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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	SATISH ARORA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	KAROL BAGH WHOLESALE FLOWERS ASSOCIATION
वर्तमान स्थिति Present Position	President
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	2333/117 Street no 15 Beindon Park 28752454 KAROL BAGH DEER 284 TACOR PARK NEW DEL 9811666501
फैक्स : Fax :	
ई-मेल E-mail	Sedha Arora 117 @ gmail. com
पता : Address :	2306 Beindon Park KAROL BAGH Delhi-15
हस्ताक्षर : Signature :	Satish Arora
तिथि : Date :	15-5-2012

OFFICE OF THE DIR (P.G.)
AFR/TC, D.D.A. N. DELHI-2
3154
16/5/12
Dated.

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Zone 13

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं

“Submit your registration form at the venue of Open House meets.”



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"

'Zone B'

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	SANTOSH KUMAR GOYAL
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	KAROL BAHN WHOLESALE FOOTWEAR ASSOCIATION
वर्तमान स्थिति Present Position	GEN. SECRETARY
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011-28753862 BUNTYSHOECO. 9971126677 87-88/15 BEADON 9871126677 PURA GURUDWARA ROAD KAROL BAHN NIDT
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	2356/15 BEADON PURA KAROL BAHN NEW DELHI - 110025
हस्ताक्षर : Signature :	Santosh Kumar
तिथि : Date :	15-05-2012

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं"

"Submit your registration form at the venue of Open House meets."



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KAROL BAGH
WHOLESALE FOOTWEAR ASSOCIATION (Regd.)
(Registered under the Societies Registration Act. XXI of 1860)
2356/15, Beadon Pura, Ajmal Khan Road, Karol Bagh, New Delhi - 110005

Ref. No. : KBWFA /

Dated.....

The Director [Plg] MPR,
Vikas Minar,
New Delhi

Dated : 15th May, 2012

Dear Sir,

मैं आपका ध्यान सिर्फ एक बात पर लाना चाहता हूँ कि 5-7 साल पहले MCD ने एक Pilot Project बनाया था जिसमें की Rebero Commettee बनाई थी। उस कमेटी का यह कथन था कि करोल बाग में 93% commercial activities होती है। यहां की तरकीबन सभी इमारतों में commercial कामकाज होता है। इसलिये इस क्षेत्र को commercial area घोषित किया जाये।

जैसा कि हमारी होल सेल फुटवेयर मार्केट हैं इसके चारों तरफ की सड़कें commercial roads हैं। जिनके दोनों तरफ व्यवसायिक कामकाज होता है, चारो तरफ से व्यवसायिक गतिविधियां होने के कारण इस इलाके की गलियों में भी पूरी तरह से व्यवसायिक कामकाज होता है। जबकि शून्य प्रतिशत रिहायसी इलाका है। अतः इस कारण भी इस क्षेत्र को commercial area घोषित किया जाये व यहां पर जो भी इमारतें 2006 से बनाई गयी हैं उनको शुल्क लेकर regularised किया जाये।

महोदय, हमारी मार्केट में तरकीबन 1000 दुकानें हैं। व प्रत्येक दुकान से 100 अन्य दुकानें जुड़ी हुई हैं व प्रत्येक दुकान में 10-12 लेबर/वर्क काम करते हैं। जिनके परिवारों की रोजी-रोटी भी यहीं से चलती हैं। इस तरह तरकीबन 10-12 लाख व्यक्तियों की रोजी-रोटी इस व्यवसाय से चलती हैं। इन सबको बेरोजगार होने से बचाने के लिये भी इस मार्केट/गलियों को commercial area घोषित किया जाये व आपसे निवेदन है कि आप स्वयं एक बार इस इलाके का personal visit करायें।

धन्यवाद।

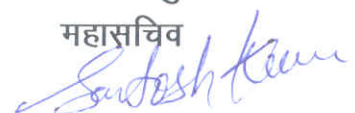


सतीश अरोड़ा
प्रधान

भवदीय

कृते होल सेल फुटवेयर एसोसिएशन रजि०

संतोष कुमार गोयल
महासचिव





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KAROL BAGH
WHOLESALE FOOTWEAR ASSOCIATION (Regd.)
(Registered under the Societies Registration Act. XXI of 1860)
2356/15, Beadon Pura, Ajmal Khan Road, Karol Bagh, New Delhi - 110005

Ref. No. : KBWFA /

Dated.....

