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To,

Sh.Sabyasachi Das

Dated: 24th April 12,

Director (Plg) DDA Zone(D)

2nd Floor , Vikas Minar

New Delhi

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No..... 2262
Dated..... 2/5/12

Director (Plg)
D-Zone Unit
Dy. No... 24
Date..... 27/4/12
D.D.A.

Dy. T. (Plg.) MPPR-2021
DDA Vikas Minar N. Delhi
Dy. No. 1888
Dt. 33-5-12

Sub : Suggestion regarding review for modification in MPD 2021 for special area Karol Bagh 'D' category related to ROW

With ref to Urban Development Ministry notice regarding the review for modification in M.P.D 2021. We the owners of Guest houses in Karol Bagh (Special area as per M.P.D 2021) would like to some definite clarifications need to be incorporated in modified M.P.D 2021 , that will make it more viable & acceptable which are as follows .

Sir, Karol Bagh D category in MPD 2021 special area having some special privilege in M.P.D 2021 a hub of Guest houses, fulfill the requirements of Domestic & International tourist & as well as Business travelers. We are running our Guest Houses in by lanes of Karol Bagh which are 6 to 9 mtrs wide since last 15 years having Fire NOC from fire dept & valid license from DCP Licensing.

Sir , according to public notice by your dept , we the (Guest Houses) registered **our self on line with your dept on 07.05.2007** . The logic behind the registration was the proof of existence of guest houses .We paid on line registration fees paid all the parking charges & paying conversion charges every year till now . We are paying commercial Electricity & Water charges & also paying Commercial House Taxes . More over we are paying Luxury Tax, Entertainment Tax , & Service Tax which enhancing the Govt revenue .

Sir, before implementation of MPD 2021 there was no such policies or any restriction regarding ROW for the permission to run the Guest Houses . But **according to para 15.7.2 in category of C&D colony** other activities should run on 9 mtrs ROW. It means it that the Guest Houses operating in special area after implementation of master plan requires the 9 mtrs R.O.W. So, now it is necessary that it should be clear in modified MPD 2021 that guest houses running before 07.02.2007 need not require any restriction regarding **ROW**. **It is**

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also specified under the provision of M.P.D 2021 Guest Houses that were operating prior to 07.09.2006 would continue to the extend as was permissible at that time .

It is also explain or directed by different Govt agencies time to time .These are as follows

- 1. **Circular No.Dy.MHO(PH)/2009/462** Dated : 10.09.2009 By MHO consulting with CTP of MCD , Chief Law officer , Dy. Commissioner , clearly directed that Guest Houses covered under para 16.2/5 MPD 2021 , will now be considered for sanction / grant of license without imposing the condition of ROW (circular enclosed)
- 2. **Circular No : 14(1)/RN/2011/7477-89** dated : 05.10.2011Lt. Governor NCR Delhi consulting with MCD , Commissioner (Plg)DDA Dr.S.P.Bansal clarified that as per provision of MPD 2001 existing Guest Houses should continue subject to clearance from Fire Dept running before master plan without imposing the condition of ROW.(Copy enclosed)

Now it need not to be clarified that Guest Houses operating before commencement of master plan 2021 need not require any restriction of ROW that is only imposed on Guest houses operating after implementation of master plan ie: 07.02.2007

M.P.D 2021 clearly explain in para 15.7.3 (V) that the guest houses were operating as per revised supplement to the M.P.D 2021 it is apparent that other activities including Guest Houses are permissible in residential plots whether or not road is notified as mixed used streets .It means there is no necessity for the Guest houses should run only on declared mixed or commercial streets before 07.02.2007

Sir, you are requested to please clearly specified in modified MPD 2021 that guest houses operating in special area like Karol Bagh prior to commencement of master plan 2021 ie: 07.02.2007 need not require any restriction regarding ROW . And also it is not necessary for the guest houses should run only on declared mixed or commercial streets .

