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OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 1683  
Dated 2/11/12

O.S.D. (PLG)  
Diary No. 600  
Date 28/12/11

**MOST IMMEDIATE**



No. K-2011/4/2011-DDIB  
भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated 23-12-11

Commr. (Plg) - II  
Despatch F-303  
Date 23-12-11

To

✓ The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi. 1	2.	The Commissioner, Municipal Corporation of Delhi, Civic Centre, Minto Road, New Delhi-2
The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi.	4.	The Principal Secretary(UD), Govt. of NCT of Delhi, I.P.Estate, New Delhi

Comp/15  
A. Kumar  
27/12/2011  
28/12

Subject: Review of MPD-2021, suggestion in respect of  
Zoni F. South Delhi Sub-Zone-8

Sir,

I am directed to forward herewith a copy of representation  
dated 11-11-2011 received from Anil Kumar  
\_\_\_\_\_ on the  
subject cited above for appropriate action, under intimation to this  
Ministry.

Yours faithfully,

*Sunil Kumar*

(Sunil Kumar)  
Under Secretary (DDIB)  
Tel.No.23061681

स्वाध्याय कार्यालय  
डाकरी नं. 3181-B  
दिनांक 27/12/2011

Encl. as above.

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ANIL KUMAR

OFFICE OF UDM

Dy. No. 4589

Date 20/12/11

MPD Review

11-11-2011

20/12/11  
UDM

Director Planning,  
MPR Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002

Review of MPD-2021

Sir,

This has ref. to your press advertisement in newspaper on the above subject.

Please allow me to suggest & request as under :-

**My suggestion is in respect of Zone F, South Delhi, SUB-ZONE-8.**

My family is the owner of a property bearing Municipal No. 45, Mehrauli Badarpur Road; revenue estate No. 5/1 & 5/2, village Pupehlad under tehsil Kalkaji (Delhi). This property measure approx. 13 bighas (12500 Sq Yards) We regularly pay the applicable property tax & is paid upto date.

This is our ancestral property, built-up around years 1910-1915. The property compound encompasses a Shiv Mandir; a Well, known as 'Lal Kuan' and various built up structures, scattered in the property compound. This property is occupied by Industrial Home for the Blind which is using it for residential cum industrial purpose of it blind-inmates since 1944-45.

As per master plan the said property <sup>file</sup> is under 'Recreational' (green area) where no developmental activity is allowed.

***Our property is a typical case of wrong classification of an area, without looking into the ground realities.***

As stated above, and this statement can be verified from the government's revenue records the well "Lal Kuan", the Shiv Temple and the buildings residential purposes are in existence for nearly a hundred years now.

Due to wrong classification of this area as 'RECREATIONAL' we are not allowed to carry any major re-construction / renovation / major repairs of the structures, improve the Well & the said Mandir, the residential quarters of blinds which is in highly diaplated condition & can create a havoc anytime.

The Municipal authorities & police does not permit renovation of these old structures, about 100 years old buildings etc.

As is well-known, Delhi falls under high risk seismic zone and any mild or mild to heavy earthquake tremors could lead to collapsed to these buildings, thereby causing threat to lives of inmates and others.

UDM

21/12  
Dis (UDM)  
IB

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We entirely agree with Shri. Kamal Nath honorable Minister of Urban Development Union of India, that the "Master Plan of Delhi, 2021", does not take into account the actual ground realities.

I would like to reproduce below the statement of Shri. Kamal Nath the h'ble minister appearing in Times of India, New Delhi news paper 11-11-11 (today), which interalia reads :-

**"Union Urban Development Minister Kamal Nath has said 50-60% of the Master Plan of Delhi 2021 has become irrelevant as it does not take into account the ground realities".**

- **Shri. Nath said " Nearly 50-60% of Master Plan has become irrelevant needing revision. Drawing up the Master Plan in offices is different from doing it taking into account the ground realities".**
- **"Shri. Nath said there is need to take into account properties which have been there for over 50 years"**
- **Copy of the above referred new item is enclosed for ready reference.**

Boundary wall of the nearest Archeological Survey of India (ASI) protected monument. Tuglakabad Fort (Sr. no. 43 appendix II of the DDA Zonal Development Plan) is more than 950m away, thereby there would not be any violation of the ASI guideline in this regard as well.

Under the facts & circumstances stated above you are requested to please modify the relevant portion of master plan suitably and allow the property to be classified for Residential / Residential cum commercial / light industrial usage.

Please allow me personal hearing if the need be to place the above and more relevant facts before the appropriate authorities to assist in rationalization of the act & to make it relevant & useful..

Thanking you.

Yours truly,  
Anil Kumar

- Encl : 1. Copy of revenue record Khasra Girwari of this property (Khasra No. 5/1 & 5/2, village. Pulpehlad, Tehsil : Kalkaji  
2. Copy of M.C.D. Form A report regarding revision of Assessment of above property dated 21-11-1960  
3. Copy of Eicher Delhi City Map (Page Nos. 163 & 164)  
4. Copy of Times of India, Delhi dated; 11-11-11 news item referred above

✓ c.c : Shri. Kamal Nath, H'ble Union Minister for Urban Development, Govt. of India, Nirman Bhawan, Maulana Azad Road, New Delhi - 110 011, New Delhi  
for favour of information & request for suitable directions to the DDA in the matter



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फॉर्म P-4/Form P-4  
(रिजल नियम 54/ Sub Rule 54)

वहशीलमालकांक (Tahsil) जिला (Distt.)

