



# NEW RAJINDER NAGAR ASSOCIATION (Regd.)

B-60, NEW RAJINDER NAGAR, NEW DELHI-110060

Phone : 2874 3460, 2874 2973

## President

Shri Ajay Suri  
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## Working President

Shri Bharat Mitra  
Ph. : 2874 4805  
(M) : 98990 11501

## Secretary General

Shri Deepak Baweja  
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Shri Dinesh Malik  
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## Treasurer

Shri S.N. Vasudeva  
Ph. : 2874 1087

## Vice Presidents

Shri N. N. Tuli  
Ph. : 2874 4816

Shri C.K. Chadha  
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Shri R. P. Arora  
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Shri Baldeep Singh  
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## Cultural Organising Secy.

Shri H. K. Mehta  
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## OFFICE OF UDM

Dy. No. 4621

Date 21.12.11

Ajay Suri  
President

New Rajinder Nagar Association (Regd)  
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New Delhi - 110060  
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PS to UDM  
Secy

NRA.12M-004

Dated New Delhi 14.12.2011

## Shri Kamal Nath

Hon'ble Minister of Urban Development  
Government of India  
Nirman Bhawan  
Maulana Azad Road  
New Delhi - 110011

**Sub: Determination of Parameters of Unauthorised Construction Area in Properties at Delhi to be levied under Penal Clause.**

Respected Sir,

It was in Master Plan of Delhi - 1962 that Residential Plots under Plotted Housing were categorized with proposed covered area of the size of the plot varying from 50 sq mtrs to 1000 sq mtrs, etc which were found inadequate over a period of time due to the rapid growth in population of Delhi since independence, a fact realized by late Shri Rajiv Gandhi, the then Hon'ble Prime Minister of India, who emphatically directed planners to revise building bye-laws to permit vertical construction on the existing properties, so as to cater the paramount need of property owners. However, it was not seriously taken up by the authorities concerned at that point of time.

As a consequence, property owners started the remodeling of their properties in an unauthorized manner to meet their immediate need of extra accommodation, followed by builders, who exploited this situation to the hilt, of course with the connivance of MCD officials, Police & Politicians of the area. Meanwhile government floated an amnesty scheme to regularize the unauthorized construction and imposed penalty charges to be recovered from the concerned property owners.

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Associated Residents Welfare Association :

S- BLOCK WELFARE ASSOCIATION (Regd.), Double Storey, New Rajinder Nagar, New Delhi - 110 060

Phone : 2874 3283



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The moot point now arises is to fix up the parameters for applying the penal clause for which the following points may kindly be considered favourably:-

1) With the approval of Master Plan Delhi - 2021 though belated the unauthorized area constructed within the provision made in MPD-2021 may be charged at normal rates which concurs the genuine need of the property owners.

2) The unauthorized area constructed beyond it but within the parameters of amnesty scheme floated by government may be charged at penal rate of Rs 450/- per sq mtr as suggested by Malhotra Committee and Property Owners have, to this effect, deposited crores with MCD under Escrow Head of Account during NDA regime. Whereas the rates as notified by MCD in public notice published in Hindustan Times dated 3<sup>rd</sup> October, 2007 (copy enclosed) are too exorbitant to be borne by middle/lower middle class people that constitute a majority of population residing in colonies in categories C to G areas who are already burdened with high cost of living occasioned by steep rise in prices and are finding it difficult to meet their both ends.

3) 80% of properties built by Ministry of Rehabilitation in rehabilitation colonies are on plots measuring 125 sq yds equivalents to 104.50 sq mtrs whereas the MPD 2021 provides amnesty upto 100 sq mtrs, an anomaly created by metrication. We, therefore, request that a revision of 5% be allowed on houses upto 100 sq mtrs instead of 2% on pro-rate basis as provided in the MPD 2021 to cover such houses.

4) The Ministry of Urban Development vide notification No. S.O. 2034(E) Dt. 12.8.08 has also permitted projections/chajjas/covered chajjas built up portion constructed before 7.2.2007 upto 1 mtr on plot size upto 175 sq mtrs, subject to payment of appropriate charges as approved by the Government. We request that these projections should have been allowed upto 1.5 mtrs, which were being originally allowed by the MCD on payment of nominal charges, so that citizens do not have to face the hardship of reconstruction / demolition.

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Sir, you have stated in one of your press interviews, that your ministry is going to review the entire MPD 2021, and remove the hardships of Delhi residents by looking at the practical aspect of the situation in Delhi, you have rekindled our hopes and we are sure under your dynamic leadership the hardship now being faced by Delhi residents specially on account of high regularization penal charges announced by MCD, besides the other stated issues, will have your immediate attention.

For any further clarification on the above subject matter, kindly make it convenient to call us for a personal meeting.

Looking forward to hear from you soon, and thanking you.

With kind regards,

Ajay Suri  
President

Encl: As above

cc: 1) Shri Ajay Makan, Hon'ble Union Minister of State, Ministry of Home Affairs, Government of India, New Delhi

2) Smt. Sheila Dikshit, Hon'ble Chief Minister, Govt of National Capital - Territory of Delhi, New Delhi

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