

B-1

ANIL KUMAR

OFFICE OF UDM

Dy. No. 73

Date 6.1.12

30-12-2011

H'ble Union Minister for Urban Development,
Govt. of India, Nirman Bhawan, Maulana Azad Road,
New Delhi - 110 011

Re: Master Plan of Delhi

Shri. Kamal Nath Ji,

Namaskar!

Master Plan Review
by
PS to UDM

This is in continuation to my earlier letter dated; 11-11-2011 on the subject. Copy enclosed for ready reference.

I am very happy to note that a Central Govt. Minister is taking pains & interest in wellbeing of Delhi & Delhites. *Most of the times ministers are interested in a chair in Delhi, but no care for Delhi.*

I have come across a news item in Punjab Kesri Delhi (28 Dec) & find your positive out-look towards all-round healthy development of Delhi, very encouraging.

My earlier letter dated 11-11-2011 also touches upon the same subject. Our ancestral property falls under Badarpur Lal Kuan area (on Mehrauli-Badarpur Road).

The said property was built-up 100 years ago by my great grand father, but is classified as green area as per master plan; thereby any repair, renovation or reconstruction etc are denied to us.

From the news item it is clear that you are taking immediate action for redressal of grievance of Badarpur area & its residents. I request that :-

- Concerned officers to carry out on-the spot inspection of our property, to ascertain ground realities.
- We are intimated about the visit to enable us to be present at time of inspection / visit.

As an old Delhite it would be my pleasure & honour to put forth my views before your goodself, at your convenience.

Hoping for a positive response; I remain.

Yours sincerely

Anil Kumar

Email: info@audoviso.com

Phone (O) : 2341 8828, 2341 4051, 45840000

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Residence : S-364, Panchsheel Park, New Delhi-110 017

Tel. : 2601 1294, 2601 6821

Office : E-48, Connaught Place, New Delhi-110 001

Tel. : 2341 4051, 2341 8828, 2341 3315 Telefax : 2341 5527

"Secy. (UD)"

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 uptodate.

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 file 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.



पंजाब केस
दिल्ली

28 दिसम्बर

केंद्रीय शहरी विकास मंत्री श्री कमलनाथ का सीलिंग व तोड़फोड़ से राहत के लिए धन्यवाद एवं बदरपुर विधानसभा क्षेत्र के गांवों तथा अनधिकृत कालोनियों को ओ जौन से हटाकर एफ जौन में करने की मांग को लेकर दक्षिणी दिल्ली के सांसद रमेश कुमार व स्थानीय विधायक चौ. रामसिंह नेताजी के नेतृत्व में पहुंचे क्षेत्रीय निवासी।

(छाया : आर.एस. भाटी)

टलाविजन चनेल की आलोचना की

नए मास्टर प्लान पर दिल्ली वालों के सुझावों

नई दिल्ली, (स): केंद्रीय शहरी विकास मंत्री श्री कमलनाथ ने घोषणा की है कि पुराने मास्टर प्लान 2021 में जो खामियां रह गई थीं उन्हें दुरुस्त करते हुए नये मास्टर प्लान का ड्राफ्ट फाइनल करने से पहले दिल्ली के नागरिकों से प्राप्त सुझावों पर उनका मंत्रालय न केवल गंभीरता से विचार करेगा बल्कि अधिकारी को मौके पर जाकर वस्तुस्थिति का अध्ययन भी करना होगा जिससे कि राजधानी का समुचित विकास हो सके तथा आम

लोगों को भी भविष्य में किसी प्रकार की परेशानी न हो। उन्होंने यह आश्वासन भी दिया कि बदरपुर विधानसभा क्षेत्र के जिन गांवों व अनधिकृत कालोनियों को डीडीए ने ओ-जौन में डालकर उन पर तोड़फोड़ की तलवार लटकायी है उन इलाकों को बचाने के लिए वह आज ही अपने मंत्रालय के उच्चस्तरीय अधिकारियों के साथ एक मीटिंग करेंगे और पारस्परिक विचार-विमर्श करके इन क्षेत्रों में रहने वाले नागरिकों की

