



# Azadpur Commercial Complex Welfare Association (Regd.)

Regd. Office : 302, Sasco Bhawan, Azadpur Commercial Complex, Azadpur, Delhi-110033  
Tel. : 27673778, 27673969 Fax : 27673969  
E-mail : bpindia@nda.vsnl.net.in

प्रति आदर (वीजना) एम.पी.ओ.आर.  
अफिस नं. 2163  
दिनांक 07/11/12

## PATRON

Sh. S.C. Kwatra (Sasco)  
Tel.: 27672646

## PRESIDENT

Sh. N.K. Bansal (Sasco)  
Tel.: 27676139

## VICE PRESIDENT

Sh. N.D. Vinayak (Laxmi)  
Tel.: 27670713-14

## GENERAL SECRETARY

Sh. M.L. Agarwalla (Gupta)  
Tel.: 27673969

## JOINT SECRETARY

Sh. S.S. Pushkarna (Amber)  
Tel.: 27677041-42

## TREASURER

Sh. I.S. Gupta (Lusa)  
Tel.: 27671109

## EXECUTIVE MEMBERS

Sh. Hari Chund Aggarwal  
(Lusa) Tel.: 27679701-02

Sh. N.K. Aggarwal (Kundan)  
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Sh. P.P. Aggarwal (Laxmi)  
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Sh. R.P. Dahiya (Usha Kiran)  
Tel.: 27671487

## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel.: 36304760

OFFICE OF THE DIR (Pig.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. L-275  
Dated 10-12-12

Commr (Pig.)  
Dy.No. G-905  
Dated 06/12/12

The Commissioner - Cum- Secretary  
Delhi Development Authority  
B-Block, Vikas Sadan  
New Delhi-110023

Date : 19/11/2012

Sub: - Request for Amendments/Modifications in the Master Plan  
Delhi (MPD)-2021

Dear Sir,

This has reference to Public Notice appeared in the Hindustan times on  
Oct 01, 2012 on the subject cited above,

As the Master Plan 2021 has again become a hot public issue and a focal  
point for further Amendments/Modifications to become a law, we have been  
dwelling on this issue extensively and made a kind of research in the year 2006  
and forwarded our Request/Suggestions to the monitoring committee for  
considerations.

Our suggestions have good even in today's context and circumstances, we  
are forwarding herewith copies of our letters written to the Chairman monitoring  
committee, Shri Maha Bal Mishra, Lt. Governor, the vice Chairman, DDA. As this  
is a crucial issue touching public chords and minds, may we request to give due  
considerations on our suggestions.

Yours truly

S.R. Dua

Co-ordinator

(M) 09540389552

Encl: As Above

✓  
06/12/12  
AC (leg) Mr. Patra  
Gok 1/12  
Dis (mmp)

The issue mentioned in P.U.C. in  
this regard it is submitted that  
it has already been discussed in  
1<sup>st</sup> meeting of A.G. (copy of past minutes enclosed)  
and will be taken up in second phase of review.  
A.D. (PLG) MPR

CO pl. keep  
it in the  
concord file.  
Shikha  
17/12/12

Shikha  
14/12/12

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## COORDINATOR

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Tel. : 36304760

**The Chairman,  
Monitoring Committee,  
India Habitat Centre,  
Lodhi Estate,  
NEW DELHI**

12<sup>th</sup> Oct.2006

**KIND ATTN : SH. BHURE LAL/MAJ. GEN. (RETD.) SH.  
JHINGON/ SH. K.G. RAO.**

**SUB : REQUEST FOR RECOMMENDATION OF TRADING OF  
FOLLOWING CATEGORY OF SMALL SHOPS MEASURING  
NOT MORE THAN 20 SQ. METERS IN THE RESIDENTIAL  
AREA.**

The monitoring Committee has been constituted by Hon'ble Supreme Court to protect, shield and hear the voice of those faceless small individuals who have no anchor of support or an organization to lean upon to plead and advocate their case. Hon'ble Court is aware, survival and livelihood are synonymous and there is no need superior or more dominating than the need of livelihood and the Court desired that no injustice is done to faceless and voiceless small shop owners by the orders of the Court hence this monitoring committee to advise the Hon'ble bench of the Court to formalize a just, fair and uniform standard of norms rules and policies for allowing mixed use of land for small shops in residential area and to allow full commercial activities on road declared commercial by Govt. notifications till final orders are passed by the Hon'ble Court.

