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निदेशक क्षेत्र (द्वारका) MPD
पार्वती संज. (प.स.) 64
दिनांक 24.5.12

Dt.: 21.5.12

To

1. Director (Planning)
DDA, Dwarka Zone, Zone K-1 & K-II and L
Project Office, Mangla Puri, Palam
NEW DELHI

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 3939
Dated 06-06-12

2. Director (Planning)
Zone C & D, DDA,
4th floor Vikas Minar, IP Estate,
NEW DELHI.

Subject: Review of master plan – 2021 – Participative Approach - WEST ZONE.

Respected Sir,

DDA deserves all the appreciation for Open Invitation for Public Participation to provide realistic Mid-term corrections and modifications in the Master Plan Policies. This would not only provide an inward eye to DDA but also provide en-mass to express their views for modifications in the procedure according to changing need of the society.

In this endeavor, we submit some of the important aspects which have not found any attention from the planning authorities but are of significant important:

Para 15.12.1(c) of the MPD 2021 provides that:

"Issue of notifications of commercial streets/areas by local authorities in E,F & G Category colonies". This is further subject to "Provided that consistency shall be maintained by the local body in determining the ROW whether the street is bordered by service road, green verge, park or not."

In this regard, we wish to urge that the said provision does not clearly discuss about the plots under mixed use which are separated from road of required width and being declared as Commercial Street/road by a park encircled on three sides by plots.

To cite in specific:

- a. Main Najafgarh Road has already been notified for commercial use as per notification of Ministry of Urban Development Notification dt. 7.1.2006 and also in the Gazette Notification of the Govt. of India dt. 7.2.07 for which approval to MPD 2021 has been given.
- b. Some of the commercial units lying on the above road (on both sides of the Najafgarh road and falling in various areas like Moti Nagar, Ramesh Nagar, Tilak Nagar etc.) are separated by a service lane/park adjoining it.
- c. For example Properties Nos. 1/6 to 1/17, Tilak Nagar, Nos. 4-B/5 to 12 and 4-A/5 to 12, Tilak Nagar. These properties are separated by a Park from Main Najafgarh Road and have a direct access from the Najafgarh Road.
- d. In the entire length of the road falling in front of these plots, consistency has been maintained by PWD/MCD and the main Najafgarh Road is not inconsistency everywhere. This satisfies the conditions under Genl. Terms and Conditions governing Mixed Use/commercial use under the Para 15.4 of the MoUD Notification dt. 7.2.07.

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- e. Considering that the main access to such properties around the park is from the Main Najafgarh Road, such properties around the park must qualify to be considered as part of the notified commercial street namely Main Najafgarh Road. This interpretation is very much as per the spirit of the Master Plan.
- f. Such Properties as exemplified in (C) above are being given treatment as per the whims, fancies and interpretation of the individual officer of the local bodies due to lack of clear provision in the MPD 2021. Properties around parks in Lajpat Nagar, Sarojini Nagar, Patel Nagar and Moti Nagar are being treated as commercial properties while such properties are not considered so by the local authority.
- g. With the result all the unit holders of the commercial properties around parks on Commercial Roads are always the victims while the adjoining plots falling on the commercial roads enjoy the right of commercial units.
- h. Chief Town Planner, MCD vide his no. TP/09/2433108 dt. 6.6.08 had written to The Commissioner (Planning), DDA with a recommendation for consideration to give a word of confirmation to declare properties around parks and lying on main commercial roads.

To facilitate a just decision in the above subject matter, we are enclosing herewith:

- a. A copy of the relevant clause of the MPD 2021
- b. A layout plan showing location of the referred properties around parks and lying on main Najafgarh Road
- c. Copy of letter dt. 6.6.08 from Town Planner, MCD to the Commissioner (Planning), DDA

We therefore urge the concerned authorities to look into the above request sympathetically and give a clear view in this regard.

We shall remain thankful forever, we are

Faithfully yours,

The following unit holders:

S. No.	Name	Address	Signature
1	O.P. Sachdeva	1/8, Tilak Nagar, New Delhi	
2	Harish Kumar	4B/12 Tilak Nagar, New Delhi	
3	Deepak Arora	4A/11 Tilak Nagar, New Delhi	
4	K.K. Seth	4B/10 Tilak Nagar, New Delhi	
5	Sanjay	1/9, Tilak Nagar, New Delhi	

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