



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा  
Master Plan Review-2021

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पंजीकरण फार्म  
REGISTRATION FORM

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

Zone - G

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	RAJIV SURJ, VIKAS COMAR
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	MALL ROAD TILAK NAGAR TRADERS ASSOCIATION (Regd) Director (P.I. MBR/TO) D.D.A. Vikas Nagar N. DELHI-2 Dy.No. 3392 3405 Dated 23/5/12
वर्तमान स्थिति Present Position	GENERAL SECRETARY
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011-25997806 011-42137522 011-25997807 011-42137533 9971855600 9910037176 , 9971085560
फैक्स : Fax :	
ई-मेल E-mail	siwanz-surj@vsnl.co.in
पता : Address :	17/48-A MALL ROAD TILAK NAGAR, N. DELHI-110018
हस्ताक्षर : Signature :	
तिथि : Date :	

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

Dated: 20-05-2012

FROM : Mall Road Tilak Nagar,  
Traders Association (Regd.)

Address : 17/48A, Mall Road, Tilak Nagar,  
New Delhi-110018

E-mail ID : riwaaz\_suris@yahoo.co.in  
vikascomar@ymail.com

Contact Person : Sh. Rajiv Suri (9910037176) /  
Sh. Vikas Comar (9971855600)

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**Reg.: Implementation of the Master Plan Policies, Norms / Standards.**

Respected Sir,

We under the aegis of the above said association come from Tilak Nagar a rehabilitation colony carved to accommodate refugees coming from West Pakistan.

1. Our colony comes in planning Zone 'G' as per MPD 2021 and 'E' as per MCD Property Tax Category we also fall on No. 53 under Annexure-I, List of PRE-1962 Built up Residential and Rehabilitation Colonies.
2. M.P.D. 2021 in chapter 15.12.1 (c) provides for notifications of commercial streets / areas by local authority ***In E,F and G category colonies, where, 80%, of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare (further amended to 150 shops in 1 hectare).***
3. We wish to point out that no survey or notification was done under the said norm
4. It is requested to initiate survey for proper implementation of the existing norm / standard. Each individual contiguous Block fits in the norms already mentioned in the M.P.D. 2021. The contiguous area of 1 hectare (each) for survey is as under:
  - a) Shop No. 24 to 48 New market with Block No. 5 to 11 D. Storey, Tilak Nagar and Block No. 2 Single Storey
  - b) Shop No. 1 to 23 New Market with Block No. 1 to 4 D.Storey Tilak Nagar
  - c) Block No. 17 single storey
  - d) Block No. 11 single storey

Contd...2..

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5. The second topic we wish to raise is regarding multilevel parking. Traders / Shopkeepers have deposited parking charges but till date no site for multilevel parking has been earmarked in this regard we wish to state that the ground in between C.G.H.S. Dispensary & Sat Manzila Sanatam Dharam Mandir be surveyed and cleared from legal hurdles / multiple authorities to build a multilevel parking.

Thanking you.

Yours faithfully,  
For & on behalf of Mall Road Tilak Nagar  
Traders Associations (Regd.)



(Rajiv Suri)  
Gen. Sec.



(Vikas Comar)  
Sec.

**Encl:**

1. P/C of relevant pages of M.P.D. 2021
2. P/C of recommendations of Tajinder Khanna Committee  
Report on unauthorized construction in Delhi 2006.
3. A diagram of the layout of the blocks is attached.

महाबल मिश्रा

सांसद  
(लोकसभा) पश्चिमी दिल्ली

**Mahabal Mishra**

Member of Parliament  
(Lok Sabha) West Delhi

Member : Standing Committee Petroleum & Natural Gas  
Member : Consultative Committee of Power  
Member : Police Advisory Committee



फ्लैट नं. 159, नार्थ एवेन्यू,  
नई दिल्ली-110001

Flat No. 159, North Avenue  
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Cell : 9811289600, 23093722,  
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21-05-2012

To

The Director (Plg)  
D.D.A. Zone G  
4th Floor, Vikas Minar  
I.P. Estate, New Delhi

**Reg.: Recommendation to carry out Survey under Hectare Scheme.**

Dear Sir,

Enclosed herewith are suggestions to implement Policies, Norms / Standards as already mentioned in Master Plan of Delhi 2021.

It is highly recommended to table up the request by Mall Road Tilak Nagar Traders Association (Regd.) and initiate survey so that maximum number of Delhites receive the advantage of M.P.D. 2021

Thanking you.

