

That the Property has since long is being used for commercial activities, Khatoni, Jama Bandi prior to 1960 are enclosed, with English translation, and the House Tax Receipts from 1962 for the property are also enclosed (Annexure – II).

That Satvir Singh along with his brothers Dharam Pal Singh, Ashok Kumar Hooda and nephew Ajay Pal Singh own only 2752 Sq. yards in the said property. That Mrs. Sumitra Devi & her children are the owners of 995 sq. yards of land in the demised property and the same has been rented out the front portion to **M/s. Delhi Darbar (Restaurant)**. The remaining 237 sq. yards is owned by **Mr. Bal Kishan & Mr. Om Prakash**, who have rented there portions for petty business.

That in the demised property they are running their business in the name of M/s. Pashupati Motors and some portions have been rented out to M/s. Katni Marbles, for permitted commercial usage. A list of all the owners of property No. 84, Adchini, along with Khatoni is annexed hereto as **Annexure – III**.

That the Petitioner states 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.

That the Petitioner states that 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.

That the Petitioner states that 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 Petitioner submits that the user of the land and building is protected by the provisions of the Act.

That the Petitioner states that Vide Notification No. F13/46/2006/UD/16071 dated 15.9.2006 (AMENDMENTS Annexure M) property No. 84, Village Adchini has been declared as Commercial Street. Copy of Notification enclosed as **Annexure – IV**. Conversion charges as per MCD notification have been deposited on 30.6.2007, receipt enclosed as **Annexure – V**.

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 plot No. 84 is one unit and there is no bifurcation. A true copy of the above MCD approved Area Plan is annexed hereto as Annexure – XV.

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 heritage Properties are protected and used uniformly in New Delhi.

A personal hearing may be tranged on this to explain the same in detail.

Thanking you,

Yours faithfully,
For **CH. RAM SWAROOP CHARITABLE TRUST**

That, we the Owners of Property No. 84, Adchini Village, Sri Aurobindo Marg, New Delhi, measuring 3980 sq. yards state that the Building Plans were sanctioned on 4th May, 1951, by the then Deputy Commissioner, Delhi. Thereafter in the year 1957 the Provisional DDA gave permission to repair 84, Adchini. Similar Repair permission was given once applied and granted on 5/12/1960 by MCD Commissioner. All this has happened before the DDA; MCD came into existence and / or before the first Master Plan was made (Annexure - I).

Dear Sir,

Reg. :- PLANNING DEPARTMENT (MASTER PLAN REVIEW SECTION).
 e-mail : dirplgmpr_tc@dda.org.in
 New Delhi-110002.
 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.

Director (Plg) MPR,
 Delhi Development Authority,
 6th Floor,
 Vikas Minar,
 I.P. Estate,
 New Delhi-110002.

7th May, 2012

AJAY PAL SINGH

SIR
 REQUESTED TO KINDLY ACCEPT MY REVIEW FOR THE ABOVE MENTIONED SUBJECT.
 REGDS

CHARITABLE TRUST-2.docx application/vnd.openxmlformats-officedocument.wordprocessingml.document 16.81 KB
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From: SATVIR SINGH <satvirsingh@pashupati motors.com>
 To: dydirplgmpr@dda.org.in <dydirplgmpr@dda.org.in>
 U. C. Cell & Zone "J"
 Review of M.P.D-2021
 Dy. No. 52 Date 07/5/12

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