



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review - 2021

पंजीकरण फार्म
REGISTRATION FORM

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	JAI KARAN RANA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	DELHI DEHAT VIKAS MUNCH (REGD.) R.W.A
वर्तमान स्थिति Present Position	MEMBER
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9818360058
फैक्स : Fax :	-
ई-मेल E-mail	jk.rana@yahoo.com
पता : Address :	145/60, Gali ch. Biskha Ram, Khera Kalan, Delhi-110082 P-I, P-II
हस्ताक्षर : Signature :	jk.rana
तिथि : Date :	30/04/2022

Suggestion copy was
directly handed over
to moderator

P-I, P-II

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J. K. Rana
H.No. 145/60 Gali Ch. Bikkha Ram
Khera Kalan
Delhi-110082
Mob. No. 9818360058
jkrana@yahoo.com

To

SH. AMIT DASS,
DIRECTOR PLANNING,
DELHI DEVELOPMENT AUTHORITY,
ZONE P-I & P-II, NARELA, 11TH FLOOR,
VIKAS MINAR, NEW DELHI

ALSO AT:

MADHUBAN CHOWK, PITAMPURA,
DELHI

**REF.: MASTER PLAN DELHI-2021 (TO BE HELD ON 30.04.2012 AT
THE OFFICE OF DELHI DEVELOPMENT AUTHORITY AT
MADHUBAN CHOWK, PITAMPURA, DELHI)**

**SUB: REQUEST FOR PARTICIPATION IN CONSULTATION &
TENDERING SUGGESTIONS**

Sir,

The Office Bearers of Delhi Dehat Vikas Munch (Regd.), Village Khera Kalan, Delhi-110082 are intending to participate in consultation and tendering the suggestions for review of the MPD-2021 as follows:-

A. Village Abadi/Lal Dora(Old)/Extended Lal Dora

The Lal Dora Land is categorised as follows:-

1.1 Village Abadi/Lal Dora (Old) of 1908.

The Village Abadi including all castes and creed either land owners or landless were residing over the Gaon Sabha Land (land was contributed by the land owners since time immemorial) and comprised in one Khasra Number and the village people and the residents who constructed their houses, shops, fodder/cow dung cakes/sale of fire wood/Bazars and Melas were held from time to time yearly and Sangs and Kathavachaks used to hold camps for socio economic development and retaining cultural heritage from centuries.

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The village abadi comprised on Gaon Sabha Land were residing and organising Trading Centres and Melas and were earning their livelihood in addition to the work of agriculture labour and Charagah land was also available and Shamshan Bhoomies were in existence and the rent from the pedlars men and women were charged by the Gram Panchayats and thus non-agricultural activities were also held at large scale by organising the Melas for sale purchase of cattles.

Thus in the Village abadi area/Lal Dora (Old) there were no restrictions till the notification dated 17.01.2011 was notified under the provisions of Delhi Development Act, 1957 and the definition of Village Abadi has been defined as Village Abadi/Lal Dora/Extended Lal Dora and all building activities and the use of the village abadi have been made subject to the terms and conditions in the above notification and the village Abadi land/Lal Dora/extended Lal Dora land has been made applicable under the building bye-laws notified vide notification dated 17.01.2011.

1.2 Lal Dora Extended in the Year 1952-53

Under the East Punjab Holdings (Consolidation & Prevention of Fragmentation) Act, 1948 due to the increase in the Village Abadi/Population for upliftment of the village people and to further accommodate the increased population during the 50 years upto 1953, certain area was converted into Lal Dora of the own land of the villagers and 2-3 times land was deducted from the Khata of the land owners and in lieu thereof land more than 2 bighas 2 biswas was given to each land owner due to increase of the size and number of the family members and thus all activities as carried out upto 1953 continued unrestricted and in an unhindered manner and some building in the shape of godowns and big business shops came up as certain people became landless without any

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agricultural land and the only source of livelihood was from the units either residential or commercial raised in the Lal Dora extended in the year 1952-53 and there were no restrictions of the building bye-laws and/or there were not restrictions on the use either residential or commercial of the land of Lal Dora extended under the East Punjab Holding (consolidation & Prevention of Fragmentation) Act, 1948 as the very aims and objects of the EAST Punjab Holding Act was a socio economic development.

1.3 **Extended Lal Dora of 1996-99.**

Similarly again after 50 years gap from 1953 around 1996 in the Northern regions of Delhi, various villages were notified for carrying out consolidation proceedings under the East Punjab Holding (Consolidation & Prevention of Fragmentation) Act, 1948 and under the Consolidation Scheme framed thereunder by the Villagers including the Revenue Staff and provision for allotment of residential plots upto the extent of 2 bighas 2 biswas was made in lieu of 4 bighas 4 biswas of agricultural land from the land owners and thus the allotment of land measuring 2 bighas 2 biswas is purely the land of land owners and the land of extended Lal Dora is not equivalent to the lease hold plots either commercial or industrial, hence the land of extended Lal Dora land cannot be equated with the lease hold land and the lease hold land carrying certain restrictions of building bye-law and by way of notification dated 17.01.2011, the restrictions under the building bye-laws of the residential plots allotted under the East Punjab Holding (consolidation & Prevention of Fragmentation) Act, 1948 were also extended but the same has been deferred from time to time till 2014 and the amendments in Delhi Development Act vide notification dated 17.01.2011 is yet to be applicable. But in the meanwhile from the date of notification, it has been experienced that the restrictions imposed vide notification dated

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17.01.2011 are against the socio economic development of the villagers and the same is against the village heritage, culture and even carrying on the work of animal husbandry, carrying small scale industries work and maintaining small stores/godowns for using the same for their personal use and/or to use the same for storing the agricultural products therein and also to sale their own products by way of small counters at their plots.

