

Director (API-I)

Dy. No. 05/MPR-39

Date 16.4.12

Date: 13.04.2012

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To,

Sh. A.K. Manna,  
Director (Plg.),  
Delhi Development Authority,  
4<sup>th</sup> Floor, VikasMinar,  
New Delhi-110002.

NO 3  
16/4/12  
Director (Plg.)  
Delhi Development Authority

**Subject: Suggestion on Mid-Term correction & modification in MPD-2021 policy, Norms/Standards and implementation procedure to suit the changing needs of the society.**

Dear Sir,

This is regarding an old-existing property situated at Ward No. 1, bearing Municipal No. H-5/12, Village Mehrauli (Khasra No.1493 (10-11), 1497 (7-19) & 1498 in the revenue estate of village Mehrauli) falling in Zone F-15 (hereinafter referred to as the 'said property').

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D. DELHI-2  
Dy.No. 3523  
Dated 30/5/12

**1. Background of Mehrauli:**

The village Mehrauli remained for some time one of the earlier heritage cities of Delhi. This served as the trade centre for the local population of then villages like KishanGarh, Ladosarai and Mehaurli. The trading community coming from far off places used to stay here in Sarais. The said property earlier functioned as a Sarai for the tourists and has been planned accordingly, the Mehrauli village thus grown as a commercial cum tourist centre.

**2. First Master Plan of Delhi 1962-81:**

The first Master plan of Delhi was enacted thro' an Act of Parliament in Sept, 1962. The master plan gave the status of Mehrauli Village as a famous Mehrauli heritage zone.

**3. The first Zonal Plan of Zone (F-15):**

The earlier detailing of the master Plan Policies were converted to further detailing of this zone and drafted land use plan during 1977-78 and its policies. This plan identified the boundary of villages Mehrauli, KishanGarh and LadoSarai in the vicinity along with a large numbers of historical monuments and religious structures cum monuments as land marks on the plan as per their survey records.

**4. The growth during 2<sup>nd</sup> Plan period (1981-2001):**

These sleepy villages of 1950's due to planned growth in the neighborhood like VasantKunj, LadoSarai, KishanGarh, Chattarpur and adjoining farm houses also developed into towns as part of urban agglomeration. The Govt. also provided social and physical infrastructure to meet the population demand. In addition the Greens development by D.D.A and archeological interest added visits by foreign tourist, picnic spots for Delhites, flower market etc. the transport infrastructure of DTC, tourist buses and Metro connectivity has further added growth to these areas. This growth can easily be observed in Google Satellite imageries over time.

**5. Latest Master Plan of Delhi-2021:**

The upto date Master plan of Delhi Continued to protect this area as Urban Heritage Zone. However, it did not acknowledge the present growth of this zone F-15.

**6. Latest Zonal/Divisional Plan of Zone- F:**

Latest Zonal/Divisional Plan of Zone- F was approved by the Govt. vide letter No. H-12011/3/Zone F dated 08.06.2010. However this Zonal Plan while detailing specially the area around Mehrauli continued to indicate the old land uses profile as a small residential settlement of Mehrauli village and rest all of the surrounding area has continued to be shown as Reserve forest, Regional

**7. Suggestions on the draft zonal plan of zone -F:**

Since the said property is in existence and was under commercial use prior to the advent of 1<sup>st</sup> master Plan of Delhi in the year 1962 in accordance with then regulations, use of the said property for commercial/office purposes should be permitted in conformity with other similar properties, in accordance with the Authority decision vide item No.198 dated 02.10.1984 relating to regularization of isolated structures and pockets which were in existence prior to the commencement of Delhi Master Plan -1962. In addition to this, part of Kalka Dass Marg, where the said property exists has been notified as Commercial Street on 15.09.2006 by the GNCTD.

As per the provisions of Delhi Development Authority Act, 1957 the land use should be allowed to be retained.

**8. Request/Submission:**

In the light of the above background, it is requested that the said property be declared **Office/Commercial(Spot Zoned)** in the Zonal/Divisional Development Plan of Zone-F-15 along with regulations permissible for such use under the Master Plan -2021 frame work.

We shall be grateful if our above mentioned suggestions are taken into consideration for Mid-Term correction and modification in MPD-2021.

Yours Sincerely

For Mehrauli Realty and Consultants Limited

  
(Raghvendra Sharma)

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