



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

Zone E

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	J. M. ARORA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual.  OFFICE OF THE DIR (P.G.) MPR/TO DDA, DELHI-2 Dy. No. 3425 Dated 23/5/12
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9811011482
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	14/486 SUNDER VIHAR, DELHI-110087.
हस्ताक्षर : Signature :	
तिथि : Date :	22/5/12.

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं  
“Submit your registration form at the venue of Open House meets.”

52

22<sup>nd</sup> May 2012

To,

MR.Partho Dhar,  
Director (Plg.)  
DDA,Zone C&G  
4<sup>TH</sup> Floor ,Vikas Minar,  
I.P.Estate,  
New Delhi.

From

J.M.ARORA  
14/486,SUNDER VIHAR  
NEW DELHI-110087  
MB:-9811011482

SUB:- Request for Conversion from Mixed Land Stretch to Full Commercial Street from Najafgarh drain to Peeragarhi

Sir,

I write to draw your attention to a glaring anomaly in notification of various roads categorized as "Mixed Land" and commercial streets. The case in point is that of Outer Ring Road from **Najafgarh drain to Peeragarhi**. This stretch has been notified as "Mixed Land Use," where as the opposite side of the same stretch of road is classified as **fully commercial**. Obviously it is highly anomalous and discriminatory. The matter was taken up with Ex Union Minister of State of Urban Development, Shri Ajay Maken and various authorities in M.C.D, it is very interesting to note that everyone from top to bottom appreciated our point of view and promised to undo the injustice but regrettably the matter remains unresolved even after lapse of 5 years.

You are again requested to review the matter do novo and do the needful to meet the ends of justice .

The relevant copies of letters sent with the observations of Shri Ajay Maken, Ex Union Minister of State of Urban Development & D.C.,M.C.D etc. are sent herewith for persual and further necessary action

Thanking you,

Yours faithfully,

J.M.ARORA  
14/486,SUNDER VIHAR  
NEW DELHI-110087

TRADERS' WELFARE ASSOCIATION  
OUTER RING ROAD (SUNDER VIHAR)

12/399, Sunder Vihar Delhi - 110 087

Mob 9818 639 995

To,  
The Honourable Minister of State,  
Ministry of Urban Development,  
Government of India  
New Delhi.

21 Can  
SC (NGZ)

Pl. sort it out. How can one side be commercial & other as residential with Del. Govt. road to be rectified. 25th Mar 2007

Sub: Request for Conversion from Mixed Land Street to full Commercial Street for the stretch of Sunder Vihar (more than 300 mtrs) earlier declared as Mixed Land Street.

Honourable Sir,

We respectfully state that the stretch of Outer Ring Road from Najafgarh drain to Peera Garhi has been notified for Mixed Land use. In this context we humbly submit as under:-

1. We understand that M.C.D. has begun fresh surveys to identify more Roads that may have been left out earlier for categorisation and eventual Notification as Commercial and Mixed Land Streets/Roads. The standing Committee of M.C.D. has further approved 355 additional Roads for Notification by Delhi Government.
2. There are 31 Plots in Sunder Vihar on the main Outer Ring Road stretch (which is 60 Mtrs. wide) extending over 300 Mtrs. This stretch of Sunder Vihar is already more than 70% Commercialised. It is permissible to accord Commercial and Mixed Land status to stretches not less than 300 Mtrs as per policy laid down in the MPD 2021 issued by Min. of Urban Development, Government of India. Outer Ring Road (60 Mtrs. wide) is a Master Plan Road and as such no consultation with R.W.A. is required as per MPD 2021 issued by Min. of Urban Development, Government of India. It may be pertinent to note that the entire stretch of Outer Ring Road opposite Sunder Vihar from District Centre Janak Puri to District Park, Paschim Vihar & Bhera Enclave crossing - PWD Road No. 29 (covering Colonies like RBI, Pushkar Enclave, SBI Nagar) has been declared as **Fully Commercial**. The logic & rationale behind this contrasting categorisation of the two sides of the Road is difficult to understand. **Both sides of the Outer Ring Road** constitute as one and should also be categorised as **Fully Commercial**. Thus the present different categorisation of the two sides of the same Road is highly discriminatory, irrational and this glaring anomaly should kindly be rectified.
5. We have already sent our representation to D. C., M.C.D., Najafgarh Zone on 29-11-2006 but to no avail (Copy attached).

