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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....1725
Dated.....13/2/12

Director Planning,
MPR Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi – 110002

11-11-2011
DDA Vikas Minar Delhi
DE No. 1411
DD. 16-02-12

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 uptodate.

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 file 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.

Shree
14/2/12
A.D. (Plg.)-II
This may seen by the A.D. (Plg.)-II
As desired.
15/2/12

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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NOTARY DELHI (INDIA)

20 MAY 2014

MUNICIPAL CORPORATION OF DELHI

Taxes (A & C) Department

FORM A

S. No. C/SR-101

Report regarding Revision of Assessment

Zone South

Useful information reg. the property

Circle No. _____ Locality Dalkuan Water supply _____

Administrative Ward No. _____ W. C. & drainage _____

House No. 43 Plot No. _____ Electric supply _____
Block No. _____

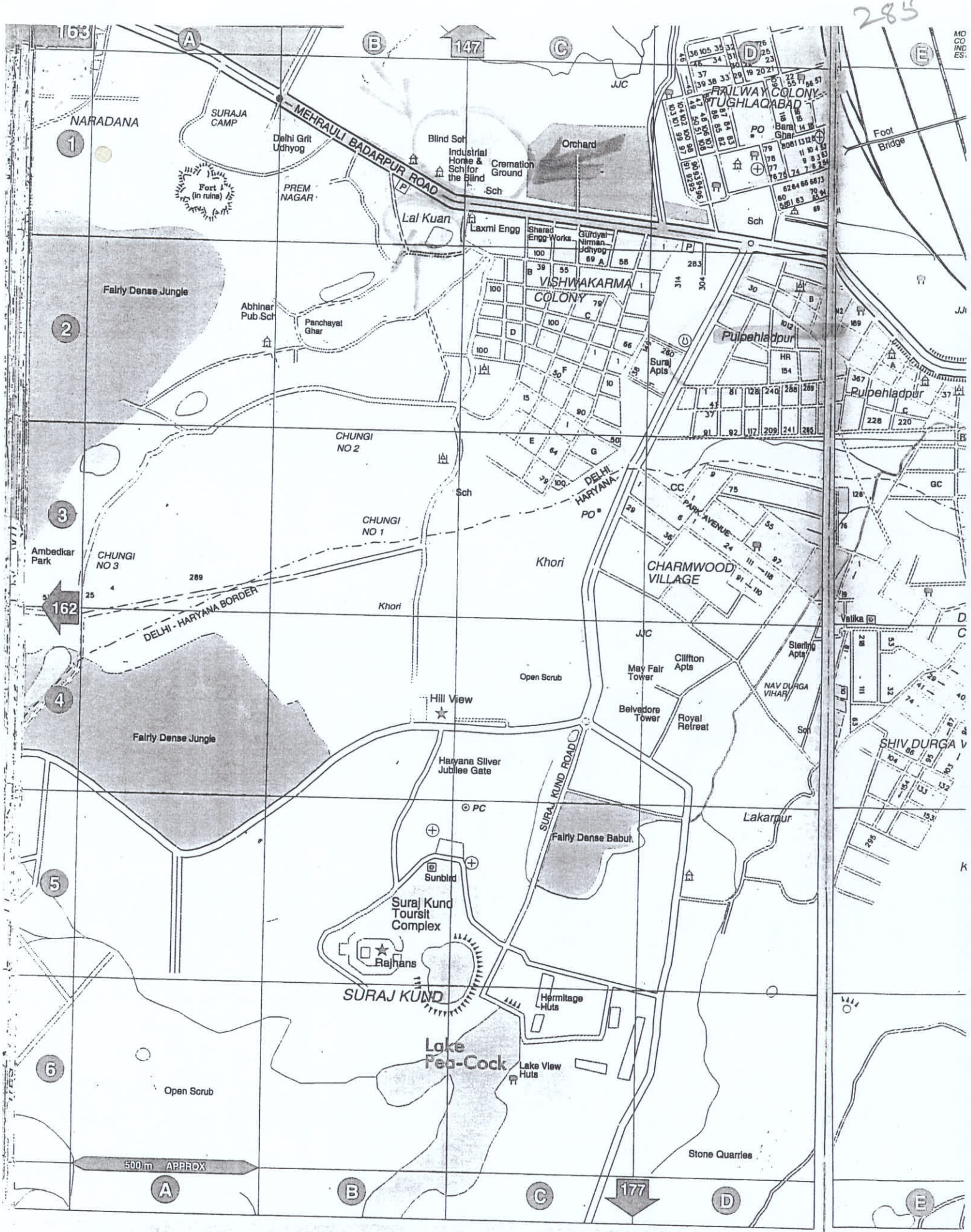
Name of owner or assessee _____ Situation etc. _____

