

CONFEDERATION OF ALL INDIA TRADERS

(An Apex Body of Trade Federations, Associations & Small Scale Sector of India)



"Vyapar Bhawan", 925/1 Naiwala, Karol Bagh, New Delhi-110 005, Ph. 91+11+45032665, Telefax:+91+11+45032664, e-mail: caitindia@yahoo.co.in

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From:

Mr. Praveen Khandelwal (M: 98910-15165)

National Secretary General

CONFEDERATION OF ALL INDIA TRADERS

Ph: 91+11+45032665, Telefax: +91+11+45032664,

E-mail: caitindia@yahoo.co.in; praveendel@gmail.com

R.G. Gupta, Advisor: City/Policy Planner (98110-18374)

E-mail: ram_gopal_gupta@yahoo.co.in

OFFICE OF UDM

Dy. No. 4165

Date 25-11-11

To,

The Director (Plg.) MPR

Delhi Development Authority

6th Floor, Vikas Minar, I.P. Estate Vikas Minar, I.P. Estate

New Delhi-110002

Email: parateip@yahoo.in

Sub: Proposal for Amendments in Master Plan for Delhi-2021

With reference to your Public Notice appeared in News Papers on 4th October, 2011, we take pleasure in submitting below our proposals/amendments for your consideration.

The Master Plan of any City symbolizes the planned development of the City concerned and needs a careful draft encompassing the ground realities and special characteristics. Delhi has been recognized as "India's largest distribution center of trade". This special characteristics needs to be specifically acknowledged, mentioned and protected in the Master Plan.

Trade is also the largest revenue earning sector of exchequer of the State and therefore special care should be taken to ensure minimum disruption of business activities while executing the planning and development. It is suggested that any policy/planning/development programme concerning the Trade/Commercial Markets under the Master Plan should invariably include participation and involvement of the Trade Association concerned in order to ensure cohesive development.

¹ Names of various zones & further details are in Appendix No.2: (i) Zone-A – Walled City; (ii) Zone-A – Walled City & adjoining areas; (iii) Zone-B – Karol Bagh & adjoining areas; (iv) Zone-C – Civil Line; (v) Zone-D – New Delhi; (vi) Zone-E – Trans Yamuna Area; (vii) Zone-F – South Delhi; (viii) Zone-G – West Delhi; (ix) Zone-H – North West Delhi; (x) Zone-J – Extreme South Delhi; (xi) Zone-K-I&II – Dwarka & adjoining areas; (xii) Zone-L – Najafgarh & Mitraon; (xiii) Zone-M – Extreme West Delhi; (xiv) Zone-N – Extreme North West Delhi; (xv) Zone-O – River Yamuna & surrounding areas; (xvi) Zone-P-I – Narela and (xvii) Zone-P-II – Burari & adjoining areas

BE PROUD TO BE A TRADER

गर्व से कहो हम व्यापारी हैं ।

Planning, Re-development, Re-construction, Rehabilitation, Re-Management and Re-maintenance of existing and proposed Retail, Wholesale Markets and Warehousing (some details are in Appendix No.1) in all the Zones¹ of Delhi on the principles of:

1. PRIVATE PUBLIC PARTNERSHIP WILL FULL RESPECT TO PUBLIC SECTOR
2. Full Transparency
3. Higher FAR along High Intensity Traffic Corridor (Appendix No.2)
4. Parking on the norms given in the MPD-2021 AD (Appendix No.3)

1. SPECIAL AREA

1. General Description:

- i. Delhi is the most beautiful Mega City in the Country with 20% Green areas including river Yamuna which is now a very dirty one. It is a misfortune that Delhi has 2/3rd Sub-Standard areas occupied by Unauthorized Residential/Industrial colonies, Urban Villages, Rural Villages, Census Towns, Slum areas, Jhuggi clusters.

In our view all such Sub-standard areas should be categorized as SPECIAL AREAS and Re-development Plan of such areas should be prepared in a time bound manner. It is further suggested that till the time such Re-development Plans are executed, the status quo should be maintained and no penal action of any kind should be resorted to in all such areas. It is also suggested that an effective monitoring mechanism should also be created under the Master Plan to ensure that schemes, plans and other provisions envisaged in the Master Plan should be put into reality.