In view of the above facts, you are requested to kindly get the stretch of plots on the main Outer Ring Road in Sunder Vihar surveyed again and arrange for the Notification of the said stretch as **Fully Commercial** as permissible under the rules.

We will indeed be ever thankful to you for the act of kindness and benevolence.

Yours faithfully,

AJAY BAKEN

Minister of State  
Ministry of Urban Development  
Govt of India, New Delhi  
Copy of representation to D. C., M.C.D., Najafgarh Zone, Delhi  
RESIDENT

Revised Rai Ji  
This is an anomaly because of two different sides of roads falling into two different zones. One side of road is commercial and the other is M.U. kindly have it examined.



**TRADERS' WELFARE ASSOCIATION  
OUTER RING ROAD (SUNDER VIHAR)  
12/399, Sunder Vihar Delhi – 110 087  
Mob 9818 639 995**

To,  
The Chief Town Planner,  
Municipal Corporation of Delhi,  
Kashmere Gate, Delhi.

27th, May 2007

**Sub: Request for Collating the Data of the Two Surveys for the stretch of Outer Ring Road from Najafgarh Drain to Peera Garhi (Najafgarh Zone) declared as Mixed Land on one side along with the Outer Ring Road on the other Side Towards New Mahavir Nagar NG Road to PWD Road No.30 Paschim Vihar (West Zone) declared as Commercial Street.**

Sir,

We write to state that the stretch of Outer Ring Road from Najafgarh drain to Peera Garhi has been notified for Mixed Land use. In contrast to this we would like to point out that the other side of Outer Ring Road opposite Sunder Vihar extending from Outer Ring Road (One Side) Towards New Mahavir Nagar NG Road to PWD Road No.30 Paschim Vihar has been declared as **Fully Commercial**.

In this connection we beg to submit as under:

1. Prima facie it is a case of glaring discrimination. A road is one unit and both the sides of the same road should naturally be categorised similarly.
2. We have represented our case to Sh. Ajay Maken, Minister of State, Ministry of Urban Development, while forwarding our representation to Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD observed on 26-03-07 – "This is an anomaly because of two different sides of roads falling in two different zones. One side of road is Commercial and the other is MLU! Kindly have it examined". In the same sentiment Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD also forwarded the same representation to D.C. (Najafgarh) with the observation – "Pl. sort it out. How can one side be MLU & other as Comm? Pl. coordinate with D.C. (West) & rectify. Road is to be taken as one unit".
3. The two sides of the above Road fall in two different zones – The stretch on our side declared as MLU falls in Najafgarh zone whereas the stretch on the other side of the Road falls in West zone declared as fully commercial. Apparently this anomaly has taken place due to lack of coordination between the two zones of M.C.D.
4. While our plea for parity with the opposite side of the Road has been widely appreciated as is evident from the preceding remarks of Sh. Ajay Maken, Minister of State, Ministry of Urban Development and Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD but no solution to this contentious issue has been found so far.

**PRAYER**

In view of the above we PRAY to you to kindly:

Resolve the issue in and declare our side of the Outer Ring Road from Najafgarh drain to Peera Garhi also as **Fully Commercial** without any further delay. This is necessary to spare us from avoidable inconvenience and harassment caused by sealing in interest of Fair Play, Equity and Natural Justice.

