



Sl. NO (2)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

Zone-Jr

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	S. Sahni
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual OFFICE OF THE DIR (Plg.) MPR/TC, D.D.A. N. DELHI-2 Dy.No. 2722 Dated 11/5/12
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9810212645 Khanna No. 77/1/1 Village Mehrauli New Delhi -110070
फैक्स : Fax :	—
ई-मेल E-mail	Sulbhash.Sahni@gmail.com
पता : Address :	Khanna No 77/1/1 Village Mehrauli, N. Delhi 110070
हस्ताक्षर : Signature :	Sahni
तिथि : Date :	8.05.12.

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

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

The Dy. Director(Planning) Zone J DDA
12th Floor, Vikas Minar,
New Delhi-110002

Sub : Future of Delhi-Regarding Review of Master Plan Delhi-2021

Ref : MOUD, Govt. Of India advertisement of February 18, 2012

Sir,

The MOUD, Govt. Of India vide above said advertisement has desired public participation/suggestions to provide realistic Midterm corrections and modifications in the Master Plan Policies, Norms/Standards and the implementation procedures to suit the changing need of the society.

The facts detailed below substantiate that a gross error has occurred in relation to acquisition proceedings with regard to Mehrauli village which must be corrected, in the revised MPD 2021, since the Master Plan is directly linked with the acquisition of land.

The land which is falling within the boundary of 1000 feet from Main Mahipalpur-Mehrauli Road were not the subject matter of consolidation proceedings whereas, the land which is beyond the 1000 feet on Southern side of Mehrauli- Mahipalpur Road were part of consolidation proceedings on the basis of the statement of two officers of the beneficiary department made to the consolidation authority as explained hereafter.

Following the Notification issued by the Hon'ble Lt Governor of Delhi a Consolidation Officer was appointed for carrying out the consolidation proceedings and an Advisory Committee was formed, consisting of some land owners of village Mehrauli and two representatives of the DDA namely Sh. Ranbir Singh and H. Herbert for the purpose of giving the advise/suggestion to the Consolidation Officer in the implementation/for mutation of the consolidation scheme. Vide letter dated 27.4.1976,(Copy of letter Annexure-I) Sh. Ranbir Singh (Executive Officer, Land Management), as a member of the Advisory Committee, suggested to the then Consolidation Officer Sh. B.S. Rana that consolidation of holdings be confined to the un-notified land beyond 1000 feet on the Southern side of the Mahipalpur Road.

The two responsible Officers of the DDA i.e. the Beneficiary Department in the said acquisition proceedings, themselves clarified the factual position that the land upto 1000 feet on the Southern side of the Mahipalpur Road was the land sought to be acquired as shown in the Map and the land falling beyond 1000 feet was not covered by the said acquisition proceedings.

The consolidation authority acceded to the suggestion of DDA made in writing and the same was incorporated in the statutory scheme under the act and therefore confined the consolidation proceedings only to the area of the land which was beyond 1000 feet and thus out of notifications u/s 4 & 6 of the LA Act. (Copy of consolidation scheme Annexure-II)

This fact is proved by the letter written by the authorized officer of the beneficiary department i.e. DDA. Thus the land falling within 1000 feet on the Southern side of the Mahipalpur Road was marked as a separate block. The area falling in the said block was kept out of the consolidation proceedings and the Consolidation proceedings were carried out in respect of the land which was falling beyond 1000 feet on the Southern side of the Mahipalpur and the new Khasra Numbers were allotted to the land falling in this area. It is clear and evident from the consolidation scheme & other facts as stated above, that the land allotted to private parties, on the completion of the consolidation Proceedings could not have been under acquisition proceedings.

It is pertinent to mention that an imaginary line is drawn at a distance of 1000 ft. and it is this line which was marked on the Aks Sizra relied upon by the revenue authority. It is also relevant to point out that this very Aks Shijra has been accepted and followed in other courts proceedings and then have also been accepted by the DDA. Admittedly, thus the land beyond the imaginary line, can not be under acquisition. Therefore all lands situated beyond 1000 feet on the Southern side of the Mahipalpur Road should stand de-notified.

