the Central Government and or an organization directly under Government of Delhi with representatives of DDA, MCD, Police, DJB & BSES. As far as MCD is concerned they have failed to implement their assurances. Even they have not been able to provide where ever promised for the residents.
2. Once a decision is taken and alternate land allotted to Industries, these must be made to shift. Failing this these should not be allowed to continue in non conforming areas and licence cancelled. The toxic and hazards Industries must be shifted out of residential and non conforming areas and made to follow norms.
3. **MRTS** : Any redevelopment to increase density, FAR, height of the buildings along MRTS belt on selective basis will not recommended. This will not only be disastrous but encourage builders mafia and congest the residential culture. with far reaching affect on its services e.g. water, sewerage, parking, power etc. It is suggested that any redevelopments alongside MRTS belt should not be on selective basis and in isolation but the area/colony as a whole.
4. **Plotted/Group Housing Societies** The land in Plotted/Group Housing Societies belongs to Cooperative Societies. The MCD/DDA have no locus standi except in respect of the services these Departments maintain. It needs to be examined how come the residents can be asked to pay for such redevelopment. The same is the position in Cantonment areas under Defence.
5. **Bungalow Areas**: These are already being converted into Grouping Housing
6. The case of increase in FAR & height is sub judice. In the meantime, for best reasons known, and builders mafia, construction of floor are being allowed on the basis of an affidavit. These floors will be purely residential and will have to be demolished if the court decision is not in favour, This will be a fait accompli for the Government as the builders will take away the money after selling, How this situation is proposed to be resolved may be considered at this stage itself.

Notwithstanding the above, whereas MRTS is very much needed for Delhi. to enhance its optimum utilization, and connectivity, we should consider point to point service and other modes of transportation.

(S.R. SANGAR)

Secretary General



# DELHI DEVELOPMENT AUTHORITY

Er. O. P. Dhall  
SE. (HQ) East Zone

16th, FLOOR, VIKAS MINAR, I. P. ESTATE, NEW DELHI - 110 002  
PHONE : OFF. : 3737697 RESI. : 5505193 FAX : 3311301

OFFICE OF THE CHIEF ENGINEER (EZ)  
DELHI DEVELOPMENT AUTHORITY

No. CE(EZ)/1(1)99/159

Dated: 28 Jan, 2000.

To

Sh. S.R. Sangar,  
General Secretary,  
Federation of Indraprastha  
Extension-II Housing Societies,  
71, Kiran Vihar, Delhi-110092.

Ref: Your letter dated DEC. 13, 1999 addressed to  
Hon'ble Minister for Urban Development, Govt.  
of India.

\*\*\*\*

I am directed to inform you that the portion of land for construction of the said road has not since been acquired and placed at the disposal of this office. Hence, it is not feasible for this office to take up the construction of the said. It is also informed that the various services of this area have been transferred to the concerned departments i.e. MCD/DJB/DVB/Delhi PWD.

*[Signature]*  
( O.P. Dhall )  
SE(HQ) East Zone.



# Federation of Indraprastha Extn.-II Housing Societies

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Registration No. S-22592 of 1992

71, KIRAN VIHAR, DELHI-110092

BHAGIDARI

April 2, 2005

Dear Shri Sharma,

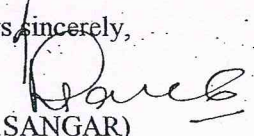
The question of maintenance of LSCs and CSCs has been a subject matter of discussion in the Bhagidari meetings as well as in the East District Development Council meetings. In the last meeting held in Yamuna Sports Complex on 7<sup>th</sup> December 2004, the Chief Engineer DDA supplied a list of markets taken over by the Municipal Corporation (copy enclosed). As will be seen the Additional Commissioner (Eng) MCD has since taken over the following markets of this area vide orders No.D232/EE(P)/II/04 dated the 26<sup>th</sup> March 2004:

- |                              |                               |                              |
|------------------------------|-------------------------------|------------------------------|
| 1. LSC & CSC Saini Enclave   | 2. CSC Hargobind Enclave      | 3. CSCs I,2,3 Surajmal Vihar |
| 4. LSC Rishabh Vihar         | 5. CSCs Bk.A,C&D, Anand Vihar | 6. CSC Sreshtha Vihar        |
| 7. CSC Pushpanjali           | 8. CSC Jagriti Enclave        | 9. CSC Dayanand Vihar        |
| 10. CSCs I & II Yojna Vihar. | 11. CSC AGCR Enclave          | 12. CSC Madhuban             |

Although it is more than a year since these markets were taken over by the MCD, maintenance of these areas is still lacking as no staff is deputed to look after these markets. I shall be grateful if you kindly issue suitable instructions for the maintenance of these market by the CSE Department.

With best wishes,

Yours sincerely,

  
(S.R. SANGAR)  
Secretary General

Shri N.K. Sharma,  
Deputy Commissioner  
MCD (Shahadara South)

Copy to: Shri Rakesh Mehta, Commissioner MCD  
Additional Commissioner (Eng) MCD  
Shri S.S. Yadav, Special Secretary to CM  
Shri V.K. Jha Deputy Commissioner (East)  
Shri Subhash Arya, Superintending Engineer DJB  
Shri D.C. Jain SE Circle III DDA  
Shri Brij Mohan, Sanitary Superintendent CSE, MCD  
All members of the Federation  
Press





Office of the Chief Minister  
Bhagidari Cell, Government of NCT of Delhi  
Room No.315, 3rd Floor, Delhi Sectt., I.P. Estate, New Delhi  
Ph.23392174 Fax No.23392013

No.CMO/JSB/RWA-East/2011/Pt.File/ 8131

Dated: 18/11/2011

**Subject: Regarding water and sewerage connections in the Local Shopping Centers and Community Shopping Centers.**

Sir,

Kindly refer to your letter dated 08/06/2011 on the subject cited above. In this regard please find enclosed herewith a copy of action taken report vide their letter No.DJB/F-CM/PGC/CE(East)/2011/2429 dated 09/11/2011 received from EO to CE(East), Delhi Jal Board, Office of the Chief Engineer(East), Varunalya, Phase-II, Karol Bagh, New Delhi, for your information please.

Yours faithfully,

(Muzaffar Imtiaz)  
Superintendent (Bhagidari)

End: As above.

✓  
Shri S.R.Sangar,  
Secretary General,  
Federation of Indraprastha Extn.-II Housing Societies,  
71, Kiran Vihar Delhi-110092

DELHI JAL BOARD  
OFFICE OF THE CHIEF ENGINEER (EAST)  
VARUNALYA PHASE-II: KAROL BAGH: NEW DELHI

No. DJB/ F- CM/ PGC/ CE (East)/ 2011/ 2429

Dated: 09.11.2011

Subject: - Regarding water and sewerage connections in the Local Shopping Centers and Community Shopping Centers.

Ref: -  
1. No. CMO/ OSB/ RWA-East/ 2011/ 4216-19 dated 08.07.2011  
2. F. No 01/ 124/ 11-AC (W)/ 894 dated 18.07.2011  
3. Central Market Welfare Association's Ref. No. 06/ CMWA/ 2011 dated 09.04.2011

In reference to above, it is stated that the water supply & sewerage network of local shopping centers and community shopping centers of the following areas are not yet handed over to Delhi Jal Board by DDA. So DDA can take any further action. Copy of reply of concerned Executive Engineer is enclosed for appraisal please.

- |                             |                  |
|-----------------------------|------------------|
| 1. Surajmal Vihar 'A' Block | 2. Rishabh Vihar |
| 3. Savita Vihar             | 4. Saini Enclave |
| 5. Karkardooma              | 6. New Rajdhani  |

Encl: As above

sd/-  
EO to CE (East)

1. Central Market Association,  
G.3, Plot No. 7, Pankaj Plaza,  
A-Block, (L.S.C.), Surajmal Vihar,  
Delhi-110092
2. Federation of Indraprastha  
Extn.-II Housing Societies,  
71, Kiran Vihar, Delhi-110092

