

## FOR FAVOUR OF PUBLICATION

Thursday, May 08, 2008

Ms. Arti Mehra, Mayor of Delhi today informed that she has demanded from Mr. Jaipal Reddy, Union Minister of Urban Development to incorporate certain vital amendments in the Master Plan for Delhi-2021 at the earliest. She said that these amendments on the basis of the feedback from the various Zones of MCD require consideration at the level of Central Government and Delhi Development Authority.

Mayor pointed out that since the registration and payment of conversion charges of the shops/premises under Mixed use Regulations for the year 2006-07 was to be carried out by 30<sup>th</sup> June, 2007, most of the traders who could not acquaint themselves with the various provisions of the Master Plan and subsequent Notifications, were unable to register themselves and pay the conversion charges to the Local Bodies. As such, one time relaxation/extension of time needs to be given to them in order to let them register and then pay the required Conversion Charges/Parking Charges. By virtue of non-registration, such traders are liable to pay 10 times penalty for annual conversion charges. These charges being exorbitant are out of the reach of the majority of traders. She said that as such, they need consideration and amnesty from the Government of India.

Most of the DDA Flats in the city are constructed along major roads and have the same character as that of plotted development, Mayor said, however, for Mixed Use Regulations, DDA Flats are being considered under Group Housing and therefore, no commercial activity other than professional activity is permissible in these flats. As already stated being on the main roads all types of commercial activities in terms of shops of all kinds have come up in DDA Flats. Therefore, she said that all such flats need to be allowed to have commercial activity as per Mixed Use guidelines but the shop size could be restricted to 20 Sq. Mtrs. only without permitting any amalgamation of plots. This would restrict big showrooms to come up in DDA Flats and should be applicable on Ground Floor of flats abutting on Mixed Land Use Roads.

According to Ms. Mehra, MPD-2021 does not permit sub-division of residential plots. Yet, the ground reality is different. Due to family circumstances, sub-divisions of the plots have already taken place and with the above restrictions building plans cannot be sanctioned on a sub-divided plot. The above restriction, therefore, needs to be revised by permitting sanction of building plans on a sub-divided plot without giving the benefit of FAR for the smaller/sub-divided plot i.e the FAR of the total plot should also be sub-divided proportionate to the sub-division of the plot. She said that this can be allowed only if sub-divided plots abut on road or service lane.

Condt...2...

The Mayor continuing said that Chajja (projections) with 90 to 100% coverage permitted on smaller plots. Therefore, the projections [sun shades] over the windows will project beyond the plot line. This requires to be permitted, from the 1<sup>st</sup> Floor upwards, so that movement of traffic on the streets is not obstructed. The projections upto 3 ft. on public land can be allowed only to small plots upto 175 Sq. Mtrs. and not abutting on major roads of ROW more than 24 Mtrs.

Ms. Arti Mehra further said that under Chapter 16 of MPD-2021 due to the specific character of the buildings in the special area/village abadies and unauthorized colonies, there is provision for preparation of Special Area building regulations in three years time and till then all structures upto 15 Mtrs. height are exempted from any penal action. Since there are a number of structures beyond 15 Mtrs. in these areas and they are seeking time to bring their structures within the prescribed height, certain time is required to be given to such structures before initiating any penal action.

The Mayor said that Master Plan under the Chapter of Mixed Use Regulations has the provision to identify commercial areas in E, F & G Category of colonies. According to this provision where 80% of residential plots are under Mixed Use, or if there are 300 shops within a contiguous area of one hactere, it can be declared as a commercial area within one hactere. If there are proper roads and lanes then it is very difficult to have 300 shops in contiguous area, so this number should be reduced to 150 shops. Under the Mixed Use Chapter again, there are professionals allowed to conduct their activities from within their residences. The list of the professionals has also been provided in the Master Plan, which does not seem to be exhaustive. Recently, DDA has permitted Management consultants to be added in the list of the professionals. Similarly, Travel/Tourism Agencies, Graphic Designers, Advertising Agencies and Computer Operators are some other professions, which are genuinely required to be included in the list of the professionals.

Ms. Arti Mehra added that while the list of the activities permitted in the small shops [20 Sq. Mtrs. area] is quite exhaustive yet one small but essential activity needs to be added which is that of a small shoe-maker [Cobbler]. Only retail shops are allowed on Mixed Land Use streets. However, large number of offices are running on these roads. Offices should also be allowed on Mixed Land Use streets.

\*\*\*\*\*