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South Extension Part-II Market Traders Welfare Association (Regd.)

Office: E-26, South Extn.-II Market, New Delhi-110049, Phones: 26258550, 26254889

Mobile: 9811159489 Email: ndsepart2@gmail.com

Ref.No... MIS/05-12/13...

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No... 2160
Dated... 27/4/12

Dated... April 27, 2011...

To,
The Commissioner Planning (Master Plan-II)
Delhi Development Authority
Vikas Minar
New Delhi

A. Wile
Tarela
8

Comm. (Plg) - II 1608
Despatched
Date 30/4/2012

Dear Sir:

Dis (MPR) 30/4/12

Re: OBJECTIONS AND SUGGESTIONS IN RESPECT OF ZONAL
DEVELOPMENT PLAN, ZONE 'E' IN FURTHERANCE OF YOUR
PUBLIC NOTICE.

This is further to our letter No. MISC/35-11/12, dated December 01, 2011 (copy enclosed), in respect of the aforesaid subject. In this regard we shall like to bring to your attention that subsequent to our above stated letter, the DDA vide its minutes of the meeting dated February 15, 2012 (point no. 4 A (i) (i)) decided that revised Local Area Plans be got prepared in consultation with the stake holders, which include property owners/occupiers/traders, in respect of only three markets within Delhi, in which our market is also listed and therefore it is imperative that the same should be incorporated in the revised Master Plan (MPD 2021). The relevant paragraph of the said minutes is reproduced below:

"Based on above suggestions, it was decided that the re-development plans for the following commercial areas in consultation with stake holders be got prepared by the local body as a pilot project & these be suitably incorporated in the LAP.

NDSE (Pt. I & II) by Municipal Corporation of Delhi.
Khan Market by NDMC
Sarojini Nagar by NDMC"

In view of the aforesaid, you are humbly requested to issue necessary instructions to your concerned department, for making necessary amendments in the revised Master Plan, with regard to Enhancement of FAR, in respect of our markets.

Thanking You

Yours Sincerely

For South Extension Part-II Traders Welfare Association

Shweta
2/5
AD (PS) I

PRESIDENT

South Extension Part-I & II Markets Traders Welfare Association (Regd.)

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Ref.No....MISC/35-11/12...

Dated....December 01, 2011...

To,
Commissioner Planning (Master Plan)
Delhi Development Authority
Vikas Minar
New Delhi

Re: (a) OBJECTIONS AND SUGGESTIONS IN REPSECT-OF ZONAL DEVEIOPMENT PLAN, ZONE 'E' IN FURTHERANCE OF YOUR PUBLIC NOTICE.

(b) CHANGE OF STATUS FROM LOCAL SHOPPING CENTRE (LSC) AS STATED IN MPD 1981 TO 2001 TO NON-HIERARCHICAL CUMMERCIAL CENTER AS PER NEW MASTER PLAN 2021 IN THE UNION TERRRITORY OF DELHI IN RESPECT OF SOUTH EXTENSION PART-1 AND PART-2 MARKETS.

Ref No. FILE NO.-F3(16)/97/MP

Dear Sir:

We Would like to submit as under.

1. NDSE (South Extension) Part – II Market was developed by private Colonizer, M/s DLF Universal Ltd. in 1956 and the plans for the same were sanctioned as shop cum residential. Subsequently, in the year 1998 we were declared as Local Shopping Centre (as per MPD 1981-2001). However, it is submitted that as our market caters the services at City level to entire Delhi and as we are situated on 210 feet wide Ring Road, we qualify under the category of Non Hierarchical Commercial Centre rather than Local Shopping Centre (LSC). as per the definition in the new master plan Delhi -2021. In this regard, it is pertinent to mention that the norm applicable to Local Shopping Centre (LSC) developed by Delhi Development Authority or Land and Development Authority (L & D.O) were in any case not applicable to us as our market was developed by a private coloniser (M/s DLF). The same has already been recommended by the Lt. Governor of Delhi (Chairman DDA) copy enclosed.
2. It is unfair, unjust and discriminatory that while the residential areas on the Ring Road adjacent to our market, which recently have been notified as Commercial Street and have been provided with enhanced FAR, the original markets such as ours which have been in existence prior to **1962** have been denied the same, despite the fact that certain buildings within the same market have been sanctioned for Five Floors (Ground plus 4 Floors) by the MCD in 1965. From time to time regularized by the MCD by paying regularization charges/levies, as determined and demanded

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Ref.No.....