A welfare state makes a conscious efforts to generate an environment where livelihood opportunities for its people are abundant and when such opportunities are diminished and become scarce due to any reason, a welfare state steps in and come out openly to help people deprived of livelihood. Peaceful pursuits of occupations free from pollution and noise which involve no public nuisance or road congestion or any hazard or processes of combustible or chemical nature should be welcome and be allowed. Such shops also serve dual purpose. These shops may become watch dogs of a locality to guard against any unwelcome intrusion by any unwanted elements and stop occurrence of a crime in the neighborhood as these shops act as powerful deterrent to criminal activities.

Contd...2/-



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22 category of small shops have been permitted to trade in residential areas but there are some type of shops which have not been included in the permissible list of approved shops allowed by Hon'ble Supreme Court. One such type of shop is of hardware items.

## 01. SANITARY & HARDWARE ITEMS (G.I. PIPES & FITTINGS, W.C., TAPS, ETC.)

### - An emergency domestic need -

These items of utilities components and accessories are totally made of metal, concrete or cement and create absolutely no pollution or hazard of any type such as of combustible or chemical nature. Hardware shops should have topped the list from domestic utility point of view as a need for immediate repair in a household. These utility item serves water supply, draining and sewerage needs of a household. Any blockade or chocking in supply or draining system may create an emergency situation. If water supply line or drainage is blocked, the entire functioning of a household comes to a halt, there is no washing, cleaning of toilets and utensils and no bath taking and a stinking unhygienic and sickening environment enclouds the entire household. There may be some items which are at border line such as paints and thinners. These items should be excluded if these are found to be hazardous or combustible. Small hardware shop keeper need your immediate sympathetic intervention.

02. FOOTWEAR SHOPS : Footwear shops are non-pollutive create no hazard of any nature, are neither a nuisance to anyone and are of daily domestic use. These may also be include in the approved list.

Contd.....3/-

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**03. Whole seller of drugs and medicine.** These should be treated at par with professional such as advocates. There is no hazard, of any kind no pollution, no congestion, no public nuisance. They should be allowed to operate from residential area. This is because of scarcity and sky rocketing prices of commercial property. The prices of property have trebled within 6-7 months and still property owners are indecisive as they believe the prices would touch a new high because of the Damocles sword of sealing and environment of uncertainty. A total anarchy and imbalance is prevailing in the property market. A drug wholesalers need a sum of 60 lakhs to purchase a 1000 sq.ft. space at Ist Floor or a rent of 25000 in a commercial place like Azadpur Commercial Complex. Is not this high time that this uncertainty and black mail of property owners stop.

Kindly look into the above cases sympathetically. There is a provision of benefit of doubt in the judicial system. Here too benefit of doubt should be given to the victim as his own survival and of his employees and those of the families of one is at stake. It is not the question of one individual.

Thanking you,

Yours faithfully,

  
(S.R. DUA)  
CO-ORDINATOR





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Sh. S.R. Dua (Sasco)  
Tel.: 36304760

To

14.11.2006

**The Chairman,  
Monitoring Committee,  
India Habitat Centre,  
Lodhi Estate,  
NEW DELHI**

## REQUEST FOR PERSONAL HEARING

**RE : REQUEST FOR MONITORING COMMITTEE'S  
RECOMMENDATIONS FOR INCLUSION OF  
SOME MORE TRADES IN THE PERMISSIBLE  
LIST.**

Sir,

We invite your kind attention to our letter dated 12<sup>th</sup> October, 2006 for soliciting your kind recommendation for inclusion of some more trades in the list of SMALL SHOPS permissible category. For example, small hardware shops operating from 20 sq. meter space which only do the plumbing and repair jobs to keep the arteries of water supply and draining system unclogged and clear to keep a colony's households washed up and disease free is an essential service that should be at the beck and call of residents to solve their sudden arising emergency problems and to reach the main market for this purpose would keep the problem pending and burning alive. It is purely a house-wives concern. They may get in panick mode if water supply is clogged, their entire house hold job, utensil, cloth washing and cleaning work is halted giving them a neck pain and nervous jolts.

