

Public Consultation for RWAs from Unauthorized Colonies in Delhi

The online public consultation meeting was held on the 02nd of September, 2020 in three batches: 11am-12:30pm, 2pm-3:30pm and 4pm-5:30pm. The objective of the meeting was to understand the issues of the residents of Unauthorized Colonies and suggest planning solutions.

The meeting started from 11 am and was addressed by **Commissioner (LM)**. He welcomed all the members of the meeting and thereafter highlighted the efforts and Policies of the Government to recognize the unauthorized colonies of the city. Following are the major points of interest:

- Unauthorized colonies refer to the areas in the city where the buildings/constructions are not as per the Building Bye laws and the layouts passed by the concerned authority.
- Buildings having registration value of Rs.100 or above, need to be registered with the authority. Unregistered properties can neither be mortgaged nor be used for loans. The scheme of the Government named **Pradhan Mantri Uday Awas Yojna (PM-UDAY)** aims to provide property rights to the owners hence enabling them to liquidate their property as and when they desire.
- The Scheme will also help in redevelopment of the colonies and hence enhance the standard of living of the residents. The registration process started from December, 2020 and 3,00,000 registrations have been done till date, out of which 1,25,000 applications have been surveyed by the GIS team. 26,000 entries have been allotted with reference numbers from GIS department whose applications have been received.
- The entire process of registration was explained by **Commissioner (LM)** in detail which is summarised as follows:-
 1. The residents of the unauthorised colonies need to register themselves on the DDA portal where they have to provide details such as Name, Address, etc.
 2. After the completion of registration process, an online acknowledgement will be provided by the DDA website after which the residents need to contact any one of the three GIS agencies for survey of their property.
 3. The GIS agency will map the location of the property and prepare report at backend after which reference ID will be generated. This reference Id will be provided to residents to further apply for the PM Uday Awas Yojna.
 4. The last step of filling online application requires uploading documents related to the property online for examination by the officials of DDA.
 5. Thereafter payments need to be done by Challan as per the carpet area and circle rates of the area where the property is owned.

Ridges, Forest areas, Yamuna flood plains are the areas which do not come under unauthorized colonies. The concern that the residents are not able to fill up the applications was raised and what DDA can do to increase the number of applications and smoothen the entire process was put before the members for discussion.

The meeting was then taken forward by **Commissioner (Plg.)**. She welcomed all present in the online meeting and encouraged each and every resident of the unauthorised colonies to register themselves for the **PM Uday Awas Yojna**.

- She brought to the notice that DDA has started working on the Master Plan-2041 and the residents of the unauthorized colonies are a very big part of it and hence their issues are one of the major concerns of the upcoming Master Plan.
- Delhi Development Authority always tries to deliver successful pilot projects for the entire nation to follow. The Scheme of PM Uday Awas Yojna is one such project.
- The major objective of this meeting is to spread awareness about the Scheme and increase the number of applications so that all the residents of the Unauthorized colonies are able to benefit from it. Under the Scheme, DDA is trying to regularize a total of 1731 unauthorized colonies.
- The Scheme focuses on enhancing the Standard of living of the residents and providing them with safe, hygienic, secure and beautiful residential areas to the population residing in the unauthorised colonies along with the basic amenities such as water supply, proper drainage and sewerage systems, electricity, ventilation, etc.
- The Scheme will help in providing the areas with not only physical but also social infrastructure such as schools, hospitals, parks and such as per the prescribed norms and regulations for the benefit of all residing in the unauthorized colonies.
- Also, DDA wishes to know the preferences of the residents regarding both the systems of infrastructure development- be it on their own, i.e., RWAs can work independently or the colonies want DDA to provide them with the infrastructure.

Thereafter, the **slot-1 of the meeting** was opened for the residents to share their views and problems with the DDA officials.

The first resident to talk was **Shri Ashok Kumar**, from Kapashera, on behalf of the five colonies of Kapashera namely Block A, B, C, D and Sector-37. Some important general information was sought from him such as the width of internal roads in the colony is 5-6mtrs and the colony is at least 20 years old and population of the colony of 50,000.

Issues – The primary issue of the residents was that the ***boundary wall of these colonies is not defined*** and hence they are not able to register their properties in PM-UDAY scheme. ***Absence of basic infrastructure*** facilities like drinking water, sewerage, etc. is also an issue.

