



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

OFFICE OF THE DIR (MO.)
M.P.R./TC, D.D.A.M. DELHI-2
Dy.No. 2591
Dated 7/5/12

पंजीकरण फार्म
REGISTRATION FORM

P-1

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	Sajay Kumar
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	27282728 27784848 9718237545
फैक्स : Fax :	
ई-मेल E-mail	Skkn812010@gmail.com
पता : Address :	1728 Mansukh Nohar, Delhi-46
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."

Name :- SANJAY KUMAR

Add :- 1728 MAMURPUR
NARELA
DELHI -40

Tel. No :- 9718237545
9560282727

Email :- Skkn812010 @ g.mail . com

To,

Sh. Arun Dass

Director (Pig), DDA

Zone P-1 Narela 11th Floor

Vikas Nagar - N. Delhi

Receipt & Acknowledgment Cell.
Urban Development Authority
Mamurpur, I. P. Estate
27/4/12

40

Subj:-
Sub:

Revision of Master Plan 2021 H-T Dt. 18-2-2012 & 23-4-12

OBJECTION PERTAINING TO DRAFT ZONAL DEVELOPMENT PLAN FOR ZONE P-1, NARELA, IN RESPECT OF FACILITY AREA (FA-22) WHEREBY THE SAID AREA OF 115 HECTARE HAS BEEN PROPOSED TO BE SHOWN FOR HOSPITAL C&D, ONE COMMUNITY HALL, 1 ESS 66 KV, FIRE STATION, UNIVERSITY CAMPUS, MEDICAL COLLEGE, DISTRICT OFFICE & BATALIAN, POLICE LINES.

CLAIM

THE ABOVE SAID PROPOSED FACILITY CANNOT BE MADE IN THE FA-22, AS THE SAID AREA IS BELONGING TO VILLAGE MAMUPUR (NARELA) WHICH IS A PERIPHERIAL VILLAGE AND THE LAND OF THIS VILLAGE HAS TO BE RETAINED AS GREEN BELT AS PER MPD 2021.

Sir,

I Sanjay Kumar son of late Shri Prem Krishan, resident of 1728 village Mamurpur, Narela, Delhi is the permanent resident of Vill. Mamurpur and is having the agricultural land in the Village Mamurpur, accordingly I am aggrieved, affected by the proposed Zonal Development Plan for zone P-1 Narela, Delhi particularly for FA-22, (Sub Zone)

It is fact that MPD 2021 have been prepared after considering the objection, suggestion of different persons, authorities, bodies, societies etc and in the end the said MPD 2021 have been notified by Ministry of Urban Development on 07.02.07.

The MPD 2021 has specifically provided the green belt and the same is at Section 3.2.1. The plan stipulates that the land upto the depth of one peripheral village revenue boundary along the boarder of NCTD wherever available would be maintained as green belt. Considering the constant pressure on the rural land, new motels shall not be permitted in the green

Anx-1 →

To,

SH. AMIT DASS
Dir (Plg.) DDA
ZONE P-1 Narela
Delhi

Sub:
Sub:

Review of Master Plan 2021 HT Dt. 18.2.12 & 23.4.12
OBJECTION PERTAINING TO DRAFT ZONAL DEVELOPMENT PLAN
FOR ZONE P-1, NARELA, IN RESPECT OF FACILITY AREA (FA-22)
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TO BE SHOWN FOR HOSPITAL C&D, ONE COMMUNITY HALL, 1 ESS 66
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Anx-1 → The MPD 2021 has specifically provided the green belt and the same is at Section 3.2.1. The plan stipulates that the land upto the depth of one peripheral village revenue boundary along the boarder of NCTD wherever available would be maintained as green belt. Considering the constant pressure on the rural land, new motels shall not be permitted in the green belt. However existing village Abadis, regularized unauthorized colonies

and approved motels may continue in the green belt. GNCTD shall be responsible for ensuring utilization of land in green belt in accordance with permissible uses.

MPD Sec. 9.3 - further explains Green/Recreational Areas and insists that it shall be developed as woodlands and incidental greens for balancing the environment. This will be in addition to the development of specialized park like Bio-Diversity Parks plantation along the road, drains, and riverbank etc.

MPD Tale 9.4 Explains - Permission of Use Premises in Sub Use zones, Sub Use Zone Green Belt - comprises - Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry Farms, Farm Houses, Wild life sanctuary, Bird Sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smrit Van, Plant Nursery, Orchard, Area for water - harvesting, Floriculture Farm, Open Playground, Agro forestry

It is pertinent to mention here that no other activity except as mentioned above can function in the green belt. The proposed activities as shown to be created in FA-22 are not in conformity with the provisions of MPD 2021 and are in total negation what the MPD 2021 says. It is settled provision of law that the Zonal plans can not override the provisions of Master Plan. But in the present case by proposing FA-22 in the green belt area the DDA is trying to demolish the entire provisions of MPD 2021.

