



Director (P) DDA
 DDA
 Date: 29/09/12
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BAJAJ & BAJAJ ASSOCIATES
ADVOCATES & SOLICITORS

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Ref. No. DDA/09/01

Dated 29.09.2012

To,
 The Director (Planning),
 Delhi Development Authority,
 INA, Vikas Sadan,
 New Delhi.

Re: Objections and Suggestion on mid-term correction & modification in MPD-2021 of Delhi, Norms/Standards and implementation procedure to suit the changing needs of the society.

Dear Sir,

The present objections and suggestions relate to the properties falling at Kalka Das Marg Near Qutab Minar, Mehrauli, New Delhi and in this regard we would like to submit as follows:

1. It is submitted that the street from Shiv Mandir Subzi Mandi to Kalka Das Marg at Old Post Office Road, Ward -1, Mehrauli, ROW 9 mtrs. has been notified in the Master Plan 2021 for the use as a commercial street vide notification No. F.13/46/2006-UD/5754 dated 12.04.2007 of the Delhi Development Authority (DDA) and the said street is mentioned in the list of commercial Streets (South Zone) at serial number 45 at page no. 110 of the revised Supplement to Modified Master Plan for Delhi-2021 (JBA Publishers). A copy of the said portion of the publication is enclosed for ready reference.

Now since the street on which the above properties are situated, has been notified a commercial street under the MPD-2021, the objections raised by the local Gram

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Sabha alleging the commercial use of the said properties is wholly unfounded and misplaced and in contrary to the stipulation in the Master Plan and noting but harassment to the general public.

2. The commercial street and areas are defined in para no.15.12 of the Modified Master Plan for Delhi, 2021 reads as under.

"15.12.1 The following streets / stretches of streets or areas may be notified as commercial streets or commercial areas by the local authority.

- a. *Where more than 70% of the plots abutting roads of ROW of 24m or more, in a stretch of at least 300m, in regular plotted development are under commercial use, provided that no street in colonies in A and B categories shall be notified as commercial street.*
- b. *Where more than 70% of the properties abutting roads of less width than 24m ROW, in a stretch of at least 100m, in rehabilitation colonies, regularized-unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages and local commercial streets / areas declared underMPD-1962 as per para 15.3.1, and*
- c. *[In E, F & G category colonies, where 80% of residential plots are under mixed use, or if there are 150 shops, within a contiguous area of 1 hectare, the local authority shall carry out a survey in such areas within a period of three months from the date of this notification bearing no. S.O.2034 (E) dt. 12.08.2008.*
- d. *Any street less than 6m ROW if declared as commercial streets shall be pedestrian shopping street and not open to motorized transport."*

It is submitted that the entire village Mehrauli has been included in the list of Urban Villages in the category F ID No. 9083 at Sl. No. 84 Ward No. 57 (Maharauli). This inclusion also proves that the area in which the above properties are situated is covered under Master Plan and is no more to be treated as rural agricultural land nor there can be any prohibition for commercial activities. This information is contained in Revised Supplement to Modified Master Plan for Delhi, 2021 (Please see "list of urban villages category wise").

3. We would like to further submit that extent and scope of Delhi Land Reforms Act, 1954 (DLR Act), as provided in Section 1, is very clear and provisions of DLR Act do

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not apply on the municipal land and/or the area notified under municipal laws. Since the above properties do fall on the commercial street and under the notified municipal area there should not be any applicability DLR Act over such properties and accordingly local Gram Sabha should not be allowed to treat and assume above properties as agricultural in nature by taking plea under the provisions of DLR Act.

In view of the facts stated above, the DDA is requested to clarify the position with regard to the above properties and declare the same to be outside the purview of the Gram Sabha as being commercial properties and not agricultural land.

We shall be grateful if our above mentioned suggestions are taken into consideration for Mid-Term correction and modification in MPD-2021.

Thanking you

Yours faithfully

(Amit Bajaj)

