

B-22
ANIL KUMAR

OFFICE OF UDM

Dy. No. 4589

Date 20/12/11

MPD Renew
11-11-2011

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

Review of MPD-2021

20/12
PS to UDM

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 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 dilapidated 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.

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 news 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.

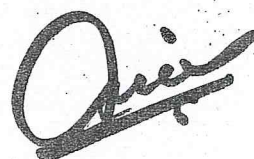
Please allow me personal hearing if the need be to place the above and more relevant facts before the appropriate authorities to assist in rationalization of the act & to make it relevant & useful..

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



फार्म P-4/Form P-4

(सेक्शन 54/ Section 54)

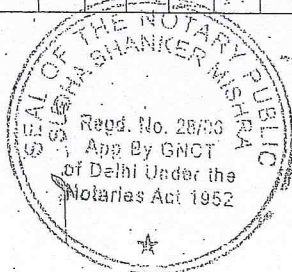
गाँव Village गुलपहरा

जिला दोहा Dist. दोहा

खसरा गिरदावरी/Khasra Girdawari

खेत का क्रमांक No. of Field	खेत का क्षेत्रफल Area in acres or equivalent Eligible	खेत का खता Number of Khatauni Khala	नाम भूस्वामी Name of the Khatauni holder as stated in Part I of the Khatauni	नाम भूस्वामी Name of the Khatauni holder as stated in Part II of the Khatauni	खेत का वर्गीकरण Classification of the Khatauni	सावनी/Kharif			हाथी/Rabi			जायस रबी/Zaid			दो फरसी/Dofasi		मोटाका गैर गुणांक नक्सा Outline of unoccupied land to agree with columns of the area statement		किस्म व तादात Kind and number of full grown trees on each plot.	टिप्पणियाँ Remarks
						खिल/Crop	खिल/irrigated	अखिल/irrigated	खिल/Crop	खिल/irrigated	अखिल/irrigated	खिल/Crop	खिल/irrigated	अखिल/irrigated	खिल/irrigated	अखिल/irrigated	खिल/irrigated	अखिल/irrigated		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
5/4	12-8	2	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	12-8	X	X
5/5	0-5	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	0-5	X	X
3091/1/1	6-5	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	5-5	X	X
3091/1/1	10-1	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	10-1	X	X
3091/1/1	3-4	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	3-4	X	X
3091/1/1	0-14	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	0-14	X	X
3091/1/1	0-10	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	0-10	X	X
3091/1/1	0-4	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	0-4	X	X
3091/1/1	3-16	1	3421/4	X		-	-	-	-	-	-	-	-	-	-	-	-	3-16	X	X
<p>नोट: उपरोक्त नक्सा में दर्शाए गए क्षेत्रों का क्षेत्रफल सही है।</p> <p>श्री 387/92</p> <p>387/92</p>																				
<p>ATTESTED SECOND COPY</p> <p>NOTARY DELHI (INDIA)</p>																				

