

सुभाष सवदेवा

विधायक

दिल्ली विधानसभा

OFFICE OF THE DIR (Plg.)
MPD/C, D.D.A. N. DELHI-2
Dy.No. 4056
Dated 13/6/12



सत्यमेव जयते

डी-42, मानसरोवर गार्डन

नई दिल्ली-110015

दूरभाष : 25191645, 25158910

May 25, 2012

1. The Director (MPR)

DDA, Vikas Minar

9th floor, IP Estate

New Delhi-110002

2. The commissioner (Planning)-I

DDA Vikas Minar, I. P. Estate

New Delhi-110002

Read Central Dy. No. 18
Dated 25/5/12

R&D Section, Vikas Minar
Delhi Development Authority
Deating Asstt

Commr (Plg.)-I's Office

Diary No A-1529

Date 28/5/12

Subject : MPD-2021 review – DDA's Public Notice dated 4/10/11 request to notify mix use stretch of Pankaj Batra Marg, Ramesh Nagar, West Zone, passing through the main market of Mansarovar Garden, New Delhi-15 as commercial.

1. I am to draw your attention to the two letters dated 17/11/2011 and dated 12/12/2011 (photo copies with enclosures enclosed) sent to you by Shri S. L. Kapoor, Chairman, Mansarovar Garden Vyopar Mandal, on the above subject in response to DDA's public notice dated 4/10/11. Since there has been no response from your office, my intervention has been sought by the vyopar mandal.
2. The facts of the issue relating to notifying mixed use stretch of Pankaj Batra Marg passing through the main market of Mansarovar Garden have been explained in an exhaustive manner quoting the relevant paragraph of the MPD-2021 and the 80.64 commercialization found by the MCD constituted survey team in 2008 supported by documentary evidence. I may add that Mansarovar Garden colony is Pre-1962 built up residential and re-habilitation colony listed at sl . no. 25 of annexure 1to para 15.12 of MPD-2021. Pankaj Batra Marg notified as mixed use road in 2006 was re-surveyed in 2008 at the behest of the monitoring committee and the survey team of the MCD found percentage of commercialization at 80.64 thus this road stretch fully satisfied all the norms set out in MPD 2021 for declaring it commercial in 2008 itself.
3. Since the traders of Mansarovar Garden colony have been unjustly deprived of the benefit of commercialization due to procedural delay in upgrading the road stretch in question passing through the main market of Mansarovar Garden, I request you to respond to the following queries so that I can pacify the agitated traders.

1459-2012
29/5/12
A.C. (AR)
30/5
Dir (C&G)
A.T.G. 5-6-12

in MPD Review
for 28/5/12
sh. Adhik.

सुभाष सचदेवा

विधायक

दिल्ली विधानसभा




डी-42, मानसरोवर गार्डन

नई दिल्ली-110015

दूरभाष : 25191645, 25158910

4. (1) Whether it is possible to straightaway upgrade pankaj batra mixed use stretch of mansarover garden as commercial on the basis of the percentage of 80.64 found by the MCD constituted survey team which resurveyed the road in 2008.
- (2) If the answer to (1) above is in the affirmative, immediate action be taken to upgrade the road stretch in question as commercial.
- (3) If the answer to (1) above is negative, indicate approximate time-frame during which fresh survey of this road in west zone is likely to be undertaken.
- (4) It may be confirmed that the road stretch in question has been included in the list of roads to be surveyed fresh here after in west zone, as may be planned.

With Best Wishes


(Subhash Sachdeva)

C. C. : Mansarover Garden Vyopar Mandal, Mansarover Garden, New Delhi-110015



MANSAROVER GARDEN VYOPAR MANDAL

(Registered under the Societies Registration Act, 1860 No. 111/11 dated 17.11.2011)
A Society for the Welfare and Development of the Residents of Mansarover Garden, New Delhi-110002

Ref. No. _____

PATRON :

Arjun Mehta
Ph: 0011-26110005
Mob: 9811-110005

No. MGUM/11/11

Dated: 17.11.2011

CHAIRMAN :

Sh. Pankaj Batra
Ph: 0011-26110005

PRESIDENT :

Pankaj Kumar Singh
Ph: 0011-26110005

VICE-PRESIDENT :

Dr. Anand Kumar
Ph: 0011-26110005

GENERAL SECRETARY :

Arjun Mehta
Ph: 0011-26110005

SECRETARY :

Sh. Pankaj Batra
Ph: 0011-26110005

TREASURER :

Sh. Pankaj Batra
Ph: 0011-26110005

To

The Director (MPR)
Delhi Development Authority
Vikas Minar, 9th Floor,
I.P. Estate
New Delhi-110002

Sub: MPD 2021 Review-DDA Public Notice dated 04.10.2011 - Request to notify Mix use stretch of Pankaj Batra Marg Ramesh Nagar, West Zone passing the Main Market of Mansarover Garden, New Delhi-110015 as commercial

Sir,

In response to DDA's, Public Notice dt. 04.10.2011, the Mansarover Garden Vyopar Mandal brings to your kind notice the grievous injustice done to the traders functioning in premises located enroute Pankaj Batra Marg, Ramesh Nagar, New Delhi and particularly those located in the stretch passing through the Main Market of Mansarover Garden, New Delhi-15

2. As Chairman of the Mansarover Garden Vyopar Mandal. I had obtained specific information under the R.T.I. Act 2005 from the office of the Dy. Commissioner, MCD, West

Zone and the office of the Chief Town Planner, Delhi with regard to the field data collected by the survey team constituted in 2006 and 2008 to ascertain whether the road in question had been correctly classified and notified as MIX USE Pankaj Batra Marg in 2006 or it should have been notified as commercial.