Anx 2 →

Section 2.1 (of Zonal Development Plan for Zone P-1 Narela) say :

Zonal Development plan means a plan for a Zone (Division) or the National Capital Territory of Delhi. The Zonal Plan (Divisional Plan) details out the Master Plan and acts as a link between the layout plan and the Master Plan. THE DEVELOPMENT SCHEMES/LAY OUT PLAN INDICATING US PREMISES SHOULD CONFIRM TO THE MASTER PLAN/ZONE PLAN

Anx-3 →

Sec. 2.2 SAY – The Zonal Plan of this area stands approved vide MOUD letter No. K-13011/7/06/DD1B dated 26.05.2006. However, this has now been reviewed under the framework of MPD-2021

It is to submit that if any review has to be done then it has to be in the framework of MPD 2021 and FA-22 has to be retained as a green Belt and no facility area as elaborated at serial No. 22 in respect of 115 hectares land can be made, which is in clear violation of MPD – 2021

Sec. 2.3 SAY : MPD 2021 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed Zonal plan after approval shall supersede the earlier approved sub zonal/zonal plans. It is important to mention here that no sub zonal/zonal plans can be in violation to MPD 2021 and no activity other than as mentioned in MPD 2021 Table 9.4 can be allowed to be run in the green belt. Sec. 3.2 clearly mentions that Total area of the Zone is 9866 Hact. of which urban sable area of the zone of the zone is 7365 Hact. Remaining 2501 Hact. Is under Rural/Green Belt towards Northern Border of NCTD as per MPD-2021 Land Use Plan.

Limkwise Sec. 10.8.1 say: About 14% of land has been proposed in the zonal Plan apart from 2501 Hact. Green belt in the northern fringe of the sub-city. Further local/neighborhood park/play grounds will be part of the layout plan. This has been specifically retained for enhancing the visual and functional quality to built environment as well would provide for segregated cycle/walking corridor.

Sec. 5.3 say – As for as the proposed Green Belt on the periphery of NCTI is concerned, the plan will have to be developed in such a manner that the villages/abadi falling in this belt can be suitably marked and comprehensive

rural development/agriculture development could be planned in the surrounding areas. This also itself proves that the facilities as shown in FA-22 can not be conducted in this area which is green belt and the said facilities proposed to be allowed will be clear violation of the MPD-2021 and will not be in conformity with MPD 2021. Accordingly, no approval for such activities can be given as shown in FA-22 and the same are liable to be rescheduled to some other place.

Sec. 7 iv – Speaks – To retain the agricultural green belt as shown in the MPD-2021 land use plan. Sec. 7 iii – allow to provide a comprehensive framework of land/uses as engaged in the urban extension plan of MPD 2021.

Sec. 8.2 mentioned Development Catalysts and under the guise of this section certain modifications in the already approved zonal Plan are sought for. If the said modifications are looked into then they are beyond development Catalysts and cannot be allowed.

Sec. 9.0 Speaks about proposals: 9.1 say: An Educational and Research Centre including University has been proposed at the Northern part of the sub-city. It is to say that Northern part of the sub-city is Green Belt as per the MPD 2021 upto the last peripheral Village, i.e. Mamurpur. FA-22 is the area falling between the village and the boundary of the NCT Delhi, which in every circumstance has to be kept as green belt and only exceptions as provided under the heading of green belt can be retained as enumerated in Section 3.2.1 and 9.4 of the MPD 2021. The list of Village and unauthorized colony/ unauthorized regularized colonies is at Annexure (Zone Plan) - III which can be retained in the green belt as per the MPD 2021. No other activity can be

allowed to function from the green belt as per Section 3.2.1 & 9.4 of MPD 2021.

Sec. 10.4 speaks about Public and Semi-Public Facilities as proposed, but these facilities as per the zonal Plan cannot be allowed in the green belt which is in violation of MPD-2021 and the said facilities are to be located at some other place or facility areas as per the norms in the zonal plan.

Sec. 10.8.1 Speaks about Recreational use which has been kept apart 2501 Hact. Green belt in the Northern fringe of the sub-city. This again establish and prove that no other activity can be allowed in the green belt and section 10.8.2 speaks about Environment, greenbelt and water body. The objective to retain green belt is for improving the quality of environment, management of natural resources and reduction/abatement of pollution. Conservation and development of the natural features with a view to enhancing their environmental value.

The proposed FA-22, as shown in the Map has no access from the road, as the entire stretch is covered by the unauthorized colony as shown in the list. 220 KV Power Station, Cremation ground, Naturopathy Hospital (approved by Govt. of NCT), Kanya Gurukul and Drain No. 6 earlier known as SARP NADI. Beyond these existing land on the Northern side is the land falling between the last peripheral village Mamurpur and the Boundary/Boarder of NCT Delhi/Haryana. This portion of the land has to be kept as green belt in every eventuality as per norms of MPD 2021.

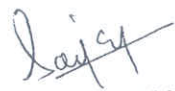
Summary of this Objection :

1. Land upto the depth of one peripheral village revenue boundary along the boarder of NCTD wherever available would be maintained as green belt.

2. Existing vill. Abadis regularized unauthorized colonyies may continue in the green belt.
3. It is settled provision of law that the zonal plans cannot override the provision of master plan.
4. DDA is neglecting the orders of hon'ble L.G. in which he says to follow the ground realities.
5. DDA did not show two major roads which connect Delhi to Haryana. (in Map of Zonal Plan) Photocopy attached
6. Four regularized unauthorized colonies fall in the same PSP area shown in your Zonal plan map. (Gautam Colony, Rajiv Colony, Rajiv Colony Extn. & Sanjay Colony
7. The Zonal Plan of this area stands approved in dated 26.05.2006, however this has been now reviewed under the framework of MPD 2021. If it is show then it has to be done under the framework of MPD 2021
8. Out of 115 Hact. Area shown for PSP in Zonal Plan Map 60-70% built up.

I am submitting my objections, the same be considered and prior to making a final decision I be given personal hearing, so that I can produce and place further proof regarding my objections mentioned above and the provisions as stipulated in the MPD-1962, MPD 2001, MPD 2021 and other notifications of different Intervals.

