

शुलशन भाटिया

निगम पार्षद

वार्ड सं. 96, न्यू रणजीत नगर, करोल बाग क्षेत्र
उपाध्यक्ष :

- विशेष (खेलकूद प्रोत्साहन एवं सम्बद्ध मामले) समिति सदस्य :
 - विशेष (विधि एवं सामान्य प्रयोजन) समिति
 - तदर्थ (गलियों आदि का नामकरण एवं पुनःनामकरण) समिति
 - तदर्थ (समुदाय सेवा) समिति
- दिल्ली नगर निगम

क्रमांक :



OFFICE OF UDM

Dy. No. 4007

Date 18/11/11

निवास : 10/17, ईस्ट पटेल नगर
नई दिल्ली-110008

may pl. k
Secretary
17/11
PS to UDM

Dt. 14.11.2011.

Honble Sh. Kamal Nath Ji
Minister for Urban Development,
Government of India
Master Plan Section
Nirman Bhawan , New Delhi

Suggestion for reviewing of MPD 2021./review of Tech. Committee decision item No 50/10 DT 12.11.10

Sub: Development control norms for notified LSCs. 4.4.3 new para to be added

To allow same FAR as granted in MPD 2021 for both residential/ com.residential plots in UTD .

Dear Sir,

It is humbly brought to your notice that the Tech. Committee of DDA in their 8th meeting held on 12.11.10 vide item No. 50/10 has taken a decision without going into its detailed pros and cons. and ignoring the suggestions of Municipal Corporation of Delhi .

By this decision large scale of properties will face demolitions even to the period of 50 years old built structures without permission in mostly all shopping centers of Delhi including 80 such centers which came into existence prior to 1962 and these additions carried on residential flats pertain to the period when these LSCs were under L&DO i.e. under Ministry of Urban Development and the land owning agency i.e. MOUD never objected nor initiated cases for cancellation of lease deeds in case of utter violations. In 2006-7 all these local shopping centers were transferred to Municipal Corporation of Delhi by the L&DO under decision of Cabinet as is where basis .

you will find that in that decision the tech. Committee has reversed the Dev. Control norms and has divided Delhi into 2 type of land one residential plots and the other com. residential plots and the permissible FAR in both differs. There is likely to be two parameters for Delhi one will get development code and norms for residential plots on the basis of MPD 2021 whereas the local shopping markets throughout in Delhi will continue to get standard plans FAR which is far below to the new protection given in MPD 2021. as per decision of Tech. Committee of DDA. If it is implemented its effect

will fall adversely on pre 1962 developed LSCs, which were allotted against their claims to the refugees, migrated from Pakistan at the time of partition.

After examining such type of social and financial ground realities and to accommodate and facilitate the general public it is our joint duty to protect them from demolition all these regularisable constructions which is possible if it is to be implemented prospectively. 7.2.2007.

The reason for not-allowing the additional FAR permissible under MPD 2007 according to Tech. Committee observation is merely Parking congestion and traffic violation which is no valid reason and can be sorted out by joints efforts of local bodies. The implementation of standard plans is very old concept pertaining to the period from 1962 and 1990. When new FAR policy has been announced by the Govt.in MPD 2021 that should be applicable for all com. residential plots throughout Delhi.

Some of the immediate unaccountable losses and problems will adversely affect where due to violations in properties these cannot be made free hold nor will be sold out due to recent ban of POA instrument. The purchase of alternate flats at this stage will be beyond capacity due to high-rise cost index. . On the other hand the local bodies will face a major loss of finances, which is to be recovered due to its conversion as well as regularization and parking fees etc.

All major decisions in which the interest of large number of community involved are taken prospectively after having completed all the formalities. The local bodies recommendations, corporators and the public opinion are the priority in democracy.

In view of the details facts given above, the decision of the Tech. Committee of DDA needs to be reviewed and revoked. The protection of regularization of unauthorized constructions under MPD 2021 should be made applicable to all types of land either residential or com. residential, which have come up upto 22.09.06 and are regularisable as per norms of MPD 2021 in the interest of public.

With regards,

Yours faithfully,


(GULSHAN BHATIA) 14/11/11