



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

77

OFFICE OF THE DIR (Pig.)
MPP/TC, D.D.A. N. DELHI-2
Dy.No...3450
Dated...23/5/12

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

Zone : G

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	AJIT PAI
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	AJIT PAI, K.C. PAI, RAMA PAI, KLP ASSOCIATES MB. MALYA INDIVIDUAL
वर्तमान स्थिति Present Position	MANAGING DIRECTOR, PLUMERIA PROPERTIES
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	25063072 25063544 9958750050
फैक्स : Fax :	
ई-मेल E-mail	ajit.pai@plumeriah.com
पता : Address :	PAI FARMS, 30 RAJOKRI ROAD, NEW DELHI 110037
हस्ताक्षर : Signature :	
तिथि : Date :	22 MAY 2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं

“Submit your registration form at the venue of Open House meets.”

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DELHI DEVELOPMENT AUTHORITY
(Receipt & Despatch Cell)

Acknowledgement

Receipt Number : REC / M / 11 / 336 Date: 21/01/2011 10:42:46A
Letter Date : 21/01/2011 10:42:46AM
Subject : SUGG. REG. MASTER/ZONL.PLAN
DDA file Number : NIL
Received From : SH. AJIT PAI
Addressed To : M COMMR.-CUM-SECY.

Enclosures Attached :-

Serial no.	code	Copy	Description
1	24	1	MISCELLANEOUS

Total Pages

The correctness of the above enclosures are subject to verification by the concerned Department

Received By : NAWAL KISHOR SHARMA

AJIT PAI

30, Rajokri Road
P.O. Kapashera
New Delhi – 110037

January 20, 2011

The Commissioner-Cum-Secretary
Delhi Development Authority
B-Block, Vikas Sadan
New Delhi 110023

Subject : Suggestions in regards to Master Plan/Zonal Plan of Zone 'G'

Reference: Public Notice under Section 11-A of DD Act, 1957 published Hindustan Times December 24, 2010

Dear Sir,

I am the owner of agricultural land measuring 5 bighas and 08 biswas comprised in Khasra numbers 30/7/1 (Min) (0-16), 8 (Min) (1-5), 9/2 (Min) (0-11), 12/2 (2-0) and 18/1 (0-16); situated in the Revenue Estate of Village Samalka, Tehsil Vasant Vihar, Delhi, having a duly sanctioned farm house.

I observe the modifications the Delhi Development Authority/Central Government proposes to make to the Master Plan/Zonal Plan of Zone 'G' under Section 11-A of DD Act, 1957. I would like to submit the following suggestions and objections to the proposed Draft Zonal Development Plan for Zone 'G' Pocket 18 i.e. G-18.

In the Draft Zonal Plan for G-18, I observe that it is proposed to construct a new 80m r/w road between the high tension lines extending the 80m r/w road that is between Village Bijwasan and Village Kapashera all the way to NH-8 forming a T junction with NH-8. I would like to respectfully object to the proposed road as it would be very disruptive to the flow of traffic in the area and particularly on NH-8 as it is meeting NH-8 at an inappropriate point very close to the beginning of a flyover. It is noteworthy that the point at which the proposed road meets NH-8 does not have either a flyover or a clover leaf formation in order to facilitate proper movement of traffic and is also creating an

unnecessary additional junction less than a mile from each of two prior existing junctions of intersecting roads with NH-8. The distance on NH-8 between the 100m r/w road to and from Dwarka and the existing Bijwasan-Rajokri 17m r/w road that now has NH-8 passing over as a flyover is less than 2km and the proposed junction is in between these two existing intersections. I would suggest that rather than construct a new 80m r/w road between Kapashera village (the crossing of Old Gurgaon Road and Bijwasan-Rajokri Road) and NH-8 between the high tension lines, that the existing Old Gurgaon Road be enhanced between Kapashera Village and the crossing of Old Gurgaon Road with 100m r/w road to Dwarka that begins/terminates at NH-8. This solution will be much simpler, far superior from a future traffic management perspective with fewer intersections, likely substantially cheaper to the government, and far less disruptive to the existing conditions. The proposal in the current Master Plan/Zonal Plan for this road is likely to impede the smooth movement of traffic rather than improve traffic issues and is also likely to be far more expensive requiring the construction of a new road rather than improving existing roads.

If the corridor between the high tension lines between Kapashera village and NH-8 is no longer a 80m r/w road, I would suggest that it be denoted a Green Belt with existing sanctioned structures allowed to survive, and suggest that the existing 17m r/w Bijwasan-Rajokri/Mehrauli-Najafgarh Road between Kapashera and NH-8 be enhanced to a 24m r/w road taking land from both sides to better service the proposed commercial/residential block that would be bordered by an enhanced 80m r/w Old Gurgaon Road, 100m r/w NH-8-Dwarka Road, 90m r/w NH8, and the 24m r/w Bijwasan-Rajokri Road.