Thanking you



(SANJAY KUMAR)

S/o Sh. Prem Krishan
1728, MAMURPUR, NARLA
DELHI - 110040

Ph: 011-6741199, 9311541199
011-27784848

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SKK n8L2010@gmail.com

Table 3.1: Zonewise Estimated Holding Capacity of Existing Urban Area

Zone	Holding capacity MPD 2001	Existing population 2001	(Population in '000)
			Holding capacity 2021
A	420	530	570
B	630	624	630
C	751	679	788
D	755	587	813
E	1789	2798	2800
F	1278	1717	1975
G	1490	1629	1955
H	1865	1226	1865
Sub total	8978	9330	11400
Dwarka		597	1300
Rohini III		96	160
Rohini IV & V		198	820
Narela		179	1620
Sub total	3222	1070	3900
GRAND TOTAL	122 Lakh	109 lakh	153 Lakh

Note: Population figures are only broad planning guidelines.

The remaining population for the year 2021 will have to be accommodated in the planned new urban extensions.

3.2 URBAN EXTENSION

Out of the remaining 77 lakh (230-153 lakh) population, 29 lakh already exists in villages, census towns, unauthorised colonies and JJ clusters in the present rural areas. Therefore about 48 lakh additional population is to be accommodated in the future urban extensions.

Due to land constraint in the NCTD, the areas earmarked as rural / agricultural in the previous Master Plans have always been under pressure for utilisation for various urban activities and have virtually lost their original character. In future, urbanisation has to be in the areas that have development pressure/potential like the areas along the major transport corridors and fringes of already urbanised areas. It is envisaged that major rural areas would be absorbed as urban extension from time to time with due regard to balanced city development.

At the first instance, to accommodate the projected additional population @ 250-300 pph average city level density, the requirement for urban extension would be 20,000-22,000 ha. of land within development time frame of 15-16 years. The immediate urban extension could be in the zones of J to L, N & P (I & II). The land required for urban extension, will have to be assembled for planned development. Considering the constant pressure on the rural land, new farmhouses and motels shall not be permitted in the proposed Urban Extension as per MPD-2021.

3.2.1. GREEN BELT

The previous Master Plan proposals for retention of Green Belt have not been maintained and a considerable part has already been utilised for both, planned and unplanned developments.

The Plan stipulates that the land upto the depth of one peripheral village revenue boundary along the border of NCTD, wherever available, would be maintained as Green Belt. Considering the constant pressure on the rural land, new motels shall not be permitted in the green belt. However, existing village abadis, regularized unauthorized colonies and approved motels may continue in the green belt. (Refer Table 9.4, Chapter 9.0 Environment, for permissibility). GNCTD shall be responsible for ensuring utilization of land in Green belt in accordance with permissible uses.

Land in the Urban Extension is proposed to be broadly distributed in different land uses in the following manner as shown in Table 3.2.

Table 3.2: Land use Distribution

Land use	% of Land
Residential	45-55
Commercial	4-5
Industrial	4-5
Green/Recreational*	15-20
Public & Semi-Public Facilities	8-10
Circulation	10-12

* This does not include green areas within the various gross land use categories.

On an average the space required per person would be 40 sqm, covering about 920 sqkm of urban area for the projected population of 230 lakh in year 2021.

3.2.2 HIERARCHY OF URBAN DEVELOPMENT

A planned city for an environment of convenience should have a hierarchical cellular structure; with nuclei to contain essential facilities and services at different levels. The pattern of a community module is conceived as residential area containing a 'neighbourhood' with senior secondary school and shopping facilities for day-to-day needs. The higher level of additional facilities is to be provided at Community, District and Zonal/sub-city levels. Such a structure could be maintained in the process of the preparation of plans on the basis of the standards set in the Table 3.3:

20.	FA-20	0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Fire Station, Working Women Hostel Orphanage, Children Centre, telephone Exchange, Old Age Home
21.	FA-21	29.0	
22.	FA-22	115.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Fire Station, University Campus, Medical College, Distt. Office & Battalion, Police Lines
23.	FA-23	16.0	JAIL
24.	FA-24	29.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Vet (h), Police Station, Fire Station, Orphanage, Children Centre, Fire Training Institute, Disaster Management
25.	FA-25	23.0	Divisional Sports Complex

ZONAL PLAN OF ZONE

RELA SUB-CITY)

1.0 INTRODUCTION

1.1 The NCT of Delhi has been divided in 15 nos. of planning zones (division) designated from 'A' to 'P' (except Zone-I) in the Master Plan for Delhi-2021, P-Zone is further sub divided in to two zones designated on P-1 & P-II zones. P-1 zone covers an area of 9866 hact.

1.2 As per MPD-2001 provisions, this zone covers Narela sub-city that comprises of parts of Zones – M, N and P. It formed part of the urban extension plan of MPD-2001 approved by the Authority vide Resolution No. 79 dated 30.6.1987. Hereinafter this zonal plan is referred to as Zonal Plan of Narela, Zone P-1. This zone has been developing since pre-independence era and through the MPD-1962, MPD-2001 and now MPD-2021. As the zone has a heterogeneous character having the unplanned areas and planned areas development norms of zonal plan.

2.0 STATUTORY PROVISIONS

2.1 Zonal Development Plan means a plan for a Zone (Division) of the National Capital Territory of Delhi. The Zonal Plan (Divisional Plan) details out the policy of the Master Plan and acts as a link between the layout plan and the Master Plan. The Development Schemes / lay out plan indicating use premises should conform to the Master Plan / Zonal Plan.

