



सत्यमेव जयते

राज निवास
दिल्ली-११००५४
RAJ NIWAS
DELHI-110054

Commr. (Plg.) - II
Dispatch 7-238 ✓
Date 14/12/11

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar M. DELHI-2
Dy.No. 1826 - 1826
Dated 16/12/11

May please find enclosed a representation dated 25 November, 2011 from South Extension Part-I & II Markets Traders Welfare Association regarding declaration of South Extension Part-I & II as Non-Hierarchical Commercial Centre.

The matter was earlier also discussed with Commissioner (Plg.). In view of the fact that the combined area of South Extension Part-I & II falls short of the requisite norms of 4 hect. for a Community Centre, it was felt that the proposal of the Association for declaring South Extension Part-I & II as a Non-Hierarchical Commercial Centre may be examined.

Hon'ble LG has desired that necessary action for declaring South Extension Part-I & II as Non-Hierarchical Commercial Centre in para 5.5 of MPD 2021 may be taken up during the review exercise of the Master Plan 2021.

रजिस्ट्रार
4813-C
दिनांक 12/12/2011

(Rakesh Behari)

Principal Secretary to LG

Vice Chairman, DDA

U.O. No. 10065/111 RM/1097/2004

Dated: 08.12.2011

this issue
may be examined
on file

12/12 ✓
Commr (Plg.) - II

A. L. Verma
for MPA

14/12

DDA (Plg.)

DDA (MPR)

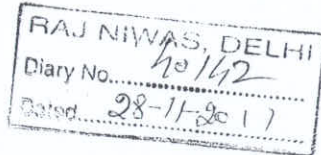
15/12
Start
16/12
AD (PS) MPR
pldism

O.S.D. (PLG)
Diary No. 475
Date 15.12.2011

**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

1097/11
(1005)
Ref.No....MISC/33-11/12...



Dated....Nov 25, 2011...

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

SSB PS to LG

LG

Dear Sir,

Sub: UPGADATION OF LSC-SOUTH EXTENSION PART-I & II TO NON-HIERARCHICAL COMMERCIAL CENTRE.

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

At the outset we shall like to thank you for endeavors in addressing our grievance on the aforesaid subject and highly appreciate your expeditious action in giving direction to the concerned department of DDA, to process and do the needful, in respect of granting status and bringing our market shopping complex under the category of Non-Hierarchical Commercial Centre, which in effect shall facilitate in amending and enhancing the FAR. The copies of relevant letters/documents are enclosed for your perusal.

However, regretfully, despite your recommendations, for some inexplicable reason, the Technical Committee appears to be dragging its feet with regard to taking up the matter and arriving at a practical solution on the said subject. Furthermore, the urgency to finding the solution has become imperative in view of the sealing drive, on the basis of original FAR (of the 1960's era), far removed from the present times, circumstances and needs, and more importantly in light of the fact that not only other similar markets but even residential areas on the Ring Road, adjoining our market, have been of recent times declared commercial streets and granted enhanced FAR.

In view of the aforesaid facts, we shall be highly obliged if you could once again direct the concerned department/person of DDA to do the needful in the matter so that no unnecessary hardships are caused to the traders, occupiers and owners of South Extension Markets.

Thanking you.

Your Faithfully

Capt K.P. Malhotra
President

R. N. Dey 30.11.2011

Encl-

**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/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,

*Urban Planning (Sh. Ashok
Gaur) 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 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.

Cont

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

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

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	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 ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body. iii. (a) In case of Connaught Place, the existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage. (b) No basement shall be permitted in middle circle of Connaught Place. (c) Mandatory Architectural Controls shall be applicable.

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,