Dated.....

by them. Such lopsided policies are indicative of rewarding the law breakers, who were using the residential properties for commercial use, whereas at the same time penalizing the traders/ owners/ occupiers who had purchased or leased out properties within the markets at substantially higher rates, in view the fact that the same conforms to the commercial activities, which are permitted, pursuant to our markets having being declared as Local Shopping Centre (LSC), in the earlier Master Plan 1981-2001. Furthermore, creation and conversion of the residential areas into commercial streets without due diligence or application of mind and without creating additional parking, has resulted in traffic chaos & parking problems, as majority of cars, in respect of commercial streets are parking their cars in our market and the same has had immense detrimental effect on our markets.

3. The building bye-laws were amended (at a later date) to permit the use of basement for office or commercial purposes in commercial / institutional buildings. In this regard it is pertinent to mention that the almost all occupiers/traders/owners of plots/buildings in our market have deposited the monies, pursuant to the demand/levies/charges raised by the MCD against the purchase of additional FAR and charges, in respect of carrying out commercial activities from the **BASEMENT**. Furthermore, rear setbacks and unauthorised construction in respect of certain plots within our markets were regularised.
4. DDA has sanctioned the FAR of our markets as 166 which was sanctioned in 1960. On the basis of that the MCD has now curtailed our FAR from ground plus four floors which was sanctioned in 1965 by the MCD under Non Hierarchical Commercial Centre. The MCD has now started taking action the against the members of the association as unauthorized constructions in the buildings.

PRAYER:

In view of the aforesaid facts & the ongoing sealing drive you are humbly requested to urgently issue necessary instruction to your concerned department to amend and incorporate the following in the MPD 2021, so that the same is applicable to our markets.

- 1). Change of land use from LSC to Non Hierarchical Commercial Centre.
- 2). Enhancement of FAR, as applicable to Non Hierarchical Commercial Centre on composite area basis.

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Ref.No.....

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3). Similar amnesty, as given to residential premises in accordance with Appendix J, clause no 2 under the head relevant extracts from MPD 2021 regarding development control regulation in respect of the residential premises/housing under the head "Notes" point no.2 states that 100% ground coverage shall be eligible for regularization of the construction already existing on 22/09/2006 on payment of charges as notified by the DDA.

Thanking you

Your Faithfully



Capt K.P. Malhotra
President.
South Extension Part -2 Market



Vijay Kumar
President
South Extension Part -1 Market

Copy to Commissioner planning (Master plan), Vikas Minar DDA New Delhi

Encl: As Stated Above

**South Extension Part-I & II Markets
Traders Welfare Association (Regd.)**

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Mobile No. 9811159489, 9810048111 Email-ndsepart2@gmail.com

Ref.No....MISC/02-11/12...

Dated....April 15, 2011...

To,
Mr. Tejendra Khanna
Hon'ble Lieutenant Governor of Delhi.
Raj Niwas
Delhi

*D. process went
for actm/nders as ahead
discussed considering the
city-wide importance of this*

**Sub: UPGRADATION OF LSC-SOUTH EXTENSION PART-II & I TO
COMMUNITY CENTRE/NON-HIERARCHICAL COMMERCIAL CENTRE.**

Ref. No.: File No. F3(16)/97/M.P.

Shopping complex.

Sir,

*City Planning (Sh. Ashu) 15.4.2011.
Tehmina
9am*

This is further to our meeting on Feb 22, 2011 and your subsequent direction to DDA on the aforesaid matter. We understand now from DDA that the total Area of the plot required for **Community Centre** is 4 H.A. while the composite Area of South Extension Part II & I as per drawing submitted by us to DDA is 3.65 H.A. i.e. (South Extension Part-II is 2.2 H.A and South Extension Part-I is 1.45 H.A.) including the service/peripheral Roads along the Markets as there are being used for Ticketing & Parking by the MCD Parking Contractor.