We propose following definition of categorizing the Special Area.:

"Any area, which has mixed land use of residential, retail commercial, wholesale commercial, warehousing, different types of industries, practically no parking, inadequate circulation, lack in all Social, Ecological, Economic Infrastructure, inadequate water, sewerage, drainage, power, tele-communication and solid waste management. Everything is below the standard including quality of life, except Economy; availability of History of Monuments; and old relations."

- ii. In the Master Plan, Zone-A – Walled City (with 26 Sub Zones); Zone-A (Other than Walled City i.e. Sadar Bazar and its surrounding areas); Zone-B (Kārol Bagh

& adjoining areas). Besides these all the areas of Census Towns and its surroundings namely (i) Alipur, (ii) Asola, (iii) Bawana, (iv) Bindapur, (v) Deoli, (vi) Ghitorni, (vii) Molar Band, (viii) Nangloi Jat, (ix) Palam, (x) Rajokri, (xi) Tigri, (xii) Najafgarh have to be Special areas.

- iii. 20 already built up commercial areas prior to 1962 are also **SPECIAL AREAS** and many others namely:

(1) Jama Masjid, (2) Chitli Qabar, (3) Bazar Sita Ram, (4) Ajmere Gate, (5) Chandni Chowk, (6) Fatehpuri, (7) Lajpat Rai Market, (8) Kashmere Gate and Mori Gate, (9) Malka Ganj, (10) Subzi Mandi, (11) Bara Hindu Rao, (12) Sadar Bazar, (13) Nabi Karim, (14) Qadam Sharif, (15) Ram Nagar, (16) Paharganj, (17) Model Basti, (18) Manakpura, (19) Shahdara Town, (20) Jhandewala Scheme Block-E

2. RE-DEVELOPMENT; RE-CONSTRUCTION; RE-MANAGEMENT IN THE LAST 50 YEARS (1961-2010) AND PROPOSED TO BE DONE IN THE NEXT 10 YEARS BY PRIVATE SECTORS

Not a single area has been covered under the above heading except in EMERGENCY TIME from January, 1975 to Feb, 1977; like (i) Motia Khan, Jhandewalan; (2) many areas in TYA and in other areas.

NOW FOLLOWING 13 RETAIL / WHOLESALE COMMERCIAL AREAS HAVE TO BE COVERED UP TO 2021 AD OR IN 12TH & 13TH FIVE YEAR PLANS BY PRIVATE AND PUBLIC SECTOR.

1. District & Community Centres are proposed to be developed as Facilities Corridors along with Major Transport Networks
2. Integrated Freight Complex / Wholesale markets at the Urban Periphery
3. Mandatory provisions for service and repair activities.
4. Enhancement of FAR
5. Commercial development in a Hierarchy starting from (i) Metropolitan City Centre, (ii) District Centre already developed, (iii) Community Centre, (iv) Local Shopping Centre and (v) Convenience Shopping Centre.
6. Districts Centres already developed / in advanced stages of development

(i) Nehru Place, (ii) Rajendra Place, (iii) Bhikaji Cama Place, (iv) Janakpuri, (v) Laxmi Nagar, (vi) Shivaji Place (Raja Garden), (vii) Jhandewalan, (viii) Netaji Subhash Place (Wazirpur), (ix) Saket and (x) Manglam Place (Rohini)

