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Date: Wed, 29 Feb 2012 14:25:01 +0530  
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To: dirgisdda@gmail.com, dirplggis@dda.org.in  
Subject: Railway Land Use Change letter- Draft

Director (Plg)  
D-Zone Unit  
Dy. No...  
Date... 29.2.12  
D.D.A.

Director (Plg) MPR/TC,  
D.D.A. Vikas Nagar N. DELHI-2  
Dy.No... 3100  
Bated... 14/5/12

Dear Sir,

As discussed a reference is being made through Ministry of Railway to Ministry of Urban Development regarding Land Use Change of the Railway plot in Moti Bag Adjacent to Hotel Leela. Draft copy of the letter is attached for your suggestions and advice. I will be grateful if you could spare some time and give the advice.

with regards

Bhanu Prakash  
GM/P-1  
RVNL

Print

As (Plg) D  
Dzone  
ADN  
13/12

14

DRAFT

D.O.

Dated: .02.2012

Dear Shri

**Subject: Change of Land Use from "Railway Operational" to "Residential" in Zonal Plan of Master Plan Delhi 2021 for Railway land Plot measuring 7830 Sqm., located adjacent to Hotel Leela in Moti Bag Government residential area.**

Due to increase in volume of operations, upgradation of posts at higher levels and diversification of activities there is an acute shortage of residential accommodation for Railway Officers in the Delhi area, especially at senior levels (Senior Administrative Grade). In this regard, a plot of railway land (measuring 7830 sq m) has been identified on the west side of Africa Avenue, adjacent to Hotel Leela Palace, near the recently developed area for Government residential accommodation in Moti Bagh (key plan of area attached). This plot was until recently under encroachment by squatters but now has been vacated with some difficulty.

The Railways would now like to propose construction of high rise residential apartments on this plot for its officers. The said plot has the following advantages:

- i. It is in close proximity to major Railway Establishments like Railway Board, Northern Railway Headquarters, Divisional Headquarter, and offices of Railway PSUs etc.
- ii. It is adjacent to Moti Bagh Government residential area and the provision of residential accommodation will be in consonance with the surrounding land use.
- iii. It is also apprehended that if some urgent action is not taken to put the land to good use, it will again be a target for squatters and further encroachments.

However, at present the subject plot is categorized as "Railway Operational" under Zonal Development Plan : Zone-D of Master Plan Delhi (MPD) and, hence, cannot be utilized for residential purposes. It may, also be mentioned, that the specific operational requirement of the land was due to the railway siding for the CPWD Central Cement Store in the area which has now been closed and the siding is not functional.

Accordingly, to ensure optimum utilization of the land and space it is proposed that the plot under reference may be used for "Residential" use of Railway Officers instead of strictly for "Operational" reasons. This will add to the housing stock of Delhi and increase the net residential density in synergy with the Vision of the Master Plan Delhi.

In view of the above it is requested that the change of land use, of the plot in question, from "Railway operational" to "Residential" may be considered positively so that the Railways are in a position to provide accommodation to its officers.

Yours sincerely,

**(A P Mishra)**  
**Member Engineering**

Secretary,  
Ministry of Urban Development,  
Nirman Bhawan, C - Wing,  
Dr. Maulana Azad Road,  
New Delhi-110011