



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	O. P. SIKKA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9313823970
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	F-1, N. D. S. E. Part-I, New Delhi-110049.
हस्ताक्षर : Signature :	
तिथि : Date :	15-05-2012

(2)

Zone D

OFFICE OF THE DIR (Fig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3168
Dated 16/5/12

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं
“Submit your registration form at the venue of Open House meets.”

To
Director (Plg.) MPR,
D.D.A.
6th Floor,
Vikas Minar
I.P.Estate
New Delhi - 110002

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Suggestion under Clause 15.3.1 (MIXED USE REGULATIONS)

Subject: a. Allowing full Retail Shops to operate from Basement Floor & Ground Floor on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG in N.D.S.E. - 1.

Sir,

Brief History - NDSE - 1, is a colony developed by a private builder, D.L.F. in the year 1952, by **Delhi Improvement Trust** (sucessor of DDA). This colony was developed at the same time when colonies like Rajouri Garden, Model Town, Rana Pratap Bagh were developed by DLF having the maximum Road width of 40 feet.

NDSE - 1 have **NO PROVISION** for School, Dispensary, Park, Open space, Green area, Children playground, Health centre, District park, Recreational area and Cultural Civic Centre and have been categorised as "B" Category colony by MCD under Unit Area Method whereas all the points to be considered for categorising are missing in our colony. The topography of this colony is totally unique i.e. it is surrounded by Village Pillangi, Kotla Mubarakpur, Amrit Nagar, Nallah and Kidwai Nagar DDA Flats, Thyagraj Nagar, Sewa Nagar, Aliganj so because of this layout it cannot be placed in "Category B" by any stretch of imagination.

These two roads i.e. Rajeshwar Arya Marg and Hargyan Singh Arya Marg are connected to the Ring Road and are the connecting roads to the D-Block Local Shopping Centre and adjoining to the G-Block Local Shopping Centre, hence totally unfit for residence.

Moreover these two roads namely, **Rajeshwar Arya Marg and Hargyan Singh Arya Marg** have more than **75% commercialisation** as per survery conducted by M.C.D. in 2007.

As our colony is planned and developed prior to 1962 and the Master Plan Delhi 2021, Clause 15.3 (page 112) states for Pre-1962 colonies which is read as under :

15.3.1. In already urbanized / urban areas, mixed use shall be permissible in the following areas:

- v) **Plotted development in pre-1962 colonies listed in Annexure-1, shall be treated as rehabilitation colonies in their respective categories (A to G) for the purpose of this Chapter."**

As our colony NDSE - 1, was planned and developed much before 1962, we should be treated at par with the Rehabilitation Colony and Retail shops shall be allowed to operate on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG, where survey was conducted by MCD in 2007 at are eligible for Mixed Use *Moreover*

Our colony has been missed out due to oversight in 2007, now when the MPD 2021 is being reviewed, our colony should be included in pre-1962 list and shops should be allowed to operate in these two roads i.e. RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG.

Thanking you and appreciate favourable response.

Yours sincerely

O. P. SIKKA

(O. P. SIKKA)

E-1, N.D.S-E - Part-I,
New Delhi

⊗ *Moreover* on these 2 roads South Extension Part I main market is abbahtiy just opp. i.e F-38. H-88. there is no activity allowed, but opp side Market is completely Commercial.

Hence Rajeshwar Arya and Hargyan Singh Arya Road should be declared Mixed land use ~~allow~~

O. P. SIKKA