

**Key Points of the Online Public Consultation for the preparation of MPD 2041
with Residents, RWAs from Urban & Rural Villages in Delhi**

A Public Consultation Meeting for preparation of MPD-2041 with Residents and RWAs from Urban & Rural Villages in Delhi was held on **07.10.2020** in two slots: 11:00am-12:30pm and 2:00pm-3:30pm through digital platform regarding discussion on **‘Issues faced by RWA’s & residents residing in Urban & Rural Villages and suggest possible planning solutions’**. Total **63** RWAs were registered for the same. The public consultation was convened by Dir. (Plg.) UC cell & Zone-J, DDA.

Director (Planning), DDA welcomed the participants and highlighted the main objective of the consultation. The residents were requested to cooperate in preparation of the MPD-2041 and all the representatives on the behalf of their RWAs were also requested to apprise issues faced by them as well as suggestions for MPD-2041. Following are the issues/suggestions of various Residents and RWAs from Urban & Rural Villages:-

SLOT-I-(11:00am-12:30pm)

- **Sh. Rajiv Tondon** from **Jaunapur Village** apprised that the main concern is related to the illegal construction that has been happening since last 15 years as sanctioning of plans has been stopped. It was informed that around 1000-2000 houses of sizes varying from 500-1500 gaj have been illegally constructed in the green belt, the regularisation of the same should be done at the earliest. The master plan for Delhi should come up with a regularisation policy which would also generate revenue for the authority/government. It was also informed that village under reference comes under the LDRA policy but still the policy has not been implemented. He suggested that LDRA/LIDA Policy should come up with provision of maximum FAR keeping in view the growing population. He suggested that 60% FAR could be given to plots of 1000 sq. yards and 50% FAR could be given to bigger plots (more than 1000 sqm) with mandatory green open space. It was stated that some plots on dead end roads with 5 to 10 acre size have been colonised hence policy interventions are required to regularise the same.
- **Sh. Mahender Khari** from **Sultanpur Village** pointed out that most of the roads as wide as 40 to 50 feet have been encroached and only 15 to 20 feet effective carriageway is available which is a big hindrance for the movement of fire tender and ambulance. Such encroachment on the roads need to be removed immediately. It was informed that many roads have not been shown in ‘shajra’ maps (revenue records) posing problem in getting plans sanctioned by the concerned authority/agency, hence all roads need to be shown in ‘Shajra’ maps. No Comprehensive scheme for the development of village has been prepared by urban local body. Public and semi-public, social infrastructure facilities such as hospitals, community centre and local shopping centres etc. are not in the village. Approximately 100 to 125 bigha vacant land (owned by NBCC) exists in the area which can be used to provide the said facilities as no gram sabha land is available in the village.
- **Sh. Sitaram Aggarwal** from **Vasant Kunj C-1** suggested that MPD-2041 must resolve the issues of water scarcity and storm water management. He also suggested providing water retention ponds for ground water recharge and use of water percolation material for footpath/ pavement area. All the storm water collection points should be converted to desilting chambers and further connected to rainwater harvesting pits. It was informed

that the water table in Vasant Kunj colony has been depleting from 100 feet to 300 feet and suggested that MPD-2041 must address the issue of depletion of ground water level and provision for percolation surfaces and greenery must be included under environment section of MPD-2041.

