



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

"ओपन हाउस मीट्स"  
"OPEN HOUSE MEETS"

Zone - G.

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

|   |   |
|---|---|
| नाम<br>Name   | DR. ASHISH GOPAL.   |
| प्रतिनिधि :<br>Representing :<br>सरकारी विभाग / फेडरेशन / संघ<br>(एसोसिएशन) / आर डब्लू ए / व्यक्तिगत<br>Government Department/<br>Federation/Association/RWA/<br>Individual | ZONE 'G' WEST DELHI.<br>INDIVIDUAL<br>Director (Plg.) MPR/TC,<br>J.D.A. Vikas Mitra, DELHI-2<br>Dy. No. 3408<br>Dated 23/5/12 |
| वर्तमान स्थिति<br>Present Position  | P.S.P. / SPORTS   |
| फोन : कार्यालय<br>Phone : Office<br>आवास<br>Residence<br>मोबाइल<br>Mobile   | 09810208150 / 09810796060<br>25142595.  |
| फैक्स :<br>Fax :  |   |
| ई-मेल<br>E-mail   | drashishgopal@gmail.com.  |
| पता :<br>Address :  | HEALTH FACTOR CLINIC / WZ-78 BERRYWALA BAGH<br>ADJ. TO SPORTS COMPLEX / HARINAGAR   |
| हस्ताक्षर :<br>Signature :  | <i>Ashish Gopal</i>   |
| तिथि :<br>Date :  | 22.5.12   |

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

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

75

OPEN HOUSE MEET - 22.5.12

DR ASHISH - GOPAL - NO 16:

16

### PRAYER

It is put before the board to kindly reconsider this case on the merit that the petitioner is not seeking land use changes, which are away from the norm, but which are based on ground reality. The land in context is an ancestral land belonging to Dewan Hari Lal, who colonised Hari Nagar Colony, was the home of his son Dewan Saroop Lal, and subsequently his son Shyam Gopal, and thereafter his sons and grandsons. D.D.A. surveyed the land in 2009, and had observational recordings of the dwelling, and residences dated in D.D.A. record even to this time. Road was diverted, and on record of D.D.A. to save this residential complex in 1959. No section for acquisition has ever been put on this land. Land is private with residential complexes and contiguous with the Subash Nagar Colony, WZ 78 being the address and the subsequent WZ numbers falling in Subash Nagar Colony. It has been erroneously been marked a part of sports complex, (PSP), and D.D.A. should not overlook, but rectify the blunder. D.D.A. has changed the land use from agricultural, to green and now to PSP, overlooking the ground reality which stands in their records, and overlooking the fundamental rights for us to live in the houses which is rightfully ours.

*Ashish Gopal*

( Dr.Ashish Gopal and Others)

dated: 22-05-2012

G ZONE.

WZ 78 BERRYWALA BAGH.

ADJ. TO HARI NAGAR D.D.A. SPORTS COMPLEX

CONTACT: 9810208150

*drashishgopal @ gmail . com*

To,

The Commissioner cum Secretary / Deputy Director Planning G Zone

D.D.A.- Vikas Minar.

New Delhi.

Sub: **OBJECTIONS FOR ZONE – G**

PROPERTY W- Z 78 BERRI WALA BAGH

SUBASH NAGAR, NEW DELHI -64

UNDER SECTION 11 OF D.D.A. ACT 1957

File No.F.4 (2)2007/MP/Part-V (24.12.10)

DATE: 24 April 2012

Shyam Gopal

Neena Gopal

Dr. Ashish Gopal

Anurag Gopal

Dr. Anish Gopal



SUB: Change of Land Use to Residential (as per ground realities)

A long pending decision, and a 'legal plunder' for 51 years from the time of Award 1794, Nov. 1959 beckons the D.D.A. authority to take a look and not to stall any further.

A residential, private, premise at WZ 78, Berri Wala Bagh, Subash Nagar, New Delhi **erroneously labeled and ear marked** with the Hari Nagar D.D.A. Sports Complex, and now attributed P.S.P- sports land use in the earlier Master Plan. It is in stark violation of "Right to Property" under the Constitution of India. **No layout plan** for the property was made till date.

**That government can scarcely be deemed to be free where the rights to property are left solely dependent upon the will of a legislative body without restraint.**

**REASON FOR OBJECTION TO BE CONSIDERED BY D.D.A.**

The History of this land - before inception of D.D.A

The premise in question had a residential use and 4 of our generations have lived viz; *Dewan HariLal*, colonised and got approved the colony of Hari Nagar in 1950's, *thus named after him.*

His son Dewan Saroop Lal built the Hari Nagar Ghanta Ghar in 1950 as a symbol of his father's residential development. They resided in the area WZ-78 Berri Wala Bagh, Subash Nagar and now his son, Mr. Shyam Gopal and grandsons reside here. **The oldest residential unit was built in 1940.** Hari Nagar Ganta Ghar, built before 1955 as per records, happens to be a *heritage monument*. Their existing Haveli at Ballimaran, in Chandni Chowk, The Dewan House has been labelled as "*heritage structure*" last year by A.S.I.. *Our question is, 'how is this case any different.'*

Any pre 1962 declared structure and in our case three residential units are to be considered **Special Area**.