7. *Other 13 District Centres in the process of development / yet to be developed are (i) Trans Yamuna Area – Shahdara, (ii) Rohini-Twin District Centre, (iii) Peeragarhi (Rohtak Road), (iv) Paschim Vihar, (v) Shalimar Bagh, (vi) Dheerpur Extension (Jahangirpuri), (vii) Majnu Ka Tilq (Khubr Pass), (viii) Dilshad Garden, (ix) Shastri Park (Shahdara), (x) Mayur Vihar, (xi) Rohini Ph-III/IV/V, (xii) Dwarka, (xiii) Narela*
8. **Non-Hierarchical Commercial Centres are**
(i) Commercial Centre at Asaf Ali Road, (ii) Commercial Centre adjoining Metropolitan Passenger Terminal, Okhla (Jasola), (iii) Commercial Centre Laxmi Bai Nagar, (iv) Commercial Centre, Nehru Nagar Nagar (Near Ring Rail)
9. **Other existing non-hierarchical commercial centres are**
(i) Central Market – Lajpat Nagar, (ii) INA market, (iii) Sarojini Nagar market, (iv) Kamla Market (v) any other area as may be identified
10. **Service market at Sub City Level**
One each in 6 hect. for 5 lakhs population. Service and repair activities as specified in Industries chapter. Retail and Limited Wholesale for low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Gas Godowns.
11. **Service market at Community Level**
One each in 0.2 hect. for one lakh population Service and repair activities as specified in the Industries chapter. Low turnover activities, like Auto workshops, Fruit & vegetable, General Merchandise, Hardware and Building materials, Kabari.
12. **Existing Wholesale market, Warehousing and Transport Centres at**
(i) Azadpur – Fruit and vegetable; (ii) Okhla – Fruit and vegetable; (iii) Keshopur – Fruit and vegetable; (iv) Naraina – Iron and Steel; (v) Sanjay Gandhi Transport Centre – Transport/Warehousing; (vi) Rohtak Road Transport Centre – Transport/Warehousing; (vii) Narela – Food grains; (ix) Najafgarh – Food grains
13. **Following Wholesale markets are yet to be developed:**
(i) Loni Road, (ii) Rohini Ph-IV/V, (iii) Dwarka Sub-City, (iv) Narela Sub-City

3. MONITORING FRAMEWORK FOR DEVELOPMENT of COMMERCIAL CENTRES

Components	Unit	Period of Monitoring	Phase I 2011	Phase II 2011-2016	Phase III 2016-2021	Target Up to 2021
V. TRADE AND COMMERCE						
a. Metropolitan City Centre						
i) Preparation of integrated schemes & specific projects	No.	5 Years	1	-	1	2
b. District Centre/ Sub CBD						
i) Up-gradation of existing areas	No.	5 Years	6	2	2	10
ii) Under implementation	No.	5 Years	9	2	2	13
iii) New locations in urban extension	To be located along major arterial road as per norms.					
c. Community Centre						
i) Up-gradation of existing areas	No.	5 Years	20	10	10	40
ii) Under implementation in DUA-81	No.	5 Years	22	10	10	42
iii) New locations in urban extension/Projects	To be located along major arterial road as per norms					

These are as proposed in MPD-2021 AD and now should be developed in time carefully by hard work, sincerity and good Character Infrastructure.

4. PROPOSED DATE OF REGULARIZATION OF ANY STRUCTURE

Regularization of unauthorized residential, industrial and commercial is a continuous process in Delhi. Dates started from 1961 then 1969; 1975; 1977; 1st January, 2006 and 25th march, 2008. It is an experience of 50 years then past, dates are never successful.

Therefore, we propose that there should be a cut-off date and all commercial establishments or other structures those exists on said cut-off date should be allowed and strict planning and development should take place in future. The said cutoff date may be either 31.12.2011 or the date of notification of amendments in MPD-2021 whichever is later.

5. NAMES OF TRADES & COMMERCE

As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs shall continue such at least to the extent as permissible in MPD-1962.

(1) Cloth, (2) Dry Fruits, Spices & herbs, (3) Old motors parts & machinery, (4) Iron & Steel, (5) Food grains, (6) Iron scrape & junk, (7) Vegetables & fruits, (8) Timber, (9) Hosiery, (10) Furs, skins & wools, (11) Hardware, (12) Bicycles, tyres and tubes, (13) Fodder, (14) Glass sheets, (15) Food, (16) Coal and Firewood (17) General Merchandise, (18) and many others.

6. ACTION TO BE TAKEN BY CAIT IF PERMITTED BY THE GOVT.

It is observed that since the inception of first Master Plan in the year 1962, large number of provisions, plans and schemes were restricted to merely on papers and could not be executed for one reason or the other. This fact is substantiated by the Affidavit of Ministry of Urban Development, Government of India, filed in the Hon'ble Supreme Court in the year 2006 stating that the Government Agencies could develop only 16% commercial space in Delhi in last four decades. We are of the considered opinion that in such matter, the Government should adopt the PPP model and therefore we propose as under:

The CAIT is all geared to extend helping hand to Government for executing plans & development programme as envisaged in MPD-2021 on PPP basis. Accordingly we propose the following structure.

