

Read Central Dy. No .....  
Dated ..... 21/2/12  
R&D Section, Vikas Minar  
Delhi Development Authority

**IPED**

DDA (Pig.) MPPR-2012  
Vikas Minar N. Delhi  
Dt. No. 1426  
Dt. 24-2-12

(Institutions of Professional Education in Delhi)  
An Association of Professional & Vocational Institutes  
IACM, 75-76, Amrit Nagar, South Extn.-1, New Delhi-110003  
raj2021@gmail.com

Director (Pig) MPR, DDA  
6<sup>th</sup> Floor  
Vikas Minar, IP Estate  
New Delhi-110002

Director (Pig.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No. 1747  
Dated 22/2/12

**Sub: Public Suggestions for MID-TERM REVIEW OF MASTER PLAN FOR DELHI-2021**

**Re.: Skill training centres for Computers/language which are running since couple of decades in South extn.-1**

Respected Sir,

Sir, your goodself must be aware of the fact that South extn.-1 used to be an extended campus of Delhi University in early eighties. This colony was developed by DLF in 1956-57.

Through 15.7.2 clause of of MPD 2021 "*Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned and developed prior to 1962 including A and B category colonies.*" We are allowed to operate in South extn.-1 colony.

But the word "developed" in the said clause has created mayhem for Monitoring Committee inspite of the clarity issued by MCD, DDA and Hon'ble LG.

Hon'ble Lieute :ant Governor has clear view. o: t! is

Municipal Corporation of Delhi  
PR. SECY. TO L.G.

20 JUN 2011

Hon'ble LG has perused the file. It is directed that the monitoring committee be apprised of the facts clearly in MSE 1, that the plan was sanctioned in 1956 and construction work started in 1958 onwards. Though the occupation was in 1965. As development is an ongoing process, it would be correct to take MSE 1 as pre-1962 colony as brought out vide N/25 by the CTP MCD. MCD should contest the monitoring committee stand in the court also on the subject if required.

MCD  
Pl. taken authoritatively  
K. S. MEHRA  
Joint Secy (S&R)

Contd...

Handwritten signature and date: 23/2/12  
AD (RS) I MPR

**Chief Town Planner, Delhi has an unambiguous view on it.**

*Hence, in view of the above and letters of DDA dated 22.02.10 and 09.03.10, ( 23 & 24/C of attached file) NDSE can be considered as a colony planned and developed before 1962 and the request of permissibility of coaching centers in NDSE Part-I can be considered by the Hon'ble Monitoring Committee."*

2. Vide their further comments dated 10.03.2011, it was opined by the Town Planning Office that the colony of NDSE-I may be considered as planned and developed prior to 1962 for the purpose of allowing of Coaching Centers / Tuition Centers as per Clause 15.7.2 of Master Plan-2021. These comments may kindly be seen at Page-8/N (Flat-N) of the attached file. (attached)

**Directorate, DDA (MP) has a clear view on it**

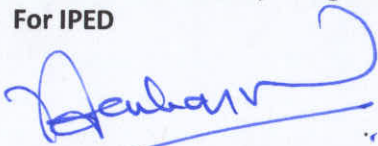
DDA vide their letter to MCD F10(5)05/MP/51 dated 01/03/2011 has clearly stated that the information pertaining to the NDSE Part- I in the exclusive jurisdiction of the Civic authority i:e MCD & Hence they would not be in a position to comment on it.

Sir, with all these and much more clear verdicts of all relevant departments, we feel that we unambiguously are allowed to operate in South extn.-1. But Monitoring Committee is bullying MCD to take action against us arbitrarily which is against the law and should be immediately condemned and stopped.

Sir, while thanking you once again for reviewing the shortcomings of MPD-2021, we request you to clear this alleged ambiguity and save us from this injustice.

Thank you.

With utmost sincerity and gratitude,  
For IPED



Rajesh Goyal,  
Tel: 9871600600

Encl.: all the quoted relevant letters/notes of Hon'ble LG, DDA, CTP (MCD)



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दिल्ली नगर निगम

This is with reference to the letter of Chairman, Standing Committee Shri Yogender Chandolia (F/A) and the representation of Shri Sandeep Jindal (for P.L.D)(F/U) regarding permissibility of Coaching Centre/Tuition Centre in South Extn. NDSE Part-I.

