



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

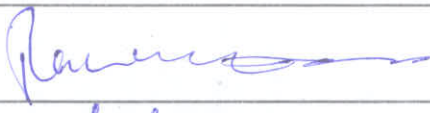

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3171  
Dated 16/5/12

24

Zone D

नाम Name	PAWAN DIWAN & KULVINDER SINGH
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	SHANKER MARKET TRADERS ASSOCIATION
वर्तमान स्थिति Present Position	U-PRESIDENT & SECRETARY
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	98111-52336 - 98111-80759
फैक्स : Fax :	
ई-मेल E-mail	SKSS167@gmail.com
पता : Address :	28, SHANKER Mkt. 46, SHANKER Mkt.
हस्ताक्षर : Signature :	 
तिथि : Date :	15/5/12

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

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

**SHANKER MARKET TRADERS ASSOCIATION**

Flat-28,Shanker Market,Con.Circus,New Delhi.

Dt,15-05-2012

To,

Sh.Sabyasachi Das,  
Director (Planning),  
DDA Zone-D,  
IInd Floor,Vikas Minar,  
New Delhi,

Dear Sir,

**Sub.: Mid term correction & modification in the MASTER PLAN (MPD 2021) to suit the changing needs of the society-Open House Meet For Central Distt.Zone D,New Delhi**

Shanker Market ( New central market ) was built up in 1956 and was allotted to displaced persons from West Pakistan by Ministry of Rehabilitation in 1957. Shanker Market is situated on the Outer Circle of Connaught Place in the vicinity of Super Bazar & Minto Bridge / Shivaji Bridge Railway Station.

Here we may bring to your kind notice that NDMC (on behalf of L&DO) is levying heavy penalties with interest on the occupants ,applying for freehold, on a/c of the wooden/stone lofts made inside their premises terming it as Unauthorized Construction.

As regards to the 100% loft termed Unauthorized, we have a few facts to prove it otherwise.

(1) These lofts were there even before ownership rights were granted to occupants in 1978-79.Photocopy (No.1) of the plan submitted by the occupants of Shop-18 to Director Of Estate duly signed by M/S.Chopra & Associates ( A Registered Architects).

(2) Even before granting ownership rights, the Director Of Estate by issuing letter no. DE/Mkt/9(10)/78/SM Dtd. 4/10/1979 has given NO OBJECTION for any addition & alterations made inside the Shops/Stalls/Flats. Photocopy (No.2) is enclosed.

(3) In this respect, please also refer to the Technical Committee appointed by Sh.C.S.Rao,Dy.Secy(Land) Ministry of Work & Housing ,Govt. Of India vide letter no.J-20012/1/84 LD dtd.16/7/1984,which had senior Architect of CPWD,Engineers of L& DO and Sh.R.C.Sabharwal ,Senior Architect,NDMC who recommended 100% of wooden loft for storage purposes. Photocopy (No.3) is enclosed.

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(4) Please also refer to the Chief Architect's -NDMC letter No.516/D/VACC/N dtd.30/12/1994 & Compounding & Regularizing charges Receipt of NDMC dtd.29/12/1994 of Stone Loft (100%) & Lowering the Floor of the shop by one foot of Shop No.42,Shanker Market for Rs.7,500/- (Rs. Seven Thousand & Five Hundred Only). Photocopy (No.4) is enclosed.

(5) The demand of penalties at the time conversion from Leasehold to Freehold is also against the Policy decision Letter No.J-2011/12/77-LI, Ministry of Urban Development (Land Div.) Govt. Of India, clearly mentioned in the Sr No.6 under the heading of Misuse & Unauthorized Construction. "It has been decided that Unauthorized Construction or Misuse of the the building constructed on Leasehold premises ought to be taken care of by MCD/DDA/NDMC etc. under the law/regulation. Accordingly the Lease administering authorities may permit Conversion of all Leased Properties irrespective of any building violations or other violations that may exist ".Photocopy (No.5) is enclosed.

Further with as the changing needs of the society , a few occupants had lowered the floors of their shops/stalls. Here we request you to advise the concerned Department to expedite the conversion of the properties from Leasehold to Freehold at the rates fixed by L&DO as rates fixed by NDMC are much higher and violations be condoned/Regularize.