2.2 The Zonal Plan of this area stands approved vide MOUD letter no. K-13011/7/06/DDIB dt.26.052006. However, this has now been reviewed under the framework of MPD-2021.

← ANX-4

2.3 MPD-2021 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plan after approval shall supersede the earlier approved sub-zonal / zonal plans.

2.4 Section-8 of Delhi Development Act provides for preparation of Zonal Development Plan simultaneous with the preparation of Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi-public buildings / work centers / utilities, roads, housing recreation, industries, business, markets, schools, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zones.

The procedure to be followed for the preparation and approval of the Zonal Development Plan is laid down in Section – 10 of the Act.

3.0 LOCATION, BOUNDARIES AND AREA

3.1 P-1 zone is located in the North-West of NCTD & the boundaries are as under :

North: NCTD Boundary

South: Boundaries of Sub-zones C and H

ANX-5

1th

11

Table of Unauthorized Colonies falling in Narela

Sl. No.	as per list	Name of unauthorized colony	Sl. no. given by GNCTD	DDA dev. area nos.	Zone		
					M	N	P
1	1016	Rajiv Colony Narela Delhi-40.	59	-	-	-	P
2	1012	Rajeev Colony Extn. Pio Mariani Road, Narela Delhi-40.	755	-	-	-	P
3	1200	Shiv Mandir Colony, Purani Basti, Saziabad Border, Narela, Delhi-40.	180	-	-	-	P
4	401	Gautam Colony Extn. (Arya Nagar), Safiabad Road, Narela, Delhi-40.	483	-	-	-	P
5	1140	Sanja Colony, S-235, Safiabad Road, Narela, Delhi-40.	534	-	-	-	P
6	1139	Sanja Colony, Near Sabji Mandir, Arya Sama Road, Narela, Delhi-40.	504	-	-	-	P
7	402	Gautam Vihar Colony, Narela, Delhi-40.	75	-	-	-	P
8	125	Bunkner Basti, Near Bliarad Pana, Narela, Delhi-40.	352	-	-	-	P
9	129	Basti Bunkner (South) Colony, Lampur Road, Narela, Delhi-40.	230	-	-	-	P
10	60	Ambedkar Colony, Bunkner Extn., Village Bakner, Narela, Delhi-40.	321	-	-	-	P
11	59	Ambedkar Colony Extn., Part-II, Bankner.	736	175	M	-	-
12	890	OM Vihar Colony, Lampur Road, Narela, Delhi-40.	1196	-	-	-	P
13	853	New Basti Lampur, Narela, Delhi-40.	72	-	-	-	P
14	1162	Swatendra Nagar Extn., West Gonda Road, Narela, Delhi-40.	3	-	-	-	P
15	1302	Swatendra Nagar Ph-II (left out portion) Narela.	624	-	-	-	P
16	649	Kureni New Basti, Narela, Delhi-40.	285	-	-	-	P
17	1247	Shyam Kunj Colony, Tikri Khurd, Delhi-40.	160	-	-	-	P
18	700	Mahavir Colony, Alipur Road, Bhorgarh, Narela, Delhi-40.	1067	-	-	-	P
19	854	New Colony, Sunnod Ghonga More, Narela Bawana.	1180	-	M	-	-
20	1143	Sannothe Extn. Part-I, II & III, Narela, Delhi-40.	816	Yet to be notified as DAW-175	-	-	-
21	1214	Shiv Vihar, Holambi Kalan, Delhi-40.	1430	-	M	-	-
22	1344	Vashu Vihar Colony, Holambi Kalan.	1211	-	M	-	-
23	77	Ankur Vihar Colony, Holambi Kalan.	1212	-	M	-	-
24	429	Govind Colony Near Jhangola No-2, Alipur, Delhi-40.	1093	-	-	-	P
25	161	Bhagat Singh Park, Saraspur, Delhi-42.	465	-	-	-	P/C
26	141	Bhagat Singh Park Extn., Siraspur Village, Delhi-42.	858	-	-	-	P/C
27	225	Chandan Park, Near Saraspur, Narela, Delhi-42.	431	-	-	-	P/C
28	564	Jeevan Park, Siraspur, Delhi-42.	57	-	-	-	P
29	345	Extn. Rana Park Colony, Rana Park, Siraspur, Delhi-42.	127	-	-	-	P
30	1052	Rana Park, Siraspur, Delhi-42.	108	-	-	-	P
31	486	Hazari Park, Holambi Kalan, Delhi-82.	73	-	-	-	M