- **Sh. Pawan Dalmia** from **Rohini Prashant Vihar F Block Welfare Association** suggested RWA to be treated as the biggest stakeholder and to be consulted in future by the authority while changing land use of any land parcel in its area. It was suggested that there is a DDA vacant land in the area which can be utilized for the park or car parking. He also suggested that commercial shops and industrial plots which have been provided on lease can be made freehold and commercial/ mixed use activities should only be allowed on roads having ROW of 18m or above.
- **Sh. Pawan Bhardwaj** from **RWA Surya Kunj, Bahadurgarh Road, Najafgarh** was concerned about the internal road having 35 ft. width on ground which connects Surya Kunj to Saraswati Kunj while its ROW is 45 m. in notified ZDP due to which they are unable to register under PM-UDAY scheme and suggested to modify ZDP on priority. Also, he mentioned that some part of the colony (Surya kunj) has not been shown in the map (ZDP), which needs to be included. DDA suggested to the participants that individuals with issues pertaining to PM-UDAY can submit their representation/contact to PM-UDAY Cell, DDA as the cell is dedicated to resolve/clarify the PM-UDAY related matter.
- **Sh. Dushyant Kumar** from **Nager Market Harsh Vihar, Hari Nager Extn Part 3 Welfare society** discussed that there are hospitals, schools, water supply and sewerage facilities which need to be addressed in MPD-2041. He informed that the said colony falls under Zone-O due to which they are unable to register for PM-UDAY scheme and suggested to incorporate the said colony under PM-UDAY scheme on priority to ensure development of these areas. DDA suggested that the said issue pertains to PM-UDAY and hence can submit the representation/contact to PM-UDAY Cell, DDA as the cell is dedicated to resolve/clarify the PM-UDAY related matter.
- **Sh. Jasbir Singh** from **Akbarpur majra P-II Zone** suggested that only 6 sectors have potential to be qualified for land pooling policy in future. Apart from these there is no vacant land in Zone-P-II, therefore DDA needs to focus only on those sectors of Zone P-II where land is available for pooling, however the Sector Delineation plan for Zone P-II has shown 18 sectors for land pooling. He also suggested delisting approximately 30 villages from Land Polling Policy which do not have land available for pooling or where settlement has been developed.
- **Sh. Ranjeet Singh** from **Sultanpur Resident Welfare Association** informed that there are many roads having commercial establishment as old as 25 years, non-hazardous and fulfilling the criteria for commercial streets, which need to be re-surveyed and should be declared as commercial/mix use streets. Further, he suggested that fresh surveys should be taken up either by Revenue department or DDA or ULB so that residents can get ownership rights of their property and layout plans of such properties can be sanctioned from the authority. It was also suggested that DDA should come up with some policy intervention in MPD-2041 to allow subdivision of plots in LDRA villages.

- **Sh. Rohit Bhardwaj** from **DUA, Hargovind Enclave, Rajpur Khurd** emphasised on the need for fresh existing land use surveys to be done to capture the ground realities and develop policies & strategies accordingly. The issues highlighted were extremely poor situation of village in terms of physical and social infrastructure developments. He pointed out that there is absence of facilities like parks, senior citizen homes and proper roads etc. He suggested that MPD-2041 should come up with policies and provisions for village development, road widening and infrastructural & social facilities for local community.
- **Sh. Shyam Sunder Dewangan** from **United Senior Citizen Welfare Association, Hargobind Enclave, Rajpur Khurd** suggested that the vacant lands of DDA lying neglected and encroached, need attention. It was suggested that the same can be utilised for community facilities like community centre and parks etc.
- **Sh. Ram Awadh Singh** from **RWA Hargobind Enclave, Rajpur Khurd** suggested that the colony has 20-25 acres of vacant land of DDA which can be utilised for providing community centre, senior citizen club and shopping complex in MPD-2041. Another issue raised by him was related to unauthorised colony, wherein it was informed that some portion of the colony having houses constructed over it was not included in the PM-UDAY scheme and suggested for ground survey. DDA suggested him that said issues pertains to PM-UDAY and he can submit his representation/contact to PM-UDAY Cell, DDA as the cell is dedicated to resolve/clarify the PM-UDAY related matter.
- **Sh. Jitendar Yadav** from **RWA Jhul jhuli** suggested that Gram sabha land should be reserved for use of village facilities only and the same need to be incorporated under comprehensive scheme for village development plans as well for MPD-2041. It was observed that the population of villages (Lal Dora areas) has increased tremendously (around 30-35 times) so all the future proposals under MPD-2041 for green belt, public infrastructure and other facilities should be planned keeping in mind the population growth in addition to the future projected population. He suggested that the aspect of external development charges (EDC component) mentioned in land pooling policy needs to be revisited so that policy would be implemented on the ground and the policy as a whole needs to be more inclusive and beneficial for even smaller entities, pooling farmers etc. He also suggested that like PM-UDAY Cell for ownership right of unauthorised colonies, DDA should facilitate dedicated cell for regularisation of plots in Lal Dora villages so that the residents can also get ownership rights of their lands in village.
- **Sh. Ranjan Kumar** from **RWA Bhagya Vihar, Ranikhera** informed that the colony has a population of 50,000 without social infrastructure facilities. It was informed that the colony has plenty of scattered DDA vacant land parcels neither maintained nor developed and are being used as garbage dumping grounds. He suggested that these vacant land parcels can be used to provide basic amenities like hospitals, community centres, schools and parks etc. It was also informed that the drainage & sewerage system is inadequate due to which water gets accumulated from the nearby colonies in vacant plots. He suggested that MPD-2041 should address all the above mentioned issues and key suggestions.

