

MIXED USE IN URBAN VILLAGES AND UNAUTHORISED COLONIES

In MPD-2021, No Streets was notified under Mixed Use Regulations in Rural Villages. But at that time too many roads qualify to be notified as Commercial. But as it was not allowed in Rural Villages so the department couldn't notify the same. Then came the NCT of Delhi Law (Special Provisions) Act which saved these shops in rural area from Sealing.

Then on 21-11-2019 vide notification, 79 Rural Villages were been converted to Urban Villages. Now around 25,000 shops existing in these Urban Villages qualifies to be declared under Mixed Use Regulation.

But the Draft of MPD – 2041 refrains from further notification of Roads.

SUGGESTION

MAKE SOME POLICY AND NOTIFY ALL EXISTING SHOPS RUNNING IN THESE URBAN VILLAGES AS COMMERCIAL STREETS PER MIXED USE REGULATIONS.

SHOPS IN UN-AUTHORISED COLONIES

Similarly, there are 1729+ Un-authorized colonies in Delhi and No Streets was notified under Mixed Use Regulations in these un-authorized colonies. But at that time too many roads qualify to be notified as Commercial. But as it was not allowed in un-authorized colonies so the department couldn't notify the same. Then came the NCT of Delhi Law (Special Provisions) Act which saved these shops in un-authorized colonies from Sealing.

SUGGESTION

MAKE SOME POLICY FOR NOTIFYING ALL EXISTING SHOPS RUNNING IN THESE UN-AUTHORISED COLONIES AS COMMERCIAL STREETS PER MIXED USE REGULATIONS.

SUGGESTION 6

As per MPD 2041 draft 19.13.5.1-

OUR SUGGESTION-

Development control norms for the godown plot incorporating the risk-based classification as per Table 3.2 of UBBL 2016 should be as follows:

	Ground Coverage %	Height	
sq mt		m	parking to be provided in case of plots upto
0-2000 sq mt		m	or 100 sqm of built up area
2000 - 10,000		m	
10,000		m	

SUGGESTION 7

The **External Development Charges** for Godown were notified vide S.O No. 1237 (E) dated 08.03.2019 and fixed at 3500/- per sq mtr. However later vide S.O No. 2952 (E) dated 16/08/2019, External Development Charges for Narela area has been reduced from 3500/- per sq mtr to 875/- per sq mtr.

We request that in all other areas too, the EDC should be reduced on similar lines and the DDA must consider rationalizing the rates by making it uniform for entire Delhi.

SUGGESTION- 8

Sortex Machine (Cleaning plant) should be allowed to clean, sort and pack the food grains which is the basic requirement of FSSAI, in the above said Godowns. The requirement for the same may be allowed for 25% of the area subject to minimum 300 sq. mts. Sortex machines are completely non-polluting processing units as without that neat and clean food grains cannot be supplied. Important to note that 98 percent of food grains requirement of Delhi NCR is being supplied from / through these godowns. Haryana Govt. has notified Haryana Logistics, Warehousing & Retail policy 2019 vide no. 25/02/2019-41B-I dated 9th March 2019 wherein sorting, grading, packaging etc is allowed in the warehouse/ godowns.