Yours affectionately

Owner of Guest Houses in Karol Bagh

New Delhi

Skylark Interiors
12/11/15. work up. done by

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LT. GOVERNOR'S SECRETARIAT
RAJ NIWAS : DELHI-110054

NO: 14(1)/RN/2011/17477-88

Dtd: 5/10/2011

Please find enclosed brief record of discussions of the meeting on Karol Bagh (Special Area) Building Regulations held in the Raj Niwas on 03rd October 2011 at 1230 hrs. for necessary action. Hon'ble Lt. Governor has approved the record of discussions.

Kindly acknowledge.

Encl: As above.

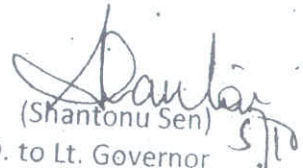
(Shantonu Sen)
O.S.D. to Lt. Governor

- 1) Addl. Secretary/MoUD,
- 2) Commissioner, MCD.
- 3) VC, DDA
- 4) Dr. S.P. Bansal, Commr.(Plg.)II, DDA.
- 5) Shri Shamsher Singh, CTP-MCD
- 6) Sh.D.V. Verma, DC(K.B. Zone)
- 7) Sh.S.K. Mishra, Dir.(Delhi) MOUD, GOI
- 8) Sh.S.P. Pathak, OSD (Plg.) MPD, DDA
- 9) Sh.S.B. Khodankar, Dir.(Plg.) Master Plan, DDA.
- 10) Sh.R.K. Sharma, SE(Bldg.) HQ, MCD
- 11) Dr. N.K. Yadav, MHO, MCD

NOO

Internal - (For information)

1. Principal Secretary to LG
2. Spl. Secy./Pvt. Secy. to LG


(Shantonu Sen)
O.S.D. to Lt. Governor

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10/10/11

Brief record of discussions with representatives of Karol Bagh & Ghaffar Market Traders Associations held at Raj Niwas on 3-10-2011 at 1230 Hrs.

A list of participants is given in the marginal box.

2. Welcoming the participants, Hon'ble Lt. Governor enquired about the problems of Karol Bagh Traders Association.

PARTICIPANTS

Hon'ble Lt. Governor
Sh. R.C. Mishra, Addl. Secy./MoUD
Dr. S.P. Bansal, Commr. (Plg.)II
Shri Shamsher Singh, CTP-MCD
Sh.D.V. Verma, DC(KBZ)
Sh.S.K. Mishra, Dir.(Delhi)MOUD
Sh.S.P. Pathak, OSD (Plg.)MPPR, DDA
Sh.S.B. Rhodankar, Dir.(Plg.)M.P.
Sh.R.K. Sharma, SE(B) HQ, MCD
Dr. N.K. Yadav, MHO, MCD
Sh. S. Murlidhar, Chairman-CAIT Delhi.
Sh. Sunil Anand (Secy, DPCC)
Prof. Satbir Singh. Ex. Hotel of Deplomet
Sh.Sandeep Khandelwal, President, Delhi Hotel & Rest.
Sh.Satinder Singh, Gen.Secy., Ghaffar Market.
Sh.Neeraj Gupta, President, RWA (NRN)
Principal Secretary to LG
OSD to LG (RM)
Spl. Secy./Pvt.Secy to LG

3. Mr. Sunil Anand, representative of the Karol Bagh Traders Association stated that in spite of holding valid registrations and paying huge amount of conversion charges, sealing /demolition notices were being served upon them by MCD. Commissioner (Plg.), DDA Dr. S.P. Bansal clarified that as per the provisions of MPD-2001, the existing guest houses located on street with 9 mtr. right of way (upto 6 mtr. width in some special cases) would be allowed to continue subject to clearance from Fire Department. The cut of date for regularization was September 2006.

4. Deputy Commissioner, Karol Bagh Zone, MCD, informed that out of about 300 Guest houses located in the Karol Bagh area, notices had been issued to about 46 guest houses at the instance of Monitoring Committee appointed by the Hon'ble Supreme Court of India, prime facie, due to

illegal construction and non-conforming land use.