- **Sh. Ajal Sharma** from **Sawan park, Ashok Vihar phase-III** suggested to discontinue the commercial activities going on in residential colonies of block-A, B & C of Ashok Vihar and allow subdivision of plots in approved colonies.
- **Sh. Madan Negi** from **Aya Nagar** highlighted the issue of inadequate social amenities and physical infrastructure in the village. It was informed that there are no adequate provisions for sewerage, drinking water supply. Apart from a primary and a senior secondary school, no other facilities like parks, playgrounds, open gym, library and dispensaries exist in the area which needs to be addressed in MPD-2041.
- **Sh. B. P. Srivastava, Sh. Padamalava Nayak and Sh. Somveer Singh** on behalf of **Resident Welfare Association of Saraswati Kunj Colony-** The major concern highlighted by the residents was about the existing road of 35 ft., passing between the colonies of Saraswati kunj and Surya Kunj. It was informed that as per ZDP of Zone-L, the proposed road is 45m wide while the width of the road on ground is 35 ft only. Hence it was suggested that the road should not to be as wide as proposed in ZDP which is sufficient to cater to the needs of the residents. It was suggested that a fresh survey needs to be done on the basis of ground reality and let them allow registering under PM-UDAY scheme to avail the benefit of property ownership right. DDA suggested that said issues pertain to PM-UDAY scheme and the individuals can submit their representation/contact to PM-UDAY Cell, DDA as the cell is dedicated to resolve/clarify the PM-UDAY related matter.

SLOT-II(2:00pm-3:30pm)

- **Sh. Deepak Tyagi** on behalf of **Budhela Village** informed that the village has few historical properties including 3 to 4 havelis having historical narrative and a 'Johar'(pond) which is spread over one acre of land. He suggested that villagers having property falling under Lal Dora must get ownership rights. He added that the village should be historically recognised based on its character and its cultural conservation as there are a lot of potential structures in the village. Some of the issues highlighted by the resident were ground water depletion (from 60 feet to 180 feet) and inadequate parking which needs to be addressed. Apart from this, the local traffic congestion constricts fire tender movement and delays their access to the affected area. It was suggested that provisions for village development plan should be incorporated in the upcoming MPD-2041. He also suggested reviving of 'johar' which can be used for rain water harvesting.
- **Sh. B. R. Jindal** from **B-1 Chhattarpur ext. Main Road, Mehrauli Chhattarpur** informed that the road from SSN marg to Bhati mines (chhattarpur main road) should be notified under commercial use/mix use category of MPD as entire stretch of road is fully commercialised. A fresh survey of the area should be carried out by DDA as a lot of new commercial units have come up in the recent years and notified accordingly.
- **Sh. Raunak Jain** from **Chhattarpur** and **Sh. Moti Ram** from **Chhattarpur Mini Farm Residential Colony**, apprised that the marble godowns in the area have been sealed since Dec 2017, and the amendment in MPD 2021, under clause 6.4 on 'norms for redevelopment of godown clusters existing in nonconforming areas' has failed to benefit the owners. It was requested to remove the need of NOC obtained from traffic department. Also, external development charges (EDC) leviable for godowns should be

decreased in the area and should be same for entire Delhi. It was suggested that the roads more than 60ft wide, having commercial or mixed use should be surveyed and declared as commercial/mix use Street.

