



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

OFFICE OF THE DIR (PIO.)
MPP/TO, D.D.A. N. DELHI-2
Dy. No. 3165
Dated 16/5/12

Zone 15

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

फार्म प्रतिभागी द्वारा भरा जाए

Form to be filled by Participant

नाम Name	SATINDER SINGH - Gen. Secretary. MOHIT CHADHA
प्रतिनिधि : Representing: सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Ghaffar Market, Karol Bagh, N. Delhi. Market Traders Association
वर्तमान स्थिति Present Position	Commercial market
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	45038001 45143133 9811274065
फैक्स : Fax :	—
ई-मेल E-mail	MWORLD24 @ a.mail.com
पता : Address :	128, Ghaffar Market, Karol Bagh, N. Delhi.
हस्ताक्षर : Signature :	Satinder Singh
तिथि : Date :	15/May/2012

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

गफफार मार्किट व्योपार मंडल (रजि०)

Ghaffar Market Beopar Mandal (Regd.)

Ph. : 41451104, 41451105

एफ-14/160-161, गफफार मार्किट
करोल बाग, नई दिल्ली-110005

F-14/160-161, Ghaffar Market
Karol Bagh, New Delhi-110005

Ref. No. GMBM/ 003/12-13

Dated. 15/May/2012

To

Shri Sh.Partho Dhar,
Director (plag.).
DDA, Zone A & B
Vikash Minar, New Delhi

Subject: - Midterm Corrections and Modifications in the Master Plan MPD- 2021 to suit the changing needs of the society –Open House Meet for Central Distt. –Zone B Karol Bagh.

Sir,

Ghaffar Market Beopar Mandal (Regd.) is thankful to the government of india's incited in inviting public and stake holders to participate, interact and make presentation of their suggestions toward reviewed of MPD 2021.

In this contest it is respectfully submitted that the Ghaffer Market in Karol Bagh Market (special zone) is located/ surrounded by Arya Samaj road, Ajmal khan road, Hardhyan Singh road and Sarswati marg. This market was originally constructed in 1950s in order to accommodate /rehabilitate the refugees from Pakistan due to partition of the country.

In this process 176 shops and 100 stalls were constructed on plot of a land measuring.....

Originally it was single story construction with the passage of time storage facility was allowed on first floor and latter in 1970s due to increased space requirement and expansion of business activity the allotes put up additional floors / construction. However it being essential requirement, the additional construction of floors was not objected to by the Government of India i.e. L & DO.

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Dated.....

In order to provide relief to the allottees the Ministry of works and housing (now ministry of urban Development), L & DO issued a public notice issued on 19/2/1976 (Copy encl). Pursuant to which it was decided not to take action under the terms of lease in cases where leases concerned furnish the building plans of the existing construction duly signed by the lessees and certified by the registered architect on the blue print that the construction at site is according to the plan furnished. In this process construction up to 1+2 floors was regulated / accepted by the Government in 1976.

In the intervening that is from 1950 to 1990 development in the surrounding area which were controlled by MCD and DDA Continued and Building consisting of up to 5 stories had come up and allowed by the concerned authorities (photo attached) on this roads abutting ghaffar market.

Even the MCD has constructed 5+ basement storied commercial complex which touches/ adjoined the Ghaffar Market at Saraswati Marg in around 1976 (photo attached). In view of the above position it is clear that in the surrounding area business utilities up to 5-6 Stories has been allowed / is functional.

In the case of ghaffar market, which was allotted/ administered by the government of India (L & DO) no objection/cognizance of the construction up to 4 story was taken by the concerned authorities including DDA/ MCD. The properties have now been transferred to the MCD since 2006.

In the above circumstances it is earnestly requested that in the case of ghaffar market in the special use Zone karol bagh that is Zonal plan/layout plan the FAR of at least 3.00 should be allowed up to the height of 15 meter. Which is also available now in the case of residential premises earlier FAR of 1.00 and so on was available

The step of the government to invite suggestion from general public is a Welcome move which will not only result in recognizing the ground reality and accepting the existing construction by regulating the same but also result in accrual of sizable

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Dated.....

revenue to the government for improving the economy and result in development and put an end to the harassment of the general public.

We hope that the request of the Ghaffar Market Beopar Mandal & similarly placed organizations will be considered favorably in the large public interest by your kind honour by incorporating suitable provision in the relevant zonal /sub zonal /layout plan of the area.

