

Key Points of the Online Public Consultation for the preparation of MPD 2041 with RWAs from Group Housing Colonies (including DDA group housing colonies, cooperative group housing and employer housing)

A Public Consultation Meeting for preparation of MPD-2041 with RWAs from Group Housing Colonies (including DDA group housing colonies, cooperative group housing colonies and employer housing) was held on **23.09.2020** through digital platform regarding discussion on **'Issues faced by residents residing in group housing colonies and suggest possible planning solutions'**. A total of 53 RWAs registered for the same, out of which **24** participated in the public consultation. The meeting was convened by Commissioner (Planning), DDA.

Commissioner (Planning), DDA welcomed the participants and highlighted the main objective of the meeting. The residents were requested to cooperate in preparation of the MPD-2041 and also requested participant on the behalf of their RWAs to apprise issues faced by them as well as suggestions for MPD-2041. Following are the issues/ suggestions of various RWAs from Group Housing Colonies:-

- **Sh. Madan Khatri** from **Ipex Societies Mahasangh** highlighted the unplanned development in the area with absence of civic services, utilities and inadequate facilities of parking and drinking water. He cited an example of Mumbai model (FSI 6.5 to 8 allowed with a provision of additional FSI on purchase) which could be followed in Delhi (currently FSI allowed for housing colonies is 2 to 3). He stressed upon promoting more co-operative housing societies with higher FAR. He was of the opinion that Group housing societies be promoted with FAR of 400 which would solve many other issues like solid waste management, water supply and parking etc. It was deliberated that the current restriction on minimum plot size for redevelopment should be removed. As per MPD-2021, a plot area of less than 4 hectare shall not be eligible for redevelopment or any incentive. It was suggested that the societies built as per approved plan irrespective of the plot size, should be allowed to redevelop with incentivised FAR. The terms and conditions in Master plan for redevelopment of the societies should be written in simplified language with omission of term 'may' or 'may not be'. It was also informed that the water is supplied for 1.5 hours in morning & evening in the colony. He informed that a Majority of the group housing societies except for that in Dwarka were built in 1980s with no provision of garbage disposal. He also talked about the willingness of residents for re-development. He brought to notice that in the meeting of 2014 held by DDA which was attended by RWAs, 80% of the colonies apart from Dwarka, which have been developed in the 1980s, were ready for it. Another meeting was conducted for the same in August, 2019 but the scheme has not come up till now. The chapter of DDA flats and Group Housing should be included in MPD-2041 to resolve and reduce disputes. He suggested that MPD provides for 33% ground coverage which could further be reduced under re-development to increase green areas and other facilities for the residents.
- **Sh. Arjun Kohli** from **B.K. Dutt Colony RWA** pointed out that the existing layout plans of the blocks in the society is a big hindrance for any further construction, hence the practice of considering such standard plans needs to be stopped.
- **Ms. Rakhi Jain** from **K Block Saket, RWA** raised the issue of additional/ illegal construction on terraces which is a cause of friction amongst the residents of the block. None of the concerned agency is ready to take the responsibility of checking on such