तकलीफों को दूर करने के लिए आवश्यक कदम उठाएंगे। यह विचार उन्होंने आज दक्षिण दिल्ली के सांसद रमेश कुमार एवं स्थानीय विधायक चौ. राम सिंह नेताजी के नेतृत्व में उनसे मिलने आये एक प्रतिनिधिमंडल जिसमें निगम पाषंद सर्वश्री हेमचंद गोयल,

■ सांसद रमेश कुमार ने सीलिंग से राहत दिलाने के लिए मंत्री का भारी लाव-लश्कर के साथ जाकर आभार जताया

सहित पांच हजार तादाद में अनधिकृत गांवों के लोगों की किये। उल्लेखनीय है कि डीडीए ने ब क्षेत्र के अंतर्गत आ जेतपुर गांव सहित

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

फार्म P-4/Form P-4
(वेधे गियंग 54/500 Hulo 54)

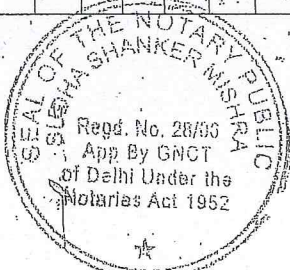
राहसील/मालिक/जमीन/विता दस्तावेज
Tahsil Dist.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
सर्वे का क्रमांक No. of Khata	खेती/खेत/बगीचा/मकान Area in acres or settlement Bighas	खेती/खेत/बगीचा/मकान Number of Khata/Khata	नाम/नाम/नाम/नाम Name of Khata/Khata	नाम/नाम/नाम/नाम Name of Khata/Khata	नाम/नाम/नाम/नाम Name of Khata/Khata	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop	सिंचित / Crop
51	12-8	1	5-364 पन्ना/पन्ना	X														12-8	X	X
52	0-5	1	5-364 पन्ना/पन्ना	X														0-5	X	X
3091	6-5	1	5-364 पन्ना/पन्ना	X														6-5	X	X
3092	10-1	1	5-364 पन्ना/पन्ना	X														10-1	X	X
3093	3-4	1	5-364 पन्ना/पन्ना	X														3-4	X	X
3094	0-14	1	5-364 पन्ना/पन्ना	X														0-14	X	X
3095	0-10	1	5-364 पन्ना/पन्ना	X														0-10	X	X
3096	0-4	1	5-364 पन्ना/पन्ना	X														0-4	X	X
3097	3-16	1	5-364 पन्ना/पन्ना	X														3-16	X	X

ATTESTED PHOTO COPY

NOTARY DELHI (INDIA)

24 MAY 2006



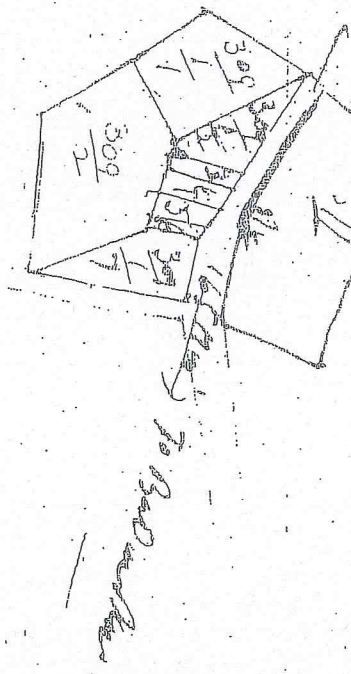
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Amesbury

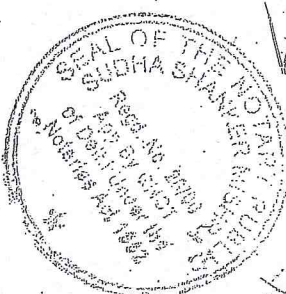
36

Handwritten notes and signatures.



Handwritten notes and calculations.

Handwritten signature.



Handwritten notes and calculations.

