

# THE PATEL MARKET WELFARE ASSOCIATION

Office - J-13/1, 2<sup>nd</sup> Floor, Patel Market, Rajouri Garden

New Delhi - 110027. (0) 25924499  
25157374

ZONE-'G'

## PRESIDENT

Sh. R.N. Rastogi

## SR. VICE PRESIDENT

Sh. Ravinder Sabharwal

## VICE-PRESIDENT

Sh. Sunil Malhora

## GEN. SECRETARY

Sh. Rajesh Bhatia

## PR - SECRETARY

Sh. Maninder S. Monga

## P. RO & ADVISER

Sh. Sunil Pruthi

## TREASURER

Sh. Surinder Mohan Singh

## JOINT SECRETARY

Sh. Lalit Mohan Garg

## EXECUTIVE MEMBERS

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

Sh. ....

To

The Director (Planning)

Master Plan Review

DDA 6<sup>th</sup> Floor

Vikas Minar I.P Estate

New Delhi- 110002

30<sup>th</sup> May 2012

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3763  
Dated 30/5/12

**Subject: - Mid-Term Review of Master Plan of Delhi-2021.**

Kindly refer to the DDA public notice & inviting the suggestion from the public regarding proposed modification to the MPD-2021.

### Back-Ground Description

- On the behalf of my Patel Market association Rajouri Garden, New Delhi - 110027 zone-G, the Patel Market is approve market in MCD plans & in existence prior to 1962. .... Annexure- "A"
- Earlier the Major Sudesh Kumar Marg is a 80' wide road, on which the Patel Market is abutting. .... Annexure- "B"
- Earlier this market was designated a shop cum residence with FAR 1.66, situated in pre - 1962 built up Residential colonies (Photocopy attached) as .... Annexure- "C"
- Back-Ground

Rajouri Garden i.e. West Delhi area (Zone-G) comprises of good commercial as well as residential hub.

This part of Delhi has grown at faster pace in last 8 to 10 years. Many Malls, shopping complexes, Cinema Halls, & Local shopping Complex have come-up successfully.

### Rajouri Garden Area G-8 Area

This part of Delhi is surround by Industrial area's like Mayapuri Industrial area Phase-1 & Phase-2, Kirti Nagar Furniture Market/Timber Market Naraina Industrial area & very thickly populated residential area of West Delhi. This area is very well connected by Main Najafgarh road i.e. Shivaji Marg & Ring road with the connectivity will Metro rail has made this area denser.

### Present Conditions

- In Master plan-2021, the Major Sudesh Kumar Marg has been converted from Residential road to mix land use road.
- Subsequently with great efforts, the senior Town Planner MCD has enhanced the status of shop cum residence plots to Local Shopping Centre. Copy attached as .... Annexure- "D"

Sh. Lalit Mohan Garg  
31/5  
AD (P) I

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Sh. ....

3. Instead of increasing the FAR of 166 the FAR has been reduced to 125.

4. Where as the DDA is auctioning the LSC plots with FAR-400.

### Example/Evidence

The DDA has auctioned the LSC in Dwarka and Narela, Sector B-4, Pocket-4 as on 30.03.2009 with permissible FAR 400 (with full commercial use).

5. There is acute shortage of Commercial space in West Delhi. The DDA has able to provide only 19% of commercial area out of total expected area to be created.

### Suggestions

In the circumstances/facts explained above the Patel Market should be declared as under:-

(a) Commercial Market.

(b) Permissible FAR should be 400 (what DDA allows for other similar properties) instead of 125

Thanking You

*Lalit Mohan Garg*

LALIT MOHAN GARG

( Jt. Secretary)

### Annexures Enclosed:-

(A) Site plan of Patel Market, Rajouri Garden.

(B) View of 80' wide road in front.

(C) Letter of Town Planner (Mr. Samsher Singh)

(D) Extract of Master plan.





PHYSICAL SITE PLAN OF PATEL MARKET RAJOURI GARDEN,  
NEW DELHI- 110027  
THIS MARKET IS IN EXISTANCE BEFORE 1962 IN MPD.