3. I encloses herewith photocopies of the following letters which are self explanatory and support our request that the road in question fully meets the norms laid down in para 15.12.1(b) of MPD 2021 and qualifies to be upgraded and notified as commercial:

- (1) Copy of my Letter No. MGVM/4/11(1) dated 29.04.2011 to Dy. Commissioner, MCD, WZ, New Delhi.
- (2) Copy of my letter No. MGVM/4/11(2) DT. 29.4.2011 to D.C. MCD, WZ. (The above letters were sent under the R.T.I. 2005 seeking information about the field data and consequent result)
- (3) Copy of letters No. SE-I/WZ/2011/12/D 986 dt. 15.6.2011 received from the SE-I, West Zone, MCD alongwith copy of enclosure letter No. 314/EEB-1/WZ/11/I/RTI/ D.No. 221 dt. 13.06.2011 and enclosure letter No. SE-I/WZ/2011-12/D-986 dt. 15.06.2011 addressed to Senior Town Planner, Delhi
- (4) Copy of letter No. TP/G/960/11 DT. 21.06.2011
- (5) Copy of my letter No. MGVM/6/11 dt. 30.6.2011 along with Mr. Ajay Mākan, MOS in M/o Home Affairs letter No.1256/VIP/ MOS (H.M)/2010 DT. 25.4.2010
- (6) Copy of letter No. TP/G/1338/11 DT. 19.8.2011 from Dy. Town Planner (G) to undersigned.
- (7) Copy of Chief Town Planner Delhi letter No. TP/G/1536/11 dt. 23.09.2011 to the undersigned.

4. A careful perusal of the above correspondence reveals that in terms of the modified provisions of the MPD-2001 vide Central Govt notification No. F13/46/2006/OD/PF/16089 dt. 15.09.2006, the Pankaj Batra Marg was surveyed in 2006 and on the basis of field data collected by the survey team, it was notified as MIX USE Road. When on the recommendations of the Monitoring Committee re-survey was conducted in 2008, the percentage of commercialisation content of the road stretch passing through the main Market, Mansarover Garden, New Delhi was found to be 80.64% which is more than the norm of more than 70% stipulated in para 15.12.1(b) of the MPD 2021. This road stretch fully satisfied all the norms set out in the MPD-2021 for declaring it commercial in the year 2008 when reverification survey was carried out. This resurvey should be deemed to have been carried out under the provision of MPD 2021 and the MIX USE stretch in question should have been upgraded as commercial in 2008 itself. We request that our this request may kindly be registered properly in your official records so that when pursuant to further official notification, city roads are surveyed again, our stretch of Main Road of Pankaj Batra Marg in West Zone is upgraded to commercial so that traders get the benefits to which we are entitled under the MPD -2021.

Kindly acknowledge receipt our request and oblige.

Yours faithfully



(S.L. Kapoor)
Chairman
Mansarover Garden Vyopar Mandal
F-299, Mansarover Garden
New Delhi

Enclosures attached

Copy alongwith enclosures forwarded for necessary action to

- (1) The Commissioner (Planning)
DDA, Vikas Minar
I.P. Estate, New Delhi-02

Delhi
Vikas
28/11/11

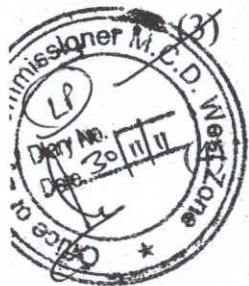
- (2) The Chairman
DDA, Vikas Sadan
I.N.A., New Delhi

The Deputy Commissioner
WZ, MCD, New Delhi

The Chief Town Planner
MCD, Civic Center, New Delhi

RECEIVED

Town Planning Department
D., 13th Floor, Civic Cen.
New Delhi-2



S. L. Kapoor
(S.L. Kapoor)
Chairman



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Registration Act, 1860 With Certificate No. S/58650/2007 Dated 17-05-07)
B-1, Mansarovar Garden, New Delhi - 110029

11/11/11

29th April, 2011

To
The Deputy Commissioner,
Municipal Corporation of Delhi,
West zone, Nishat Enclave, Rajouri Garden,
New Delhi.

Subj: Notification of this stretch of Pankeji Betra Marg
passing through Main Market, Mansarovar Garden Colony,
New Delhi as 'COMMERCIAL'.

Sir,

The Mansarovar Garden Vyopar Mandal draws your kind attention to the Notification dated 15.9.2006 issued by the Urban Development Department declaring Pankeji Betra Marg passing through Bali Nagar-Ramesh Nagar-Sherdarpuri-Mansarovar Garden in West zone as MIX USE Road. This benefit was extended to the owners of properties abutting this road by amending the MPD 2001 after conducting detailed field survey on the basis of ground realities existing alongside the said road by a special team of officials constituted by the MPD of West Zone. The relevant field data as required in terms of the norms laid down in the notification was collected by the Special Team to ascertain road's eligibility before declaring/notifying the Pankeji Betra Marg as Mix Use Marg.

2. The Mansarovar Garden Vyopar Mandal submits that ever since the notification of this road as Mix Use road, a long period of nearly five years has elapsed. Currently, the MPD 2021 is in force. In so far as the stretch of this road starting from F- 229 to F - 306- FB 100 to 120 and further upto Sarvudya School on the eastern side of the road and F- 309 to F 369 and upto MCD Primary School on Western side of this road 2 or 3 plots lying vacant have now been built up. As per ground realities now existing alongside this road almost/98% properties are under commercial use.