- The second resident to talk was **Shri Rohit Arora**, from Jhilkalonja, on behalf of the Confederation of East Delhi, RWA.

Issues – The ***commercialization of the colony has led to difficulty in traffic*** and transportation within the colony. The area is very old and has ***unhygienic environment*** which needs attention and regularization.

- The third resident to talk was **Shri Machinder Singh**, from Lalkuan, Block B, Badarpur. He informed that the residents of the colony have registered themselves with PM-UDAY scheme and has a population of 2000-2500 with a maximum of 3 to 4 storied structures. They are all ready to pay user charges for services.

Issues – ***Absence of basic infrastructure facilities*** like electricity, drinking water (once in 15 days and dependency on tube well) and poor condition of roads although width is optimum were his main concern.

- The next resident to talk was **Shri Dhuli Chan**, from Yamuna Vihar Sudhaar Samiti. He described the colony has good infrastructure facilities like sewer, electricity, schools, temples and roads with width of around 30' and population of 2000.

Issues – His concern was that in spite of all amenities, the ***UC was not included in the formal list of UCs*** and hence needed clarification on its present status.

Another issue is the presence of ***night shelter on DDA land*** leading to drug addicts causing chaos in residential area and hence sense of insecurity.

Also, ***DDA parks have been occupied by these migrants***.

During Commonwealth games, the left side of the street from Yamuna Bazaar to the crossing was free but now is closed leading to ***traffic jams***.

- The next resident was **Shri R. S. Verma** from Sanjay Colony, Bhati Mines.

Issues- The ***registration process in the colony has not started*** yet and hence, the MCD does not provide any service to the area.

The area ***has severe problem of waterlogging, no drainage facilities*** available and lack of hygiene, especially in the Ramleela ground. The main streets are dark due to lack of traffic lights.

- **Shri Krishna Kumar**, Architect by profession from Saraswati Enclave, Najafgarh was next to talk. He shed light on general issues such as need to focus on spreading awareness amongst people, prioritizing public health and transportation and basic amenities and services. He highlighted the ***need of Parking*** in the area.

- The next member with us was **Secretary, Sainik Enclave, RWA**. He emphasized on the need of a ***single window for payment and development*** of property so that bribes in the sector can be minimized. DDA and MCD can work in sync to ease the construction process for the residents of the colonies.

He suggested that the process of registering on PMUDAY scheme should be clearly demonstrated say via a YouTube video for ease of interpretation.

He raised concern over the various commercial activities going on in residential areas, ***encroachment on land owned by DMRC*** and many ***unutilized unidentified land*** parcels which should be used for public utility.

- **Shri Vinod Kumar**, from Baba Haridas Nagar (Ekta Vihar) was next to talk. He raised ***objection on GIS location*** of the colony on the map vs on ground and suggested that ***commercial and residential activity should be separated***.

- **Shrimati Susheela Gupta, Pocket-5, Sector-25, Rohini**, was the next resident. She drew attention towards the ***vacant Plots in the area*** where no construction have been done even after allotment by DDA, or have been left unattended by the owners. These ***plots are chaotic*** due to dense plantation and home to snakes and reptiles, used as ***USP by developers*** to attract people. Also there is issue of ***waterlogged roads*** in the colony.
- **Shri K S Sachdeva from D Block, Krishna Nagar** raised concerns of his society next. The major issue of the area was ***silting of drains leading to waterlogging*** during rainy season and spill of dirty water from drains. The next challenge was ***converting the colonies into gated society*** which is hindered by the commercialization of the streets of the colony. Hence, ***commercial streets should be properly identified and marked*** distinctively for such use.
- The last resident to talk in Slot-1 was **Shri Rajkumar Singh from Hastasal Vihar, Uttam Nagar**. He pointed out that the ***process after registration is not very coherent*** and requested for Help Desk from DDA. There is ***lack of parking space*** in the colony and also have vacant land from DDA which may be utilized for the same.

The second session of the meeting started from 2 PM. The discussion was initiated by the **Additional Commissioner (MPMR & Projects)** who requested all participants to discuss problems in their localities and share their suggestions regarding redevelopment in UCs.

