

Key Points of the Online Public Consultation for the preparation of MPD 2041 with RWAs from Planned Plotted Residential Colonies (including older resettlement colonies)

Public Consultation for preparation of MPD-2041 with RWAs from Planned Plotted Residential Colonies (including older resettlement colonies) was held on **17.09.2020** through digital platform regarding discussion on '**Issues faced by residents residing in plotted colonies and suggest possible planning solutions**'. Total 98 RWAs were registered to participate & 44 were participated in public consultation and organized in three slots: 11am-12:30pm, 2:00pm-3:30pm and 4:00pm-5:30pm and convened by Commissioner (Planning), DDA and Director (Plg.) UC & Zone-J.

DDA requested for cooperation from the residents of Delhi 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. RWAs wise issues/suggestions are as following:-

- **Sh. Rishi Mathur, President Welfare Association, Majri** apprised that are many colonies in the area with plot size varying from 2500 gaj to 5000 gaj and 75% of the Gram Sabha area has been absorbed due to which there is huge pressure on the existing infrastructure. No space is left for provision of public utilities in the colonies and there is problem of sewerage system due to ignorance of slope while laying these facilities in the area. Due to this sewage water overflows and concentrated on a vacant plot, which looks like pond, requested to address these issues in MPD-2041.
- **Sh. Kailash Vaishnav from Janasampark Kalyan Samiti, Samalkha Ext. East Telephone Exchange Road** apprised that colony consists of approximately 500 plots varying in size from 50 gaj to 1000 gaj and was fully developed in 2007. The residents are as old as from 1975-80. The major issue in the area is drainage system due to blocked drain. Apart from that existing infrastructure (sewerage and water supply) is inadequate.
- **Sh. Rajendra Kaushik, general Secretary from A-1 Block, Extn. Sant Nagar Police colony, opposite Police Station, Burari** apprised that plots in the colony are completely developed and maximum number of residents is retired police officers. There is lack of parks, sports complex in the colony and suggested to develop a nearby vacant plot of 2 acres as sports complex and the same has already been requested to various agencies. There is a Nallah in the colony which is encroached and suggested to develop a mechanism so that encroachment should be removed.
- **Sh. Sarvjit Singh Kohli from Main Market, Rajouri Garden** apprised that it is a refugee and rehabilitation colony also acknowledged in MPD-2021. Initially the colony consists of some shops on ground floor and residences on above floors and over the time no. of shops are increased and now approximately 500 shops are there and suggested to treat these shops like LSC in MPD-2041. Another suggestion is that there is no such unified authority which can monitor the various infrastructure providing/maintaining agencies, needs to formulate in future.
- **Sh. Prabodh Sharma from Satyawati Nagar PH-III, RWA** informed that the freehold colony dates back to 1958 and consists of M and N blocks with 150% ground coverage. Most of the houses of these two blocks are under mixed land use. He suggested for relaxation in rare setbacks of the plots. There are approx. 350 houses with roads from 30' to 45' width with service lanes. There is also a road connecting to Swaminarayan Road with 120' RoW and only carriage way is constructed on 60' and suggested to increase the width of carriage way from 60' to 120'. He also informed that existing drainage and

sewerage system of the colony is being old require revamping and the residents are willing to support it. Further he informed that a Sports complex was constructed by MCD still laying unused and should be made functional. There are parks and open spaces are existing in the colonies.