**A Contiguous structure:** The premise in question is a part of Subash Nagar Colony, an approved colony *and not of Hari Nagar*. As per the old layout plan of D.D.A. and M.C.D. and there say all references in the past have the address of Subash Nagar (BERRY WALA BAGH) and not Hari Nagar. The given address of the premise is WZ – 78 *Subash Nagar*. It therefore falls in Subash Nagar, an authorised colony. All preceding addresses (house nos.) before and after this designated house no. (W Z 78), fall in Subash Nagar. This can be ascertained by authorities.

It was only in late 1970 when the D.D.A. Hari Nagar complex was built **opposite** to the existing Hari Nagar colony that reference to this property were made as Hari Nagar.

In the M.P.D. of 1962 this land was clubbed as a part of D.D.A. Sports complex land and that has been an error on the then surveyors and planners of D.D.A. Even till date there is a separate two walled boundary between our land and the D.D.A. Sports complex. Since then and till now there is no proposal of layout of the land in question, due to the fact that in D.D.A. record the land is a private residential land.

### **PAST EVIDENCE AND RELEVANT COMMUNICATIONS WITH D.D.A.**

That the property in question was in ownership vested in Lt. Dewan Sarup Lal, my grandfather who had passed on the rights of the property to me in a gift deed, a registered document dated 14.1.1971. It is an ancestral property.

These facts are supported by these documents:

- Khatouni Pamaish of the premise is before the inception of the Delhi Master Plan-1962
- Khasara Girdawari of village Tihar
- - both mentioning the Khasaras in question  
1854, 1855, 1856, 1857, 1858

That this land by way of **Award no. 1794. Vide file reference F15(3)/LSG, dated 13, November, 1959** - an inspection by D.D.A. officials have deemed fit to leave the Khasara 1854, 1856, 1857, 1858 from acquisition. A keen insight has been given - to the mention of old, established, residential built up before D.D.A. survey.



This award and discussion was at the time of L.A.C. M.Mustafa and A.D.M. Mahinder Singh.

Our frequent correspondences through mail and personal visits have been made to persuade the authorities of our ownership of the land and to release it from acquisition as under: way back in 1960's.

- In 28.9.1966 & 15.11.1966 with reference to letter No.F5951/66M.P. requesting the D.D.A. authorities to change the ingress of a proposed road through our property.
- On 19.8.67 and 6.9.67 and then again on Nov. 1967 request has been put forth that this land has been left out of acquisition hence the then proposed road should be shifted from our premises.
- Later vide file reference **No.F.14 (34)64-WD in Dec. 1967;** necessary steps have been taken to amend the road. Thus a deviation in the road 100'R/W moved to the north and 80' R/W moved to the west were made. This very fact that the amendments in the road were made goes in favour that this property is and was an ancestral residence. Even till date there is no lay-out plan proposal.

Screening Committees and D.D.A. personnel on numerous correspondences have asked to release this property from acquisition have taken place as cited below:

- On 14 March 1968 the Add Sec. D.D.A. Mr. B.C. Sarkar.

Land and Building Secretary Mr.R.S.Mathur has directed the D.D.A. Addl.Sec on the 4.12.1969 for steps to be taken for the release of built up structure at Berry Wala Bagh , the land in question , vide ref. **File F4 (106)/63-L&H.**

Similar reminder was given:

On 4.12.71 questioning the release of the built up land directed by L&H Sec. R.G.Kohli to D.D.A. Addl.Sec. and again on 8.2.1972 a reminder has gone to D.D.A. for the same, and to take a prompt decision vide file **no.F10 (11)/70.**

In the year 1973 we were confirmed that the 'Kothi' an ancestral property, will be left un-acquired and given the status residential and also renovation and alteration be allowed as evident by **resolution No. 119 13.2.68 of the D.D.A.**

Kindly make note that we have a charitable clinic in the same premises. 4 of us are doctors in the family and clinic is functional for a decade.

**M.P.D. - 2021 allows a District Sports Centre of an area as small as 3.0 hect. and therefore it is clear that land under possession of the Dist. Sports Centre Hari Nagar already has that land more than the minimum stipulated in the MPD-2021.**



We appreciate that the team. On 17.09.08 under Finance Secretary, Mr. Nand Lal, inspected the Hari Nagar SPORTS Complex, also found that the stadium still has a lot of vacant area, which could be utilized for further additions of facilities on one hand and rampaged encroachment on two sides of the sports complex usurping more than 3.0 hector of land should be checked.