We seek an audience before the monitoring committee to plead and articulate cases of small struggling fish who may perish and be destroyed for lack of a supporting anchor to plead their case not only from their prospective but also from the prospective of society at large, would you kindly allow us few minutes time for a personal hearing to plead our case before the committee to assure ourself that we have done all that was possible to keep surviving. We are enclosing herewith our letter dated 12<sup>th</sup> October 2006 for your ready reference and instant recall.

Yours faithfully,

*S.R. Dua*  
- (S.R. DUA)  
CO-ORDINATOR

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**COORDINATOR**

Sh. R. Dalmia  
 Tel.: 27671482

**Date : 30th Dec., 2006**

**The Chairman,  
 Monitoring Committee,  
 India Habitate Centre,  
 Lodhi Estate,  
 NEW DELHI**

**RE : REQUEST FOR INCLUSION OF SOME MORE  
TRADES IN THE PERMISSIBLE LIST.**

Sir,

Kindly refer to our letter dt. 12th Oct. 2006 and 14.11.2006 requesting for considering inclusion of small hardware shops cum plumbing service centres in the list of permissible trades to be allowed in the mixed land use residential areas. We were also given an opportunity to meet Hon'ble Committee Members to plead our case and the committee members were kind enough to assure us that case of inclusion of this service trade is under their active consideration.

Our point of view is, this service trade may be considered on the anvil of public need and nature of its urgency. Its merit may be tested - whether it causes any dent or damage to any section of our social structure or causes any extra stress or strain on city's infra-structure or interfere's in its functional efficiency or capacity. From the local resident's point of view, it will serve their immediate and urgent needs of plumbing and help repair, maintain and service city's sewer line and water supply lines effective efficiency. From the traders point of view, it will continue providing flow of oxygen to the families dependent for support on this business income, any interruption

**Contd.....2..**

*[Handwritten signature and date 2/1/2007]*





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**: 2 :**

or deprivation may cause suffocation and cut breathing line turning it into a family disaster. These small shop of 20 sq. meters area hardly have any capacity to store stocks. They cause no hazard of any type to the public or the neighbourhood fire or any other public nuisance. Small income segment may also benefit from this service centres - plumbers may feed their families from this service centres.

The delay in approval of this item of service trade is causing much stress and strain on the minds of the people affected by this trade. Would you kindly take a humane view of this issue and lift heavy weight from the chest of those affected by non-inclusion of this trade in the approved list.

**Yours faithfully,**

  
(S.R. DUA)

**CO-ORDINATOR**

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Sh. Ashok Goid (Nikita-I)  
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Tel. 27682000

Sh. R.P. Dahiya (Usha Kiran)  
Tel. 27671487

## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel. 26104760

Date : 4th Jan., 2007

Respected Shri Mahabal Mishra,

**RE : LISTING OF SOME MORE CATEGORIES IN  
THE LIST OF SMALL SHOPS OF 20 SQ.  
METER AREA.**

It is encouraging and a deep nerve soothing experience to learn that there is someone to feel and understand the pain and trauma of those deeply affected by the threat of sealing of their shops and plead and voice their concerns before the DDA board of directors. I am talking about the news item appearing in today's issue of Times of India on page 7. The servicing trade of hardware items-cum-plumbing job, and shoes, jewellery and watches shops, should not be looked upon just as trades, these are source of income that provide survival support not only to individuals but to families, children and women totally dependent on such income. It would require enormous quantum of wealth to purchase new shops in commercial areas and there is no guarantee these will reach to break-even point to earn profit and support families. The sealing drive should not bring doom to families, children and women.