- **Sh. K.C. Jain from Dr. Mukherjee Nagar, Niwasi Manch** apprised that the plotted colony was developed in the year 1975. He suggested to relook into mixed use provision (Chapter-15 of MPD-2021) and revoke these provisions and also make smart solution of garbage collection, parking, road crossings with pedestrian crossing, installation of CCTV camera in MPD-2041. He also suggested many reforms which are enlisted as follows for development of Delhi as a Global city, such as- Improve livability with no commercial activity on residential area and shift all commercial activities except for those of basic needs. No coaching centers, gyms, offices should be allowed in the name of commercial activity in the residential area. He further suggested to employ measures to recharge ground water and for garbage control. Also he highlighted that instead of densifying Delhi (vertical development), spread horizontally with development spread out in NCR. Parking laws need to be revisited, plan new parking places, provision for automatic challan generation on parked vehicle other than designated parking spaces. The encroachment on public land especially on parks/recreational and illegal construction on the same needs to be addressed. There should be a dedicated department to monitor strict implementation of MPD. The authority should employ measures to check illegal construction by artificial intelligence/ digital medium. He also suggested that MPD-2041 should be dynamic not frequently modified otherwise it will get diluted.
- **Shri Rajeev Kumar Sharma from RWA A-5, Paschim Vihar** briefed that the colony has plots of 80 gaj and initially there were two story buildings. Since, the number of floors have increased and the number of four wheelers in the colony have also increased leading to lack of parking. He requested DDA to suggest some plans as to how parking can be managed in the colony, either by providing a multi-level parking system or by converting one of the parks or open space of the colony into parking space. Also, there is a market adjacent to the colony which has access through the colony entrance. The customer parks their vehicles inside the colony due to this security of the colony is compromised.
- **Sh. Sanjay Gupta from RWA-Brotherhood Society, RWA Model Town.** He acknowledged that MPD 1962 has been the best master plan however wasn't implemented. Interpretation of chapter 15 on mixed use in MPD 2021 is different for all stakeholders like DDA, MCD etc. and hence lacks clarity which needs to be properly reformed in MPD-2041.
- **Ms. Savita Singh from Karol Bagh** apprised that parking issues in area due to presence of hotels and PG accommodation in large numbers as well as due to wholesale market at Tank road. Footpath of colony are being encroached by commercial units and there is illegal construction on vacant govt. land, half of which has dwelling units and half is being used as godown and availing water and sewerage services illegally which resultant the shortage of water for remaining colony. There is illegal construction of staircases in service lanes and suggested that DDA should allow 100% ground coverage on upto 200 sq. yards plots to stop encroachment. The issues of sewer line functioning over its capacity and mixing with water line at various places, water logging and sewer overflow in low lying areas also needs to be address in MPD-2041.

- **Sh. Anil Sood, RWA-C-1, Vasant Kunj** apprised that his suggestions were mainly for Delhi as a whole and not restricted to the particular colony of residence. He raised various issue/question like-is the impact of central vista redevelopment taken care-off and is any civic survey done for the same?, Can DDA outsource its quasi-judicial function, the preparation of MPD to some other firm? Why is Delhi dependent upon underground reservoirs for water supply that needs online booster to collect water? Why can't we have overhead tanks? Why DDA land ends up being encroached? He suggested that mixed use concept currently in place should be scrapped. He felt that in redevelopment projects, the carrying capacity of roads is not being assessed and Delhi traffic police is consulted at a very later stage which should be checked. CPCB had already stipulated that the 7 GPRA colonies would pollute, still these colonies came up.
- **Sh. Satish Kumar Wali from Priyadarshini Vihar, RWA** apprised that the colony is planned and was developed in 1980 and the total number of houses are 253 with plot size of 100 sq. mtrs. each. The colony is divided into two parts by a 45 meters road in between Block A and B. The issues highlighted were extremely poor situation of drainage and lack of children's play areas. There are some tot-lots which have been used for garbage dumping and the existing parks owing to their small size have never been. He suggested to construct a library for senior citizens of the colony. LSC was allotted adjacent to the colony but not functioning, needs to start operating. He further suggested, converting a vacant plot from nursery school use to religious use in the colony. A scheme for removal of C&D waste presently dumped on the roads, should be formulated at the earliest.
- **Ms. Susheela Devi from Pocket-9, Rohini** talked about waste disposal and encroachment on roads, irregular water supply and problem of leakage. She suggested to employ rain water harvesting projects in the area and provide facilities for senior citizens, dispensary and a community centre and also highlighted that vacant land present in the area could be utilised for the same.
- **Sh. Ved Sharma from Karol Bagh** suggested that Special area should be declared as commercial and for units existing prior to 1962, no conversion charges should be paid (on producing document proof).
- **Sh. Saurabh Gandhi from URD** suggested on switching to public transport is necessary for pollution free city and stressed to promotion of e-rickshaws, grammin sevas & metro feeder buses for last mile connectivity. He also highlighted that there is no check on survival of trees after the Plantation drives.