However, As per the MPD-2021, for the existing markets under clause 5.5 (photocopy attached), we hereby request you to give us the status of **Non-Hierarchical Commercial Centre** where the FAR & other norms are exactly same as of **Community Centre** (photocopy enclosed of MPD-2021). The other existing markets as INA Market, Commercial Centre Laxmibai Nagar, Commercial Centre Nehru Nagar with total area of plot 4000sq mtr. only each i.e.(0.4 H.A) have been given the stature of **Non-Hierarchical Centre** in the MPD 2021 (photocopy enclosed) with a remark that any other areas as may be identified should also be designated as **Non-Hierarchical Commercial Centre**.

In view of the aforesaid you are requested to direct the concerned department of DDA according to amend/change the status of our above markets to **Non-Hierarchical Commercial Centre** as per the provision of MPD-2021 & process the case of change of Land use under section 11-A of the DD Act.

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**South Extension Part-I & II Markets
Traders Welfare Association (Regd.)**

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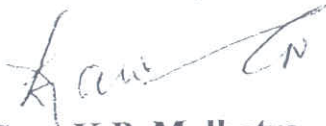
Ref.No.....

Dated.....

We highly appreciate your efforts in the matter & would like to thank you for taking your valuable time to redress our genuine unresolved grievances and issues which has been pending since long.

Thanking you

Your Faithfully



Capt K.P. Malhotra

President

South Extension Part -2 Market

Enclosures- As Stated Above

Table 5.4: Development Controls - Commercial Centres

Use/ use premises	Maximum Ground Coverage (%)	FAR	Height (mts)	Parking Standard ECS/100 sqm. Of floor area	Other controls
a) Commercial Centres					
i. Convenience Shopping Centre/Local Shopping Centre/Local Level Commercial areas	40	100	15	2	Max 10% additional Ground Coverage shall be allowed for providing atrium only in LSC.
ii. Service Market	40	100	15	2	
iii. Organised Informal Bazaar	40	40	8	-	
iv. Community Centre/ Non-hierarchical Commercial Centre	25	125	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium.
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas	25	150	NR*	3	Maximum 10% additional ground coverage shall be allowed for providing atrium.
b) Metropolitan City Centre/Central Business District					
i. Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	25	150	NR*	3	<p>i. The size of the plot shall be as in the layout of commercial area and any subdivision of the plot in Connaught Place and its extension should not be permitted</p> <p>ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</p> <p>iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage.</p> <p>(b) No basement shall be permitted in middle circle of Connaught Place.</p> <p>(c) Mandatory Architectural Controls shall be applicable.</p>

5.5 NON - HIERARCHICAL COMMERCIAL CENTRES

Besides the above District Centres, the following Non Hierarchical Commercial Centres shall be developed with specific schemes for each centre:

- i. Commercial Centre at Asaf Ali Road
- ii. Commercial Centre adjoining Metropolitan Passenger Terminal, Okhla (Jasola)
- iii. Commercial Centre Laxmi Bai Nagar
- iv. Commercial Centre, Nehru Nagar (Near Ring Rail)

The following other existing non-hierarchical commercial centres, which are also providing services at city level, would also need to be redeveloped:

- i. Central market – Lajpat Nagar
- ii. INA market
- iii. Sarojini Nagar market
- iv. Any other area as may be identified.

The development control norms for the above areas shall be as per approved schemes and any enhancement in FAR wherever approved shall be subject to charging appropriate levies from the beneficiaries.

5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)

5.6.1 The Community Centres should be conceived as shopping and business centres catering to the needs of the population at community level. These centres may have Retail Shopping, Commercial and Government Offices, Local Body/Public Sector Undertaking offices, Cinema/Cineplexes, Hotels, Restaurants, Banquet halls and Guest House, Nursing Home, Dispensary, Clinical Laboratory, Clinic & Poly Clinic facilities together with other community facilities as indicated in table 5.1.

