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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”

Zone G

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	OM PARKASH SACH DEVA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्ल्यू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	PARK VIEW SHOPKEEPERS ASSOCIATION Director (Plg.) MPR/IG, D.A. Vikas Minar N. DELHI-2 By No. 3378 3419 Dated 23/5/12
वर्तमान स्थिति Present Position	GEN. SECRETARY
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011-2599 0067 9810120213
फैक्स : Fax :	
ई-मेल E-mail	SKg-vy@yahoo.co.in
पता : Address :	1/8, TILAK NAGAR, N. DELHI-18
हस्ताक्षर : Signature :	
तिथि : Date:	22/5/2012

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

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OM PARKASH SACHDEVA, SECRETARY
PARK VIEW SHOPKEEPERS ASSOCIATION
1/8, TILAK NAGAR, N. DELHI-110018. MOB.- 9810120213, 9891024640
e-mail: skg_rg@yahoo.co.in

To

1. Director (Planning)
DDA, Dwarka Zone, Zone K-1 & K-II and L
Project Office, Mangla Puri, Palam
NEW DELHI
2. Director (Planning)
Zone C & D, DDA,
4th floor Vikas Minar, IP Estate,
NEW DELHI.

Subject: Review of master plan – 2021 – Participative Approach - WEST ZONE.

Respected Sir,

DDA deserves all the appreciation for Open Invitation for Public Participation to provide realistic Mid-term corrections and modifications in the Master Plan Policies. This would not only provide an inward eye to DDA but also provide en-mass to express their views for modifications in the procedure according to changing need of the society.

In this endeavor, we submit some of the important aspects which have not found any attention from the planning authorities but are of significant important:

Para 15.12.1(c) of the MPD 2021 provides that:

"Issue of notifications of commercial streets/areas by local authorities in E,F & G Category colonies". This is further subject to "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."

In this regard, we wish to urge that the said provision does not clearly discuss about the plots under mixed use which are separated from road of required width and being declared as Commercial Street/road by a park encircled on three sides by plots.

To cite in specific:

- a. **Main Najafgarh Road has already been notified for commercial use as per notification of Ministry of Urban Development Notification dt. 7.1.2006 and also in the Gazette Notification of the Govt. of India dt. 7.2.07 for which approval to MPD 2021 has been given.**
- b. **Some of the commercial units lying on the above road (on both sides of the Najafgarh road and falling in various areas like Moti Nagar, Ramesh Nagar, Tilak Nagar etc.) are separated by a service lane/park adjoining it.**
- c. **For example Properties Nos. 1/6 to 1/17, Tilak Nagar, Nos. 4-B/5 to 12 and 4-A/5 to 12, Tilak Nagar. These properties are separated by a Park from Main Najafgarh Road and have a direct access from the Najafgarh Road.**
- d. **In the entire length of the road falling in front of these plots, consistency has been maintained by PWD/MCD and the main Najafgarh Road is not inconsistency**

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- e. Considering that the main access to such properties around the park is from the Main Najafgarh Road, such properties around the park must qualify to be considered as part of the notified commercial street namely Main Najafgarh Road. This interpretation is very much as per the spirit of the Master Plan.
- f. Such Properties as exemplified in (C) above are being given treatment as per the whims, fancies and interpretation of the individual officer of the local bodies due to lack of clear provision in the MPD 2021. Properties around parks in Lajpat Nagar, Sarojini Nagar, Patel Nagar and Moti Nagar are being treated as commercial properties while such properties are not considered so by the local authority.
- g. With the result all the unit holders of the commercial properties around parks on Commercial Roads are always the victims while the adjoining plots falling on the commercial roads enjoy the right of commercial units.
- h. Chief Town Planner, MCD vide his no. TP/09/2433108 dt. 6.6.08 had written to The Commissioner (Planning), DDA with a recommendation for consideration to give a word of confirmation to declare properties around parks and lying on main commercial roads.

To facilitate a just decision in the above subject matter, we are enclosing herewith:






- a. A copy of the relevant clause of the MPD 2021
 - b. A layout plan showing location of the referred properties around parks and lying on main Najafgarh Road
 - c. Copy of letter dt. 6.6.08 from Town Planner, MCD to the Commissioner (Planning), DDA

We therefore urge the concerned authorities to look into the above request sympathetically and give a clear view in this regard.

We shall remain thankful forever, we are

Faithfully yours,

The following unit holders:

S. No.	Name	Address	Signature
1	O.P. Sachdeva	1/8, Tilak Nagar, New Delhi	
2	Harish Kumar	4B/12 Tilak Nagar, New Delhi	
3	Deepak Arora	4A/11 Tilak Nagar, New Delhi	
4	K.K. Seth	4B/10 Tilak Nagar, New Delhi	
5	Sanjay	1/9, Tilak Nagar, New Delhi	

ASSOCIATION OF PARK VIEW SHOPKEEPERS, TILAK NAGAR
1/8, TILAK NAGAR, N. DELHI-110018. MOB.- 9810120213, 9891024640

MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT

NIGAM BHAWAN
KASHMERE GATE
DELHI-110006

No. P.P/61/2433/08

Dated. 05/6/18

To

The Commissioner (Planning),
DDA, Vikas Minar, I.P. Estate,
New Delhi-110002

Sub: Regarding clarification of properties situated surrounding park/lawn
abutting on commercial roads.

Please find enclosed a representation from Lajpat Nagar traders association (Regd.) wherein it has been requested to treat the properties around the park also as part of notified commercial street. It is observed that Lajpat Nagar which was planned as rehabilitation colony has provision of parks at different intervals along the roads to serve as lawn/parks for the residents staying in the properties around. Over the years commercialisation has spread deep inside the colony thereby converting residential properties into commercial ones. The roads were, therefore, surveyed and notified under the Mixed Use Regulation accordingly.

While the plots abutting right on the road can safely be considered as part of the commercial street, the properties around the park which also have access to them through the main road i.e. Veer Savarkar Marg/Feroz Gandhi Marg, a view therefore, is required to be taken whether to include such properties within the purview of the Notified Street or not.

Master Plan under the chapter of Mixed Use Regulation lays down the criteria for declaring Commercial Streets. Para 15.2.1 lays down different parameters for Commercial Street with %age of Commercialisation and the road etc. This para ends with a rider - "Provided that consistency shall be maintained by the local body in determining the R.O.W. whether the street is bordered by service road, Green Verge, Park or not".

In view of the above provision of MPD-2021, considering that the main access to such properties is from Veer Savarkar Marg/Feroz Gandhi Road, such properties around the park may qualify to be considered as part of the notified commercial street. However to ascertain that the above interpretation is as per the spirit of the Master Plan, it would be desirable that a word of confirmation is given by the DDA, the Author of the Master Plan.

An early response is solicited please.

Chief Town Planner

Copy to:

(i) DC (Central Zone), MCD, Lajpat Nagar, New Delhi.

Chief Town Planner

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- 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 net.

- 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