Director (Plg) MPR,
6th Floor, Vikas Minar,
New Delhi

Dear Sir,

Subject: **Since the MPD 2021 is under review, Kindly get these points incorporated in the redevelopment plan of special area Karol Bagh.**

Refer to Para 5.3 Metropolitan City Centres :

- d. The para refers to Karol Bagh as the existing central Business District and has all the necessary ingredients to emerge as Metropolitan City Centre. Its boundary is not defined so it should have the Area bounded by Faiz Road in the East to the (Road no 4 in the West) and DB Gupta Road in the North to the Pusa Road in the South, as defined boundary of special area in MPD 2001 and all the plots in this following inside the boundary should be given Commercial status.

Important:

- a. In the above Area more that 90% of the buildings are being used as Commercial
- b. As per para 5.3 Karol Bagh has been declared Metropolitan City Centre, the FAR should be 500% for existing Building as in other Metropolitan City Centres and height of the building should be increased to 18 meters.
- c. As per Rebero Committee which was formed by MCD 5-7 years back under a Pilot Project had also declared that more than 93% of Karil Bagh its Commercial Area.
- d. MCD has also charge House Tax in the form/commercial House Tax as well as they charge parking tax & conversion charges from the traders of Karol Bagh.

2. Refer to para 3.3.2 Guidelines for Redevelopment Schemes:

Sub Para-4: The para says Amalgamation and reconstitution of plots: In the contiguous Area Karol Bagh (Special Area) these Amalgamated plots should have higher FAR then that allowed on the individual plots (the amalgamation should preferably start from the main road plots) also all the plots on the Main Road of Special Area (Notified Road) and these amalgamated plots should be allowed higher FAR and 18 Meters Height.

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3. **Kindly refer to para 4.4.3 sub para xvii A and sub para 4:**

- a. Projections should be allowed/given to all plots size, irrespective of the plot size and not only to plots of 175 meters in the Special Area/Karol Bagh who are existed prior to MPD 2021.
- b. **Refer to 4.4.3 Sub para 4:** 100% percent Ground Coverage and 450 FAR shall be eligible for regularization of construction already existing as on 22.09.2006 on payment of charges on all the plots in the Special Area/ Karol Bagh.

4. **Refer to para 15.12.3 sub para IV:**

The Special Area after being notified as Commercial area under Metropolitan City Centre/ Central Business District should be exempted from conversion charges which existed before the notification of MPD 2021.

5. **Parking :**

The following places indicated in the plans are potential places where market specific parking can be provided. Some of these are MCD schools which can be rebuilt with double level parking spaces underneath in the basement. This kind of parking project is already being built by the MCD in some areas. This will completely solve the problem of parking in the special area of Karol Bagh. The plan is attached as annexure.

Thanking you,

Yours sincerely

[Karol Bagh Wholesale Footwear Association Regd.]



Satish Arora
[President]
9811666501



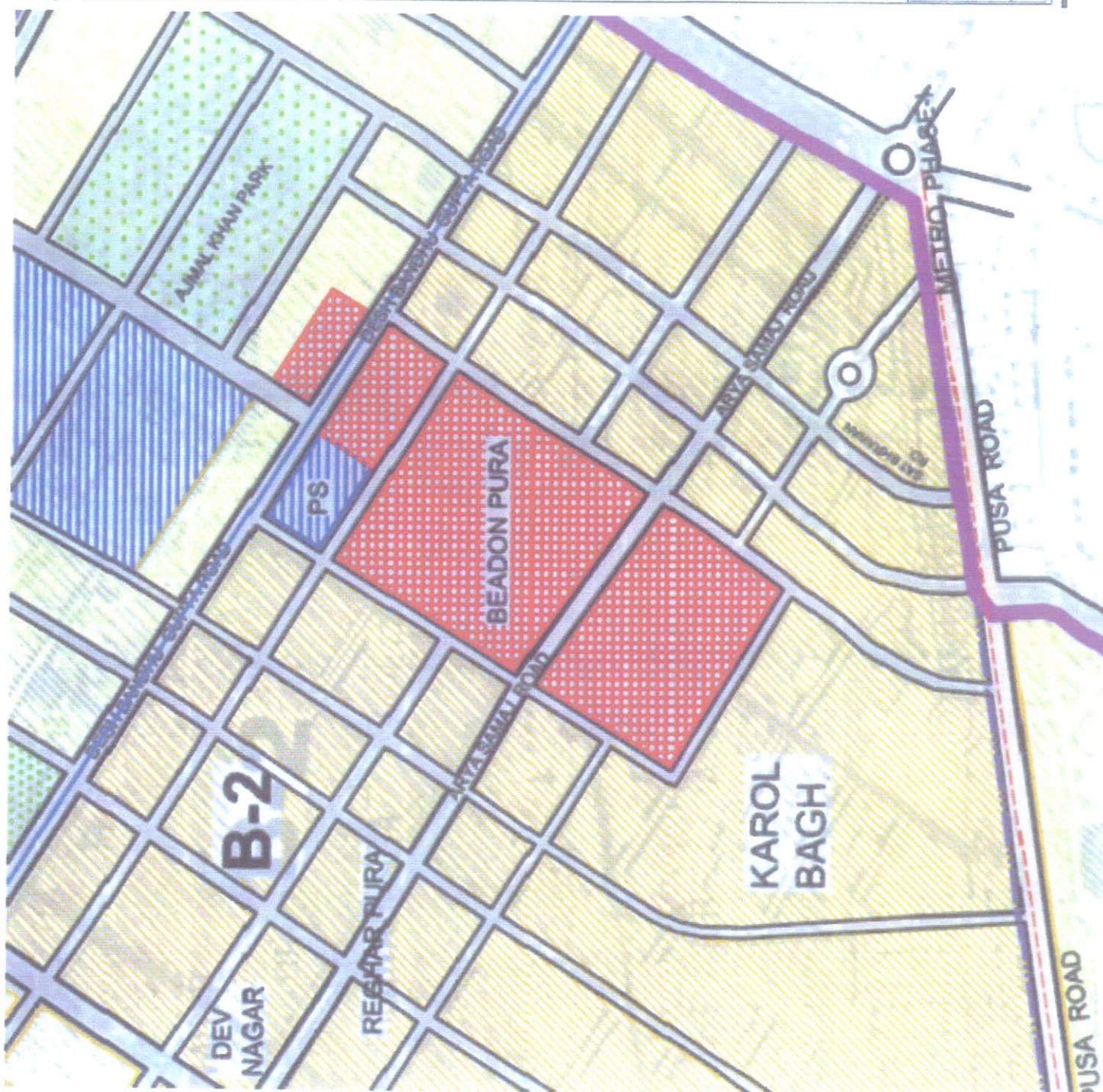
Santosh Kumar Goyal
[General Secretary]
9871126677