Thanking you,

You're sincerely

For Ghaffar market beopar mandal. (Regd.)



Subhas Chadha
(President)



Satinder Singh
(Gen. Secretary)

MINISTRY OF WORKS & HOUSING
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAYAN, NEW DELHI

NOTICE

Attention of the lessees of properties leased by Ministry of Housing & Land Development Office, New Delhi under the administrative control of Land & Development Office is invited to the terms of lease in which clause upon them to take prior sanction of Local Body concerned and of the Lessor before raising construction over the lease hold plot or making additions and alterations to the existing constructions.

It has been observed that a large number of lessees of properties in Rehabilitation colonies have made additions and alterations to their buildings without the approval of the Lessor and rendered them liable to action under the terms of lease. It was however decided not to take action under the terms of lease in cases where such constructions came to the notice of this office for the first time and where the lessees concerned have furnished the building plans in the existing construction duly signed by the lessees and certified by the Local Architects on the blue print that the construction is in accordance to the plan. It has also been observed that a large number of lessees have not come up with the plans and have not applied for this sanction so far.

It has therefore been decided that the sanction of accepting the plans and existing construction as on 31/12/74 will be operative only upto 31st March 1976 and those lessees who fail to furnish the plans by 31st March 1976 will render themselves liable for action under the terms of lease.

All such lessees are therefore advised in their own interest to furnish the requisite plans immediately and in any case not later than 31st March 1976.

(K. K. GAVNIAR)

LAND & DEVELOPMENT OFFICE

11-20

MINISTRY OF COMMERCIAL STATE WELFARE

Delhi Development Authority,

Vikas Bhawan, New Delhi-1.

Sub: OBJECTIONS AND SUGGESTIONS IN RESPECT OF THE PROPOSED MODIFICATIONS
IN THE DELHI MASTER PLAN.

Dear Sir,

With reference to your notification No.F 3(19)/70-M.P. dated 10th August, 1974, inviting objections and suggestions in respect of certain proposed modifications in the Delhi Master Plan so as to convert the most Central and well established Business Distt. into residential area, I have to submit as follows:-

1. That a wide publicity was essential to such a vital notification. In fitness of things the same should have been published in a popular Delhi News papers. Atleast 95% of about 50,000 residents of the said locality are unaware of the said notification and those who happened to know the same in the 1st week of September, 1974 could get barely half a week when a few cyclostyled copies of the notification were circulated, could not get reasonable time to submit their objections and suggestions intime.
2. That the Authorities are well aware, the area affected is almost entirely inhabited by those who were refugees from West Pakistan after the partition of the country. It took them 15 to 20 years to establish their business on the Gurdwara, Ajmal Khan, Beadon Pura, Arya Samaj, Ramjas Road and Bank Street and their side lanes in the Karol Bagh area. These areas cater for the needs of not only Karol Bagh but several other localities of Delhi. In fact the Ajmal Khan Road is the biggest shopping Centre in India.
3. That it is no doubt, not the charter of the Authorities to uproot such persons and their families and render them re-refugees to start from the scratch, just to comply with the whims and fancies of the Authorities.
4. That the Authorities are well aware that the persons affected took no less than two decades to develop the area in question to its present shape and style. They have put in their mite and sweat and at every stage their plans received requisite approval of the Authorities concerned who provided them with all the amenities of water, sewer, electricity etc. Surely D.D.A. could not plead ignorance to all these and they were not mere spectators. They are at this stage stopped from inter-meddling with and overriding the developments made, sheerly under the garb of changes in the Delhi Master Plan.
5. That it is a matter of basic understanding that the Master Plan is made entirely to suit the requirements of the residents to their best interest and not vice-versa. Having acquired in the growth of the commercial Centre for over a period of two decades, the D.D.A. have no propriety to uproot the inhabitants, at this stage.
6. That a number of the effected residents have had their occupations regularised by execution of conversion deeds. They and the D.D.A. have thereby entered into contractual rights and liabilities which either party cannot abrogate unilaterally. about a 1000
7. That if the proposed scheme is implemented shops will have to be closed and several thousands persons will be rendered unemployed. Further the stock in trade worth more than two crores of rupees will be dislodged and the shopkeepers will suffer irreparable loss and injury.
8. It is therefore prayed that in the interest of justice and expediency the proposed item 'A' to modify the Master Plan be dropped.
9. The undersigned reserves his right to submit further objections and suggestion which he could not submit on account of short time allowed to him.

