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To discuss

From:

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Sub: Proposal for Amendments in Master Plan for Delhi-2021

With reference to your Public Notice appeared in News Papers on 4th October, 2011, we take pleasure in submitting below our proposals/amendments for your consideration.

The Master Plan of any City symbolizes the planned development of the City concerned and needs a careful draft encompassing the ground realities and special characteristics. Delhi has been recognized as "India's largest distribution center of trade". This special characteristics needs to be specifically acknowledged, mentioned and protected in the Master Plan.

Trade is also the largest revenue earning sector of exchequer of the State and therefore special care should be taken to ensure minimum disruption of business activities while executing the planning and development. It is suggested that any policy/planning/development programme concerning the Trade/Commercial Markets under the Master Plan should invariably include participation and involvement of the Trade Association concerned in order to ensure cohesive development.

¹ Names of various zones & further details are in Appendix No.2: (i) Zone-A – Walled City; (ii) Zone –A – Walled City & adjoining areas; (iii) Zone-B – Karol Bagh & adjoining areas; (iv) Zone-C – Civil Line; (v) Zone-D – New Delhi; (vi) Zone-E – Trans Yamuna Area; (vii) Zone-F – South Delhi; (viii) Zone-G – West Delhi; (ix) Zone-H – North West Delhi; (x) Zone-J – Extreme South Delhi; (xi) Zone-K-I&II – Dwarka & adjoining areas; (xii) Zone-L – Najafgarh & Mitraon; (xiii) Zone-M – Extreme West Delhi; (xiv) Zone-N – Extreme North West Delhi; (xv) Zone-O – River Yamuna & surrounding areas; (xvi) Zone-P-I – Narela and (xvii) Zone-P-II – Burari & adjoining areas

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& adjoining areas). Besides these all the areas of Census Towns and its surroundings namely (i) Alipur, (ii) Asola, (iii) Bawana, (iv) Bindapur, (v) Deoli, (vi) Ghitorni, (vii) Molar Band, (viii) Nangloi Jat, (ix) Palam, (x) Rajokri, (xi) Tigri, (xii) Najafgarh have to be Special areas.

- iii. 20 already built up commercial areas prior to 1962 are also **SPEICAL AREAS** and many others namely:

(1) Jama Masjid, (2) Chitli Qabar, (3) Bazar Sita Ram, (4) Ajmere Gate, (5) Chandni Chowk, (6) Fatehpuri, (7) Lajpat Rai Market, (8) Kashmere Gate and Mori Gate, (9) Malka Ganj, (10) Subzi Mandi, (11) Bara Hindu Rao, (12) Sadar Bazar, (13) Nabi Karim, (14) Qadam Sharif, (15) Ram Nagar, (16) Paharganj, (17) Model Basti, (18) Manakpura, (19) Shahdara Town, (20) Jhandewala Scheme Block-E

2. RE-DEVELOPMENT; RE-CONSTRUCTION; RE-MANAGEMENT IN THE LAST 50 YEARS (1961-2010) AND PROPOSED TO BE DONE IN THE NEXT 10 YEARS BY PRIVATE SECTORS

Not a single area has been covered under the above heading **except in EMERGENCY TIME from January, 1975 to Feb, 1977**; like (i) Motia Khan, Jhandewalan; (2) many areas in TYA and in other areas.

NOW FOLLOWING 13 RETAIL / WHOLESALE COMMERCIAL AREAS HAVE TO BE COVERED UP TO 2021 AD OR IN 12TH & 13TH FIVE YEAR PLANS BY PRIVATE AND PUBLIC SECTOR.

1. *District & Community Centres are proposed to be developed as Facilities Corridors along with Major Transport Networks*
2. *Integrated Freight Complex / Wholesale markets at the Urban Periphery*
3. *Mandatory provisions for service and repair activities.*
4. *Enhancement of FAR*
5. *Commercial development in a Hierarchy starting from (i) Metropolitan City Centre, (ii) District Centre already developed, (iii) Community Centre, (iv) Local Shopping Centre and (v) Convenience Shopping Centre.*
6. *Districts Centres already developed / in advanced stages of development*
(i) Nehru Place, (ii) Rajendra Place, (iii) Bhikaji Cama Place, (iv) Janakpuri, (v) Laxmi Nagar, (vi) Shivaji Place (Raja Garden), (vii) Jhandewalan, (viii) Netaji Subhash Place (Wazirpur), (ix) Saket and (x) Manglam Place (Rohini)

