

Reg. No. : S-57414
DD# Vikas Minar N. Delhi
Dy. No. 1328
Dt. 28-12-11



7
26/12/11

Minar

Author

BHAJANPURA TRADERS WELFARE ASSOCIATION (REGD.)

666/1, Main Wazirabad Road, Bhajanpura, Delhi-110053

SANJAY JAIN
Chairman
(M): 9811042278

To,
Director (Plg.) MPR,
D.D.A 6th Floor,
Vikas Minar, I.P Estate
New Delhi-110002

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 1673
Dated. 26-12-2011
Dated. 28/12/11

SUBJECT : SUGGESTIONS TO MID-TERM REVIEW OF MASTER PLAN DELHI-2021 UNDER CLAUSE 15.12.1(C).CHANGE OF LAND USE FROM MIX-LAND USE TO COMMERCIAL USE.

MUKESH GERA
President
(M): 9810103276
8800113365

Respected Sir,

V.P. CHAUHAN
Secretary
(M): 9818608262
Yash : 9312227847

Four Years After Coming Of Master Plan Delhi-2021 (MPD 2021), There Are Certain Problems Which The Shop Owners Of Bhajanpura Thana Road Delhi-110053 Are Facing , This Road Is Notified As A Mix Land Use But As Per Master plan 2021 This Is Allowed That The Market Of (F) Category Where 80% Or More Residential Properties Are Used For Commercial / Mix Activities May Be Notified As Commercial Street / Area (Copy Enclosed). In This Reference We Want To Request You That Thana Road from Bhajanpura Red Light to Dispensary Chowk. Has More Than 90% Properties Are In Commercial Use. Three Years Ago M.C.D Has Conduct A Survey Regarding This then This Fact Comes Out So We Request You That Please Notify Thana Road Bhajanpura As A Commercial Road . All The Shop Owners Are Also Agree To Pay Conversion Charges For Their Upper Floors. This Amendment Is Good For Shop Owners As Well As Government . We Will Be Thankful To You .

NEERAJ JAIN
General Secretary
(M): 9791179712

Thanking You In Anticipation

PREM KHANDELWAL
Cashier
(M): 9711892647

Your's Sincerely
Cc : Conferdation Of All India Traders
1317 Desh Bandhu Gupta Road
Karol Bagh, New Delhi.

28/12

AD (Plg) MPR

- iii) Genuine efforts for meaningful consultation with RWAs shall be made by the local bodies. Such efforts may include wide publicity to the proposed consultations, maintenance of record of consultation and providing access to those records to RWA concerned and public.
- iv) Consultation with the RWA concerned shall be limited to identification of mixed use streets, and not for grant of permission in individual cases. However, RWAs shall have a right to be heard in cases of complains of public nuisance and non-permissible uses.

15.11 CONDITIONS FOR DENIAL/WITHDRAWAL/RESTRICTIONS OF MIXED USE

- 15.11.1. Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/ permitted.
- 15.11.2. The following non-residential activities, not covered under the mixed use policy, shall be permissible in residential areas under the following conditions:
 - i. All such non-conforming schools operating on private lands and existing on or before 01.07.06 shall be required to conform to the prevailing norms within three years. Such schools shall apply to the concerned local body to consider for regularisation by modification in the layout plan, failing which these shall be closed down / shift to conforming premises.
 - ii. In addition, coaching centers and tuition centers referred to in para 15.7.1, running in residential premises, shall be allowed to continue till the end of May 2008.

15.12 COMMERCIAL STREETS AND AREAS

- 15.12.1. The following streets / stretches of streets or areas may be notified as commercial streets or commercial areas by the local authority*:
 - (a) Where more than 70% of the plots abutting roads of ROW of 24m or more, in a stretch of at least 300m, in regular plotted development are under commercial use, provided that no street in colonies in A and B categories shall be notified as commercial street.
 - (b) Where more than 70% of the properties abutting roads of less width than 24m ROW, in a stretch of at least 100m, in rehabilitation colonies, regularized-unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages and local commercial streets / areas declared under MPD-1962 as per para 15.3.1; and
 - (c) In E, F and G category colonies, where, 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare.
 - (d) Any street less than 6m ROW if declared as commercial streets shall be a pedestrian shopping street and not open to motorized transport.

*Provided that consistency shall be maintained by the local body in determining the ROW whether the street is bordered by service road, green verge, park or not.

