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SONA CORPORATION INDIA PVT. LTD.

G-9, Block B-1, Mohan Cooperative Industrial Estate,
Mathura road, New Delhi-110044

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. L-316
Dated 26-12-12

Date: 24.12.2012

To,

The Commissioner cum Secretary,
Delhi Development Authority,
B-Block, Vikas Sadan,
New Delhi-110023

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Dated 24/12/12
R&D Section, Vikas Sadan
Delhi Development Authority

Subject: Suggestions/Alteration to MID-Term review of Master Plan Delhi-2021.

Dear Sir,

We would like to draw your attention towards MPD-2021 under main heading "7 - INDUSTRY" Sub heading "7.8 - INDUTRY USE ZONE - GUIDELINES" in "Table 7.3" under Notes no. (vi) reading as "Industrial units / plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as decided by Government from the time to time".

In this regard, we have to state that injustice has been done with the owners of Industrial units / plots abutting 18m ROW or facing less than 24m ROW due to the reasons as follows:-

1. Persons/owners/Firms who were misusing their industrial units by carrying out commercial activities have now been regularized due to the aforesaid provisions of MPD-2021 because of which they have benefited greatly by their wrong doings. The owners of industrial units / plots facing less than 24m ROW shall also be allowed commercial activities.

To be discuss in the
MAM of VC DDA.
Gant
27/12

AD/RS II
Discussed with Dir(Plg). Further
to be discussed with AC(Plg) is
Shikha
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2. At the time of allotment of plots in the prescribed industrial areas such as Mohan Co-operative Industrial Area, Okhla industrial area, etc all the land was having only one use i.e. INDUSTRIAL USE and thus all the plots allotted, irrespective of location/road/direction/size/etc, were having common use i.e. Industrial use only with no discrimination of price/charges/taxes/levies/etc and all the land was marked as industrial use only. Now with the MPD-2021 in force and with the aforesaid consideration of conversion of use of properties on 24m ROW to commercial use has made discriminatory treatment to the other property owners who are having their units on 18m ROW which is totally unjustified and unethical.
3. It is further to mention that the MPD-2021 stipulates all land to be commercialized on 24m ROW whereas in industrial area like Mohan Co-operative Industrial Area, etc the actual road width in front of the main road properties / properties facing Mathura road/NH-2 is only 15m wide since there are huge 10-15m dividers between road facing the properties, Delhi Metro Line and NH-2. There is no car stopping and absolutely no car parking available on the road facing these properties and yet they are being commercialized under the said provisions. Therefore the owners of industrial units / plots facing 18m ROW shall also be allowed commercial activities.
4. By allowing Industrial units / plots abutting roads of 24m ROW and above conversion to commercial use and not permitting for industrial units / plots abutting less than 24m ROW only leads to uneven growth of commercial areas. Only few owners/people who have their land on 24m ROW and above have benefited from such policy and majority people / owners having their land on less than 24m ROW are the biggest losers and sufferers from such policy.

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Therefore the owners of industrial units / plots facing 18m ROW shall also be allowed commercial activities.

5. With this policy in force, majority of industrial units on 24m ROW and above are now engaged in commercial activities and have set up big shopping malls, car showrooms, restaurants, sales offices, branded showrooms, etc on main road, National Highways, etc thereby creating congestion on road and very slow traffic movement in and around these areas. Because of this, industrial units located at their back, still having their use specified as INDUSTRIAL, are facing huge difficulties in running their units as goods movement, truck movement, parking, etc are now next to impossible because of traffic caused by commercial activities on main road. Thus most of these industrial units are forced to relocate to other areas like Noida, Greater Noida, Gurgaon, etc. Therefore the owners of industrial units / plots facing 18m ROW shall also be allowed commercial activities.

6. Moreover, since industrial units / plots on 24m ROW and above have commercial use, the prices of these units/plots have gone up many folds whereas the prices of plots/industrial units located at the back on less than 24m ROW have gone tremendously down. The owners of industrial units / plots located on less than 24m ROW are suffering a lot as now they cannot do any commercial activity nor set up good commercial business for their sons/heirs on their premises neither can afford to buy land on 24m ROW and above as it is totally unaffordable and very very expensive. Even banks and other financial institutions are extending their loan facilities only to commercial properties. Therefore the owners of industrial units / plots facing 18m ROW shall also be allowed commercial activities.

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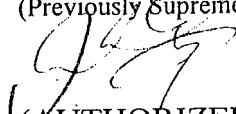
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Keeping in view of the above, we request you to do the following or amend the MPD-2021 as follows:

“Industrial units / plots abutting roads of 18m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as decided by Government from the time to time.”

By doing so, the government will do justice to all the owners of industrial units/ plots of prescribed industrial areas by giving same treatment to all owners allowing them equal usage of the land.

Thanking you for your nice cooperation.
For **Sona Corporation India Pvt. Ltd.**,
(Previously Supreme Metal Craft Medical Products Pvt. Ltd.)


(AUTHORIZED SIGNATORY)

C.C. to:-

1. **The Vice Chairman,**
Delhi Development Authority,
B-Block, Vikas Sadan,
New Delhi-110023
- ✓ 2. **Director (Plg.) MPR,**
D.D.A., 6th Floor,
Vikas Minar,
I.P.Estate,
New Delhi-110002