

OFFICE OF THE DIR (Pig.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 1846  
Dated 12-3-12

295

30

ANIL KUMAR

24-02-2012

**BY SPEED POST**

The Director Planning  
DDA, Zone F & H, 4<sup>th</sup> Floor,  
Vikas Minar, New Delhi

OFFICE OF UDM email : dirap1@dda.org.in  
Dy No. 816 Website: www.dda.org.in /  
Date 29-2-12 urbqindia.nic.in

Master Plan 2021  
by  
29/2  
PS to UDM  
Sec (UD)

Kind Attn : Shri. A.K. Manna

**Re: New Suggestion for Review of Master Plan Delhi -2021**

Sir,

This has reference to Ministry of Urban Development advertisement appearing in national dailies on 18<sup>th</sup> Feb 2012. The participative approach to the MPD-2021 is indeed a laudable initiative; I am a stake holder would like to join-in; details as under :-

1. **Zone F South Delhi** :-

Sub Zone F 8 (Okhla Industrial Area) New Delhi

**Property Details**

**MCD Identification** : 43 LAL KUAN, MB Road, New Delhi 110044

corresponding **Revenue Record Identification** : Khasra No. 5/1 & 5/2  
Village : Pulpehladpur,  
Tehsil : Kalkaji

Located on the main Mehrauli Badarpur Road. The locality is called LAL KUAN

The area LAL KUAN derives its name from an over 100 years old well painted in RED colour. This well was commissioned by my great grandfather, due to non-availability of portable water in vast area around it.

The property including the well LAL KUAN, a 200 years old BANYAN TREE, 104 years old SHIV TEMPLE, buildings, trees & gardens came into existence in the year 1908 as per stone plaques on the building and also as per revenue records. Total area is approx. 2.5 acres

Since the year 1944-45 part of this property is being used by Blind Relief Association for running an Industrial Home for the Blind.

As per MPD, this area is classified as Recreational (Light Green). Due to this classification, we are not allowed to undertake any major renovation, repairs / improvements of the property.

Prima-facie, this is a wrong classification of the property by DDA; This over 100 years old property which is well developed having its own water supply, gardens, trees, Mandir, buildings etc is suffering simply because of wrong classification by DDA.

AS 1/29/12

11/3/12

MPD time  
15/3/12

294

ANIL KUMAR

It may please be noted that this developed property pre-dates the existence of DDA itself.

As clearly evident this built-up property which come into being forty years before the independence of India is being made to suffer & decay because of factually & historically wrong classification / land use by DDA.

If the need be the concerned authorities should under-take site visit / inspection to verifying the ground reality.

It is requested that the classification is changed to commercial / industrial.

Following documents are enclosed which shows the bonafied industrial / commercial usage of this property for over 50 years:-

1. Municipal Corporation of Delhi- Report assessment of property, dated 21-11-60, stating the following:-

**"Industrial Home for Blind"**

and **"SSI"** (Small Scale Industry ) & **"Trade"**

2. Municipal Corporation of Delhi, Property Tax Bill 1989-90, showing ratable value under heading "NON-RESIDENTIAL" and also 'C' (Commercial)

It is further requested that the undersigned is associated with site-inspection and further deliberations / discussions to ensure correct classification of the said property.

Please let me know the further course of action to be taken by me.

Thanking you.

Yours sincerely

Anil Kumar

Email: info@audoviso.com

Phone (O) : 2341 8828, 2341 4051, 45840000

Residence : 2601 1294

c.c : H'ble Union Minister for Urban Development, Govt. of India, Nirman Bhawan, Maulana Azad Road, New Delhi - 110 011

**Kind Attn : Shri. Kamal Nath Ji**

for favour of information & suitable orders.

This is in further continuation to my letters dated; 11<sup>th</sup> Nov 11, 30<sup>th</sup> Dec 11 & 10<sup>th</sup> Feb 2012 sent to your goodself on the subject.

Residence : S-364, Panchsheel Park, New Delhi-110 017, Phones : 2601 1294, 4174 5380  
Office : E-48, Connaught Place, New Delhi-110 001. Phones : 4584 0000, 2341 4051, 2341 8828, 2341 3315  
Telefax : 2341 5527 E-mail : info@audoviso.com

293

1989-90  
1989-90  
1989-90

PROPERTY TAX BILL  
1989-90  
1989-90  
1989-90

PROPERTY No. 43 LK Wares  
Muss. Devaly

Residential Premises  
Non-Residential Premises

PERIOD	General Tax	Fire Tax	Edu. Class	Secur. Tax	Water Tax	Other	Total
1989-90 R	61	22	14				102
1989-90 R							142
TOTAL							142

E. R. O. E.

11/De/IAA 6C/Sunr

Under certificate of posting

Instruction:  
1. Payment: Cash or A/C Payee...  
2. As per LMC Act...  
3. Financials...  
4. Disputes...

विज्ञापन

1. यह विज्ञापन...  
2. यदि...  
3. यदि...

PAY before Pay By date and avail rebate.

Receipt

PROPERTY No. 43 LK Wares  
Muss. Devaly

DECLARATION  
A. The building is...  
B. The building is...  
C. The building is...  
D. Land...

The declaration is...  
I am aware that...  
The details of the cheque are as under :-  
Date: 11/05/89  
Bank: ...  
Branch: ...  
A/c No.:

Signature of the Property Owner  
Name and Address  
Date:

Particulars	Amount
1988-89	
1989-90	
Total	
Balance	
Amount	

292

Amount C.

32

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 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  
629, Chandni Chowk Delhi

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. Sheds</u> <u>1 Shed 6 Side open</u>	<u>125/-</u>		

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

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

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