SLOT-II

- **Sh. Ankush Wohra, President of Association of Citizens of South Ex- (1&2)** flagged major concern was related to South Ex. Part 1 colony which is surrounded by 3 monuments, owing to which redevelopment/reconstruction activities is not permitted. He also added that since the monuments are not of national importance they should be removed from that category so that redevelopment/reconstruction can be done. He suggested MCD have to prepare a separate list of colonies which exist from year pre-1962 and treat them as special colonies so that they could avail benefit of additional FAR like other regularized colonies.
- **Sh. Rajeev Kakaria, GK-1 RWA** raised his concern on commercialization within the colony, as people have rented out their properties to commercial establishments which has not only led to overcrowding in the colony but also lack of safety and security of the residents and asked to take actions to prevent such activities. He also stressed on issues like parking, encroachment etc. He further added that approx. 268 modifications had been made in MPD-2021 which shows it's deviated from its original vision.
- **Sh. Atul Goyal on behalf of URJA** emphasized on current practices of waste management in the area and suggested waste segregation at colony level. He also pointed out that mixed land use inside and around the residential area has grown manifolds which has raised many concerns including parking issues, overcrowding, public safety etc. Another issue highlighted by the resident was intermixed sewage and drainage networks in the area. He suggested making a holistic policy document to address these issues. He also suggested to formulate a unified authority to implement & monitor physical infrastructure part of MPD. He also stressed to have provisions for local area plans in the Master Plan of Delhi 2041 and provision of amalgamation of plot kept in mind while preparing redevelopment policy.
- **Sh. Triveni Mahajan from Friends Colony** apprised that the total number of houses in the freehold colony is 100 approx. with size varying from 500 to 2000 sq. mtrs. Earlier the colony had three storied buildings construction of additional floors has increased pressure on existing infrastructure. He also flagged the issue related lack of coordination b/w various agencies in Delhi.
- **Ms. Ashim Khurana from Friends Colony** has raised the concern about traffic coming to colonies from main roads and requested to take measures for de-congestion of traffic junctions in the area. She also talked about the parking and drainage problem in the colony.
- **Sh. Anil Sindhvi, Senior Sec., Azad Nagar Resident Joint Action Forum** talked about locations and poor management of dhalaos along roads in the area, creating nuisance. The garbage lies on streets whole day and obstructs traffic movement on the road. He also raised the issue of parking and added that people who do not have adequate space for parking should not be allowed to register for new car or any other vehicle.
- **Sh. Saurabh Gandhi on behalf of United Residents of Delhi** highlighted issues at the colony level as well as at the city level. Primary issues of the resident at colony level are related to parking, drainage, sewer and water supply and suggested to create a single window clearance for operation and maintenance of the same. He also talked about the Najafgarh Drain, which has direct impact on the health of residents due to toxic gas

emitted from it and that steps should be taken to clean it. At city level, he pointed out the issues like poor drainage system, air pollution, encroachment by street vendors. He also emphasized on rehabilitation and resettlement of people living in JJ clusters along railway lines. He suggested proper utilization of vacant land under DDA by providing community facilities for senior citizens and children.

- **Sh. Anuj khadelwal, from E and F Block MSG Regd.** suggested providing planned parking slots at metro stations to facilitate commuters to park their vehicles and use metro and said steps should be taken to minimize traffic congestion.
- **Sh. Nirmal Gupta, from RWA Redg D Block Vivek Vihar Phase-I** talked about the illegal construction in the colony which should be monitored through fiscal penalty. He also asked for provision for a guard room in stilt parking. He informed about the vacant land in D block which was allotted for nursery school and has not been used till date, therefore it can be utilized by providing community facilities for senior citizens.
- **Sh. Asif Kamal, Gen.Sec. from New Friend Colony** emphasized on systematic management of solid waste and also suggested installation of water recycling plant at colony level. He pointed out that mix use should be abolish but allow some extent only. He suggested that infrastructure should be laying keeping provisions of mix land use in mind. He also suggested the provision of low cost housing on modern lines in MPD 2041, as thousands of people migrate to Delhi every day and settle here.
- **Sh. Sanjay Gupta, from RWA Brotherhood Society (R)/RWA Model Town,** drew attention towards the special area redevelopment plan which was supposed to be implemented before 2010 and requested to take necessary actions immediately for the same. He shed light on the issues related to building plans and conversion charges which need to be taken. He suggested Trade & Commerce chapter of MPD-2021 need to be strengthen. He also suggested a dedicated chapter on environment in MPD 2041 with at least following 3 clauses i.e. Rainwater harvesting ought to be made a mandatory exercise to recharge ground water; Concept of Vertical Garden especially in government building and high rise buildings which will promote a better breathing atmosphere and Installation of smog tower at colony level.
- **Sh. Satinder S. Wadhwa from M Block GK-1** apprised that this is one of the oldest colonies in Delhi. The primary issue was lack of community facilities like club, parks etc. He requested DDA to increase FAR to 300% for plots upto 500 sq.m. and for plots upto 750 sq.m. or above FAR should be increased from 120% to 200%. Commercialization inside and of surroundings of the residential areas has led to the problem of parking and overcrowding and security issue. He also stressed on incorporating work from home policy in MPD 2041.
- **Sh. Manjit Saini, from South Extension Part-1 Welfare Association (sewa-1)** asked to delineate the boundary of colony which is not properly defined presently, so that parking lots are not encroached by residents of adjacent areas. He pointed out the issues arising due to street vending activities on main roads of residential areas and asked to allocate space for them. He informed about the rampant commercialization (like coaching centers) of the area, that leads to problems like inadequate parking space, overcrowding, traffic etc. and urged DDA to allow only essential commercial establishments keeping in mind interests of the residents.

