



Sl. No ①

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

Zone - F

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	COLONEL (Retd) RKNAYAR
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Self. Kailash Colony OFFICE OF THE DIR (Plg.) I.P.R./T.C., D.D.A., II, DELHI-2 By.No. 2721 Dated 11/5/12
वर्तमान स्थिति Present Position	Property Owner Retired Army Officer
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	011 - 29232831 9810080343
फैक्स : Fax :	—
ई-मेल E-mail	nayari_nayari@yahoo.com
पता : Address :	B-42 2nd Floor, Kailash Colony, New Delhi - 110048
हस्ताक्षर : Signature :	[Signature]
तिथि : Date :	08/05/2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं

“Submit your registration form at the venue of Open House meets.”

REVIEW OF MASTER PLAN FOR DELHI 2021- A PARTICIPATIVE APPROACH

Suggestions By Colonel (Retd.) R.K. NAYAR, Resident of B- 42, Second Floor, Kailash Colony, New Delhi- 110048.

Mobile No. 9810080343.

Email: ravi_nyr@yahoo.com

MACRO LEVEL SUGGESTIONS.

1. The need to find alternatives to accommodate residential / commercial requirements of the growing population of Delhi has arisen over the past 25 years. The solution started with demolishing old buildings accommodating single families and the same being reconstructed including Lower Ground Floor and now up to the 3rd Floor. The residential needs were partially met but the increased need for commercial space was not met because of limited market areas. Over the past 10 years there have been discussions on converting streets / roads in residential areas to Commercial Roads, Mixed Land Use Roads and Public / Semi Public Activity etc. To all these ideas / efforts of various Govt. agencies, Residents / RWA's had reservations / objections, due to the following reasons:-
 - (a) Increase in vehicular traffic and lack of parking space.
 - (b) Increase in customer / human traffic.

2. To overcome these objections I suggest that we identify commercial activities which generate the least amount of vehicular / customer / human traffic. Out of various activities permitted in residential areas, in my opinion, the least amount of traffic is generated by the following activities:-
 - (a) Architects.
 - (b) Salons and Spas.

3. The maximum traffic in my opinion would be generated by the following activities:-
 - (a) Banks.
 - (b) Coaching Centers.
 - (c) Nursing Homes.

4. Our elders had passed some orders fifty years back in 1962 / 1963. These were republished by MCD in 1968. A copy of the order is attached as Annexure '1'. Relevant extracts of the order are ----- 'The Commissioner vide his orders dated 2.09.68 had decided that following categories of misuse of residential building are exempted from action under section 347 of D.M.C. Act':-
 1. The use of one room or small portion of the house by professional men such as Doctors, Lawyers, Engineer, Teacher and Architects etc. for their own professional office if they are residing in the same premises.
 2. XXX.
 3. XXX.
 4. XXX.
 5. The use of a portion of residential building by tailors and barbers for their professional use provided they reside in the same premises.
 6. XXX.
 7. XXX.
 8. XXX.
 9. XXX.
 10. XXX.

Sd/-

S.M. Hasnain.

5. The point to note is that professional men such as Doctors, Lawyers, Engineers, Teachers and Architects etc. were given this facility for their own professional

office. Similarly a tailor and a barber had been given this facility because of their professional use. The word 'professional' is common to all these categories.

- 6. Fifty years back we had only barber shops. Over a period of time they improved and were called Beauty Parlours. With further upgradation and sophistication they are now called Salons and Spas. A Beauty Parlour / Salon and Spa is today a necessity. An ideal situation is when it is located within walking distance and forms a part and parcel of each colony. Irrespective of whether a road is commercial or mixed land use or the road width is less or it falls under the purview of Public / Semi Public activity, in my opinion a Salon and Spa must be permitted in all colonies. An ideal location for a Salon and Spa is an air conditioned Lower Ground Floor within walking distance.
- 7. Keeping in view the contents of paras 2,4,5 and 6 above I suggest that Salons and Spas must be permitted in all colonies in the Lower Ground Floors. They must be included in the category of professionals as was done in 1962 / 1963. I would go to the extent of saying that they must be encouraged to vacate scarce commercial space in markets and encouraged to move to residential areas so that space in the markets is made available to activities having a higher foot fall.

Suggested Amendments to MPD 2021 in Favour of Salons and Spas.

Amendment - 1.

- 8. List of Professional Activities is covered under para 15.8 (i) of MPD 2021. The first line states 'Professional Activities shall mean those Activities involving services based on Professional skills'.
- 9. Beauty, Hair and Cosmetology are affiliated fields. While handling issues related to Beauty a detailed knowledge of the skin and functioning of the Digestive

system is required. Similarly in the case of issues relating to hair, a detailed knowledge of the scalp, analysis of types of hair and a knowledge of the digestive system is required. It is for this reason that some of the good Salons and Spas have Doctors / Dermatologists on their staff.

10. Cosmetology deals with knowledge of creams, shampoos and other affiliated products. It also deals with use of herbal and kitchen garden products for beauty and hair care. The training period for these three professional activities could be anything upto 4 years.
11. I can state this with confidence because my wife is educated and is well qualified in these fields. She has over 21 years of practicing and teaching experience in this profession. Like a doctor she has a fair knowledge of the skin, scalp, herbal products and the digestive system to enhance the beauty of the skin and hair. She also works with her own hands.
12. A perusal of paras 4,9 and10 above indicates that a good Salon and Spa catering to Beauty, Hair and Cosmetology is a 'Professional Activity involving services based on Professional Skills' as defined in para 15.8 (i) of MPD 2021 and was also considered similarly in 1962 / 1963. In view of the above it is requested that Salons and Spas / Beauty Hair and Cosmetology centres may kindly be included as a Professional Activity in the list given in para 15.8 (i) of MPD 2021.