It is further submitted, that in a similar case 387 Bigha 04 Biswa of land of Village Singhola had been de notified on 10.12.2007. Due to ambiguity/anomalous situation created due to change in the Khasra numbers during consolidation proceedings and by order of the Hon'ble LG of 387 bigha 04 biswa of land of Singhola village was de-notified. (Annexure-III)

That the above said stand, is substantiated in citing the instances, where in a similar controversy in respect of Khasra No.47/11, 47/12 situated in the revenue estate of village Mehrauli, New Delhi, which were claimed to have been acquired through old Khasra No.210 by the DDA. The land owner namely Sh. Tirath Ram Amla had filed a writ petition before the Hon'ble Delhi High Court, being a WP (C) No.3573/1990, challenging the Award only on the ground that these khasra numbers are not covered by a notification U/s 4 of LA Act. The DDA and the LAC took a specific stand before the Court that these above two khasra numbers were acquired through old khasra number, but took the position that the land which was the subject matter of the notification was only upto 1000 feet of the

southern side of Mahipalpur-Mehrauli Road. The Hon'ble Division bench of Delhi High Court appointed Sh. Prakash Chand Gupta, Tehsildar to conduct measurement of Khasra No.47/11 and 47/12 in order to ascertain whether the area of these khasra numbers are beyond the 1000 feet of south of Mahipalpur Road. The Naib Tehsildar conducted the measurement and found that the land of above said khasra numbers are beyond the 1000 feet. Thereafter, Mr. Prakash Chand Gupta, Naib Tehsildar present in the court personally and made the statement that the above said land was not under acquisition as acquired by Delhi Administration. On the basis of the statement writ petition was allowed. Neither the Delhi Administration nor the DDA, challenged the said order of the Division Bench of the Delhi High Court in Superior Court, because as they have accepted the factual position that the land in the revenue estate of village Mehrauli, New Delhi, either by notification dated 24.10.1961 and 23.01.1965 had only been acquired upto 1000 feet South of Mahipalpur Road.

That it is pertinent to submit that in notification dated 24.10.61 issued u/s 4 of the LA Act, the details of the khasra number and the area of the land which was sought to be acquired was not mentioned. The land which was covered by the notification dated 24.10.1961 was identified and earmarked only by map was an internal part of the said Notification.

That the Consolidation Authority during the re-partition proceedings carried out U/s 21 of the said Act passed a Resolution and allotted the lands to the owners.

It is pertinent to note the clear distinction within Mehrauli Village that only on lands which were accepted to be un-notified by DDA were the consolidation proceedings carried out whereas, consolidation proceedings were not carried out on the lands which were notified.

It is therefore suggested and requested as follows:-

- 1 The DDA should immediately declare and De-notify all lands beyond 1000 feet south of Mehrauli-Mahipalpur Road.
- 2 All lands beyond 1000 feet south of Mehrauli-Mahipalpur Road should be included as private property in the revised Master Plan 2021.

Thanking You

 S. Sahni

9810212645 (Email : subhash.sahni@gmail.com)

Khasra No 77/1/1, Mehrauli Village, New Delhi 110070

Encl : As above

MOST IMMEDIATE
FOR INFO SPECIAL MESSAGING

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
(दिल्ली विकास भवन,
DELHI VIKAS BHAWAN,
प्लॉट नं. 1
INDERAPRASTHA ESTATE

नई दिल्ली-1
New Delhi-1

27th April, 1976

F. 34(95)/69/CRC

Ranbir Singh,
Executive Officer (NL)

Shri B.S. Rana,
Consolidation Officer,
Office of the Deputy Commissioner,
Delhi.

Subject :- Consolidation operations in village Mehrauli.