3. The MGV re-iterates that ^{are} ~~there~~ more than 90 % properties abutting this road of less than 24 m width under commercial use in stretches of far greater length than 100 ms. passing through the Main Market of Mansarovar Garden.

4. The MPD 2021 has given a special dispensation to property owners in Rehabilitation Colonies. The Mansarovar Garden Colony has been notified as Rehabilitation colony and its name is listed at S. No. 25 of Annexure 1 to Chapter 15 of the MPD 2021, as FRB-1962 built up residential and rehabilitation colony.

MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under the Act XXI of 1860 Vide Certificate No. S/5865/1300 Dated 17-05-07)
E-369A, Main Market, Mansarovar Garden, New Delhi - 110015

5. In view of the foregoing all important change in the status of this Category D classified Colony, the entire stretch of Pankaj Batra Marg passing through the Main Market of the Mansarovar Garden Rehabilitation Colony fulfils the norms as laid down in the MPD 2021 and is eligible to be notified as 'Commercial'. The relevant provisions in this regard are laid down in paragraph 15.12.1(b) of MPD 2021 which are reproduced below:

Para 15.12.1(b) of MPD 2021 - COMMERCIAL STREETS AND AREAS :

Where more than 70% of the properties abutting roads of less width than 24 m R.O. in a stretch of atleast 100 m in rehabilitation colonies regularised unauthorised colonies, resettlement colonies, Malled City Special Area and urban villages and local commercial streets/areas declared under MPD 1962 as per para 15.3.1 and.'

6. The Vyopar Mandal submits that the entire stretch of Pankaj Batra Marg passing through our main market fully satisfies laid down norms mentioned above in all respects. Further, under Para 15.12.2 it is enjoined upon MCD to have surveyed the stretch within 90 days but, nevertheless, this does not restrict it to take any action after the expiry of this period during the ongoing term of the MPD 2021.

7. The Vyopar Mandal respectfully prays that the subject stretch of entire road passing through the Main Market may kindly be notified as 'commercial' on the basis of the field data collected in 2006 or in the subsequent year(s) by the MCD's official Survey Teams failing which it is humbly requested that a fresh survey of the road stretch may be got conducted at the earliest and requisite notification issued converting Mix Use character to 'COMMERCIAL' of the road stretch in question.

8. Kindly acknowledge receipt of this letter.

Yours Faithfully,

(S. L. Kapoor)
Chairman

MANSAROVER GARDEN VYOPAR MANDAL

Copy forwarded for information and necessary action to :

1. The JT Secy (Municipal Body), UD Deptt, Govt of NCT of Delhi, 9th level, C wing, Delhi Secretariat Bldg, IP Estate, N. Delhi-2.
2. Shri Subhash Sachdeva, MLA, Mansarovar Garden, New Delhi.
3. Smt. Usha Mehta, Municipal Councillor, Mansarovar Garden, N. Delhi.
4. Shri Raj Kumar Khurana, Municipal Councillor, Ramesh Ngr, N. Delhi.

MANSAROVER GARDEN VYOPAR MANDAL

Regd. Office: Mansarovar Garden, New Delhi - 110015
Mansarovar Garden, New Delhi - 110015

MPD/4/11(2)

NOTICE UNDER RIGHT TO INFORMATION ACT -2005.

Date: 29 April, 2011

To

The Deputy Commissioner,
Municipal Corporation of Delhi,
West Zone, Vishal Enclave, Rajouri Garden,
New Delhi.

Sub :

Notification of Mix Use stretch of Pankaj Batra Marg
passing through Main Market, Mansarovar Garden colony,
New Delhi as 'COMMERCIAL'.

Sir,

I am to enclose a photo copy of our Mansarovar Garden
Vyopar Mandal letter No. MGVM/4/11(1) dated the 29th April, 2011
on the same subject as indicated above which is self-explanatory
and should be treated as part of our present request, explaining
in detail the background in which the information is being sought
under the RTI Act, 2005 so as to enable you to appreciate and fully
comprehend the problem confronting the Traders' Community. In a nut-
shell, our request is that the Mix Use stretch of Pankaj Batra Marg
passing through the Main Market of Mansarovar Garden fully satisfies
the norms set out in Para 15.12.1(b) of the MPD -2021 and it should
be notified as 'COMMERCIAL'.

2. In the foregoing perspective, I am to request you to furnish
the following information under the RTI Act of 2005 and oblige :

- (1) Whether on the basis of the field data collected by the MCD
constituted survey team of officials in 2006 relating to the
Mix Use notified stretch of Pankaj Batra Marg passing through
Main Market of Mansarovar Garden OR any further survey conducted
after 2006, reveals that this stretch fully meets the norms
set out in Para 15.12.1(b) of MPD 2021.



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act X of 1929) Soc. Certificate No. S/58650/2007 Dated 1-05-07
FA-3007 Main Market, Mansarover Garden, New Delhi - 110015

Ref No.