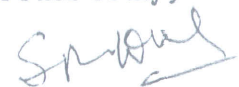
We are enclosing herewith copies of letters addressed to monitoring committee we shall feel deeply obliged if you kindly please make an invigorating case before the DDA board to include the above mentioned trades as permissible in mixed land use area.

With respectful regards,

**Shri Mahabal Mishra  
Member, DDA**

1-1/4, V.N.D. Road  
Vijay Enclave  
Delhi-110045  
(p) 27673341  
(m) 9810289600

Yours Truly,

  
(S.R. DUA)

(Co-ordinator)  
9810289600



Times of India

TIMES CITY

7

# Master plan meet to raise heat today

TIMES NEWS NETWORK

New Delhi: Thursday's meeting of the Delhi Development Authority (DDA) is expected to add more fuel to the fire on mixed land use in the draft Master Plan 2021.

With 2006 being dominated by sealing drive, the non-officio members of the authority from Congress party are all geared to seek more relief for traders who have tied their hopes to this plan to escape Supreme Court ordered drive.

The last meeting of Master Plan on December 29 was scheduled to see the passage of the draft MPD. But with members opposing certain sections, the meeting ended with a discussion on 14 of the 18 chapters. The controversial chapter on mixed land use did not come up for discussion during that meeting.



Sanjiv Rastogi

**DEADLOCKED:** The members continue to be divided over mixed land use

Members have already drawn their wish list. To begin with, they want

more categories to be added to list of small shops that have been exempted from the sealing drive by Supreme Court as they fall in the daily need category.

There are 24 categories that have been exempted, but we want the list to be extended to include 20 square metre shops selling shoes, jewellery, watches and small non-hazardous hardware items," said DDA member and Congress MLA Mahabul Mishra.

He also pointed that gyms and pre-nursery schools should be allowed to function from all floors in residential areas. Mishra's logic: "It is already not easy for parents to find schools to send their children to. By restricting the schools to ground floor, the problem will only aggravate."

Congress MLA Zile Singh Chauhan and DDA member feels the criteria set

out in MPD-2021 for declaring a road as mixed land use or commercial is unrealistic in certain cases. "The plan talks of nine-metre-wide roads in residential colonies, but if one carries out a reality check one would find that most roads are much smaller," Chauhan said.

Members also want that the condition about four category of professionals — which include doctors, lawyers, architects and chartered accountants — can only use 50% of a residential property that they own for their office to be waived off.

With members on the warpath, the DDA had set before itself a new deadline of January 8 to send Master Plan to union urban development ministry. The Centre plans to implement the Master Plan by the end of this month.

## HUDA for low-cost 'Most killings in terraced room'

NEWBOOK

Jiten®



# Azadpur Commercial Complex Welfare Association (Regd.)

Regd. Office : 302, Sasco Bhawan, Azadpur Commercial Complex, Azadpur, Delhi-110033  
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## PRESIDENT

Sh. N.K. Bansal (Sasco)  
Tel.: 27676139

## VICE PRESIDENT

Sh. N.D. Vinayak (Laxmi)  
Tel.: 27670713-14

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Tel.: 27677041-42

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Tel.: 27671109

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## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel.: 304760

**Date : 6th Jan., 2007**

**Excellency Respected Shri Joshi Ji,**

**RE : DELHI MASTER PLAN-2021.**

Delhi Master Plan 2021 has reached a final stage to become a cognizable law ready to be implemented. We would like to voice some of our concerns. There should be a conscious endeavour that this document does not contain inadequacies or distortions to become an eyesore or to cause traumatic situations to our future generations because of lack of vision for the future or faulty projections or lack of empathy for the peoples needs. It should be made with a vision to ensure that people basic needs of shelter, livelihood, transportation, health and nutrition are adequately met and life does not become a stressful, strainous and burdensome long journey in the capital.