activities. Clarity is needed on the rights for the usage of common areas like terraces in group housing societies. Inter department coordination between various agencies is required so that these issues can be resolved amicably as additional construction also puts a pressure on existing infrastructure, parking etc. Mixing of storm water into sewer lines also put the infrastructure under stress. It was apprised that the residents are interested in installing solar panels on terraces (facilitated by BSES), however the clarification from DDA is needed on how it can be done and used in group housing colonies. Another major concern was unwillingness of residents in paying maintenance charges. (Out of total 224 flats only 160 pay maintenance charges for maintaining security etc.). Certain rules/ guidelines need to be framed to incorporate enforcement of maintenance charges on residents, which is currently absent. Encroachment on roads and lanes between the vertical stacks of building in the form of paving/ elevated platform by extending the premises of the ground floor is a hindrance for elderly and children. She also pointed out that drain pipes of kitchen, terrace and balcony of upper three floors open inside the premises (front/back yard) of ground floor unit thereby creating unhygienic condition, issue of cleanliness and burden of maintenance on the ground floor resident. She suggested that exposed cables should be provided underground. Mixed use development and shops in residential block raise a concern of safety and security in the area. The housing society lacks in toilet facility for service staff (guards, domestic helpers & gardener etc.). Currently the staff is using community toilet at a distance of about 200 to 250 mtr. near PVR Saket. She requested DDA to consider the same and provide some appropriate provisions to locate toilet for staff in vicinity. It was informed that in K Block, around 120 scooter garages have been provided by DDA out of which 80 are not allotted though these have been timely repaired by DDA. Similarly servant quarters and car garages are neither allotted nor maintained. She suggested that such unused spaces should be utilised either for RWA office or as community space. The colony has a rain water harvesting unit since 2003-2004 but is not functional. Appropriate arrangement should be made for its operation so that the water can be utilised for horticulture. The colony having a number of schools in the vicinity faces issue of parking of school buses and vans, also hindering with the safety of residents. It was also recommended that DDA should come up with some policy that encourages the use of e-vehicles so that the issue of pollution can be taken care of to a great strength.

- **Ms. Savita Singh** from **URJA** suggested that there should be less dependency on underground/groundwater water in group housing colonies. Commercial units should be allowed only at ground and up to first floors in new developments so that the colonies will have their own markets and congestion on roads can be reduced to a great strength. Every society should be equipped with Rain water harvesting system and Grey water should be used for horticulture.
- **Sh. Krishna Tiwari** from **Sunrise Residency, Pocket-4, Sector-34 Rohini** informed that the colony lacks in social infrastructure with no medical store, police station, schools and colleges present in the vicinity. The nearest medical store is at a distance of about 2 to 3 km from the colony. The area has safety and security issues. None of the transportation facility serves the area. The area also has an issue of Mobile network, due to less consumption, service providers are not ready to pitch in. Due to the above mentioned issues there is no new occupancy in the area. He informed that Pocket 1 and 2 have been sold to CISF personnel who are neither willing to participate nor ready to pay the maintenance charges due to which the expense on maintenance (street lights, security etc.) is more vis a vis the residents in the area. It was informed that the colony comprising of sector 34 and 35 has a total of 10,000 flats. There are a total of 4 pockets

with 500 to 600 residents in each pocket and suggested to improve above mentioned infrastructure in the colony

- **Sh. Shiv Shankar Sood** from **SFS colony, Saket** apprised that Group housing built by DDA and Cooperative group housing societies (CGHS) are two different types of housing societies present in Delhi. The units provided by cooperative group housing are well planned with all the provisions related to their development and maintenance whereas the housing units built by DDA are missing on such facilities. There is no proper system to develop and maintain parks & other facilities. The roads are provided with dead ends, thereby creating hindrance for fire tender movement. He suggested that DDA should provide mini markets to serve the flats wherein the shops are allotted on rental basis as maintenance charges. He pointed out that Illegal construction on terraces and cantilevers pose structural hazard, however government has failed to take action to control these. The issues related to parking, access to terraces and encroachment on land (road and parks) were also discussed. He suggested making arrangement to cover open drains, installation of solar panels to be eased out and some strict actions and control needed to remove encroachment on plaza in Anupam PVR, Saket. Schools present in the vicinity cause traffic congestion due to parking of school vehicles and vans on the roads/streets of the colony. He highlighted that the Powers vested in RWA should be clearly stated.
- **Sh. Aman Panwar** from **Shahpur Jat Village Society** discussed the issue of restriction on access to terrace for residents residing on the lower floors. He suggested that access to common areas in housing societies like terrace should not be under the control of only upper floor residents but be available for the use of all residents of the same block. Accordingly this issue should be addressed in MPD-2041.
- **Sh. J.A. Chaddha, Chief Convener, URJA**, emphasized that the planning of NCT should be done by keeping NCR in mind which will strengthen the symbiotic relationship between the two regions. He also suggested having coordination mechanism between the two for seamless planning. He also highlighted the need for Master plan at ward level and added that planning should be done such that unauthorised colonies co-exist with other habitats. He proposed to have a digital milestone for the next 20 years to check if the development is going towards the right direction or not.
- **Ms. Kavita Sarin, from A&C block SFS Saket** informed about the inaccessible terraces, lack of parking, and old dilapidated infrastructure in the colony. There is a problem in coordinating with civic authorities for the operation and maintenance of infrastructure. Regarding SWM, She informed that even if residents segregate waste in different bags, MCD waste collectors would mix it up.
- **Sh. Anil Sahai, from Geetanjali Enclave** informed that the colony is about 50 years old and has around 350 houses. The major issue was inadequate parking space in the colony, being located near metro station thereby putting additional pressure on available parking space. He also informed about the violation of the provision for mixed use area, as most of the commercial units operate from basement to G+2 floors.
- **Sh. Anil Malhotra and Sandeep Gupta, from Prince Apartment, I.P. Extension** asked for redevelopment of the area as most of the buildings being 30 to 35 year old are in distressed state and require repair and maintenance. They also expressed their concern regarding the unauthorized colonies left out from redevelopment which create nuisance for the nearby developed areas. Hence redevelopment policy for the same should come up at the earliest.