- The first resident of slot two was **Shri Naveen Joshi, from RWA A Block, South Gamri Extn., Pahadi**. The UC has access road of width 20' and other local roads of 15' width.

The main concern of the resident was that despite having good basic physical infrastructure facilities including sewer lines, the colony is given status of UC. Also, he highlighted the ***absence of social infrastructure*** like parks, schools, Community Centre etc.

Shri Rajeev Kakria, from the same area suggested that ***a pilot project on UC*** should be done by DDA through redevelopment to establish a vision statement for UCs and by following the same model, "slum free Delhi" in 20 years could be achieved. He also pointed out that the ***minimum area for redevelopment should be clear*** and well thought of, else it would again end up in slums.

Shri Virendra Singh, a resident from the same area raised his concern about existing problems which should not be carried forward in 2041. He also ***suggested ROW of roads to be provided while redeveloping UCs.***

- The next resident to talk was **Shri Bhagwan Das, from Vikas Nagar**. The UC has presence of good basic physical infrastructure facilities like gas line, water pipeline, sewer line.

The resident raised the concern about the ***uncovered Najafgarh drain*** which creates nuisance and a matter of ***lack of hygiene/public health*** which needs to be

addressed. **Transformer without enclosure** on main roads is also a major concern. **Absence of social infrastructure** like schools, hospitals, community centres etc. is also an issue.

- The next resident to talk was **Shri Rajendra Kumar, Chatarpur Enclave Extension**. The concern of the resident was that major **population of the colony fall in LIG category UC is included in the affluent colony** group. In some areas, same 2 colonies with same name have been registered under 2 different numbers and for this or re-registration needs to be done. He also requests to simplify the registration process.
- The next resident to talk to was **Shri R.C Rai Jan, From Kalyan Vikas Samiti**. Major issue highlighted by the resident was **lack of access to the basic services** like water, sewer and poor condition of access roads. He **requested to cover 2 Km stretch of drain** passing through the locality. The issue of **encroachment in parks and vacant land under DDA** needs to be taken. He also suggested that the available land under DDA in the area should be utilised for providing community facilities.
- The next resident to talk to was **Shri Manjeet Singh, from B Block, Rangpuri Extension**. The UC has a population of 11000-12000. There is no success in land pooling (near Najafgarh) as builder lobby purchased land while posing as farmers. Also, farmers are unable to contribute towards license fee. The primary issue of the resident was **the lack of access to basic infrastructure facilities** like water, sewer etc. He also suggested that **existing ponds should be utilised for RWH** as currently rain water mixes with the drain water an outfall in the Najafgarh drain.
- The next resident to talk was **Shri Rajbir Singh Bhati, from NeherVihar**. The main issue of the resident was **lack of hygiene and cleanliness** in the area as there is no regular cleaning of drains and waste collection. There is **illegal parking by trucks on main road** which leads to frequent traffic jams. He also informed about the **encroachment by cemetery on vacant land**.
- The next resident to talk to was **Shri D.K. Malik, on behalf of Awashiya Kalyan Samiti**. The major problem highlighted by the resident was **lack of access to drinking water. Absence of social infrastructure** and lack of cleanliness is also an issue. There are issues related to safety and security. He also suggested widening the roads along the barrage to provide width enough for bus to access.
- The next resident to talk was **Shri Jeetram Sharma, from Burari Gaon** where 70% of the land has been surrendered for pooling. The issues highlighted by the resident were **lack of access to drinking water, absence of sewer lines**, no water outlet as the colony built on agricultural land. **Absence of access road** (not as per provision of Master Plan) and width of existing roads is not enough to allow passage of fire tender.

- The next resident was **Shri Basant Goel, General Secretary, Jyotinagar Vyapar Sangh**. The concern of the resident was regarding the road stretch from Shadara to Wazirabad, as **half of the stretch has commercial activity while other half has mixed use**, but not printed in Master Plan.
- The next resident to talk to was **Shri Saurabh Gandhi, on behalf of United Residents of Delhi**. The resident informed about the **illegal power connections in the area**. The absence of proper metering system, sub meters are there for which people have to pay extra. Other issues raised by the resident included **absence of hygiene, garbage spillage, water logging and overflow of drains**. He suggested that DDA should go for redesign of the UCs and make proposal for the same.
- The last participant of Slot-2 of the meeting was **Shri B.B. Tewari**. The resident expressed his concern regarding **vulnerability of UCs to the disasters such as fire, earthquakes etc**. He also pointed out that at least 90% of Zone 'O' is with DDA but still it is unclear.