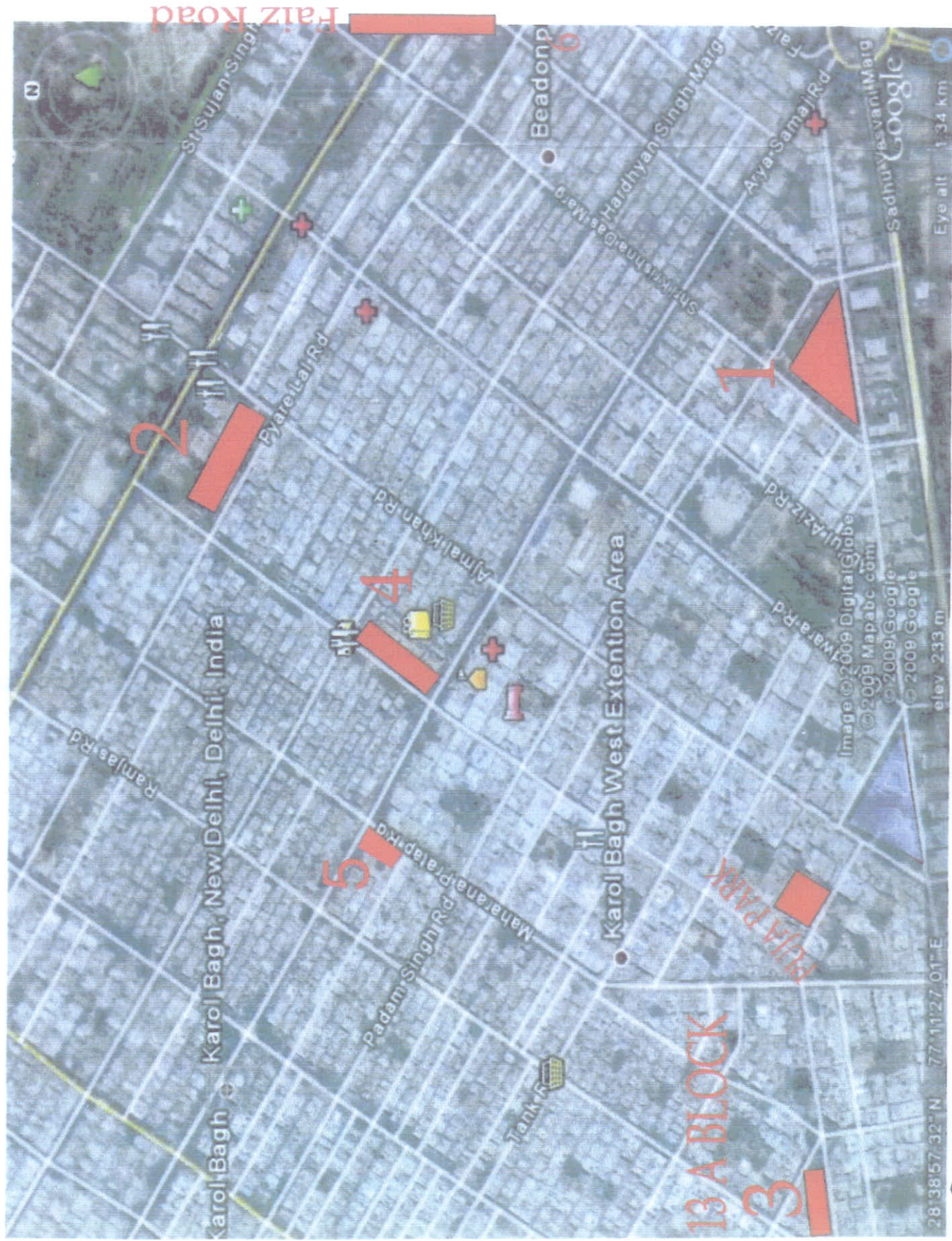
KAROL BAGH WHOLESALE FOOTWEAR ASSOCIATION (REGD.) BEADON PURA

- BEADON PURA GALI NO- 12, 13, 14, 15, 16A AND
- NAI WALAN GALI NO- 66, 67, 68, 69, TOTAL 100% COMMERCIAL
- OTHER COMMERCIALS AREA
- CAR PARKING
- TOILET BLOCK
- SHASTRI PARK

APPX. 500 SHOPS IN BEADON PURA GALI NO. -12, 13, 14, 15, 16A AND
 NAI WALAN GALI NO- 66, 67, 68, 69, TOTAL 100% COMMERCIAL



PROPOSED PARKING PLAN FOR SPECIAL AREA OF KAROL BAGH



1. Under Ground Basement Parking in M.C.D. Primary School
2. M.C.D. Primary School in Bank Street Aimal Khan Road
3. M.C.D. Primary School in 13A Block on Saraswati Marg
4. M.C.D. Land on Arya Samaj Road
5. M.C.D. Primary School in Regharpura, Arya Samaj Road
6. Faiz Road, Arya Samaj Road D.D.A Land For Parking.

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING-II 4TH FLOOR,
VIKAS MINAR, NEW DELHI-110002.

No.F.3(54)2011-MP/D- 23

Dt: 27/01/12

To

Sh. Satish Arora,
President,
Karol Bagh Footware Association (Regd.),
2356/15, Beadon Pura, Ajmal Khan Road,
Karol Bagh, New Delhi-110005.

Sub:- Uncalled for Sealing and Demolition Drive In Karol Bagh by MCD.
Ref:- No. K-12011/10/2008 DDIB dt. 15.11.11 of Under Secy.(DDIB)/GOI/MOUD.

Sir,

This is in reference to your representation dt. 12th Oct., 2011 forwarded by the Under Secretary to GOI, MOUD vide letter dated 15.11.2011 addressed to V.C., DDA for appropriate action. This has been examined & following are the observations:-

The area under reference is part of special area and in particular, the Karol Bagh. As per MPD-2021 i.e. Karol Bagh Area is assigned as Special Specific Area in the context of applicability of regulations.