Thanking you,

Yours truly,

From:Sh.Brij Sikka  
Gen.Secretary, SMTA,  
Shop No.3,Shanker Market,  
Con.Circus, New Delhi-1.  
Cell:98110-77545



SHOP NO 18. SHANKAR M.  
BELONGING TO MR. JANK

S. K. CHOPRA & ASSOC  
ARCHITECTS, PLANNERS & E.S.  
9, SHANKAR MARKET,  
CONNOUGHT CIRCUS,  
NEW DELHI. 110001.  
PHONES: 40907 & 45230

REG. NO. CA/75/71

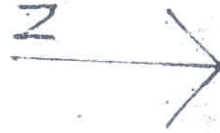
SHOP AREA:  
 $13'6'' \times 16'7\frac{1}{2}'' = 224$

LOFT AREA:  
 $12'3'' \times 6'9'' = 82$

No. 1

05/03/01

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PLAN  
SCALE:  $\frac{1}{4}'' = 1'-0''$

SHOP No.  
19

SHOP No. 18

LOFT ABOVE  
WOODSTRUCTURE

LOFT ABOVE  
RCC  
STRUCTURE

CORRIDOR

15φ RCC  
COLUMN

COURT YARD

841



Office of Shankar Market Traders Association (Regd.) New Delhi.

True copy of letter No. DE/MKT/9(10)/78/SM Government of India  
Directorate of Estates.

Dated : New Delhi, 4.10.'79

To

- 1) The Supdt. Engineer,  
D.C.C. VI, East Block Level VI,  
R.K. Puram, New Delhi.
- 2) The Supdt. Engineer,  
D.C.C. IX,  
I.P. Bhavan,  
New Delhi.
- 3) The Supdt. Engineer,  
DCC II, I.P. Bhavan,  
New Delhi.
- 4) The Ex. Engineer,  
'A' Division, C.P.W.D.  
New Delhi.

Subj: Transfer of ownership rights-verification of plans  
in respect of shop etc. in four Rehabilitation markets.

Sir,

I am to invite a reference to this Directorate's endorsement of even No. dated 5th Sept., 79 on the subject cited above and to inform you that it has now been decided that no cognizance of the additions & alternations made inside the premises by the shopkeepers in these four Rehabilitation markets be taken for the purpose of verification of their plans. However, the additions and alterations made outside the premises should be verified before sending the plans to this Directorate.

You are, therefore, requested to return the plans to this Dte. immediately after making necessary verifications in accordance with the decision taken so as to enable us to for early implementation of the decision for transfer of ownership rights.

Yours faithfully,

*Signed*  
(B.M. Gupta)

Dy. Director of Estates(M)

Copy forwarded for information and necessary action :

1. Sh. Mota Singh Jaggi, Chairman, Joint Board for Ownership Rights, Flat No. 3, Shankar Market, New Delhi.
2. The President, Sarojini Market Shopkeepers Association, Shop No. 137, Sarojini Market, New Delhi.
3. The President, P.G. Market Traders Association, Shop No. 49, Pleasure Garden Market, Delhi.
4. The President, Kamla Market Traders Association, Shop No. 184, Kamla Market, New Delhi.

(B.M. Gupta)  
Dy. Director of Estates.

Copy addressed to Shri Mota Singh Jaggi, Chairman Joint Board for Ownership rights, Flat No.3, Shankar Market New Delhi.

True copy forwarded to all the  
Shops/Stalls/Flats of the  
Shankar Market, New Delhi.

Govt. of India  
Ministry of Works & Housing  
Land & Development Office  
Nirman Bhawan

U.P.C.

(24)

No. 3

New Delhi 14/2/85

No. L&DO/PS-IV/Mkt/NCM/7/22/73/134

To

The General Secretary  
Shankar Market Traders' Association  
Shop No. 29, New Central Market  
Connaught Circus, New Delhi-110 001.

Sub: Supply of the copy of decision taken by Technical  
Committee relating to various breaches in respect  
of New Central Market (Shankar Market)

With reference to your letter dated 23.11.84,

I am to say that a copy of decision taken by .

Technical Committee relating to various un-

authorised construction made by Shopkeepers/

Flat Owners/ Stall holders of New Central Market

is forwarded to you herewith as asked by ~~xxx~~ you

vide your above quoted letter.

Yours faithfully,

Signed.

( R. S. Chadha )

Dy. Land and Development Officer

Encl:

as above.