- 15.12.2. For the notification of commercial streets/areas, in areas that have not been surveyed or have been surveyed but streets have not been notified pursuant to notification dated 7.9.2006, local bodies shall be required to carry out within a reasonable time of the notification coming into force, and with due expedition, and not later than 90 days, a survey of all streets of the above-mentioned width/ areas, if not already done, with a view to identifying stretches of such streets/areas as commercial streets/areas.
- 15.12.3. After identification is done, notification of commercial stretches / streets by the Urban Development Department, GNCTD would necessitate compliance to the following terms and conditions:
 - i. Preparation of revised layout plan / Scheme for such areas / streets with the approval of the local body/ Authority;
 - ii. The lay-out plan / Scheme for such areas / streets should indicate adequate provision for circulation, parking, open spaces and other planning norms;
 - iii. Common parking areas would be earmarked taking into account the additional load on traffic and parking consequent upon notification of the street as commercial area / street. If no parking space is available, land / plot on the said street / area may be made available by traders association, wherever possible, or



Chamber of Azadpur Fruit & Vegetable Traders

Camp Office : C-1, N.E.M., AZADPUR, DELHI-110033
Tel. : 27671930 Telex : 27682173
e-mail : chamberdelhi@indiatimes.com

Commr. (Pig) - II
Despatch 1175
Date 21-12-11

Ref : CAFVT/MISC./2011-12/050

File No. 1327
28-12-11

42924
16/12

4972-C
20/12/2011

विषय: मास्टर प्लान दिल्ली-2021 में संशोधन हेतु आपत्ति दर्ज

कटवाने के लिए समय सीमा बढ़ाने जाने का आग्रह

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 1671
Dated 23/12/11

जैसा कि विहित है कि दिल्ली विकास प्राधिकरण द्वारा मास्टर प्लान दिल्ली-2021 में संशोधन हेतु आपत्तियां दर्ज करवाने के लिए दिनांक 4.10.2011 को विज्ञापन प्रकाशित कर 45 दिन का समय प्रदान किया गया है।

इस पत्र द्वारा हम आपको अवगत करवाना चाहते हैं कि यह एक अत्यंत संवेदनशील विषय है जिस पर गहन अध्ययन किये जाने की आवश्यकता है। इसलिए निर्धारित समय सीमा को बढ़ाया जाना उचित होगा।

अतः महोदय से आग्रह किया जाता है कि इस बारे में आवश्यक कार्यवाही कर निर्धारित समय सीमा को कम से कम एक माह के लिए अग्रे बढ़ाये ताकि व्यवहारिक आपत्तियां अध्ययन के पश्चात दर्ज करवायी जा सकें।

इस संदर्भ में सकारात्मक कार्यवाही प्रार्थनीय है।

सधन्यवाद,

भवदीय,
Rajinder
(राजेश शर्मा)
महोदय

Concerns the way
extending time limit for filing obj/srv
Worodly sent. This is regarding
0880 MPRP
2011-12-23/12

PRESIDENT

M. R. Kripalani

Ph.: 9312221911

VICE PRESIDENT

Harbans Lal Dug

Ph.: 9811172366

Surinder Kohli

Ph.: 9213129509

GEN. SECRETARY

Rajinder Sharma

Ph.: 9810261648

SECRETARY

O. P. Ahuja

Ph.: 9871668888

Raj K. Bhatia

Ph.: 9811058810

TREASURER

O. P. Garg

Ph.: 9871188011

EXECUTIVE MEMBERS

Harbans Lal Kumar

Ph.: 9811058820

Tejinder Singh Makan

Ph.: 9899850044

22/12/11

27/12

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SP To: DELHI HUB
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Amount: Rs. 12.00

SS AZADPUR D-33

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FROM: N.S. MADI <110033>
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BY HAND / REGD. / COURIER

SPEED POST

To

Sh. Tejinder Khanna
Lieutenant Governor of Delhi

RAJ NIMAS

DELHI - 110054

If undelivered please return to

Chamber of Azadpur Fruit & Vegetable Traders

Camp Office : C-1, N.F.M. Azadpur, Delhi-110033
Ph.: 27141930, 27432173



ED 35671754 6 IN



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market, Mansarovar Garden, New Delhi - 110015

MGM/12/11
21-12-2011 By Registered Post

R. Y. NLW Dated 12th December, 1

Diary No. 43324
Dated 19/12

Commr. (Plg) - II 1186
Despatch 1186
Date 22-12-11

The Director (Planning) MPR,
Delhi Development Authority,
6th Floor, Vikas Minar, IF Estate,
New Delhi 110002.

