



**Subhash Arya**  
Leader of House

OFFICE OF UDM  
Dy. No. 4680  
Date 28/12/11

No. 281/LOH/2011

Dated 21/12/11

To

Shri Kamalnath  
Minister for Urban Development  
Govt. of India  
New Delhi

*M.P.D 2021 Renew matter.*

*[Signature]*  
28/12

PS to UDM

Sir,

As you are aware that the Delhi which is thousands of years old settlement, was designated as National Capital in the year 1911. The population of Delhi has gone up substantially since independence and is exponentially increasing with the passage of time. One of the main reasons for the same is that the people, in search of bread and butter, have migrated from other states of the country to Delhi. This has created demand for Housing in the City. The demand so generated could not be matched with the supply made either by the government agencies like DDA etc. or by the Pvt. Sector. The Government is responsible for this shortfall in required Housing units in the City as it failed both on Planning and execution fronts. The emerging situation compelled the general public, therefore, not only to start small business activities within their housing premises thus commercialising the residential units but also compelled them for construction of additional floors in their own housing units, both activities in an unplanned way. In some cases, when people are unable to find space for additional construction within their own housing units then they have moved out of the Laldora area in the villages, the movement becoming the cause of the many unauthorised colonies that have come into existence. Putting a number, there are about 567 unauthorised regularised colonies, 135 villages getting converted into colonies; 1700 unauthorised colonies. Unfortunately the government failed to see that the necessary matching infrastructure for this burgeoning growth of buildings too was required simultaneously. And the same was not done causing miseries to the general public.

Over the period, the residents living in unauthorised regularised colonies/urbanised villages, unauthorised colonies and regularised plotted colonies not only resorted to 100% coverage but also constructed extra floors to meet their growing needs. The Master Plan 2021 and its various provisions allowed FAR upto 350 and

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limited the height upto 15 mtr.. However 100% coverage was allowed only upto the plot area 175 sq. Mtrs. Exclusion of bigger plots has caused persistent threat of demolition to these units. Some permanent solutions to this issue needs to be found out. In this context it is suggested that the buildings which are having extra floor on plot area of 175 mtr or more and upto 15 mtr. height should be allowed FAR of 400 with provisions of compounding. This will not only give relief to the people but shall also be a source of revenue.

I would also like to point out that in the industrial areas, construction has been allowed by MPD 2021 on the subdivided plots. However, the same relief has not been given in the residential area which appears to be injustice. The Corporation has passed a Resolution for increasing the FAR in special area/urbanized villages/unauthorised regularized colonies, unauthorised colonies and approved plotted colonies several times and sent the recommendations to the Government of India. I personally have taken delegations 26 times to the Urban Development Minister, Govt. of India and requested him that all such constructions should be brought under the General Amnesty Scheme by imposing penalties, if any.

Further, there is an issue related to the buildings wherein the owners have erected sunsheds to get themselves protected from the rain. Earlier 3 ft. *chajja* was allowed for protection from rain but the same is not allowed as per the new guidelines. This means the *chajjas* which have been constructed earlier also come under the threat of any proposed demolition action. You will appreciate that these demolitions will create resentment among the general public in the whole of Delhi. When such relaxation does exist as per the earlier norms then in accordance with the earlier relaxation sunsheds upto 3ft. upto a height of 10 ft. should be allowed to be constructed. This will give relief to the public.

Lastly, the plots up to 1000 sq. mtr. in industrial area are allowed only 30% ground coverage whereas earlier it was 50%. The owners of car showrooms face problems due to less free area available at ground floor. Therefore, ground floor coverage should be allowed upto 50% on such industrial plots as earlier. Secondly, such



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plots are allowed the construction up to 8 floors whereas the car showroom owners do not require 8 floors. Therefore, in the industrial plots with the area of 1000 mtr. ground coverage should be upto 50% with the existing FAR.

Under the circumstances I request you to kindly bring about the following changes in MPD 2021 so that the general public can get relief: -

- d) In special areas/urbanized villages/unauthorised regularized colonies/unauthorized colonies/regularized plotted colonies, the plots with 175 mtr or more having construction done upto 2007 or sub-divided prior to year 2007 should be allowed FAR of 400 with a height of 15 mr. This will not only give relief from the inspector raj but also become source of income for Corporation.
- e) On 1000 mtr. Industrial Plots the ground coverage allowed upto 50% with the existing FAR.
- f) 3 ft. sun-shed with a height of 10 ft. should be allowed as provided earlier.

Thanking you,

Yours faithfully,

  
(Subhash Arya)