Source :- GNCTD, 2005

① Dist-
land us.
dark green

12

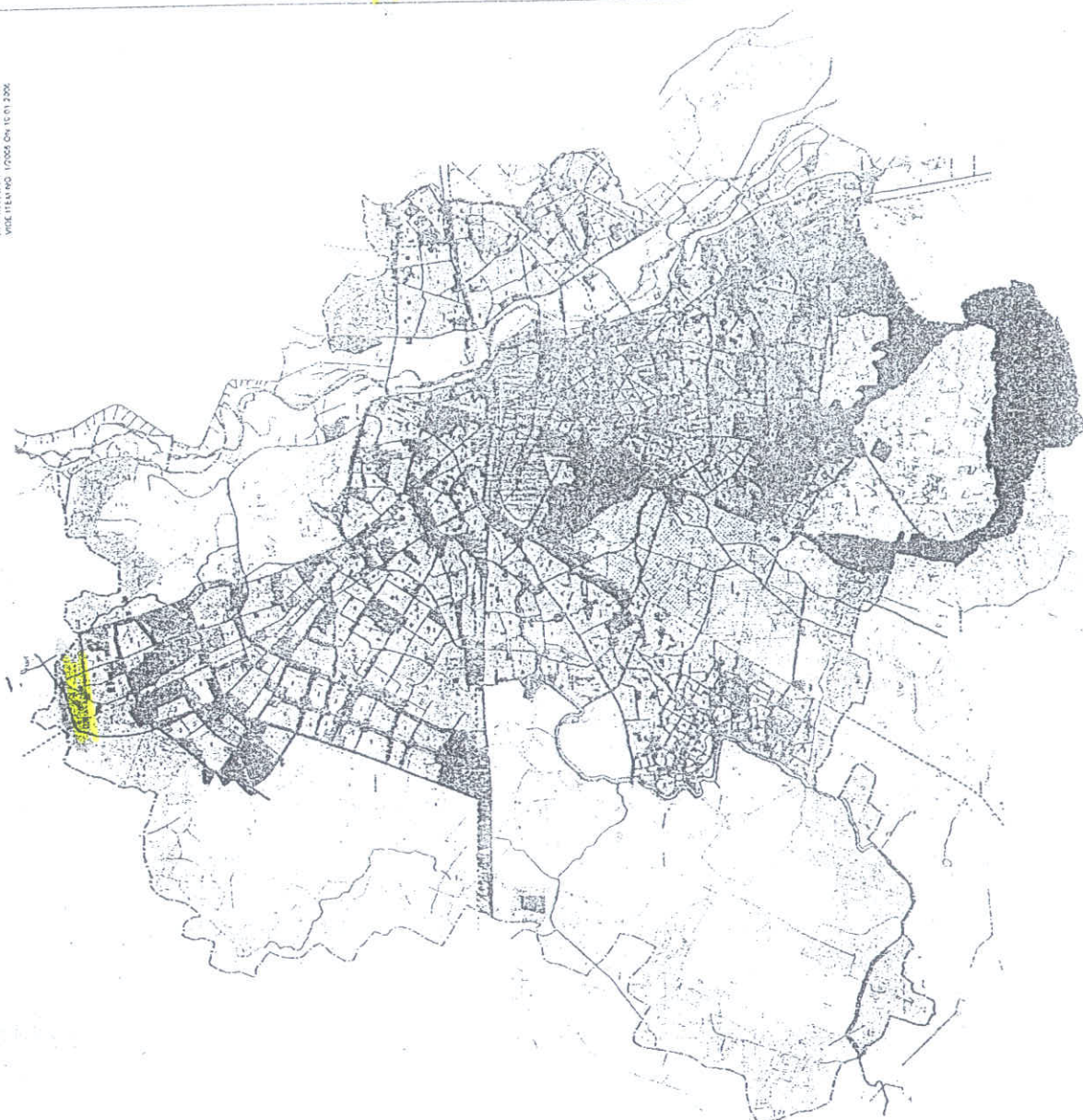
LANDUSE PLAN (Draft)

APPROVED BY THE
VICE CHAIRMAN 10/05/06 ON 10/01/2006

- RESIDENTIAL
 - 45 R0 RESIDENTIAL AREAS WITH LOW DENSITY
 - 46 R1 FOREIGN MISSION
- COMMERCIAL
 - 51 C1 RETAIL SHOPPING, GENERAL BUSINESS AND COMMERCE
 - 52 C2 DISTRICT CENTRE
 - 53 C3 COMMUNITY CENTRE
 - 54 C4 NON HIERARCHICAL COMMERCIAL CENTRE
 - 55 C5 WHOLESALE & WAREHOUSING
- CO-OP STORAGE & OIL DEPOT
- C HOTELS
- INDUSTRY
 - 60 I1 MANUFACTURING, SERVICE & REPAIR INDUSTRY
 - 61 I2 RIDGE / REGIONAL PARK
 - 62 I3 RIDGE / REGIONAL PARK
- RECREATIONAL
 - 71 R1 HISTORICAL MONUMENTS
 - 72 R2 HISTORICAL MONUMENTS
 - 73 R3 HISTORICAL MONUMENTS
- TRANSPORTATION
 - 80 T1 AIRPORT
 - 81 T2 TERMINAL / OFFICE / PAUL
 - 82 T3 TUNNELS / TUNNELS
 - 83 T4 CIRCULATION - RAIL, TRAM, BUS
 - 84 T5 ROAD
- UTILITY
 - 90 U1 WATER (TREATMENT PLANT, ETC)
 - 91 U2 SEWERAGE (TREATMENT PLANT, ETC)
 - 92 U3 ELECTRICITY POWERHOUSES, SUBSTATIONS (E.C.)
 - 93 U4 SOLID WASTE (SANITARY LANDFILL, ETC)
 - 94 U5 CANAL
- GOVERNMENT
 - 95 G1 PRESIDENT'S RESIDENCE & PARLIAMENT HOUSE
 - 96 G2 GOVERNMENT OFFICES / COURTS
 - 97 G3 GOVERNMENT LAND (USE UNDETERMINED)
- PUBLIC & SEMIPUBLIC
 - 98 P1 HOSPITAL
 - 99 P2 EDUCATION / RESEARCH CENTRE, UNIVERSITY, COLLEGE
 - 100 P3 SOCIAL CULTURAL CENTRE
 - 101 P4 POLICE / POLICE HQ / POLICE STATION / FIRE STATION / DISASTER MANAGEMENT CENTRE
 - 102 P5 RELIGIOUS
 - 103 P6 BURIAL GROUND / CREMATION
 - 104 P7 TRANSMISSION SITE / CENTRE
 - 105 P8 SPORTS FACILITIES / COMPLEX / STADIUM / SPORTS CENTRE
- GREEN BELT & WATER BODY
 - 106 G1 PLANT NURSERY
 - 107 G2 GREEN BELT / URBANIZABLE AREA
 - 108 G3 RIVER & WATER BODY
 - 109 G4 CITY FOREST