Sir,

With reference to your letter No.D/553/Co. dated the 26th April, 1976 on the subject cited above, I am to say that 2985 Bighas 02 Biswas of land in Village Mehrauli which has vested in the Union of India on the urbanisation of the Village has since been placed at the disposal of Delhi Development Authority under section 22(1) of Delhi Development Act. It will be necessary to associate a representative of the Delhi Development Authority in the Advisory Committee for consolidation operation of the Village so that the interest of the Government/DHA are attended to properly. We are not aware of the valuation of the land fixed by the Consolidation staff and in the absence of which it is not possible for us to comment. Most of the land of this Village is under acquisition. This land is to be treated on different footing from the remaining land of the Village. Moreover, Urban Land (Ceiling & Regulation) Act, 1970 has come into force and Mehrauli Village being one of the urbanised villages is covered by the said Act and most of the land is likely to be declared as 'vacant land' under the provisions of the said Act. Under this Act the owner can have only 500 sq. meters and the rest is to be acquired. This aspect may also be considered while finalising the scheme. Delhi Development Authority has already allotted plots in Kishan Gurm Village which is located within the revenue estate of Mehrauli. The land has been given on lease hold basis on the basis of redevelopment plan. These allotments may not be disturbed. It will be better if the consolidation of hold is confined to the un-notified land towards the South of 1000' limit along the Mehrauli-Mahipalpur Road and no portion on the North of this land, including the abadi of Vishangarh is included in the scheme for consolidation of the Village. Otherwise numerous complications will arise and it may be difficult to sort out the problem arising out of the consolidation operation at later stage.

Yours faithfully,

(Ranbir Singh)
Executive Officer (NL)

Attn :-

PR
10/4/76

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~~ANVEX-P-3~~
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CONSOLIDATION SCHEME, VILLAGE MEHRAULI,
DELHI

O R D E R

Today according to programme, the information of which has already been given through public announcement in the Village, the Consolidation Officer reached Mehrauli Village for the grant of consolidation scheme written on 31.3.1976 under Section 19 of the Consolidation Act.

The Land owners of the village and members of the Advisory Committee assembled at Gaushala Kishan Garh (Mehrauli). The list of persons assembled there is given in the attached document.

The persons present regards that they have received the copy of the first part of consolidation which contains the areas of their fields and the price fixed for the purpose of Consolidation. In addition to this they are very well aware of the prices of land. The consolidation scheme and the maps attached thereto were read out to the persons present. The following orders were given after hearing the persons who had raised objections in written or orally.

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Shri. Ram S/O Shri. Shrichand, R/O Village Mehrauli has given application in this regard saying that according to the old Khasra No. 1052, his tubewell stands in this Khasra number, which is included in the scheme attached with this scheme and according to the latest Khasra No. 78/26, he has a tube well and the land and he is the owner of this land. But the ownership of boring tube well has, by mistake, been shown in the name of Shri. Manohar Singh. This is a wrong entry and should be corrected because boring belongs only to the owner of the land. There is a complaint of the increase or decrease in the area of land or orchard under possession. The statement of the applicant was recorded and the consolidation officer also went through the note written on his application. According to the revenue record, the applicant is the owner of the land under Khasra No. 1052 which presently stands under Khasra No. 78/26 and 5 Bighas and 10 Bighas of this land has been shown to be under the possession of Manohar Singh and same is the position with regard to 'boring'. At the time of consolidation, the owner having possession and the illegal possession are shown exactly according to the Revenue Papers. In case the applicant has any objection regarding his possession etc. he should

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173

file a case in the court. The application of the applicant is baseless, and hence dismissed. As regards the possession of his orchard is concerned, it may be considered again and if some lacuna is found, it should be removed and the list in that regard should be corrected.

- 2) The applicant Shri. Khyali Ram has given one more application. His statement was recorded in that regard. He stated therein that the land under Khasra Nos. 594, 597/1, 595/1, 596/2, adjoining his orchard has been wrongly evaluated. Its price has been shown as Re. 1/- only. A brick-kiln used to be there on this land which existed till 1970. Now this land has become useless and has been over-valued. It should in fact be eight annas only. The application of the applicant which was produced at the spot was dated 5.1.1976 whereas the price of land in this village had already been confirmed on 10.6.1975 by the consolidation officer and the same bear the signatures of the applicant Shri. Khyali Ram. Had he any objection over this, he could have raised the same within a period of 30 days, which he did not. This application has become time-barred and hence dismissed.

