

Kalkaji Krishna Market Association (Regd.)

C33 (Plg.)

KALKAJI, NEW DELHI - 110019

Diary No. 176

Date 25/4/12

Ref. No. KKMA/7/12

R&D CELL VIKAS SADAN Dated 20/4/12

Dy. No. 2006

Date 20/4/12

Handwritten notes and signatures in the top right corner.

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Commr. (Plg.) - II
Despatch 1525
Date 24-4-12

Chairman :
Sikander Lal Kapoor
Ph. : 6430179

Sub : Review of Development Control Norms in respect of erstwhile Shop-cum-Residential plots now designated as Local Shopping Centres

President :
Vinod Khurana
Ph. : 6477932
6433419

Respected Sir,

V. President :
H. B. Dhangra
Ph. : 6466768

Attention is invited to the Notice issued by the DDA inviting objections / suggestions in connection with review of Master Plan-2021. In the present context our Association wish to submit as under:

Handwritten signature/initials on the right side.

General Secretary :
Rajesh Arora
Ph. : 6436636

The properties of Association are victim of unfair and injudicious decision on the part of the Delhi Development Authority concerning to applicability of Development Control Norms in respect of erstwhile Shop-cum-Residential plots now designated at Local Shopping Centres.

Cashier :
Sant Ram Kalra
Ph. : 6464002

Prior to coming into force of Master Plan-2021, there were two regions of commercial activities in this metropolis, one is legal and other is illegal. The term legal delineated to those plots/areas, which were earmarked for commercial activities, which included Shop-cum-Residential Plots whereas commercial activities spread out in residential properties were in contravention of land use and were illegal. Ironically, MPD-2021 lays down a provision to give legal tag to such illegal commercial activities in residential properties. In the light of provision of MPD-2021, local body identified a number of roads as commercial, which accordingly notified by the Government.

Handwritten notes and signatures on the left side, including 'Com (B/S) - II' and '24/4/12'.

As per decision of DDA, Shop-cum-Residential plots need to be adhered to the standard plans in terms of development control norms, which had been prepared three decades ago whereas residential properties abutting on notified commercial roads are entitled for norm as are applicable in respect of residential plots as per MPD-2021. By virtue of above decision, residential properties earlier used illegally for commercial purposes and now abutting on notified commercial roads are enjoying much higher FAR and Ground Coverage than those plots/properties, which are earmarked for commercial activities, which included Shop-cum-Residential Plots.

Handwritten notes and signatures at the bottom left, including 'M.P.R.' and '25/04/12'.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 2149
Dated 25-4-12

Kalkaji Krishna Market Association (Regd.)

KALKAJI, NEW DELHI - 110019

Ref. No. KKMA/7/12

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Chairman :
Sikander Lal Kapoor
Ph. : 6430179

For instance, the plots/properties of our Association (Shop-cum-Residential plots now designated at Local Shopping Centres) having 70.00 Sqm in size are allowed 170 FAR and 80% Ground Coverage whereas same size of plots abutting on notified commercial roads enjoying 350 FAR and 90% Ground Coverage. The vast discrepancy can easily be seen.

President :
Vinod Khurana
Ph.: 6477932
6433419

Our Association wants justice not only for its properties but in respect of all similarly placed Shop-cum-Residential plots now designated at Local Shopping Centres suffering from the decision of DDA, as aforesaid. It is requested to take cognizance of our objection and get the matter examined to its depth and to bring the facts on record. The development control norms in respect of Shop-cum-Residential plots now designated at Local Shopping Centres may be considered and permitted as is applicable in respect of residential plots.

President :
H. R. Dhangra
Ph. : 6466768

Yours sincerely

General Secretary :
Rajesh Arora
Ph. : 6436636



(Vinod Khurana)
President

Cashier :
Sant Ram Kalra
Ph. : 6464002

Shop No.17, Kalkaji Krishna
Market Association (Regd.)
Kalkaji, New Delhi-110019