Copy for kind information to: -

1. CE (East)
2. Deputy Secy. (Bhagidari)  
Level 3<sup>rd</sup>, R. No. 315,  
Delhi Secretariat, I. P. Estate,  
New Delhi.
3. AC (W)
4. EO to CE (East)
5. O/copy to OS

EO to CE (East)





OFFICE OF THE CHIEF MINISTER

**BHAGIDARI CELL, GOVERNMENT OF NCT OF DELHI**

3<sup>rd</sup> L\*EVEL, R.NO. 315, DELHI SECTT., I.P. ESTATE, NEW DELHI

Ph. 23392174/23392013: T.Fax No. 23392013

No. CMO/OSB/RWA-East/2011/4216-19

Dated: 08/7/2011

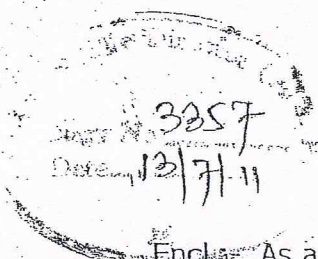
**Sub : Regarding water and sewerage connections in the Local Shopping Centers and Community Shopping Centers in their area.**

Sir,

Please find enclosed a letter dated 8.6.2011 received from Shri S.R.Sangar, Secretary General, Federation of Indraprastha Extn.-II Housing Societies, Delhi regarding unhygienic conditions and unauthorized water and sewerage system causing revenue loss to Delhi Jal Board in the Local Shoping Centres of the following areas :

- |                             |                  |
|-----------------------------|------------------|
| 1. Surajmal Vihar 'A' Block | 2. Rishabh Vihar |
| 3. Savita Vihar             | 4. Saini Enclave |
| 5. Karkardooma              | 6. New Rajdhani  |

It is requested that the matter raised by Shri Sangar may be looked into on PRIORITY and concerned section may kindly be directed to send an action taken/status report for kind perusal of Hon'ble Chief Minister.



Asstt. Commissioner (W)
Delhi Jal Board
Diary No. 1735
Date 14/07/11

(MANOJ JAIN)  
Deputy Secretary (Bhagidari)

Encl: As above.

1. The Member (Admn.) Chief Nodal Officer (Bhagidari), Delhi Jal Board, GNCT of Delhi, Varunanallaya, Jhandewalan, New Delhi for necessary action.
2. The Chief Engineer (HQ), Chief Nodal Officer (Bhagidari), Delhi Development Authority, INA, Vikas Sadan, New Delhi for necessary action.
3. The Chief Engineer (Bldg./Plg), Chief Nodal Officer (Bhagidari), Municipal Corporation of Delhi, Planning Department, 10<sup>th</sup> Level, Civic Centre, Minto Road New Delhi for necessary action.

Copy to Shri S.R.Sangar, Secretary General, Federation of Indraprastha Extn.-II Housing Societies, 71, Kiran Vihar, Delhi-110092 for information.

En. Angmi

18.7.11

**DELHI JAL BOARD; GOVERNMENT OF N.C.T. OF DELHI**  
**OFFICE OF THE EXECUTIVE ENGINEER (EAST) II**  
**E BLOCK PARK: OHT PREET VIHAR: DELHI-110092**

No. DJB/ F.5/EE (EAST)-II/2011/ 4155

DATED 01/11/11

**SUBJECT: - Regarding water and sewerage connections in the Local Shopping Centers and Community Shopping Centers.**

Chief Engg. (East)  
Diary No. 6448  
Date 04.11.11

Ref:- No. DJB/F-CM.PGC/CE (East)/2011/ 2035 dated 19.09.11 & 2227 dated 17.10.11  
S. E. (East) office diary No. - 737/VIP dated 20/09/11


In reference to above letter, it is stated that the water supply & sewerage network of Local Shopping Centers and Community Shopping Centers are not yet handed over to Delhi Jal Board by DDA, as such Action is to be taken by DDA.

**S. E. (East)**

Sd/-  
EX. ENGINEER (EAST) II

Copy to:-

1. E. O. to CE (East)

  
EX. ENGINEER (EAST) II

*No attach reference @*