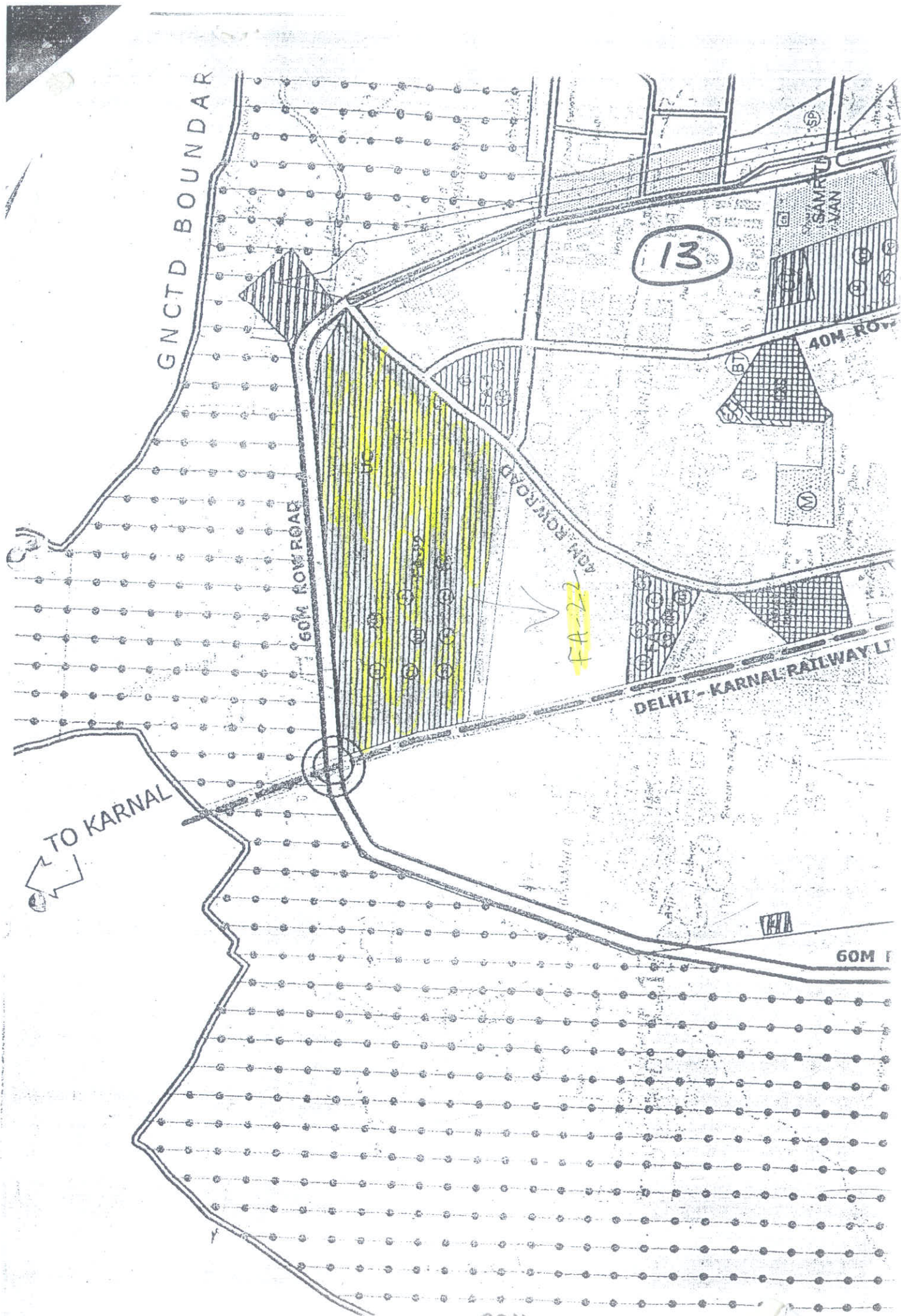
0.5 0 1 2 5 10 Km



84/1
(S.K. JAIN)
COMMISSIONER (PLANNING)
D.D.

85/1
(V.K. BANSAL)
PR. COMMISSIONER - CUM - SECRETARY
D.D.

MASTER PLAN FOR DELHI - 2021



2108



the site plan. With a survey of
of Revenue Record attached in the file.

As per MPD-2021 (notified on 7-2-07)
farm houses are permitted in the ^{own} peripheral
Revenue boundary with N.C.T.D. It is requested
that it may also be clarify that the
Village Manaspur is on Revenue boundary
with the N.C.T.D.

