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# ANANT RAJ PROJECTS LTD.

E-2, Jhandewalan Extn.  
New Delhi-110055

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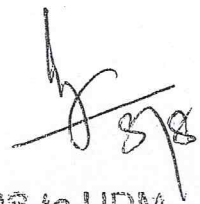
OFFICE OF UDM  
Dy. No. 3641  
Date ...9.8.12

ARPL/DLI/2012/1

26<sup>th</sup> July, 2012

MFD 2021 Renew

The Hon'ble Minister of Urban Development  
**Ministry of Urban Development**  
Nirman Bhawan  
New Delhi.



PS to UDM

7448  
8/8/12  
PS to UDM

Your Excellency,

The Master Plan of Delhi 2021 in Table 7.3: Development Control Norms for Industrial Areas in Clause (vi) states as follows :

*"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 computed on current market value of commercial area 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, multilevel 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."*

As per this Clause Industrial Plots abutting roads of 24 m ROW and above are eligible for Conversion to Commercial use. The activities permissible in Local Shopping Centre are permitted on such plots.

The activities permitted in Local Shopping Centre as per Table 5.1 are :-

*"Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / Services, Bank, ATM, Guest Home, Informal Trade, Coaching Centre / Training Institutes, Restaurant."*

As per Table 5.1: Five-Tier System of Commercial Areas - Column IV the Local Shopping Centre are meant to cater to a Population of about 10,000 people. The Industrial Plots abutting roads of 24 mtr ROW and above are large plots and are located in densely populated area and cater to a very large number of people. As stated in Master Plan of Delhi 2021, Table 5.1 : Five Tier System of Commercial Areas – since they cater to more than 1,00,000 people they should be permitted the activities permissible in Community Centres.

Secretary UD

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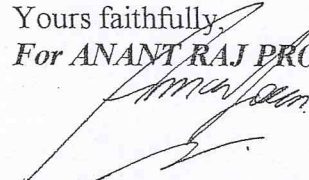
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We seek your Honor's indulgence in the matter and humbly request that suitable directions be issued to the Delhi Development Authority that the activities permissible in Community Centres be allowed on such Industrial Plots abutting roads of 24 m ROW and above which are eligible for Conversion to Commercial use.

Thanking you,

Yours faithfully,  
**For ANANT RAJ PROJECTS LTD.**

  
**Authorised Signatory**