3. MONITORING FRAMEWORK FOR DEVELOPMENT of COMMERCIAL CENTRES

Components	Unit	Period of Monitoring	Phase I 2011	Phase II 2011-2016	Phase III 2016-2021	Target Up to 2021
V. TRADE AND COMMERCE						
a. Metropolitan City Centre						
i) Preparation of integrated schemes & specific projects	No.	5 Years	1	-	1	2
b. District Centre/ Sub CBD						
i) Up-gradation of existing areas	No.	5 Years	6	2	2	10
ii) Under implementation	No.	5 Years	9	2	2	13
iii) New locations in urban extension	To be located along major arterial road as per norms.					
c. Community Centre						
i) Up-gradation of existing areas	No.	5 Years	20	10	10	40
ii) Under implementation in DUA-81	No.	5 Years	22	10	10	42
iii) New locations in urban extension/Projects	To be located along major arterial road as per norms					

These are as proposed in MPD-2021 AD and now should be developed in time carefully by hard work, sincerity and good Character Infrastructure.

4. PROPOSED DATE OF REGULARIZATION OF ANY STRUCTURE

Regularization of unauthorized residential, industrial and commercial is a continuous process in Delhi. Dates started from 1961 then 1969; 1975; 1977; 1st January, 2006 and 25th march, 2008. It is an experience of 50 years then past, dates are never successful.

Therefore, we propose that there should be a cut -off date and all commercial establishments or other structures those exists on said cut- off date should be allowed and strict planning and development should take place in future. The said cutoff date may be either 31.12.2011 or the date of notification of amendments in MPD-2021 whichever is later.

- ii. 2183 streets have been notified by the GNCTD vide notification dated 15.09.2006 for local commercial and mixed-use activities.
- iii. Small shops of daily needs have been permitted on ground floor, in residential areas.

8. **NORMS FOR THE PREPARATION OF SPECIAL AREAS AE GIVEN IN APPENDIX NO.4**

9. **SYSTEM OF MAINTENANCE OF OLD MARKETS; CONVENIENCE SHOPPING CENTRE, LOCAL SHOPPING CENTRE, COMMUNITY SHOPPING CENTRE ETC.**

We have added a list only of 97 Old markets names given in **Appendix No. 5**; besides these there are hundreds of other markets which have all to be taken care of. This may be done on the following system.

1. **Private Sector** – (i) Solid Waste & Drainage problems;
 - (ii) Street furniture - (a) Electric poles, (b) Tree plantation along roads, landscaping of roundabouts, channelizes and foot paths along road sides, (c) Dustbins and dhallo, (d) Hoardings, painting of roads, neon signs, (e) Street lighting, (f) Car parking, scooter parking, rickshaw parking, taxi stand along with booths and fare boards, (g) Speed breakers, (h) Sculpture pieces at suitable locations, (i) Tree guards, (j) Guide maps at important places, (k) Development of parks, playgrounds and open spaces.
2. **Public Sector** – (i) Water supply, (ii) Sewage disposal, (iii) Power transmission and distribution, (iv) Tele-communication

Though the above markets have been handed over to MCD / NDMC long back but so far no development plan for these markets have been prepared by them. Therefore, it is proposed that specific provision should be made in the Master Plan to direct concerned Authorities to CONVERT THESE PLOTS FROM LEASE HOLD TO FREE HOLD AND ALSO TO PERMIT ADDITIONAL FAR AS APPLICABLE TO RESIDENTIAL PLOTS.

10. **PAPER/ FOODGRAIN/OTHER GODOWNS IN DIFFERENT PARTS OF DELHI**

It pertains to Godowns located in various parts of Delhi which store and warehouse sufficient quantity of commodities required for consumption of people of Delhi as also used for inter-state trading. The MPD-2021 prohibits storage & Warehousing in Delhi but Godowns & Warehouses form important constituent of economic activities. Therefore, suitable provisions

14. SHIFTING OF TRADE

The Master Plan 2021 has proposed shifting of certain trade from their existing locations. In this context we proposed that:

- (a) There should be a clear policy of shifting of trade and all such trade which are to be shifted should be informed well in advance.
- (b) The Authorities should clearly earmark the areas where such trades will be shifted.
- (c) The area where such trades are designated to be shifted should be developed in a proper manner ensuring all incidental facilities like Roads, Security, Banks, Hotels, Connecting Roads from Main Road, Sewerage and Sanitation and other infrastructure required for smooth business activities.
- (d) Till such time the markets are shifted, the existing business establishments should be allowed to operate their business from the present locations.

