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दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 2554  
Dated. 7/5

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	A. N. SINGHAL
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	— INDIVIDUAL —
वर्तमान स्थिति Present Position	Vice President of a Society
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	— — 98184 89083
फैक्स : Fax :	—
ई-मेल E-mail	ajitsinghal - 2000 @ yahoo. co. uk
पता : Address :	L-114, WINDSOR PARK, INDRAPURAM, HAZIABAD - 201 014
हस्ताक्षर : Signature :	
तिथि : Date :	30.4.12

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं  
“Submit your registration form at the venue of Open House meets.”

3

Dated: 25<sup>th</sup> April 2012

From:  
**A N SINGHAL**  
**L-114, WINDSOR PARK,**  
**INDIRAPURAM,**  
**GHAZIABAD – 201 014**  
**Tel. No 9818489083**  
**Email Id: ajitsinghal\_2000@yahoo.co.uk**

To:  
The Director,  
DDA Zone P I and P II Narela,  
11<sup>th</sup> Floor, Vikas Minar,  
New Delhi

Dear Sir,

Kind attn: Sh. Amit Das  
Sub: Zone P II – Allotment of land through DDA to Group Housing Societies

At the outset, I would like to thank the Ministry of Urban Development and DDA for taking the initiative to invite suggestions for the smooth implementation of MPD – 2021.

In this context I would like to highlight the P II Zone comprising of an area of 8534 hectares, out of which the proposed urbanisable area is 6270 hectares. This is a fairly big chunk of land which can be now utilized for development on the lines of sub – city Dwarka and can be a nodal point for development in the coming 10 years.

Out of the 6270 hectares, the land earmarked for residential use is 3293 hectares including 1100 hectares for existing settlements. The net area available for residential development is 2135 hectares. As the urban development is proposed to be planned with an overall city level density of 250 – 300 persons per hectare, this should be sufficient to cater to the housing needs of 5 – 6 lac people, even though as a whole zone P II is estimated to have a proposed population of 19 lacs including existing settlements.

It is humbly being urged that this development should not be allowed to take place in an unorganized and haphazard manner and DDA should now step in to regulate this development by providing a level playing field for the benefit of the masses by opening the registration of Group Housing Societies for taking up projects, similar on the lines of Dwarka, by acquiring land on their behalf from the farmers and allotting it to the Co-operative societies in the near future at subsidized rates, which covers the average acquisition rate plus development charges.

This will be a masterstroke of DDA similar to the one created by it at Dwarka, wherein it achieved large scale development in a short span of 10 years. Presently, few societies have been operational in this area which are registered as “Welfare Societies”. Such a society is neither a democratic society nor working under the regulation of Registrar of Co-operative Societies, thereby leaving a great room for duping of investors or leaving them in the lurch once the formalities for land acquisition from the farmers are completed.

It is strongly felt that once the DDA and Registrar of Co-operative Societies step in to regulate the working of the Group Housing Societies on one hand and start the process of development in

multiple stages on the other, then the results of this complex exercise start trickling in sooner than later and the intermediary layers are avoided so that the benefits of development directly percolate to the masses.

At Dwarka, the density of the construction was planned at 60 persons per acre, which means that presently, as per the MPD – 2021, the density has been almost doubled in accordance with the revised guidelines. This implies high rise constructions which incorporates a higher floor area ratio (FAR). For this several layers of administrative precautions may have to be added to ensure the reliability of construction and safety to the masses. The most challenging task would be to create the commercial hub for the above sub-city around which development normally revolves.


Zone P II comprises such villages as Burari, Jehangirpuri, Nathupura and Bakhtawarpur with an overall area in the range of 2000 – 3000 hectares available for development. With proper planning and focus on planned development, the area can pave the way for changing the skyline of Delhi with a string of high rise constructions (20 storeys and above).

I request your goodself to look into the merits of the above suggestion and incorporate the same for implementation in the larger interests of the Society.

I would like to further request you for any additional information available at your end pertaining to the P II Zone, alongwith a list of the various societies which are presently active in this area.

Thanking You,

Yours faithfully



(A.N. SINGHAL)