**If you understand the previous paragraph then –**

**Why then is our private land still earmarked and allotted the P.S.P-Sports land use?. It being a private land. Why is D.D.A. land opposite our premises been accredited the commercial use?**

We also request you to kindly consider that our ancestors not only played a historic role in the freedom struggle but also happily parted with more than 80 acres of land for the planned development of Delhi. Willingly the land to Deen Dayal Upadhyay Hospital, Hari Nagar Ghanta Ghar, and Andh Maha Vidhalaya was gifted by Dewan Saroop Lal. Also you shall appreciate that Hari Nagar Clock Tower for public interest is maintained by our family. The Portion of land that now exists as D.D.A. sports complex of Hari Nagar was itself acquired from us.

The authorities should remember that the plan and principle on which the earlier M.P.D. of 1962 was framed “acquire and plan.” That same principle was implemented and planning of G-8 zone was carried out. As such the planning phase is complete and all layout plans have been executed 50 years back. Now for how long is the planning to go on and a firm decision is to be settled upon, is question the D.D.A. can only answer.

The prime concern dissuading D.D.A. authorities is fear of being implicated in a nexus or a scrutiny and as such to avoid taking a decision not in favour of D.D.A. Righteousness should prevail.

In the light of the above, we requested that the land use of the land under our possession and belonging to us as an ancestral property as indicated. As a policy of the L.G., that the on ground realities should be considered in the implementation of the land use in M.P.D. It is also the fact that the residential used zone is already less than 55% limit prescribed in the M.P.D. 2021 for area, zone G .

We request an early decision in the wake of all the proofs and actuality.

Thanking You,

Sincerely

(Dr. Ashish Gopal and Others)

dated: 24 April 2012

**CORRESPONDENCE:**0 9810208150, 0 9810796060

WZ -78 BerriWala Bagh

Health Factor Clinic

Adj. to D.D.A. Sports Complex

Subash Nagar, New Delhi- 64

## ANNEXURES

- 1) **Award 1794** file no. F.15(3)/15-LSG dated 13 November 1959
- 2) **News paper article on the History of Colonisation of Hari Nagar** and adjacent colonies dated Jan 31, 2009, Hindustan Times.
- 3) **Khasara Girdwari**
- 4) **Khatoni Pamish** is dated 1951-1952. Mentioned here is the date 2004 in which it was taken out from records.
- 5) Electricity- Revaluation of power load application 1963. A letter to upgrade electricity load **from Asst. Comm. Development, Delhi Administration.**
- 6) R.T.I. application reply **from Land and Building Sect.** verifying status of Khasaras in question to be exempt of acquisition.
- 7) Letter dated 1973 from **P.N.Dongre, Planner.**
- 8) Extracts of File F14 (34) 64-Wd. **Deviation of Zonal road layout to avoid the existing Residential- Kothi. 1967**
- 9) Letter dated 1971, **Release of Built up area Berri Wala Bagh Vill Tihar.**  
**Letter of Commissioner (Lands), R.S.Sethi.** dated 1986
- 10) **Gift Deed of the Land**



Award No. 1794

7  
PAGE-2

Name of village.....Tihar.

Nature of Acquisition...Permanent.

Purpose of Acquisition..Planned Development of  
Delhi.

In pursuance of Delhi Administration Notification No.F.15(3)/15-LSG dated the 13th November, 1959, issued u/s 4 of the Land Acquisition Act, it was proposed to acquire 34070 acres of land for a public purpose viz. for Planned Development of Delhi. The land measuring 830 Bis. 6 Bis. in village Tihar, which is the subject matter of this award, was included in the aforesaid notification. Subsequently, declaration u/s 6 of the Land Acquisition Act was done vide notification No.F.4(106)/63-L&H dated the 30th December, 1963. It consisted of the following Khasra Nos.:

573min, 574min, 578, 579, 580, 581, 583, 586, 587, 588, 591, 592, 593, 616/2, 1533, 1559, 1632, 1633, 1638, 1641, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1813/1, 1814, 1815/2, 1816/2, 1817/2, 1818/2, 1821/3, 1824/2, 1825/2, 1826/2, 1827, 1829, 1830, 1831, 1832, 1833, 1840, 1841, 1854/2, 1856/2, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1920, 1921, 1922, 1923, 1924, 1925, 1926/1, 1927, 1928, 1929/2, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938/2, 1939/2, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1968min, 1969, 1982, 1983, 1984min, 1985min.

Notices u/s 9(1) of the Land Acquisition Act was given due publicity inviting claims from all interested persons. Notices u/s 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. The claim for compensation received in compliance with the notices shall be discussed in this award under a separate heading 'Compensation Claims'.

When the field staff went to the spot for measurement etc. it was found that a large area of the under noted Khasra Nos. was already built  
Contd.....2...