The **third session of the meeting started from 4 pm** which was addressed by **Director (Plg.) Zone-J & UC**. First of all, he welcomed all the members in the meeting and opened for the views of the residents.

- The first resident of the third slot was **Shri Om Prakash Jatav from Bharat Ratna Baba Saheb Dr. Bhimrao Ambedkar Anusuchit Jati, RWA**. He showed readiness to follow government order regarding the UCs.
The concerns were that lack of information about schemes due to **absence of Help Desk of DDA** in the area. The colony has Social infrastructure but **lacks in physical infrastructure**.
- The second resident was **Shri Neeraj Chopra from Khirki, Malviya Nagar**. He enlisted ten major issues of the unauthorized colonies and have also mailed DDA a copy of the same. The issues were-
Illegal construction, Unauthorized construction of buildings (above 17.5mtrs), rampant commercial activities, major encroachments on roads, encroachment on major roads, no system for maintenance of roads, No conduiting of cables, lack of parking, lack of fire fighting in narrow lanes and streets, lack of overhead water reservoir and water harvesting techniques, no schemes of solar energy use has been utilized, underutilized vacant land.
- The next resident was **Shri Vijay Gupta from Harcharan Bagh, RWA**. The colony has been categorized as Unauthorized Colony because of it being on forest land. He explained that the **colony neither lie in the morphological range nor in any forest boundary**.
Also, **Captain A.K. Mohindru** talked about **the lack of water pipeline within the colony** due to the colony being marked as developed on morphological range of Delhi which is not correct.
- **Shri Narayan Dey Das** was the next resident to talk in the meeting from **Bhagya Vihar, Jain Colony**. The colony has almost 500 acres of **land acquired by DDA in**

2005, which is unutilized. There is **lack of sewers and social infrastructure** in the colony and **water retention** is a concern.

- Next in the meeting was **Shri Kailash Vaisnav from Samalkha ext. east telephone exchange road.** The colony has approximately 450 plots **without any sewer lines** and **lack of drinking water.** The survey work of the residences in the colony has been completed but scrutiny is still left to be done.
- **Shri Atul Goyal from United Residents Joint Action** was the next to speak about the issues of the colonies in the meeting. He suggested various actions for the benefit of the UC such as-
 1. The need of policy intervention
 2. **Vision document (micro and macro level) should be in public domain.**
 3. **Sustainable development plan of local area** should be formulated and planning needs to be conceived at local area level.
 4. The **absence of LAP in MPD is the barrier to process strict scrutiny and monitoring on redevelopment.**
 5. There should be different actions on the 2 types of colonies namely Builder/ developer on agricultural land and Govt. acquired land.
 6. **Infrastructure facilities should be shared,** and UCs should be treated as a consolidated unit.
 7. **Construction activities which are restricted** in UC should not be allowed till any norm is finalized.
 8. **Colonies should be merged for a redevelopment module** where facilities and services may be shared for benefit of all.
- **Shri Sanam from Sainik Farms** was the next to speak. He raised issues of **standardisation of the roads and access, need to provide parks** and baraat ghar/ banquet halls in the area. He suggested that a **comparison sheet be prepared** to understand what was **supposed to be achieved and what has been implemented** to **understand the backlog.**
- The next resident to talk was **Shri Rajiv Kaushik from RWA, West Jyoti Nagar.** He requested to convert Karnam Marg into commercial use.
- The next resident to talk was **Shri Ranjeet Khari from Sultanpur.** The main issue was related **to illegal parking** on roads. He requested to **regularise the old shops and suggested for Mixed/ commercial streets** declaration.
- The next resident to talk was **Shri Anurag, from Chattarpur.** The resident's concern was that the **Colony fall in affluent category and has been changed to category F.**
- The last participant of Slot -3 was **Shri Amit Aggarwal, from Tughlaqabad Extn.** He informed about the **illegal parking on main road** which hampers the normal flow of traffic and steps should be taken to prevent such activities.