REPORT OF THE TECHNICAL COMMITTEE IN RESPECT OF VARIOUS  
PROBLEMS OF SHANKAR MARKET.

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In view of letter No. J-20012/1/84-LD dated 16th July, 84 from Sh. C.S. Rao, Deputy Secretary (Lands), the site was inspected on 19.9.84 by the following members of the Technical Committee:-

1. Shri R.C. Sabharwal, Sr. Architect, N.D.M.C.
2. Shri H.K. Wallie, Liaison Officer, Architectural Wing, C.P.W.D.
3. Shri M.M.L. Sharma, Architect, C.P.W.D.
4. Shri Shri J.J. Lal, Executive Engineer, H. Division, C.P.W.D.
5. Shri C.B.B. Shastri, Engineer Officer, L & D O.

The Inspection team took a round of the Market with the President/ Representatives of the Shankar Market Traders Association. After going into the details of the problems and discussing with the members of the Association, the Technical Committee makes the following recommendations:-

(i) LOFT: It was observed that at site, the covered area of the loft existing in various types of shops ranges upto 100%. It is clarified that originally the lofts were provided with the shops only on the varandah portion. Subsequently, the lofts were extended by the shopkeepers inside the shops without obtaining any sanction either from Local Body or from L&DO.

So far as the Building Bye-laws provision concerned, the existing Bye-laws which came into force w.e.f. 23.6.83 permit loft upto 25% whereas prior to this, loft upto 50% was permissible.

Keeping in view the fact that the NDMC has already allowed coverage of loft upto 100% in other Municipal Markets and also taking into consideration, the needs of the shopkeepers, the Committee feels that there may not be objection for permitting the loft upto 100% of the area of the shop providing the same is used for the purposes of storage only.

(ii) SHOW-CASES: It was observed that practically in the whole of the Market Showcases have been built in front of every shop projecting into the common Corridor ~~xxxxxx~~ meant for Shopkeepers. These corridors ~~xxxxxx~~ along with the open area in the Market have ~~xxxx~~ already been declared as 'Public Street' and have been handed over to the NDMC. In fact no projection/construction of any kind in the Public Street is allowed. Since the Wooden Showcases have been in existence for a number of years and also prior to handing over the areas declared as Public Street to NDMC, the Director of Estate had already permitted the said Wooden Showcases projection upto 9%, therefore there may not be any objection in their retention provided the projection of such main Showcases do not exceed 12" in width. Further, main doors/rooling shutters of the shops in no way should be permitted beyond original Brick Masonry walls of the shops.

(iii) WEATHER SHADE IN FRONT OF STALLS: The existing Market is in 'U' form Blocks. So far as the main shops on two longer sides are concerned, they have been provided with a covered Varandah for Shopkeepers along with Original construction but the Short arms (Central arms of 'U' connecting the long wing) having 3-4 stalls do not have any Varandah. Weather Sun Shades in their front. At present, the Tin/A.C. Shed Projection have been unauthorisedly erected to cater to their needs. These constructions look ugly at site.

"In the above context, it is recommended that Uniform covered varandah of the same width as existing in front of the shops, may be allowed in front of these linking stalls. These varandah can only be considered to be permitted in front of these stalls which open on to the interior Courtyard and not on stalls which open to the road side."

Contd.....2.....

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(iv) PROJECTIONS: It was also observed that the projections have been erected with the help of Angles Irons, Tarpeulin and other temporary materials on ~~the~~ to the open courtyard area and some of the shops have been extended upto the Chajha projection. Such encroachments into the common areas and also on the road side should not be permitted.

(v) SHOPS BELOW THE STAIR CASES: In certain cases, People have constructed small shops under the stair case landings. These are common areas for circulation and leased in common to a number of leasees. Such kind of construction should not be permitted.

These recommendations have been framed keeping in view the Building Bye-laws of NDMC and also the practical difficulties of the shopkeepers.

In respect of additional construction that may be permitted by the by the Ministry for construction of the Corridors in front of the stalls the modelities regarding recovery of premium and ground rent involved in the additional land, may be decided by the Ministry of Works & Housing.

Before the above recommendations are implemented, the same should ~~be~~ have the formal approval of Administrator N.D.M.C. also.

Sd/-  
(R.C.SABHARWAL)  
Sr. Architect  
N.D.M.C.