Sub : MID TERM Review of MPD 2021 - Suggestion for Insertion of
specific provision for carrying out periodic survey of City
Roads eligible for notification as Mix Use or Commercial.

Ref : DDA's Public Notice dated 4.10.2011 inviting Public suggestion

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 1679

In re Dated 26/12/11

Wide our letter No. MGM/11/11 dated 17.11.2011 tried to focus your
attention on the anomalous situation that has arisen stalling the
upgradation from Mix Use to Commercial category the stretch of Mix Use
Stretch of Pankaj Batra Marg in West zone passing through our Main
Market of Mansarovar Garden, New Delhi 15, due entirely to absence of
any specific provision for periodic resurvey of City Roads in MPD 202

I am to highlight the following substantive points to safeguard the
legitimate rights and business interests of the traders located
en route the road stretch in question mentioned above.

I. SURVEY OF CITY ROADS UNDER MPD 2001:

Pursuant to Central Govt. notification issued on 15.9.2006,
survey team constituted by DC, MCD, West zone, collected field data
and on satisfaction of prescribed norms, Pankaj Batra Marg was

classified as Mix Use road by the Urban Development Department of the
Govt. of Delhi. This road runs through the pre-1963 Built Up
Residential and Rehabilitation Colonies of Balli Nagar - Ramachand Nagar -

Com (Plg) - II
21/12/11
22/12/11
AD (PS) IF MPR - 2
26/12



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market, Mansarovar Garden, New Delhi - 110015

Ref. No. _____

Dated _____

PATRON:

Ashok Maggo
Ph.: 9810044685
(O) 25414425

CHAIRMAN:

S.L. Kapoor (Ex Dy Secretary)
Ph.: (O) 25412115, 25412114 (G.O.)

PRESIDENT:

Pardeep Kumar Gupta
Ph.: (O) 25415543, 25440792

VICE-PRESIDENT:

Om Khandelwal
Ph.: (O) 25103185

GENERAL SECRETARY:

Madan Taneja
Ph.: 9899181000

SECRETARY

Gouri Sanker Sharma
Ph.: 9811048869

TREASURER:

Gopal Khanna
Ph.: 25117782

Mansarovar Garden Colonies listed in the Annexure 1 to para 15.12 of MPD 2021.

II. RESURVEY OF CITY ROADS UNDER MPD 2021:

The Master Plan for Delhi 2021 was promulgated on 7.2.2007. Suspecting bungling and foulplay in notifying several city roads as Mix Use/Commercial by the UDD of Govt. of NCT of Delhi due to pressure tactics of political leadership, the Pwer packed and judiciary backed Monitoring Committee issued orders to the MCD Zonal Heads/Chief Town Planner to re-survey the 2006 notified roads. The re-verification survey of Pankaj Batra Marg was undertaken on 30.6.2008 and the percentage of commercialisation of this road was found to be 80.64 %, which is more than the stipulated norm of more than 70 % in Para 15.12.1(b) of MPD 2021. The MCD/UDD of Govt. of NCT of Delhi took no steps to upgrade stretch of this road to "Commercial" as the resurvey was not undertaken in pursuance of any specific provision in the MPD but only under the orders of the monitoring Committee, a Quasi judicial authority which also remained reticent. The Traders' cause has been badly HIT due to persistence of this fallacy, eclipsing ground realities. Copy of EEP ltr dt13-6-11 enclosed.

III. REMEDY - Insertion of a Specific provision for periodic Survey of City-Roads after every 5 year spell by amending MPD 2021.

The first survey of City Roads under the MPD 2021 has yet to be undertaken. In the absence of any specific provision in MPD 2021, The decision about the periodic spell at the expiry of which such surveys be undertaken by survey teams to be constituted by the Zonal Heads of MCD rests with the bureaucracy. It is suggested



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market, Mansarovar Garden, New Delhi - 110015

Ref No. _____

- 3 -

Dated _____

PATRON :

Ashok Niaggo
Ph: 9810044685
(O) 25414425

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary
Ph: (O) 25412115, 25412114 (G.O.I.)