86

| 1  | 2     | 3     | 4      | 5              | 6 |
|--|-------|-------|--------|----------------|---|
| 9. 1858  | 4 - 7 | 1 - 5 | 1858/2 | 3-2 decrease.  |   |
| Note: (Khasra No. 1858/1 area 3-2 Bis. consists of Kothi of Dewan Sarup Lal. It has for the present been left out of acquisition). |       |       |        |                |   |
| 10. 1872   | 4 -16 | 4 -11 | 1872/2 | 0- 5 decrease. |   |
| Note: (Khasra No. 1872/1 comprising of 5 Bis. was left out of acquisition for the present on account of Kothi of Dewan Sarup Lal). |       |       |        |                |   |
| 11. 1873   | 4 -16 | 4 -15 | 1873/2 | 0-1 decrease.  |   |
| Note: (Khasra No. 1873/1 consisting of 1 Bis. was left out of acquisition for the present on account of Kothi of Dewan Sarup Lal). |       |       |        |                |   |
| 12. 1938/2   | 4 - 0 | 4 -11 | -      | 0-11 increase. |   |
| 13. 1941   | 4 -14 | 4 -16 | -      | 0-2 increase.  |   |
| 14. 1909   | 7 - 7 | 7 -17 | -      | 0-10 increase. |   |
| 15. 1969   | 4 -16 | 4 -18 | -      | 0-2 increase.  |   |

Apart from the above, there is a well in Khasra No. 581 measuring 6 Bis. This Khasra No. has come under the management of the Custodian Deptt. According to the spot inspection it appears attached to the Idgah which has not been notified u/s 6 of the Land Acquisition Act. The Housing Deptt. will be moved to approach the Custodian Deptt. for its book transfer, if necessary.

Thus there is a decrease of 173 Bighas 16 Biswas on account of built up portion, 2 Big, 17 Bis. on account of discrepancy in the revenue record, 6 Bis. on account of K.No.581 and an increase of 1 Big. 5 Bis. on account of verification done from the revenue record. This award shall, therefore, be in respect of 654 Big. 12 Bis. only.

In order to expedite the acquisition proceedings it was decided by the Housing Commissioner sometime back that awards in respect of non built up areas be drawn first and awards regarding built up areas be given as soon as its valuation is received from the C.P.W.D. The above mentioned Khasra Nos. consisting of built up area, including small pockets of vacant pieces of land situated in between the built up area, have, therefore, for the present been left out of acquisition and a separate letter has been sent to the Supdt. of Works, Valuation Deptt., C.P.W.D. requesting him to assess the value of the residential houses or other structures existing therein. As soon as its valuation is assessed by the C.P.W.D, acquisition proceedings in respect of built up area of 173 Big. 16 Bis. will be taken up.

Contd..4..



Sd/-  
(M. Mustafa)  
Land Acquisition Collector, Delhi.  
20.3.65.

Forwarded to the Deputy Commissioner (Collector of the District)  
for information and filing the award.

Sd/-  
(M. Mustafa)  
Land Acquisition Collector, Delhi.  
20.3.65.

Seen.  
Sd/- Mahinder Singh  
A.D.M. (L.A.)  
with Powers of Collector, Delhi.  
23-3-1965.



# ET LIVE

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## I CAPITAL'S LANDMARK

# Harinagar Clock Tower

*Here are aware of its history that is related to the development of the residential areas around it*

Aashesh Mangain

THE HARINAGAR Ghanta Ghar (Clock Tower) located at the main Hari Nagar crossing, is a prominent landmark in West Delhi. But few people are aware of its historical importance and background. Interestingly, the Clock Tower is connected to the creation of a number of colonies around the area.

The origin of the Harinagar Clock Tower, and a number of colonies around it, goes back to the Diwan family Diwan Hari Ram, and before him his father Diwan Nandlal, were the Diwans of the Nawab of Jhalihar, a princely state, now in Haryana (it was part of Punjab before Independence).

The Nawab of Jhalihar gave a vast tract of forest and agricultural land around Jhar Village as jagir to the Diwans. Initially, the Diwans developed it as agricultural land and after independence, as a residential area. The Harinagar Clock Tower is a symbol of this development.

The Clock Tower was built in 1950 by Swaroop Lal Diwan, in the memory of his father Hari Ram Diwan, the Diwan of the colony of Harinagar is named.

Swaroop Ram Diwan died in 1983 and today his son, Shyam Gopal Diwan, is the owner of the tower and responsible for its maintenance.

In the 1960s, Swaroop Ram acted as the coloniser of the area. That is the reason a number of colonies in the



Hari Ram Diwan

**A sheet from the past**  
The Clock Tower was built in 1950 by Swaroop Lal Diwan in memory of his father Hari Ram Diwan. The colony of Harinagar is named after Hari Ram Diwan.

**The Clock Tower was built in 1950 by Swaroop Lal Diwan, in memory of his father Hari Ram Diwan. The colony of Harinagar is named after Hari Ram Diwan.**

**Today** it is being looked after by Swaroop Lal's son Shyam Gopal Diwan. He says that no government agency has offered to maintain it and give it a heritage status.

area are named after the Diwan family members. Swaroop Enclave (near Jhar Jail) is named after Swaroop Ram.

The present head of the family also has a colony, Shyam Park, named after him. He lives with his extended family in a 100-year-old bungalow in a farmhouse in Beriwalla Bagh. The other members of the family are spread all over the city. Alay Enclave, another nearby colony, is named after a grandson of Hari Ram.