- **Mr. D.K. Dutta, M Block Welfare Society** suggested that Work from Home (WfH) provisions must be addressed in MPD-2041 and also suggested to make a such plan which focus on Door to Door collection of solid waste instead of Dhaloas culture.
- **Sh. Murli Mani, from 16A/05 WEA Karol bagh** suggested that the height of the buildings in special area(Karol bagh) should be increased from 15 to 18m as they are already built up and regularize them.
- **Sh. Pradeep Lamba, from Nizamuddin West & URJA** emphasized on the need to revamp and modernise the drainage system. He also mentioned that Barapullah Nalla needs some intervention and efforts should be made to strengthen transportation links and stressed on walkability/15 mint walk concept.
- **Sh. Bhushan Jain, from Shankar Nagar Extn.** informed about the unutilized community centre and requested DDA to convert it into a library. He complained about the poor management of “community toilets” which creates nuisance to residents. Inadequate parking is also one of the issues faced by them.

SLOT-III

- **Sh. Harbans Dunkall from B.K Dutt Colony** on behalf of the Citizen resident welfare association informed that this colony was built in 1950's, has 2-3 storey buildings and comes under the jurisdiction of NDMC. He raised the issue that as per previous MPD-2021, it was stated that these plots shall be considered as regularized/authorized only after these will be redeveloped, otherwise shall be treated under unauthorized colonies. It was suggested to provide some timeline for the projects to undergo redevelopment processes so that people become aware of that. The residents of this colony are open to the idea of redevelopment.
- **Sh. Mahesh Chand, from B.K Dutt Colony** on behalf of the Federation of all Delhi RWA apprised that the colony is a rehabilitation colony with 12 double storey buildings, built around 60 years back. The main issue was related to regularisation of the plots which shall be considered only after redevelopment, but no such redevelopment has been done till now. He requested DDA to make provisions in MPD-2041 to regularise the plots constructed till 2006, as the colony is still counted under unauthorized colony. He also suggested to increase the FAR from 350, make provisions for regularising the essential shops opened in the colonies irrespective of the land use of the streets.
- **Sh. Ramesh Khanna from Market trader association Rajouri Garden** was suggested that in spite of all the amenities and infrastructure in place, these streets/roads are not notified for local commercial and mixed-use activities.
- **Ms.Ruby Makhija from Navjivan RWA** stated that the colony has total 130 numbers of plots with 24x7 water supplies, de-centralised waste management & 100% waste collection and composting done in colony. She suggested various actions for the benefit of the planned plotted residential colonies. Defining RWAs role and management should be included. Frame guidelines on what can come up in DDA markets with defined purpose of the shops to be allotted in the market. Dark spots need to be covered. She suggested to make provisions for last mile connectivity, provide pedestrian and cycle friendly paths and strengthen public transport so that congestion on roads can be reduced and demand of parking requirement can be taken care of to a great strength. There should be removal of

encroachment from footpaths. There should be clear defined norms for parking and all cables to be underground. She also suggested to incentivise and encourage work from home. Also, meeting with RWAs and market trader association may be scheduled to seek their inputs and feedbacks. The projects like decentralized waste management, 100% waste segregation at collection level and waste composting etc should be encouraged and supported.