15. CONVERSION CHARGES

- a. In case of one time it is specified that eight times of the yearly charges are to be payable whereas in case of payment of conversion charges in installments, no duration of years has been fixed. **It is suggested that conversion charges payable in yearly installments should have a fixed duration of not more than 10 years**

16. AMALGAMATION OF PLOTS

It has been observed that the DDA has allotted number of plots in Rohini & other areas to people of left economic means. Such plots major 32 sq mtr, 48 sq mtr & so on. With the expansion of families, it is difficult for them to live in good condition. Therefore it is suggest that policy of Amalgamation of two or more such plots be allowed in Master Plan.

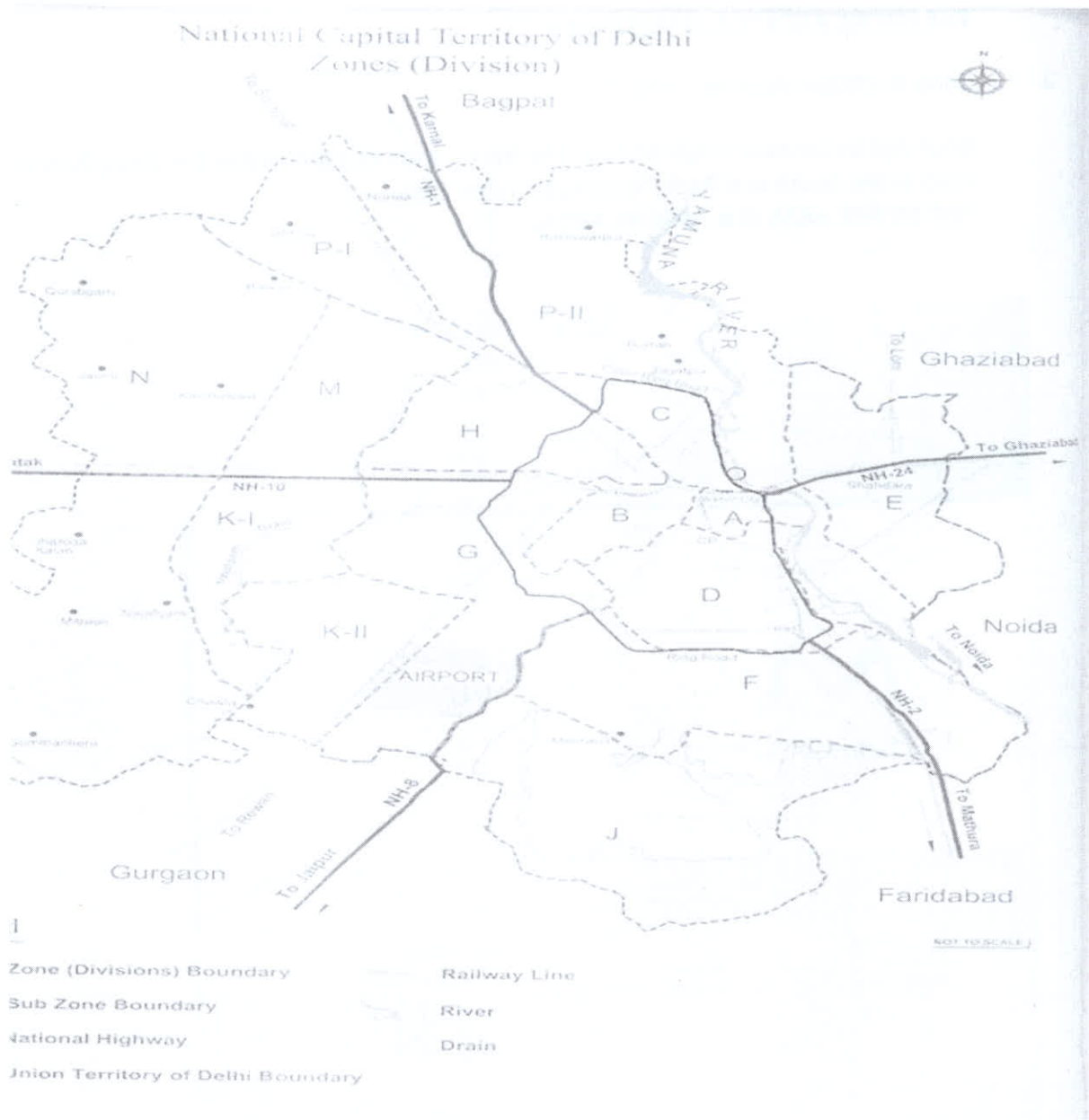
We trust that our proposal and suggestions will meet due consideration. We shall be pleased, if an opportunity of personal hearing is given.