5. After detailed discussions on the subject, the following decisions were taken:-

(a) Guest Houses in Karol Bagh area

- No permission can be granted to buildings of post-cut off period i.e. September 2006.

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- ✓ Regularization of buildings would be considered in conformity with provisions of MPD-2021 subject to specific clearance from fire safety and structural safety norms and the height ceiling of 15 mtr. Unauthorized construction beyond 15 meter height will be sealed.
 - ✓ Concerned property owners need to specifically answer the objections raised by MCD in the notices served to them with an appeal for regularization of their buildings only upto 15 mtr. of height with the requisite penalty as per the existing regulation.
 - ✓ MCD would also consider such properties located on 6 mtr. width of road (ROW), which are cleared from fire/structural safety point of view, for regularization
 - ✓ Till this exercise was on, further demolition or sealing action would not be taken by the MCD.
 - ✓ The Redevelopment Plan in respect of Karol Bagh Zone (Special Area) which has been submitted by the MCD to DDA needs to be expedited within the next one week.

(b) Ghaffar Market

- ⊗ Regarding the problems of Ghaffar Market, it was informed that these plots had originally belonged to L&DO, which were subsequently transferred to MCD. Considering its complete commercial nature, FAR of 100 for LSC with an additional FAR of 50, could be considered for Ghaffar Market at par with Karol Bagh area, with caveat of 15 mtr. of height restriction and no amnesty for construction post September 2006.
- ⊗ Until Redevelopment Plan was officially approved, status quo would be maintained in Ghaffar Market area also, except for the streets which are narrow and buildings which are not cleared from the fire safety point of view.

4. There being no other point, the meeting ended with a vote of thanks to the Chair.

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MUNICIPAL CORPORATION OF DELHI
OFFICE OF DY. MHO (PUBLIC HEALTH)
HEALTH DEPARTMENT, TOWN HALL
DELHI-110006

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Dated: 10/9/2009

No.Dy.MHO (PH)/2009/462

CIRCULAR

Sub: Grant and renewal of license of Guest Houses/Lodging

In partial modification of circular No.Dy.MHO(PH)/2009/105 dated 13/2/09 applications of guest houses, which were existing prior to 7/2/2007 and were in use as Guest Houses covered under Para 16.2 (5) of MPD - 2021, will now be considered for sanction/grant of licenses without imposing the condition of ROW subject to the following:

1. Registration of premises with local body by 11th February, 2009
2. Registration of premises for mixed use
3. Payment of annual conversion charges and one time parking charges
4. Structural Safety Certificate
5. No Objection Certificate from Delhi Fire Service
6. Site Plan of the premises, part lay out plan showing location of premises, key plan, proof of legal occupancy
7. Declaration regarding type of colony, size of plots, ROW, conversion charges, parking charges, owners/occupiers to be submitted. 15m height, may bring the structure within prescribed height by 30/11/2009.

Accordingly, for consideration of application for sanction/grant of license under these provisions, applicant will be required to submit proof of existence of building prior to 7/2/2007 and its use as guest house i.e. proof of submitting application for NOC/license for guest house in MCD or DCP (Licensing) Office, payment of luxury tax or any other Govt. Department proof.

This issues with the approval of competent authority.


J. N. A. Verma
Municipal Corporation of Delhi

Distributions:

1. Chief Town Planner
2. Chief Law Officer
3. Dy. Commissioner (IT)
4. SE (Bldg. HQ)
5. Dy. MHO (PH)
6. All DHOs
7. All Zonal EEs (Bldg.)

Copy to:

1. Secy. to Commissioner for information of the Commissioner
2. Addl. Commissioner (Engg.)
3. Addl. Commissioner (Health)
4. DOV
5. DCP (Licensing), Delhi Police

Dy. MHO B. 2.