I believe that the plan modified based on the recommendations of the Board of Hearing and Enquiry on objection/suggestion invited on the plan published on 17-012008, after its approval in Authority meeting held on 17-12-2008 vide item no. 87-2008 had the appropriate solution for G-18 with the commercial/residential block extending between a broadened 80m r/w Old Gurgaon Road to the West, a broadened 24m r/w road between Kapashera and NH-8 to the South, a 100m r/w Dwarka Road to the North and a 90m r/w NH-8 to the East.

In summary:

My objection is:

Additional intersection on NH-8 of proposed new 80m r/w road between Kapashera and NH-8 would increase traffic congestion and is unnecessary and hence cancel the new proposed road between the high tension lines from Kapashera to NH-8.

My suggestions are:

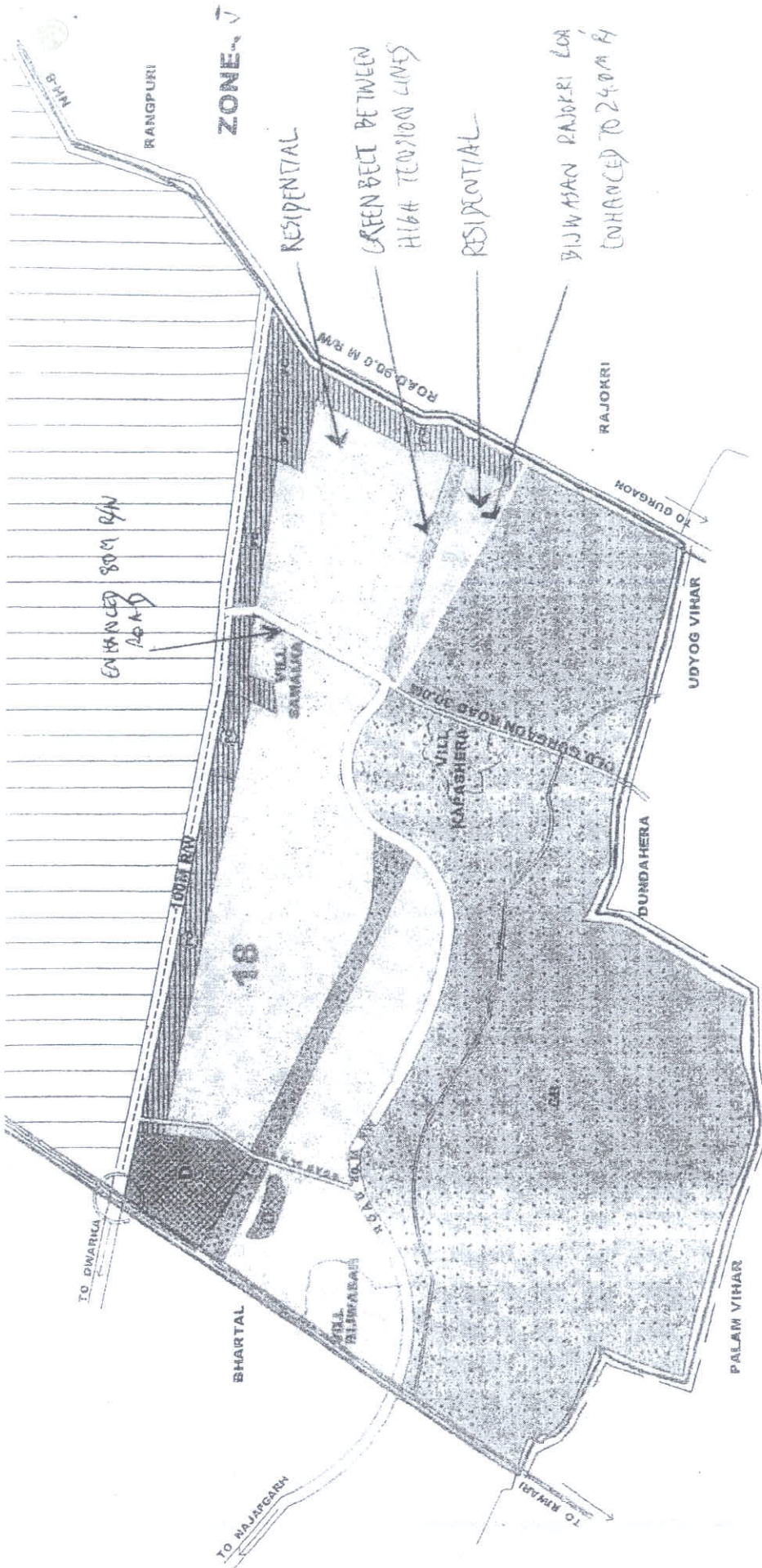
Suitably upgrade the existing segment of the Old Gurgaon Road (prior NH-8) between Kapashera and Dwarka-NH-8 100m r/w road to enhance the value of the junction between the 100m r/w Dwarka Road and NH-8. Cancel the 80m r/w road between the high tension lines from Kapashera to NH-8 and instead mark the area between the high tension lines as green zone while extending the commercial/residential zone southwards to the existing Bijwasan-Rajokri road with 17m r/w that should be enhanced to 24m r/w providing for a prime parcel of land for residential/commercial development with ample servicing bounded by a 100m r/w Dwarka-NH-8 road to the North, an 80m r/w Old Gurgaon Road to the West, a 90m r/w NH-8 to the East and a 24m r/w Bijwasan-Rajokri Road to the south as per map enclosed.

