

SAROJ K. PODDAR
CHAIRMAN

OFFICE OF UDM

Dy No. 2009

Date 15-5-12 PS to UDM

May 8, 2012

Dear Kamal Nathji,

I am attaching a copy of the representation filed by one of my group companies – Texmaco Infrastructure & Holdings Ltd. to DDA for reviewing the Land Use in the Master Plan of Delhi 2021.

The Hon'ble Supreme Court of India directed the closure of Birla Textiles, a composite textile unit on G T Karnal Road, Old Subzi Mandi as all units declared as Heavy and Large Industrial unit were closed down vide order dated 10.5.96 of the Hon'ble Supreme Court. Further as directed by the Court, a substantial part of the land measuring 58951.08 sq. mtrs is being surrendered to DDA to be dedicated to community primarily for green belt and the balance area of 39650.58 sq. mtrs is to be retained by the company for development as per the Master Plan. Thus, Land Use of the plot measuring 58951 sq. mtrs. will automatically change to recreational and only 39650 sq. mtrs will remain industrial.

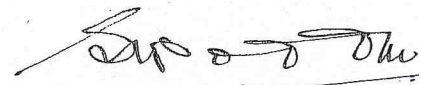
Before the closure of the unit, part of the land was used for residential for workers and management while major portion of the land was used for industrial purposes and for services. The Master Plan currently restricts the use as industrial. This would defeat the very purpose of shifting industries from residential areas as desired by the Hon'ble Court.

The area around this plot includes several residential colonies. It would therefore not be advisable to restrict the Land Use to industrial but allow the Land Use to be changed to Mixed Land Use including Residential.

The industrial unit of another unit, Ajudhia Textile Mills has already been changed to Residential. I wish to request your kind intervention so that the Land Use in our plot is changed allowing us to implement a modern development in this area.

Kind regards,

Yours sincerely,



(Saroj K Poddar)

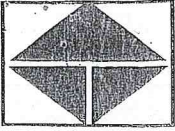
Mr Kamal Nath
Minister for Urban Development
Niiman Bhawan, 'C' Wing
Dr Maulana Azad Road
NEW DELHI 110 011

TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED

Hongkong House, 31 B B D Bagh (South) Kolkata - 700 001, India Tel.: +91-33-2248 6933(D), 2248 8891/92 (Board)

Fax: 91-33-2243 7215 Email: saroj@poddarheritage.com website: www.texmaco.in

Registered Office : Belgharia, Kolkata 700 056, India



BIRLA TEXTILES

(PROP : TEXMACO LTD., KOLKATA)

P.O. Birla Lines, Delhi-110007 Ph. : 23824250, 23829848 Fax : 23820704, E-mail : texbtdelhi@vsnl.net Website : www.texmacoindia.com

26.04.2012

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

Delhi Development Authority
Vikas Minar, I.P. Estate
New Delhi
26/4/12

Sub:- **Suggestions for Master Plan Review /Amendments as per the Public Notice dated 04.10.11.**

Respected Sir /Madam,

Suggestion Type:-

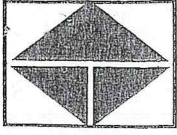
Change of landuse of the plot owned by Birla Textiles (Prop.Textmaco Ltd now known as Textmaco Infrastructure and Holdings Limited) located in Zone C-9 on G.T.Karnal Road, Near Clock Tower, Old Subzi Mandi, Delhi-110 007 subsequent to the plan approved by DDA's Screening Committee in its meeting held on 27th Feb.2012.

Suggestion Details:-

In the Master Plan of Delhi-2021 as well as in the Zonal Plan of Zone -C as per MPD-2021 the land use for above plot measuring 98600 sq.mtrs has been shown as " Industrial Use" i.e. M1 – manufacturing (copy annexed).

On this plot, a manufacturing unit under the name and style of Birla Textiles (Prop Textmaco Ltd) manufacturing Cotton & Synthetic Yarn and other Textile products including processing of Fabrics involving bleaching, dying and printing was functioning till 30th Nov.1996 on 86400 sq.mtrs area. The balance area measuring 12202 sq.mtrs. was used for residential colony for housing the workers. The Industrial unit and the Housing Colony had duly approved Layout Plans by MCD with Municipal No.7395 for the Industrial Unit and Municipal Nos 7396 to 7643 for the housing colony. The unit was declared Heavy & Large Industrial Unit category 'H' and was closed down on 30th Nov.1996 vide Orders dated 10.05.1996 of the Hon'ble Supreme Court of India. The unit was subsequently shifted to Baddi and a ultra modern Textile Mills has been set up at the new site.

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As per the orders of the Hon'ble Supreme Court a major portion of this land was required to be surrendered to DDA for creation of Green belt/Open space and other community use.

The land surrender plan was prepared by Planning Deptt of DDA which was discussed and approved in the Screening Committee Meeting held on 27th Feb.2012. The Planning Deptt. has filed the Area Map for the surrender of the land in the court of Distt. Judge, Delhi on April 11,2012. As per the plan, an area of 58951.08 sq.mtrs. is required to be surrendered to DDA to be dedicated to Community primarily for green belt and the balance area of 39650.58 is to be retained by the company for development as per the Master Plan. The company has already requested to DDA to take possession of the land in terms of the orders dated 11.04.2012 of the Hon'ble Distt.Judge, Delhi.

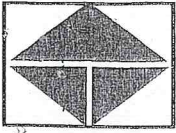
In view of the above, it is quite evident that about 60% of the plot area will be for recreational use and has to be accordingly re-designated in the Master Plan /Zonal Plan 2021.

Thus with the above plan prepared by DDA, land use of the plot measuring 58951 sq.mtrs. will automatically change to be re-recreational and only 39650 sq.mtrs. will remain industrial. We submit that having an Industrial Unit (Manufacturing) on 39650 sq.mtrs (less than 4 Ha of area) surrounded by Residential Colonies is not desirable and defeats the very purpose of closure of the industrial unit and as such warrants a review for change to Residential Use.

The change of land use of the area retained by the Company measuring 39650 sq.mtrs. needs to be reviewed for Residential Use owing to the following reasons:-

- 1). In the Residential Area, Industrial activity is not desirable particularly when the land has become available due to the closure of the Industry under orders of the Hon'ble Supreme Court.
- 2). Movement of Heavy Vehicles for transportation of the raw materials, finished goods and workers will create more traffic congestion in an already crowded area. With traffic restrictions in vogue during the major part of the day the activity will have to be undertaken during night hours which is bound to cause disturbance to the residents.

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: 3 :

- 3). Operating industrial units will substantially increase the demand of power and other infrastructure facilities causing undue pressures for the residents of the area.
- 4). The Industrial Land retained by M/s. Ajudhia Textile Mills (A NTC Unit) has been changed to Residential Land, which is just about 2/3 kms. on the same road.

In view of the above, we strongly urge a re-view of Land Use of the plot to Residential for the sake of maintaining a homogeneity of the area.

Thanking you,

Yours faithfully,
For Birla Textiles;
(Prop. Texmaco Infrastructure & Holdings Ltd.)


(Hemant Kumar)
Executive Director

Encl; As above.

CC: Shri Prartho Dhar, - Nodal Officer
Director (Planning),
Delhi Development Authority
Zone C & G, IIIrd Floor,
Vikas Minar,
New Delhi-110 002,

Receipt & Despatch Cell.
Delhi Development Authority
Vikas Minar, I. P. Estate
28/4/12