Sd/-  
(H.K.WALIA)  
Liaison Officer.  
C.P.W.D.  
(Architectural Wing)  
19.9.84

Sd/-  
(M.M.L.Sharma)  
Architect.  
C.P.W.D.

Sd/-  
(J.J.LAL)  
Executive Engineer  
'H' Division  
C.P.W.D.

Sd/- C.S.P. SHASTRI  
Engineer Officer  
L & D O.  
19.9.84



DEPARTMENT OF ARCHITECTURE & ENVIRONS  
NEW DELHI MUNICIPAL COUNCIL  
PALIKA KENDRA: NEW DELHI

No. 4

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No. 516/D/UACC/N

Dated: 30/12/94

To

Sh. Ram Avtar Bhutani,  
Shop No. 42, Shanker Market,  
New Delhi.

In continuation to our letter No.479/D/UACC/N dated 15.12.1994. You are once again reminded to you to deposit Rs. 7500/- in Municipal Treasury towards the penalty for regularisation of the new stone loft constructed in place of old timber loft by lowering it approximately 1'-0" within seven days time failing which action shall be taken as per law.

This may be treated as final notice.

नई दिल्ली नगरपालिका मासपत्र  
NEW DELHI MUNICIPAL COUNCIL

नकद/चैक भुगतान हेतु चालान

CHALLAN FOR PAYMENT OF CASH/DEPOSIT

श्री

of Account

Compounding Charges

बिल संख्या

Bill No.

रुपये

Receive Rupees

के/कार्यालय

Seven thousand five hundred only  
Sh. Ram Avtar Bhutani

Shop No. 42, Shankar Mkt. N. Delhi.

के प्राप्त करें।

Compounding Charges for regularisation  
of new stone loft.

तैयार करें

Prepared by

दिनांक

Dated

Bank draft

No. 000751

dated 29/12/94

Syndicate Bank, Super Bazar

20/XII/94

( S.D.SATPUTE )  
CHIEF ARCHITECT

No. J-20011/12/77-LI  
Government of India  
Ministry of Urban Development  
(Lands Division)

No. 5

(20)

New Delhi, the 28<sup>th</sup> June, 1999

To,

1. The Chief Secretary,  
Govt. of NCT of Delhi,  
Delhi (5 copies)
2. The Vice-Chairman  
Delhi Development Authority,  
Vikas Sadan, New Delhi (5 copies)
3. The Land & Development Office  
Nirman Bhavan, New Delhi (5 copies)
4. The Chiefperson,  
New Delhi Municipal Commttee  
Palika Kendra, New Delhi (5 copies)
5. The Commissioner,  
Municipal Corporation of Delhi,  
Town Hall, Delhi (5 copies)
6. The Chief Settlement Commissioner.  
Ministry of Home Affairs,  
Department of External Security  
Rehabilitation Division (Settlement Wing)  
New Delhi (5 copies)

Sub: Conversion of Leasehold tenure of land into free hold in Delhi Jurisdiction  
in scheme.

- Ref:
1. Ministry of Urban Development (Lands Division) Order No. J-20011/12/77-DII dated 14-02-1992
  2. Ministry of Urban Development (Lands Division) Order No. K20011/12/77-DII dated 25-06-1996

Sir,

The question of modification in the scheme of the conversion of leasehold tenure of land into freehold in Delhi has been under consideration of the Government. In view of the various representation received, the response to the scheme and the information received from the lease administering authorities, the entire issue has been carefully examined by the



Government. I am directed to convey the sanction of the President that in partial modification of the earlier instructions on this subject, it has been decided as under:

(1) COVERAGE OF THE SCHEME :

- (i) The existing scheme of freehold conversion is extended to all residential leasehold built up properties irrespective of size. As such, leased properties, situated on land, for which the land use prescribed in the Master Plan/Zonal Development Plan in force is 'residential', will be covered under the scheme, irrespective of size.
- (ii) The scheme will also extend to premium free leases, i.e. leases where premium has not been changed by agencies administering the leases.

(2) COMPUTATION OF CONVERSION FEE:

- (i) In respect of properties with land area upto 500 sq.mts. the conversion fee will be charged on the basis of already approved graded scale circulated vide Ministry's letter dated 14.2.1992 and land rates as applicable with effect from 1.4.1987, as indicated in the Annexure.
- (ii) In respect of properties with area above 500 sq.mtrs. and conversion fee will be charged on the basis of slab rates as per Annexure and land rates as applicable with effect from 1.4.1987.
- (iii) In respect of premium free leases, the conversion fee will be computable on the basis of the prevailing land rates as notified by the Government, from time to time, on a graded basis as applicable to other leases.