*Sh. Bugge*  
*This is an anomaly. One side of the road is MLU & the other is fully commercial. How is it possible? Kindly have it rectified.*  
*Ajay Maken*  
*29/05*

Contd. Pg2

(2)

We will indeed be thankful to you to resolve our grievances.

Yours faithfully,



For Traders' Welfare Association

CC Sh. Ajay Maken, Minister of State, Ministry of Urban Development with a request to forward this to The Chief Town Planner, M.C.D. Kashmere Gate, with his kind direction:

- (i) To have the anomaly removed and treat both the sides of the Outer Ring Road as one.
- (ii) To decide our case favourably without any further delay.

TRADERS' WELFARE ASSOCIATION  
OUTER RING ROAD (SUNDER VIHAR)

12/399, Sunder Vihar Delhi – 110 087

Mob 9818 639 995

To,  
The Commissioner,  
Municipal Corporation of Delhi,  
Town Hall, Delhi.

714 / APR 11 2007  
29/5/07

28th, May 2007

Sub: Conversion of **Mixed Land Use Street "Najafgarh Drain to Peera Garhi on Outer Ring Road to Full Commercial one** – Request for **keeping the sealing in abeyance till adjudication** of our case.

Sir,

We write to state that the stretch on Outer Ring Road from Najafgarh drain to Peera Garhi has been notified for Mixed Land use. In contrast to this we would like to point out that the other side of Outer Ring Road opposite Sunder Vihar extending from Outer Ring Road (One Side) Towards New Mahavir Nagar NG Road to PWD Road No.30 Paschim Vihar has been declared as **Fully Commercial**.

In this connection we beg to submit as under:

1. Prima facia it is a case of glaring discrimination. A road is one unit and both the sides of the same road should be naturally be categorised similarly.
2. We have represented our case to Sh. Ajay Maken, Minister of State, Ministry of Urban Development, while forwarding our representation to Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD observed on 26-03-07 – **"This is an anomaly because of two different sides of roads falling in two different zones. One side of road is Commercial and the other is MLU! Kindly have it examined"**. In the same sentiment Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD also forwarded the same representation to D.C. (Najafgarh) with the observation – **"Pl. sort it out. How can one side be MLU & other as Comm? Pl. coordinate with D.C. (West) & rectify. Road is to be taken as one unit"**.
3. The two sides of the above Road fall in two different zones – The stretch on our side declared as **MLU** falls in **Najafgarh zone** whereas the stretch on other side of the Road falls in **West zone** declared as **fully commercial**. Apparently this anomaly has taken place due to **lack of coordination** between the two zones of M.C.D.
4. While our plea for parity with the opposite side of the Road has been widely appreciated as is evident from the preceding remarks of Sh. Ajay Maken, Minister of State, Ministry of Urban Development and Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD but no solution to this contentious issue has been found so far.
5. We are happy and satisfied that Sh. Naresh Kumar, Addl. Commissioner (Engg.) has very kindly provided us opportunity to plead our case before him in detail. We have met him several times and every time we got a patient hearing from him. He is convinced of the genuineness and merit of the case.
6. While our case for grant of full Commercial status to our side of the Road is being processed, the threat of sealing of upper floors is looming large on our heads.

**PRAYER**

In view of the above we **PRAY** to you to kindly

- (a) Keep the sealing drive in abeyance on our side of the Outer Ring Road viz. Najafgarh

Contd. Pg2



(2)

Drain to Peera Garhi till a final decision is taken on our Representation. This is necessary to spare us from avoidable inconvenience and harassment caused by sealing in interest of Fair Play, Equity and Natural Justice.

- (b) To declare our side of the Road as **Fully Commercial** without any further delay.

We will indeed be thankful to you to resolve our grievances.

Yours faithfully,

  
For Traders' Welfare Association

CC Sh. Ajay Maken, Minister of State, Ministry of Urban Development with a request to forward this to M.C.D. Commissioner with his kind recommendation:

- (i) to keep the sealing drive in abeyance on our side of the Outer Ring Road till the final decision in the matter is taken.
- (ii) To decide our case favourably without any further delay.