With a population reaching to an exploding stage, our employment opportunities, too, should match this exploding situation. There should be a conscious effort to explore and expand avenues for gainful employment rather than their inhibitions. Our economy is as shining and strong as there are opportunities for employment. Most of our ills and social evils are outcome resulting from lack of such opportunities. There is no denying, there should be non-pollutive, non-hazardous and nuisance free atmosphere in the capital yet it should be invigorating and life-sustaining atmosphere that makes life a fun.

**Contd....2..**



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## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel. 276304760

: 2 :

As Delhi Master Plan is at its final stage, it should not become a document to seal the fate of the people, families, women and children. It should sustain life rather than destroy it. We have been pleading with monitoring committee to include the hazard free trade of hard-ware cum plumbing service centres, shoe shops and whole-sale drug stock keeping in mixed land use area. There do not cause any pollution, fire or explosion hazard or any road congestion to become a public nuisance. We are enclosing herewith copies of letters written to monitoring committee.

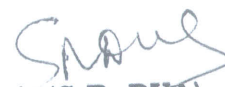
We hope, our concerns shall be recognised and Delhi Master Plan 2021 become a document to sustain and flourish life in the capital.

**With respectful regards,**

**Excellency,**

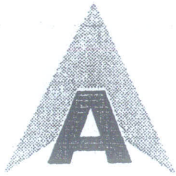
**Shri B.L. Joshi,  
Hon'ble Lt. Governor of Delhi  
Raj Niwas, Delhi**

**Yours Truly,**

  
(S.R. DUA)

**CO-ORDINATOR**

987403156



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## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel.: 36304760

February 17, 2007

Respected Shri Mahabal Mishra Ji,

**Reg:- Inclusion of Small Shops dealing in Sanitary & Plumbing items in DDA Res. Flats exceeding not more than 20 Sq. Meters.**

You are known for your compassion and empathy for those who have none to advocate and espouse their cause. You are the one who feel the pain and turbulence of others. This is why we are encouraged to write to you.

Sanitary and plumbing Services/items are an emergency need of a household and also a source of livelihood. You had rightly pleaded for inclusion of these items for unrestricted and free trade in mixed land use. Honourable Madam Chief Minister Smt. Sheila Dikshit also sent recommendation of her Government, which among others also recommended inclusion of this item. We had sent appeals to all even Honourable Madam Sonia Gandhi- President All India Congress Committee, as any restriction on this item would cut life line of many. In response to a telephonic enquiry you were kind enough to assure that Sanitary items except the paints are free trade in mixed land used area. One of our representatives would like to meet you personally from you in this matter as an uncertainty is giving sleepless nights to many dealers.

With respectful regards

Yours truly

S.R. Dua  
Co-ordinator  
98710-37756

Shri Mahabal Mishra  
MLA & Members DDA Board



30/1/2007  
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IT METRO

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# 'Sealing will not resume'

## Master Plan by February 7, says Reddy

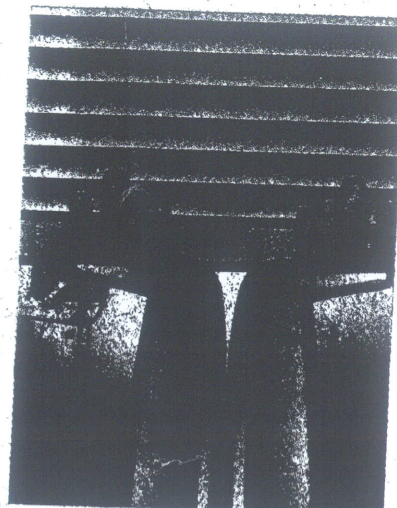
Aruna P. Sharma  
New Delhi, January 29

TRADERS RUNNING shops in residential areas will get relief from February 1. The Ministry of Urban Development on Monday said that sealings would not be carried out from Thursday — and the new Master Plan for Delhi would also be notified by February 7.

Addressing a news conference, Urban Development Minister Jaipal Reddy said the ministry was in the last leg of finalisation of MPD-2021.

