



Colonel. R. K. Nayar (Retired)

Tel. No. 9810080343, 29232831, 41632746.

B-42 Kailash Colony,

New Delhi – 110048.

17 March 2012.

To
Ms IP Parate,
Director (Planning), DDA, 6th Floor,
Vikas Minar Building, Near ITO,
New Delhi.

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy. No. Vikas Minar N. DELHI-2
Dated 18.60
19-3-12

Dy. Dir. (Plg.) MPR-2021
DDA Vikas Minar N. Delhi
Dy. No. 1503
Dt. 27-3-12

Sub:- REVIEW OF MPD 2021 – A PARTICIPATIVE APPROACH.

Dear Madam,

1. Please refer :

- (a) Ministry of Urban Development Advertisement in the Hindustan Times Dated 18th Feb 2012.
- (b) My meeting with you on 07 Mar 2012.
- (c) MPD 2021 .
- (d) Amendments to MPD 2021 dated 12 Aug 2008.

2. I have some suggestions for consideration by DDA which are being forwarded under the following headings :-

- (a) Appendix 'A' . Suggestions specifically with regard to Kailash Colony.
- (b) Appendix 'B'. Suggestions with regard to Salons and Spas to be incorporated as Amendments to MPD 2021.

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3. I will gladly participate in any ' open house ' discussions / presentations as mentioned in ref (a) above .
4. Kindly let me know in case there is a need for me to come and personally discuss any of these proposed amendments / suggestions.

Thanking you,

Yours faithfully,



Colonel (Retd.) RK Nayar.

Suggested Amendments With Regard to Kailash Colony.

ISSUE -1.

1. Kailash Colony has a Metro Station which serves all colonies to the South of the Station. Residents of Greater Kailash –I , Greater Kailash-II, Chitaranjan Park and Masjid Moth besides residents of Kailash Colony normally use this Metro Station. Kailash Colony which houses the Southern part of the metro station therefore needs a relook.
2. Kailash Colony Market is shaped as a horse shoe and is relatively a small market. Back to back with the Market shops is a row of houses which also forms a horse shoe. These houses have an approx area of 500 sq yds each and have a 50 ft (15 m) wide road in front of them which also happens to be the widest road inside Kailash Colony. This small market has 7 Banks, a large no. of eating places and 6 Salons. A drawing of Kailash Colony is enclosed as Annex '1' to Appx 'A' .
3. Keeping in view the contents of paras 1 and 2 above I request the following :
 - (a) The 50 ft (15m) wide road which is the widest in Kailash Colony and is shaped like a horse shoe may kindly be declared a Mixed Land Use Road for convenience of the residents. This road already has quite a few commercial establishments.
 - (b) The Central park in the market may kindly be converted into a two / three level underground car parking so that the use of Kailash Colony Metro Station becomes more effective.

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ISSUE – 2

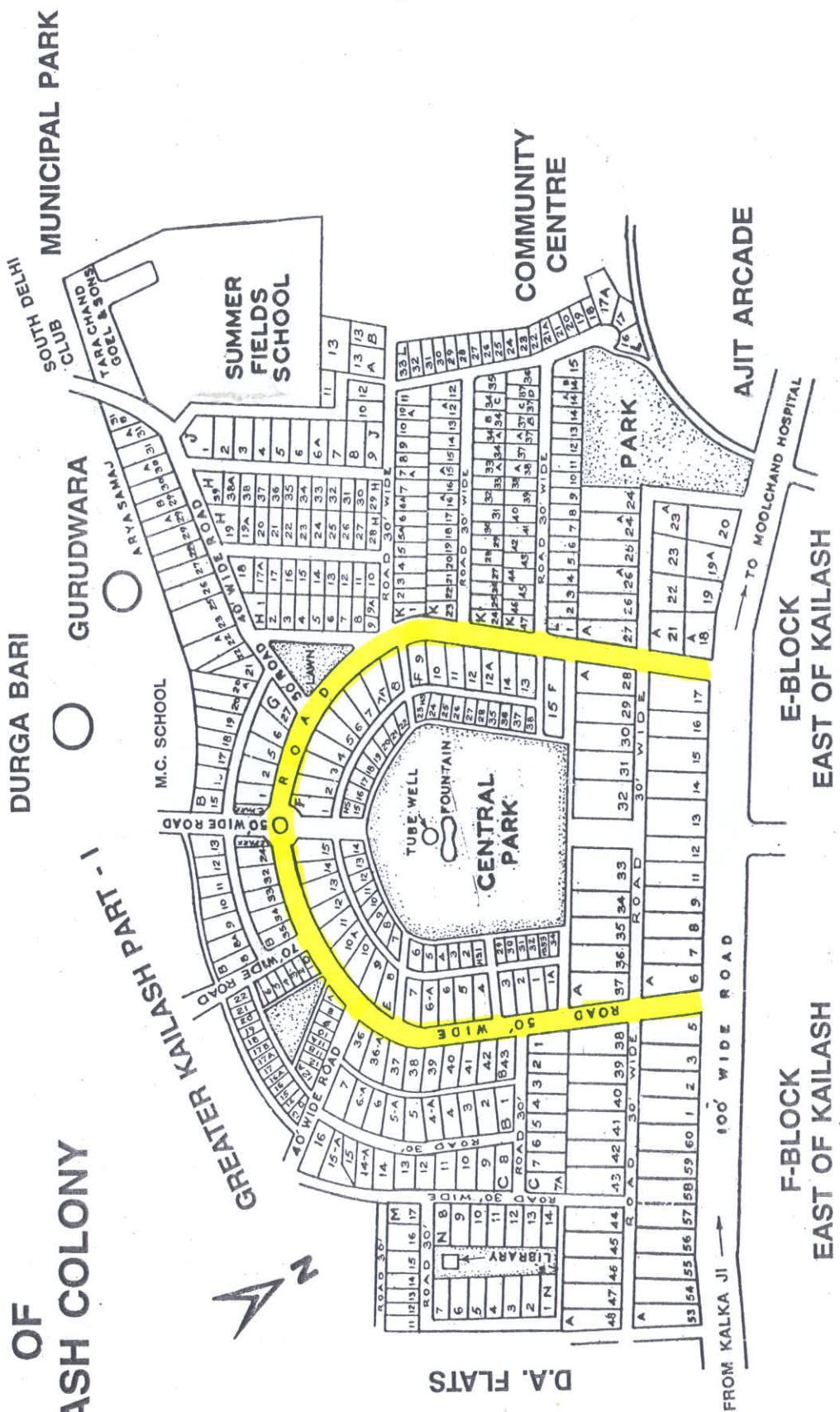
4. Annexure 1 to Chapter 15 of MPD 2021 gives a List of Pre 1962 Built Up Residential Colonies. The List does not include Kailash Colony. My Late father purchased B-42 Kailash Colony, a 516 sq yds plot from DLF in 1953 i.e 5 ½ yrs after partition since all our landed and residential properties were left in Pakistan . It was Registered at Asaf Ali Road in 1957 and the family was rehabilitated. The List may kindly be amended to include Kailash Colony as a pre 1962 Plotted Developed Rehabilitation Colony.