Amendment -2.

13. Amendment No. 19 to MPD 2021 of 12th August 2008 now permits coaching centres and tuition centres in all colonies planned and developed prior to 1962 including A and B category colonies even on a 9m ROW. A coaching centre has far more traffic and is far more noise polluting than a Salon and Spa. I therefore request that Salons and Spas may kindly be bracketed along with coaching centres and tuition centres in Amendement No.19 to MPD 2021 so that they could also function from a lesser roadwidth.

Amendment -3.

- 14. Amendment No. 25 to MPD 2021 dated 12th August 2008 now permits Gymnasiums / Yoga and Meditation Centres to function from all floors including Basements. Salons, Spas and Weight Loss Centres are similar in nature to Gymnasiums and Yoga Centres. In my opinion Gymnasiums and Yoga Centres need a lot of fresh air. Salons and Spas need a peaceful and quiet environment. I therefore request that Salons and Spas must be bracketed along with Gymnasiums and Yoga Centres in Amendment No. 25 to MPD 2021 so that they could also function from Lower Ground Floors (Basements). This would give value addition to Salons and Spas because an ideal place for them is an Air Conditioned Lower Ground Floor (Basement).

Suggested Amendments With Regard to Kailash Colony.

Amendment -4.

- 15. Kailash Colony has a Metro Station which serves all colonies to the South of the Station. Residents of Greater Kailash -I, Greater Kailash-II, Chitranjan Park and Masjid Moth besides residents of Kailash Colony normally use this Metro Station. Kailash Colony which houses the Southern part of the metro station therefore needs a relook.

- 16. Kailash Colony Market is shaped as a horse shoe and is relatively a small market. Back to back with the Market shops is a row of houses which also forms a horse shoe. These houses have an approx area of 500 sq yds each and have a 50 ft (15 m) wide road in front of them which also happens to be the widest road inside Kailash Colony. This small market has 7 Banks, a large no. of eating places and 6 Salons and Spas. A drawing of Kailash Colony is enclosed as Annexure '2'.

17. Keeping in view the contents of paras 15 and 16 above I request the following :
- (a) The 50 ft (15m) wide road which is the widest in Kailash Colony and is shaped like a horse shoe may kindly be declared a Mixed Land Use Road for convenience of the residents. This road already has quite a few commercial establishments.
 - (b) The Central park in the market may kindly be converted into a two / three level underground car parking so that the use of Kailash Colony Metro Station becomes more effective.

Amendment-5.

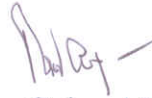
18. Annexure 1 to Chapter 15 of MPD 2021 gives a List of Pre 1962 Built Up Residential Colonies. The List does not include Kailash Colony. My Late father purchased B-42 Kailash Colony, a 516 sq yds plot from DLF in 1953 i.e 5 ½ yrs after partition since all our landed and residential properties were left in Pakistan . It was Registered at Asaf Ali Road in 1957 and the family was rehabilitated. The List, therefore, may kindly be amended to include Kailash Colony as a pre 1962 Plotted Developed Rehabilitation Colony.

Amendment-6.

19. A and B Category colonies are required to have a minimum road width of 18 m for other activities as specified in para 15.7.2. of MPD 2021. Kailash Colony, a Category 'B' Colony is a pre 1962, regular plotted developed colony where the maximum road width on any road inside the colony is 15m only. This implies that other than coaching centres and tuition centres now permitted by amendment No. 19 to MPD-2021 dated 12 Aug 2008 no other public / semi-public activity can be conducted in Kailash Colony even though it may have been functional well before 7/2/2007. This appears discriminatory, specially so, when coaching centres are

permitted even on a 9m road width even in 'A' and 'B' Category Colonies. A coaching centre is far more noise polluting than any other activity. I therefore request that this requirement of 18m ROW may kindly be reduced to 15m ROW for Kailash Colony / Category B colonies.

07 May 2012.
New Delhi.



Colonel (Retd.) R.K. NAYAR,

B-42, Second Floor, Kailash Colony,

New Delhi- 110048.

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE CO-ORDINATION CELL.

Annexure -1
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Dated. 2.2.63.

No.

The Commissioner vide his orders dated 2.9.68 had decided that following categories of misuse of residential building are exempted from action under section 347 of D.M.C. Act.

<u>Particulars of misuse.</u>	<u>Resolution No.</u>	<u>Dated</u>
1. The use of one room or a small portion of the houses by professional men such as Doctors lawyers Engineer, Teacher & architects etc, for their own professional office if they are residing in the same premises.	298	2.11.60
2. Recognised or unauthorised school in residential building. However these case are to be reviews after 5 years.	113	26.4.62
3. The use of a small portion of residential building for household crafts and other alike nature works.	275	28.7.63
4. The use of one room or a small portion of residential building for a music school.	322	24.9.62
5. The use of a portion of residential building by tailors and barbers for their professional use provided they reside in the same premise.	294	24.6.63
6. The use of a portion of residential building by artisans working on the making of shoes, chappals button leather belts on a cottage industries basis provided they reside in the same premises.	332	27.6.63
7. Consulting office of Jyotishes in residential building.	283	24.6.63
8. Govt. offices (but not residents of Govt, officers)	125	24.4.65
9. Cordwares, Satsang Khawan in residential building.	4	2.6.65
10. The use of residential building for public library (A Social & Cultural Organisation)	326	12.7.66

The S.Cs dealing with the cases of misuse are directed to put the pending cases which are directed to put up the pending cases which are covered under the above categories Action for recovering compounding for under section 103 of D.M.C. Act. in the remaining cases in the pre-empted plots for time being.

Sd/-
S.M. Hussain.