खसरा गिरदावरी/Khasra Girdawari

गाँव Village

खेत का क्रमांक No. of Field	क्षेत्रफल एकड़ों में या सक्वियरस Area in acres or settlement English	क्रमांक खाला खतोनी Number of Khatauni Khala	नाम भूधिकर जैसा कि खतोनी के प्रथम भाग में दर्ज है Name of tenure holder as classified in Part I of the Khatauni	नाम अग्रामी जैसा कि खतोनी के द्वितीय भाग में दर्ज है Name of tenure holder if any as classified in Part II of the Khatauni	कृषि व सिंचाई के अन्य साधन Method of irrigation & wells	राखनी/ Kharif			हल्दी/Rabi			जायद रबी /Zaid			दो फरसी/ Dofasi		क्षेत्रफल में कायाता गुणात्मक माला Details of uncropped land to agree with columns of the area statement	फिरम य तादाद दरखतान कागस Kind and number of full grown trees on each plot	टिप्पण Remarks	
						सिंचा /Crop	सिंचित /irrigated	असिंचित unirrigated	सिंचा /Crop	सिंचित /irrigated	असिंचित unirrigated	सिंचा /Crop	सिंचित /irrigated	असिंचित unirrigated	सिंचित /irrigated	असिंचित unirrigated				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
5/7	12-8	8	...	X		-	-	-	-	-	-	-	-	-	-	-	12-8	X	X	
5/8	0-5	1	...	X		-	-	-	-	-	-	-	-	-	-	-	0-5	X	X	
309/1/11	6-5	1	...	X		-	-	-	-	-	-	-	-	-	-	-	5-5	X	X	
309/2/1	10-1	1	...	X		-	-	-	-	-	-	-	-	-	-	-	10-1	X	X	
309/1/2	3-4	1	...	X		-	-	-	-	-	-	-	-	-	-	-	3-4	X	X	
309/1/4	0-14	1	...	X		-	-	-	-	-	-	-	-	-	-	-	0-14	X	X	
309/1/5	0-10	1	...	X		-	-	-	-	-	-	-	-	-	-	-	0-10	X	X	
309/1/6	0-4	1	...	X		-	-	-	-	-	-	-	-	-	-	-	0-4	X	X	
309/1/7	3-16	1	...	X		-	-	-	-	-	-	-	-	-	-	-	3-16	X	X	

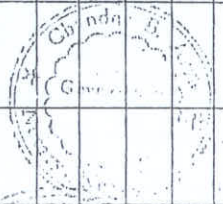
मैंने मांगी है कि खतोनी के प्रथम भाग में दर्ज है...

...

387/92

ATTENTION COPY

NOTARY DELHI (INDIA)



24 MAY 2006



PHOTOCOPIED & ATTACHED  
S. S. MISHRA  
NOTARY PUBLIC

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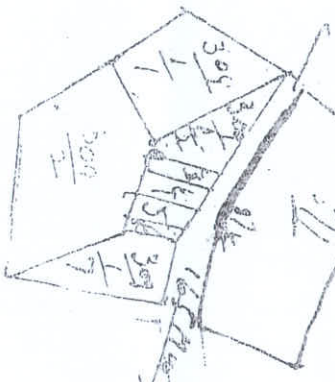


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Annexure - 144

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Annexure - 144

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Annexure C

M.P.-J. 412-20-09-24-6 58

MUNICIPAL CORPORATION OF DELHI

Taxes (A & C) Department

FORM A

S. No. C/5R-101

Report regarding Revision of Assessment

Zone South

Useful information reg. the property

Circle No. \_\_\_\_\_ Locality Dalkhan Water supply \_\_\_\_\_

Administrative Ward No. \_\_\_\_\_ W. C. & drainage \_\_\_\_\_

House No. 43 Plot No. \_\_\_\_\_ Electric supply \_\_\_\_\_  
Block No. \_\_\_\_\_

Name of owner or assessee \_\_\_\_\_ Situation etc. \_\_\_\_\_

Address M/s Rup Basant Brothers  
69, Chamberli Chauk Deen

Completion Certificate No. \_\_\_\_\_ Date \_\_\_\_\_ Date of effect of the proposed

rateable value 1-4-60

Reasons for revision & other remarks. S.S.C. Trade

S. No.	Floor	Name of the tenant or occupier	User	Approx. Area & No. of rooms	Monthly rent S & E	Checking if any	Remarks
1	2	3	4	5	6	7	8
		<u>Industrial Home for Blind</u>		<u>1 Room 14x6</u> <u>3 Rooms 8x8</u> <u>8x10</u> <u>10x10</u> <u>1 Room 10x15</u> <u>1 Room A.C. Sheets</u> <u>1 Shed 4 side open</u>	<u>125/-</u>		

Present R. V. N.A. Total rent per month 125/-

Based on Rs. 125/- P.M. Proposed R.V. 1350/-

Fixed in Year 1960-61

Inspected by the S. I. on 21. 11. 60 his proposed R. V. 1350/-

[Signature]  
Zonal Inspector  
Date \_\_\_\_\_