- 2 -

Dated

PATRON:

Ashok Mahajan
Chairman, Mansarover Garden Vyopar Mandal

CHAIRMAN:

S. L. Kapoor
Chairman, Mansarover Garden Vyopar Mandal

PRESIDENT:

S. L. Kapoor
President, Mansarover Garden Vyopar Mandal

VICE-PRESIDENT:

S. L. Kapoor
Vice-President, Mansarover Garden Vyopar Mandal

GENERAL SECRETARY:

S. L. Kapoor
General Secretary, Mansarover Garden Vyopar Mandal

SECRETARY:

S. L. Kapoor
Secretary, Mansarover Garden Vyopar Mandal

TREASURER:

S. L. Kapoor
Treasurer, Mansarover Garden Vyopar Mandal

- (2) If the answer to (1) above is in the affirmative, when the formal notification to declare the stretch of Mix Use Marg in question as 'COMMERCIAL' will be issued.
- (3) If the answer to (1) above is in the negative, kindly supply copies of the field data collected by the MCD constituted Survey Team pertaining to the Mix Use stretch of road in question in the year 2006 and/or subsequent years.
- (4) Kindly indicate time schedule if drawn up by MCD to conduct suo moto fresh field survey of Mix Use roads in west zone or it is undertaken on specific requests of Welfare Associations of Traders/property owners etc.

3. I am to enclose crossed postal Order No. 92E 287225 dated 28.4.2011 worth Rs. 10-00 payable to PMC as required under the RTI Act.

Yours Faithfully,

(S. L. Kapoor)
CHAIRMAN,

MANSAROVER GARDEN VYOPAR MANDAL
F-299, Mansrover Garden,
New Delhi.

- Encls:
1. Copy of Ltr
dt. 29.4.11.
2. Postal
Order.

Copy, with enclosure (ltr dt. 29.4.11), forwarded to :

The Joint Secretary (Municipal Body), Urban Development
Department, Govt. of NCT of Delhi, 9th Level, C Wing,
Delhi Secretariat Building, I.P. Estate, New Delhi- 2,

(S. L. Kapoor)
Chairman,
Mansrover Garden Vyopar Mandal

OFFICE OF THE SUPTDG. ENGINEER(WZ)-I
VISHAL ENCLAVE, RAJOURI GARDEN, NEW DELHI-27

No. SE-I/WZ//2011/-12/D- 986

Dated: 15/06/11

To,

Sh. S. L. Kapoor
F-299 Mansarovar Garden
N.D-15

Subject :- Reply of ID No. 221 dated 12.5.11.

Sir/Madam,

With reference to your letter dated 29.4.11 received from the office of AJW on the subject cited above, the reply received from the office of the Executive Engineer (B124) 12 /WZ is enclosed herewith for your information please. The requested information does not fall within my jurisdiction and the same has been transferred to the concerned PIO (copy attached).

In case you are not satisfied with the reply, then as per Section 19 of the R.T.I. Act, 2005 you may file an appeal to the First Appellate Authority i.e Dy. Commissioner (West Zone), Community Centre, Vishal Enclave, Rajouri Garden, New Delhi-110027, (Telephone No. 25934789, 25462486) within 30 days from the date of receipt of this letter.

Encl. As above

Kasim 15/6/11
Suptdg. Engineer (WZ)-I
Public Information Officer

ANNEXURE - VIII
Transfer of Application to
Other State Public Information Officer

(To be Done within Five Days)

(From) :- Office of Suptdg. Engineer-I, West Zone

(Address) :- Community Centre, Vishal Enclave, Rajouri Garden, N.D.

No. SE-I/WZ/2011-12/D- 986

Dated 15/06/11

To

Sr. Town Planner,
City Centre.

Subject: Transfer of Application I.D. No. 221 received from Mr./Mrs. _____
under Sub Section (3) of Section 6 of RTI
Act, 2005.

Sir/Madam,

The undersigned had received the above application on _____ under R.T.I
Act, 2005.

1. The requested information does not fall within my jurisdiction.

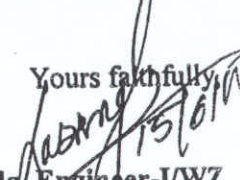
OR

The following part of the requested information does not fall within my jurisdiction:

As stated in the application

2. The application/part of the application is, therefore being transferred to you under sub-section (3) of Section 6 of R.T.I Act, 2005 for further necessary action.
3. In case it does not fall under your jurisdiction it may please be further transferred to the Public Authority to which the subject matter is more closely connected, directly, under intimation to the applicant.

Yours faithfully,


Suptdg. Engineer-I/WZ
Telephone No. 25155382

Encl. Application in original
Copy forwarded for information to the applicant.

Sh./Smt. S L Kapoor.
F-299, Mansarovar
Gurgaon, N.D-15

100/2025/10214/12/128
13-6-11

I.D. No. 221

Kapoor R/o F-299, Mansarovar Garden, New Delhi-15 has sought information vide his aforesaid application. The point wise reply of this office is as under:-

1. Reverification survey of Pankaj Batra Marg, Ramesh Nagar was conducted in the year 2008 and percent of commercialization found as per resurvey is 80.64%.
2. The reverfication survey report was submitted to Addl. Commissioner(Engg.) on 30.06.2008. Further information in this regard is not available in this office. CTP office may have such such information.
3. May please see reply at S. No. 1 above.
4. This office have no knowledge about any time schedule of any fresh survey.

A.E.(B)/WZ

A.E.(B)-I/WZ

A.E.-I/WZ

West Zone
3852
13/6/11

Y
A.E.(B)/WZ
16/6/11

13/6

Municipal Corporation of Delhi
Town Planning Department
Level XIII, Civic Centre, JLN Marg, New Delhi 110002.

No: TP/G/...../11
To

Dated: 2/6/11

✓ Sh. S.L. Kapoor
F-369A, Main Market,
Main Sarover Garden
New Delhi-110015

Sub: Town Planning Deptt. I.D. No.-268, DTP(G) under RTI Act-2005, transferred from the Office of SE-I, West zone.