5.6.2 The LSC/CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 Sub City Level Commercial Areas

In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non-residential uses like Commercial,



DELHI DEVELOPMENT AUTHORITY
Office of the OSD(Pig.) MPPR
12th Floor, Vikas Minar, New Delhi - 110002
Phone No. (011)23378518

No. F.1 (17)2011/Dir (Pig.) MPPR/FC

Date: 15th February, 2012

Subject: Minutes of the Third Meeting of the Advisory Group on Review of MPD-2021 held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. At the outset, Hon'ble Lt. Governor, Delhi welcomed the Members and the Special Invitees to the 3rd Meeting of the Group. He stated that in a recent meeting, convened by the Hon'ble Minister of Urban Development, representatives of the major hospitals in Delhi had highlighted the acute shortage of space for beds in the hospitals in Delhi. It was felt that there is a need for augmentation of hospital bed capacity in Delhi. Hence, they have suggested for allowing an increase in FAR in respect of Hospital plots, but at the same time, it should also be kept in mind that the levies/charges for additional FAR should not be very high so as to make it economically unviable for any Hospital to avail of this advantage. Hon'ble L.G. also mentioned that the Hon'ble Minister mentioned that a study is to be carried out by the NCAER in this regard.

Thereafter, agenda items, along with presentations, were taken up for discussion.

3. CONFIRMATION OF THE MINUTES OF THE 2ND MEETING OF ADVISORY GROUP HELD ON 4.11.11

Hon'ble LG suggested following changes in the minutes of the meeting.

- i) In Para 4.7(iii)..... "Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted". The word "Reconstruction" to be replaced by the word "Retrofitting".
- ii) In Para 4.7(iv): The word HUPW to be written as 'Housing and Urban Project Wing, DDA'.

Since there were no other suggestions, the minutes, with the above modifications, were confirmed.

4. REVIEW OF ACTION TAKEN NOTE ON MEETINGS OF ADVISORY GROUP (AG) HELD ON 23.9.11 & 4.11.11.

A) ATR ON A.G. MEETING HELD ON 23.9.2011

i) Re-development of planned Commercial areas.

- (a) Hon'ble Lt. Governor observed that there are commercial areas in Delhi which are in existence prior to MPD-1962, such as Khan Market, Green Park, etc., which were planned on the lines of "shop-cum-residence plots". In view of the general increase in FAR in residential plots, etc., the request of the shop owners of the markets located on prime land also needs to be examined in the context of present ground realities. It needs to be kept in view that these commercial centres have grown over the years to sub-city level commercial centres. However, care should be taken that we should not allow loading on existing buildings. They should be allowed to expand only if additional space is available to accommodate the increased FAR.
- (b) It was informed that in MPD-2021 (para 5.6.2) it is mentioned that "Existing built up commercial centre may be redeveloped, if need be with enhanced FAR subject to payment of appropriate levies". The re-development of such commercial areas can accordingly be undertaken by the local body with enhanced FAR. Further as part of the "Guidelines for Re-development Scheme" in para 3.3.2 (v) of MPD 2021 it is proposed to incentivize the redevelopment by permitting FAR of 50% over and above the existing permissible FAR. The Govt. felt that this provision can be adopted for redevelopment of commercial areas also.
- (c) Sh. Vijay Risbud, Advisor, NPHC suggested that Commercial areas planned prior to 1962 needs re-construction and FAR should not be given on individual plots. Parking, connectivity etc. needs to be duly examined, while preparing development plans.
- (d) Prof. Bahaduri, SPA emphasized the need of incorporating such commercial centres with adjoining residential areas. These commercial centres need to be incorporated as part of Local Area Plans (LAP).
- (e) Mrs. Romi Roy, Sr. Consultant, suggested that transportation and infrastructure issues need to be taken into account.
- (f) Dr. Shekhar Shah, DG, NCAER mentioned that there is a huge talent/potential expertise available in Delhi and in this Country which could help in industrial design and development. For this, open competitions could be held.
- (g) Hon'ble L.G. welcomed the suggestion that design competitions be organized by the Local bodies for re-development schemes. He further also suggested that Chairman NDMC may also be invited as a member of this Advisory Group.