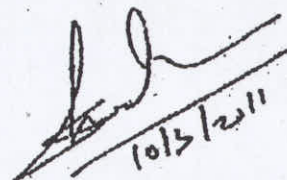
As per the provisions of Master Plan "Coaching Centres/Tuition Centres shall also be allowed to operate on a minimum ROW of 9 mt. unless lesser ROW is specified in all colonies planned and developed prior to 1962 including 'A' & 'B' category colonies."

The issue which has engaged the attention is whether NDSE Part-I is a colony fulfilling the parameters of the colony which was planned and developed prior to 1962 and thus qualifying for the benefit of the provision of Master Plan particularly with respect to permissibility of Coaching Centres. The name of the colony is not reflected in the list of PRE-1962 colonies as given in the Master Plan, however, the issue has become irrelevant in view of the clarification given by DDA vide their letter No. P.10(5)05/MP/51 dated 1.3.11 as placed on C/side.

There are sufficient records available and already recorded on previous pages that the colony was planned prior to 1962 and development/bldg. Activities also started prior to 1962. A letter of the Mpl. Commissioner dated 6-10-58 addressed to DLF proves that the sanction of bldg. plans started in the year 1958. Also there are records in the file to the effect that the few premises were assessed for the purpose of House Tax in 1955 and 1960. It shows that the people were residing in the colony and the services were being made available. This issue has also been mentioned on Page 4/N.

The development as such is continuous process and in every colony it keeps going at any particular point of time. The fact is that this colony came in existence prior to 1962 and the bldg. activities were released before 1962. Therefore, it is submitted that in view of the submissions made available in the file and the clarification of DDA, the colony of NDSE Part-I may be considered as planned and developed prior to 1962 for the purpose of allowing of Coaching Centres/Tuition Centres as per clause 15.7.2 of Master Plan 2021.

Submitted please.

  
10/3/2011  
Asst. Town Planner (L)

  
11/3/11  
Sr. Town Planner (L)

  
14/3/11  
Chief Town Planner

M.C.D.

7340/STPL  
16-3-11





628/c

URBAN DEVELOPMENT AUTHORITY  
Master Plan Section  
6<sup>th</sup> Floor, Vikas Minar

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473/lett.

F.10(5)05/MP / 51

H.S. Dhillon  
Jt. Director (MP)

12-11-10  
Dated.. 01/03/2011

The Dy. Town Planner (I.)  
Town Planning Deptt., MCD  
13<sup>th</sup> Floor, Civic Centre  
Asaf Ali Road  
New Delhi.

Sub.: Permissibility of Coaching Centres/Tuition Centres in colonies planned and developed prior to 1962 - representation from IPED South Extn., New Delhi.

Sir,

With reference to the above mentioned representation on the subject and in continuation to the office letter of even no.75 dated 9.3.10 (copy enclosed), the provisions of MPD-2021 and clarifications in this regard are again reiterated as follows:

i) The permissibility of "coaching centres running in residential plots are allowed to operate on a minimum road of 9m ROW unless lesser ROW is specified in all colonies planned and developed prior to 1962 including 'A' & 'B' category colonies".

This is to state that all pre-1962 built up residential colonies of Delhi are covered under this clause, irrespective of not being listed in Annexure I of Chapter 15 'Mixed Use Regulations' of MPD-2021. The listed colonies from Serial 1-57 in MPD-2021 are only those colonies that can be treated as rehabilitation colonies in their respective category A-C, for the purpose of mixed use permissibility.

ii) Regarding the applicability of amended provision to South Extension the concerned local body can only examine and verify the documents of the colony under whose jurisdiction the area falls, if it is a pre-1962 planned and developed colony.

Thanking you,

Yours faithfully

*H.S.*  
(H.S. Dhillon)  
Jt. Director (MP)

Copy to:  
Sh. K.J. Rao, Member, Hon'ble Supreme Court Monitoring Committee, India  
Habitat Centre, Lodhi Road, New Delhi - 110003.

