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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

OFFICE OF THE DHA (MIS)
MPR/TC, D.D.A. No. JEL/2
Dy. No. 2609
Dated 27/5/12

पंजीकरण फार्म
REGISTRATION FORM

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

Issue related to zone P-II

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	GAUTAM GOSAIN
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्ल्यू ए / व्यक्तिगत Government Department / Federation/Association RWA / Individual	INDIVIDUAL
वर्तमान स्थिति Present Position	
फोन : कार्यालय Office आवास Residence मोबाइल Mobile	98-100-69211
फैक्स Fax	
ई-मेल E-mail	gosain.gautam@yahoo.co.in
पता Address	AE-189, SKALIMAR BAYN, DELHI-110082
हस्ताक्षर Signature	
दिनांक Date	30/04/2012

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

सेवा में

निदेशक (प्लानिंग)
दिल्ली विकास प्राधिकरण
प्रीतपुरा - दिल्ली

(50)

विषय:- जोन-पी. 2 में बसे गांवों की कृषि भूमि पर
बढ़ी आबादी को आधिकृत करना एवं गांवों की
फिरनी की व्यवस्था करने का सुझाव।
महोदय

① जोन P-2 में बसे कुछ गांवों का लाल डोरा
वर्ष-1908 में तय किया था उसके बाद इन गांवों में
कोई चकबंदी या लाल डोरा आज तक नहीं बढ़ाया गया है
जबकि आबादी कई गुना बढ़ चुकी है अतः गांव की आबादी
आस-पास कृषि भूमि में भी बढ़ चुकी है जो कि अनाधिकृत मानी
जाती है तथा ग्रामवासियों को इस पर बड़ी हुई आबादी
में कोई सुविधा नहीं है। अतः इस बढ़ी हुई आबादी को आधिकृत
किया जाना चाहिए और गांवों की फिरनी की व्यवस्था करने
का सुझाव है।

② यदि किसी भू-स्वामी की भूमि सरकार अधिग्रहण करती है तो
उस भूमि पर रेत का छुआव जा दिया जावे व आधिकृत की हुई
भूमि का दस प्रतिशत हिस्सा 3 हिस्सा विकसित भूमि में दिया जाए
भवदीय

बलजीत सिंह मान
गांव - हिरनकी P-2 जोन
9818 322538

From: Gautam Gosain
AE – 189, Shalimar Bagh,
Delhi – 110088.
Mobile # 98100-69211
E-mail id: gosaingautam@yahoo.co.in

To: The Director (Planning) Zone P-II,
Delhi Development Authority

This is regarding the process of inviting suggestions on the proposed Master Plan 2021. In this regard, it is submitted that said draft master plan does contain provisions which are against the public interest and relevant facts have not been considered in the proposed provisions. In this regard, the following are the submissions herein made under:-

- (i) The first and foremost requirement for preparing of people centric master plan that can cater to needs of people; maintain ecological balance and providing necessary infrastructure and services, is that real and factual data is available before hand so that on the basis of this reliable data, the various policy provisions can be made. However, it is submitted that provisions made in P-11 area in the master plan are not based upon the factual data and situation at ground, which is far from different that have been considered due to the reason that the Map (Printed by General Survey of India in year 1996) on which reliance has been placed is very old and development over the period has not been taken into account in the said map. The need is there to have updated map of the area, before hand which can be relied upon. Therefore, it is requested that afresh and updated map of the area may be got drawn and all the provisions may be reviewed in the light of updated map of the area.
- (ii) As per the provisions of Constitution of India, the Supreme Court and High Courts of the Country are Court of Record. Therefore, the judgments/rulings/orders pronounced by these courts become the law itself. However, the draft provisions of master plan have fully ignored the ruling given by Delhi High Court in the year 2007 in Case No. : 14261 of 2004 vide which commercial activities like organizing the functions for marriage etc. have been permitted in the farm houses approved by MCD. On the basis of this ruling, the local bodies have also taken policy decisions for regulating these activities. But the proposed master plan has fully ignored this aspect. Therefore, need is there to insert suitable provisions for regulation of these activities. These farm houses

(2)

have taken control of all the necessary steps to control air water & sound pollution as directed by DPCC from time to time. These farm houses are also paying Rs. 10,000/- per function to the MCD.