In the 60s, the Delhi Development Authority (DDA) took large parts of land from us and developed colonies in the area for a meagre compensation. The land for Jhar Jai was also given by us at eight annas per sq. yard. Same is the case with the land for DTC's Hari Nagar Bus Depot. Later on, our elders thought that it would be more profitable if we sold plots of residential colonies on our own. So a number of colonies came up," says Shyam Gopal Diwan.

Refugees from Pakistan were looking for land to build homes, the colonies came up rapidly. Colonies like Ashok Nagar, Virender Nagar, Subhash Nagar, Alay Enclave and Jhar Nagar are all carved out of the Diwan Estate. The Diwans also own Alanta Cinema Hall in Subhash Nagar.

The Clock Tower is still a prominent landmark. The original clocks of the tower were brought from England. "They worked for 35 years and broke down. Then we got some new clocks from Hyderabad. Two of these have broken down. Now we are trying to get them repaired but it is difficult to get the technicians from Hyderabad," says Shyam Gopal Diwan.

According to Shyam Gopal, the family of the keeper of the Clock Tower appointed by them lives in a couple of rooms on the ground floor of the tower.

Says he, "We look after the Clock Tower. As of now no government agency has approached us with a desire to maintain it or grant it a heritage status. But we would like the authorities to construct a pedestrian subway across the congested road around the tower. This would make it easier for the public to visit the place."

But the residents of the area seldom visit the tower. "Though we have been seeing it from a distance since we came here in 1970s, we have never been inside. We don't know if it is open to the public or not," says S. M. Manocha, a resident of Harinagar.



SANJEEV VERMA/HT

STANDING TALL: People rarely go inside, as they don't know if it is open to the public.



# • The Clock Tower has a glorious past

**Asheesh Mangain**

THE HARI Nagar Ghataghar (Clock Tower) is a prominent landmark in West Delhi. But very few people are aware of its historical importance and background. Interestingly, the Clock Tower is connected to the creation of a number of colonies around the area.

The origin of Hari Nagar Clock Tower and a number of colonies around it is connected with the Diwan Family.

Diwan Hari Ram and before him his father Diwan Nandlal were the Diwans of the Nawab of Jhalhar, a princely estate now in Haryana. In the pre-Independence era, it was part of Greater Punjab. The

Nawab of Jhalhar gave a vast tract of forest and agricultural land around Tihar Village as jagir to the Diwans.

Initially, the Diwans developed this land as an agricultural land and after Independence as a residential area.

The Hari Nagar Clock

Tower is a symbol of this development.

Swaroop Lal Diwan built the Clock Tower in 1960, in memory of his father Hari Ram Diwan. Hari Nagar is named after Hari Ram Diwan.

Swaroop Ram Diwan died in 1983 and today his son, Shyam Gopal Diwan, is the owner of the tower and is responsible for its maintenance.

In the 1960s, it was Swaroop Ram who acted as the coloniser of the residential colonies of the area. This is the reason a number of colonies in the area are named after the Diwan family members.

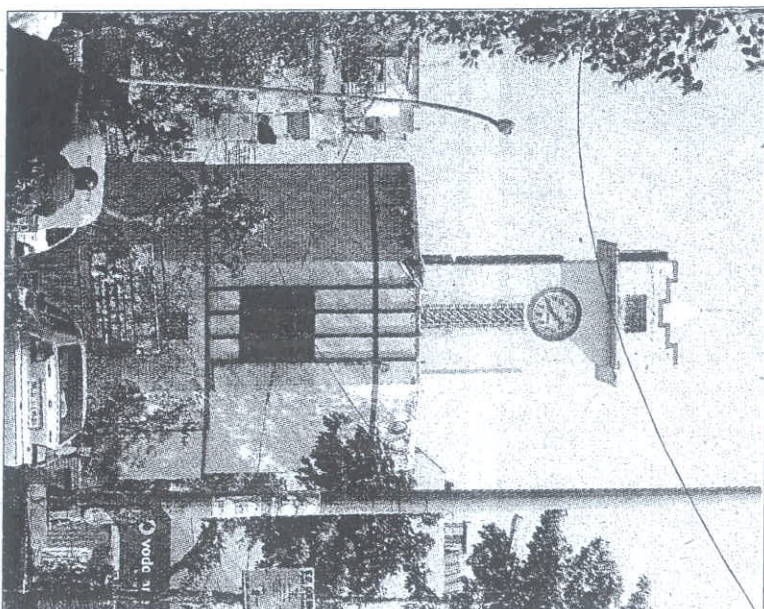
Swaroop Enclave (near Tihar Jail) is named after Swaroop Ram. The present head of the family also has a colony, Shyam Park, named after him. He lives with his extended family in a farmhouse in Beriwalla Bagh, in a 100-year-old bungalow. The other members of the family are spread all over the city. Ajay Enclave, another near-

by colony, is named after one of the grandsons of Hari Ram.

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"We look after the Clock Tower. As of now, no government agency has approached us with a desire to maintain it or grant it a heritage status. But we would like the authorities to construct a pedestrian subway across the congested road around the tower. This would make it easier for the public to visit the place," he adds.