Please refer to your above I.D. Application seeking information. The replies of questions are as under:

- (1) The survey for notification are processed as per the notification issued by U.D department and after 2006 the survey was processed as per notification MPD-2021.
- (2) 15.9.06
- (3) The survey for notification was conducted under the supervision of Deputy Commissioners of respective zones. So RTI application is being transferred to SE (B) West zone. for reply under RTI Act-2005.
- (4) As per para 3 above.

The Chief Town planner is the First appellate authority, to whom an appeal can be made in this department at 13th Floor, Civic Centre New Delhi-110002.

Yours faithfully



Bharat Bhushan
PIO/ Dy. Town Planner(G)
Ph: 2322 6330

Copy to:

- PIO/SE (B) West zone, Vishal Enciave, MCD Zonal Building, New Delhi-110027 for reply under RTI Act-2005.



MANSAROVER GARDEN VYOPAR MANDAL

(Registered under Model No. XXI of 1980 Vide Certificate No. S/50650/2007 Dated 15-05-07)
BA-333A Main Market, Mansarovar Garden, New Delhi - 110015

By Hand Registered Post

Dated 30th June, 2011.

10/06/11

The application under the Right to Information Act, 2005.

CHAIRMAN:

Sh. Ramesh Chandra (E-By Secretary)
PAN-12115, 25412114 (G.O.)

PRESIDENT:

Sh. K. K. Kumar Gupta
PAN-25415543, 25440702

VICE-PRESIDENT:

Sh. Mandelwal
PAN-25103185

GENERAL SECRETARY:

Sh. Jagan Jangra
PAN-25391000

SECRETARY:

Sh. Jagan Jangra
PAN-25391000

TREASURER:

Sh. Jagan Jangra
PAN-25391000

The Chief Town Planner,
Municipal Corporation of Delhi,
4th Floor, Pigeon Bhawan, Pigeon Centre,
P.O. Box No. 110006,
Delhi - 110006.

Sub: Notification of Mix Use stretch of Pankaj Batra Mar passing through Main Market, Mansarovar Garden Colony, New Delhi as Commercial.

Ref: Reply to MCO Office, West zone, Vishal Enclave, application under RTI No. 321 dated 22.3.2011.

Dear Sir,

I am to draw your kind attention to the Superintending Engineer - I, West zone, MCO letter No. 35-1/12/2011-12/3-326 Dated 15.6.11 (copy enclosed) transcribing our application submitted under RTI bearing ID No. 321 cited above to your goodsall's office (addressed to Sr Town Planner) for furnishing requisite information sought in our letter No. M77M/4/11(2) dated 22.4.2011 (copy enclosed) as the subject matter fall under your jurisdiction. I also enclose copy of our Mansarovar Garden Vyopar Mandal Letter No. M77M/4/11(1) dt 22.4.11 addressed to the DMCE, 12 which explains in detail the background of seeking the information sought in our letter.

2. For your perusal, I also enclose herewith copies of following two letters received by the undersigned from DMCE, 35, MCO, 12

- (1) letter No. 35-1/12/2011-12/3-326 dt 15.6.11
- (2) letter No. 35-1/12/2011-12/3-326 dt 15.6.11

3. It is requested that you may please direct the Executive Engineer, P.O. Box No. 110006, Delhi to take up the matter with the concerned authorities.



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-368A, Main Market, Mansarover Garden, New Delhi - 110015

- 2 -

Dated.....

Ref No.

PATRON:

Ashok Magge
9870044685
(0) 25412425

CHAIRMAN:

S.L. Kapoor (Ex Dy Secretary)
Ph: (0) 25412115, 25412114/16

PRESIDENT:

Pardeep Kumar Gupta
Ph: (0) 25415543, 25440792

VICE-PRESIDENT:

Om Khandelwal
Ph: (0) 25103185

GENERAL SECRETARY:

Madan Taneja
Ph: 9899181000

SECRETARY:

Gouri Sanker Sharma
Ph: 9811048866

TREASURER:

Gopal Khanna
Ph: 25117732

of Mix Use Notified Pankaj Batra Marg starting from Bali Nagar passing through Ramesh Nagar and ending upto Mansarover Garden upon re-survey conducted in 2008 was found as 80.6% per cent as COMMERCIAL. This letter also states that the reverification survey report was sent to the Additional Commissioner (Engineering) on 20.6.2008. Since the original survey conducted in 2006 and ^{later} in 2008 must have been done by the MCD constituted Survey Teams, your office representative must have been a Member of the Survey Teams on both the occasions. Consequently, copies of the survey data must be available in your goodself's office. I am to request that requisite information sought in our application under the RTI may kindly be expedited.

3. I am to make a further submission to the effect that as per the provisions of MPD 2021 contained in para 15.12.1(b) -reproduced in our letter dt. 29.4.11 addressed to the DC, MCD, WZ (copy already enclosed) where more than 70 % of the properties abutting roads of less than 24 m width ROW in a stretch of atleast 100 m in rehabilitation etc. colonies are eligible to be notified as fully 'COMMERCIAL'. This very norm stipulated in the MPD 2021 stood fully satisfied for notifying the Pankaj Batra Marg in its entirety (including the portion passing through Mansarover Garden's Main Market where the percentage of commercial element is more than 80%) as Commercial in 2008 but, for unknown reasons, it was notified only as Mix Use Road. This situation has dealt a severe blow to the traders functioning in the area en route the down-graded road. We have been deprived of the benefit which the MPD 2021 conferred on the trading community and request you to kindly look into this aspect and rectify the error, if it be so.



