

Director (Plg.) MPR/TC.  
D.D.A. Vikas Minar N. DELHI  
Jy.No.....390.....  
Dated.....15/11/11.....

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Jalid: 9.11.2011

To  
Director (Plg.) MPR,  
D.D.A.  
6th Floor,  
Vikas Minar  
I.P.Estate  
New Delhi - 110002

**Suggestion under Clause 15.3.1 (MIXED USE REGULATIONS)**

**Subject: a. (Allowing full Retail Shops to operate from Basement Floor & Ground Floor on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG in N.D.S.E. - 1.)**

Sir,

**Brief History** - NDSE - 1, is a colony developed by a private builder, D.L.F. in the year 1952, by **Delhi Improvement Trust** (sucessor of DDA). This colony was developed at the same time when colonies like Rajouri Garden, Model Town, Rana Pratap Bagh were developed by DLF having the maximum Road width of 40 feet.

NDSE - 1 have **NO PROVISION** for School, Dispensary, Park, Open space, Green area, Children playground, Health centre, District park, Recreational area and Cultural Civic Centre and have been categorised as "B" Category colony by MCD under Unit Area Method whereas all the points to be considered for categorising are missing in our colony. The topography of this colony is totally unique i.e. it is surrounded by Village Pillangi, Kotla Mubarakpur, Amrit Nagar, Nallah and Kidwai Nagar DDA Flats, Thyagraj Nagar, Sewa Nagar, Aliganj so because of this layout it cannot be placed in "Category B" by any stretch of imagination.

**These two roads i.e. Rajeshwar Arya Marg and Hargyan Singh Arya Marg are connected to the Ring Road and are the connecting roads to the D-Block Local Shopping Centre and adjoining to the G-Block Local Shopping Centre, hence totally unfit for residence.**

Moreover these two roads namely, **Rajeshwar Arya Marg and Hargyan Singh Arya Marg** have more than **75% commercialisation** as per survery conducted by M.C.D. in 2007.

As our colony is planned and developed prior to 1962 and the Master Plan Delhi 2021, Clause 15.3 (page 112) states for Pre-1962 colonies which is read as under :

**15.3.1. In already urbanized / urban areas, mixed use shall be permissible in the following areas:**

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By Dir (Plg.) MPR

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A.D (Plg.) II

- v) *Plotted development in pre-1962 colonies listed in Annexure-1, shall be treated as rehabilitation colonies in their respective categories (A to G) for the purpose of this Chapter."*

As our colony NDSE - 1, was planned and developed much before 1962, we should be treated at par with the Rehabilitation Colony and Retail shops shall be allowed to operate on RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG , where survey was conducted by MCD in 2007 at are eligible for Mixed Use.

<sup>NDSE-I</sup>  
Our colony has been missed out due to oversight in 2007, now when the MPD 2021 is being reviewed, our colony should be included in pre-1962 list and shops should be allowed to operate in these two roads i.e. RAJESHWAR ARYA MARG and HARGYAN SINGH ARYA MARG.

Thanking you and appreciate favourable response.

Yours sincerely

A.D. MORIA  
E-78 (Basement Floor)  
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New Delhi - 110049.

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To  
Director (Plg.) MPR,  
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6th Floor,  
Vikas Minar  
I.P.Estate  
New Delhi - 110002

Date: 9-11-2011

**Subject : Suggestions to MID-TERM REVIEW OF MASTER PLAN DELHI 2021**

**Under Clause 15.6.3.**

Sugg.  
for

**Increasing the size of Small Shops to 50 sq. mtrs. And further notifying of items/activities to be allowed in Small Shops.**

Sir,

Four years after coming of Master Plan Delhi 2021 (MPD 2021), there are certain problems which the small shop owners are facing.

The concept of Small Shops in MPD 2021 is to cater daily need of people. Small Shops have been allowed to operate in 20 sq. mtrs. size in all category of colonies including A & B category in the respective items listed in para 15.6.3 of MPD 2021.

Small Shop is restricted to run in a size of 20 sq. mtrs. but in todays time, globalisation & competition it is not possible to keep all the variety of products in a Small Shop and therefore not practical to run. It is our humble submission that the size to be increased to 50 sq. mtrs.

As per the provision given in the Master Plan of Delhi 2021, we request you to please notify the below mentioned items / activities in the list of the Small Shops allowed as per the para 15.6.3 of the MPD 2021. These items/activities are missing in the list and caters to the Daily need of people.

The items/activities are as follows :

- Shoes / Purse / Leather accessories
- Utensils / Crockery
- Watches / Mobile / Cosmetic
- Precious - Semi Presious Stone / Gold Smith
- Toy / Music / Car Accessories / Tyres shop

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- f. Real Estate / Tent House Booking office / Tourist Booking Centre (Railway & Air Tickets Booking office)
- g. Take-away / Fastfood / Eating joints
- h. Electronic / Electrical Appliance Sales & Service

Thanking you in anticipation

Yours sincerely



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