

(5) 34- ①

4-A Block Residents' Welfare Association of Tilak Nagar, New Delhi -110018

To
Director Planning
MPR/TC, D.D.A. Zone (C)
Vikas Minar
D.D.A., New Delhi.

OFFICE OF THE DIR (PIG.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 4028
Dated 13/6/12

Read Central Dy. No. 3
Dated 21/3/12
R&D Section, Vikas Minar
Delhi Development Authority
Deating Acct

Sub: - Suggestions sought for by DDA for MPD -2021.

Sir,

4-A Block Residents' Welfare Association of Tilak Nagar, New Delhi -110018 welcomes you and wish you a healthy and prosperous – the year 2012. As per suggestions sought for by you for the Master Plan 2021, we give our suggestions as under:

1. As per clause (C) under sub-para 15-12-1 on page 119 of Master Plan of Delhi read as: "In E, F and G category colonies, where, 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare," these streets / stretches of streets or areas may be notified as commercial streets or commercial areas by the local authority.
The clause was modified by MCD dated 12th Aug. 2008.
2. Sir, a notice was given by MCD and published in Times of India dated 9th September 2007 regarding certain modification made in the Master Plan of Delhi 2021 which stated as " in E, F&G category colonies, Where 80% of residential plots are under mixed use, or if there are 150 shops, within a contiguous area of 1 hectare, the Local Body shall carry out a survey in such area within a period of three months from the date of this Notification."
3. This area fulfilled the above mentioned condition. A survey was conducted by the staff of MCD Rajouri Garden West Zone on 12th August, 2008. MCD has also recommended that 86.11% area is commercial.
4. There are three lanes of houses in this area. Front as well as back-side have been declared as commercial, leaving aside the middle lane as non-commercial although this middle lane is also facing the main Najafgarh road without any hindrance except the park. It has also been mentioned in MPD-2021, in case of front and back as commercial, the middle lane would also be considered as commercial.
5. This colony was developed in 1952 and is considered as pre-1962 colony and falls under E category.
6. There is no parking problem in this area as this is a pre-1962 colony where more than 9000 sq. yards area has been earmarked for the parking of vehicles.
7. Residential Welfare Association and Shopkeeper Association also have no objection on the commercial usage of this area as all residents have commercial activities in their set up.
8. Sir, the representatives of this area along with Municipal Corporator had also met Commissioner MCD, who categorically assured us for a favorable response. The traders of this area still live under the fear of sealing despite this area surveyed by MCD and recommended as commercial due to 86.11% area is commercial.
9. The Residents welfare association also met the Lieutent Governor on 7th January, 2010 detailing the above facts. We are still looking forward for a favorable response from Raj Bhawan.

1201/Dir C/S
22-3-12

Mid term Review
MCD
to be dealt
in a separate file

22/3/12

no (pg)

A.D. (Zone - G)

for 2nd file
in hand - 22-3-12

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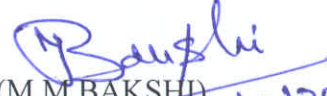
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10. Despite the survey of MCD and fulfilling the clauses of MPD -2021, the residents of this area still live under the threat of sealing/ demolition. It is not understood as to why this area could not be declared as commercial. The residents have no other alternative but to approach you for declaring this area as commercial.


Sir, now an opportunity has come to place our views and suggestions before you and the Master Plan 2021 concerns you only, we would request you to accede to our request and declare our area as commercial.

With warm regards,

Yours Sincerely.


(M.M BAKSHI)
PRESIDENT 16/5/2012

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(SANJAY BHASIN)
SECRATERY

9868526527

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MUNICIPAL CORPORATION OF DELHI
(BUILDING DEPARTEMENT)
WEST ZONE

SURVEY OF ROADS/STREETS AS PER NOTIFICATION DATED 12.08.08

1. S. No. (As per Notification dated 12.08.08 issued by Ministry of Urban Development (Delhi Division) clause (iv) under Sub Para 15.12.1).
2. Annexure:
3. Name of the notified street stretch: 4A Block, Tilak Nagar (4A/1 to 4A/36)
Area of 4A Block $166.08 \text{ m} \times 64 \text{ m} = 10629.12 \text{ m}^2$
4. Status : Commercial / Mix /PSS:- Commercial
5. Total No. of properties: 36
6. Under non-residential use: 31
7. Percentage: 86.11 %
8. Details of properties:

S. No.	Properties No.	Location / Colony	Use Establishment : Shop /Office/Bank /Guest House/Nursing Home/Fitness centre etc.	Remarks
1.	4A/1	Tilak Nagar	Bank	
2	4A/2	Tilak Nagar	6 Shops (Electrial & Body Line Shop)	
3	4A/3	Tilak Nagar	2 Shops	
4	4A/4	Tilak Nagar	Gautam Bazar Auto	
5	4A/5	Tilak Nagar	LML Vespa (Showroom)	
6	4A/6	Tilak Nagar	2 Shops (Transport)	
7	4A/7	Tilak Nagar	3 Shops (Deepika)	
8	4A/8	Tilak Nagar	2 Shops (Boutique & Telephone)	
9	4A/9	Tilak Nagar	Residential	
10	4A/10	Tilak Nagar	Residential	
11	4A/11	Tilak Nagar	3 Shops (Kinatic Honda, Sachdeva College)	
12	4A/12	Tilak Nagar	2 Shops (Diamond Jewellers)	
13	4A/13	Tilak Nagar	3 Shops (TVS Scooter)	
14	4A/14	Tilak Nagar	Shop (Vacant)	
15	4A/15	Tilak Nagar	2 Shops (Jewellers)	
16	4A/16	Tilak Nagar	Under Construction	
17	4A/17	Tilak Nagar	Residential	
18	4A/18	Tilak Nagar	4 Shops (Photoshop & Trivendram Agency)	
19	4A/19	Tilak Nagar	Doctor Clinic	
20	4A/20	Tilak Nagar	5 Shops (Plectrical)	

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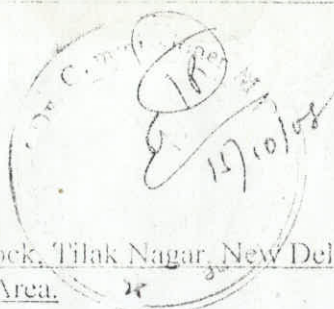
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21	4A/21	Tilak Nagar	2 Shops (Beauty Parlour)	
22	4A/22	Tilak Nagar	Shop (Electrical)	
23	4A/23	Tilak Nagar	2 Shops (Electrical)	
24	4A/24	Tilak Nagar	5 Shops (Electrical, Cloth)	
25	4A/25	Tilak Nagar	3 Shops (Pancar & Electrical)	
26	4A/26	Tilak Nagar	3 Shops (Wine & Bear)	
27	4A/27	Tilak Nagar	2 Shops (Electrical)	
28	4A/28	Tilak Nagar	Virmani Electricals	
29	4A/29	Tilak Nagar	3 Shops (Electrical & Shoes)	
30	4A/30	Tilak Nagar	3 Shops (Electrical)	
31	4A/31	Tilak Nagar	Godown (Electrical)	
32	4A/32	Tilak Nagar	Shop (Close)	
33	4A/33	Tilak Nagar	2 Shops (Electrical)	
34	4A/34	Tilak Nagar	8 Shops (Electrical)	
35	4A/35	Tilak Nagar	1 Shop (Electrical)	
36	4A/36	Tilak Nagar	10 Shops (Money Transfer, Helmet & Electrical)	

$$\% \text{ of Commercialization} = \frac{31}{36} \times 100 = 86.11 \%$$

4A BLOCK RESIDENTS' WELFARE ASSOCIATION.

Dr. Anita Babbar,
Municipal Corporator,
Tilak Nagar,
New Delhi.



Sub: - Inclusion of 4A Block, Tilak Nagar, New Delhi in the Notification issued to declare this as Commercial Area.

This is with reference to the Public Notice published in Times of India dated the 9th September 2008 regarding certain modifications made in the Master Plan for Delhi 2021. In this connection, the matter referred at Serial No.31, Page No.119 Para/Clause No. of MPD-2021: clause (c) under Sub-Para 15.12.1 read as:

"This Clause shall be modified to read as under:

"(c) In E, F & G category colonies, where 80% of residential plots are under mixed use, or if there are 150 shops, within a contiguous area of 1 hectare, the Local Body shall carry out a survey in such area within a period of three months from the date of this Notification".