"Though the GoM had approved the draft, there were certain things to be fine tuned to address multi-dimensional civic problems and issues of urban governance," he said. Reddy, however, was categorical on the new date of the MPD — February 7.

Announcing that the Union Cabinet would clear the proposal to regularise more than 1,400 unauthorised colonies by February 10, Reddy said that the policy was almost ready. He, however,



ARYA PRAHARAJ

categorically said that posh unauthorised colonies like Sainik Farms, Mahendru Enclave and Anant Ram Dairy would not be regularised now.

On the issue of 3 lakh shop owners who have to file affidavits before the court by January 31, the minister said that the matter was between the traders and the court. To give further relief to traders, the Municipal Corporation of Delhi will notify an additional 1,000 roads as either commercial or mixed use, Reddy said.

He said the September notifications will be a part of the new MPD as they stand accepted after amend-

The Union Cabinet would clear the proposal to regularise more than 1,400 colonies by Feb. 10. But posh unauthorised colonies like Sainik Farms, Mahendru Enclave and Anant Ram Dairy would not be regularised now

Jaipal Reddy  
Urban Development Minister

ments by the Supreme Court.

Asked how the government planned to ensure enforcement of the Master Plan and prevent violations of building bylaws and other regulations in the future, the minister said hi-tech intensive imagery and GPS mapping of the Capital would be done.

"This would be done to ensure that the violators do not take refuge anywhere by making false representations," he added.

Reddy said the UDM would also formulate zonal plans for the capital in a time-bound manner to ensure implementation of the Master Plan.

## 33 suggestions in new list

Amitabh Shukla  
New Delhi, January 29

AFTER HOLDING several marathon meetings this past week, the Delhi Cabinet on Monday sent a new list of 33 suggestions to the Union Ministry of Urban Development for incorporation in the upcoming Master Plan.

The Delhi government had earlier sent a list of 119 recommendations. The Cabinet's wish list includes relaxed building bylaws for 44 resettlement colonies, increase in the floor area ratio (FAR) of group housing societies, specific provision in the Master Plan for vertical growth and per-

mission for commercial activities on industrial plots.

Apart from this, the Cabinet also wants inclusion of more industries in household activities like dal mill, sanitary goods, oil mill, soap making etc. The government has also suggested that building bylaws in the Walled City, urban villages and unauthorised regularised colonies be taken away from the DDA.

"The MCD in consultation with the Delhi government should decide the building bylaws and the developmental norms in these areas," the note said.

The Delhi government has also suggested that the land allotted

for Delhi Transport Corporation (DTC) bus depots should be freed. A portion of the land will be used for building low-budget hotels for the 2010 Commonwealth Games.

Chief Minister Sheila Dikshit refused to comment on the new list.

Interestingly, the recommendations of the Cabinet have been made even though the state government has no *locus standi* on the subject. The Urban Development Ministry may or may not incorporate the suggestions. Last week, the Group of Ministers on sealing and demolition, had authorised the UDM to make appropriate changes, if required, in the draft Master Plan.





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## CO-ORDINATOR

Sh. S.R. Dua (Sasco)  
Tel.: 36304760

Date : 7th March, 2007

**The Vice Chairman,  
D.D.A., Vikas Sadan,  
I.N.A.,  
NEW DELHI**

**RE : ITEMS OF DOMESTIC NEED PERMISSIBLE IN 20 METERS SHOPS IN MIXED LAND USE AREA & PENDING ISSUE FOR INCLUSION OF SANITARY AND PLUMBING ITEMS.**

Most of the items of domestic and household use have been made permissible in 20 meters shops in mixed land use area but sanitary and plumbing job items still remain pending and undecided causing a climate of uncertainty for those engaged in this innocuous type of trade. There is no public announcement as to on what grounds approval and inclusion of this trade is being withheld. Undisputedly sanitary items are domestic need, many a times this becomes an emergency need for house-wives who have to make frantic efforts to overcome these emergencies involving flooding of water taps or chocking drains. Moreover these shops support families and are in this business for decades and the life-long savings of people are sunk into this business, even their rehabilitation is impossible because of unbelievable cost of new shops and uncertain conditions at new sites. These shops cause no damage to the environment or traffic movement because of their smallness of size. These are only service centres with bare-minimum stock-keeping. Sanitary items cause no fire hazard or any pollutive-effect. These are economic activities and should be encouraged by the administration.