Yours faithfully,

  
(Mahabal Mishra)  
M.P. West Delhi

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notification coming into force, and with due expedition, and not later than 90 days, a survey of all streets of the above-mentioned width, if not already done, with a view to identifying stretches of such streets as mixed use streets

#### 15.4 GENERAL TERMS AND CONDITIONS GOVERNING MIXED USE

In terms of the conditions prescribed for different categories of colonies, in para 15.3.2, and provided that the plot abuts a notified mixed use street (in the case of retail shops) or a road of prescribed minimum ROW (in the case of other mixed use activities), mixed use shall be permitted, subject to the following general terms and conditions:

##### In residential plotted development

- (i) Where there is only one dwelling unit in a residential plot, only one type of mixed use (i.e. retail shop as per para 15.6 or professional activity or one of the other activities listed in para 15.7) shall be permissible in that unit.
- (ii) Where there are more than one dwelling units in a residential plot, each of the dwelling units will be permitted to have only type of mixed use activity (either retail shop as per para 15.6. or professional activity or any one of the other activities listed in para 15.7).

##### In group housing

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

##### Other terms and conditions

- (i) No encroachment shall be permitted on the streets or public land.
- (ii) Development control norms as applicable for the particular residential use will continue to be applicable, even if the plot/ dwelling unit is put to mixed use.
- (iii) If the notified street is a Master Plan road, and if a service road is available or provided for by local bodies, then, the mixed use premises should be approached from such service road and not directly from the main carriageway.
- (iv) In plotted development, front setback should not have boundary wall, so that it can be used for additional parking.
- (v) Parking @ 2.0 ECS per 100 sqm built up area shall be provided within the premises. Where this is not available, cost of development of parking, shall be payable by the plot allottee/ owner to the local body concerned. This condition shall apply even if residential premises are used only for professional activity.
- (vi) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made available by Traders association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities shall be done by either the traders Association or by local bodies and may include public-private partnership as model for implementation.

#### 15.5 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.

#### 15.6 RETAIL SHOPS

- 15.6.1. (i) Retail shops shall be permitted on plots abutting streets 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 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 of Government.
- 15.6.2. The following activities shall not be allowed under Mixed Use:
  - a) Retail shops of building materials [timber, timber products (excluding furniture), marble<sup>1</sup>, iron and steel, (gravel, cement and sand<sup>2</sup>), firewood, coal and any fire hazardous and other bulky materials.
  - b) Repair shops / workshops of automobiles, tyre resoling and re-treading, and battery charging<sup>3</sup>.
  - c) Storage, go-down and warehousing.

- iii) Genuine efforts for meaningful consultation with RWAs shall be made by the local bodies. Such efforts may include wide publicity to the proposed consultations, maintenance of record of consultation and providing access to those records to RWA concerned and public.
- iv) Consultation with the RWA concerned shall be limited to identification of mixed use streets, and not for grant of permission in individual cases. However, RWAs shall have a right to be heard in cases of complains of public nuisance and non-permissible uses.

#### 15.11 CONDITIONS FOR DENIAL/WITHDRAWAL/RESTRICTIONS OF MIXED USE

- 15.11.1. Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/ permitted.
- 15.11.2. The following non-residential activities, not covered under the mixed use policy, shall be permissible in residential areas under the following conditions:
  - i. All such non-conforming schools operating on private lands and existing on or before 01.07.06 shall be required to conform to the prevailing norms within three years. Such schools shall apply to the concerned local body to consider for regularisation by modification in the layout plan, failing which these shall be closed down / shift to conforming premises.
  - ii. In addition, coaching centers and tuition centers referred to in para 15.7.1, running in residential premises, shall be allowed to continue till the end of May 2008.

#### 15.12 COMMERCIAL STREETS AND AREAS

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 under MPD-1962 as per para 15.3.1; and
- (c) In E, F and G category colonies, where, 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare.
- (d) Any street less than 6m ROW if declared as commercial streets shall be a pedestrian shopping street and not open to motorized transport.

\*Provided that consistency shall be maintained by the local body in determining the ROW whether the street is bordered by service road, green verge, park or not.

15.12.2. For the notification of commercial streets/areas, in areas that have not been surveyed or have been surveyed but streets have not been notified pursuant to notification dated 7.9.2006, local bodies shall be required to carry out within a reasonable time of the notification coming into force, and with due expedition, and not later than 90 days, a survey of all streets of the above-mentioned width/ areas, if not already done, with a view to identifying stretches of such streets/areas as commercial streets/areas.