1. APPOINTMENT OF STAFF

(1.1) Chief Executive Officer – One (Already functioning); (1.2) Chairman of all the Trade Association – Member; (1.3) Policy/City Planner – One (Already appointed); (1.5) Economic Planner – One; (1.5) Finance Planner – One; (1.6) Social Surveyor – 4; (1.7) Town Planner – 2; (1.8) Associate Planner – 4; (1.9) Officials for security work – 4; (1.10) Peon – 8; (1.11) Miscellaneous staff – 2; (1.12) Motor Cycle Messenger – 2; (1.3) Office Vehicles – 3; one for Chief Executive Officer & Members; one for Policy/City Planner and his staff and one for Officers/staff.

7. PROVISIONS ON THE MIXED LAND USE AS GIVEN IN THE MASTER PLAN

- i. *To meet the growing demand of commercial activities and overcome the shortfall of available commercial space, a liberalized provision of Mixed Use in residential areas has been adopted adhering to the requisites of the environment, while achieving better synergy between work place, residence and transportation.*

- ii. 2183 streets have been notified by the GNCTD vide notification dated 15.09.2006 for local commercial and mixed-use activities.
- iii. Small shops of daily needs have been permitted on ground floor, in residential areas.

8. **NORMS FOR THE PREPARATION OF SPECIAL AREAS AS GIVEN IN APPENDIX NO.4**

9. **SYSTEM OF MAINTENANCE OF OLD MARKETS; CONVENIENCE SHOPPING CENTRE, LOCAL SHOPPING CENTRE, COMMUNITY SHOPPING CENTRE ETC.**

We have added a list only of 97 Old markets names given in **Appendix No. 5**; besides these there are hundreds of other markets which have all to be taken care of. This may be done on the following system.

1. **Private Sector** – (i) Solid Waste & Drainage problems;
 - (ii) Street furniture - (a) Electric poles, (b) Tree plantation along roads, landscaping of roundabouts, channelizes and foot paths along road sides, (c) Dustbins and dhalow, (d) Hoardings, painting of roads, neon signs, (e) Street lighting, (f) Car parking, scooter parking, rickshaw parking, taxi stand along with booths and fare boards, (g) Speed breakers, (h) Sculpture pieces at suitable locations, (i) Tree guards, (j) Guide maps at important places, (k) Development of parks, playgrounds and open spaces.
2. **Public Sector** – (i) Water supply, (ii) Sewage disposal, (iii) Power transmission and distribution, (iv) Tele-communication

Though the above markets have been handed over to MCD / NDMC long back but so far no development plan for these markets have been prepared by them. Therefore, it is proposed that specific provision should be made in the Master Plan to direct concerned Authorities to **CONVERT THESE PLOTS FROM LEASE HOLD TO FREE HOLD AND ALSO TO PERMIT ADDITIONAL FAR AS APPLICABLE TO RESIDENTIAL PLOTS.**

10. **PAPER/ FOODGRAIN/OTHER GODOWNS IN DIFFERENT PARTS OF DELHI**

It pertains to Godowns located in various parts of Delhi which store and warehouse sufficient quantity of commodities required for consumption of people of Delhi as also used for inter-state trading. The MPD-2021 prohibits storage & Warehousing in Delhi but Godowns & Warehouses form important constituent of economic activities. Therefore, suitable provisions

be made in MPD-2021 to make available sufficient storage and Godowns all over Delhi and till such time the existing Godowns and Warehouses should be allowed to carry storage activities.

11. SUGGESTIONS FOR MODIFICATIONS IN PERMITTING SHOPS IN DDA FLATS

(a) Under clause 15.4 duly amended by MOUD Notification dated 12th August, 2008, it is suggested that within one DDA flat (Unit), more than one shop may be opened as there are cases where family is engaged in two or more lines of activities or where two or more persons are engaged separately.

(b) Under clause 15.7.3 Fitness Centres/Gymnasium, Yoga, Meditation are permitted. It is suggested that express provisions be made in Master Plan to make obligatory for the MCD/Authorities to issue License for operating such Activities on any floor (as per provisions of MPD-2021) within time bound period after filing of an Application. It is brought to the notice that so far the officials are inclined to permit only on ground floor in utter disregard of the MPD provisions.

(c) It is suggested that in DDA Janta Flats additional FAR and amalgamation of two flats should be allowed keeping into consideration the necessity and paucity of space.

12. INCREASING THE SIZE OF SMALL SHOPS FROM 20 SQM TO 50 SQM

It is suggested that designated size of 20 mtr in Small Shops category may be enhanced to 50 sq. mtr and following items, being the general consumable items, may be included in the category of Small Shops.