This panic button of uncertainty should be removed by approval and inclusion of this sanitary items trade in mixed land use area. This will also remove the potential source of corruption that always come along with an unimplementable restriction.

Yours faithfully,

  
(SIR. DUA)  
CO-ORDINATOR

## C.C. TO :

01. Hon'ble PMO, 7, Race Course, New Delhi.
02. Smt. Sheila Dikshit,  
Hon'ble Chief Minister of Delhi.
03. Sh. B.L. Joshi, Hon'ble Lt. Governor of Delhi.



✓ H.T. Saturday. 29/03/2008



# MUNICIPAL CORPORATION OF DELHI

## PUBLIC NOTICE

### MIXED LAND USE AS PER MPD-2021 AND PAYMENT OF MIXED LAND USE CHARGES

As per **Master Plan for Delhi-2021** under the **Mixed Use Regulations** following mixed use/commercial activities are permissible in residential premises (Details as per clause 15 of MPD-2021).

1. **MIXED USE STREETS:** - Details as per clause 15.3, 15.4, 15.5, 15.6.1, 15.6.2 & 15.9 of MPD-2021.
2. **COMMERCIAL STREETS:** - Details as per clause 15.12 of MPD-2021.
3. **SMALL SHOPS:** - Details as per clause 15.6.3 & 15.9 of MPD-2021.
4. **OTHER ACTIVITIES:** - Details as per clause 15.7 & 15.9 of MPD-2021.
5. **PROFESSIONAL ACTIVITIES:** - Details as per clause 15.8 & 15.9 of MPD-2021.
6. **GROUP HOUSING:** - Details as per clause 15.3.2 (4), 15.6.3 & 15.9 of MPD-2021.

• **NOTIFIED MIXED USE STREETS** (including pedestrian streets) vide GNCTD notifications dated 15/09/2006 & 12/04/2007.

- (i) Retail shops shall be permitted on plots abutting streets duly notified for mixed use, only on the ground floor up to the maximum permissible ground floor coverage.
- (ii) Shops operating from basement on such streets on 7.2.2007 i.e. date of Notification of MPD-2021 may continue, subject to relevant provisions of building by laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used, subject to payment of appropriate charges prescribed with the approval of Government.

**The following activities shall not be allowed under Mixed Use Streets:**

- (a) Retail shops of building materials [timber, timber products (excluding furniture), marble 1, iron and steel, (gravel, cement and sand 2], firewood, coal and any fire hazardous and other bulky materials.
- (b) Repair shops/workshops of automobiles, tyre resoling and re-treading, and battery charging.
- (c) Storage, go-down and warehousing.
- (d) Junk shop (except paper and glass waste)
- (e) Liquor shop
- (f) Printing, dyeing and varnishing
- (g) Any other activity that may be notified from time to time by Government

#### Notes:

##### Will not include:

1. Business of finished marble products where cutting and polishing activity of marble is not undertaken.
2. Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 50sqm. in notified mixed use streets in E, F and G category colonies, provided that the material is kept entirely within the plot premises.
3. Repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed use streets or commercial streets of right of way (ROW) of 30m or more.

• **NOTIFIED COMMERCIAL STREETS** (including pedestrian shopping streets) vide GNCTD notifications dated 15/09/2006 & 12/04/2007.

On notification of a commercial street/area under this clause, such streets/areas shall be considered as local shopping centres as mentioned in Chapter 5.0 of Master Plan for Delhi [MPD] 2021.

Activities permitted under **Local Shopping Centre** as given below:

Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair/Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres/Training Institutes, Restaurant.