The perusal of the above mentioned clause suggests and recommends that the residential area plots, where more than 80% area under mixed land use, may be notified as commercial area/street by local authority. We would like to submit that 4A Block Tilak Nagar fulfills the condition of more than 80% of usage as mixed land use. The total numbers of plots in 4A block are 36; out of this 33 plots are being used for Commercial purposes. Thus, 92% of the area is under commercial use. We, the members and residents of 4A block, request your goodself to kindly visit our area or get it surveyed by your competent officials, so that 4A block can be notified as commercial area. To substantiate our claim, we are enclosing the outlay plan of our area duly approved by the architect. Commercial activities are not being done in shops /establishments due to fear of sealing.

Further, there is no parking problem in this area as this is a pre 1962 colony where more than 9000 Sq.Yds area has been earmarked for the parking of vehicles. Residential Welfare Association/Residents Shopkeepers Association also have "No Objection on the commercial usage of this area as all residents have commercial activities in their set up.

We hope to get justice at the earliest.

Yours truly,

[Signature]
F. Babbar Singh
48/29 11th Floor
Jt. Secretary
4/11/8 11th F.F.N.

Secretary

[Signature]
Kuldeep
Vice President
4A/35FF

[Signature]
President
4A/12,

C.C. to (D.C. West zone)

[Signature]
Anita Babbar for Personal

11-10-08

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(6)

4A BLOCK RESIDENTS' WELFARE ASSOCIATION.

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Yours truly,

Anita Babbar
Jt. Secretary
(4A) 18.11.7.N.

R. W.
Secretary

Kuldeep
Vice President
4A/35 FF

R. W.
President

RECEIVED

OFF.

8/10/08

15/10/08

To
S.C. 1/10/08 Mr. Anwarul
Forwarded Serial
Dr. P.



MUNICIPAL CORPORATION OF DELHI

PUBLIC NOTICE

THE MINISTRY OF URBAN DEVELOPMENT, (DELHI DIVISION) GOVERNMENT OF INDIA VIDE ITS NOTIFICATION DATED THE 12TH AUGUST 2008 HAS MADE CERTAIN MODIFICATIONS IN THE MASTER PLAN FOR DELHI-2021. BY VIRTUE OF THESE AMENDMENTS, SOME MORE ACTIVITIES ARE PERMISSIBLE UNDER MIXED LAND USE REGULATIONS. DETAILS OF THE SAME ARE AS UNDER:

ANNEXURE-A

Sl. No. 1 Page No. 27 Para/Clauses No. of MPD-2021
Condition (xvii) under sub-para 15.3.2

This condition shall be substituted by the following:-

"(xvii) Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except the following:-

(a) Projections/chajjas/ covered chajjas built up portion which existed before 7.2.2007 upto 1 m above 3 m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category). In unplanned areas (including special area, village abadi and unauthorized-regularized colonies) and re-settlement colonies. The owners/occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the Government. Such projections/built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government.

(b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain for objections from the occupiers/owners and any person of the public against inclusion/exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing."

Sl. No. 2 Page No. 35 Para/Clauses No. of MPD-2021
Table 5.4(c) Hotels

The Development Control Norms of (c) Hotels shall be substituted as per Annexure 'B'.

Sl. No. 3 Page No. 35 Para/Clauses No. of MPD-2021
Note (v) below Table 5.4

This Note shall be substituted by the following:-

"v. Banquet hall shall be permissible in Industrial premises subject to specifications/regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time."

Sl. No. 4 Page No. 46 Para/Clauses No. of MPD-2021
Note (vi) below Table 7.3

This note shall be substituted by the following:-

"vi. Industrial units/ plots abutting roads of 24 m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as decided by Government from the time to time. The activities permissible in local shopping centres will be permitted in such plots. In addition, multi-level parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized Industrial cluster. The above provision shall not affect the Supreme Court orders in any way."

Sl. No. 5 Page No. 78 Para/Clauses No. of MPD-2021
Clause (vi) below sub-para 12.12.2

This clause shall be substituted by the following:-

"vii. Maximum 10 FAR permissible for non-flammable, non-hazardous commercial activities subject to payment of conversion charges/levies, as prescribed by the Government from time to time."

Sl. No. 6 Page No. 97 Para/Clauses No. of MPD-2021
Sl. No. 1 under Table 13.1

In this Sl. No. under the Heading 'Activity permitted', after Indoor Games Hall, "Swimming Pool" shall be added.

