



# Ashok Vihar Vyapar Mandal Association (Regd)

B-1/6, Ashok Vihar, Phase-II, Delhi-110052

9811044799, 9810025770, 9811024399

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 862  
Dated: 17/11/11

Ref. No. : .....

Dated. : .....

**Mr. Vipin Ahuja**  
Chairman

**Mr. P.S. Chawla**  
President

**Mr. R.K. Narang**  
Treasurer

**Mr. Rajan Nagpal**  
Gen. Secretary

**Mr. Harinder Pal Singh (Kala)**  
Vice President  
9811604533

**Mr. Gurpreet Singh**  
Vice President  
9811080362

**Mr. Sameer Khurana**  
Vice President

**Mr. Pawan Bhojwani**  
Secretary  
9811566426

**Mr. Paras Ram**  
Co-Treasurer  
9873007997

## EXECUTIVE MEMBER

**Mr. Satish (Satish Motors)**  
9810007626

**Mr. Arvinder Singh Sahni**  
9811181883

**Mr. Bunty**  
9810444335

**Mr. Manish Kohli**  
9811504505

**Mr. Bharat**  
9899263636

**Mr. Manish Bajaj**  
9873301133

To  
Director (PLG) MRP  
Delhi Development Authority  
6th Floor, Vikas Minar  
I.P Estate,  
New Delhi- 110002.

Date:-14-11-2011

Dear Sir,

Suggestions for Mid-Term Review of Master Plan for Delhi-2011.

As desired through News Paper Publication Dated 4th October 2011,  
our suggestions are as under:-

- Existing – As per Ministry of Urban Development (Delhi Division) Notification Dated 12<sup>th</sup> August 2008 Serial no 12, page 115 the sub para 15.4(ii) (photo copy encl.) following has been 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.”  
Our suggestion – It should also be mention therein that within one flat (Unit), more than one shop can be open as there are cases where family is engaged in two are more lines of activities or where two or more persons are engaged separately. As of now where two or more shops have been functioning, MCD officials are harassing with a plea that only one shop is allowed in one flat.
- As per Serial No 25 page – 117 clause (vi) of sub para 15.7.3(photo copy encl.) “Fitness Centre (Including Gymnasium,

SP out  
17/11

D/D MPR  
17/11  
A.D II MPR



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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 etc....."

- Our view is that the concern authority may be advise to issue the License to above trade as MCD officials still insists that even activity of such Centers are allowed from ground floor only.
- 3 After the implementation of current Master plan 2021 Restaurant /Eating Places were allow to function from the last 4 years. However they have suddenly stopped to issue the Licenses with the plea that they have receive the instructions from DDA not to issue Licenses to the restaurant /eating places. Please instruct to issue the License as it is covered under the Master Plan that is why they were issuing the Licenses earlier.
  - 4 Further it was decided that where more than 70% of area is used for Commercial activities on the mix land road that road will be declare as "Commercial Road". It is therefore requested to declare the same as "Commercial Roads" at an early date.
  - 5 lastly, 307 Roads which have been identified for Commercial/Mix land use, these roads should be notify suitably without much delay.

Hoping for favorable action.

Yours Sincerely

Vipin Ahuja  
(Chairman)

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# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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NEW DELHI, TUESDAY, AUGUST 12, 2008/SRAVANA 21, 1930

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 12 अगस्त, 2008

का.आ. 2034(अ).—यतः नीचे उल्लिखित क्षेत्र के बारे में दिल्ली मास्टर प्लान-2021 में केंद्र सरकार का जिन कुछ संशोधनों का प्रस्ताव है, उन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 4 के प्रावधानों के अनुसार सार्वजनिक सूचनाओं के रूप में सं. का.आ. 1999(अ) दिनांक 30-4-2008, 1142(अ) दिनांक 15-5-2008, 1172(अ) दिनांक 19-5-2008, 1396(अ) दिनांक 9-6-2008 और 1397(अ) दिनांक 9-6-2008 द्वारा भारत के राजपत्र असाधारण, भाग II, खण्ड 3, उप-खण्ड (ii) में प्रकाशित किया गया था जिसमें उक्त अधिनियम की धारा 11-ए की उप-धारा (3) द्वारा यथा-अर्पेक्षित उक्त नोटिस की तारीख के तीस दिनों के भीतर आपत्तियाँ/सुझाव आर्गित किए गए थे।

2. यतः प्रस्तावित संशोधनों के संबंध में आपत्तियों/सुझावों पर दिल्ली विकास प्राधिकरण द्वारा गठित जाँच और सुझाव बोर्ड तथा दिल्ली विकास प्राधिकरण द्वारा भी विचार किया गया; और

3. यतः केंद्र सरकार ने मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के पश्चात् दिल्ली मास्टर प्लान-2021 को संशोधित करने का निर्णय लिया है।

4. अतः, अब उक्त अधिनियम की धारा 11-ए की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केंद्र सरकार, भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तारीख से उक्त दिल्ली मास्टर प्लान, 2021 में अनुसूचक 'क' तथा 'ख' के अनुसार निम्नलिखित संशोधन करती है।

[सं. के 12011/5/2007-डॉ डी आई सी]

पी. के. साठवा, अवर सचिव

12.	115	In Group Housing under Sub-Para 15.4(ii)	<p>After the sentence " Only ----permissible", the following shall be added:-</p> <p>"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."</p>
13.	115	15.6	The Heading of this sub para shall be modified to read as "Retail Shops and Offices".
14.	115	Clause (i) & (ii) under sub-para 15.6.1	<p>These clauses shall be modified to read as under:</p> <p>"(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.</p> <p>(ii) Mixed use from basement on such streets may be allowed, 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. Paras 15.3.2.1, 15.3.2.2, 15.3.2.3, 15.3.3(i) and 15.4 and any other relevant provisions shall be read alongwith the above provisions."</p>
15.	116	Sub Para 15.6.3	<p>The opening phrase of this sub para shall be modified to read as under:</p> <p>"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 &amp; 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/</p>

			public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:"
22.	117	Clause (ii) of sub-para 15.7.3	This Clause shall be substituted by the following:- "ii. Banks shall be permissible on maximum 2/3 <sup>rd</sup> of FAR subject to 600 sqm while guest house, nursing homes, Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services will be permissible upto 3/4 <sup>th</sup> of the floor area."
23.	117	Clause (iii) of sub-para 15.7.3	In this Clause, between the words "clinics" and "and", the following shall be inserted:- "Wellness Centers including Day Spas/ Weight Loss Centers/ Ayurvedic Centers offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services".
24.	117	Clause (iv) of sub-para 15.7.3	In this Clause, between the words "Nursing Homes" and "operating", the following shall be inserted:- "Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services."
25.	117	Clause (vi) 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,

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