- **Sh. Parmannad Malani** from **Chhatarpur Mini Farm Residential Colony** also mentioned about the godowns on SSN marg and Bhati mines roads that have been sealed since last 3 years and the amendment in MPD 2021, with godowns policy has failed to benefit the owners due to 'existing' word in the policy. It was suggested that the roads having commercial or mixed use should be surveyed and declared as commercial/mix use Street.
- **Sh. Diwan Singh** on behalf of **Gram Sabha Mundka** informed that the area including adjacent colonies has a population of around 8 lakh which is very congested and do not have a single open/green space in and nearby areas. Also, there is no adequate space for parking which further leads to congestion on streets. He suggested to provide green/open spaces as per norms. He also informed about the residential area which is being regularised for industrial use (Mundka Rani Khera industrial complex). It was also suggested that provision for ground water management should be incorporated in upcoming MPD-41 and Green Buffer Zones on gram sabha land ought to be made mandatory.
- **Sh. Jamna Prasad**, from **Village Asola**, expressed his concern regarding godowns which have been sealed since December 2017 and haven't been open yet. He added that the village road should be declared as Commercial Street.
- **Sh. Aman Panwar**, from **Shahpur Jat Village Society**, highlighted the importance of villages which hold back the history of Delhi and had sacrificed for the City. A lot of important buildings/ landmarks are situated in these villages. However the villages have not got much in return. He suggested that of streets?? and others activities like boutique etc. should be notified under mixed use and incorporated in the upcoming MPD-2041. Parking is also a huge issue in the area because of street being narrow, creating more chaos in the village, hence suggested to develop vacant land/plot as parking area. He also suggested that a dedicated cell especially for villages should be established to resolve their issue & development and redevelopment policy should be framed keeping in mind the villager's interest. He also added that the villages should also be allowed for the vertical growth.
- **Sh. Bhupendr Bazad**, on behalf of Delhi **Dehat vikas Munch farmers/landowners of Delhi**, informed that 40 to 50 feet ROW roads have been encroached and only 10 to 12 feet effective carriage way is available on most of the road in villages which has led to slum like situation in the area with very narrow lanes. Also, since map of village is not available with DDA or revenue department, mapping exercise should be done by professionals instead of patwari. He also suggested providing facilities for the village within a distance of 100m. He further suggested that Gram Sabha Land should be kept reserved for public utility, PSP and other facilities for village only.
- **Sh. Sandeep Dhawan** from **Ghitorni** talked about LDRA in which Farm Houses/ Low Density Residential Plots having minimum area one acre are allowed in Delhi and it was

suggested that plot area less than one acre should also be allowed under LDRA as land holding size is decreasing day by day.

- **Sh. Sager Ali**, from **Satbari (South Delhi)** informed that there are wide roads and ample space for parking in the area, but no social infrastructure facilities like school and hospitals. Also, multiplicity of organisations creates confusion among people, so there should be a single cell formed by DDA especially for the urban villages.
- **Sh. Amit Aggarwal** felt that there is a manipulation in the master plan related to mixed use as only the commercial units on main roads are sealed while units inside the villages are still running. He added that it seems Lal dora is given a different status in this regard and this disparity should cease to exist.
- **Sh. Ashok Kumar** from **Sultanpur**, raised the issues related to movement of fire tender and parking management, which should be dealt on priority.

DDA & NIUA thanked all the representatives of the different RWA's and associations for their active and sincere participation in the consultation. It was also requested to all the participants to email their feedback and suggestions to email-ID and also register themselves at http://119.226.139.196/mpd2041/layouts/Public_Suggestion_2041/MPDHomeNew.aspx for suggestions/feedback w.r.t MPD-2041.