Sl. No. 7 Page No. 97 Para/Clauses No. of MPD-2021
Table 13.1

Below this table, the following foot note shall be added:-

"Note 1: Physical training with equipment is permitted activity in the Indoor Games Halls."

Sl. No. 8 Page No. 113 Para/Clauses No. of MPD-2021
Clarification on 'Other activity' under sub-para 15.3.2(f)

This clarification shall be substituted by the following:-

"'Other Activity' restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi Public' facilities. New banks, fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18 m ROW, on the date of notification, shall however, continue."

Sl. No. 9 Page No. 114 Para/Clauses No. of MPD-2021
Clarification (4) below sub-para 15.3.2
(Group Housing in all categories of colonies)

This shall be substituted by the following:-

"Only professional activity, small shops in terms of para 15.6.3 & tuition centres for school children only shall be permissible. Re-shops specifically provided for in the lay out plan of group housing and activities permitted in group housing under para 15.4(ii) would be permissible."

Sl. No. 10 Page No. 114 Para/Clauses No. of MPD-2021
Clause (iv) under sub-para 15.3.2

This Clause shall be modified to read as under:-

"(i) Where more than 50% of the plots in a stretch/street, are having shops/offices and other activities permitted in Local Shopping Centres on ground floor, such streets/stretches shall be eligible for notification as mixed use street."

Sl. No. 11 Page No. 114 Para/Clauses No. of MPD-2021
Clause (iv) under Sub-para 15.3.2

After this clause, the following note shall be added:-

"Note:-

The local body shall carry out a survey in those streets/roads in urban villages and regularized-unauthorized colonies not surveyed pursuant to the provisions of MPD-2021 notified on 7.2.2007, within period of three months of this Notification."

Sl. No. 12 Page No. 114 Para/Clauses No. of MPD-2021
In Group Housing under para 15.4(ii)

After the sentence "Only —permissible", the following shall be added:-

"However, the entire ground floor of DDA flats on mixed use commercial use area/stretches/roads is allowed for mixed use commercial use. No amalgamation of two or more DDA flats shall be allowed."

Sl. No. 13 Page No. 114 Para/Clauses No. of MPD-2021
The Heading of this sub para shall be modified to read as "Retail Shop and Offices".

Sl. No. 14 Page No. 114 Para/Clauses No. of MPD-2021
Clause (i) & (ii) under sub-para 15.3.2

These clauses shall be modified to read as under:-

"(i) Retail shops and Offices shall be permitted on plots abutting streets notified for mixed use only on the ground floor upto the maximum permissible ground floor coverage.

(ii) Mixed use from basement on such streets may be allowed, subject to relevant provisions of building-by-laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used, subject to payment of appropriate charges prescribed with the approval of Government. Paras 15.3.2.1, 15.3.2.2, 15.3.2.3, 15.3.2.4 and 15.4 and any other relevant provisions shall be read alongwith the above provisions."

Sl. No. 15 Page No. 114 Para/Clauses No. of MPD-2021
Sub Para 15.3.3

The opening phrase of this sub para shall be modified to read as under:-

"Small shops of maximum 20 sqm area each, restricted to maximum permissible number of DUs in the plot or four numbers, whichever is less, trading in or dealing with the following specified 24 items/activities are allowed on ground floor only in residential plot, excluding A & B category of colonies. However, small shops of maximum 20 sqm area each, restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 7.2.2007 may continue on ground floor only in a residential plot in A & B category of colonies but in future only one small shop of 20 sqm area shall be allowed on ground floor in a residential plot in A & B category of colonies."

Sl. No. 16 Page No. 114 Para/Clauses No. of MPD-2021
Clause (ii) of sub-para 15.3.2

After this Clause, the following shall be added:-

"iii. Wellness Centres including Day Spas/Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/Saunas offering fitness & aesthetic medical services and operating as on 7.2.2007."

Sl. No. 17 Page No. 114 Para/Clauses No. of MPD-2021
Clause (iii) of Sub-para 15.3.2

At the end of this Clause, the following shall be added:-

"as existed on 7.2.2007."