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
F-299A, Main Market, Mansarovar Garden, New Delhi - 110015

Ref No

- 3 -

Dated

PATRON :

Ashok Waggo
Ph: 9810044665
(O) 25414425

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary)
Ph: (O) 25412115, 25412114 (Cell)

PRESIDENT :

Pardeep Kumar Gupta
Ph: (O) 25415543, 25440792

VICE-PRESIDENT :

Om Khandelwal
Ph: (O) 25103185

GENERAL SECRETARY :

Madan Taneja
Ph: 9899181000

SECRETARY

Gouri Sanker Sharma
Ph: 9811048869

TREASURER :

Gopal Khanna
Ph: 25117782

4. For your kind information, I enclose a copy of the letter D.O. No. 1256/VP/MOS/H M/2010, dated 22.4.2010 addressed by the then Home Minister of India and now Union Minister of Youth Affairs and Sports - Shri Ajay Maken Sahib, wherein he had recommended that the road stretch passing through Main Market of Mansarovar Garden be notified as Commercial. The Mansarovar Garden Vyopar Mandal did not get any reply from the Commissioner, MCD, to whom the letter was addressed.
5. I am to assure that the traders will be too pleased to pay the Special Conversion Charges as prescribed by the Government.
6. As regards the construction of multi-level parking facility along the road route, there are several open spaces, park sites, green field measuring 17 Bighas and 10 Biswas taken over by the MCD opposite G Block of Mansarovar Garden and adjacent to Shardaपुरी by virtue of Delhi High Court judgement in writ petition (C) No. 6115 of 1998. The extra space available in the MCD Primary School in E Block of Mansarovar Garden ideally suits for providing multi level underground parking. MCD can cash on this project by ensuring to itself recurring annual income.
6. I am to pray that our case of notifying the Pankaj Batra Marg as Commercial may kindly be processed expeditiously and the proposal be get approved from the Standing Committee of the MCD concerned Lay Out at the earliest. We may kindly be kept abreast of further developments till the formal notification of road in question by the UD Deptt. of GOVT of NCT of Delhi as Commercial is issued.

Yours Faithfully,

(S. L. Kapoor)
Chairman,

MANSAROVER GARDEN VYOPAR MANDAL
F - 299, Mansarovar Garden,
New Delhi.

Mob: 9871547999



MANSAROVER GARDEN VYOPAR MANDAL

Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58656/2007 Dated 19-2-2011
FA-369A, Main Market, Mansarover Garden, New Delhi - 110006

Ref No

Date

- 4 -

PATRON :

Ashok Maggo

Ph: 9810044685

(O) 25414425

Copy, along with enclosures, forwarded for information and necessary action to -

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary

Ph: (O) 25412115, 25412114 (G.O.)

PRESIDENT :

Pardeep Kumar Gupta

Ph: (O) 25415543, 25440792

VICE-PRESIDENT :

Omi Khandewal

Ph: (O) 25103185

GENERAL SECRETARY :

Madan Taneja

Ph: 9899181000

SECRETARY

Gouri Sanker Sharma

Ph: 9811048869

TREASURER :

Gopal Khanna

Ph: 25117782

- (1) Shri Ajay Maken, Hon'ble Union Minister for Youth Affairs & Sports (Independent Charge), Shastri Bhawan, New Delhi.
- (2) The Deputy Commissioner, MCD, West Zone, Vishal Enclave, N. Delhi.
- (3) The Superintending Engineer -I, MCD, West Zone, Vishal Enclave, New Delhi.
- (4) The Senior Town-Planner, MCD, 4th Floor, Nigam Bhawan, Civic Centre, Kashmere Gate, New Delhi 110006.
- (5) The Joint Secretary (Municipal Body), Urban Development Department, Govt. of NCT of Delhi, 9th Level C Wing, Delhi Secretariat Building, L.P. Estate, New Delhi.
- (6) Shri Subash Sachdeva, M.L.A., Mansrover Garden, New Delhi.
- (7) Smt. Usha Mehta, Municipal Councillor, MCD, Mansrover Garden, New Delhi.

Enclosures: as
mentioned in the
letter.

(S. L. Kapoor)

Chairman,

Mansrover Garden Vyopar Mandal
New Delhi.

Address: F-299, Mansrover Garden, N. Delhi.

Mob: 9871547999 : Phone-25412114-25412115.

अजय माकन
Ajay Maken



D.O. No. 1256 VP/MOS (H-M)/2010

राज्य मंत्री
गृह मंत्रालय
नार्थ ब्लॉक, नई दिल्ली - 110001
MINISTER OF STATE
MINISTRY OF HOME AFFAIRS
NORTH BLOCK, NEW DELHI - 110001
29 APR 2010

Dear Shri Mehra,

I am forwarding herewith a letter received from Shri Madan Taneja, General Secretary, Mansarovar Garden Vyopar Mandal, FA-369A, Main Market, Mansarovar Garden, New Delhi - 110 015. The Vyopar Mandal has informed that properties on Main Market from Radhey Sham Mandir to Mansarovar Garden T Point of Pankaj Batra Marg fully meets the norms laid down in MPD-2021 and qualifies for being notified as "Commercial".

2. The request of the Vyopar Mandal may kindly be considered.

With regards,

Yours sincerely,

(AJAY MAKEN)

Encl: As above.

Shri K S Mehra, IAS,
Commissioner,
Municipal Corporation of Delhi,
Town Hall, Chandani Chowk,
New Delhi.

Copy to:

Shri Madan Taneja, General Secretary, Mansarovar Garden Vyopar
Mandal, FA-369A, Main Market, Mansarovar Garden,
New Delhi - 110 015.