ANJALI SINHA/HT  
No government agency looks after the Clock Tower.



# MPD 2021 doomed by failure in execution

## Critical Steps and Processes Ignored, Master Plan Was Allowed To Languish For Years

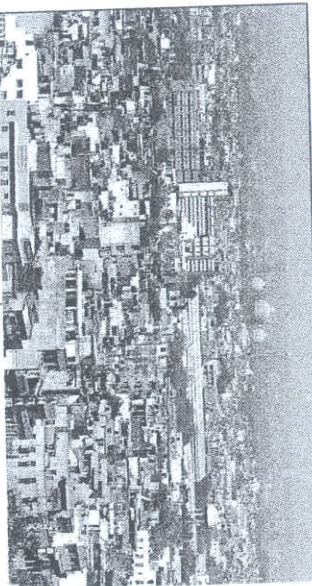
**Ambika Pandit  
& Neha Pushkarna** | TNN

**New Delhi:** Union urban development minister Kamal Nath has described 60% of Delhi's Master Plan 2021 as "irrelevant", saying such plans cannot be made sitting in air-conditioned rooms. He has set his sights on a review that will anyway be happening as a routine process. Fouted as a document that would deliver the city from its woes in February 2007 when it was notified, it's now being trashed. A close look at what it had envisaged, however, reveals that critical steps and processes that it was supposed to initiate were allowed to languish. It was a failure of execution.

Nath's statement comes at a time when the capital is gearing up for the municipal polls next year. The Master Plan has to be reviewed every five years and will be scrutinized next year. Delhi Development Authority has already constituted sub-groups with officials and experts to carry out the review. Each sub-group has been assigned a sector like housing, transportation, land use plan and urban design. Lieutenant Governor Tejendra Khanna,

### NO PLAN OF ACTION

Byal Bhattacharjee



|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>► Masterplan 2021 notified in 2007 after 7-year delay</li> <li>► Review due in 2012 to be done with DDA sub-groups of officials and experts</li> <li>► Implementation of provisions lagging behind projected goals</li> <li>► Delhi divided into 15 zones and each zonal plan was to be finalized within a year of notification. But Zone-D (central) plan not prepared</li> <li>► Local area plans for 32 municipal wards being prepared</li> <li>► To block slum growth, MPD provides for in-situ slum rehab with private partnership. First such project shaping up near</li> </ul> | <ul style="list-style-type: none"> <li>► Plan classifies Shahjahanabad (Walled City), Walled City extension and Karol Bagh as special areas needing special regulations. No implementation so far</li> <li>► Plan envisaged land assembly, redevelopment and group housing for optimal land utilization. No policy framed</li> <li>► Plan said unauthorised colonies need regularization. Yet 1,639 such colonies still await regularization</li> <li>► Plan provided for one night shelter per 1 lakh population, but city has only 64 shelters for homeless</li> </ul> |
|---|--|

who is chairman of the Authority, has been monitoring the preparations for the review. The DDA has sought the views of stakeholders and the public.

So where has the planning process gone wrong? Master Plan 2021 had identified unauthorised colonies as a serious human problem which needs to be addressed urgently with a regularization policy. There are 1639 colonies awaiting regularization in the city.

Just last week chief minister Sheila Dikshit met the urban development minister to seek relaxation in the procedures involved in regularization as laid out in the guidelines of the urban development ministry to expedite the process. Delhi government will follow up with a formal proposal to the Centre. Every time elections are round the corner, the issue of regularization of the colonies is revived, to be put in the cold storage once the votes have been cast.

The urban development ministry had to extend the Delhi Laws (Special Provisions) Act, 2011 that lapses on December 31 by one more year. This had been enacted as a tempo-

rary arrangement to give protection from demolition and sealing to encroachments and unauthorized constructions by slum-dwellers and jungaljiompr clusters, hawkers and urban street vendors, unauthorized colonies and village



TOI File Photo

**Hailed in 2007 as a document that would deliver the city from its woes, Delhi's Master Plan 2021 is now being trashed**

abadi area (including urban villages) till the agencies concerned, like DDA, MCD and Delhi government, made the necessary policies in keeping with Master Plan 2021 to regulate the same. The Law was introduced by the Centre first in

2006 but even today these special areas are waiting for the regulations.

The MPD had also laid down that drafting of 17 zonal plans would be completed within one year. But the ground reality is that not only did the plans not shape up one year after the notification. According to sources in the DDA, they were under the impression that NDMC would make the plan but now the Authority has been assigned the task. However, sources in the NDMC said that making zonal plans is the mandate of the DDA and the Council was simply asked to make recommendations and amalgamate.

The most critical stage of planning emphasized in the Master Plan was the Local Area Plan seen as the backbone of planning on the ground with the involvement of all stakeholders.

These plans too are yet to become a reality. DDA has finally assigned the task to prepare plans for 32 municipal wards out of 272 as an experiment to five organizations, including INTACH and School of Planning & Architecture. Preparations of the plans is under way.



in 1963.