Address M/s Rup Basant Brothers
629, Chandni Chowk DelhiCompletion Certificate No. _____ Date _____ Date of effect of the proposed
rateable value 1-4-60Reasons for revision & other remarks. S.S. 6 Trade

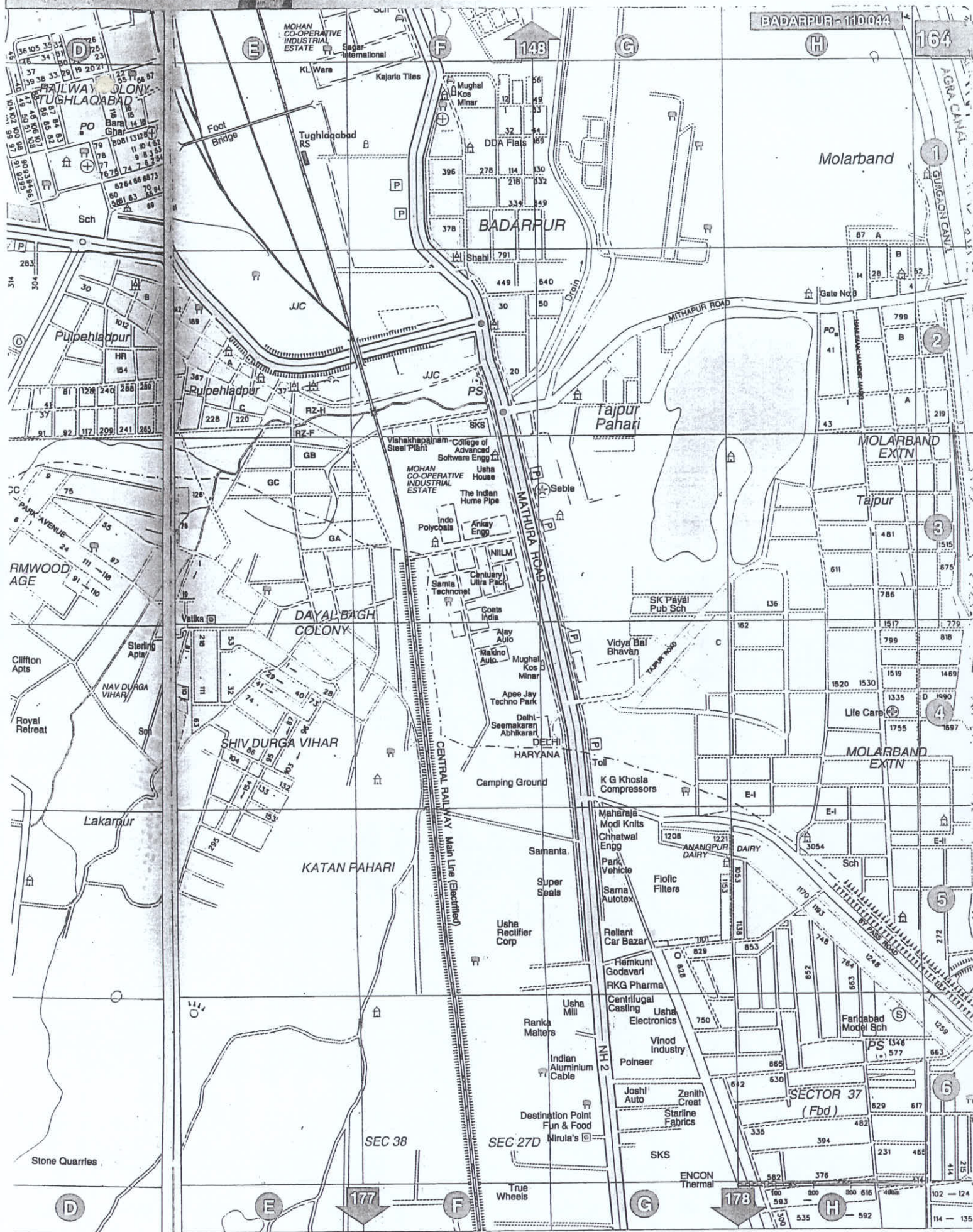
S. No.	Floor	Name of the tenant or occupier	User	Approx. Area & No. of rooms	Monthly rent S & E	Checking if any	Remarks
1	2	3	4	5	6	7	8
		<u>Industrial Home for Blind</u>		<u>1 Room</u> <u>14 x 6</u> <u>3 Rooms</u> <u>8 x 6</u> <u>8 x 10</u> <u>10 x 16</u> <u>1 Room</u> <u>10 x 15</u> <u>1 Room</u> <u>A.C. Sheds</u> <u>1 Shed</u> <u>4 Side</u> <u>open</u>	<u>125/-</u>		