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30 MAY 2011

Amesbury

36

MUNICIPAL CORPORATION OF DELHI

Taxes (A & C) Department

FORM A

S. No. C/58-201

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 Delhi

Completion Certificate No. _____ Date _____ Date of effect of the proposed

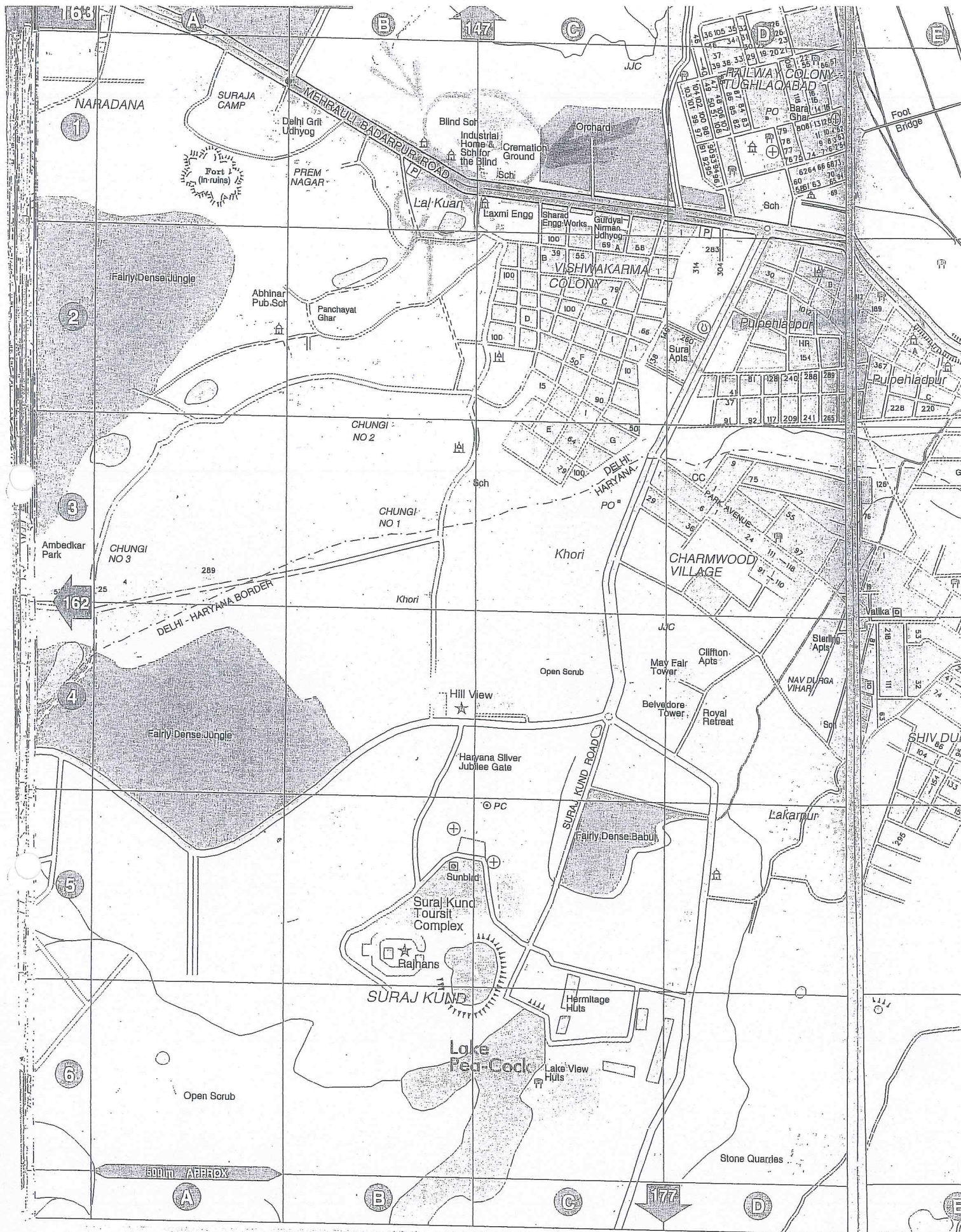
rateable value 1-4-60

Reasons for revision & other remarks

S.S. 6Trade

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>11 x 12</u> <u>1 Shed</u> <u>15 x 10</u> <u>1 Shed</u>	<u>125/-</u>		

Present R. V. Nil 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



EVERYBODY MAKES WAY FOR THE BULLET ROYAL ENFIELD EVERY

