ANIL KUMAR

24-02-2012

Dy, No. 15.25

GETICE OF THE DIR (Pig.)

Dated 29-03-12

BY SPEED POST

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

email: dirap1@dda.org.in Website: www.dda.org.in / urbonindia.nic.in MRP mollers Pls chistorss

Dhag 3/3

Kind Attn: Shri. A.K. Manna

Re: New Suggestion for Review of Master Plan Delhi -2021 Vikas Minar N. Delhi

Sir,

This has reference to Ministry of Urban Development advertisement appearing in national dailies on 18th 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 : Kha

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.

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DiscOMPL-2

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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

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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"

 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

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Email: info@audoviso.com

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

Residence: 2601 1294

c.c : H'ble Union Minster 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; 11th Nov 11, 30th Dec 11 & 10th 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

OTAL 06-61 A Raleane Value—Subject to increase under section 126 of D.M.C.act करनोय पुल्य—े रि.न. नि. अधिनियम की धारा 126 के अन्तर्गत बटाया जा सकता है : 89 1110 Cale 40 = 87 - 5000, Pare 100 " ig in cock Park = 1-6-09 CHALCOMORDIO OF CHILL ्राष्ट्रिम् दिल्ली नगर निगम What we want to see the second Chair डाक इसाइ प्रदाश न de 11/3 fac (6-5-1 Name & address n R 1363 हर मुक्ती हेल्की महिन्दी 20 General Tax 0 Counter मामन्य कर Residential शानामीय () कर जिस १८ छुट चिलेगी の方法・ノ m 4 Of RATEABLE VALUE OF DESTAR Ledger नाम प्य पत्र して Fire Tax व्यान कर 1111 FORO ---Bell No. 3.74.1 Edn. Cass निदा ion-Residential Scav Tax Water Tex सफाई कर जन कर Property No 154 1333 1989-90 363673 Las Kusan lax Qualifying for REBATE lax गर-धावासाय PAYBY Panetty N.F 31 /OT. JA. A &C: Supt いととれれ /いりしゃ वैदार मुनिधिकार कर में कि बीक पर निर्माव हम्मासार नवा करिन प्राप्तित है। तथा यह राजि बोक में तथा है। यक प्रवृत्ति हिना की देशा में खुट वाधिय ने की दोवेगी 2 दिल्ली नगर निगम अधिनियम के अनुसार दिल अन्दर コネー I Permant Cash or Ale Payer Chedit or that deave in Favour of MUNICIPAL CERCHATION OF DELETION IN CONTROL CERCHATION IN SEVERAL CONTROL OF THE PAYER तथा 20% तक जुलीमा होता। Total निराम से नाम से देश होने साहिए। किसी थी कार्य दिवस में दिन में बने बाने कार्यान्य में मात 10 वर्ष से सरवान पोल्ल साटिंपिकेट येथे बाते हैं जिनका बिनाय बंद द्वीगा। का भुगतान कवल बंक हाफट द्वारा स्वीकृत होगा। 2.00 वर्ग तक खबा किये जा सकते हैं : रिज्मी से शहर Instruction: योग नक्षर या एका तन्त्र वेई चेक अववा चेक कृष्पर दिल्ली नगर feasing that chaque is promity dated, signed, our ing authenticated and there is enough balance transplaying of chaque may result in withdrawal or labels and panalty upto 20%. िहदायते Under certificate of posting रसीद नियत तिनि तक ए पूर्व मुफ्तान धा च्ट शब्स करें . PAY before Pay by and avail rebote. Receipt dela Reservo Branch I am aware that if the decleration is found to be in correct I can be prosecuted under Section 182 of I.P.C.
The details of the cheque are as under :ar any time, I would not object to withdrawal C- The D- Land Arreor Date of rebete. The decleration is true to the best of my 1988-89 NTABA Cheque No. B- The building is owned & occupied by this Society Registration N CERTACHA Balance Total 1 1989-90 A- The building is used for residential DECLERATION : Counter iii) it is rented & completed before 1.4.85. iv) it has been completed & occupied after 31.2.85 & is not self occupied. 97 i) it is wholly owner occupied.

ii) it is partially owner occupied & owner The building is not covered under A & B. I am entitled to a rebate of General Tex u/s 115(4)(e) but the building is not exampted from Act for running educational institutions purposes and of the covered area. accupied portion is not less than 40% rector. : - Bs nard .. task Being Suga 35/115 At 30 Th - 00150 Follo Name and Address Dete Signature of the Property PAY BY E - 718 /2 BIH No. Toperty 301 10% 25% 15%

S. No. C/SR-101

Report regardi	ng	Revision o	f Assessment
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