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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

OFFICE OF THE DIR (PIO)
MPR/TC, D.D.A. N. DELHI-2
Sl. No. 2995
Dated 11/5

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

Zone N.

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	Dilbagh Singh Dabas
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual ✓	Individual
वर्तमान स्थिति Present Position	/
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9968892757
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	Vill Madan Pur Dabas Delhi - 81
हस्ताक्षर : Signature :	
तिथि : Date :	1/5/2012

“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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रजम सुधार समिति [पजी०]
मदन पुर डबास दिल्ली-81

Regd No 9030

प्रधान रणवीर सिंह डबास

क्रमांक 2012-2013/12.

दिनांक 28.04.2012.

To

The Lt. Governor,
National Capital Territory of Delhi,
Raj Niwas, New Delhi.

Subject:- Delhi Master Plan 2021, Building by laws in Village Abadi/
Lalbars and Laddi acquired in Delhi.

Your Excellency,

Your kind attention is invited to (i) DDA notification No. 971EJ
dt 17.1.2011 published in Gazette of India No 87 which come into force
w.e.f. 17.1.2011.

(ii) Recommendation of Sh. P. P. Shrivastava, Chairman Expert Committee
on Lalbars / Extended Lalbars (ECLD) in Delhi, submitted to The
Ministry of Urban Development in JAN, 2007 has not been included
in Draft of Master Plan 2021 (MPD 2021). The few recommendation of
ECLD are as under :-

1. Permit non-residential usages to serve the contemporary living &
work requirements of villagers both a stand-alone use on a plot or
mix with residential use
2. Local Area Plan should aim at achieving a judicious mix of
residential, commercial and institutional space to ensure
sustainable development of the village.

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3. The entire range of offices, multi-nationals, corporate houses, call centres, I.T. related activities should be permitted.
4. Commercial activities like food, offices should be allowed liberally
5. Earlier practice of allotment of plots to farmers whose land had been acquired should be resumed and care should be taken that plots are given in the neighborhood. i.e. 25% of developed land.

The most disastrous norms of building Regulations made applicable to Lal dora / Extended Lal dora (Abadi Will.), with reasons why these are not feasible and practicable are explained here under:—

- (a) The plots in Extended Lal dora are not brought out properties but are the ancestral property of the villagers. They have been allotted to villagers in exchange for double their size from their agricultural land holding and the part of our holding in revenue records Khata / Khataoni. These plots, therefore, can not be treated as indivisible single unit as they are divided when inherited by next of kin of a present owner.
- (b) Needs of rural and urbanized villages are different. In urban areas houses are constructed for present family living accommodation. In rural areas we have to keep in mind the needs of living accommodation for the present joint family, future needs for divided families and also the present need for finding new means for our sustenance. In fact a father in rural area generally divides his property among his next generation during his life-time itself.
- (c) Maximum ground coverage percentage or FAR etc should not be applied to the plots in Lal dora / Extended Lal dora. The details in this table will go on changing from time to time & will differ from one family to another and ~~at~~ one plot to another as per size and ownership of the plots. If applied, it will these norms will lead to wastage of a substantial part of plot by keeping it vacant & building constructed will have to be dismantled on sub-division of the plots after demise of the present owner.

The applicability of building regulation into will defeat the very purpose of extending the Lal dora and will also go against the concept of living and work requirement of the villagers. In view of the foregoing, We most earnestly request you, Sir, to reconsider the matter in its entirety and make suitable amendments in the Building Regulations in so far as these relate to Lal dora / Extended Lal dora of rural Delhi. We shall, therefore, be grateful if the following amendments are made in the Building regulations :-

- (a) Mix used in residential plots in Lal dora / Extended Lal dora in rural Delhi be allowed as recommended by ECLD.
- (b) Residential Plots in Lal dora / Extended Lal dora should not be treated as a single non-divisible unit but be considered as a divisible plot as per ownership rights from time to time.
- (c) Percentage of maximum coverage area FAR should not be applicable to the plots in Lal dora / Extended Lal dora.
- (d) The alternative plots should be given to the farmers whose land has been acquired, with in the time limit.

Thanking You, Sir, and looking forward to your sympathetic consideration and acceptance of our demands.

Copy to :-

- (i) Vice Chairman,
D. D. A.
New Delhi.
- (ii) Ministry of Urban Development,
Govt. of India,
New Delhi.
Hukum Chand
Prajapati

We are Villagers of
vill: Madan Pur Dabas

(Signature)
DILBAGH SINGH

(Signature)
RANJIT Singh, DABAS
Pardhan
Garam Suolhar Simity

(Signature)
Project
(Signature)