24 MAY 2006

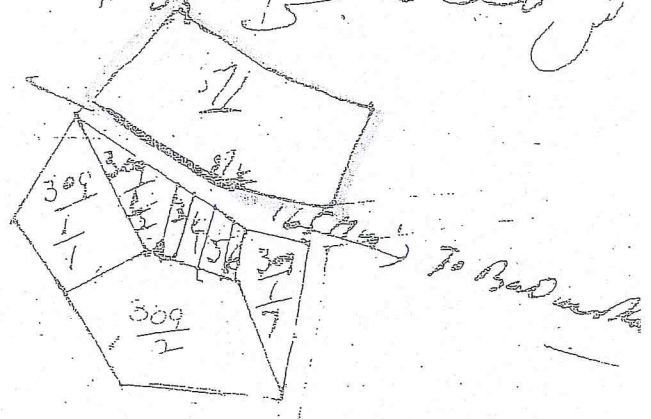


PHOTOCOPY ATTESTED

(B. S. MISHRA)
NOTARY PUBLIC

30 MAY 2006

۱۳۳۳
 ۱۳۳۳
 ۱۳۳۳



57/2-7-1/10

1/6 1/13 1/19 1/21 1/23 1/25 1/27 1/29 1/31 1/33 1/35 1/37 1/39 1/41 1/43 1/45 1/47 1/49 1/51 1/53 1/55 1/57 1/59 1/61 1/63 1/65 1/67 1/69 1/71 1/73 1/75 1/77 1/79 1/81 1/83 1/85 1/87 1/89 1/91 1/93 1/95 1/97 1/99 1/101 1/103 1/105 1/107 1/109 1/111 1/113 1/115 1/117 1/119 1/121 1/123 1/125 1/127 1/129 1/131 1/133 1/135 1/137 1/139 1/141 1/143 1/145 1/147 1/149 1/151 1/153 1/155 1/157 1/159 1/161 1/163 1/165 1/167 1/169 1/171 1/173 1/175 1/177 1/179 1/181 1/183 1/185 1/187 1/189 1/191 1/193 1/195 1/197 1/199 1/201 1/203 1/205 1/207 1/209 1/211 1/213 1/215 1/217 1/219 1/221 1/223 1/225 1/227 1/229 1/231 1/233 1/235 1/237 1/239 1/241 1/243 1/245 1/247 1/249 1/251 1/253 1/255 1/257 1/259 1/261 1/263 1/265 1/267 1/269 1/271 1/273 1/275 1/277 1/279 1/281 1/283 1/285 1/287 1/289 1/291 1/293 1/295 1/297 1/299 1/301 1/303 1/305 1/307 1/309 1/311 1/313 1/315 1/317 1/319 1/321 1/323 1/325 1/327 1/329 1/331 1/333 1/335 1/337 1/339 1/341 1/343 1/345 1/347 1/349 1/351 1/353 1/355 1/357 1/359 1/361 1/363 1/365 1/367 1/369 1/371 1/373 1/375 1/377 1/379 1/381 1/383 1/385 1/387 1/389 1/391 1/393 1/395 1/397 1/399 1/401 1/403 1/405 1/407 1/409 1/411 1/413 1/415 1/417 1/419 1/421 1/423 1/425 1/427 1/429 1/431 1/433 1/435 1/437 1/439 1/441 1/443 1/445 1/447 1/449 1/451 1/453 1/455 1/457 1/459 1/461 1/463 1/465 1/467 1/469 1/471 1/473 1/475 1/477 1/479 1/481 1/483 1/485 1/487 1/489 1/491 1/493 1/495 1/497 1/499 1/501 1/503 1/505 1/507 1/509 1/511 1/513 1/515 1/517 1/519 1/521 1/523 1/525 1/527 1/529 1/531 1/533 1/535 1/537 1/539 1/541 1/543 1/545 1/547 1/549 1/551 1/553 1/555 1/557 1/559 1/561 1/563 1/565 1/567 1/569 1/571 1/573 1/575 1/577 1/579 1/581 1/583 1/585 1/587 1/589 1/591 1/593 1/595 1/597 1/599 1/601 1/603 1/605 1/607 1/609 1/611 1/613 1/615 1/617 1/619 1/621 1/623 1/625 1/627 1/629 1/631 1/633 1/635 1/637 1/639 1/641 1/643 1/645 1/647 1/649 1/651 1/653 1/655 1/657 1/659 1/661 1/663 1/665 1/667 1/669 1/671 1/673 1/675 1/677 1/679 1/681 1/683 1/685 