3953-14
23/7/07

MSL
20/7/07

480/Ty
25/7/07

DT/P(DP)
~~27/7~~

20/7/07

Tch (Hd) Khanjainah
Teb (Harela)

Patel Report

जो माल जो
आमदा माईल जपरी सावना 480/Tch. N डिग्री 25/7/07 के (मुलाविम
गांव मामूरपुर के नम्बरान खसरा 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 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FACILITY & SERVICE LIST

1	FACILITY AREA
2	MULTI PURPOSE COMMUNITY HALL
3	EDUCATION & RESEARCH
4	HOSPITAL
5	UNIVERSITY
6	PUBLIC / SEMI PUBLIC
7	COLLEGE / MEDICAL COLLEGE / ENGINEERING COLLEGE
8	WORKING HOSTEL
9	MANAGEMENT HOME / BUSINESS HOME / POLYTECHNIC
10	VETERINARY HOSPITAL
11	POLICE HEADQUARTERS / POLICE STATION
12	FIRE STATION / FIRE ENGINE
13	DISPATCH UNIT
14	TRANSMISSION SITE / TRANSMISSION CENTER
15	TELEPHONE EXCHANGE
16	HEAD POST OFFICE
17	SOCIO CULTURAL CENTER (CULTURAL COMPLEX)
18	CREATION / BURIAL GROUND
19	RELIGIOUS
20	PLAY GROUND AND SPORTS COMPLEX
21	OLYMPIC SPORTS CENTER
22	PARK AND PLAY GROUND

AGRICULTURE AND WATER SUPPLY

DELHI DEVELOPMENT AUTHORITY
Narela Project Planning Office
11th floor, Vikas Minar, I.P. Estate, New Delhi – 110 002
Tel: 23370326

No. F.15 (266)2005-NP/Pt./ 63

Dated: 23/02/2009
24.2.09

From: Amit Das
Director (Plg.) NP/PIO

To,

Sh. Sanjay Kumar
S/o. Sh. Prem Krishan,
1728, Mamurpur, Narela.
Delhi-110040.

Sub: - Information under Right to Information Act'2005.


Ref: - File No. Dir/MPD-2021/DDA/RTI-05/F-585/329/D-56 dt.11/02/2009.

Sir,

The above referred application is received on 17/02/2009 in this unit. Regarding para-9 it is to inform that (i) the invitation letter for hearing of objections/suggestions was issued by this office on 04/08/2008 vide dispatch no.F.15(285)/2008/NP/Pt-III/334. (ii) the Board of Inquiry and Hearing holds its meeting on 11/08/2008 in the Conference Hall of 1st First Floor, B-Block, Vikas Sadan. Subsequently the draft Zonal Plan of Zone P-I has been submitted to the Ministry of Urban Development with the Recommendations of the Board of Inquiry and Hearing for final notification as per procedure. Once the Zonal Plan is finalized same will be notified/published.

Thanking you,

Yours faithfully,


23.02.09 -
(Amit Das)
Director (Plg.) NP/PIO

To,

Sh.Jaipal Reddy ji,
Hon'ble Minister of Urban Development
Nirman Bhawan
New Delhi.

Sub :- Finalization of Draft Plan P-1 in complete disregard to the provision of MPD-2021.

Respected Sir,

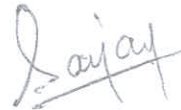
We would like your goodself to please refer to our earlier letter (copy enclosed) which was forwarded by Sh.Mahabal Mishra, Hon'ble Member of Parliament, representative of our constituency, regarding our grievances raised on the Draft Zonal Plan P-1 (Narela sub-city) which had been forwarded for final approval of Ministry of Urban Development, Govt. of India.

In our earlier letter we had highlighted the Section-3.2.1 of MPD-2021 wherein 'land upto the depth of one peripheral village revenue boundary alongwith the border of NCT of Delhi, wherever available, is to be maintained as Green Belt'. However, we came to know that draft zonal plan, in respect to P-1 (Narela Sub-City) has been shown as PSP.

We are still awaiting a favourable response.

With highest regards,

Yours sincerely,



(SANJAY KUMAR)

S/o. Sh.Prem Krishan

R/o. House No.1728, Mamurpur

Narela, Delhi - 110 040

Ph. : 9911671199, 9911541199

9718237545

To,

Sh. Jaipal Reddy Ji,
Hon'ble Minister of Urban Development
Nirman Bhawan,
New Delhi.

Sub. : Finalization of Draft Plan P-1 in complete disregard to Provision of MPD-2021.

Respected Sir,

This is to bring to your kind notice that the authority has approved the Draft Zonal Plan P-1 (Narela Sub-City) and sent the same for final approval of Ministry of Urban Development, Govt. of India.

In this connection, it is pertinent to mention that as per Section - 3.2.1. of MPD - 2021, 'land upto the depth of one peripheral village revenue boundary along the border of NCT of Delhi, wherever available, is to be maintained as Green Belt'. The relevant portion of the MPD-2021 i.e. 3.2.1 is reproduced below :-

"The previous Master Plan proposal for retention of Green Belt have not been maintained and a considerable part has already been utilized for both, planned and unplanned developments. The Plan stipulates that the land upto the depth of one peripheral village revenue boundary along the border of NCTD, wherever available, would be maintained as Green Belt. Considering the constant pressure on the rural land, new motels shall not be permitted in the green belt. However, existing village abadis, regularized unauthorized colonies and approved motels may continue in the green belt (Refer Table 9.4, Chapter 9.0 Environment, for permissibility). GNCTD shall be responsible for ensuring utilization of land in Green Belt in accordance with permissible uses".

When the draft zonal was under finalization, villagers of village Mamurpur, Narela, Delhi - 110040, filed objections before the Board of Enquiry. We were not informed as to what decision was taken on our objections and to our dismay, we came to know that draft zonal plan, in respect to P-1 (Narela Sub-City), without incorporating changes, as raised in the above-said objections, in particular regarding FA-22, this should have been maintained as Green Belt, whereas in the draft, it is shown as PSP. The proposal, which is defective in its very initial stage, can not be taken to its final conclusion, in maintaining green belt priphery of Delhi.