**TRADERS' WELFARE ASSOCIATION  
OUTER RING ROAD (SUNDER VIHAR)**

12/399, Sunder Vihar Delhi – 110 087

Mob 9818 639 995

12<sup>th</sup>, Oct 2007

To,  
The Dy. Commissioner,  
Municipal Corporation of Delhi,  
West Zone, Delhi.

Sub: Request for **Removal of ANOMALY** – that is two sides of one road cannot be having two different statuses i.e. one side being declared as **Commercial Street** and the other as **Mixed Land Use**. This has primarily transpired as an unfortunate result of the fact that one side of *the stretch of Outer Ring Road from Najafgarh Drain to Peera Garhi* happened to fall in **Najafgarh Zone** and the other side the stretch of Outer Ring Road Towards New Mahavir Nagar NG Road to PWD Road No.30 Paschim Vihar having fallen in **West Zone**.

Sir,

We write to state that the stretch of Outer Ring Road from Najafgarh drain to Peera Garhi has been notified for Mixed Land use. In contrast to this we would like to point out that the other side of Outer Ring Road opposite Sunder Vihar extending from Outer Ring Road (One Side) Towards New Mahavir Nagar NG Road to PWD Road No.30 Paschim Vihar has been declared as **Fully Commercial**. In this connection we beg to submit as under:

1. Prima facia it is a case of glaring discrimination. A road is one unit and both the sides of the same road should naturally be categorised similarly.
2. We have represented our case to Sh. Ajay Maken, Minister of State, Ministry of Urban Development, while forwarding our representation to Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD observed on 26-03-07 – **"This is an anomaly because of two different sides of roads falling in two different zones. One side of road is Commercial and the other is MLU! Kindly have it examined"**. In the same sentiment Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD also forwarded the same representation to **D.C. (Najafgarh)** with the observation – **"Pl. sort it out. How can one side be MLU & other as Comm? Pl. coordinate with D.C. (West) & rectify. Road is to be taken as one unit"**.
3. The two sides of the above Road fall in two different zones – The stretch on our side declared as **MLU** falls in **Najafgarh zone** whereas the stretch on the other side of the Road falls in **West zone** declared as **fully commercial**. Apparently this anomaly has taken place due to **lack of coordination** between the two zones of M.C.D.
4. While our plea for parity with the opposite side of the Road has been widely appreciated as is evident from the preceding remarks of **Sh. Ajay Maken, Minister of State, Ministry of Urban Development** and **Sh. Parimal Rai, Addl. Commissioner (Engg.), MCD** but no solution to this contentious issue has been found so far.
5. This issue has become all the more important as per the new directions given by the **Honourable Supreme Court** for a **re-survey** of all the notified roads and to remove any anomalies which may have come about.
6. Lastly, the fact that as per the **Zones' reorganisation the stretch of Outer Ring Road in Question** has been put **under the charge of West Zone** and therefore **needs to be rectified**.

Contd. Pg2



(2)

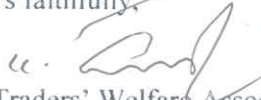
**PRAYER**

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Resolve the issue in and declare our side of the Outer Ring Road from Najafgarh drain to Peera Garhi also as **Fully Commercial** without any further delay. This is necessary to spare us from avoidable inconvenience and harassment caused by sealing in interest of Fair Play, Equity and Natural Justice.

We will indeed be thankful to you to resolve our grievances.

Yours faithfully,



For Traders' Welfare Association

- CC Sh. Ajay Maken, Minister of State, Ministry of Urban Development with a request to forward this to The Chief Town Planner, M.C.D. Kashmere Gate, with his kind direction:
- (i) To have the anomaly removed and treat both the sides of the Outer Ring Road as one.
  - (ii) To decide our case favourably without any further delay.