ISSUE-3.

5. A and B Category colonies are required to have a minimum road width of 18 m for other activities as specified in para 15.7.2. of MPD 2021. Kailash Colony, a Category 'B' Colony is a pre 1962, regular plotted developed colony where the maximum road width on any road inside the colony is 15m only. This implies that other than coaching centres and tuition centres now permitted by amendment No. 19 to MPD-2021 dated 12 Aug 2008 no other public / semi-public activity can be conducted in Kailash Colony even though it may have been functional well before 7/2/2007. This appears discriminatory, specially so, when coaching centres are permitted even on a 9m roadwidth in 'A' and 'B' Category Colonies. A coaching centre is far more noise polluting than any other activity. I therefore request that this requirement of 18m ROW may kindly be reduced to 15m ROW for Kailash Colony / Category B colonies.

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LAY-OUT PLAN OF KAILASH COLONY



PROPOSED MIXED LAND USE ROAD



Suggested Amendments to MPD 2021 in Favour of Salons and Spas.

ISSUE – 1.

1. List of Professional Activities is covered under para 15.8 (i) of MPD 2021. The first line states 'Professional Activities shall mean those Activities involving services based on Professional skills'.
2. Beauty, Hair and Cosmetology are affiliated fields. While handling issues related to Beauty a detail ^{ed} knowledge of the skin and functioning of the Digestive system is required. Similarly in the case of issues relating to hair, a detailed knowledge of the scalp, analysis of ^{of hairs} hair types and a knowledge of the digestive system is required. It is for this reason that some of the good Salons and Spas have Doctors/ Dermatologists on their staff.
3. Cosmetology deals with knowledge of creams, shampoos and other affiliated products. It also deals with use of herbal and kitchen garden products for beauty and hair care. The training period for these three professional activities could be anything upto 4 years.
4. I can state this with confidence because my wife is educated and is well qualified in these fields. She has over 21 years of practicing and teaching experience in this profession. Like a doctor she has a thorough knowledge of the skin, scalp, herbal ^c products and the digestive system to enhance the beauty of the skin and hair. She also works with her own hands.

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5. A perusal of paras 2 and 3 above indicates that a good Salon and Spa catering to Beauty, Hair and Cosmetology is a 'Professional Activity involving services based on Professional Skills' as defined in para 15.8 (i). In view of the above it is requested that Salons and Spas / Beauty Hair and Cosmetology centres may kindly be included as a Professional Activity in the list given in para 15.8 (i) of MPD 2021.

ISSUE-2.

6. Amendment No. 19 to MPD 2021 permits coaching centres and tuition centres in all colonies planned and developed prior to 1962 including A and B category colonies even on a 9m ROW. A coaching centre is far more noise polluting than a Salon and Spa. I therefore request that Salons and Spas may kindly be bracketed along with coaching centres and tuition centres in Amendment No.19 to MPD 2021 so that they could also function from a lesser roadwidth.

ISSUE-3.

7. Amendment No. 25 to MPD 2021 now permits Gymnasiums / Yoga and Meditation Centres to function from all floors including Basements. Salons , Spas and Weight Loss Centres are similar in nature to Gymnasiums and Yoga Centres. In my opinion Gymnasiums and Yoga Centres need a lot of fresh air. Salons and Spas need a peaceful and quiet environment. I therefore request that Salons and Spas must be bracketed along with Gymnasiums and Yoga Centres in Amendment No. 25 to MPD 2021 so that they could also function from Lower Ground Floors (Basements). This would give value addition to Salons and Spas because an ideal place for them is a Lower Ground Floor (Basement).

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