

आचार्य निकेतन वेलफेयर एसोसिएशन (पंजी. सं. : 8593) वर्ष : 1977

कार्यालय : सी-2, आचार्य निकेतन, मयूर विहार फेस-1, दिल्ली-110091

E-mail : rupender.goel@gmail.com

संदर्भ सं. :

दिनांक :

चेयरमैन :

श्री रामकिशन छलेरिया
☎ 9868256833

उप-चेयरमैन :

श्री परमवेद गोयल
☎ 22751379

श्री राकेश डडवाल
☎ 9811208868

अध्यक्ष :

श्री विरेन्द्र जैन
☎ 9312230981

उपाध्यक्ष :

श्री धीर सिंह
☎ 9811556271

श्री महावीर सिंह
☎ 22759610

श्री आर.पी. सिंह
☎ 22792357

महासचिव :

श्री सुरेन्द्र कुमार जैन
☎ 9810075211

सचिव :

श्री श्रीयांश प्रसाद जैन
☎ 9811322876

श्री शशि धरन
☎ 9968277657

श्री संजय गुप्ता
☎ 9811279252

सचिव (पार्क)

श्री महेश कुमार

कोषाध्यक्ष एवं संयोजक :

श्री रूपेन्द्र कुमार गोयल
☎ 9810040961

कानूनी सलाहकार :

श्री अरविन्द पांडे (एडवोकेट)
☎ 9313109270

लेखा निरीक्षक :

श्री शुकान्त घोष
☎ 9711415409

To
The Director (PLG) MPR
DDA
6th floor, Vikas Minar
Delhi

Date: 16th November 2011

Sub: Review of MPD 2021
Reference Circular MCD No. D/468/SE(Bldg) HQ/2008 dated 16-5-08

Respected Sir

I am writing this letter with reference to the above stated MCD circular. This circular states that "A clarification was sought from Delhi Development Authority in relation to sanction of plan in respect of plots abutting on notified commercial roads. Responding to the MCD's observations, DDA has clarified that "On notified streets/areas, the built up area used for commercial purpose shall not exceed the permissible built up area as per residential development control norms. As such, the sanction of the building can be given as per the residential development control norms. However, the use of that built area for the commercial purpose shall be allowed only after taking the appropriate charges and meeting with other relevant provision as mention under the head in MPD-2021."

As per my understanding from this circular, if we want to construct a building on a commercial notified road for the commercial purpose, then firstly we have to apply for the building plan for residential purpose. That means the building plan will have all the necessities of a house like bedroom, kitchen, bathroom, store, dining room, drawing room etc. To take the completion certificate for our building we have to properly finish the construction of the building with all the fittings like electricity, tap connection, tiles, paints etc. And finally after all this, and paying the parking charges and conversion charges to MCD, we can start using the building for commercial purposes.

Sir, as you know that bedroom, kitchen, bathroom, store, dining room, drawing room etc. cannot be used for shops. Today we need large halls for running commercial activities. Now, this means that we have to drop all the irrelevant walls from the newly constructed building. This process will result

Head Central Dy. No. 2
Dated 16/11/11
R&D Section, Vikas Minar
Delhi Development Authority
Dealing Asstt

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 777
Dated 16-11-11

Shukant
17/11
DD MPR
AD-IMP

in lots of wastage of money and hence proves expensive. To avoid all these unnecessary circumstances, today people in large number are involved in unauthorized construction at notified commercial roads.

Request/Prayer

We kindly request you to please consider the following points for the construction of buildings for commercial purposes on commercial notified roads.

1. If this is decided that after the construction of the building, it will be used for commercial purposes then the parking charges should be taken beforehand while passing the plan. And other relevant charges mentioned in MPD 2021, should be taken after full completion of the building.
2. The built up area allowed for commercial purpose should not exceed the permissible built up area as per residential development control norms but there should not be any compulsion for bedroom, kitchen, bathroom, store, dining room, drawing room etc. That means if the owner of the building wants to keep the floors of his house without any partition, then it should be allowed.
3. 100% coverage should be allowed for stilt parking (only for parking use), for all the plots irrespective of the plot size.
4. Rest of the building norms for structure security, fire safety, earth quake, sanitation etc. etc. can be applied as it is in MPD 2021.

Hope these suggestions will prove fruitful and the modifications will be done in MPD 2021.
Thank you for your consideration

Copy of circular attached

With Regards


Rupender Kumar Goel
+91 9810040961

511

MUNICIPAL CORPORATION OF DELHI
Office of the Superintending Engineer (Bldg.) HQ
Town Hall : Delhi

No. D/468/SE(Bldg.) HQ/2008

Dated : 16/5/08

CIRCULAR

A clarification was sought from Delhi Development Authority in relation to sanction of plan in respect of plots abutting on notified commercial roads. Responding to the MCD's observations, DDA has clarified that *"On notified streets /area, the built up area used for commercial purpose shall not exceed the permissible built up area as per residential development control norms. As such, the sanction of the building can be given as per the residential development control norms. However, the use of that built up area for the commercial purpose shall be allowed only after taking the appropriate charges and meeting with other relevant provision as mentioned under the head in MPD-2021"*.

The aforesaid clarification /decision is hereby circulated to all concerned for taking cognizance of the same and to act accordingly.

[Signature]
16/5/08

Superintending Engineer (Bldg.) HQ

Distribution:

1. All Zonal Deputy Commissioners
2. Engineer-in-Chief
3. Chief Town Planner
4. All Zonal Suptdg. Engineers
5. All Executive Engineers (Bldg.)
6. Director (Press & Information)

Copy for information to:-

1. Secy. to Commissioner
2. All Addl. Commissioners
3. Addl. Commissioner (Slum & ...)
4. Chief Vigilance Officer

Copy also for information to:-

1. Mayor
2. Deputy Mayor
3. Chairman, Standing Committee
4. Leader of the House
5. Leader of the Opposition