

Director (Plg.) MPR/TC,
U.D.A. Vikas Marg N. DELHI-2
Dy.No. 288
Dated: 11/11/11

Recd Central Dy. No. 8
Dated 11-11-11
Recd Section, Vikas Minar
Delhi Development Authority
Meeting Asses. Smita D.S.N.

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To,
The Director (Plg) MPR,
DDA 6TH Floor Vikas Minar,
IP Estate New DELHI-110002
New Delhi.
Dated 9th Nov 2011,

Subject- allowing full shops to operate from basement floor and ground floor on
RAHESHWAR ARYA MARG AND HARGYAN SINGH ARYA MARG
IN NDSE PART I NEW DELHI 110049.

Sir,
Brief history- NDSE -I, is a colony developed by a private builder, DLF in the year 1952, by Delhi improvement Trust (predecessor of DDA). This colony was developed at the same time when colonies like Rajouri Garden, Model Town, and Rana Pratap Bagh were developed by DLF having the maximum Road width of 40 Ft.
NDSE-1 has no provision for school, dispensary, park, open space, green area, children play ground, Health centre, district park, recreational area and cultural civic centre and has been categorized as 'B' category colony by the MCD under Unit Area method where as all the points to be considered for categorizing are missing in our colony. The topography of this colony is totally unique i.e. it is surrounded by **village Pilangi, Kotla Mubarak pur, Amrit Nagar, and Kidwai Nagar flats, Thyagraj Nagar, Sewa Nagar, and Aliganj** so because of this layout it cannot be placed in 'Category B' by any stretch of imagination.
These two roads i.e. Rajesh war 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 i.e. Rajesh war arya marg and Hargyan Singh arya marg have more than 75% commercialization as per survey conducted by MCD 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.*
v) *"Plotted development in pre 1962 colonies listed in Annexure-1, shall be treated as rehabilitation colonies in their respective categories (AtoG) 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 should be allowed to operate on Rajesh war Arya Marg and Hargyan Singh Arya Marg, where survey was conducted by MCD in 2007 and as per the survey both roads are eligible for mixed land use.
Our colony NDSE -1 has been left out due to oversight in 2007, now when the MPD-21 is being reviewed our colony should be included in pre-1962 list and shops should be allowed to operate in this area from basement and ground floor.

Regards,
Atul Pandit
Atul Pandit,
B-258 C R Park New Delhi 110019
Ph- no- 9810750010

Atul
11/11
Dy. Dir MPR
Ms Anjan