(a) Shoes/Purse/Leather accessories, (b) Watches/Mobile/ Cosmetic, (c) Precious – Semi Precious Stone / Gold Smith, (d) Toy / Music / Car Accessories / Tyres shop, (e) Real Estate / Tent House Booking Office/ Tourist Booking Centre, (f) Take-away / Fast food without sitting, (g) Electronic / Electrical Appliance Sales & Service are daily consumables in nature and as such neighborhood shops of 20 sqm. should be allowed to carry business activities of these items.

13. NEGATIVE TRADE

The Master Plan under clause 15.6.2 (a) has categorized certain trade as negative trade and under MPD-2021; such trade are proposed to be relocated. It is regretted that so far no concrete step has been taken by the Authorities to rehabilitate and relocate such trade.

It is proposed that all such trade should be rehabilitated and relocated in a phased manner and till the time such trades are properly rehabilitated, the existing business establishments should be allowed to carry business activities from the present locations.

14. SHIFTING OF TRADE

The Master Plan 2021 has proposed shifting of certain trade from their existing locations. In this context we proposed that:

- (a) There should be a clear policy of shifting of trade and all such trade which are to be shifted should be informed well in advance.
- (b) The Authorities should clearly earmark the areas where such trades will be shifted.
- (c) The area where such trades are designated to be shifted should be developed in a proper manner ensuring all incidental facilities like Roads, Security, Banks, Hotels, Connecting Roads from Main Road, Sewerage and Sanitation and other infrastructure required for smooth business activities.
- (d) Till such time the markets are shifted, the existing business establishments should be allowed to operate their business from the present locations.

15. CONVERSION CHARGES

- a. In case of one time it is specified that eight times of the yearly charges are to be payable whereas in case of payment of conversion charges in installments, no duration of years has been fixed. It is suggested that conversion charges payable in yearly installments should have a fixed duration of not more than 10 years

16. AMALGAMATION OF PLOTS

It has been observed that the DDA has allotted number of plots in Rohini & other areas to people of left economic means. Such plots major 32 sq mtr, 48 sq mtr & so on. With the expansion of families, it is difficult for them to live in good condition. Therefore it is suggest that policy of Amalgamation of two or more such plots be allowed in Master Plan.

We trust that our proposal and suggestions will meet due consideration. We shall be pleased, if an opportunity of personal hearing is given.

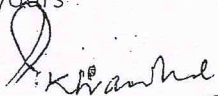
17. COMPUTER INSTITUTE/SKILL TRAINING CENTRE/COACHING CENTRE

All Coaching Institutes and Vocational training centres and skill training centres including Computer Training, Language Training, offer their certificates. But the point 15.7(f) in MPD-2021 says, structured courses leading directly to degree / diploma shall however not be permitted, which is only ambiguous and jeopardize the complete process of training. How any training centre/coaching centre will impart skill education without having a course structured and why will these not award the certificate at the end of the training. We request you to kindly delete "Structured courses leading directly to degree / diploma shall however not be permitted"

- a. All Coaching institutes including Computer Training, Language Training, Distance Education Centre, Tuition Centres should be allowed to operate from 9-meter roads in all colonies which are developed by DLF like developers such as South Extn.-1 as in such colonies only 9 sq. mtrs were built in;
- b. The plot size restriction should be waived completely;
- c. The definition of coaching institutes should be expanded and should include Computer Training centre, Language Training centre, Distance Education Centre, and Tuition Centres to avoid the confusion at MCD level.
- d. As Per 15.7.2 of MPD 2021 "Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned and developed prior to 1962 including A and B category colonies."
- e. It should be replaced with "Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned prior to 1962 including A and B category colonies."
- f. The present conversion charges are too much for a computer centre to pay, they must get relief from the conversion charges and should be spared.

Thanking you

Truly yours



Praveen Khandelwal

National Secretary General

Encl:

1. Existing & proposed Retail and Wholesale Markets in various Zones of Delhi
2. Influenced Zone along MRTS and Major Transport Corridor
3. Parking on the norms given in the MPD-2021 AD
4. Norms for the preparation of Special Areas
5. List of Old markets under the L&DO , Directorate of Estate & CPWD, transferred to the NDMC & MCD