Dated: 7/9/1974.

Yours faithfully,

Address: _____

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



MUNICIPAL CORPORATION OF DELHI

Office of the Commissioner
Town Hall, Chandni Chowk, Delhi-110006

2273 /2010

Dated: 22-03-2010

The Secretary (UD)
Ministry of Urban Development
Govt. of India
Nirman Bhawan
New Delhi

Subj: Special Area as delineated under the Master Plan for Delhi-2021.

Sir,

As per clause 16.2 sub-section 5 of the MPD-2021 Redevelopment Plan and Schemes for the Special Area (Walled City and its Extension, Karol Bagh and the contiguous area in between) is to be prepared by the local body within three years of approval of the MPD-2021 i.e. by 07/02/2010.

The Municipal Corporation of Delhi engaged a Town Planning Consultant for the preparation of Redevelopment Plan/Schemes for the Special Area only in November, 2008. However the preparation of the Redevelopment Plan for the special area is still under process.

- The preparation of the Redevelopment Plan of the Special Area essentially requires to take into consideration the provisions made in the Zonal Development Plans covering the Special Area i.e. the Zonal Development Plan of Walled City other than Walled City (Sadar Paharganj Area) Zone 'B' (Karol Bagh and its extension) and part of Zone 'C'. The Zonal Development Plans under the MPD-2021 were to be prepared within 12 months of the approval of the MPD-2021 but these have not been notified by the DDA so far.
- Under Clause 16.2 of the MPD-2021 it is mentioned that "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 the Central Government." The DDA is yet to finalize these building regulations.
- As per MPD-2021 the land policy is to be based on the optimum utilization of available resources both public and private in land assembly, development and housing. The said policy is yet to be formulated by the DDA/Gol.
- Also MPD-2021 envisaged the incentivised redevelopment with additional FAR as a major element of city redevelopment covering all the areas including Special Area. A policy in this regard is also awaited from DDA.

26/C

18/C

Furthermore MPD-2021 recommended Influence Zone along MRTS corridor as an intensive development zone. The designated Influence Zones are to be identified on the respective zonal development plans.

The three years period stipulated in the MPD-2021 for preparation of the Redevelopment Plans for Special Area could not be adhered to due to the facts mentioned above. As provided under clause 16.2.3 of MPD-2021 the exemption from the punitive action against violation of MPD-2021/BBL also expired on 07/02/2010. This makes all unauthorised construction liable for action under the relevant sections of the DMC Act, 1957.

It is therefore requested that the time period for preparation of the Redevelopment Plan may be extended by two years beginning from 07/02/2010. A copy of the Resolution passed by the Standing Committee is enclosed for consideration. It is also for consideration whether the exemption granted for Special Area at para 3 of Clause 16.2 in the Master Plan which protected all properties in the Special Area from any punitive action should be extended accordingly.

Yours faithfully,

(K.S. MEHRA)

Commissioner, MCD

Delhi-2021

Give your Suggestions in Open House Meet - Central District

Venue :

Indian Medical Association Hall,
Near Vikas Minar, I.P. Estate, New Delhi

Date :

15th May, 2012

Review of Master Plan for Delhi 2021 - A Participative Approach

As a follow up to the advertisement in Newspapers issued by Ministry of Urban Development, Govt. of India on 18.02.2012, the public and other stakeholders are invited to participate, interact and make presentation of their suggestions towards review of MPD 2021.

The Master Plan for Delhi (MPD 2021) has been planned with a vision and policy guidelines for the perspective period of 20 years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid-term corrections and modifications in the Master Plan Policies, Norms / Standards and the implementation procedure to suit the changing need of the society. The review would also facilitate modification and revisiting of specific provision of the plan that could not be foreseen / anticipated during the plan formulation. The Open House meet for Central District will be held as per the details given below:

DISTRICT

CENTRAL

Planning
Zones as per
MPD-2021

A - Old City
B - City Extn. (Karol Bagh)
D - New Delhi

Major colonies
covered

Chandni Chowk, Sadar Bazar, Paharganj, Karol Bagh,
Anand Parbat, Rajendra Nagar, Ranjit Nagar, Naraina,
Albert Square (Gole Market), Sunder Nagar, Pandara
Road, Chanakya Puri, Jangpura, Lajpat Nagar