I would request you to consider our objection and our suggestions and please take suitable corrective actions to improve the plan while reducing congestion and costs.

Yours faithfully,

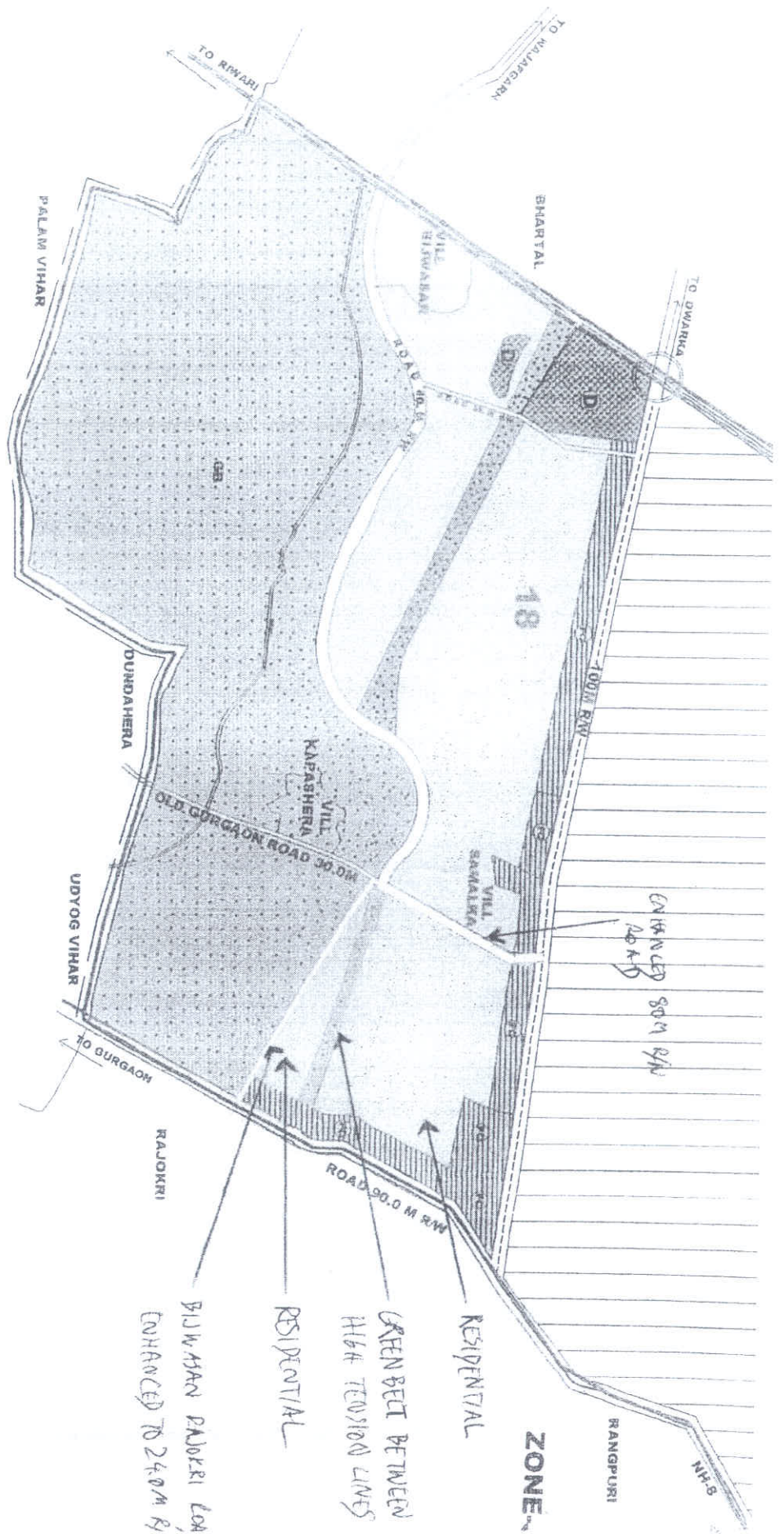

(AJIT PAI)

Enclosure : Map enclosed.



G U R G A O N

G U R G A O N



RESIDENTIAL
GREEN BELT BETWEEN
HIGH TENSION LINES
RESIDENTIAL
BIJWASAN RAJOKRI COH
ENHANCED TO 24.0M R/W