

Dir. (Pkg.) C&G  
Dy. No. 504  
Date 8/11/12

**The Animals' Friends**  
**Bhama Shah Road, Delhi – 110009**

Phone-27252838

OFFICE OF THE D.D.A.  
MPR/TC, D.D.A.  
Dy.No. L-236  
Dated 26/11/12

26.09.2012

✓ The Director (Zone C and G)  
Area Planning Department  
Delhi Development Authority,  
IIIrd Floor, Vikas Minar,  
New Delhi.

Read Central Dy. No. 8  
Dated 8/10/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Looking Assets

Pls examine

DD (C/G) 10/10  
10/10/12

Subject : Spot Zoning and Change of Land Use of Plot of land admeasuring 1.78 acres on Bhama Shah Road, Delhi-09, in the Zonal Development Plan "C".

Sh. Koushal

Dear Sir,

This has reference to our letter dated 25.01.2008 addressed to The Pr. Commissioner –cum-Secretary, Delhi Development Authority, B-Block, Vikas Sadan, New Delhi-110023 (Copy Annexed). Vide the said letter M/s. Animal Friends had raised certain objections in the Zonal Development Plan "C".

Pursuant to the Public Notice under section 10 (1) of Delhi Development Act, 1957 published in the Hindustan Times Newspaper on 07.01.2008, whilst raising objections to the Zonal Development Plan "C" regarding the usage shown of the aforesaid plot of land, we had informed the Delhi Development Authority that The Animal Friends Society is the Lessee of a plot of land admeasuring 1.78 Acres on Bhama Shah Road, Delhi-09. This institutional land was allotted to the Animal Friends Society upon which the society has been running a shelter / Hospital for Animals since 1969. However, in the draft Zonal Plan, the Said Plot, already being used and meant for Animal Hospital, had been shown as Park.

The Ground Reality is totally different as the area adjacent to our Hospital is a Built up Area with both Residential and Commercial Developments. It appears that while preparing the Zonal Plan the Ground Realities of this area have been totally ignored.

Further, in response to letter bearing no. F.4(5)/2006. MP/Pt.1 dated 21.08.2008, received from The Director (Plg.) Rohini, Convener, Delhi Development Authority, Rohini, Depali Chowk, Sec-3, Delhi (Copy annexed), as asked, we presented our objections before the Board of Enquiry and Hearing, DDA Conference Hall, First Floor, B Block, Vikas Sadan, INA, New Delhi vide our letter dated 30.08.2008 (Copy annexed) reiterating the aforesaid facts.

It may be noted that we have been requesting to various authorities that the Spot Zoning of the Area be carried out based on the ground realities as they exist in area under reference and necessary

amendments made in the Draft Zonal Plan. Accordingly, the land use of the Said Plot be changed from Park to Institutional/ Shelter/ Hospital for Animals, in terms of the Lease granted in favour of the Animal Friends Society.

As the midterm review of Master Plan 2021 and the Zonal Plan is in process, we again take this opportunity before your kind self to request you kindly look into the matter and consider our requests, pending since the year 2008.

You are once again requested to get the Spot Zoning of the area carried out, particularly the area allotted and leased to us by virtue of a Lease Deed. It is further requested that necessary instructions for carrying out the necessary amendments in the Zonal Plan "C" based on the ground realities, as they exist in the area under reference, be issued and the amendment be implemented. Accordingly the land use of the plot of land admeasuring 1.78 Acres on Bhama Shah Road, Delhi-09, belonging to the Animal Friends Society, be changed from Park to Institutional/ Shelter/ Hospital for Animals in terms of the Lease granted in favour of the Animal Friends Society.

**Thanking You**

**For Animal Friends**



CC:

**The Director, (Planning)  
Master Plan Review  
Vth Floor, Vikas Minar,  
New Delhi.**

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*The Animals' Friend*  
**Bhama Shah Road, Delhi-110009**  
Phone: 27252838

Regd.A.D.

AF/DLI/2008/24

25<sup>th</sup> January, 2008

To

**The Pr. Commissioner- cum-Secretary**  
Delhi Development Authority  
"B" Block  
Vikas Sadan  
New Delhi-1,10023

**Sub: Objections in respect of Zonal Development Plan "C"**

**Ref: Public Notice under Section 10(1) of the Delhi Development Act, 1957(No. 61 of 1957 read with rule 5 of the Delhi Development(Master Plan and Zonal Development Plan) Rules, 1959 published in the Hindustan Times on 7<sup>th</sup> January, 2008.**

Dear Sir,

The Draft Zonal Development Plan for Zone "C" has been published for inviting suggestions/objections. We The Animal Friend's Society are the Lessees of a Plot of Land measuring 1.78 acres on Bhama Shah Road, Delhi. In the Draft Zonal Plan of this area our Land meant for Animal Hospital has been shown as a Park. It appears that the Delhi Development Authority has not looked into its records as a Perusal of the records would show that this Land was allotted to the Animal Friend's Society for running a Shelter / Hospital for Animals in 1969. (Copy of the Agreement dated 9<sup>th</sup> August, 1971)

Our Society fails to understand as to how the Land allotted to us for running a Animal's Shelter / Hospital and where an Animal Shelter / Hospital is running since 1969 has now been shown as a Park. We are enclosing a copy of the Perpetual Lease Deed dated 16<sup>th</sup> October, 2000 as also a copy of the Site Plan which show that this Institutional Land has been allotted to us for running a Shelter / Hospital for Animals. Our Society request that this Ground Reality may kindly be taken into account and the Land use of this Plot be changed from Park to a Shelter / Hospital for Animals i.e. the purpose for which the Land was allotted to our Society in 1969. It is pertinent to again point out that the said Land has always been used for the Hospital/ Shelter for Animals since the time it was allotted to our Society under the Government Grants Act 1895 in 1969.