Sl. No. 18 Page No. 114 Para/Clauses No. of MPD-2021
Clause (i) of sub-para 15.7.1

After this Clause, the following shall be added:-

"(g) Non-profit making Non-Governmental Organizations (NGOs) existing as on 7.2.2007 and registered as such under Section 12A read with Section 12AA(1) (b) of the Income Tax Act, 1961."

Sl. No. 19 Page No. 114 Para/Clauses No. of MPD-2021
Sub Para 15.7.2

At the end of this sub para, the following note shall be added:-

"Note: Coaching centres/tuition centres shall also be allowed to operate on a minimum ROW of 9 m unless lesser ROW is specified, in colonies planned and developed prior to 1962 including A and B category colonies."

Sl. No. 20 Page No. 114 Para/Clauses No. of MPD-2021
In Note with * mark, the words 'and fitness centers' shall be deleted.

Sl. No. 21 Page No. 117 Para/Clauses No. of MPD-2021
Sub Para 15.7.3

The opening phrase of this sub-para shall be modified as under:-
"The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:-"

Sl. No. 22 Page No. 117 Para/Clauses No. of MPD-2021
Clause (ii) of sub-para 15.7.3

This Clause shall be substituted by the following:-
"ii. Banks shall be permissible on maximum 2/3rd of FAR subject to 600 sqm while guest house, nursing homes, Wellness Centres including Day Spas/Weight Loss Centres/Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services will be permissible upto 3/4th of the floor area."

Sl. No. 23 Page No. 117 Para/Clauses No. of MPD-2021
Clause (iii) of sub-para 15.7.3

In this Clause, between the words "clinics" and "and", the following shall be inserted:-
"Wellness Centres including Day Spas/Weight Loss Centres/Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness & aesthetic medical services."

Sl. No. 24 Page No. 117 Para/Clauses No. of MPD-2021
Clause (iv) of sub-para 15.7.3

In this Clause, between the words "Nursing Homes" and "operating", the following shall be inserted:-
"Wellness Centres including Day Spas/Weight Loss Centres/Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness & aesthetic medical services."

Sl. No. 25 Page No. 117 Para/Clauses No. of MPD-2021
Clause (v) of sub-para 15.7.3

This clause shall be substituted by the following:-
"Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage.
Fitness Centre (including Gymnasium, Yoga/Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."

Sl. No. 26 Page No. 117 Para/Clauses No. of MPD-2021
Clause (vi) of sub-para 15.7.3

This clause shall be modified to read as under:-
"Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible up to 2/3rd of the maximum permissible FAR of the plot size subject to a maximum of 500 sqm built area and basement. There shall be no restriction on the size of the plot. Use of basement shall be subject to clearance from the fire authorities and other statutory bodies as per the relevant provisions of MPD 2021 and Unified Building Bye-Laws, 1983, amended from time to time. In case the use of basement for coaching centres and tuition centres including computer coaching and language coaching activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. Other existing coaching/tuition centres may be allowed to continue till end of May, 2008 and shift to conforming locations by then.
The tuition centres for school children only, shall also be permissible on the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less."

Sl. No. 27 Page No. 118 Para/Clauses No. of MPD-2021
Clause (ix) of Sub-para 15.7.3

After this Clause, the following Clause shall be added:-
"(x) NGOs as referred to in Clause (g) of Sub-para 15.7.1, if not registered as yet, should get themselves registered within one year from the date of Notification. Activities of NGOs will be allowed to continue only from that part of the premises which was in use as on 7.2.2007 without permitting any further increase subject to the condition that it is less than 3/4th of the floor area."

Sl. No. 28 Page No. 118 Para/Clauses No. of MPD-2021
Sub Para 15.8 (iv)

This sub para shall be modified to read as under:-
"Professional activity in basements is permissible in plotted development, subject to relevant provisions of Building Bye-Laws, structural safety norms and fire safety clearance. In case, the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."

Sl. No. 29 Page No. 118 Para/Clauses No. of MPD-2021
Clause (ii) under sub-para 15.9

At the end of this Clause, the following shall be added:-
"For mixed use for the year 2006-07 and 2007-08, the property owner/allottee shall be allowed to pay one time registration charges and annual conversion charges without payment of any penalty under Clause 15.9 (v) for mixed use on or before 30.6.2009."

