

OAK DRIVE FARMS OWNER'S WELFARE ASSOCIATION

VILLAGE CHATTARPUR, NEW DELHI.

OFFICE : 256, OKHLA INDUSTRIAL ESTATE, NEW DELHI - 110020.

08-05-2012

Director (Plg.) MPR/TC,
O.D.A. Vill. DELHI-2
Dy.No. 2710
Dated: 9/5/12

To,

✓ The Director (Plg.) MPR
6th Floor, Vikas Minar,
I P Estate,
New Delhi-110002.

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R.S.D. Vikas Minar
Delhi Development Authority
Dated: 8/5/12

Subject: Suggestions for Zone "J"

Dear Sir,

The Zonal Plan of Zone J has been notified on 17.05.2010.

That we are the residents of Oak Drive, village Chattarpur situated next to the C-Dot complex. We would like to bring to kind attention certain anomalies in the Zonal Plan. That the plan of Zone J as announced is very vague and does not have any clarity. That this plan has been announced in a haphazard manner despite the directions issued by the Hon'ble Lt. Governor, wherein he had very clearly emphasized the need to make the zonal plan in a detailed manner, giving details of all the khasra nos. etc. whereby it would be possible to see what the planning has envisaged.

That a large number of farmhouses, motels, religious institutions, educational institutions, commercial establishments, village abadis and their extensions are abundantly dotting this entire area.

That there is neither any mention of these existing buildings, constructions, institutions and roads or any other developments in the text nor are they marked on the map. It is not clear as to how DDA is proposing to deal with these existing constructions, buildings etc. There is total absence of detailed planning in the Map as well as in the text.

In this regard we would like to draw your attention to section 14 of the DD Act, wherein proviso to this section clearly states that if any building/land is being used for a particular purpose, such use shall be permitted/incorporated in the zonal plan as and when it comes into existence. There is need to clarify as to how existing buildings and constructions etc. will be dealt with after the zonal plan coming into force.

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The J zone plan shows a large network of roads ranging from 45 mtr. ROW to 100 mtrs. ROW. However there is no detailing to show exactly where these roads are likely to pass through and what existing structures, abadis, unauthorized regularized colonies, institutions, farmhouses etc. are likely to be affected by these roads. In the absence of detail no cohesive suggestion can be filed to this.

We however are submitting our suggestions as under:

I. Farm houses

"2.METHODOLOGY ADOPTED FOR PLAN PREPARATION

The Ministry of Urban development issued guidelines in 2003 for the preparation of the MPD 2021, which inter alia emphasized the need to explore alternate methods of land assembly, private sector participation, and flexible land use and development norms."

Further the Draft Zonal Plan of zone J as announced states as follows:

"2.2 : The area in the zone is predominantly occupied by the farmhouses."

Keeping in conformity with the vision of the MPD 2021 the Hon'ble Lt. Governor has issued directions vide letter dtd. 12-09-2007 to the Vice Chairman DDA stating *"wherein it has been decided where farmhouses which are already sanctioned and constructed prior to 01-01-2006 should be allowed to continue despite what is provided in the Zonal Plan. The farmhouse owner would have the option of either going for what has been allowed in the zonal plan or maintaining the land as farmhouse."*

That Chattarpur is one of the villages in zone J. A substantial area of these villages has been developed in the form of legally sanctioned farmhouses. The roads, security and street lighting are being maintained by the resident's society.

That the area is predominantly green consisting of large number of trees, shrubs and other fauna and flora. The nature of construction is low rise with very little ground coverage. The vegetation and greenery in this area provides a desperately needed green cover to Delhi.

II. Facility Corridor:

That it is seen from the zonal plan that a facility corridor has been envisaged along certain major arterial roads as well as along the MRTS corridor.

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The zonal plan reads as under:

It is proposed to delineate a facility corridor having 100 to 300 mtr. width depending on ROW and ground situation along the major Transportation Roads/Networks.

That the zonal plan gives no detail of exactly where the facility corridor is going to be and how it will affect the existing structures, abadis, unauthorized regularized colonies, institutions, farmhouses etc.

The ground reality is that there are numerous lal dora (extended abadi) and abadi area of villages, institutions, warehouses, various other buildings, sanctioned and built up farm houses and unauthorized colonies which are now proposed to be regularized all along the corridor where the facility corridor has been planned.