PRESIDENT :

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Ph: (O) 25415543, 25440792

VICE-PRESIDENT :

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Ph: 9899181000

SECRETARY

Gouri Sanker Sharma
Ph: 9811048869

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Gopal Khanna
Ph: 25117782

that as per the advice tendered by the Chief Town Planner, MCD, vide his letter dated 23.9.11 (photo copy enclosed), a specific provision is required to be made to prescribe a spell after which city road surveys be undertaken to identify eligible roads to be notified as Mix Use, Commercial. The duration of spell may be of 4 to 5 years.

2. I am to request that the MPD 2021 may be modified as suggested above.

Yours Faithfully,

S. L. Kapoor
(S. L. KAPOOR)
Chairman,

Enclosures : 2

MANSAROVER GARDEN VYOPAR MANDAL

F- 299, Mansarovar Garden, New Delhi-15.

Copy, alongwith enclosures, forwarded for ensuring proper consideration and necessary modification of the MPD 2021 to :

1. The Commissioner (Planning),
D.D.A., Vikas Kadar, IP Estate,
New Delhi-2.

BY REGD POST

2. The Chairman,
D.D.A., Vikas Sadan,
T.W.A., New Delhi.

BY REGD POST

3. The Dy Commissioner, West Zone, M.C.D.,
Vishal Enclave, New Delhi.

BY REGD POST

4. The Chief Town Planner, M.C.D., 13th Floor, E Block,
Civic Centre, New Delhi.

BY REGD POST

S. L. Kapoor
(S. L. KAPOOR)
Chairman,

Encls: 2

Mansarovar Garden Vyopar Mandal
F-299, Mansarovar Garden, New Delhi-15,

D-314/SBI/WZ/II/RT/

13.6.11

I.D. No. 221

Sh. S.L. Kapoor R/o F-299, Mansarovar Garden, New Delhi-15 has sought some information vide his aforesaid application. The point wise reply of this office in this regard is as under:-

1. Reverification survey of Pankaj Batra Marg, Ramesh Nagar was conducted in the year 2008 and percent of commercialization found as per resurvey is 80.64%.
2. The reverification survey report was submitted to Addl. Commissioner (Engg.) on 30.06.2008. Further information in this regard is not available in this office. CTP office may have such such information.
3. May please see reply at S. No. 1 above.
4. This office have no knowledge about any time schedule of any fresh survey.

A.E.(B)/WZ

E.E.(B)-I/WZ

S.E.-I/WZ

Office of the S.E.-I West Zone
Entry No. 3852
Date 13/6/11

Signature
O.L.(B)/WZ
16/6/11

WZ

Signature
13/6

(4)

MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT

13th FLOOR, E- BLOCK
CIVIC CENTRE
NEW DELHI

No. TP/6/1536/11

Dated 23/9/11

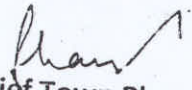
I.D. No 324

Sub : Appeal under RTI Act, 2005

The applicant Sh.S.L.Kapoor, chairman, Mansarovar Garden Vyopar Mandal attended the appeal today on 22.9.011 at 3.00 P.M. regarding notification of Mixed Use stretch of Pankaj Batra Marg passing through Main Market, Mansarovar Garden Colony, New Delhi as commercial. As he mentioned that at the time of re-survey conducted in 2008, this stretch of road was found as 80.64% commercial.

In this regard, it was conveyed to him that provisions of Master Plan do not permit to conduct fresh survey/declaration of road as commercial street. The re-survey of 2008 was conducted on the recommendations of Monitoring Committee for the purpose of checking/deletion of roads, not for the addition/further declaration/notification of roads. However, the applicant was advised to take up the matter with DDA and office of Hon'ble L.G. since it requires modifications in the Master Plan provisions.

The appeal thus stands disposed of. If the appellant is not satisfied with the reply, he may approach to the Central Information Commission, Club Building, opposite Bar Sarai Market, Old JNU Campus, New Delhi-67 with 90 days.


Chief Town Planner
1st Appellate Authority
Tel. No. 23226301

- ✓ 1. Sh.S.L.Kapoor, Chairman-Mansarovar Garden Vyopar Mandal, F-299,
Mansarovar Garden, Main Market, New Delhi-110015.
2. Architect(G)/PIO

Letter No. MSGUP/12/11 dt-12-12-11

By Registered Post

To

From:

S. L. Kapoor

F-299 Mawana
Gander-Near Delhi-15.

The Chairman,
Delhi Development Authority,

~~Vikas Sadan, TTTA~~
~~K.A. Hairs,~~

~~New Delhi-110023~~

Delhi 1100 59

