

# MUKTESHWER MARBLES

PLOT NO.: 81, SECTOR- 20, SERVICE CENTRE,, DWARKA, NEW DELHI-110077  
Mob.: 9312062583, e-mail: mukteshwer@gmail.com

255/L  
K-11

The Director (Planning)  
Manglapuri, Dwarka,  
New Delhi

निवेदन योजना (डाटा)  
पार्षदी संख्या (पत्र) 67  
दिनांक 31.5.12

dt. 31/5/12

**Subject:-** Suggestion for MPD-2021 in respect of Sector-20, Service Centre, Dwarka

Director (Plg.) MPR/TC,  
D.D.A. Vides Marg N. DELHI-2  
Dy.No. 3942  
Dated 6-6-12

Sir,

This humble submission of the applicant (application for getting implemented) is as follows:-

1. In 1996: Marble Traders were evicted from south central Ridge.
2. In 1997: The DDA developed and allotted around 7.29 hac. Of land comprising of 116 plots of varying sizes over in Sector 20, Marble Market, Dwarka, New Delhi to accommodate 94 Marble Traders evicted from Mehrauli with the following conditions imposed on shops.

	Shop for Marble Traders
Ground Coverage	25%
FAR	50
HEIGHT	7 mtr.

The lease inter-alia provided as follows:-

"Provided that, if the Lessee is desirous of using the said plot or the building thereon for a purpose other than that Shop for Marble Trade the Lesser may allow such change of use on such terms & conditions including payment of additional premium and additional rent, as the Lesser may in his absolute discretion determine."

By virtue of the aforesaid clause in the deep lease the lessee there under is also entitled to change of use from marble trade to another trade.

3. In 2001: Commissioner (Lands) DDA stated that the DDA will put to auction 17 plots for accommodating the Marble Traders in Dwarka. These plots were put to auction but due to higher prices no Marble Trader was able to bid for these plots. Later DDA enlarged the commercial activity from Marble Trade to General shops/showrooms/Offices activities like wine shops, Hotel Restaurant, General Merchandise etc. These 17 plots were then successfully auctioned for the aforesaid enlarged activities with increased ground coverage and FAR (Other than Marble Trade Activities) during the period 2002 to 2006 with the following conditions:

for MPD 2021 Review

AJ (Admission)

Sh. J. Indel 31.05.12  
1/6/12

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3942  
Dated 6-6-12

	Shop/Offices	Showroom/shop
Ground Coverage	100%	30%
FAR	160	100
Height	7 mtr.	15 mtr.

4. 2006 vide our letter Dt. 14.08.06 we filed objection for MPD-2021 once again asking for changing activities from Marble to other trade activities & increased FAR. Letter dt. 11.09.06 received from Urban Development Ministry Govt. of India informing that our representation has been forwarded to appropriate authority for further necessary action.
5. 2007: In this year MPD-2021 was implemented by DDA on 07.02.07 in which following modification was carried by them (page no. 33 of MPD-2021)

Table 5.2: Norms for Service Markets

Area (ha.)	6.0
Activities Permitted	Service & repair activities as specified in industries chapter, Retail and Limited wholesale for low turnover activities, like Auto workshop, Fruit & vegetables, General Merchandise, Hardware and Building materials Gas Godowns.

Table 5.4: Development Controls-Commercial Centers

Page No. 35 of MPD-2021

Use/Use premises	Maximum Coverage (%)	FAR	Height (mtr.)	Parking standard ECS/100 Sq. mt. of floor area.
(a) Commercial Centers				
iii. Convenience shopping centre / local shopping centre/local level commercial area	40	100	15	2
iv. Service Market / Service Centre.	40	100	15	2

In the premises upon the implementation of MPD2021, the same also became applicable to Sector 20, Marble Market, Dwarka. Accordingly henceforth apart from Marble activity further services as set out in

para 5 above could be carried with increased ground coverage and FAR as above in the Marble Market, Sector-20, Dwarka.

