



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market, Mansarover Garden, New Delhi - 110015

Ref. No.....

Dated.....

PATRON :

Ashok Maggo
Ph.: 9810044685
(O) 25414425

No. MGUM/11/11
Dated: 17.11.2011

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary
Ph.: (O)25412115, 25412114 (G.o.i.)

PRESIDENT :

Pardeep Kumar Gupta
Ph.: (O) 25415543, 25440792

VICE-PRESIDENT :

Om Khandelwal
Ph.: (O) 25103185

GENERAL SECRETARY :

Madan Taneja
Ph.: 9899181000

SECRETARY

Gouri Sanker Sharma
Ph.: 9811048869

TREASURER :

Gopal Khanna
Ph.: 25117782

To

The Director (MPR)
Delhi Development Authority
Vikas Minar, 9th Floor,
I.P. Estate
New Delhi-110002

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 1537
Dated: 24/11/11

Sub: MPD 2021 Review-DDA Public Notice dated 04.10.2011 - Request to notify Mix use stretch of Pankaj Batra Marg Ramesh Nagar, West Zone passing the Main Market of Mansarover Garden, New Delhi-110015 as commercial

Sir,

In response to DDA's, Public Notice dt. 04.10.2011, the Mansarover Garden Vyopar Mandal brings to your kind notice the grievous injustice done to the traders functioning in premises located enroute Pankaj Batra Marg, Ramesh Nagar, New Delhi and particularly those located in the stretch passing through the Main Market of Mansarover Garden, New Delhi-15

2. As Chairman of the Mansarover Garden Vyopar Mandal. I had obtained specific information under the R.T.I. Act 2005 from the office of the Dy. Commissioner, MCD, West

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Dy. Dir. MCD
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Zone and the office of the Chief Town Planner, Delhi with regard to the field data collected by the survey team constituted in 2006 and 2008 to ascertain whether the road in question had been correctly classified and notified as MIX USE Pankaj Batra Marg in 2006 or it should have been notified as commercial.

3. I encloses herewith photocopies of the following letters which are self explanatory and support over request that the road in question fully meets the norms laid down in para 15.12.1(b) of MPD 2021 and qualifies to be upgraded and notified as commercial:

- (1) Copy of my Letter No. MGVM/4/11(1) dated 29.04.2011 to Dy. Commissioner, MCD, WZ, New Delhi.
- (2) Copy of my letter No. MGVM/4/11(2) DT. 29.4.2011 to D.C. MCD, WZ. (The above letters were sent under the R.T.I. 2005 seeking information about the field data and consequent result)
- (3) Copy of letters No. SE-I/WZ/2011/12/D 986 dt. 15.6.2011 received from the SE-I, West Zone, MCD alongwith copy of enclosure letter No. 314/EEB-1/WZ/11/I/RTI/ D.No. 221 dt. 13.06.2011 and enclosure letter No. SE-I/WZ/2011-12/D-986 dt. 15.06.2011 addressed to Senior Town Planner, Delhi
- (4) Copy of letter No. TP/G/960/11 DT. 21.06.2011
- (5) Copy of my letter No. MGVM/6/11 dt. 30.6.2011 along with Mr. Ajay Makan, MOS in M/o Home Affairs letter No.1256/VIP/ MOS (H.M)/2010 DT. 25.4.2010
- (6) Copy of letter No. TP/G/1338/11 DT. 19.8.2011 from Dy. Town Planner (G) to undersigned.
- (7) Copy of Chief Town Planner Delhi letter No. TP/G/1536/11 dt. 23.09.2011 to the undersigned.

4. A careful perusal of the above correspondence reveals that in terms of the modified provisions of the MPD-2021 vide Central Govt notification No. F13/46/2006/OD/PF/16089 dt. 15.09.2006, the Pankaj Batra Marg was surveyed in 2006 and ^{on} the basis of field data collected by the survey ^{team}, it was notified as MIX USE Road. When ^{on} the recommendations of the Monitoring Committee re-survey was conducted ⁱⁿ 2008, the percentage of commercialisation content of the road stretch passing through the main Market, Mansarover Garden, New Delhi was found to be 80.64% which is more than the norm of more than 70% stipulated in para 15.12.1(b) of the MPD 2021. This road stretch fully satisfied all the norms set out in the MPD-2021 for declaring it commercial in the year 2008 when reverification survey was carried out. This resurvey should be deemed to have been carried out under the provision of MPD 2021 and the MIX USE stretch in question should have been upgraded as commercial in 2008 itself. We request that our this request may kindly be registered properly in your official records so that when pursuant to further official notification, city roads are surveyed again, our stretch of Main Road of Pankaj Batra Marg in West Zone is upgraded to commercial so that traders get the benefits to which we are entitled under the MPD -2021.

Kindly acknowledge receipt our request and oblige.

Yours faithfully



(S.L. Kapoor)

Chairman

Mansarover Garden Vyopar Mandal

F-299, Mansarover Garden

New Delhi

Enclosures: AS above.

Copy alongwith enclosures forwarded for necessary action to

- (1) The Commissioner (Planning)
DDA, Vikas Minar
I.P. Estate, New Delhi-02
- (2) The Chairman
DDA, Vikas Sadan
I.N.A., New Delhi
- (3) The Deputy Commissioner
WZ, MCD, New Delhi
- (4) The Chief Town Planner
MCD, Civic Center, New Delhi



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Ref No: MVM/4/11(1)

Dated: 29th April, 2011.