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(h) Shri Romesh Sabharwal, Special Invitee drew attention to the improper way of implementing the provisions of the Master Plan as well as the fact of designing and constructing buildings in Delhi in an illegal manner. This has seriously affected the cities' planning. Hence, these aspects are to be taken into consideration.

(i) Based on above suggestions, it was decided that the re-development plans for following commercial areas in consultation with stake holders be got prepared by the local body as a pilot project & these be suitably incorporated in the LAP.

- NDSE (Pt. I & II) by Municipal Corporation of Delhi.
- Khan Market by NDMC.
- Sarojini Nagar by NDMC.

Action – Chief Town Planner (MCD)
Chief Architect (NDMC)
Director (MPR)

ii) Provision for existing Temporary Cinemas in MPD 2021:

Commissioner (Plg.) II, DDA informed that the information about the existing use, extent of built up area, ownership status etc. on each of these plots have been collected and the individual cases shall be placed before next Technical Committee meeting. Hon'ble L.G. directed that this should be dealt on priority.

Action – Commissioner (Plg.) I & II, DDA

iii) Permissibility of activities in Ridge/Regional Park.

a) Secretary (Environment), GNCTD informed that his department is working on finalization of the boundaries of ridge/ regional park based on the earlier notifications. The help of DSDI is also being taken up for preparation of digital map. The exercise is likely to be completed within 3-4 months.

b) Hon'ble L.G. stated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land, e.g. for low-rise shelter, rearing milch cattle, etc. Hence DDA should consider approaching the Hon'ble Supreme Court for modification of its orders of 1996. It was decided that Transferable Development Rights (TDR) and/or allotment of alternative plots etc., to the private land owners in Ridge could also be explored.

Action – Secretary Environment, GNCTD

iv) Amalgamation of plots

This issue has been discussed and it has been decided that amalgamation of plots will be permitted as long as there is no change in the usage of land and no change in the FAR.

b) Sh. Vijay Risbud, Advisor, NPIIC informed that Vijaywada Urban Development Authority has prepared model policy for re-development of private land and copy of the same can be provided to the NCAER.

c) Hon'ble L.G. appreciated the concern by DG (NCAER) and decided that a separate meeting should be organized at Raj Niwas to review the status of the NCAER study. Besides, a presentation should also be made before the Advisory Group on the progress so far.

Action - Director (MP), DDA
CLA, DDA

iii) Smt. Nalini Jayaseelan, Member Secretary NCR Board informed that railway freight infrastructure corridors namely DMIC, DFC & RRTS etc. are being implemented and Delhi portion needs to be incorporated in MPD-2021. This could be implemented by imposing 'transaction tax' on designated corridors.

Action - Chief Planner, NCRPB
Management Action Group (MAG)

5. Review of Actions taken on Minutes of the Management Action Group for Information -
- Meetings of MAG on "Enforcement & Monitoring" held under the chairmanship of V.C. DDA on 3.11.11 and on 28.12.11.
 - Meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 12.12.11.
- Advisory Group noted the minutes of above Management Action Groups. The modifications suggested by MAGs were discussed as separate agenda item.

6. A. Presentation of the Items Recommended for Processing Amendment In MPD-2021 by Management Action Groups.

i) Commissioner (Plg.) II informed that modifications in MPD-2021 based on the minutes of the meeting of above MAG's have been prepared for consideration of the Advisory Group. These after consideration by AG are to be put up to the Authority & MoUD for issue of public notice to invite public objections/ suggestions.

OSD (Plg.) MPPR made a presentation with following detail:

Chapter Section MPD	No./ of	Provision in MPD-2021	Proposed Amendment (Indicated in bold italics)
4.0 SHELTER		4.3 Night Shelter One night shelter shall be provided for 1 lakh population.	One night shelter shall be provided for 1 lakh population.
4.4.3	B	Residential Plot - Group Housing Para III Additional floor area up to a maximum of 400 sqm shall be allowed to cater to community needs such as community/recreational hall, crèche, library, reading room and society office. In addition to	Para III Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sqm shall be allowed free from FAR to cater to community needs such as community/recreational hall, crèche,