DELHI ADMINISTRATION, DELHI.

No.F. 21(1)/63-EB

Dated the June, 15 1963.

From

The Assistant Development Commissioner,  
Old Secretariat, Delhi.

To

The General Manager,  
Delhi Electric Supply Undertaking,  
Municipal Corporation of Delhi,  
Link Building, Mathura Road,  
New Delhi.

Subject:- Revalidation of power load.

Sir,

I am directed to convey sanction for the revalidation of power load of ~~10 (TEN) HP~~ sanctioned vide this office letter No.F. ~~21(1)/61-EB~~ dated the 7/3/62 in the name of ~~M/S Shyam Gopal Raj Gopal~~ at ~~Beriwala Bagh Farm, Tehar~~ for ~~agricultural~~ purposes.

If the load revalidated above is not connected within six months of the date of this letter, it will lapse.

Yours faithfully,

(K.D.Gupta)

Assistant Development Commissioner, Delhi.

No.F. 21(1)/63-EB

Dated the 24 /6/ 1963.

Copy forwarded for information to M/S Shyam Gopal

Raj Gopal, Beri Wala Bagh, Tehar, New Delhi-12.

(K.D.Gupta)

Assistant Development Commissioner, Delhi.

It is so old.

On the reference from the Additional Chief Engineer, Delhi Administration, regarding the alignment plan of 100' wide road, linking Subash Nagar Colony with Hari Nagar-Clock Tower, in Zone G.S. Certain decisions were made by the Delhi Development Authority for the Kothi under reference. Therefore, Master Plan section may please enclose the concerned file to comment on this case properly.

Sd/- P.N. Dongre  
A.T.C.P.  
13.9.1973.

Discuss with A.P.(Z.P)

In connection with the development of land in Zone G-8, the C.P.W.D. had pointed out certain difficulties regarding final acquisition of few pockets in this area. D.D.A. vide its resolution No. 119 Dt/- 13.2.68 agreed to change the alignments of the Master Plan/  
Zonal Roads.

The "built up property" under reference was falling in the Master Plan alignment of 100' R/W Road, Now, due to shifting of the alignment, it falls partly in the Recreational area & partly in the Sub-District Centre/College area. And therefore the land use of the property will have to be changed from above said land use to 'residential' by following proper procedure for "change of land use," before the case can be considered for the "retention of the Kothi." In that case also, only renovation/alternation of existing Kothi will be allowed having only one dwelling unit on the plot under reference. as such, if agreed the case be sent to Tech. Committee for consideration.

Sd/-  
(P.N. Dongre)  
Junior Planner,  
3.12.73.

S.P.(ZP)  
Supdt. Z.P.

may discuss.

Sd/- 13.12.73.

(5) (6)

DELHI ADMINISTRATION: DELHI  
(Land and Building Department)

No.F.10(11)/70-L&B.

Dated the

February, 1972.

To

The Addl. Secretary,  
Delhi Development Authority,  
Vikas Bhawan, New Delhi.

Sub: Release of built up area in  
Beri Wala Bagh, village Tehar,  
Near Subhash Nagar, New Delhi  
bearing kh.No. 1854 to 1860.

Sir,

With reference to your letter No.

F.16(88)/71-MP dated 8.1.2.1971, on the subject  
noted above, I am directed to forward herewith a  
copy of the site plan for favour of an early  
action in this matter. ~~Since~~ As the matter is pending  
very since long, the Delhi Development Authority may  
kindly communicate their decision at an early date.


Yours faithfully,

( R.S. MATHUR )  
ASSTT. HOUSING COMMISSIONER (I),  
DELHI ADMINISTRATION: DELHI.

No.F.10(11)/70-L&B.

Dated the 8th February, 1972.

Copy forwarded to Shri Shyam Gopal, Beri Wala Bagh  
Village Tehar, New Delhi, for information.

  
( R.S. MATHUR )  
ASSTT. HOUSING COMMISSIONER (I),  
DELHI ADMINISTRATION: DELHI.

94



1  
ANNEX III

4 PAGES

DRAFT ZONAL DEVELOPMENT PLAN FOR  
ZONE G-8 (Rajouri Garden).

In resolution No.109 dated the 28th June, 1969 the Authority considered the report of the Screening Board on the draft zonal development plan for zone G-8 (Rajouri Garden) it was decided that the report be approved subject to certain modifications as indicated in the resolution. It was further decided that after the modifications had been carried out. the plan be submitted to Govt, for approval.

