



LAJPAT NAGAR TRADERS ASSOCIATION®

(A March Towards Growth of Nation's Trade)

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Ref No. LTA/.....03.....

Date 14-11-2011

Director (plg.) MPR,
Planning Department,
(Master Plan Review Section)
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P.State, New Delhi 110002.

Recd Central Dy. No 57
Dated ..15/11/11
R&D Section, Vikas Minar
Delhi Development Authority

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 733
Dated...16/11/11

**Sub: Review of Master plan 2021-Suggestion thereof in respect of
Notified Commercial Street-Lajpat Nagar.**

**Suggestion: Ref.to your notification issued from File No.20
(4)/05/MP/PE-II DT. 22nd June 2007 copy enclosed for ready reference
which reads as under "The Owner/allottee/resident/user of the
plot/dwelling unit under the Mixed Land Use shall also be liable to pay
One Time Charges for Development of Car Parking and such rate for
one ECS per 50 Sq.mtr. of plot area.**

Our suggestion in this regard is as under:-

- 1) The problem arises when The Civic Body has taken a view that One Time Charges for Development of Car Parking is to be made for the whole Plot irrespective of how many units are using the area for Commercial purpose which means if there are Four units in the Building and out of this only Two units are using the area for commercial purpose and the balance Two units are using the area for Residential purpose. But as per Civic Body the entire Car Parking Charges are to be paid by Two Units who are using Commercial Purpose which is totally unjustified. For remaining two units who are using area for Residential Purpose, fact remains they also have Commercial Status and can start Commercial Activity at a later stage and shall be asked to pay one time charges for development of car parking also

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- 2) In view of the above the clause has to be reviewed and modified as One Time Charges for Development of Car Parking should be paid **PARPORTIONATLY** by the user of Commercial activity as per area being used by the Owner/Allottee/Resident/User of Plot/dwelling unit under Mixed Land Use.


D.N.RAJPAL
Secretary

Mob: 987130056

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 22nd June, 2007**Delhi Development Authority (Fixation of Charges for Mixed Use and Commercial Use of Premises) Regulations, 2006**

S.O. In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government hereby makes the following modification to Notification No. S.O. 1993 (E) dated 20th November, 2006 published in the Gazette of India, Extraordinary Part-II, Section-3

- (1) Para 3 shall be substituted by the following:

3. APPLICATION

These Regulations shall apply to residential premises being used for non-residential activity in accordance with the Mixed Use regulations contained in the Master Plan of Delhi, with the perspective for the year 2021.

- (2) Para 5 shall be substituted by the following -

5. ANNUAL MIXED USE CHARGES

5.1 The premises under mixed use shall be subject to levy of Annual Mixed Use charges for the period upto which the premises remain / likely to remain under mixed use. The Annual Mixed Use charges for the financial year 2006-07 for different categories of colonies shall be as under:

- (a) For MCD areas:-

S.No.	Type of mixed use	A&B Category of colony	(Rates in Rs. Per Sqm built up area)	
			C&D Category of colony	E,F&G category of colony
1.	Retail Shops	767	511	192
2.	Other Activities	383	256	96
3.	Professional Activities	192	128	48

- (b) For NDMC areas

S.No.	Type of mixed use	(Rates in Rs. Per Sqm built up area)
1.	Retail Shops	1534
2.	Other Activities	766
3.	Professional Activities	384

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5.2. The payment of annual mixed use charges shall be made by the owner / allottee / resident / user of the premises to the local authority voluntarily before 30th June of every year in respect of the previous assessment year, or part thereof, in proportion to that part. For the 2006-2007, 1/4th of the annual mixed use charges shall be paid on or before 30.06.2007 and the balance 3/4th shall be paid on or before 30.09.2007. For the subsequent assessment years, the entire charges are to be paid on or before 30th June of that year.

5.3. These rates shall remain in force in respect of subsequent years also unless specifically revised and notified with the approval of the Central Government.

5.4. The owner / allottee / resident / user of the premises shall have option to make one time payment of mixed use charges, which shall be as follows for the year 2006-07:-

(a) For MCD areas:-

S.No.	Type of mixed use	A&B Category of colony	(Rates in Rs. Per Sqm. built up area)	
			C&D Category of colony	E, F&G category of colonies
1.	Retail Shops	6136	1088	1536
2.	Other Activities	3064	2048	768
3.	Professional Activities	1536	1024	384

(b) For NDMC areas

S.No.	Type of mixed use	(Rates in Rs. Per Sqm. built up area)
1.	Retail Shops	12272
2.	Other Activities	6128
3.	Professional Activities	3072

5.5. The payment of one time mixed use charges for the year 2006-07 may be made in four equal quarterly instalments, the first instalment of which shall be paid on or before 30.06.2007.

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5.6 The mixed use charges of villages and rehabilitation colonies in NDMC areas shall be equal to the charges for the various categories of MCD colonies.

(3) Para 6 shall be substituted by the following:-

6. The annual mixed use charges for mixed land streets / commercial streets / areas shall be the same.

(4) Para 7 shall be substituted by the following :-

7. ONE TIME CHARGES FOR DEVELOPMENT OF PARKING

DND
7.1 The owner / allottee / resident / user of the plot / dwelling unit under the mixed land use shall also be liable to pay one time charges for development of parking and such rate for one ECS per 50 Sqm. of plot area shall be as under for the year 2006-07:-

(a) for MCD areas :-

A&B category of colonies Rs. 2,10,500/-

C&D category of colonies Rs. 1,49,750/-

E,F&G category of colonies Rs. 66,500/-

(b) For NDMC areas

Rs. 2, 10,500/- for one ECS per 50 Sqm. of plot area.

7.2 Out of the total one time charges for development of parking, 1/3rd shall be paid on or before 30.06.2007 and the remaining 2/3rd by 31.03.2008.

7.3 No development charges for parking shall be payable by small shop owners of area upto 20 Sqm. dealing with the items / activities as defined in para 15.6.3 of the Master Plan for Delhi 2021 in respect of any category of colonies.

7.4 Development charges shall also not be payable by owner / allottee / resident / user of the plot / dwelling units falling under notified pedestrian shopping streets.

(5) Para 9 shall be substituted by the following:-

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- 9. PENALTY
- 9.1 Delay in payment of development charges for parking mixed use charges of the relevant financial year shall be compoundable on payment of interest at 8% p.a.
- 9.2 The property found under mixed use without declaration of registration or in violation of the relevant provisions of Master Plan for Delhi 2021 and these regulations, shall be liable for penal action under the relevant Act by the local body concerned and also a penalty amounting to 10 times the annual conversion charges for mixed use shall be imposed.

[Signature]
 V. M. Bansal

Pr. Commissioner-cum-Secy

(Issued from file No. 20(4)05/MF/PT.II)

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