(iii) In the area, the en number of families are living in the farms housed located therein for a long period of time but the proposed master plan does not contain any provision for these people and hence, is ignorant of ground realities. The need is there to incorporate suitable provisions in the master plan catering to these people.

(iv) A number of farmers is living in the area marked as P-11 and all the meetings for hearing the views of people in respect of preparation of master plan has held at DDA, which is far flung area and these farmers did not attend these meetings. Therefore, it is evident that concerns of these farmers were not taken into account and the exercise done in this regard is sham. In all likely hoods, the provisions made without addressing the concerns of these farmers may later on lead into an embarrassing situation as witnesses in Noida and other surrounding areas in U.P. Therefore, there is an immediate cause to hold the meetings in these areas itself to have discussions with these farmers and their representatives to avoid any embarrassing situation in the future, which itself can raise question mark. It is not out of place to mention that resentment witnessed in above-referred incidents had turned into big law and order problem, which could not be handled by administration leading to loss of a number of lives. It did become national issue and Courts intervention had been sought. The preparation and implementation of master plan would lead to jeopardy if the feelings and concerns of local people are hurt and not adequately taken care of.

(v) The compensation policy for acquisition of land is not clearly specified. The need is there to have compensation policy as per the standards of World Bank notified from time to time which also take cares of rehabilitation and loss of earning livelihood factors etc. The rates should be what that are prevailing in the market. Even DDA is now selling the plots at Rs. 3-4 lakhs per sq. yard vide various auctions. The alienation of land from the owners is not a commercial

(3)

loss but an emotional one also. Vide ranging consultations shall be done at ground with the owners before going for initiation of acquisition process.

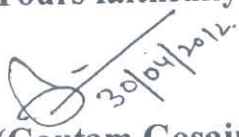
(vi) The construction of concrete jungle in the area by construing flats is not a real public interest activity per se. It should be seen different from the acquisition of land that is made for constructions of road; power plants etc., which is national requirement. Instead of disturbing the ecological balance of the Delhi by removing green and open areas, the effort should be made have horizontal growth in line with the Mumbai, Hongkong, Singapore cities etc., wherein high rise buildings are made. If Delhi is to be made world class city, then it should be really world class on the ground itself. The world over construction of 100 stories building are common and if that is followed, then need would not be there to acquire more land then bare minimum.

(vii) A number of godowns; store houses of grains etc. are situated in this area, which fact has been ignored in the proposed master plan.

(viii) A lot of vegetables catering to the daily needs of Delhiites are grown and sourced from this area and it is common national concern that inflation of food articles is rising unabatedly. The proposed provisions would further escalate the inflation and Delhiites would be deprived of fresh vegetables and other food requirements. Therefore, common people would suffer in the long run. The time has already come wherein lot of concern has been witnessed over the world due to lack of manufacturing and production of agriculture produce. The contribution of service sector in the economy is not real one that has been realized by most nation and they have started putting thrust on increasing cultivation and manufacturing sector. The China is superpower due to its self reliance by producing more grains, vegetables etc.

Thanking You.

Yours faithfully,


(Gautam Gosain)

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(iv) A number of farmers is living in the area marked as P-1 and all the meetings for hearing the views of people in respect of preparation of master plan has held at DDA, which is far flung area and these farmers did not attend these meetings. Therefore, it is evident that concerns of these farmers were not taken into account and the exercise done in this regard is sham. In all likely hoods, the provisions made without addressing the concerns of these farmers may later on lead into an embarrassing situation as witnesses in Noida and other surrounding areas in U.P. Therefore, there is an immediate cause to hold the meetings in these areas itself to have discussions with these farmers and their representatives to avoid any embarrassing situation in the future, which itself can raise question mark. It is not out of place to mention that resentment witnessed in above-referred incidents had turned into big law and order problem, which could not be handled by administration leading to loss of a number of lives. It did become national issue and Courts intervention had been sought. The preparation and implementation of master plan would lead to jeopardy if the feelings and concerns of local people are hurt and not adequately taken care of.

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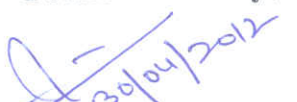
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