2. During the implementation of the Authority's decision, certain points have been raised by the Town Planner of the Authority on which decisions are needed. These points are given as under:-

Adjustments and modifications in the alignment plans of the following roads have been proposed. It may be noted that most of these roads have been executed on the site and development works of group housing pocket have already been started.

| S1- No. | Description of roads  | Reasons for modifications.   |
|---------|---|--|
| 1.      | 80' wide road passing through community centre (CC-1) and its connecting 60' wide road in Subhash Nagar area.                               | 1. Site conditions.<br>2. Recommendations against objections/suggestion No. 6,315 and (15 of 319)<br>3. Due to incorporation of coarse layout plan of Subhash Nagar, colony.   |
| 2.      | 100' Master Plan road connecting Najafgarh Road and 200' Master Plan road along district parks in the north of Rewari line Industrial area. | 1. To save unauthorised regularisation colony, Hari Nagar, Block PC3<br>2. To save existing Kotha near Beriwal Bagh.<br>3. To save Hari Nagar, 'J' Block extension for which the regularisation plan is under operation in MCD.<br>4. To follow the existing built portion of the road between of the road between Ajay Enclave & Subhash Nagar. |

Contd....2/-

as

Sr. No. Description of roads

Reasons for modifications.

- |   |  |
|---|--|
| <p>3. 60' wide road in the east of Fateh Nagar and Hari Nagar 'L' Block.</p> <p>4. 80' wide road passing through Rajouri Garden.</p> <p>5. Increase of width from 40' to 60' of a road passing through the Hari Nagar Clock Tower regularised colony.</p> <p>6. Fateh Nagar 60' road.</p> <p>7. 60' wide road parallel to Jail Road in the east of the site earlier proposed for I.T.I. has been omitted.</p> | <p>1. To touch the eastern boundary of the regularised colony Fateh Nagar and approved colony Hari Nagar 'L' Block.</p> <p>2. To save built up higher secondary school.</p> <p>2. To avoid a bridge over nallah.</p> <p>3. No. private persons is affected by the New proposal.</p> <p>1. This has been done as per the regularised plan of the colony. the road has been shown as a cul-de-sac to improve the traffic circulation.</p> <p>Regised according to M.C.D.'s latest plan.<br/>This road has been omitted.<br/>There is no need of this road, as the entire area has been proposed for group housing.</p> |
|---|--|

B. Land use adjustments

1. Total area of the zone has been reduced from 2103.33 acres to 2043.00 acres as per latest site survey. This 60 acres has been adjusted by reducing the district parks from 346.63 acres to 303.33 i.e. by 41.30 acres, and residential use from 1263.00 acres to 1255.20 acres i.e. by 7.80 acres. The main reduction in the residential use is proposed in Tihar Village re-development scheme to the extent that no existing Kachra house are affected. 2. Club site of 5 acres are shown in the draft zonal plan has been amalgamated with the sub-district centre and by this the area of the latter has been increased from 10 to 14.32 acres.
3. The sizes of primary and higher secondary schools have been made as per new standards & site conditions. A part of the district parks has been proposed to be utilised for the play-fields of higher secondary school. 4. New unauthorised colony Basti Khazan will be incorporated in the zonal plan after the plan is finalised and approved by Delhi Development Authority.



:3:

5. College site have been slightly shifted from the original shown in the draft zonal plan.

6. Following is the detail break-up of land used:-

| S. No. | Description                                  | Area as per draft zonal plan. | Area as per modified. |
|--------|--|-------------------------------|-----------------------|
| 1.     | Sub-district centre college                  | 10.00 acs.                    | 14.32 acs.            |
| 2.     | college                                      | 10.00 "                       | 5.20"                 |
| 3.     | Hospital                                     | 16.00"                        | 12.73 "               |
| 4.     | District parks, playgrounds and open spaces. | 346.62 "                      | 303.33 "              |
| 5.     | Extensive industries                         | 354.32 "                      | 349.00 "              |
| 6.     | Area under Master Plan roads                 | 42.89 "                       | 43.03 "               |
| 7.     | Area under railways                          | 60.19 "                       | 60.19 "               |
| 8.     | Residential areas                            | 1263.00 "                     | 1255.20 "             |
|        |  | 2103.33 "                     | 2043.00 "             |

7. Land use of Kothi near Beriwalla Bagh Changed from D.P. to residential
8. Petrol pump site on Jail Road changed from bear East of Central Jail to 'L' Block, Hari Nagar.

#### C. Population :

Population of all unauthorised regularised colonies has been calculated at the rate of one dwelling unit per plot against two dwelling units per plot against two dwelling units per plot calculated early. The balanced population has been proposed to be accommodative in the new areas for development.

A copy of the modified zonal development plan will be laid on the table.



(4)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Sub-Technical Committee of the Screening Board, held on Wednesday, the 12th April, 1972 at 3 p.m. in the room of the Engineer Member, DDAM at Delhi Vikas Bhavan, New Delhi.

DELHI DEVELOPMENT AUTHORITY

1. Shri R. Manecksha, (In the Chair)  
Engineer Member.
2. Shri V.V. Boda,  
Architect Town Planner.
3. Shri. R.G. Gupta.,  
Town Planner.
4. Shri J.C. Gambhir,  
Associate Planner,
5. Shri. J.O.G. Russell,  
Additional Secretary,
6. Shri. S.C. Gupta, (Convener)  
Associate Planner
7. Shri. G. D. Matgar,  
Architect Planner.  
T.C.P.O.