Contd.,2/-



4/c

*The Animals' Friend*  
*Bhama Shah Road, Delhi-110009*  
Phone: 27252838

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We would also like to point out that the area around our Institutional Plot has been shown as Regional Park. However, the Ground Reality is totally different as the area adjacent to our Plot is totally Built up with both Residential and Commercial Developments. It appears that while preparing the Zonal Plan the Ground Reality of this area has been totally ignored. Our Society requests that we be given a personal hearing in order to explain this anomaly in the Draft Zonal Plan for Zone "C" to the DDA Officials.

Thanking you,

Yours faithfully,  
*For ANIMAL FRIENDS*

  
*PANKAJ NAKRA*

3/c

FAX NO. :

Aug. 29 2008 12:53PM P1

By Speed Post

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR (PLANNING) ROHINI  
DEEPAI CHOWK, SECTOR-3 PH.27940526

No.F.4(5)/2006.MP/Pt.1

Dt. 21/8/08.

To

Pankaj Nakra,  
The Animal's Friends,  
Bhama Shah Road,  
Delhi-110009.

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Sub:- Draft Zonal Development Plan for Zone 'C' - Hearing of public objections/suggestions.

Sir/Madam,

This is with reference to your objection/suggestion for the Draft Zonal Development Plan published on 07-01-08.

The meeting of the Board of Enquiry and Hearing under the Chairmanship of Engineer Member/DDA will be held on 30.8. 2008 (Saturday). The venue of the meeting will be Conference Hall, 'B' Block, 1st Floor, DDA, Vikas Sadan near INA, New Delhi. In case you wish to present your objection/suggestion in person, you may kindly attend the hearing at 10.30 A.M.

(P.M. PARATE.)  
Director (Plg.) Rohini, Convener

2/c

*The Animals' Friend*  
Bhama Shah Road, Delhi-110009  
Phone: 27252838

By Hand

30<sup>th</sup> August, 2008

Before the Board of Enquiry and Hearing  
DDA Conference Hall  
First Floor, B Block,  
Vikas Sada, INA, New Delhi.

**Sub:** Hearing of Objections/ Suggestions filed in response to Public Notice dated 7<sup>th</sup> January, 2008 on ZDP Zone "C" on 30<sup>th</sup> August, 2008 at 10: 30 A.M.

**Ref:** Your Letter No. F.4(5)/2006.MP/Pt.1 dated 21/8/08

Hon'ble Members,

We had in our letter bearing no. AF/DLI/2008/24 dated 25<sup>th</sup> January, 2008 addressed to The Pr. Commissioner-cum-Secretary, DDA raised certain objections in respect of Zonal Development Plan for Zone "C".

We have now received a letter from Director (Plg.) Rohini, Convener to present our objections before the Board of Enquiry and Hearing on 30<sup>th</sup> August, 2008 at 10:30 A.M. **Shri Pankaj Nakra**, Secretary of the Society is representing us Before the Board of Enquiry and Hearing. We would like to bring the following to the kind notice of the Hon'ble Members of Board of Enquiry and Hearing.

The Animal's Friend Society are the Lessees of a Plot of Land measuring 1.78 acres on Bhama Shah Road, Delhi. In the Zonal Draft Plan of Zone "C" our Land which is being used as an Animal Hospital has been shown as a Park. It appears that DDA has not looked into its records, as a perusal of the records would show that this Land was allotted to Animals Friend Society for running a Shelter/ Hospital for Animals as far back as in 1969. We would also like to draw the attention of the Hon'ble Members to the preamble of Master Plan of Delhi-2021, on Page 5 which refers to *Health Infrastructure*. The MPD-2021 provides for enhancement of FAR for Hospitals and other Health Facilities and it further provides that Nursing Homes, Clinics etc. are allowed under relaxed Mixed Use Norms.

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Our Society fails to understand as to how the Land allotted to us for a Animals Hospital and where an Animals Hospital is running since 1969 has been shown as a Park. We would also like to point out that the area adjacent to our Hospital has been shown as a Regional Park. However, the Ground Reality is totally different as the area adjacent to our Hospital is a Built up Area with both Residential and Commercial Developments. It appears that while preparing the Zonal Plan the Ground Realities of this area have been totally ignored.

We seek the indulgence of the Hon'ble Members of the Board for issuing necessary directions for Spot Zoning of the area to be carried out and the necessary amendments made in the Draft Zonal Plan based on the Ground Realities as they exist in the area under reference.

We trust that our humble request would meet with the approval of the Board of Enquiry and Hearing and the Spot Zoning will be carried out in order to incorporate the Ground Realities as they exist.

Thanking you,

Yours faithfully,



For ANIMAL FRIENDS