17. COMPUTER INSTITUTE/SKILL TRAINING CENTRE/COACHING CENTRE

All Coaching Institutes and Vocational training centres and skill training centres including Computer Training, Language Training, offer their certificates. But the point 15.7(f) in MPD-2021 says, structured courses leading directly to degree / diploma shall however not be permitted, which is only ambiguous and jeopardize the complete process of training. How any training centre/coaching centre will impart skill education without having a course structured and why will these not award the certificate at the end of the training. We request you to kindly delete "Structured courses leading directly to degree / diploma shall however not be permitted"

Appendix No.1

EXISTING AND PROPOSED RETAIL AND WHOLESALE MARKETS IN VARIOUS ZONES OF DELHI



4. Zone-C (Civil Line area)

Road No.50 along Supplementary Najafgarh drain in the North; river Yamuna in the East; boundary of Zone-A and Zone-H in the South and boundary of P-I in the West.

It has only some SPECIAL AREA in the Eastern Southern part of the complex.

5. Zone-D – (New Delhi Area)

IT IS A SPECIAL AREA

6. Zone-E (Trans Yamuna Area)

Delhi U.P. boundary in the North, East and South and river Yamuna in the West.

The Zone has many existing and proposed District Centre/Community Centre; Warehousing area and serving a total population of 40 lakhs.

7. Zone-F (South Delhi)

Ring Road in the North; NH-2 in the East, Mehrauli Badarpur Road & Mehrauli Mahipal Pur Road in the South and NH-8 in the West

It has many Commercial Centres.

8. Zone-G (West Delhi)

Railway line from Delhi to Rohtak in the North; Railway line from Delhi to Rewari in the East; Pankha Road in the South & South-West; Najafgarh Drain and Unauthorized colonies in the West.

The Zone has one District Centre (Raja Garden), 2nd District Centre (Janak Puri); 3rd District Centre (West Paschim Vihar); 4th District Centre (at the crossing of Rohtak Road & Outer Ring Road) near Udyog Nagar. Many Community Shopping Centres , Local Shopping Centres etc.

9. Zone-H (North West Delhi)

Railway line in the North & East, Pankha Road in the South and Najafgarh Drain and green in the West.

There are many District Centre/Commercial Centres in the Zone.

10. Zone-J – (South Delhi)

Mehrauli Badarpur Road in the North; Haryana boundary in the East and South and NH_8 in the West.

The entire area has to be Re-planned; Re-developed and Re-constructed largely for residential use with all required commercial facilities

Appendix No.2**INFLUENCED ZONE ALONG MRTS AND MAJOR TRANSPORT CORRIDOR**

Influence Zone along MRTS corridor is envisaged as intensive development zone.

1. Maximum up to 500m. wide belt on both sides of the centre line of the MRTS/Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
2. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block/pocket boundary should be considered as one scheme for this purpose.
3. Development Controls applicable will be as permissible for the respective use zones/use premises.
4. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.

Appendix No.4**NORMS FOR THE PREPARATION OF SPECIAL AREAS**

- i. Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments/Heritage areas, etc.
- ii. The residents/cooperative societies/private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii. Within the overall Redevelopment/Regularization plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout/Redevelopment/Regularization plan exists.
 - b)
 1. Cluster Block for a minimum area of 3000 sq. m. The owners should pool together and reorganize their individual properties so as to provide minimum 30% of area as common green/soft parking besides circulation areas and common facilities.
 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
 - c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable.
- iv. Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Baungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.
- vi. In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR/coverage will be granted and the area shall be used as public area.
- vii. The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area)
- viii. The Public and Semi-public uses shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme.
- ix. Reduced space standards.

