

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 26
Dated 09/11/11

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To
Director (Plg.) MPR,
D.D.A.
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Vikas Minar
I.P.Estate
New Delhi - 110002

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 302
Dated 09/11/11

Suggestion under Clause 15.3.1 (MIXED USE REGULATIONS)

Subject: a. Allowing full Retail Shops to operate from Basement Floor & Ground Floor on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG in N.D.S.E. - 1.

Sir,

Brief History - NDSE - 1, is a colony developed by a private builder, D.L.F. in the year 1952, by **Delhi Improvement Trust** (successor of DDA). This colony was developed at the same time when colonies like Rajouri Garden, Model Town, Rana Pratap Bagh were developed by DLF having the maximum Road width of 40 feet.

NDSE - 1 have **NO PROVISION** for School, Dispensary, Park, Open space, Green area, Children playground, Health centre, District park, Recreational area and Cultural Civic Centre and have been categorised as "B" Category colony by MCD under Unit Area Method whereas all the points to be considered for categorising are missing in our colony. The topography of this colony is totally unique i.e. it is surrounded by Village Pillangi, Kotla Mubarakpur, Amrit Nagar, Nallah and Kidwai Nagar DDA Flats, Thyagraj Nagar, Sewa Nagar, Aliganj so because of this layout it cannot be placed in "Category B" by any stretch of imagination.

These two roads i.e. Rajeshwar Arya Marg and Hargyan Singh Arya Marg are connected to the Ring Road and are the connecting roads to the D-Block Local Shopping Centre and adjoining to the G-Block Local Shopping Centre, hence totally unfit for residence.

Moreover these two roads namely, **Rajeshwar Arya Marg and Hargyan Singh Arya Marg** have more than **75% commercialisation** as per survey conducted by M.C.D. in 2007.

As our colony is planned and developed prior to 1962 and the Master Plan Delhi 2021, Clause 15.3 (page 112) states for Pre-1962 colonies which is read as under :

15.3.1. In already urbanized / urban areas, mixed use shall be permissible in the following areas:

J. N. S.
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Dy. Dir (Plg.) MPR
Mrs. Anu Assanwal

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A.D. (Plg.) II

- v) *Plotted development in pre-1962 colonies listed in Annexure-1, shall be treated as rehabilitation colonies in their respective categories (A to G) for the purpose of this Chapter."*

As our colony NDSE - 1, was planned and developed much before 1962, we should be treated at par with the Rehabilitation Colony and Retail shops shall be allowed to operate on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG , where survey was conducted by MCD in 2007 at are eligible for Mixed Use.

Our colony has been missed out due to oversight in 2007, now when the MPD 2021 is being reviewed, our colony should be included in pre-1962 list and shops should be allowed to operate in these two roads i.e. RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG.

Thanking you and appreciate favourable response.

Yours sincerely

(Harish Bhatia)

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