Advocate

Enclosures: As Stated Above

COMMERCIAL STREETS :- SOUTH ZONE

Sl.No.	Name of Road/Street	Stretch of Road From-To	ROW (Mtrs)
1 ¹	Internal Road Mochi Gaon	From H.No.153 to Peripheral Road, Mochi Gaon	9 to 13.5
2 ¹	20' wide Road at Village Hauz Khas	Hauz Khas Village main Market Road	6
3 ¹	20' wide Road Yusuf sarai	80' wide Road to Safdarjung Hospital Boundary	6
4 ¹	Internal Road Munirka Village	H.No.92/1 to 111B	6
5 ¹	Kaika Das Marg Mehrauli	Senior Secondary School Qutub to Andheria More	6 to 16
6 ¹	Hauz Rani Village along Parks Road	From H.No.268 to Pump House	9
7 ¹	Peripheral Road of Basant Village	H.No.80/4 to 81 & 76 to 89	9
8 ¹	Tigri Road No.1	M.B.Road to Devli Extn	9
9 ¹	40' wide main internal Village road of Jia Sarai	Village entrance to IIT boundary wall	12.5
10 ¹	Canara Bank Street, Munirka Village	H.No.62/6 to Outer Ring Road	12.5
11 ¹	Zamroodpur Village	87-A to 78-A	13.5
12 ¹	Nandi Vithi Marg at Zamroodpur	Madhur Milan Banquet Hall to 87/2, Zamroodpur	24
13 ¹	Harsukh Marg	B-7, Safderjung Enclave to Arjun Nager Nallah	24
14 ¹	Madangir Village Road	From Dispensary to Arya Samaj Park	9
15 ¹	Internal Road /Dakshin Puri	From Gali No.5 DDA Flat to Gali No.42, DDA Flat, Madangir	9
16 ¹	Post Office Road, Khanpur	From B/wall of Khanpur Bus Depot to B/W of Sainik Farm	9
17 ¹	Internal road 30' Dakshin Puri	Nirankari Bhawan Block No.10 to Dakshinpuri Road	9
18 ¹	Internal Road 30' Dakshin Puri	Durbal Nath Mandir to Pulia DSIDC	9
19 ¹	Nensei Mandela Road	H.No.E-249 to B-249 Munirka	30
20 ¹	B-Block Road Dakshin Puri	From Indira Virat Auto Market to C Block Mkt.	9
21 ¹	Shiv Shakti Market Road, Madangir	Bhumia Chowk, Madangir to Gurudwara T-point virat Road	9
22 ¹	Central Market Road, Madangir	Sweet Palace Madangir to Shivanand Vidyalaya	30
23 ¹	Road between F & G 1 Block, Madangir	In front of Shiv Shakti Madangir to B/W of DDA Flat	9
24 ¹	Outer Ring Road Munirka Village	H.No.M-37 to Nanshle Mandala Marg	45
25 ¹	Aurobindo Marg	Ansari Nagar to Red Light of Kaushalya Park	60
26 ¹	Aurobindo Marg at Adhchini Village	NCERT boundary/A-4 Sarvodya Enclave to Property No. 84, Village	45-60
27 ¹	Devli Road	M.B.Road T-Junction to Devli Village Bus Stand	18
28 ¹	521 Bus Stand Road	From D-Block Dakshinpuri to JBlock, Dakshinpuri	18
29 ¹	Gurudwara Road	B-1, Madangir to Nallah Road, Madangir	18
30 ¹	Chandrawal Road, Dakshinpuri	Mahila Mangal 'A' Block Dakshinpuri to M.B.Road	24
31 ¹	Dakshinpuri Road (Balmiki Marg)	From Pushpa Bhawan to M. B.Road	24
32 ¹	Virat Cinema Road (Raja Ram Marg)	T-Point of Virat Cinema to Road No. 13	24
33 ¹	M.B.Road	Aggrawal Sweet (Khanpur Depot)	45

1. Sl No. 1 to 33 as per Notification No. F. 13/46/2006-UD/16071 dt. 15.9.2006
 * As corrected by Notification dt. 12.4.2007

Sl.No.	Name of Road/Street	Stretch of Road From-To	ROW (Mtrs)
34 ¹	Internal road Satya Niketan	H.No.93 to 141 (Both side)	9
35 ¹	Benito Juarez Marg (South campus road Satya Niketan)	From H.No.18 to H.No.299 (one side)	24
36 ¹	Internal road Satya Niketan	H.No.214 to H.No.231 (Both side)	9
37 ¹	Dheer Singh Marg	234-A to 18 Sant Nagar	18
38 ¹	60' wide Road Gautam Nagar	Aurobindo Marg (Yusuf sarai MKt.) to SFS Flat Gulmohar Enclave (Both side)	18
39 ¹	Dheer Singh Marg	234 to 252 Sant Nagar	24
40 ²	Maharishi Daya Nand Marg, Malviya Nagar	Hostel Road Savitri Nagar to DDA Flat Shivalik Road	24
41 ²	Malviya Nagar	Block No. 90/36-B to 90/60	13.5
42 ²	Masjid Moth Village	Lila Ram Market	12.0
43 ²	Internal Road, Partap Market, Munirka Village	H.No. 205-E/1 to 92-H	9.0
44 ²	Internal Road, Baba Gangnath Market to Outer Ring Road, Munirka Village	H.No. 211-C to Outer Ring Road	9.0
45 ²	Old Post Office Road, Ward-1, Mehrauli	Shiv Mandir Subzi Mandi to Kalka Dass Marg, Mehrauli	9.0

1. Sl No. 34 to 40 as per Notification No. F. 13/46/2006-UD/PF/16085 dt. 15.09.2006
2. Sl No. 41 to 45 as per Notification No. F.13/46/2006-UD/5754 dt 12.4.2007