Date

15th May, 2012

Open House
Timings

Registration : 9 to 10 am
Session-I : 10 to 1.30 pm
Session-II : 2.15 to 6 pm

Venue

Indian Medical Association Hall, Near Vikas Minar,
I.P. Estate, New Delhi

Nodal Officers
for receiving
Suggestions

Sh. Partho Dhar, Director (Plg.), DDA, Zone A&B
4th Floor, Vikas Minar, I.P. Estate, New Delhi
Tel: 23370097; E-mail : dirap2@dda.org.in
Sh. Sabyasachi Das, Director (Plg.) DDA, Zone D
2nd Floor, Vikas Minar, I.P. Estate, New Delhi
Tel : 23379043, E-mail: dirplggs@dda.org.in

Registration:

All interested in participation are requested to register their names along with a copy of suggestions for discussion in Open House Meet. The name, address, telephone number and email id to be mentioned in bold letters at the top. The opportunity to present the suggestions will be given as per the registration serial number.

Suggestions:

The suggestions can be uploaded on the link available on Home page of DDA website www.dda.org.in

New Suggestions for Review of Master Plan Delhi-2021 View Suggestions (public can view suggestions received for review of MPD-2021)

The hard / soft copy can also be submitted to the above mentioned nodal officers of DDA

Director (Plg.) MPR
6th Floor, Vikas Minar, I.P. Estate, New Delhi-110002
Tel: 011-23379731, Email: dirplgmp_rtc@dda.org.in



DELHI DEVELOPMENT AUTHORITY

Please visit DDA's website at <http://dda.org.in> or dial 39898911



M'copy

गफ्फार मार्केट व्योपार मंडल (रजि०)

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Ph. : 41451104, 41451105

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F-14/160-161, Ghaffar Market
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Ref. No. GMBM/003/12-13

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To

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Vikash Minar, New Delhi

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Sir,

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In this contest it is respectfully submitted that the Ghaffer Market in Karol Bagh Market (special zone) is located/ surrounded by Arya Samaj road, Ajmal khan road, Hardhyan Singh road and Sarswati marg. This market was originally constructed in 1950s in order to accommodate /rehabilitate the refugees from Pakistan due to partition of the country.

In this process 176 shops and 100 stalls were constructed on plot of a land measuring.....

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In the intervening that is from 1950 to 1990 development in the surrounding area which were controlled by MCD and DDA Continued and Building consisting of up to 5 stories had come up and allowed by the concerned authorities (photo attached) on this roads abutting ghaffer market.

Even the MCD has constructed 5+ basement storied commercial complex which touches/ adjoined the Ghaffer Market at Saraswati Marg in around 1976 (photo attached). In view of the above position it is clear that in the surrounding area business utilities up to 5-6 Stories has been allowed / is functional.

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In the above circumstances it is earnestly requested that in the case of ghaffer market in the special use Zone karol bagh that is Zonal plan/layout plan the FAR of at least 3.50 should be allowed up to the height of 15 meter. Which is also available now in the case of residential premises earlier FAR of 1.00 and so on was available

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(President)



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(Gen. Secretary)

INDIAN

(N)

12/75

Indian Exl.
12/75

MINISTRY OF WORKS & HOUSING
LAND AND DEVELOPMENT OFFICE,
NIRMAN BHAVAN, NEW DELHI.
NOTICE

Attention of the lessees of properties leased by Ministry of Rehabilitation in Delhi and New Delhi under the administrative Control of Land & Development Office is invited to the terms of lease deeds which enjoin upon them to take prior sanction of Local Body concerned and of the Lessor before raising construction over the lease hold plot or making additions and alterations to the existing constructions.

2. It has been observed that a large number of lessees of properties in Rehabilitation colonies have made additions and alterations to their buildings without the approval of the lessor and rendered themselves liable to action under the terms of lease. It was, however, decided not to take action under the terms of lease in cases where such constructions came to the notice of this office for the first time and where the lessees concerned have furnished the building plans of the existing construction duly signed by the lessees and certified by the Local Architects on the blue print that the construction at site is according to the plan. It has also been observed that a large number of lessees have not come up with the plans and have not availed of this concession so far.

3. It has, therefore, been decided that the concession of accepting the plans of existing construction as on 31.12.75 will be operative only upto 31st March, 1976 and those lessees who fail to furnish such plans by 31st March, 1976, will render themselves liable for action under the terms of lease.

4. All such lessees are, therefore, advised in their own interest to furnish the requisite plans immediately and in any case not later than 31st March, 1976.