Sl. No. 30 Page No. 118 Para/Clauses No. of MPD-2021
Clause (v) under sub-para 15.9

After this clause, the following clauses shall be added:-
"(vi) In respect of residential premises already under mixed use on 7.2.2007 in Special area, the owner/allottee/occupier of the plotted development shall be required to declare such mixed use by filling up a form in this respect and depositing it with local body concerned and pay one time registration charges and conversion charges without penalty on or before 30.6.2009 at the rate to be notified with the approval of the Government from time to time."

Sl. No. 31 Page No. 118 Para/Clauses No. of MPD-2021
Clause (v) under sub-para 15.9

This Clause shall be modified to read as under:-
"(c) In E, F & G category colonies, where 50% of residential plots are under mixed use, or if there are 50 shops, with a contiguous area of 1 hectare, the Local Body shall carry out a survey in such areas within a period of three months from the date of this Notification"

Sl. No. 32 Page No. 118 Para/Clauses No. of MPD-2021
Clause (vi) under sub-para 15.9

At the end of this sub-para, the following note shall be added:-
"Note 1: The local body shall carry out a survey in those areas/streets/roads in urban villages and regularized-unauthorized colonies not surveyed pursuant to the provisions of MPD 2021 notified on 7.2.2007, within a period of three months of this notification."

Sl. No. 33 Page No. 120 Para/Clauses No. of MPD-2021
Condition (iv) to sub-para 15.12.3

This condition shall be modified to read as under:-
"iv. On notification of a commercial street/area under this clause, such streets/areas shall be considered as local shopping centres as mentioned in Chapter 5 of this Plan. The plot owners/allottees on these commercial streets/areas shall have to pay conversion charges as prescribed by the Government from time to time. In respect of the built up area which shall not exceed the residential development control norms applicable to the plot. This is a one-time facility for plot allottees/owners in such commercial areas/streets and shall not be construed as relaxation of the development control norms in future."

Sl. No. 34 Page No. 120 Para/Clauses No. of MPD-2021
Condition (v) to sub-para 15.12.3

This condition shall be modified to read as under:-
"v. Commercial activity in basement of such streets shall be permitted, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government"

Sl. No. 35 Page No. 122 Para/Clauses No. of MPD-2021
Sub-para 16.4.3

This Sub-para shall be modified to read as under:-
"3. Special Area Building Regulations shall be framed for special area, unauthorized regularized colonies and village abadis. Owners in special area, unauthorized regularized colonies and village abadis shall register themselves with the Local Body within the next six months. They will also submit a certificate of structural safety by qualified engineers. Owners/occupiers of properties beyond 15 m height may bring the structure within prescribed height by 30.6.2009. Till such time, no punitive action would be taken against these structures beyond 15 m height. Subsequent to this date, subject to height restriction of 15 m, all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, whichever is earlier."

Sl. No. 36 Page No. 122 Para/Clauses No. of MPD-2021
Clause 2 (i) under Chapter 17

This Clause shall be modified to read as under:-
"Conversion charges/other levies as prescribed by the Government from time to time shall be payable wherever land use conversion is enabled at premise level by the Master Plan/Zonal Plan, Mixed Use Regulation and other Regulations."

Sl. No. 37 Page No. 122 Para/Clauses No. of MPD-2021
Clause 3 (2) (v) under Chapter 17

This sub-clause shall be modified to read as under:-
"(v) Land use of village Abadi (Lai Dora/firm) located in any use zone is residential."

ANNEXURE-B

Table A: Development Control, Commercial Use

(i) Hotel shall be modified to read as under:-
Use/use premises: (c) Hotels
Maximum Coverage (%): 40
FAR: 225#
Height (mts.): NR*
Parking Standards ECS/100 sqm of floor area: 3@
Other controls: (i) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.
(ii) Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Service Shops.
(iii) The enhanced FAR will be allowed subject to payment of charges to be prescribed/notified by the Government.
NR*-No restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
FAR*- In respect of all hotels except those located in LBZ area, Civil Lines Bungalow Area and Hotels existing on heritage structures.
@- In respect of hotels where the building plans stand sanctioned prior to 27.1.2006, parking standard of 3 ECS for 100 sqm of floor area shall be applicable only for the additional FAR which will be availed consequent upon amendment to MPD 2021. In respect of hotels where the building plans have been sanctioned on or after 27.1.2006, the parking standard of 3 ECS for 100 sqm of floor area shall be applicable to the entire plot.
ALL CONCERNED MAY TAKE COGNIZANCE OF THIS NOTICE FOR SEEKING ANY RELIEF AS PERTAINING TO MODIFICATIONS IN THE MASTER PLAN-2021, THEY ARE ADVISED TO CONTACT THE COMMISSIONER, ZONAL DEPUTY COMMISSIONER & EXECUTIVE ENGINEER, DELHI.

