



36

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

Suggestion submitted
to Moderator directly.

Zone-F

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

OFFICE OF THE DIR (Pig.)
D.D.A. II DELHI-2
By No. 2756
Dated. 11/5

नाम Name	BHART SINGH PANWAR
प्रतिनिधि : Representing : सरकारी विभाग/ फेडरेशन/ संघ (एसोसिएशन)/ आर डब्लू ए/ व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	R.W.A., SHAMPUR JAT VILLAGE, NEW DELHI-49.
वर्तमान स्थिति Present Position	Secretary
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	09811024446
फैक्स : Fax :	-
ई-मेल E-mail	bsp120@yahoo.com
पता : Address :	120, SHAMPUR JAT VILLAGE, N.D. 49
हस्ताक्षर : Signature :	7 ZIA.
तिथि : Date :	8/05/2012

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

36

DELHI GRAM VIKAS PANCHAYAT

T-12 A, HAUZ KHAS VILLAGE, NEW DELHI- 110016

Ch. Meer Singh
President

Yudhveer Singh
General Secretary

Goverdhan Singh
General Secretary
Mob:9212097955

To
The Director (Planning) MRP
Delhi Development Authority
6th Floor, Vikas Minar
New Delhi

7-5-2012
BHART PANWAR: 9811024446

Subject: Objections/ Suggestions - Building Bye-Laws Master Plan for Delhi 2021

Sir,

In response to your advertisement in the daily newspaper dated 2nd May 2012 calling for objections/suggestions in respect of Master Plan for Delhi for the year 2021, from the general public, I, on behalf of the villagers of urban and rural villages of Delhi, wish to suggest the following points for the above said Master Plan for Delhi.

1. First of all, the existing village abadi of urban and rural villages should not be subjected to bring under the provisions of BUILDING BYE-LAWS on the following grounds:-
 - a) Problem of ownership of land in the village abadi area

If the building Bye- Laws are imposed on the urban and rural villages of Delhi through the above said master plan, many problems will have to be faced by the owners of their houses. In the village abadi areas of urban and rural, land does not belong to a particular individual. It is common land for those who owned agricultural land before acquisition by the Government. Therefore, it would not be possible to show documentary proof which confers the right of ownership of his land beneath his house which is a requirement for the plan of the house getting passed by the local agencies. As such, in the urban and rural village ^{existing} abadi areas houses have been constructed in accordance with their suitability and also keeping in view the security aspect before and after the acquisition of the agricultural land.

- b) Narrow passages/ galis

In the villages the existing width and size of the passages are very narrow which cannot be altered or changed.

Cont....2/-

c) Urban villages are fully built up areas

Most of the houses are already built up. Now no alteration can be carried out as per the provisions of the Bye-Laws if made for the urban and rural villages.

d) Locations of South Delhi villages are around or adjacent to ASI Monuments

Most of the villages which are situated in South Delhi are around or adjacent to the Archaeological Survey of India monuments. The Master Plan for Delhi for the year 2021 Bye-Laws will not allow to construct or reconstruct or to renovate their houses as the notifications of ASI prohibits from the boundary of the ASI building, any construction or mining or renovation of houses up to 100 metres and next 200 metres are regulated areas.

This ASI provision inhibition for construction should not apply for all urban and rural villages, as these villages existing since thousand years or before the ASI.

2. Consequences of Land Acquisition

When the land of urban villages was acquired by the government on a large scale, a large number of people of these villages were rendered unemployed, no proper compensation was given. No plan was envisaged by the government for their rehabilitation, neither plan was made for the planned development of their houses, galis, raastas, no sewage system and water supplies provided. In addition to this, minimum to the bear land was left for habitation.

3. Compensation for the Land

It is interesting to mention here that the notification under Section 4 of the Land Acquisition Act 1894 was issued on 13th November 1959 by virtue of which large chunk of land was sought to be acquired of these villages. Only the site of the abadi was left. Although, the land was notified in 1959 but the land was acquired after 20 years or more at very low rates of the year 1959. Now this Land Acquisition Act 1894 has been amended which is now time bound.

4. No Building Bye-Laws exists in respect of urban villages of Delhi

From time to time government agencies have prohibited construction or reconstruction of their houses in the villages after the acquisition of their agricultural land and also carried out, whenever the agencies find an opportunity, demolition of their houses and sometimes they have relaxed their rules for construction. These agencies are playing with the fate of the villagers of Delhi. As for example, one agency i.e., Delhi Development Authority had exempted urban villages from the application of Building Bye-Laws which are reproduced here under:-

“Building Bye-Laws, 1983 of DDA” 1.2 These Building Bye-Laws shall apply to building activity under the jurisdiction of [DDA except JJ/ Resettlement colonies/ unauthorised colonies to be regularised/ regularised, urban villages/ Rohini]’.

5. Never a permission was given for construction of a house in any urban village

It may also be noted that some owners of the houses of urbanised villages have tried to seek permission from local agencies to reconstruct their houses but permission was never given for the same for want of ownership of the land on which house is to be built, not to speak other terms & conditions.

6. To impose Building Bye-Laws means banning construction in urban villages

If Building Bye-Laws are imposed in urban and rural villages would mean banning the construction in village abadi areas as no term and condition of Building Bye-Laws would be fulfilled.

In the view of the points mentioned above, it is not feasible and practical to impose Building Bye-Laws of Master Plan for Delhi in the rural and urban villages of Delhi. If the government wants to provide help for the sake of real justice, it is necessary that urban and rural villages of Delhi should be exempted from the Building Bye-Laws. By the acquisition of their agricultural land, which was the main source of livelihood had been rendered with very scarce land for habitation and many generations of their families were made unemployed. Now these very villagers have rebuilt their houses to make source of their livelihood as well as their abode after great struggle as the local agencies harass them if they built their houses. It is further requested that people of these villages should not be harassed further by imposing Building Bye- Laws of the said Master Plan. I shall be grateful to you.

Thanking You,

Yours Sincerely

Govardhan Singh

(GOVERDHAN SINGH)

GENERAL SECRETARY

- 7. Parking spaces should be provided for the villagers as their land had been acquired; Multilevel Parking.
- 8. As population / family increasing sub division of Property to be allowed.
- 9. MCD conversion charges ^{Pay} should be one time only.

Z/A
815412

(9811024446)
BHART SINGH PANWAR