As per MPD-2021 (Clause 3.3.1.2) Karol Bagh being a part of special area requires re-development, for which schemes are to be prepared and notified by the Local Authority i.e. MCD within 3 years. Further, Special Area Building Regulations shall be prepared by the Authority in consultation with the Local Body within a period of three years and notified with the approval of Central Govt. Master Plan also states that owners in Special Area shall require to register themselves with the Local Body within a period of 4 months indicating the existing extent of construction. Thereafter, a Certificate of Structural Safety by qualified engineer shall be required to be submitted within next six months. Subject to height restriction of 15mtr. All buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations are notified or maximum three years, whichever is earlier. With reference to the Regulations for Special Area, Land use and development code shall be as per approved Zonal Plan and Local Area Plans.

Now, in the context of aforesaid representation, it is to mention that the overall matter is to be seen and dealt by the Local Authority i.e. MCD, which has to undertake the preparation of Re-development Schemes as well as to deal with the enforcement of regulations under the provision/policy for the area under their jurisdiction.

h.m.s.

27/1/12

Dy. Director (Plg.) AP-II

Copy to:-

1. Commissioner, MCD.
2. Under Secretary(DDIB), Govt. of India, Ministry of Urban Development, Nirman Bhaawan, for information w.r.to your letter referred above.
3. Addl. Commr. (Plg.)AP for information please.
4. OSD to VC, DDA w.r.to Dy. No.316-UDM dated 16.11.2011.
5. P.S. to Commr. (Plg.)/DDA for deletion of TBR No.2024 from the Diary of Commr.(Plg.).

Dy. Director (Plg.) AP-II