- **Sh. S.C. Agarwal from A-block Yojna Vihar (Trans Yamuna)** apprised that LSCs are occupied by wine shops causing law and order issues in residential area. The other issue he pointed out was that taxi stands in markets occupy available parking spaces and creating a chaos. It was also informed that the plot of Nursery school has been over utilised and classes provided till 7th grade, some strict control over such activities is required. He suggested MPD-2041 should come up with proper guidelines and norms having complete control over these as well as issues related to parking must be addressed. Provision of cycle tracks should be provided.
- **Sh. Promod Kohli from Ashok Vihar RWA** was highlighted that blockage of access roads due traffic congestion caused by illegal parking, lack of maintenance of DDA parks and encroachment on green belts by community toilets and religious structures. He suggested that the problem of parking should be resolved first and foremost before giving provisions for mixed land use in Master Plan. The another issue was that DDA LSCs are not maintained properly, occupied by wine shops and taxi stands only. He recommended to regularise the religious places not existing on main roads and not affecting traffic and also provide proper sanitised living spaces to inhabitants of JJ so as to relive encroached spaces from these. Provision of underground parking below parks can also be explored.
- **Sh. Pratap Narain from Yojna Vihar, B-block** informed that the colony was built as green colony in 1980 with lots of tree plantation. The plantation of eucalyptus trees have lowered the level of water table in the colony. The basic infrastructure facilities such as water supply, sewerage etc are not sufficient for the present requirements. There are no guidelines/rules for maintenance of trees in residential areas. It was requested to allow residents to maintain the trees and maintenance of the same should be made free from forest department. To solve the issue of law and order, there should be proper rule to lock the colony (provide gates).
- **Sh. Ashwin Sapra was the next resident in the meeting from Ring road, Lajpat Nagar-III, Vinobhapuri RWA** informed about the colony and stated that the colony is a refugee colony with total 75 number of plots ranging from 750-1300 sq.yards. The stretch from Moolchand metro station to Lajpat Nagar metro station has become un-livable due to heavy flow of traffic with concern of safety issue, high levels of noise and air pollution. He pointed out that the said stretch is being under-utilised for commercial potential. The area meets all criteria for declaration as commercial road: presence of 64m ROW road; 70 to 75% units in entire stretch are commercial/ mixed use; every plot has space for minimum 10 to 20 car parks; all conversion charges have been paid and since property around metro station can be utilised for commercial use hence the said stretch should be declared as commercial instead of being under mixed use. He suggested to provide additional FAR to plots (500-700 sq.yard) situated on main roads and build vertically.
- **Sh. Mohit Shah, W.E.A, Karol Bagh RWA** suggested that Delhi being the only metropolitan in the country with horizontal expansion requires vertical development with

modern infrastructure. The issues related to parking and encroachment on roads need to be taken care of.

- **Sh. Sumit Juneja from Raja Garden RWA** talked about that the colony lacks in adequate car parking spaces. Parks in the colony can be redeveloped with provision of underground parking below them.
- **Ms. Rakhi Jain from K-block, Saket** expressed her concern regarding the increased need of parking due to construction of multiple floors which should be resolved. Proximity to the metro station has created chaos due to disturbance, noise pollution and safety & security issues. Neglected stretch along nallah between D-block and MB road and a DDA club opposite Anupam PVR, Saket need some attention. Also, J block DDA market and Community centre has become a garbage dump. She showed readiness to support DDA and MCD for 100% garbage segregation and also showed interest in using recycled water, rainwater harvesting. Development of cycling tracks and provision of parking on vacant plot with control of DDA was also suggested.
- **Sh. Sanjeev Bhatnagar from Devnagar, Karol Bagh** suggested that DDA should come up with construction & development activities, study and replicate the worldwide development models. Redevelopment of parking lots, stilt parking and implementation of Master plan should be strengthened.
- **Sh.Sandeep Khandelwal from Karol Bagh** suggested to encourage building penalizing scheme (BPS) and use of PPP based parking models can be explored to resolve parking problems.

DDA apprised to the participants that to enable active stakeholder participation in preparation of MPD-2041, residents of Delhi are welcomed to share their views and valuable suggestions/feedback on email I'd:mpd2041@gmail.com.

The public consultation ended with thanks to the participants.