## ANNEXURE I

## LIST OF PRE-1962 BUILT UP RESIDENTIAL AND REHABILITATION COLONIES

- |                            |                        |
|----------------------------|------------------------|
| 1. Aliganj                 | 30. Nanakpura          |
| 2. Andha Mughal            | 31. Nicholson Marg     |
| 3. Balbir Nagar            | 32. New Rajinder Nagar |
| 4. Bharat Nagar            | 33. Old Rajinder Nagar |
| 5. B. K. Dutt Colony       | 34. Outram Lines       |
| 6. Dilshad Garden          | 35. Patel Nagar (E)    |
| 7. Gandhi Nagar            | 36. Patel Nagar (W)    |
| 8. Geeta Colony            | 37. Patel Nagar (S)    |
| 9. Gulabi Bagh             | 38. Pratap Nagar       |
| 10. Inderpuri              | 39. Prem Nagar         |
| 11. Jangpura - A           | 40. Punjabi Bagh       |
| 12. Jangpura - B           | 41. Rajouri Garden     |
| 13. Jangpura Extn.         | 42. Rana Pratap Bagh   |
| 14. Jawahar Nagar          | 43. Ramesh Nagar       |
| 15. Kalkaji                | 44. Ram Nagar          |
| 16. Kamla Nagar            | 45. Rohtas Nagar       |
| 17. Karol Bagh             | 46. Roop Nagar         |
| 18. Kingsway Camp          | 47. Sarai Rohilla      |
| 19. Kirti Nagar            | 48. Shahdara           |
| 20. Kishan Ganj            | 49. Shakti Nagar       |
| 21. Krishna Nagar          | 50. Sheikh Sarai       |
| 22. Lajpat Nagar - I to IV | 51. Shivaji Park       |
| 23. Malka Ganj             | 52. Subhash Nagar      |
| 24. Malviya Nagar          | 53. Tilak Nagar        |
| 25. Mansarovar Garden      | 54. Timar Pur          |
| 26. Model Basti            | 55. Tihar - I & II     |
| 27. Model Town             | 56. Vinoba Puri        |
| 28. Moti Nagar             | 57. Vijay Nagar        |
| 29. Multan Nagar           |                        |

## 16. LAND USE PLAN

## 16.0 LAND USE PLAN-2021

The Land Use Plan-2021 has been prepared based on

- The policies enunciated for different urban activities,
- Requirement of additional social and physical infrastructure,
- Transportation and work centres,
- Already approved Zonal Development Plans and land use modifications.

In order to control the development, the areas have been designated as one of the 27 use zones identified in the Development Code. These use zones have been classified broadly in nine categories of land uses namely Residential, Commercial, Industrial, Recreational, Transportation, Utility, Government, Public & Semi - Public Facilities and Agriculture & Water Body. The development in these use zones would be carried out in accordance with the regulations as laid down in the Development Code and respective chapters.

## 16.1 ZONAL DEVELOPMENT PLANS

The NCTD has been divided in 15 Zones (Divisions) designated 'A' to 'P' (except Zone 'I') in the Master Plan 2021. The Zonal Plans of eleven zones for the perspective year 2001 have been approved and notified whereas the Zonal Plans for the zones 'N' (North West Delhi-III), 'K' (part) between Dwarka & Rohini, 'J' (South Delhi-II), L (West Delhi-III), O (River Yamuna), P- II (North Delhi) are at various stages of preparation and process. The boundaries of the zones 'O', 'P' and 'N' as given in the MPD-2001 have been modified and accordingly the areas have been computed approximately as given in the Table 16.1

Table 16.1: Zone wise Area

| Zone | Name of Zone            | Area (Ha.) |
|------|-------------------------|------------|
| A    | Old City                | 1159       |
| B    | City Extn. (Karol Bagh) | 2304       |
| C    | Civil Line              | 3959       |
| D    | New Delhi               | 6855       |
| E    | Trans Yamuna            | 8797       |
| F    | South Delhi-I           | 11958      |
| G    | West Delhi-I            | 11865      |



MUNICIPAL CORPORATION OF DELHI  
TOWN PLANNING DEPARTMENT

Nigam Bhawan, Kashmere Gate, Delhi 110006.



No: TP/G/ 8956 /10

Dated: 66/08/10

To,

The President,  
Vyapar Mandali Green Park,  
G-49 Green Park,  
New Delhi-110016.

**Sub:- Declaration of Shops-cum-Residence plots at Local Shopping Centres(LSC).**

Sir,

This is with reference to your representation dated 1.1.10 on the above subject. In this regard, I am to convey you, that the above mentioned proposal vide Commissioner's letter No.F.33/CTP/314/C&C dated 13.5.10 was placed before the Standing Committee of MCD following the orders of Hon'ble High Court for shop-cum residence plots in D-19 to D-55, NDSE Part-I. The proposal was placed before the Standing Committee for approval of the following.

1. That shop cum residence plots from D-19 to D-55, NDSE Part-I be declared as Local Shopping Center in view of the orders of the Hon'ble High Court and affidavit submitted by the Market Association.

However, in view of the modifications in "The Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010" notified by Ministry of Law and Justice (Legislative department) on 30th March 2010, before the sanction of building plans, NOC from competent authority under the said Act shall be obtained. Also, any condition/restriction, if laid down by the competent authority under the said Act while issuing clearance shall be complied with/adhered to by the individual plot holders.

2. All such shop cum residence plots in other approved layout plans be also designated as Local Shopping Centre
3. The conversion charges for residential component and parking norms etc. shall be as notified by DDA/ Govt. of India.

Accordingly, the Standing Committee of MCD vide Resolution No.393 dated 21.7.10 resolved as under:

*"Resolved that the proposal of the Commissioner as contained in his letter No.F.33/CTP/314/C&C dated 13.05.2010, be approved subject to N.O.C from Archaeology Survey of India."*

The letter is sent for your kind information.

Yours faithfully

*Shamsher*  
Sr. Town Planner (I)