PATRON:

Ashok Kaggoo
Ph: 8810043806
9829914423

CHAIRMAN:

L.L. Kapoor (Ex Dy Secretary)
Ph: 8810043806, 25412114 (Cell)

PRESIDENT:

Ardeep Kumar Gupta
Ph: (011) 26445543, 25440782

VICE-PRESIDENT:

Om Khandelwal
Ph: (011) 25103185

GENERAL SECRETARY:

Madan Taneja
Ph: 98299181000

SECRETARY

Gouri Sanker Sharma
Ph: 9811048869

TREASURER:

Gopal Khanna
Ph: 25111782

To

The Deputy Commissioner,
Municipal Corporation of Delhi,
West Zone, Vishal Enclave, Rajouri Garden,
New Delhi.

Sub: Notification of Mix Use stretch of Pankaj Batra Marg
passing through Main Market, Mansarover Garden Colony,
New Delhi as 'COMMERCIAL'.

Sir,

The Mansarover Garden Vyopar Mandal draws your kind attention to the Notification dated 15.9.2006 issued by the Urban Development Department declaring Pankaj Batra Marg passing through Bali Nagar-Ramesh Nagar-Sherdapuri-Mansarover Garden in West Zone as MIX USE Road. This benefit was extended to the owners of properties abutting this road by amending the MPD 2001 after conducting detailed field survey on the basis of ground realities existing alongside the said road by a special team of officials constituted by the MCD of West Zone. The relevant field data as required in terms of the norms laid down in the notification was collected by the Special Team to ascertain road's eligibility before declaring/notifying the Pankaj Batra Marg as Mix Use Marg.

2. The Mansarover Garden Vyopar Mandal submits that ever since the notification of this road as Mix Use road, a long period of nearly five years has elapsed. Currently, the MPD 2021 is in force. In so far as the stretch of this road starting from FA 229 to F - 306 - FB 100 to 120 and further upto Sarvudya School on the eastern side of the road and F- 309 to F 369 and upto MCD Primary School on western side of this road 2 or 3 plots lying vacant have now been built up. As per ground realities now existing alongside this road almost 98% properties are under commercial use.

3. The MVM re-iterates that ^{are} there more than 90% properties abutting this road of less than 24 m width under commercial use in stretches of far greater length than 100 ms. passing through the Main Market of Mansarover Garden.

4. The MPD 2021 has given a special dispensation to property owners in Rehabilitation Colonies. The Mansarover Garden Colony has been notified as Rehabilitation colony and its name is listed at S. No. 25 of Annexure 1 to Chapter 15 of the MPD 2021, as PRE-1962 built up residential and rehabilitation colony.

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Ref No. : 2 :

Dated.....

PATRON :

Asnok Maggo
Ph. 8810644562
C. 2514425

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary)
Ph. 01125112111, 2512146011

PRESIDENT :

Ardeep Kumar Gupta
Ph. 01125112543, 25140782

VICE-PRESIDENT :

Omi Khandelwal
Ph. 01125103185

GENERAL SECRETARY :

Madan Taneja
Ph. 9899181000

SECRETARY

Gouri Sanker Sharma
Ph. 9811048869

TREASURER :

Gopal Khanna
C. 25117782

5. In view of the foregoing all important change in the status of this Category D classified Colony, the entire stretch of Pankaj Batra Marg passing through the Main Market of the Mansarover Garden Rehabilitation Colony fulfils the norms as laid down in the MPD 2021 and is eligible to be notified as 'Commercial'. The relevant provisions in this regard are laid down in paragraph 15.12.1(b) of MPD 2021 which are reproduced below:

Para 15.12.1(b) of MPD 2021 - COMMERCIAL STREETS AND AREAS :

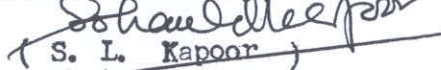
Where more than 70% of the properties abutting roads of less width than 24 m ROW in a stretch of at least 100 m in rehabilitation colonies regularised unauthorised colonies, resettlement colonies, Walled City Special Area and urban villages and local commercial streets/areas declared under MPD 1962 as per para 15.3.1 and.

6. The Vyopar Mandal submits that the entire stretch of Pankaj Batra Marg passing through our main market fully satisfies laid down norms mentioned above in all respects. Further, under Para 15.12.2 it is enjoined upon MCD to have surveyed the stretch within 90 days but, nevertheless, this does not restrict it to take any action after the expiry of this period during the ongoing term of the MPD 2021.

7. The Vyopar Mandal respectfully prays that the subject stretch of entire road passing through the Main Market may kindly be notified as 'commercial' on the basis of the field data collected in 2006 or in the subsequent year(s) by the MCD's official Survey Teams failing which it is humbly requested that a fresh survey of the road stretch may be got conducted at the earliest and requisite notification issued converting Mix Use character to 'COMMERCIAL' of the road stretch in question.

8. Kindly acknowledge receipt of this letter.

Yours Faithfully,


(S. L. Kapoor)
Chairman

MANSAROVER GARDEN VYOPAR MANDAL

Copy forwarded for information and necessary action to :

1. The JT Secy (Municipal Body), UD Deptt, Govt of NCT of Delhi, 9th Level, C Wing, Delhi Secretariat Bldg, IP Estate, N. Delhi-2.
2. Shri Subhash Sachdeva, MLA, Mansarover Garden, New Delhi.
3. Smt. Usha Mehta, Municipal Councillor, Mansarover Garden, N. Delhi.
4. Shri Raj Kumar Khurana, Municipal Councillor, Ramesh Ngr, N. Delhi.