(AJAY MAKEN)

Municipal Corporation of Delhi
Town Planning Department
Level XIII, Civic Centre, JLN Marg, New Delhi 110002.

No: TP/G/.....1338...../11
To

Dated: 11/8/11

Shri. S.L. Kapoor, Chairman
Mansarovar Garden Vyopar Mandal
F-299, Mansarovar Garden
New Delhi.

Sub: Town Planning Deptt. I.D. No.-324, DTP(G) under RTI Act-2005

Sir,

Please refer to your above I.D. Application seeking information .The reply of questions are as under:

(1). PIO/SE-I/WZ, West Zone had transferred the RTI of vide letter no SE-I/WZ/2011-12/D-986 dated 15/06/11 to TP department and the question related to TP department are replied vide letter no. TP/G/960/11 dated 23/06/11 (copy enclosed) and SE-I/WZ had also replied the related query on dated 10/06/11(copy enclosed).

(2) No question asked and no reply required .

(3) The Re-survey was conducted under the supervision of DC, West zone and the question is closely related to PIO/SE-I/WZ, West zone.so the RTI application is being transferred to PIO/SE-I/WZ, West zone for reply under RTI Act-2005.

(3) Mansarovar Garden is a regular plotted development(RPD) and not a MOR colony, the action may be taken as per notification/amendment .


(4) As per para 3 above.

(5) As per para 3 above.

(6) As on date, there is no policy for declaring fresh notification.

The Chief Town planner is the First appellate authority, to whom an appeal can be made in this Department at 13th Floor, Civic Centre New Delhi-110002.

Yours faithfully


Bharat Bhushan
PIO/ Dy. Town Planner(G)
Ph: 2322 6330

Copy to:

- PIO/SE-I/WZ,west zone, MCD, New Delhi for reply under RTI Act-2005



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
EA-359A, Main Market, Mansarovar Garden, New Delhi - 110015

Ref No **MGTM/12/11**

By Registered post

Date: 12th December

PATRON: —

Ashok Maggo
Ph: 9810044685
MO: 25414428

To

The Director (Planning) MPR,
Delhi Development Authority,
6th Floor, Vikas Nagar, IF Estate,
New Delhi 110002.

CHAIRMAN:

S.L. Kapoor (Ex Dy Secretary)
Ph: MO: 25412115, 25412114 (G.O.)

PRESIDENT:

Pardeep Kumar Gupta
Ph: MO: 25415543, 25440792

VICE-PRESIDENT:

Omi Khandelwal
Ph: MO: 25103185

GENERAL SECRETARY:

Madan Taneja
Ph: 9890181000

SECRETARY

Gouri Sanker Sharma
Ph: 9811045899

TREASURER:

Gopal Khanna
Ph: 25117782

Sub : **MID TERM Review of MPD 2021 - Suggestion for Insertion of specific provision for carrying out periodic survey of City Roads eligible for notification as Mix Use or Commercial.**

Ref : **DRA's Public Notice dated 4.10.2011 inviting public suggestions**

Sir,

In response to your above mentioned Public Notice, we have vide our letter No. MGTM/11/11 dated 17.11.2011 tried to focus your attention on the anomalous situation that has arisen stalling the upgradation from Mix Use to Commercial category the stretch of Mix Use stretch of Pankaj Batra Marg in West zone passing through our Main Market of Mansarovar Garden, New Delhi 15, due entirely to absence of any specific provision for periodic resurvey of City Roads in MPD 2001. I am to highlight the following substantive points to safeguard the legitimate rights and business interests of the traders located on route the road stretch in question mentioned above.

I. SURVEY OF CITY ROADS UNDER MPD 2001:

Pursuant to Central Govt. notification issued on 15.9.2006, survey team constituted by DC, MCD, West zone, collected field data and on satisfaction of prescribed norms, Pankaj Batra Marg was notified as Mix Use road by the Urban Development Department of the Govt. of NCT of Delhi. This road runs through the pre-1962 built up Residential and Rehabilitation Colonies of Bal Nagar- Bal Nagar



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market Mansarovar Garden, New Delhi - 110015

Ref No.

Dated

PATRON :

Ashok Maggo
Ph. 9810044685
(O) 25414425

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary
Ph. (O) 25412115, 25412114 (G.O.I.)

PRESIDENT :

Pardeep Kumar Gupta
Ph. (O) 25415543, 25440792

VICE-PRESIDENT :

Omi Khandelwal
Ph. (O) 25103185

GENERAL SECRETARY :

Nadan Taneja
Ph. 9893181000

SECRETARY

Gouri Sanker Sharma
Ph. 9811048869

TREASURER :

Gopal Khanna
Ph. 25117782

Mansarovar Garden Colonies listed in the Annexure 1 to para 15.12 of MPD 2021.

II. RESURVEY OF CITY ROADS UNDER MPD 2021:

The Master plan for Delhi 2021 was promulgated on 7.2.2007. Suspecting bungling and foulplay in notifying several city roads as Mix Use/Commercial by the UDD of Govt. of NCT of Delhi due to pressure tactics of political leadership, the power packed and judiciary backed Monitoring Committee issued orders to the MCD Zonal Heads/Chief Town Planner to re-survey the 2006 notified roads. The re-verification survey of Pankaj Batra Marg was undertaken on 30.6.2008 and the percentage of commercialisation of this road was found to be 80.64 %, which is more than the stipulated norm of more than 70 % in para 15.12.1(b) of MPD 2021. The MCD/UDD of Govt. of NCT of Delhi took no steps to upgrade stretch of this road to "Commercial" as the resurvey was not undertaken in pursuance of any specific provision in the MPD but only under the orders of the monitoring Committee, a quasi judicial authority which also remained reticent. The Traders' cause has been badly HIT due to persistence of this fallacy, eclipsing ground realities. Copy of ESB ltr dt 13-6-11 enclosed.

