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दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

2011-5

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

OFFICE OF THE DIR (P.O.)  
MPP/TC, D.D.A. N. DELHI-2  
By No. 273  
Dated 11/5

नाम Name	VINDY KUMAR
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	RWA Jauhapur Gadaripur welfare association
वर्तमान स्थिति Present Position	Authorised Representative
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	Vindyaeshal Four house 47/3 Jauhapur Mehrauli - 110030 981177 2557
फैक्स : Fax :	26801742
ई-मेल E-mail	UKAUSHIK 25 @ yahoo. com
पता : Address :	
हस्ताक्षर : Signature :	
तिथि : Date :	8/5/2012

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

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



# Jaunapur Gadaipur Welfare Association®

Office:- Vindhyachal Farm House, 47/3, Jaunapur, Mehrauli, New Delhi-110030

Ph 29231015 (Mob. Mr. Vinod K. Jain : 9811159312) Fax: 26801742

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## President

**Kuldip Singh Dhingra**  
(Sukhsarvar Farm)

## Vice President.

**Bishan Singh Bedi**  
(Cricket Abode)

## General Secretary

**Vinod Kumar Jain**  
(Vindhyachal Farm)

## Jt. Secretary

**Satish Sawhney**  
(Krishna Sawhney Farm)

## Treasurer.

**Ms. Indi Brar**  
(Greenfield Farm)

8 May, 2012

By Hand

Mr. Chandu Bhutia  
Dy. Director, Zone-J & UC  
Delhi Development Authority  
12<sup>th</sup> Floor, Vikas Minar  
New Delhi.

**Sub: Round Table on Review of Master Plan for Delhi-2021**

**Reg. : J-Zone**

Sir,

J Zone is full of hundreds of farm houses, most of them with Sanctioned Plans, where people are already residing since many years. To avoid widespread disruption in the lives of large number of citizens, it may be prudent to think of J Zone as a low density population area, with stipulations for large number of designated type of trees in the interest of Delhi's environment. Consequently, the width and location of the heavy duty facility corridor in the South needs a review. It should be of size and location keeping in view its relevance for Low Density J Zone. Pertinent is the 80 Metre RW Facility Corridor is the South. The portion running West to East, need not be so wide for a Low Density Area. Secondly, it should be further moved South in a manner, that it encroaches absolutely to the minimum, on private lands, to avoid too much dislocation, agony and legal hurdles, huge financial compensations and so on. There is a large Regional Park in the South. The road/corridor should be moved South, so that it passes through the Regional Park to



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(Greenfield Farm)

maximum, which will avoid a lot of contentious and costly issues, as well as humanitarian distress. From the West, it should be from the outer periphery (West) of the City Park and then it should move South and should be moved about 600 Metres to the South, say in a loop, to avoid the private lands. The road should be planned in a way to use Regional Park and other such public lands in the vicinity.

To explain the point better, we are enclosing the J Zone land use (Draft) Plan. The portions of such Facility Corridor shown by us, as going from D to C, we are requesting be moved South in a loop shown as P. It should also be much narrower as earlier explained.

Thanking you,

Yours faithfully,

For Jaunapur Gadaipur Welfare Association

(Kuldip Singh Dhingra)  
President

Encl : Copy of J Zone (Draft) Plan with our suggested changes in the South Facility Corridor.





LAND USE (DRAFT)

- RESIDENTIAL
- RECREATIONAL
- PUBLIC AND SEMI-PUBLIC
- TRANSPORTATION
- UTILITY
- GOVERNMENT
- AGRICULTURAL AND WATERSHED BODY
- REFERENCES

1. BASE MAP PROVIDED BY SURVEY OF INDIA.
2. THIS BASEMAP / ZDP DO NOT INDICATE ANY PROPERTY OR OWNERSHIP OF LAND. ALL GROUND FEATURES ARE OUTCOME OF GROUND SURVEY.
3. BOUNDARY OF REGIONAL PARK AS PER MPD 2021.



KEY PLAN

THIS PLAN PLACED BEFORE TECHNICAL COMBEE  
 W/07/2021/100/2021 HELD ON 16/05/2021

NOTES

ZONAL DEVELOPMENT PLAN FOR  
 ZONE DIVISION, DELHI NORTH CITY

DELHI DEVELOPMENT AUTHORITY



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8 May, 2012

Mr. Chandu Bhutia  
The Director (Planning) Zone J  
12<sup>th</sup> Floor, Vikas Minar  
Indraprastha Estate  
New Delhi-110 002.

**Sub : Suggestions for review of MPD 2021 and more specifically with regards to Farmhouse Policy for Urban Extension Areas for Delhi**

Dear Sir,

We are in the Urban Extension area (J Zone) as already notified. We have the following suggestions for such rural areas since notified, as Urban Extension Area.

1. The owners who choose the country house concept for their land, may be permitted to build upto 30% FAR, in case they have existing built-up less than 30%. This is to take care of future needs of growing families. Such additional coverage should be without any penalty charges.
2. Sub-Division of plots subject to a minimum of 0.4 hectare (1 Acre) should be allowed. This is also to accommodate future needs of growing families.
3. Maximum Ground Coverage on total plot should be 30%.



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4. That all ancillary units like guard rooms, utility rooms, watch and ward residences, and outhouses be considered outside the preview of setback norms but to be included in the FAR.
5. Basement may be considered free of FAR.
6. Amnesty may be granted for cases where the built up is already as above. They may be subject to graded penalties for such existing built up areas as above mentioned.
7. The owners who have built less than 30% should be permitted as earlier mentioned in point 1, so that they do not feel too much disadvantaged as compared to amnesty seekers.
8. The Urban Extension Area owners in opting for country homes concept are willy nilly contributing to betterment of Delhi's environment by choosing a low density coverage for their property (upto 30% as against many multiple higher FAR allowed in Urban Areas). In addition, the fact that they have already not over-built grossly and are seeking to build with permission, deserves to be treated with due respect, recognition and thereby should not be subject to any penalties or disadvantage in allowance of FAR less than 30%.

We would request you to kindly take our suggestions into consideration before any final policy is finalized.

Thanking you,

Yours faithfully,  
For Jaunapur Gadaipur Welfare Association

Kuldip Singh Dhingra  
President