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दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

"ओपन हाउस मीट्स"  
"OPEN HOUSE MEETS"

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	S. P. DASS
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	PASCO HOTELS PVT LTD PASCO HOTELS PVT LTD OFFICE OF THE DIR (Pig.) MPR/TC, D.D.A. N. DELHI-2 By.No. 2725 Dated 11/5/12
वर्तमान स्थिति Present Position	Advocate.
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9818097998
फैक्स : Fax :	
ई-मेल E-mail	Pasco@airtelmail.in
पता : Address :	57, GOLF LINKS NEW DELHI - 110003
हस्ताक्षर : Signature :	
तिथि : Date :	08-05-2012

~~Registered~~

Zone - J

2nd Sec.

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं  
"Submit your registration form at the venue of Open House meets."

From

7<sup>th</sup> May 2012

**Sanjay Passi**  
**57 , Golf Links**  
**New Delhi-110003**  
**M:+919810064388**  
**Email: pasco@airtelmail.in**

To

Sh Chandu Bhutia ,  
Dy Dir ( Plg) Zone J  
12<sup>th</sup> Floor , Vikas Minar ,  
New Delhi

Sir,

I am grateful to you for giving me an opportunity to participate in the Open House Meet for South District to review the Master Plan for Delhi 2021. I represent Pasco Hotels Pvt Ltd and Pasco Motels Pvt Ltd. The Companies whom I represent own large patch of land admeasuring approx. 8 crores.

Prior to 2001 and under the Master Plan Delhi 2021 this land was in 'J' Zone and was categorized as rural area. Under the modalities issued by DDA for establishing a hotel we had in 2005 applied to DDA for permission. The adjoining areas have already existing Motels. Further, DDA as well as MCD have sanctioned and/or have granted permission for setting of motels. Due to some reason or the other permission was not granted to us. The matter is presently sub-judice in the Delhi High Court.

Master Plan for Delhi MPD 2021 was published in the Gazette by the Ministry of Urban Development on 7<sup>th</sup> February 2007 thereby notifying Master Plan for Delhi with the perspective for the year 2021. The Master Plan which has been notified on 7<sup>th</sup> February 2007 is only to run up to 2021 thereby giving the Master Plan in effect only 14 years. In

the Master Plan 2021 our land comes under the Urban Extension and in particular in a facility corridor. As per the Master Plan no new motel is permitted in Urban Extension.

More than 5 years have elapsed since the Master Plan 2021 came into effect. More than 1/3<sup>rd</sup> of the time for implementing the Master Plan, have expired and till date detailing in the facility corridor has not been commenced and/or finalized by DDA. As a result we are presently not even aware as to what project we can undertake on our land.

We do appreciate your holding an Open House Meet to review the implementation of the plan, however, we feel that the delay caused in finalization and/or detailing has resulted in complete wastage of the land and the resource available to improve socio/economic scenario. We feel loss of opportunity due to the delay in the implementation of the Master Plan.

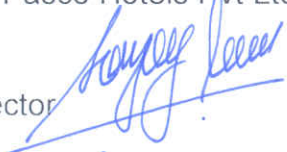
We, however, have certain suggestion so as to make the plan more responsive to the emerging socio and economic forces. In the facility corridor where our land is situated motels have either have been established or are existing and/or have been granted the permission to establish. In order to have more efficient use of the land and resources it would be fruitful to detail entire patch of land existing in the facility corridor from Shiv murti to Rajokri flyover as a commercial cum hotel/motel hub. In a planned manner commercial projects can come up in contiguous patches of land and the other areas in the facility corridor can provide necessary infrastructure and/or facilities to cater to the commercial cum hotel/motel hub. This would be effective implementation of the plan in as much as this patch of area is adjoining the national highway there are already existing hotel/motel such as Tri-colour hotel, D Marks Hotel , 21<sup>st</sup> Milestone , Royal , Nitesh Kunj and Maple.

It is not in the interest of planned development to have commercial establishment and /or activities in the nature of commercial activities scattered in different areas of facility corridor. It would augment the resources and/or preserve the scare resources if all the commercial activities are confined to a defined patch of land contiguous to each other.

It is well established and recognized practice all over the world to create specialized hubs to cater to activities which complement each other. In the event a defined patch of land is developed as a specialized commercial hub and/or commercial area. It would be convenient both to the entrepreneur as well as the end user it would also be convenient for various public utilities who can plan their activities by focusing on defined area, where they could be required to provide their services. In the event the commercial centers and/or hotels and/or other commercial activities are concentrated in different areas in the facility corridor it would be difficult and far more challenging to implement the Master Plan keeping in view the rapidly changing socio economic environment. It is therefore our suggestion that in the facility corridor the patch of land between Shiv murti to Rajokri flyover be detailed as commercial area.

Looking forward to an encouraging response to our suggestion.

For Pasco Hotels Pvt Ltd

Director 

For Pasco Motels Pvt Ltd

Director 

S.P. Das

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From

7<sup>th</sup> May 2012

**Sanjay Passi**  
57 , Golf Links  
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Dy Dir ( Plg) Zone J  
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For Pasco Hotels Pvt Ltd

Director



For Pasco Motels Pvt Ltd

Director