- **Sh. R D Gupta, on behalf of RWA (Regd) Gangotri Enclave- Pocket 'B' Alaknanda New Delhi** suggested adopting Mumbai Model on FAR, as additional FAR would reduce pressure on land thereby increasing the quality of life. He informed about the encroachment on roads by parking and asked to fix central verge on roads with ROW between 60' to 80'. He also requested for augmenting infrastructure by providing adequate provisions for fire fighting, water supply, parking, etc.
- **Sh. C.K. Rejimon, from Dwarka** felt that Master Plan is being misused through too many amendments at various levels and stressed on treating MPD as constitution which is not supposed to be amended. He pointed out that even though Dwarka is a master plan sub-city, still it is in poor condition and area does not have access to essential facilities like vegetable or fruit market. There are at least 25 DDA shopping centres that have not been allotted, instead illegal commercial units have been regularised. He emphasized that for redevelopment, the Co-operative group housing societies should have structural audits carried out by DDA as the present circular for such audits includes no details which should have been provided.
- **Sh. Gurpreet Bindra, on behalf of Vasant Vihar Welfare Association,** pointed out that the increase in FAR would only lead to rampant construction, further degrading the quality of life. He also added that densification would only lead to more waste being generated and additional pressure on dhalaos and municipal corporations to dispose of the waste. There is no clarity on maintenance authority and therefore there should be a single maintenance customer care number as call centre for every area. He complained about the illegal construction of commercial areas and asked DDA to empower RWAs to take action in this regard. He also said that there is a need to codify a builder's code wherein there is no further increase in FAR after construction of a building has been completed. He emphasized that the illegal construction along with the increase in FAR would only compromise the safety and security of residents.
- **Sh. K.S. Napoleon from PocketA Vasant Kunj** informed that the area does not have adequate parking space and the vacant plots in area get waterlogged during heavy rains. The rising menace of stray dogs attacking pedestrians is also one of the concerns of the resident. He also pointed out the functioning of RWA which is not up to the mark.
- **Sh. Rajesh Kumar Dokwal from Mayur Vihar, Phase-III** cited a case in the neighbourhood about the existence of a Sewage Treatment Plant on the 40' road near the colony for the past five years, should not exist within the vicinity of residential area. It not only releases foul smell but untreated sludge/sewage is also being released into the River Yamuna. Documentary evidence is also available for the mentioned case and complains has been raised with different authorities such as PMO, Civic authorities, etc. Hence, he suggested that urban development should come under one agency for ease in addressing such issues.
- **Sh. Harish Chandra Puri from Vasant Kunj Enclave Housing Welfare Society** apprised that planning for un-authorized colonies should be taken up separately apart from MPD-2021 because of the issues such colonies have which are completely different from other residential societies. Another query was regarding the criteria on the basis of which 69 colonies were not included in the list of PM-UDAY colony list. He pointed out that there is absence of proper roads, sewerage system and water supply in the colony which is one of the largest registered un-authorized colony.