III. REMEDY - Insertion of a Specific provision for periodic Survey of City Roads after every 5 year spell by amending MPD 2021.

The first survey of City Roads under the MPD 2021 has yet to be undertaken. In the absence of any specific provision in MPD 2021, the decision about the periodic spell at the expiry of which such surveys be undertaken by survey teams to be constituted by the Zonal Heads of MCD rests with the bureaucracy. It is suggested



MANSAROVER GARDEN VYOPAR MANDAL

(Registered Under Societies Act XXI of 1860 Vide Certificate No. S/58650/2007 Dated 17-05-07)
FA-369A, Main Market, Mansarovar Garden, New Delhi - 110015

Ref No

- 3 -

Dated

PATRON :

Ashok Maggo
Ph: 9810044685
(O) 25114425

CHAIRMAN :

S.L. Kapoor (Ex Dy Secretary
Ph: (O) 25412115, 25412114 (G.O.I.)

PRESIDENT :

Pardeep Kumar Gupta
Ph: (O) 25415543, 25440792

VICE-PRESIDENT :

Om Khandelwal
Ph: (O) 25103185

GENERAL SECRETARY :

Madan Taneja
Ph: 9899181000

SECRETARY

Gouri Sanker Sharma
Ph: 9811048869

TREASURER :

Gopal Khanna
Ph: 25117782

that as per the advice tendered by the Chief Town Planner, MCD, vide his letter dated 23.9.11 (Photo copy enclosed), a specific provision is required to be made to prescribe a spell after which city road surveys be undertaken to identify eligible roads to be notified as Mix Use, Commercial. The duration of spell may be of 4 to 5 years.

2. I am to request that the MPD 2021 may be modified as suggested above.

Yours Faithfully,

(S. L. KAPOOR)

Chairman,

MANSAROVER GARDEN VYOPAR MANDAL

F- 299, Mansarovar Garden, New Delhi-15.

Enclosures : 2

Copy, alongwith enclosures, forwarded for ensuring proper consideration and necessary modification of the MPD 2021 to :

1. The Commissioner (Planning),
D.D.A., Vikas Ekdar, IP Estate,
New Delhi-2.

BY REGD POST

2. The Chairman,
D.D.A., Vikas Sadan,
T W A, New Delhi.

BY REGD POST

3. The Dy Commissioner, West Zone, M.C.D.,
Vishal Enclave, New Delhi.

BY REGD POST

4. The Chief Town Planner, M.C.D., 13th Floor, E Block,
Civic Centre, New Delhi.

BY REGD POST

(S. L. Kapoor)

Chairman,

Mansarovar Garden Vyopar Mandal
F -299, Mansarovar Garden, New Delhi.15,

Encls: 2

MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT

13th FLOOR, E- BLOCK
CIVIC CENTRE
NEW DELHI

No. TP/6/1536/11

Dated 23/9/11

I.D. No 324

Sub : - Appeal under RTI Act, 2005

The applicant Sh.S.L.Kapoor, chairman, Mansarovar Garden Vyopar Mandal attended the appeal today on 22.9.011 at 3.00 P.M. regarding notification of Mixed Use stretch of Pankaj Batra Marg passing through Main Market, Mansarovar Garden Colony, New Delhi as commercial. As he mentioned that at the time of re-survey conducted in 2008, this stretch of road was found as 80.64% commercial.

In this regard, it was conveyed to him that provisions of Master Plan do not permit to conduct fresh survey/declaration of road as commercial street. The re-survey of 2008 was conducted on the recommendations of Monitoring Committee for the purpose of checking/deletion of roads, not for the addition/further declaration/notification of roads. However, the applicant was advised to take up the matter with DDA and office of Hon'ble L.G. since it requires modifications in the Master Plan provisions.

The appeal thus stands disposed of. If the appellant is not satisfied with the reply, he may approach to the Central Information Commission, Club Building, opposite Ber Sarai Market, Old JNU Campus, New Delhi-67 with 90 days.


Chief Town Planner
1st Appellate Authority
Tel. No. 23226301

- ✓ 1. Sh.S.L.Kapoor, Chairman-Mansarovar Garden Vyopar Mandal, F-299, Mansarovar Garden, Main Market, New Delhi-110015.
2. Architect(G)/PIO

D-314/SB-I/WZ/11/12/RT/

13.6.11

I.D. No. 221

Sh. S.L. Kapoor R/o F-299, Mansarovar Garden, New Delhi-15 has sought some information vide his aforesaid application. The point wise reply of this office in this regard is as under:-

1. Reverification survey of Pankaj Batra Marg, Ramesh Nagar was conducted in the year 2008 and percent of commercialization found as per resurvey is 80.64%.
2. The reverification survey report was submitted to Addl. Commissioner(Engg.) on 30.06.2008. Further information in this regard is not available in this office. CTP office may have such such information.
3. May please see reply at S. No. 1 above.
4. This office have no knowledge about any time schedule of any fresh survey.

Office of the S.E.-(I) West Zone
Sl. No. 3852
Date 13/6/11

A.E.(B)/WZ

E.E.(B)/WZ

S.E.-I/WZ

10/6/11

10/6/11

13/6