15.12.3 After identification is done, notification of commercial stretches / streets by the Urban Development Department, GNCTD would necessitate compliance to the following terms and conditions:

- i. Preparation of revised layout plan / Scheme for such areas / streets with the approval of the local body/ Authority;
- ii. The lay-out plan / Scheme for such areas / streets should indicate adequate provision for circulation, parking, open spaces and other planning norms;
- iii. Common parking areas would be earmarked taking into account the additional load on traffic and parking consequent upon notification of the street as commercial area / street. If no parking space is available, land / plot on the said street / area may be made available by traders association, wherever possible, or



# DELHI DEVELOPMENT AUTHORITY

## (Master Plan Section) PUBLIC NOTICE

The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021 are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his / her name and address.

### PROPOSED MODIFICATIONS

S. No.	Para / Clause No. of MPD 2021	Proposed Modification
1.	15.9	At the end of clause (ii), the following shall be added : "For mixed use for the year 2006-07 and 2007-08, the property owner / allottee shall be allowed to pay one time registration charges and annual conversion charges without payment of any penalty under clause 15.9 (v) for mixed use within a period of two months of this Notification"
2.	15.12.1 (c)	This clause shall be amended to read as under : "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 1.0 hectare, the Local Body shall carry out a survey in such areas within a period of three months from the date of this Notification"
3.	15.6	This shall be amended to read as "Retail Shops and Offices"
4.	15.6.1 (i) and 15.6.1 (ii)	Clause 15.6.1 (i) and 15.6.1 (ii) shall be amended to read as under : 15.6.1 (i), Retails shops and Offices shall be permitted on plots abutting streets notified for mixed use only on the ground floor upto the maximum permissible ground floor coverage. (ii) Mixed use from basement on such streets may be allowed, 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 of Government. Paras 15.3.2.1, 15.3.2.2 15.3.2.3, 15.3.3.(i) and 15.4 and any other relevant provisions shall be read along with the above provisions.
5.	16.2.3	This sub para shall be amended to read as under: "Special Area building Regulations shall be framed for Special Area, unauthorized regularized colonies and village abadis. Owners in Special area, unauthorized regularized colonies and village abadi shall register themselves with the Local Body by within the next three months. They will also submit a certificate of structural safety by qualified engineers. Owners / occupiers of properties beyond 15 m height, may bring the structure within prescribed height by 30th June, 2009. Subject to height restriction of 15 m, all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, whichever is earlier"
6.	15.12.3 (vii)	This clause shall be amended to read as under : "Commercial activity in basement on such streets shall be permitted, 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 of Government"
7.	15.3.3(i)	The Sub para shall be amended to read as under : Where more than 50% of the plots in a stretch / street, are having shops / offices and other activities permitted in LSC on ground floor, such streets / stretches shall be eligible for notification as mixed use street.
	15.12.1 (a)	The sub para shall be amended to read as under :

		use of basement for coaching centres and tuition centres including computer coaching and language coaching activity 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. Other existing coaching/ tuition centres may be allowed to continue till end of May, 2008 and shift to conforming locations by then. The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.
7.	Sub para 15.8 (iv)	This sub para may be amended to read as under : Professional activity in basements is permissible in plotted development, subject to relevant provisions or Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement for professional activity 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.
8.	Clause 15.9	After sub para (v), the following sub para may be added : (vi) In respect of residential premises already under mixed use on 7.2.2007 in Special area, the owner/ allottee/ occupier of the plot/ dwelling unit in case of plotted development and dwelling unit in case of Group Housing shall be required to declare such mixed use by filling up a form in this respect and depositing it with local body concerned and pay one time registration charges at the rate to be notified with the approval of the Central Government in terms of para 15.9.1 within a period of 6 months of notification. Annual payable conversion charges shall be paid by such registrant within a period of one month of such registration without payment of any penalty under clause 15.9 (v)
9.	Sub para 15.12.2	At the end of this sub para the following note may be added : Note : The local body shall carry out a survey in those areas/ streets/ roads in urban villages and regularized- unauthorized colonies not surveyed pursuant to the provisions of MPD 2021 notified on 7.2.2007, within a period of three months of this notification.
10.	Sub Clause 8(2)(vi) under Chapter 17	This may be amended to read as under : (v) Land use of village Abadi (Lal Dora/Firni) located in any use zone is residential.
Date : 30.04.2008 New Delhi No.: F.3(33)2008-MP		Sd/- (V.M. Bansal) PR. Commr.-Cum-Secretary Delhi Development Authority
"Visit DDA website at 'dda.org.in' or dial 42895566"		