Present R. V. <u>New</u>	Total rent per month	<u>125/-</u>	
Based on Rs. <u>125/-</u>	P.M. Proposed R.V.	<u>1350/-</u>	
Fixed in Year <u>1960-61</u>			

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



EVERYBODY MAKES WAY FOR THE BULLET ROYAL ENFIELD EVERYBODY



MLA spat mars launch of city's first automated parking

IP MLA Accuses Govt Of Favouring Realtors, Guests Leave Function In Huff

Kishu Chaudhary | TNN

Delhi: The inauguration of a multi-level parking in Sarojini Nagar on Tuesday turned into a battle between members from rival political parties—Congress BJP—hurting abuses at other BJP MLA Karan h Tanwar and Congress Ashok Ahuja had a heated argument after the former sed the chief minister, a Dikshit, and the urban opment minister, Kamal .of favouring the realtors had constructed the park-

he incident took place the guests had been 1 refreshments. Sources huya, a Dikshit loyalist, Tanwar to behave. "It's hat Tanwar lost his cool ey got into an argument, nging abuses. They used ives," said a shocked who was present there, nfirming the incident, said, "He (Tanwar) hu- uses and misbehaves, he guests. I had asked



Mohammed Ilyas

SPEAKERS FLY AT HAUGURU: Urban development minister Kamal Nath and CM Sheila Dikshit at the inauguration of the multi-level parking 'South Square' at Sarojini Nagar in Delhi on Thursday

him not to cross the limit." Re- acting to Tanwar's allegation, sources say, Dikshit told him he was just "politicizing the is- sue". Tanwar told TOI: "They have ruined Delhi. I told

Dikshit and Nath that I'll ex- pose them. They are favouring DLF. The Chanakya Cinema complex has been given to DLF and this parking too is with them. NDMC is getting noth- ing in return. The realtors will

earn crores every month and what will NDMC get? I was speaking to Sheila and Kamal Nath, why did Ahuja inter- vene?" NDMC sources pointed out that all the projects have been awarded after a proper

tendering process.

With the two MLAs fight- ing, Nath, Dikshit, Taidar Ba- bat, NDMC vice-chairperson, and Archana Arora, chairper- son, left the function midway. Sources say the argument be- tween the two MLAs went on for nearly 15 minutes. "Things turned ugly after a point as they were attacking each oth- er's character. They were us- ing Hindi expletives. This is not expected of elected men- bers. If they have any differ- ences, they should sort it out elsewhere, not in public," said a guest.

As reported in TOI earlier, the parking at Sarojini Nagar is Asia's largest and Delhi's first automated multi-level parking. It can accommodate 824 cars at a time. The first two floors of the nine-storeyed parking lot will have a shop- ping complex. The parking charge is Rs 10 per hour. NDMC officials say parking will be free of cost in the first two months as they will be con- ducting trial runs and in- crease the load gradually.

NDMC mulls hike in charges

TIMES NEWS NETWORK

New Delhi: New Delhi Mu- nicipal Council is planning to increase parking charges at NDMC parking sites. This comes after the city's first automated multi-level car parking was inaugurated at Sarojini Nagar.

Though a final decision is yet to be taken, sources say NDMC is considering Supreme Court-appointed Environment Pollution (prevention and control) Authority's (EPCA) direc- tives on increasing parking charges.

"We are considering the recommendations of EPCA to increase parking charges at NDMC parking sites in Sarojini Nagar. A final deci- sion will be taken soon," said Santosh D Vaidya, sec- retary, NDMC. However, traders said the move is aimed at increasing the rev- enue of the newly inaugu- rated parking lot.

Master Plan-2021 irrelevant: Nath

TIMES NEWS NETWORK

New Delhi: Union urban development minister Ka- mal Nath has said 50-60% of the Master Plan of Delhi 2021 has become irrelevant as it does not take into ac- count the ground realities. This comes nearly 5 years after the plan has been im- plemented.

Speaking at the inaugu- ral function of the city's first automated car parking in Sarojini Nagar on Thurs- day, Nath said, the MPD-2021 will be revised keeping in mind the exist- ing situation.

Nath said, "Nearly 50- 60% of the Master Plan has become irrelevant needing revision. Drawing up the Master Plan in office is dif- ferent from doing it taking into account the ground re- alities." Referring to the ongoing

sealing and demolition drive, Nath said there is a need to take into account properties which have been there for over 50 years - Markets, which have exist- ed for long, can't be done away with in the Master Plan. But civic agencies should take action against unauthorized construc- tions and encroachment of government land," he said. People living in special ar- eas can breathe easy as the government has decided to extend the National Capital Territory of Delhi Laws (special provision) Act, till next year. However, Nath said ac- tions should be taken against illegal constructions. Speaking about the sealing drive at Garfarr market, he said, "Safety of the people is important. Action should be taken against illegal con- structions in the city."