Sd/-
(K. K. GAMKLIAR)
LAND & DEVELOPMENT OFFICER

DL-204

dayp-320(180)/75

INDIAN STATE WELFARE

Delhi Development Authority,
Vikas Bhawan, New Delhi-1.

Sub: OBJECTIONS AND SUGGESTIONS IN RESPECT OF THE PROPOSED MODIFICATIONS
IN THE DELHI MASTER PLAN.

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2. That the Authorities are well aware, the area affected is almost entirely inhabited by those who were refugees from West Pakistan after the partition of the country. It took them 15 to 20 years to establish their business on the Gurdwara, Ajmal Khan, Baddon Pura, Arya Samaj, Ramjas Road and Bank Street and their side lanes in the Karol Bagh area. These areas cater for the needs of not only Karol Bagh but several other localities of Delhi. In fact the Ajmal Khan Road is the biggest shopping Centre in India.
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7. That if the proposed scheme is implemented shops will have to be closed and several thousands persons will be rendered unemployed. Further the stock in trade worth more than two crores of rupees will be dislodged and the shopkeepers will suffer irreparable loss and injury.
8. It is therefore prayed that in the interest of justice and expediency the proposed item 'A' to modify the Master Plan be dropped.
9. The undersigned reserves his right to submit further objections and suggestion which he could not submit on account of short time allowed to him.

Dated: 7/9/1974.

Yours faithfully,

Address: _____



MUNICIPAL CORPORATION OF DELHI

Office of the Commissioner

Town Hall, Chandni Chowk, Delhi-110006

22/03/2010

28/3/10
17/3/10
Dated: 22-03-2010

The Secretary (UD)
Ministry of Urban Development
Govt. of India
Nirman Bhawan
New Delhi

Sub: Special Area as delineated under the Master Plan for Delhi-2021.

Sir,

As per clause 16.2 sub-section 5 of the MPD-2021 Redevelopment Plan and Schemes for the Special Area (Walled City and its Extension, Karol Bagh and the contiguous area in between) is to be prepared by the local body within three years of approval of the MPD-2021 i.e. by 07/02/2010.

The Municipal Corporation of Delhi engaged a Town Planning Consultant for the preparation of Redevelopment Plan/Schemes for the Special Area only in November, 2008. However the preparation of the Redevelopment Plan for the special area is still under process.

- The preparation of the Redevelopment Plan of the Special Area essentially requires to take into consideration the provisions made in the Zonal Development Plans covering the Special Area i.e. the Zonal Development Plan of Walled City other than Walled City (Sadar Paharganj Area) Zone 'B' (Karol Bagh and its extension) and part of Zone 'C'. The Zonal Development Plans under the MPD-2021 were to be prepared within 12 months of the approval of the MPD-2021 but these have not been notified by the DDA so far.
- Under Clause 16.2 of the MPD-2021 it is mentioned that "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 the Central Government." The DDA is yet to finalize these building regulations.
- As per MPD-2021 the land policy is to be based on the optimum utilization of available resources both public and private in land assembly, development and housing. The said policy is yet to be formulated by the DDA/Govt.
- Also MPD-2021 envisaged the incentivised redevelopment with additional F&A as a major element of city redevelopment covering all the areas including Special Area. A policy in this regard is also awaited from DDA.

~~26/C~~ 26/C

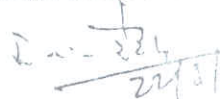
18/C

Furthermore MPD-2021 recommended Influence Zone along MRTS corridor as an intensive development zone. The designated Influence Zones are to be identified on the respective zonal development plans.

The three years period stipulated in the MPD-2021 for preparation of the Redevelopment Plans for Special Area could not be adhered to due to the facts mentioned above. As provided under clause 16.2.3 of MPD-2021 the exemption from the punitive action against violation of MPD-2021/BBL also expired on 07/02/2010. This makes all unauthorised construction liable for action under the relevant sections of the DMC Act, 1957.

It is therefore requested that the time period for preparation of the Redevelopment Plan may be extended by two years beginning from 07/02/2010. A copy of the Resolution passed by the Standing Committee is enclosed for consideration. It is also for consideration whether the exemption granted for Special Area at para 3 of Clause 16.2 in the Master Plan which protected all properties in the Special Area from any punitive action should be extended accordingly.

Yours faithfully,


22/5/21

(K.S. MEHRA)
Commissioner, MCH