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Ref No.: D/2011/1625
Date: 25/11/2011

To,

Shri Kamal Nath Ji
Hon'ble Union Minister for Urban Development,
Nirman Bhawan,
New Delhi.

Secretary UDM

OFFICE OF UDM
Dy. No. 4256
Date 30.11.11

SUBJECT :- Notification of— New Delhi, the 17th January 2011 relating to The Building Regulations for Special Areas and Village Abadis, 2010

Dear Sir,

Urban Planners including Government organizations have been making statements in the print media that the Master Plan 2021 has been prepared without taking into consideration the ground realities. Hon'ble Urban Development Minister has also expressed his view in the press that critical steps and processes have been ignored and Master Plan was allowed to languish for years and the plan has ignored realities on the ground. He has further stated that Master Plan of Delhi 2011 has a inbuilt provision to review the Master Plan after every 5 years and the first review is under process and shall consider ground realities to avoid sealing and demolition of the properties, particularly in special areas/urban villages which are in existence since decades.

In the Master Plan 2021, under the Heading "Special Area and Villages" it is mentioned that these areas are fast changing their residential character to non-residential use, but still have a residential component. The non-residential uses of varying degrees have developed with time depending on their location related with accessibility and the established trade. The underlined principle of development of such areas has been indicated to prepare special area redevelopment scheme so as to bring about insitu improvements which help in improving Architectural character of the area, i.e, design and layout, as well as revitalizing trade and commerce in the area.

Delhi Office :

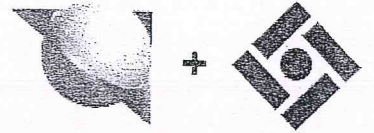
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As far as industrial and commercial uses in such areas is concerned, it has suggested strategies so as to take corrective measures with regard to industries in non-conforming industrial area in terms of environmental and other norms as may be prescribed. We have been reading in News Papers that the planning Authorities is proposing to relocate the industries which are not conforming to the permissible land use. It is brought out that in urban villages and in Abadi areas which are dating back to the undivided India period there are some industries which may not conform to the new master plan guidelines but serve as a service industry. Such service industries including that of pollution free Automobile Service Station's which also qualifies as a service industry, not only provides the needed service to the people living in its command area but is also providing employment to large number of people living in the village Abadi and in the adjoining area. Keeping in view the observation made by the planners including that of the Hon'ble Ministers of Urban Development it may be worth examining that such industries in the village/Abadi areas are given such corrective measures so as to bring these inconformity with the applicable norms. Such steps will avoid additional land requirement, will also not deprive the employment opportunities available to the villagers.

It may be worth mentioning here that in Europe and South East Asia such service industries are located with in the close proximity of the residential area so as to meet with the local requirement of the people. However there is no such facility in the proximity of such residential developments in the Master Plan of Delhi. While preparing the local areas plan, the suggestion as made above should be favorably considered and incorporated.

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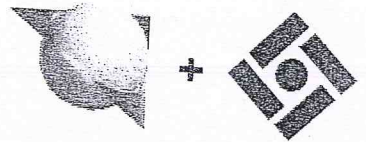
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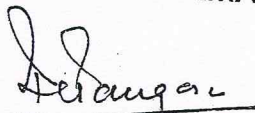


It is suggested that till such time suitable amendments are made in the policies the notification of 17th January 2011, indicating building norms applicable to special areas/villages is kept in abeyance. If further clarification is needed, we may be afforded an opportunity to explain in person.

Thanking You

Yours faithfully

For **POTENTIAL SEMAC CONSULTANTS PVT. LTD.**


[RAMESH PANGASA]
Managing Director

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