- **Sh. P. Menon** from **Dwarka Forum** suggested that there should be norms for controlling encroachments of all kinds because it puts burden on infrastructural services like water consumption etc. MPD should not be modified to accept such encroachments. He suggested that there are enough agencies in Delhi which can take care of the issue with strict control and implementation of regulations. . He also suggested that societies should be encouraged for redevelopment by providing incentives and subsidy. He informed that in Dwarka, societies have buildings with 5 to 7 floors but there only 1 firefighting station is functioning while 2 fire stations have not been constructed in the allotted plots.
- **Sh. Deepak Jain** from **Press Enclave (Press Association Co-operative Group Housing)** pointed out that there are two different policies in DDA and MCD for construction and hence residents need approval from both. He suggested that there should be single window clearance and processing system to facilitate the public.
- **Sh. Raj Singh Panwar** from **Neo Modern Group Housing Colony, Sector-13, Rohini** informed that land was allotted to the GHS in 1985 and the colony was constructed in 1990 with an FAR of 175 and lacks in parking facilities. Since New GHS as per MPD are allowed an FAR of 400, hence he suggested for revision of FAR in old GHS. He also suggested that MPD should have provisions to revise membership of GHS and also allow re-development of buildings with has less than four storeys and old structures as they are not structurally safe. Permission to build high rise structures should be granted to solve the problem of parking.
- **Sh. Jagdish Bhalla from Rajender Nagar Informed that** it is a plotted unplanned refugee colony with issue of parking shortage , safety and security. The area lacks in parks and mixing of sewer and potable water is very frequent. He requested for re-development of the refugee colony under the Land Pooling Scheme, which would help the residents to avail the facility of community centres, parks, parking and, rain water harvesting and would also add to the safety and security.
- **Sh. Amit Aggrawal from Vasant Kunj** apprised the major concern about exploitation of service road for personal use by the owners of societies and government flats. Practice of barricading the service road needs to be stopped and should be discouraged in the MPD-2041. He informed that Vasant Kunj is in Category-C whereas the colonies on main roads and having big showrooms have been classified as poor colonies and hence the system of classification of colonies should be looked into.
- **Ms. Beena Shah representing Block K, Saket** suggested that there should be a proper demarcation of the boundaries of colony blocks. She felt that neither DDA nor MCD wants to take up responsibility to solve the problem of traffic and roads connectivity which creates issues of security as gates are also not installed. Also, there is no clarity to residents as to which authority has been allocated to address the various issues pertaining to maintenance and operation of various urban infrastructure facilities. For example, the Nala paasing through Block K and L is taken care of by MCD whereas in other blocks of the society it is taken care of by the PWD. This becomes confusing. She suggested that apart from Parking issues, DDA should address the problem of removing abandoned cars from the various societies which are now being used as storage of household junks. This is leading to mis-utilization of parking spaces. Abandoned nooks and corners of market

areas are being used as dumping points which can be utilized as either parks or parking space. She suggested that these points should be kept in mind in upcoming planning by the DDA.

- **Sh. Vinod Varshney** from **I.P. Estate** highlighted the issue of noise pollution and traffic congestion in the colony. He suggested that there should be a clear cut policy on redevelopment of colonies, and that the adjoining societies can join hands for redevelopment and also commercial activities should not be allowed to operate in different GHS.

DDA thanked all the residents/RWA for the active and sincere participation in the consultation and requested all the participants to email their feedback / suggestions to DDA through email or register themselves in the online portal on DDA website to provide the same.