

Gulmarg Builders Private Limited

Regd. Office: 895, Nai Sarak, Delhi-110006, Ph. No. 23325213/14/16, Mob: 9818136845

Dated: 24.04.2012

To
✓ Director (planning), MPR,
DDA, Vikas Minar,
New Delhi

Lead Central Op. No ²⁰
Dated ^{27/4/12}
R&D Section, Vikas Minar
Delhi Development Authority
Seating Area

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. ²¹⁷²
Dated ^{27/4/12}

SUB: INCORPORATION OF COMMERCIAL AREAS IN ZONAL AND MASTER PLAN WHICH WAS DEVELOPED BY THE MINISTRY OF REHABILITATION.

In continuation of various letters, sent by us & even after pronouncement of the judgment by the Hon'ble Supreme Court of India, the necessary corrections/ incorporations of commercial area in the zonal and Master Plan have not been incorporated by the DDA w.r.t. Rajender Nagar.

The brief facts are again submitted for your kind consideration.

1. A number of families migrated from Pakistan to India during the painful partition of India and Pakistan. The displaced families/ persons were rehabilitated by the Ministry of Rehabilitation by developing 35 colonies in various parts of Delhi.
2. Old Rajender Nagar was one such colony which was covered by the Ministry of Rehabilitation vide drawing No. TP/PC4.0.12 (TP312/1) (copy enclosed), the plots were allotted to the displaced persons as per the terms and conditions of that time. Thereafter, the undisposed off land was transferred to DDA in the year 1983 for a sum of Rs.30 crores on **as is where is basis** under the decision of Cabinet of Govt. of India. The land was transferred to DDA and the DDA was made the custodian and responsible for and use.
3. Cinema Plot measuring 4166.7 sq. yards on Shankar Road was sold in Public auction by Settlement Officer (GBP) Jam Nagar House, New Delhi on 11th November, 1954 and payments was adjusted against compensation amounting Rs.2,39,895/- .10% of sale consideration was deposited as sale consideration on the spot and rest was deposited/ adjusted later on .The Govt. of India thereafter executed a Lease Deed for Ninety Nine years on 4th October, 1956.

Handwritten signatures and dates:
J Pant / 27/4
AD (Plg.)

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4. Resident Welfare Association of the area opposed the construction of Cinema and filed a suit (No.442/62) and obtained injunction, which suit was ultimately dismissed on 27th January, 1996 by the Hon'ble court.
5. In the mean time, DDA's first master plan for Delhi and Zonal Development Plan came into existence and this piece of land which was part of commercial use was not shown as Commercial on those Plans.
6. On 2nd May, 1984, 19 shops having an area of 2222 sq. yards, which was part of same shopping area in which cinema plans was sanctioned was handed over to DDA by Ministry of Rehabilitation under package Deal alongwith the other residential sites. It is respectfully informed that no park site was handed over by Ministry of Rehabilitation to DDA as these were already transferred to MCD in 1962.
7. In this regard, a comprehensive order has been passed by the Hon'ble High Court and thereafter, in the LPA filed by the Department and finally by the Hon'ble Supreme Court and the rights of the petitioner has been up-held and the DDA and MCD have been directed to sanction the plan of the undersigned. The Appeal filed by the Department in the Supreme Court has been dismissed.
8. After the orders of Hon'ble Court only one step has been taken i.e. by conducting of Joint Inspection on 25.8.2005.
9. We have been verbally assured by MCD/ DDA/L&DO that our plot will be shown as per layout in New Master Plan for Delhi i.e. 2021 which was notified in 2006 for objections and suggestions and implemented vide notifications No. So 141 dated 7th February, 2007, by nothing has been done till date despite of various orders passed by various courts.

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In view of above you are requested to kindly look into the matter and issue No Objection Certificate in respect of sanction of Building Plans to MCD and to revalidate the Building plans earlier sanctioned and incorporated as commercial areas in Zonal and Master Plan which was developed by Ministry of Rehabilitation.

We pray for justice.

Thanking you,

Yours sincerely,

For Gulmarg Builders Private Limited

M/s Gulmarg Builders Pvt. Ltd.

Director/Auff. Signatory