6. 2007: In this year PVC Traders having plots in PVC Markets, Jwala Puri, Delhi got the permission from DDA for changing their activities as shop office purpose (as per lease) in connection with PVC related activity to industrial Manufacturing, Service & Repair Industry unrelated to PVC activity as per MPD-2021 notified on 7.02.07 (Annexure enclosed)
7. 2008: We met several concerned DDA commercial land/planning officials for the implementation of MPD-2021 for our Marble Market which falls in Zonal Development Plan K-II (Dwarka)
8. 2009: In this year we started raising this issue through correspondence. We send several letters and RTI for implementing the MPD-2021 norms as approved & notified by DDA on 07.02.07. We also received a letter from Dy. Director (CL) informing us that there is no specific policy regarding doing Marble Trade in NCT of Delhi.
9. In the premises there is urgent need to alter and for enlarge the commercial use from marble to non-marble activities as well as on the same line as permitted by DDA in respect of 17 plots as mentioned in para 3 above and/or the provision of MPD-2021.
10. There is no justification for discrimination between plots allotted to evictees from Mehrauli and plots auctioned by DDA in the same Market. Such discrimination is wrongful, arbitrary and illegal.
11. Furthermore after the Hon'ble Supreme Court ban it is no more possible for traders to survive in the Marble Market by dealing in Marble exclusively when the very source has been ordered to be shut down.
12. In the premises we demand justice from you to enlarge and alter the commercial activity as stated hereinabove.
13. Unless we hear from you granting our request within a periods of 3 weeks from the receipt of this letter we shall proceed on the basis that our prayer for justice has been rejected by you. In such event we shall be compelled to take recourse to legal proceeding for enforcement of rights.

It is therefore most respectfully prayed that this committee may be pleased to :-

252/C

- a) Direct DDA to permit change of land use other than Marble Trade to non Pollution Eco Friendly Environment Trade in accordance with this lease deed which permits change of land use:
- b) Direct the DDA to implement the MPD-2021 and thereby enable the increase of FAR, space coverage and height in accordance with Table 5.2 and 5.4 of the MPD 2021 i.e. activities like hotels, showrooms for service centre etc. may be allowed to function.

Thanking You,

Encl:-

For Mukteshwar Marbles

Photocopy of PVC Market

  
(Sadashiv Gupta)

25/1

Office of Commercial Land Branch  
Delhi Development Authority

P.100(88)99 Pt/CL/Vol-II-B | 2281

Dated: 29-5-08

1632  
20-5-08

The Director (Building)  
DDA, Vikas Sadan,  
New Delhi

Regarding composition fee for non-construction in respect of plot allotted in PVC Market, Jawala Puri, Delhi.

Sir,

This is in continuation of this letter even No. dated 27.12.2007 and also with reference to various representations received from PVC and Plastic Waste Dealers Association, PVC Market, Jawala Puri, Competent Authority has been pleased to waive off composition fee for the period prior to 01.01.1996 i.e. up to 31.12.1995. Composition fee for non-construction from 01.01.1996 onwards i.e. up to 31.12.2008 already stands waived of by the Competent Authority and conveyed to you through above mentioned letter dated 27.12.2007. Hence Composition Fee for non-construction up to 31.12.2008 has been waived by the Competent Authority.

Yours faithfully,

(R.K. Sharma)  
Dy. Director (CL)

The Secy. to Hon'ble Minister Development, Revenue, Irrigation & Flood, Food & Civil supply, environment & Welfare of SC/ST A-Wing 7<sup>th</sup> floor, Delhi Secretariat, P.P. Estate, New Delhi.

President PVC & Plastic Waste Dealers Association, PVC Market, Jawala Puri.

Director (LC) DDA for information please.

*Handwritten signatures and dates:*  
29/5/08  
21/6/08  
21/6/08

(R.K. Sharma)  
Dy. Director (CL)