

Addl. Director General (Arch),
Senior Architect (HQ) I,
CPWD

695/MOS/UD/08
14/5/08

No - SA (HQ) 1/312/MKT/M/VIII/845-46

Dated-12-5-2008

Subject: Redevelopment Plan of Mehar Chand Market, Lodhi Colony

Reference meeting held in the chamber of Minister of State (U. D) on 18/02/2008 and subsequent reviews from time to time regarding issues relating to Mehar Chand Market, New Delhi.

It was decided that a proper Lay out plan for the Mehar Chand Market may be prepared, so that full potential as provided in the M P D 2021 for shops can be derived by shop keepers and short-fall in the parking if any could be met by proposing multi level parking in accordance with the M P D 2021 norms M O S (U. D.)'S no D-2325/MOS/UD, Dt 26-10-07 refers

Mehar Chand Market had come up after independence as a response to the felt need in the absence of the planned shopping in the area, the catchment area being a Govt. Colony the Patri Market was later developed and regularized by L & D O, The market has been transferred to M C D but the land on which it stands, is not transferred and remains with L & D O Based on the survey provided by L & D O, delineating the land area around the market, C P W D has prepared a revised Lay out plan within the approved M C D plan for the Lodhi Road area. The Lay out plan is based on the M P D 2021 norms for local Shopping Centers which provide for Ground Coverage of 40 %, an F A R of 100, maximum height of 15 meters and a parking requirement of 2 E C S per 100 Sq. mts of built up area

The plot boundary has been defined, including in it the entire area in front i.e. between the existing row of shops and ROW of road in front, the entire area at the back (between the market and the Central School boundary of Lodhi Complex), the vacant area between the Police Station and the market on the left and existing shopping center on the right. The plot has been demarcated as Pockets A & B, separated by a 24 meters ROW road leading to J.L.N. Stadium Complex

The Area Details are as follows:-

Area of plot A	= 7243.75 Sq. m
Area of plot B	= 8605.91 Sq. m
<u>Total Area of plot</u>	= 15849.66 Sq. m
Permissible Ground Coverage @ 40%	= 6339.86 Sq. m
Permissible F A R @ 100	= 15849.66 Sq. m
Permissible height	= 15 Mts
Parking requirement	= @ 2 E C S/100 Sq. m
Parking requirement when 100% F A R is to be used	= 2 X 15849.66 / 100
	= 316.99 Say 317 ECS
Car parking area provided at front	= 2322.03 Sqm

Area (B) provided on right side of plot = 432.40 Sq.m. (19ECS)
 parking area provided = 2512.0 Sq.m. (109ECS)
 parking area provided in multilevel car parking = 88 ECS
 total area for parking (Car+Scooter) = 100.95+18.80+109.21
 = 318 ECS

Shop Area Detail

Total no of shops = 152
 Land area allotment to corner shops = 48.03 Sq. m.
 Land area allotment to middle shops = 46.40 Sq. m.
 Built up area in corner shops (38) = 42.93 Sq. m. x 38
 = 1631.34 Sq.m.
 Built up area in middle shops (114) = 41.30 Sq.m. x 114
 = 4708.20 Sq.m.
 Total built up area on ground floor of all shops = (1631.34+4708.20)
 = 6339.54 Sq.m.
 Proposed floor area on all the floors (FAR) = 15848.85 Sq. m.

The Lay out plan for the Mehar Chand Market showing the details of typical shops including verandah, front and rear parking for (100.95 ECS) cars and (109 ECS) scooters respectively, multilevel parking for (88 ECS) cars toward the left of the market and single level parking (19 ECS) cars, is enclosed herewith. Alternative basement for shop opting for basement has been provided, as shown in section.

Put up for decision in the matter.

Sunil Sehgal
 Sunil Sehgal 12.05.08
 Architect (Land)
 SA(HQ)I

SA(HQ)-I *[Signature]*
 12.05.2008.

CA (NDR)

L & D O

COPY FORWARDED FOR INFORMATION TO OFFICER ON SPL DUTY TO MINISTER OF STATE, URBAN DEVELOPMENT, Nirman Bhawan, New Delhi. with a copy of plan.

[Signature]
 R.K. KHANNA
 Senior Deputy Commr