The definition given in notification dated 17.01.2011, the definition of village abadi/lal dora and extended lal dora has been re-defined and if the said definition and/or the object notified under notification dated 17.01.2011 is a retained, it will amount to total destruction of the village and there will be no development at all as the means of livelihood and the works being carried out by the villagers is not at all comparable to the organized polity in the National Capital Territory of Delhi for the reasons that even the village people have no revenue to raise their houses in small plots and if a landless person is only having an one plot measuring 2 bighas 2 biswas is not able to construct to whole of the plot and in that event the land owner is only earning by carrying out the work of sale of cattle (buffalo) cows, goats, horses, camel, fish farming and pisciculture.

During the period since 1908 more than half of the land owners have been reduced to the status of landless persons, but having a plot measuring 2 bighas 2 biswas on which no restrictions should be imposed and the municipal laws.

Even no basic amenities like sewerage, hospitals, schools, roads and passages and play grounds, parks, ponds, charagahs and if the restrictions are imposed under the aforesaid notification dated 17.01.2011, the village and villagers are bound to be destroyed and ruined.

In view of the above, the notification dated 17.01.2011 be de-notified not only on the village Abadi/Lal Dora/Extended Lal Dora of

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Village Khera Kalan but also from all the villages comes within the ambit and scope of the notification dated 17.01.2011 and there should be no control of the building bye-laws on the building activities in the villages of Delhi and there may not be any restrictions regarding the use of the Village Abadi /Lal Dora/ Extended Lal Dora of Villages in Delhi.

SUGGESTIONS:

- (a) The non-polluting small scale commercial units be allowed to be carried out in the land of Village Abadi/Lal Dora/Extended Lal Dora in Delhi and the same be subject to the NOC issued by the competent authority to ensure that in the event if the commercial unit is established in the residential area, it should be free from pollution of air, smoke, sound, water and the plot holders be allowed to maintain in the form of stores/godowns for preserving and keeping the products out of the small scale commercial units and small scale commercial units are even functioning in residential area in various colonies in Delhi and the persons those who are residing over there have no problem against the running of the small scale trading units being pollution free, hence it is premature to treat the aforesaid land of the villagers at par of commercial centers and industrial centers, which are running in the conforming area and the MPD-2021.
- (b) It is most unfortunate that the landless persons having only one residential unit in the form of plot measuring 2 bighas 2 biswas is being treated equivalent to regularized and/or un-regularised colonies and/or encroachment on gaon sabha land and with the haphazard's and mushrooming growth of the very object of Master Plan has been defeated due to high rise buildings in those colonies and on the other hand there is no high rise building in the Village Abadi/Lal Dora/Extended Lal Dora and the views of the Central Government and other Civic Bodies in Delhi,

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are that an undertaking/affidavit be only taken from the village peoples in connection with construction of their units on their own lands from the architects so as to ensure the structure stability of the proposed construction over those plots by the village people and the building bye-laws and/or the notification dated 17.01.2011 be not strictly applicable in building activities in the Village Abadi/Lal Dora/Extended Lal Dora land in Delhi.

- (c) It is pertinent to mention here that due to lack of sewage/sanitation facilities are not in village and there is no proper exist of water/waste and rainy water in the village and the people are maintaining their own septic tanks in the absence of sewage facilities and due to flow of water on every rainy season, the street level raises every year and damages are caused in the village abadi and due to these reasons the houses collapses and/or if needed the houses are to be demolished and raised afresh and in that event the fresh construction shall be permissible under the building bye-laws governed by notification dated 17.01.2011 and therefore in the absence of those civic amenities, the villagers will be subjected to harassment by the authorities concerned and it will not be possible for the village peoples to raise their houses as per urbanized level/status and therefore, extension of building bye-laws on construction and use of the plot of the villagers under notification dated 17.01.2011 are not only logical and arbitrary and against the village community as a whole and further against the village heritage and socio economic development of the village community and the notification dated 17.01.2011 has been passed in a mechanical manner and without keeping the ground realities and peculiar facts and circumstances of the villagers and the notification dated 17.01.2011 is not realistic and a tailor made and against the welfare of the villagers at large and instead of developing the villagers, it will result into destruction of the village community as a whole.

- (d) It is further submitted that the applicability of the restrictions on the land of Village Abadi/Lal Dora/ Extended Lal Dora be restored back as was prevalent before 1963 and if the notification dated 17.01.2011 is withdrawn and de-notified, in that event no harm is going to be caused to any individual and the villagers will be free from the clutches of the bureaucracy and will be saved from the Inspector Raj.
- (e) **It is significant to note that various restrictions have been waived either in the cases of farm houses, industrial units and in an around in Delhi either at G.T. Karnal Road or other areas including the residential land of Village Mundka (earlier represented by the then Chief Minister Sh. Sahib Singh Verma) and equal treatment is meted out to the rest of Delhi.**
- (f) The patch of land measuring 500 mtrs. be left out around the village for community facilities, play ground, recreation and other basic amenities.
- (g) Green belt upto the width of 50 mtrs. be left out besides the main roads around the villages of Delhi, which will provides lungs life to the villagers.
- (h) Thus in view of the above, the provisions of notification dated 17.01.2011 are liable to be de-notified and the village land be made free from control of the harsh provisions of the aforesaid notification.

It is requested accordingly,

Yours,

J. K. Bhow
MEMBER

(GENERAL SECRETARY)
DELHI DEHAT VIKS MUNCH (REGD.)