It is proposed that numerous PSP facilities, commercial, recreational and transportation centers etc. are going to be located in this facility corridor. That it has also been mentioned that land wherever required may be acquired. Kindly note that as the facility corridor covers an area of 827 hectares, it will mean acquisition of a very large area which will affect numerous farmhouses, buildings, abadis etc. Any such acquisition is likely to be challenged by affected people and will result in endless delay and fruitless litigation.

That this area is predominantly occupied by the farmhouses as has also been observed in para 2.2 of the ZDP. And further directions have been issued by the Lt. Governor vide letter dtd. 12-09-2007 issued to vice chairman DDA *"wherein it has decided where farmhouses, which are already sanctioned and constructed prior to 01-01-2006 should be allowed to be continue despite what is provided in the Zonal Plan. The farmhouse owner would have the option of either going for what has been allowed in the zonal plan or maintaining the land as farmhouse."*

Any acquisition would be contrary to this direction and the MPD 2021 wherein it was clearly stated that review of the scheme of large-scale acquisition is needed.

That a large area of land for part of these PSP facilities have already been acquired and are converted/proposed to be converted as is already mentioned in annexure V of the ZDP. We are enclosing a chart to show that this covers an area of 450 hectares as is already existing with DDA.

In addition the DDA has already acquired and taken possession of large pockets of land in village Maidan Garhi, Rajpur Khurd, Shayoorpur and Neb Sarai etc. The DDA should utilize these existing tracts of land already with them, by demarcating PSP facilities in

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Facility Areas instead of in a Facility Corridor. If DDA was to utilize these tracts of land already with them, it would leave only a nominal area to be acquired for any more PSP facilities.

It is seen from the Plan that out of total area of 8268 Hect. 4547 hect. has been marked for residential. This is about 50% and the rest 50% has been allocated to Circulation, PSP, Commercial, Regional Park, Govt offices etc. That if acquisition on a large scale is carried out to achieve these targets it is going to result in prolonged litigation by the affected people who already have their establishments and residences in this area.

We suggest that in order to achieve the targets planned it would be a practicable to adopt a method, which would be acceptable to all. That the DDA should adopt a policy of land sharing, wherein the land owner would get 50% of his land back as Converted land either Residential or Commercial. In this manner there would be no litigation as the landowners would be adequately compensated and would be part of the development in the manner of public private participation as envisaged in the Master Plan 2021.

In the past, plots for development of Commercial Centers have been auctioned and Institutional were being allotted by DDA. DDA has now done away with the policy of allotment of Institutional land and is now planning to auction the lands for these purposes. That Development of Institutions, Schools, Hospitals and Commercial Centers should be left for development by private landowners, whose lands are falling in the facility corridor. That the DDA has in the past been undertaking large-scale acquisition and after acquisition, DDA has kept lands locked for development for as many as 40 years after acquisition, thereby creating artificial scarcity and inflated prices. An example is the development of Saket Place, where acquisition of land was done in 1959 and was auctioned in the year 2003 at phenomenally high prices. Delayed development and the monopolistic method adopted by DDA has resulted in unauthorized development as well as artificially high prices. If the primary object of DDA is development and collection of revenue, both the objectives can be achieved by allowing private development and revenue collection can be achieved by way of collecting conversion charges. That such a policy already exists in neighboring Haryana and the phenomenal growth of Gurgaon and its surrounding areas is evidence of the success of this method.

In view of the above we summarize and suggest as follows:

1. That the PSP facilities should be developed primarily in the existing land holding of the DDA in areas earmarked as **Facility Areas** instead of facility Corridor.

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2. That existing developments in the facility corridor should be allowed to continue by making provisions for them.
3. In order to fulfill the requirement of the facilities at ZDP level, such as Hospitals, Schools, Institutes and other Commercial Centers, should be permitted to be developed by the landowner himself upon payment of conversion charges. This would fulfill the objectives of the DDA of development as well as collection of revenue.
4. Whatever land is acquired by the DDA for the road network and PSP facilities a formula of sharing in the ratio of 50:50 should be adopted, whereby the DDA should acquire 50% of land and allow the landowner to retain 50% of his land for development as envisaged in the PSP corridor/residential. In this manner the landowner would be duly compensated and DDA would get its share of land without any litigation and delay.

That these may kindly be taken into consideration while reviewing the Master Plan 2021.

Thanking you.

Yours truly,
For and on behalf of residents of Oak Drive