(3) APPLICABILITY OF LAND RATES OF 1987 :

The land rates of 1.4.1987 will be applicable for a period of six months from the date of issue of these orders and after that date, the conversion fee will be computable with reference to the prevailing land rates as applicable on the date of filling of the application for freehold conversion.

As already clarified vide this Ministry's order dated 14.2.1992, the date of depositing the conversion fee or the first instalment thereof shall be treated as the crucial date for the purposes of calculating the conversion fee.

4) REMISSIONS

Remissions, as under, notified vide Ministry's order dated 25-06-96 would continued.

- Remission of conversion fee @50% of the prescribed rate by the Government in respect of original lessees in Rehabilitation Colonies, who have not transferred or parted with the properties and are paying nominal, ground rent and in whose cases first sale is exempted from payment of unearned increase as per lease terms.
  - Remission of conversion free @33-1/3% in respect of ready built flats allotted by various lease administering authorities or constructed by co-operative group housing societies;
  - Remission of conversion fee by 25% in respect of original leasees or properties allotted by the lease administering authorities or than original lessees of rehabilitation colonies. This concession will also be available to the lessees where the properties had changed hands after seeking sale permission etc, as per the terms and conditions of the lease.
- (5) Lease, with land area upto 50sq. meters where no conversion fee is chargeable as per the existing scheme.

As per the existing scheme, no-conversion fee is chargeable in respect of plots having land area upto 50 sq. mts. 'C' type tenements and Janta Flats and also flats constructed by Group Housing Societies on land allotted by DDA having plinth area of 30sq. mts. and below. It has now been decided that in such cases where no conversion fee is envisaged, the conversion from leasehold to freehold be made through a general notification, thereby obviating the need for the individual lessees to make an application to authorities concerned. This general notification incorporating appropriate guidelines in this regard is being issued separately to the lease administering authorities.

(6) **MISUSE AND UNAUTHORISED CONSTRUCTION:**

It has been decided that unauthorised construction or misuse of the buildings constructed on leased premises ought to be taken care of by the NDMC/MCD/DDA etc. under the laws/regulation. Accordingly, the lease administering authorities may permit conversion of all leased properties irrespective of any building violations or other violations that may exist.

In the view of large scale misuse of residential premises an unauthorized contractions DDA and local bodies should take coordinated action to deal with the situation effectively.



2. In view of the above, lease administering authorities are requested to make all efforts to clear the pending cases within the prescribed period of 3 months and take effective steps to deal with the fresh applications that may be received in future. Special drives may be launched to dispose of applications for freehold conversion. The lease administering authorities are requested to give due publicity to the scheme.

3. It is further clarified that those orders will have prospective effect and the cases already decided will not be re-opened.

Note: In respect of pending applications, where conveyance deeds are yet to be executed/registered, refund in respect of conversion fee paid, if any, or account of these instructions should be allowed.

4. This issues with the approval of Finance Division's U.O. No. 1066-E dated 21.6.99.

Yours faithfully,

(LAKH SINGH CHANE)

UNDER SECRETARY TO THE GOVERNMENT OF INDIA

TELE: 3019951

Copy to:-

1. Cabinet Secretariat, New Delhi.
2. Prime Minister's Office, New Delhi.
3. Director of Audit.
4. Ministry of Home Affairs (UT Division), New Delhi.
5. Ministry of Law, Justice & Company Affairs, Deptt. of Legal Affairs, New Delhi.
6. Ministry of Finance, Deptt. of Expenditure, New Delhi.
7. Principal Information Officer, Pres Information Bureau, New Delhi.
8. Finance Division, Min. of UD.
9. All Desk Officers in the Lands Division.
10. Delhi Division - 10 copies.
11. PS to UDM/PS to MDS(UD)/PPS to Secretary(UD)/PS to AS(UD).
12. AS(Finance)/JS(UD)/DS(Lands).
13. CA, CPWD, New Delhi.
14. Spare copies.

(LAKH SINGH CHANE)

UNDER SECRETARY TO THE GOVERNMENT OF INDIA

TELE: 3019951