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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”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	Captain K.P. Chaturvedi
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्ल्यू ए / व्यक्तिगत Government Department / Federation/Association/RWA/ Individual	South EXTN MKT Traders Association (Regd) Association
वर्तमान स्थिति Present Position	PRESIDENT
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	4164-1000, 26258000, 980012 4188-1099 98111-59489
फैक्स : Fax :	2625-8600, 9800
ई-मेल E-mail	MONICA REACTORS@yahoo.com
पता : Address :	E 13 N D SE II MKT WBL-49
हस्ताक्षर : Signature :	
तिथि : Date :	8/11/12

Suggestion given to
Moderators directly

Zone - F

OFFICE OF THE DIR (P.G.)
ISPR/TC, D.D.A., N. DELHI-2
Dy. No. 2738
Dated 11/5

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

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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

Capt Mad
K. P. Malhotra

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

Dated... April 27, 2012...

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

Dear Sir:

Re: **OBJECTIONS AND SUGGESTIONS IN RESPECT OF ZONAL
DEVELOPMENT PLAN, ZONE 'F' 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


PRESIDENT

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

Office: E-26, South Extn.-II Market, New Delhi-110049, Phones: 26258550, 26254889
Mobile No. 9811159489, 9810048111 Email-ndsepart2@gmail.com

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

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

To,
Pr. Commissioner cum Secretary
Delhi Development Authority
Vikas Sadan
New Delhi-110023

Re: (a) OBJECTIONS AND SUGGESTIONS IN RESPECT OF ZONAL DEVELOPMENT PLAN, ZONE 'F' 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 COMMERCIAL CENTER AS PER NEW MASTER PLAN 2021 IN THE UNION TERRITORY 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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Dated.....

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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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 request
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,

*Mr Planning (Sh. Ashu Tahaana
15.4.2011)*

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 in 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.

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;