

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 2-342
Dated 9/11/2013

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31-12-2012

Commissioner-cum-Secretary
Delhi Development Authority
"B" Block Vikas Sedan,
New Delhi-110023

Commr (Plg.)'s Office
Diary No A-60
Date 2/1/13

Dear Sir,

ces 09 MP
11/1/13

Sub: DELHI Master Plan 2021

With reference to Modification which the Central Government / Delhi Development Authority proposes to make under section 11(A)3 of the Delhi Development Act 1957, we would strongly like to make following suggestions to you for your consideration:

EVER SINCE DELHI MASTER PLAN HAS BEEN NOTIFIED IN 2007, THE RESIDENTS OF THE 40 ODD BANGLOWS ON MAIN PATEL ROAD, WEST PATEL NAGAR HAVE BEEN FIGHTING FOR OUR LANDS ON MAIN PATEL ROAD TO BE DECLARED 100% COMMERCIAL

WHILE PUSA ROAD, SHANKAR ROAD, WHERE COMMERCIAL ACTIVITIES WERE NOT AS MUCH AS OUR PATEL ROAD PRIOR TO MASTER PLAN 2021 WAS NOTIFIED IN 2007, IT IS NOT UNDERSTOOD WHY PATEL ROAD HAS BEEN SINGLED OUT AND DECLARED AS "MIX LAND USE" AREA INSTEAD OF 100% COMMERCIAL

IN ADDITION WHEN THE ENTIRE ROAD AFTER PATEL ROAD ENDS HAS ALSO BEEN DECLARED AS 100% COMMERCIAL LIKE KRITI NAGAR AND SO FORTH, WHY ONLY PATEL ROAD HAS BEEN GIVEN OUT.

NOW, AFTER 5 LONG YEARS, FINDING THE ONLY ALTERNATIVE, MANY OF THE LANDS HAVE BEEN USED FOR HOTELS OR GUEST HOUSES. OR THE BANKS. NOW THAT OPTION HAS ALSO EXAUSTED AS THERE ARE TOO MANY OF THEM FIGHTING IN ONE SMALL AREA OF 2-5 KM.

WE UNDERSTAND THE URBAN MINISTRY IS CONSIDERING LANDS ON BOTH SIDES OF METRO LINE ROUTE ARE BEING CONSIDERED FOR 100% COMMERCIALIZING AS ALSO INCREASED FSI ON LAND/PROPERTY UPTO 50 METRES FROM THE CENTER OF THE MAIN ROAD, ON BOTH SIDES OF THE ROAD WILL BE CONSIDERED.

IT WILL BE ONLY FAIR TO THE RESIDENTS. OWNERS OF 40 ODD PROPERTIES/LANDS ON PATEL ROAD WHICH IS 50 METERS WIDE AND ON WHICH METRO LINE IS RUNNING, BE DECLARED AS COMMERCIAL IN ADDITION TO INCREASE OF FSI DURING THIS PROPOSED MODIFICATION OF DELHI MASTER PLAN 2021.

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Commr (Plg.)
11/1/13

for
11/1/13

Accepted
31/11/13

7/1/2013
7/1/13
ADP/III

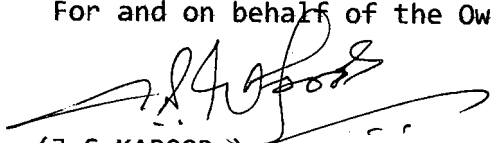
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WE OWNERS OF THESE 40 ODD BANGLOWS ARE PREPARED TO COMPLY WITH NECESSITY OF PROVIDING PARKING IN THE BASEMENT AS THE BUILDINGS WHICH ARE VERY OLD ARE REBUILT AS MULTIPLE COMPLEXES.

WE ARE VERY HOPEFUL THAT OUR GOVT WILL CONSIDER OUR PROPOSAL AS FAIR AND MAKE THE AMENDMENT ACCORDINGLY.

THANKING YOU.

For and on behalf of the Owners of Patel Road



(J.S.KAPOOR)
11 PATEL ROAD
WEST PATEL NAGAR
NEW DELHI 110008