

CH. OM PRAKASH

81, ADCHINI, SRI AUROBINDO MARG, NEW DELHI-110 017.

4th May, 2012

Director (Plg) MPR,
Delhi Development Authority,
6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002.
e-mail : dirplgmpr_tc@dda.org.in

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 3312
Dated 21/5/12

Reg. :- **PLANNING DEPARTMENT (MASTER PLAN REVIEW SECTION).
INVITING PUBLIC SUGGESTIONS FOR REVIEW OF MASTER PLAN FOR DELHI – 2021 – Open House Meet – South District - Advertisement in Times of India of 02-05-2012.**

Dear Sir,

1. That, we the Owners of Property No. 81, Adchini Village, Sri Aurobindo Marg, New Delhi.
2. That the Property has since long is being used for commercial activities, Khatoni, Jama Bandi prior to 1960 are available. All this has happened before the DDA; MCD came into existence and / or before the first Master Plan was made.
3. That before 1979 MCD carried out a detailed survey Plan of entire Adchini Village. On 26.6.1979 development plan of Adchini Village was approved by MCD & made public. It is pertinent to mention that in this Plan too the entire property is bounded as one with various structures duly marked within the Plot, all forming part of Adchini Village. Thus even as per the MCD approved Plans, the property No. 81 is one unit and there is no bifurcation.

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4. That in the demised property they are running their business in the name of M/s. Qutub Residency and some portions have been rented out to for permitted commercial usage.
5. The demised land is being used for commercial use since long. That the Land in question has been put to use even before the enactment of the Delhi Development Act, 1957 or the Master Plan for Delhi.
6. The activities being carried out in the land in question are prior to the preparation of the Zonal Development Plan for Adchini Village in 1979.
7. The use of the land / building is protected by the provision to Section 14 of the Delhi Development Act, 1957 which provides that "it shall be lawful to continue to use upon such terms and conditions as may be prescribed by regulations made in this behalf any land or building for the purpose and to the extent for and to which it is being used on the date on which such plan comes into force. The user of the land and building is protected by the provisions of the Act.
8. Vide Notification No. F13/46/2006/UD/16071 dated 15.9.2006 (AMENDMENTS Annexure M) property No. 81, Village Adchini has been declared as Commercial Street. Conversion charges and parking charges as per MCD notification have been already deposited. In this respect we would like to mention as the front portion of the building no. 81, Adchini, has been commercialized vide the notification dated 15.9.2006, the rare side of the building which is on 40mtrs.wide road be commercialized upto the STC gate. As per the MPD-2021 it has been mentioned on page 115 under the heading other terms & conditions point no. (iii) that if the notified street is a Master Plan road and if a service road is available or provided for by local bodies, then the mixed use premises should be approached from such service road and not directly from the main carriageway.

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9. That the property is constructed on one single plot bearing municipal number 81, Adchini and is registered as commercial property even prior to 1962. The records of municipal corporation of Delhi such as inspection book for the year 1971 also reveals that 81, Adchini was having existing shops. The Development plan for the village Adchini was cleared by Technical Committee as well as the standing Committee of MCD and the Town Planner of MCD had also approved the same vide resolution no. 1892 dated 29.6.1979. The said development plan and the map describes, 81 Adchini as the commercial property with two sides open.
10. **The property be incorporated to & stated to bring the Planning Norms in to the Master Plan 2021 itself and go a long way to ensuring that the Properties are protected and used uniformly in New Delhi.**
11. **A personal hearing may be arranged on this to explain the same in detail.**

Thanking you,

Yours faithfully,

CH. OM PRAKASH

81, Adchini,

Sri Aurobindo Marg,

New Delhi-110017