Shops operating from basement on such streets on date of notification of the MPD 2021 may continue, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval

THE SMALL SHOPS of maximum 20 sqm. area, trading in or dealing with the following items/activities, may be allowed on ground floor only, in residential premises, including in A and B category colonies :

- i) Vegetables / fruits / flowers
- ii) Bakery items/Confectionary items;
- iii) Kirana/General store;
- iv) Dairy product;
- v) Stationery/Books/Gifts/Book binding;
- vi) Photostat/Fax/STD/PCO;
- vii) Cyber café/Call phone booths;
- viii) LPG booking office/Showroom without LPG cylinders;
- ix) Atta Chakki;
- x) Meat/Poultry and Fish shop;
- xi) Pan shop;
- xii) Barber shop/Hair dressing saloon/Beauty parlour;
- xiii) Laundry/Dry cleaning/ironing;
- xiv) Sweet shop/Tea stall without sitting arrangement;
- xv) Chemist shop/Clinic/Dispensary/Pathology lab;
- xvi) Optical shop;
- xvii) Tailoring shop;
- xviii) Electrical/Electronic repair shop; and
- xix) Photo studio;
- xx) Cable TV/DTH Operation;
- xxi) Hosiery/Readymade Garments/Cloth shop;
- xxii) ATM
- xxiii) Cycle Repair Shop
- xxiv) Ration shop & Kerosene Shop under PDS.

**Issue relating to number of small shops to be permitted in one plot is pending before the Hon'ble Supreme Court in the above referred case. The decision of the Hon'ble Courts shall be binding on the plot owner/ allottee/residents/user irrespective of the deposition of conversion/ registration charges.**

• **OTHER ACTIVITIES** (As per MPD-2021, clause 15.7)

Subject to the general conditions given in para 15.4 of MPD-2021 and additional conditions given in para 15.7.3 of MPD-2021 the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW [Right Of Way] prescribed in 15.7.2 of MPD-2021, whether or not the road is notified as mixed use street :

- (a) Pre-primary school (including nursery / Montessori school, crèche.)
- (b) i. Nursing home  
ii. Clinic, Dispensary, Pathology lab and Diagnostic center.
- (c) Guest house (including lodging houses) irrespective of number of rooms.
- (d) Bank
- (e) Fitness Center (including gymnasium, yoga/ meditation center)
- (f) Coaching center /tuition centres other than those imparting structured course leading directly to the award a degree of diploma or conducting classes such a regular school.

• **PROFESSIONAL ACTIVITY** – subject to general terms & conditions specified in para 15.4 & 15.8 of Master Plan of Delhi-2021 following professional activities are permissible in Plotted Development and Group Housing

- i. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker.

**NB :** In view of the stay order passed by the Hon'ble Supreme Court in relation to professional activities, currently registration/mis-use/car parking charges etc., are not payable at present.

• **GROUP HOUSING** in all categories of colonies

Only professional activity, and small shops in terms of para 15.6.3 shall be permissible in group housing. Retail shops specifically provided for in the lay out plan of group housing would be permissible.

• **SPECIAL AREA**

**The Registration, Conversion Charges & Parking Charges in special areas shall be governed as follows.**

- i) Residential areas and streets/stretches earlier declared as commercial areas/streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. No charges for conversion and parking would be charged from these areas.
- ii) Commercial activity to the extent being carried out in Special Area prior to 1962 shall be permissible, subject to documentary proof, without any payment of conversion charges and parking charges.
- iii) Any commercial activity in special area, at places not covered under (i) and (ii) above, started after 1962 till 7.2.2007 (when the MPD-2021 was notified) shall be permissible subject to registration and payment of conversion and parking charges.

• **PERMISSIBLE AND NON-PERMISSIBLE USES**

Any trade or activity involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substance or process shall not be permitted. As per clause 15.5 of MPD 2021.

**All the concerned owners/allottee/resident/user of the premises covered by Mixed-Use Regulations as described above are required to get their use registered and to pay the registration charges, entire mixed use charges and**