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AC (MPPR)  
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I-687  
12/9/2012

No. K-12011/4/2011-DD.IB (UDM Dy.no. 3641/2012)

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi

Dated, the 10<sup>th</sup> September, 2012

Director (Pig.) MPR/TC,  
D.D.A. Vikas Minar IV, DELHI  
By.No. 6123  
Dated: 13/9/12

To

1. The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA, New Delhi.
2. The Director  
National Institute of Urban Affairs  
I & II floor, Core 4-B India Habitat Centre,  
Lodhi Road, New Delhi-110003

12/9

Com (P) on leave  
12/9

Subject: Review of MPD-2021.

Sir,

I am directed to forward herewith a copy of representation received from Anant Raj Projects Ltd., New Delhi on the subject cited above.

It is requested that the issues raised/suggestions made therein may please be taken into consideration for the on going review of MPD2021.

Ac (MPPR)

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Dir (MPR)

सहायक कार्यालय  
शहरी सं. 2430-B  
दिनांक 11-9-2012

Yours faithfully,

R.R. Singh

(R.R. Singh)

Under Secretary to the Govt. of India

Tel.No.23061681

Encl. as above:

15/9

AD (P) III

# ANANT RAJ PROJECTS LTD.

E-2, Jhandewalan Extn.  
New Delhi-110055

Ph: 43559100  
41540070

OFFICE OF UDM  
Dy. No. 3641  
Date 9/8/12

ARPL/DLI/2012/1

26<sup>th</sup> July, 2012

The Hon'ble Minister of Urban Development  
**Ministry of Urban Development**  
Nirman Bhawan  
New Delhi.

Your Excellency,

The Master Plan of Delhi 2021 in Table 7.3: Development Control Norms for Industrial Areas in Clause (vi) states as follows :

*"Industrial units/plots abutting roads of 24 m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges computed on current market value of commercial area and cost of parking as decided by Government from the time to time. The activities permissible in local shopping centres will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way."*

As per this Clause Industrial Plots abutting roads of 24 m ROW and above are eligible for Conversion to Commercial use. The activities permissible in Local Shopping Centre are permitted on such plots.

The activities permitted in Local Shopping Centre as per Table 5.1 are :-

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

As per Table 5.1: Five-Tier System of Commercial Areas - Column IV the Local Shopping Centre are meant to cater to a Population of about 10,000 people. The Industrial Plots abutting roads of 24 mtr ROW and above are large plots and are located in densely populated area and cater to a very large number of people. As stated in Master Plan of Delhi 2021, Table 5.1 : Five Tier System of Commercial Areas - since they cater to more than 1,00,000 people they should be permitted the activities permissible in Community Centres.

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M.P.D 2021 Revised

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**ANANT RAJ PROJECTS LTD.**

**E-2, Jhandewalan Extn.  
New Delhi-110055**

**Ph: 43559100  
41540070**

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We seek your Honor's indulgence in the matter and humbly request that suitable directions be issued to the Delhi Development Authority that the activities permissible in Community Centres be allowed on such Industrial Plots abutting roads of 24 m ROW and above which are eligible for Conversion to Commercial use.

Thanking you,

Yours faithfully,  
**For ANANT RAJ PROJECTS LTD.**

  
**Authorised Signatory**