*H.S.*  
Jt. Director (MP)



This has reference to the J.O. note of Pr.Secy. to L.G. dated 24.2.2011 forwarding therewith a representation regarding unjustified, unlawful sealing of Coaching and Tuition Centre (IPED) in South Extn. Part-I. In the representation, the applicant i.e. IPED is claiming advantage of provision in the Master Plan (clause 15.7.2) which reads as under :-

Note: "Coaching Centres/Tuition Centres shall also be allowed to operate on a minimum ROW of 9 mts unless a lesser ROW is specified, in all colonies planned and developed prior to 1962 including A and B category colonies."

As per provisions of Master Plan, as quoted above, this benefit as claimed is available in planned and developed colonies prior to 1962 including A & B categories colonies. In respect of instant colony (NDSE-I) though the layout plan was approved prior to 1962 but the completion plan was issued in 1965 as per record of Town Planning Deptt. of MCD. ODA vide note dated 16.9.2010 (6/N) has categorically stated that tuition centres in residential plots cannot be permitted under M.C.D-2021 provisions in NDSE-I as it was developed after 1962.

As per the record available in Town Planning Deptt., the completion plan of NDSE-I and NDSE-II was approved by the Standing Committee vide resolution No.630 and 629 respectively on 3.9.65. Copies of the plan are placed on file on C/Side.

In view of above facts, provisions of para 15.7.2 of Master Plan as quoted above have not been allowed to be made applicable in NDSE-I by Monitoring Committee.

The file, as decided, is submitted for kind perusal of Hon'ble L.G. please.

*[Signature]*  
CHIEF TOWN PLANNER  
26/11

ADDL. CM. (ENGG.)

COMMISSIONER

*[Signature]*  
K. S. MEHRA  
Commissioner

PR. SECY. TO L.G.

Hon'ble L.G. has perused the file. It is directed that the monitoring committee be apprised of the facts clearly i/r/o NDSE I, that the plan sanctioned in 1956 and construction work started in 1958 onwards. Though the completion was in 1965. As development is an ongoing process, it would be desirable to take NDSE I as pre-1962 colony as brought out vide N/Ps by the CTP MCD. MCD should contact the monitoring committee stand in the court soon on the subject if required.

MCD Commr → Pl. to *[Signature]* K. S. MEHRA  
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Office of Commissioner  
No. 14937/JPSC  
03 JUN 2011  
Municipal Corporation of Delhi  
M.C.D.

RAJ NIWAS, Delhi  
9724  
03-06-11

Office of Commissioner  
No. 968/JPSC  
17 JUN 2011  
Municipal Corporation of Delhi

*[Signature]*  
O/o Adm.  
By No. 67  
20 JUN 2011  
M.C.D.  
Tall, D.C.



May kindly pursue the note of Member, Hon'ble Monitoring Committee at page 2/N and the comments of Chief Town Planner, MCD, at page 3/N. In this regard it is submitted as under:

1. The layout plan of NDSE was approved by Delhi Development Provisional Authority (DDPA) in the year 1956 and the after formation of Municipal Corporation of Delhi in the year 1958, the records related to the colony was transferred to Municipal Corporation.
2. The completion plan of the colony w/r was approved by the Standing Committee of MCD in the year 1965.
3. However, since the plan was originally approved in 1956, the process of development had started since then.
4. The provision of development of site w.r.t. water supply, sewerage networks was also taken up in the year 1958.
5. The building plan sanction is an activity which is under taken after the completion of basic amenities, and the same had also stated in the year 1958 (kindly refer to the letter of Municipal Commissioner of the year 1958-placed on file in the file)
6. The completion plans are approved by the Standing Committee after the development of the site is complete, which was in the year 1965.

Hence, in view of the above and letters of DDA dated 22.2.10 and 9.3.10, NDSE can be considered as a colony planned and developed before 1962 and the request of permissibility of coaching centers in NDSE Part-I can be considered by the Hon'ble Monitoring Committee.

Submitted Please.

*for consideration of above (1)*

*[Signature]*  
Asst. Town Planner (L)

Sr. Town Planner (L)

Chief Town Planner

Addl. Commissioner (Engg)

Commissioner

714/2000

*[Signature]*  
714/10

*[Signature]*

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Monitoring Committee  
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