The procedure for modification to the Master Plan is laid out in Chapter 3A of Delhi Development Authority Act, 1957. As per sub-section-1 of Section-11A, 'any modification to the Master Plan or the Zonal Development Plan can be done by authority, but it should not bring about important alterations in the character of the plan and do not relate to the extent of land-uses or the density'. Once this area is declared as PSP, it will adversely affect the population, which is residing in that above-said FA-22.

The above-said sub-section-1 of Section-11A is reproduced as under :-

"The Authority may make any modifications to the master plan or the zonal development plan as it thinks fit, being modifications, which, in its opinion, do not effect important alterations in the character of the plan and which do not relate to the extent of land -uses or the standards of population density".

From the above, it is amply clear that the provisions, as given in Draft Zonal Plan, with regard to FA-22, are without considering objections and in a way, it is leading to major alterations in the character of the plan i.e. maintenance of green belt, on the priphery of NCT of Delhi. This is also important that in the coming times, environmental concern should be given due importance and area should be maintained as Green.

Therefore, it is requested that your honour will intervene in the above-said matter and give justice to the villagers of Village Mamurpur, Narela, Delhi - 110040 and green belt to the residents of Delhi, will give great relief to the population, living near by in the concrete jungles.

Looking forward for a favourable response.

With highest regards,

Yours sincerely

Sanjay Kumar

(SANJAY KUMAR)

S/o Sh. Prem Krishan

R/o House No. 1728, Mamurpur,

Narela, Delhi - 110040

Ph. : 0011671499, 9911541199

9718237545 011-27784848

Sanjay Kumar
(SANJAY KUMAR)
Delhi
(Rajesh)
5-51
1750 Mamurpur

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M. K. Bhat
Nai Bhat Mauder
Narela

महाबल मिश्रा

सांसद
(लोक सभा)

Mahabul Mishra
Member of Parliament
(Lok Sabha)



मकान नं 86 गली नं 2
वैशाली डायरी, पालम रोड
नई दिल्ली-110045
फोन नं. (ओ) 25380005 (निवास) 25380005
H.No.- 86, Gali No. 2, Vaishali Dabri
Palam Road, New Delhi-110045
Cell.: 9811289600, 9958095781

11 July, 2009

Respected Shri Jaipal Reddy Ji,

I am enclosing herewith representations of the villagers of Munimpur the last
of the villages on the Haryana border on the northern side.

I am enclosing herewith the Master Plan - 2021 - clause No. 3.2.1, last sentence
of which states that Delhi has to be maintained green belt while the Zonal Plan
of the area concerned is the violation of the MPD-2021 Master Plan.

I hereby respectfully direct the concerned authorities to strictly implement what
is stated in the clause of the Master Plan. Any violation in this regard will
be a breach of the provision planned MPD-2021 which is considered most vital
document of Delhi prepared so far under your great leadership and vision.

Yours faithfully,

Yours faithfully,

MAHABUL MISHRA

Shri Jaipal Reddy Ji,
Hon'ble Minister of Urban Development,
Govt. of India,
New Delhi.

To

Sh. M. Ramachandran,
Secretary
Ministry of Urban Development,
Govt. of India,
New Delhi.

Respected Sir,

This submission is in accordance of the MPD-2021 **which has speifically provided the green belt stipulating that the land upto the depth of peripheral villages as per Section 3.2.1 along the border of NCTD wherever available would be maintained as green belt.** Despite these provisions in MPD-2021 to maintain environmental balance of the National Capital, the villagers have come to know that DDA had forwarded P-1, **Zonal Plan of Narela**, Delhi to Ministry of Urban Development for final consent of Ministry in which they have **totally ignored guideline of MPD-2021 which can be seen in FA-22 of P-1 Zonal Plan of Narela.**

Objections to DDA in this regard were also submitted in which serious lapses were highlighted (Copy enclosed).

We want indulgence of your benign office to get these lapses rectified and direct them to show our village area as per MPD-2021 as green belt instead to district park/PSP area because Mamurpur is the last village of Delhi bordering Haryana.

With highest regards.

Sanjay Kumar
1728, Mamurpur, Narela, Delhi
(Last Delhi village on Haryana Border)

To

Sh. M. Ramachandran,
Secretary
Ministry of Urban Development,
Govt. of India,
New Delhi.

Respected Sir,

This submission is in accordance of the MPD-2021 **which has speifically provided the green belt stipulating that the land upto the depth of peripheral villages as per Section 3.2.1 along the border of NCTD wherever available would be maintained as green belt.** Despite these provisions in MPD-2021 to maintain environmental balance of the National Capital, the villagers have come to know that DDA had forwarded P-1, **Zonal Plan of Narela**, Delhi to Ministry of Urban Development for final consent of Ministry in which they have **totally ignored guideline of MPD-2021 which can be seen in FA-22 of P-1 Zonal Plan of Narela.**

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We want indulgence of your benign office to get these lapses rectified and direct them to show our village area as per MPD-2021 as green belt instead to district park/PSP area because Mamurpur is the last village of Delhi bordering Haryana.

With highest regards.

Rebut
Rajmush

Villagers of Mamurpur
Narela, Delhi
(Last Delhi village on Haryana Border)

महावीर
1813 मामुरपुर
नरेला

सुनद्रा
1728 मामुरपुर
नरेला

महावीर
Manish
Nai Basti Mamurpur

महेन्द्र सिंह
अ. 38 उद्यान