- 3) One application has been made by S. Jha Dulle Mathur S/O

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Shri. Nanak, R/o Village Kishan Garh, Mehrauli, regarding the evaluation of land under khasra Nos. 1994/1135, 1995/1135, 1996/1136, 1997/1136, 1994/1135, 1996/1136. Statement of Shri. Dulle was recorded in this regard. He stated that the area is about 31 Bighas adjoining the Poultry Farm. This land has been over-valued whereas it should be comparatively less. The value of land under khasra No. 1033 and 1032 is accurate. The rest of the land mentioned earlier is useless; it has been over-priced and it should be corrected. This application was examined in the General Body and before the members of the Advisory Committee and the ancestral details were also considered. The land under these khasra numbers and of the land under other khasra numbers around them has been valued at 16 annas. Applicants of the opinion that price of this land should be fixed at comparatively lesser price. This means that they should not be given land from this area and that they should get some other land, at some other place. It is observed from the note of the consolidation officer that they have made this application after a lapse of long period of time when the consolidation officer had confirmed the price of the land. The land of the applicant is under these khasra number has been rightly evaluated. Hence their application is dismissed.

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4) This application was submitted by Ram Singh S/o Shri.Mam Raj R/o Village Kishan Garh, Mehrauli. This application was discussed in the public meeting and the statement of the applicant was recorded. The demand made by him in his application has already been mentioned in the scheme itself and as such this application requires no action and is therefore dismissed.

5) Shri.Khem Chand R/O House No.4/315, Mehrauli submitted his application regarding evaluation of land under Khasra Nos.31 and 32 on 30.4.1976 whereas the consolidation officer had already confirmed the price of land on 10.6.1975 itself. The applicant should have filed an appeal within a period of 30 days which he failed to do. This application is absolutely time-barred and hence dismissed.

6) A letter Re.F.14(95)/69/CRC dated 27th April, 1976 has been received from Shri.Rambir Singh, Executive Officer, Delhi Development wherein he has stated that Gram Sabha had about 2985 Bighas and 2 Bighas of land in village Mehrauli and on the basis of urbanisation of village this land has been acquired by Central Govt. and the same has been transferred to Delhi Development Authority under Section 22 (1) of D Act. Therefore to look after this land it is essential to have one

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connection we had a telephonic conversation with Shri.Rambir Singh who asked not to give any land in shape of plots to persons as this land has already been transferred to Delhi Development Authority :

i) Alongwith Kishangarh (Mehrauli) area there is land of Gram Sabha. The consolidation staff has fixed 32 annas for the land within Lal Dora and 16 annas for the rest of the land. Now this land has been transferred to DDA and DDA has raised objection in the allotment of plots out of this land. In view of the present situation the work relating to the allotment of plots should be suspended till a final decision is taken in consultation with DDA.

ii) As far as land alongwith 1000 Ft. south of Mahipalpur road is concerned a separate block has been already created with this land under the said scheme. This area should be kept out of consolidation.

The officers of DDA S/Shri.Rambir Singh and H.Harbert have stated that instead of new passages given along with the 1000 Ft. south of Mahipalpur Road a 3 gethas wide passage should be provided and for reaching on this road the old passages would be kept in use as this suggestion has been given by the officers of DDA so as per above suggestion passage should be provided.

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177

representative of the Authority in the Advisory Committee. He has also stated that they are not aware of the rate fixed by the consolidation staff and as a result are not in a position to say anything in this regard. A big area of land is to be acquired in this village. So this land should be treated at par with other land. Urban Land Ceiling Act, 1975 has been also informed and as Mehrauli is an urban village this act is enforceable on this village also and under this Act a big area of land is likely to be declared as vacant land. Under this Act no person can keep a plot measuring more than 500 Sq.Mtr. and while finalising the Scheme this point should also be kept in mind. He has further stated that Delhi Development Authority has allotted some plots in Kishangarh (Mehrauli) area and this land has been given on lease basis and under Resettlement Scheme. So this allotment should not be cancelled. It has been also stated that consolidation work should be done only in that area which is 1000 Ft. away south of Mehrauli - Mahipalpur Road and which has not been notified and on the other hand consolidation work should not be done on the land located on the north side of this road, including Kishangarh area as whole of this land has been notified for acquisition. If consolidation work is done on this land, it can create a hurdle in future. In this

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(iii) As per scheme this Mashivra Tauri (Kishangarh) Mehrauli area, located on the north side of Mehrauli-Mahipalpur Road has been exempted from consolidation.