1/687 1/689 1/691 1/693 1/695 1/697 1/699 1/701 1/703 1/705 1/707 1/709 1/711 1/713 1/715 1/717 1/719 1/721 1/723 1/725 1/727 1/729 1/731 1/733 1/735 1/737 1/739 1/741 1/743 1/745 1/747 1/749 1/751 1/753 1/755 1/757 1/759 1/761 1/763 1/765 1/767 1/769 1/771 1/773 1/775 1/777 1/779 1/781 1/783 1/785 1/787 1/789 1/791 1/793 1/795 1/797 1/799 1/801 1/803 1/805 1/807 1/809 1/811 1/813 1/815 1/817 1/819 1/821 1/823 1/825 1/827 1/829 1/831 1/833 1/835 1/837 1/839 1/841 1/843 1/845 1/847 1/849 1/851 1/853 1/855 1/857 1/859 1/861 1/863 1/865 1/867 1/869 1/871 1/873 1/875 1/877 1/879 1/881 1/883 1/885 1/887 1/889 1/891 1/893 1/895 1/897 1/899 1/901 1/903 1/905 1/907 1/909 1/911 1/913 1/915 1/917 1/919 1/921 1/923 1/925 1/927 1/929 1/931 1/933 1/935 1/937 1/939 1/941 1/943 1/945 1/947 1/949 1/951 1/953 1/955 1/957 1/959 1/961 1/963 1/965 1/967 1/969 1/971 1/973 1/975 1/977 1/979 1/981 1/983 1/985 1/987 1/989 1/991 1/993 1/995 1/997 1/999 1/1001 1/1003 1/1005 1/1007 1/1009 1/1011 1/1013 1/1015 1/1017 1/1019 1/1021 1/1023 1/1025 1/1027 1/1029 1/1031 1/1033 1/1035 1/1037 1/1039 1/1041 1/1043 1/1045 1/1047 1/1049 1/1051 1/1053 1/1055 1/1057 1/1059 1/1061 1/1063 1/1065 1/1067 1/1069 1/1071 1/1073 1/1075 1/1077 1/1079 1/1081 1/1083 1/1085 1/1087 1/1089 1/1091 1/1093 1/1095 1/1097 1/1099 1/1101 1/1103 1/1105 1/1107 1/1109 1/1111 1/1113 1/1115 1/1117 1/1119 1/1121 1/1123 1/1125 1/1127 1/1129 1/1131 1/1133 1/1135 1/1137 1/1139 1/1141 1/1143 1/1145 1/1147 1/1149 1/1151 1/1153 1/1155 1/1157 1/1159 1/1161 1/1163 1/1165 1/1167 1/1169 1/1171 1/1173 1/1175 1/1177 1/1179 1/1181 1/1183 1/1185 1/1187 1/1189 1/1191 1/1193 1/1195 1/1197 1/1199 1/1201 1/1203 1/1205 1/1207 1/1209 1/1211 1/1213 1/1215 1/1217 1/1219 1/1221 1/1223 1/1225 1/1227 1/1229 1/1231 1/1233 1/1235 1/1237 1/1239 1/1241 1/1243 1/1245 1/1247 1/1249 1/1251 1/1253 1/1255 1/1257 1/1259 1/1261 1/1263 1/1265 1/1267 1/1269 1/1271 1/1273 1/1275 1/1277 1/1279 1/1281 1/1283 1/1285 1/1287 1/1289 1/1291 1/1293 1/1295 1/1297 1/1299 1/1301 1/1303 1/1305 1/1307 1/1309 1/1311 1/1313 1/1315 1/1317 1/1319 1/1321 1/1323 1/1325 1/1327 1/1329 1/1331 1/1333 1/1335 1/13