- iii) Genuine efforts for meaningful consultation with RWAs shall be made by the local bodies. Such efforts may include wide publicity to the proposed consultations, maintenance of record of consultation and providing access to those records to RWA concerned and public.
- iv) Consultation with the RWA concerned shall be limited to identification of mixed use streets, and not for grant of permission in individual cases. However, RWAs shall have a right to be heard in cases of complains of public nuisance and non-permissible use.

15.11 CONDITIONS FOR DENIAL/WITHDRAWAL/RESTRICTIONS OF MIXED USE

- 15.11.1. Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/ permitted.
- 15.11.2. The following non-residential activities, not covered under the mixed use policy, shall be permissible in residential areas under the following conditions:
 - i. All such non-conforming schools operating on private lands and existing on or before 01.07.06 shall be required to conform to the prevailing norms within three years. Such schools shall apply to the concerned local body to consider for regularisation by modification in the layout plan, failing which these shall be closed down / shift to conforming premises.
 - ii. In addition, coaching centers and tuition centers referred to in para 15.7.1, running in residential premises, shall be allowed to continue till the end of May 2008.

15.12 COMMERCIAL STREETS AND AREAS

- 15.12.1. The following streets / stretches of streets or areas may be notified as commercial streets or commercial areas by the local authority*:
 - (a) Where more than 70% of the plots abutting roads of ROW of 24m or more, in a stretch of at least 300m, in regular plotted development are under commercial use, provided that no street in colonies in A and B categories shall be notified as commercial street.
 - (b) Where more than 70% of the properties abutting roads of less width than 24m ROW, in a stretch of at least 100m, in rehabilitation colonies, regularized-unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages and local commercial streets / areas declared under MPD-1962 as per para 15.3.1; and
 - (c) In E, F and G category colonies, where, 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare.
 - (d) Any street less than 6m ROW if declared as commercial streets shall be a pedestrian shopping street and not open to motorized transport.

*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.

- 15.12.2. For the notification of commercial streets/areas, in areas that have not been surveyed or have been surveyed but streets have not been notified pursuant to notification dated 7.9.2006, local bodies shall be required to carry out within a reasonable time of the notification coming into force, and with due expedition, and not later than 90 days, a survey of all streets of the above-mentioned width/ areas, if not already done, with a view to identifying stretches of such streets/areas as commercial streets/areas.

- 15.12.3 After identification is done, notification of commercial stretches / streets by the Urban Development Department, GNCTD would necessitate compliance to the following terms and conditions:

- i. Preparation of revised layout plan / Scheme for such areas / streets with the approval of the local body/ Authority;
- ii. The lay-out plan / Scheme for such areas / streets should indicate adequate provision for circulation, parking, open spaces and other planning norms;
- iii. Common parking areas would be earmarked taking into account the additional load on traffic and parking consequent upon notification of the street as commercial area / street. If no parking space is available, land / plot on the said street / area may be made available by traders association, wherever possible, or

NURSE

DISPENSARY

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19	26	25	24	23	22	21	20	1A/19
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PARKING
AREA

18

PARK

PARK

13

14

15

16

10-11 WHITE

TO RAJA GARZEN

SITUATED AT

DARSHAN SINGH, Architect
DARSHAN & ASSOCIATES
 1900 A. Heights CA 94785/77 MCD 421
 312, Kirtan Nagar, N.O. Ph. 2545 Devo

1. ILAK NAGAK NEW 7 ELM
 2. PART LAY-OUT PLAN OF BLOCK NO. 4 A 31

ILAK NAGAK ELY OVER
 4. TO JANAK POTH - NAKAL CHIT ROAD 200 D

4A block 2 p
 4A block 2 p

1	2	3	4
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ROAD

5	6	7	8
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PARKING AREA

35	36
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ROAD

OFFICE
 JAL BOPH
 PARK

ROAD

48/34	49	51	51	50	49	48	23
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WINE

ROAD

7 SEP

MANIKR

OPEN LAMP

PARKING AREA