(iv) If DDA wants to depute one of its representative in the Advisory Committee, then Shri.Rambir Singh, Executive Officer should be contacted.

Land owners and Members of Advisory Committee have raised an objection that the level of Khasra No.118 (Passage) whose rate has been fixed 16 annas, is very low. The land, owner, under whose consolidation this land will be included will have to spent a lot of amount on its leveling. Therefore its rate should be minimised. This matter was brought before the Members of Advisory Committee. The rate of this Khasra No.118(Passage) is reduced from 16 annas to 8 annas. Alteration should be made accordingly in documents.

With the above amendment the Scheme (Consolidation Scheme) Village Mehrauli is approved under Section 20 of Consolidation Act, 1948. A copy of order may be forwarded to Consolidation Officer.

Dated 13rd May, 1976

Sd/-
(Charnder Bhan)
Settlement Officer (Consolidation) Delhi.

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County of Adams

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Office of the Div. Commissioner

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Signature of Incharge
(Copying Agency)

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Subhash Sehgal

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REGIONAL COMMISSIONER, GOVT. OF DELHI

discussed with CS. A meeting was held in Raj Niwas under the chairmanship of Hon'ble LG on 16/10/2007 regarding consolidation proceedings on 387 bigha 4 biswa and 430 bigha 10 biswa of land in village Singhola. The facts of the case are that consolidation proceedings in village Singhola were started in 1988 and completed in the year 2006. Thereafter notification u/s 4 in respect of 430 bigha 10 biswa area of land was issued on 15/05/2006. As per the note of the Land & Building Department, 124 objections were received against the notification. The applicants stated that they were the allottees under 20 Point Programme and the plots are being used as residential and constructed as pakka. Other objectors have argued that the khasra numbers given in the notification had been changed due to consolidation proceedings held in 1997 and residential and industrial plots have been carved out by the administration under the provisions of consolidation schemes. The L&B Department decided not to notify the land u/s 6 for the time being but to await completion of consolidation. This was approved by the Hon'ble LG on 10/05/2007 and the award proceedings stood lapsed by virtue of proviso (ii) of Land Acquisition Act 1894 since notification u/s 6 was not issued by the L&B Department within the time period.

119
In respect of 387 bigha 4 biswa area of land, notification u/s 4 of LA Act, 1894 was issued on 23/2/2006 and subsequently notification u/s 6 was issued on 22/02/2007. The land was to be acquired for a public purpose namely development of Narela Phase-I under planned development of Delhi. A petition was filed in the High Court against the acquisition proceedings and the Hon'ble High Court had passed a stay order in its proceedings on 13/03/2007. However, the proceedings on 20/08/2007 did not speak about the status quo or the interim order, hence it is believed that the status quo given on 13-03-2007 does not hold good.

The matter was discussed in the meeting and Hon'ble LG desired that the government should immediately de-notify the land since it has been decided that DDA would not acquire any land unless it is for public purposes.

In case of 430 bigha 10 biswa of land, the land acquisition proceedings stand lapsed by virtue of proviso (ii) of section 6 of LA Act, 1894 since more than one year has elapsed since notification u/s 4 was issued, but notification u/s 6 has not been issued by the L&B Department.

In respect of 386 bigha 4 biswa of land, notification u/s 4 of LA Act, 1894 was issued on 23/2/2006 and subsequently notification u/s 6 was issued on 22/02/2007. The L&B Department has confirmed both the facts as per notings on page 11/N. The file is put up to the Hon'ble LG for denotifying the area of 387 bigha 4 biswa of land in village Singhola.

(Nutan Guha Biswas)
Secretary (Revenue) & Divisional Commissioner
21/11/2007

Chief Secretary

Hon'ble LG

Submitted for approval.

19/11/07
(R. ...)

As proposed.

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