LIST OF OLD MARKETS PRIOR TO MPD -1962**1. List of Markets, under the L&DO, Directorate of Estate and CPWD, transferred to the New Delhi Municipal Council (NDMC)**

(1) Baird Road Market, (2) Bhagat Singh Market, (3) Khan Market, (4) Khanna Market, (5) Ali Ganj Market, (6) Bengali Market (Shop-cum-Residence), (7) Jor Bagh Market (Shop-cum-Residence), (8) Diplomatic Enclave, (9) N.C. Market, (10) Sarojini Nagar Market, (11) Babu Market, (12) Kidwai Nagar (South), (13) Kidwai Nagar (Centre), (14) Moti Bagh-I, (15) Begum Zaidi Market, (16) Basurkar Market, (17) Naroji Nagar, (18) Pandara Road Market, (19) Laxmi Bai Nagar Market, (20) Netaji Nagar Market, (21) Prithviraj Road Market, (22) Lodhi Colony Main Market, (23) Janpath Market, (24) DIZ Area, Sec.IV, B.K.S. Marg, (25) Hanuman Road, (26) Asia House Market, (27) Ring Road Market

2. List of Markets, under the L&DO, Directorate of Estate and CPWD, transferred to the Municipal Corporation of Delhi (MCD)

(1) Ansari Market, (2) Ashoka Market, (3) Azad Market, (4) Desh Bandhu Gupta Market, (5) Gaffar Market, (6) Gokhale Market, (7) Indra Market, (8) Khursheed Market, (9) Lajpat Nagar Market, (10) Lehna Singh Market, (11) Mirdard Road Market, (12) Old Rohtak Road Market, (13) Rani Jhansi Road Market, (14) Roshnara Road Market, (15) Sewa Nagar Market, (16) Teliwara Market, (17) Timar Pur Market, (18) Gulabi Bagh Market, (19) Tilak Nagar (New Market), (20) Tilak Nagar (Old Market), (21) Defence Colony Market, (22) Kalkaji Market, (23) Jung Pura Market, (24) Moti Nagar Market, (25) Tehar-I Market, (26) Old Rajender Nagar Market, (27) Ramesh Nagar Market, (28) West Patel Nagar (New Market), (29) West Patel Nagar (Old Market), (30) Nizamuddin Market, (31) New Qutab Road Market, (32) South Patel Nagar Market, (33) Central Market, LPN, (34) Pushpa Market, LPN, (35) Krishna Market, LPN, (36) Malviya Nagar Market, (37) Malka Ganj Market, (38) Inner Market, Malka Ganj, (39) Main Road Market, Malka Ganj, (40) East Patel Nagar Market, (41) New Rajinder Nagar Market, (42) Edward Lane Market, (43) Punchkuian Road Market, (44) Pahar Ganj Market, (45) Sunder Nagar Market Shop-cum-Residence, (46) Prem Nagar Market, (47) M.B. Road, (48) Kamla Market, (49) Mehar Chand Market, (50) R.K. Puram Market, Sector-I, (51) R.K. Puram, Sector-II, (52) R.K. Puram, Sector-III, (53) R.K. Puram Market, Sector-IV, (54) R.K. Puram Market, Sector-V, (55) R.K. Puram Market, Sector-VI, (56) R.K. Puram Market, Sector-VII (Centre-I), (57) R.K. Puram Market, Sector-VII (Centre-II), (58) R.K. Puram Market, Sector-VIII, (59) R.K. Puram Market, Sector-IX, (60) R.K. Puram Market, Sector-XII, (61) Site-D Market, Sector-VI, R.K. PUram, (62) Kasturba Nagar-Shops, (63) Sri Niwas Puri - Shops, (64) Nanak Pura - Shops, (65) Pleasure Garden Market - Shops, (66) Lancer Road - Shops, (67) "Y" Shape Building I.P. Bhawan, (68) Vasant Vihar Shopping Complex, (69) Mohammadpur Shopping Complex, (70) Sadiq Nagar Market