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ANIL KUMAR

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 252
dated 17/11/11

11-11-2011

Director Planning,
MPR Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi – 110002

Review of MPD-2021

Sir,

This has ref. to your press advertisement in newspaper on the above subject.

Please allow me to suggest & request as under :-

My suggestion is in respect of Zone F, South Delhi, SUB-ZONE-8.

My family is the owner of a property bearing Municipal No. 45, Mehrauli Badarpur Road; revenue estate No. 5/1 & 5/2, village Pupehlad under tehsil Kalkaji (Delhi). This property measure approx. 13 bighas (12500 Sq Yards) We regularly pay the applicable property tax & is paid upto date.

This is our ancestral property, built-up around years 1910-1915. The property compound encompasses a Shiv Mandir; a Well, known as 'Lal Kuan' and various built up structures, scattered in the property compound. This property is occupied by Industrial Home for the Blind which is using it for residential cum industrial purpose of it blind-inmates since 1944-45.

As per master plan the said property ^{fall} is under 'Recreational' (green area) where no developmental activity is allowed.

Our property is a typical case of wrong classification of an area, without looking into the ground realities.

As stated above, and this statement can be verified from the government's revenue records the well "Lal Kuan", the Shiv Temple and the buildings residential purposes are in existence for nearly a hundred years now.

Due to wrong classification of this area as 'RECREATIONAL' we are not allowed to carry any major re-construction / renovation / major repairs of the structures, improve the Well & the said Mandir, the residential quarters of blinds which is in highly diaplated condition & can create a havoc anytime.

The Municipal authorities & police does not permit renovation of these old structures, about 100 years old buildings etc.

As is well-known, Delhi falls under high risk seismic zone and any mild or mild to heavy earthquake tremors could lead to collapsed to these buildings, thereby causing threat to lives of inmates and others.

Plmt
17/11
DD MPR
18/11
A.D. II MPR

We entirely agree with Shri. Kamal Nath honorable Minister of Urban Development Union of India, that the "Master Plan of Delhi, 2021", does not take into account the actual ground realities.

I would like to reproduce below the statement of Shri. Kamal Nath the h'ble minister appearing in Times of India, New Delhi news paper 11-11-11 (today), which interalia reads :-

- "Union Urban Development Minister Kamal Nath has said 50-60% of the Master Plan of Delhi 2021 has become irrelevant as it does not take into account the ground realities".
- Shri. Nath said " Nearly 50-60% of Master Plan has become irrelevant needing revision. Drawing up the Master Plan in offices is different from doing it taking into account the ground realities".
- "Shri. Nath said there is need to take into account properties which have been there for over 50 years"
- Copy of the above referred new item is enclosed for ready reference.

Boundary wall of the nearest Archeological Survey of India (ASI) protected monument. Tuglakabad Fort (Sr. no. 43 appendix II of the DDA Zonal Development Plan) is more than 950m away, thereby there would not be any violation of the ASI guideline in this regard as well.

Under the facts & circumstances stated above you are requested to please modify the relevant portion of master plan suitably and allow the property to be classified for Residential / Residential cum commercial / light industrial usage.

Please allow me personal hearing if the need be to place the above and more relevant facts before the appropriate authorities to assist in rationalization of the act & to make it relevant & useful..

Thanking you,


Yours truly,
Anil Kumar

- Encl : 1. Copy of revenue record Khasra Girwari of this property (Khasra No. 5/1 & 5/2, village. Pulpehlad, Tehsil : Kalkaji
2. Copy of M.C.D. Form A report regarding revision of Assessment of above property dated 21-11-1960
3. Copy of Eicher Delhi City Map (Page Nos. 163 & 164)
4. Copy of Times of India, Delhi dated; 11-11-11 news item referred above

c.c : Shri. Kamal Nath, H'ble Union Minister for Urban Development, Govt. of India, Nirman Bhawan, Maulana Azad Road, New Delhi - 110 011, New Delhi
for favour of information & request for suitable directions to the DDA in the matter

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Annexure C

M.P. - J. 012-00100-24-6-58

MUNICIPAL CORPORATION OF DELHI

Taxes (A & C) Department

FORM A

S. No. C/SR-101

Report regarding Revision of Assessment

Zone South Useful information reg. the property

Circle No. _____ Locality Dalkhau Water supply _____

Administrative Ward No. _____ W. C. & drainage _____

House No. 43 Plot No. _____ Electric supply _____

Block No. _____

Name of owner or assessee _____ Situation etc. _____

Address M/s Rup Basant Brothers

629, Chandni Chowk Delhi

Completion Certificate No. _____ Date _____ Date of effect of the proposed rateable value 1-4-60