11/11/11

1949

157918



Acid

28761

44

451860

30 MAY 2011

MUNICIPAL CORPORATION OF DELHI

Taxes (A & C) Department

FORM A

S. No. C/5R-101

Report regarding Revision of Assessment

Zone South

Useful information, reg. the property

Circle No. _____ Locality Dalkuan Water supply _____

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

House No. 43 Plot No. _____ Electric supply _____
Block No. _____

Name of owner or assessee _____ Situation etc. _____

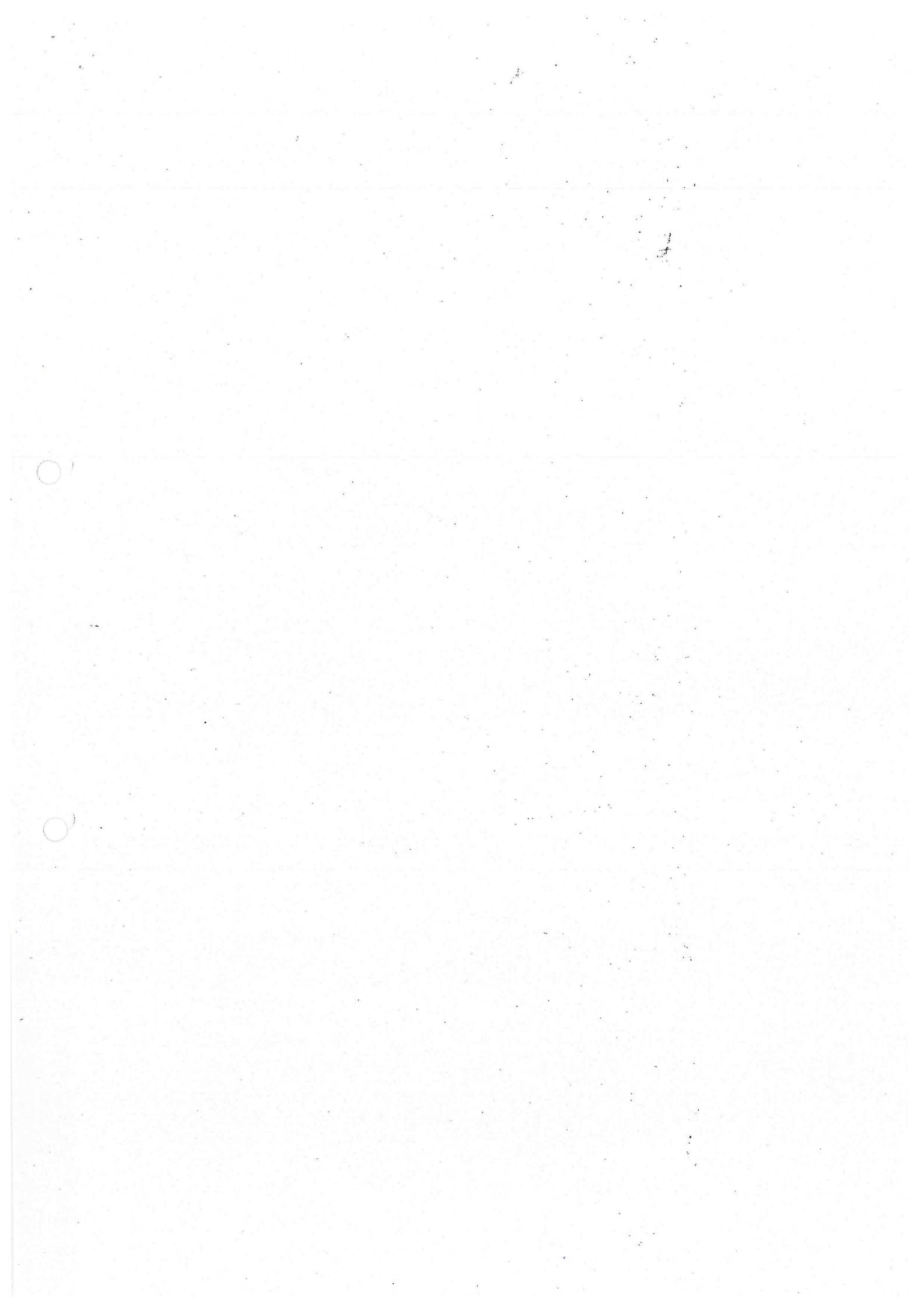
Address M/s Rup Basant Brothers
629, Chandni Chowk DelhiCompletion Certificate No. _____ Date _____ Date of effect of the proposed
rateable value 1-4-60

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. New Total rent per month125/-Based on Rs. 125/- P.M. Proposed R.V.Fixed in Year 1960-611350/-Inspected by the S. I. on 21/11/60 his proposed R. V. 1350/-Zonal Inspector
Date 21/11/60



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

Reasons for revision & other remarks.

S.S.C.Tracts

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</u> <u>Home for Blind</u>		<u>1 Room</u> <u>14 x 6</u> <u>3 Rooms</u> <u>8 x 8</u> <u>8 x 10</u> <u>10 x 10</u> <u>1 Room</u> <u>10 x 15</u> <u>1 Room</u> <u>A.C. Sheds</u> <u>1 Shed</u> <u>4 side</u> <u>open</u>	<u>125/-</u>		

Present R. V. New Total rent per monthBased on Rs. 125/- P.M. Proposed R.V.Fixed in Year 1960 61Inspected by the S. I. on 21-11-60 his proposed R. V. 1350/-Zonal Inspector
Date 21/11/60