Reasons for revision & other remarks. S.S.C. Trade

S. No.	Floor	Name of the tenant or occupier	User	Approx. Area & No. of rooms	Monthly rent S & E	Checking if any	Remarks
1	2	3	4	5	6	7	8
		<u>Industrial Home for Blind</u>		<u>1 Room 14x6</u> <u>3 Rooms 8x8, 8x10, 10x16</u> <u>1 Room 10x15</u> <u>1 Room A.C. Sheds</u> <u>1 Shed 4 Side open</u>	<u>125/-</u>		

Present R. V. N-land Total rent per month 125/-

Based on Rs. 125/- P.M. Proposed R.V. 1350/-

Fixed in Year 1960-61

Inspected by the S. I. on 21-11-60 his proposed R. V. 1350/-

[Signature]
Zonal Inspector
Date 21/11/60

MLA spat mars launch of city's first automated parking

IP MLA Accuses Govt Of Favouring Realtors, Guests Leave Function In Huff

Rishu Chhlangia | INN

Delhi: The inauguration of a multi-level parking in Sarojini Nagar on Friday turned into a battle between the members of the National Democratic Congress (NDC) and the Indian National Congress (INC). The NDC MLA Karan Bhanu Panwar and Congress MLA Ashok Ahuja had a heated argument after the former accused the chief minister, Sheila Dikshit, and the urban development minister, Kamal Nath, of favouring the realtors who had constructed the parking.



Mohammed Ilyas

SPARKS FLY AT INAUGURAL: Urban development minister Kamal Nath and CM Sheila Dikshit at the inauguration of the multi-level parking 'South Square' at Sarojini Nagar in Delhi on Thursday

the incident took place the guests had been served refreshments. Sources said, "The (Panwar) hurt the guests. I had asked

him not to cross the limit." Reacting to Panwar's allegation, sources say Dikshit told him he was just "politicizing the issue".

Dikshit and Nath that I'll expose them. They are favouring DLF. The Chanakya Chema complex has been given to DLF and this parking too is with them. NDMC is getting nothing in return. The realtors will

earn crores every month and what will NDMC get? I was speaking to Sheila and Kamal Nath, why did Ahuja intervene? NDMC sources pointed out that all the projects have been awarded after a proper

tendering process.

With the two MLAs fighting, Nath, Dikshit, Tajdar Bhabar, NDMC vice-chairperson, and Archana Arora, chairperson, left the function midway. Sources say the argument between the two MLAs went on for nearly 15 minutes. "Things turned ugly after a point as they were attacking each other's character. They were using Hindi expletives. This is not expected of elected members. If they have any differences, they should sort it out elsewhere, not in public," said a guest.

As reported in TOI earlier, the parking at Sarojini Nagar is Asia's largest and Delhi's first automated multi-level parking. It can accommodate 824 cars at a time. The first two floors of the nine-storied parking lot will have a stop-charge of Rs 10 per hour. NDMC officials say parking will be free of cost in the first two months as they will be conducting trial runs and increasing the load gradually.

NDMC mulls hike in charges

TIMES NEWS NETWORK

New Delhi: New Delhi Municipal Council is planning to increase parking charges at NDMC parking sites. This comes after the city's first automated multi-level car parking was inaugurated at Sarojini Nagar.

Though a final decision is yet to be taken, sources say, NDMC is considering Supreme Court-appointed Environment Pollution (prevention and control) Authority's (EPCA) directives on increasing parking charges.

"We are considering the recommendations of EPCA to increase parking charges at NDMC parking sites in Sarojini Nagar. A final decision will be taken soon," said Sanjosh D Vaidya, secretary, NDMC. However, traders said the move is aimed at increasing the revenue of the newly inaugurated parking lot.

Master Plan-2021 irrelevant: Nath

TIMES NEWS NETWORK

New Delhi: Union urban development minister Kamal Nath has said 50-60% of the Master Plan of Delhi 2021 has become irrelevant as it does not take into account the ground realities. This comes nearly 5 years after the plan has been implemented.

Speaking at the inaugural function of the city's first automated car parking in Sarojini Nagar on Thursday, Nath said, the MPD-2021 will be revised keeping in mind the existing situation.

Nath said, "Nearly 50-60% of the Master Plan has become irrelevant needing revision. Drawing up the Master Plan in office is different from doing it taking into account the ground realities." Referring to the ongoing

sealing and demolition drive, Nath said there is a need to take into account properties which have been there for over 50 years. "Markets, which have existed for long, can't be done away with in the Master Plan. But civic agencies should take action against unauthorized constructions and encroachment of government land," he said. People living in special areas can breathe easy as the government has decided to extend the National Capital Territory of Delhi Laws (special provision) Act, till next year.

However, Nath said action should be taken against illegal constructions. Speaking about the sealing drive at Gaffar market, he said, "Safety of the people is important. Action should be taken against illegal constructions in the city."



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