

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 3522
Dated 24/5/12

OFFICE OF UDM
Dy. No. 2003
Date 15-5-12

Sayar Bognar
Abhinandan
B, Lower Rowan Street
Kirtiata- 200 006
Mobile No. 988300 20977

Honorable Minister
Shri Kamal Mann
Urban Development Minister
Minister, Bhawan
New Delhi - 110001

4th May, 2012

MPD Review 2021

PS to UDM
Sec (U)

Sub: Midterm Review of Master Plan Delhi (MPD-2021) by submission Suggestion/Objection Request to consider the modification in Zonal Development Plan for Zone 'G' - G-1A Section (West Delhi - I)

Sir,

I am presently the owner of land all that places and parcels of land containing by estimation measuring 1.75 acres comprises Khata no. 27/23/3(1-9), 27/23/2(1-12), 29/3(4-10) located on (Rajokari- Bijwasan- Najafgarh Road) of village Samalkha, Tehsil - Vikas Minar, District - South West Delhi.

I had filed my objection suggestion on 18th April, 2008 when it was invited from the public at large. Thereafter I got the notice from Mr. Rakesh Director (APR), dated 23rd July, 2008 for the hearing before the Board of Enquiry and the hearing was on 2nd August 2008. Vikas Minar, New Delhi.

Apparently, The Board of Enquiry and Hearing was satisfied and convinced to keep the Green Belt as stipulated in Master Plan 2021. (The Master Plan 2021 documented stipulations (reference paragraph 3.2) Urban Extension 3.2.1 Green Belt, that the land upto the depth of ONE PERIPHERAL Village revenue boundary along the border of The National Capital Territory of Delhi (NCTD) wherever available would be maintained as GREEN BELT).

Thereafter nothing was heard from the concerned authorities, I was all along under the impression that the objections which were raised by me in the Board of Hearing and Enquiry were being considered.

I came to know by an advertisement published on 28th June, 2010 in The Indian Express (newspaper) that the DDA has given a notice of approved Zonal Development Plan for Zone 'G' which was inspected by me in Office of Director (Planning) at DDA office, 22nd floor, Vikas Minar, New Delhi and the same was not documented in MPD-2021 (Gazette of India, Extraordinary, Part II, Section 3 Sub-Section (ii); Reference paragraph 3.2, Urban Extension 3.2.1 Green Belt).

In this case KHARASHERA is the first revenue peripheral village along the border of NCTD. But on the contrary lands forming part of Second Village namely SAMALKHA are shown as Green Belt along with road side called (Rajokari- Bijwasan- Najafgarh Road) in present approved Zonal Development Plan for Zone 'G' (West Delhi - I).

Sir, I put my grievances to Dr. S.P. Bansal and through my letter dated 27th Jan, 2012 and as advised by Dr. Bansal, I met Shri P.M. Parate, Additional Commissioner (Planning), Mrs. Archana Mahapatra, Director Planning 'G' Zone, Mrs. I.P. Parate, Director, MPR and

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Sayar Bengani
Abhinandan
9, Lower Rawdon Street
Kolkata- 700 020
Mobile No :- 098300 20977

I explained the situation to them in details. I also presented another Appeal through my letter dated 31st, Jan 2012 to Director Planning 'G' Zone, Mrs. Archana Mahapatra for her kind consideration to my submission of Suggestion/Objection.

Again I presented my request to Dr. S P Bansal through my letter dated 13th March, 2012, to consider my case with respect to Mid Term Revision of the Master Plan Delhi - 2021.

Sir, my earnest request to you is to consider the below two points.

1. To withdraw the Green Belts shown along with the road side of Village Samalka, (the second peripheral village from NCTD) called as Rajokari Bijwasan Najafgarh Road.
2. I have no objection if at all concerned Authority for Planning wants the Proposed 80 M wide road running between two High Tension cables (this is completely unnecessary as there already exist a parallel 100m wide Dwarka Road and will lead to huge Deforestation). In this scenario I have to lose a part of my Land in between the existing road called Rajokari Najafgarh Road and proposed 80 M wide road, at least the remaining area of my Land should be the part of Urban Extension as documented in MPD -2021 and should be allowed for Residential and Commercial activity.

Your Honor, I hereby most respectfully put my humble submission for your intervene in this above matter and Appeal for justice to withdraw the Green Belt along side of the road of the Second peripheral village SAMALKKA (Rajokari-Bijwasan-Najafgarh Road) and include the same as part of Urban Extension and allow for Residential and Commercial activity, as documented in MPD - 2021.

Hope your good office will consider my Humble Appeal for Justice.

Thanking You

Yours Truly,

Sayar Bengani

Sayar Bengani

Sayar Bengani

Abhinandan-9,
Lower Rawdon Street
Kolkata-700020

Dt. 13th April, 2008

To,

The Pr. Commr.-cum-Secretary
Delhi Development Authority
'B' Block, Vikas Sadan
New Delhi-110023

Sub: Objections in relation to Zonal Development Plan 'G'

Ref: Public Notice under section 10(1) of the Delhi Development Act, 1957 (no. 61 of 1957) read with rule 5 of the Delhi development (Master Plan and Zonal Development Plan) Rules, 1959 Published in the Hindustan Times on 17th Jan., 2008

Dear Sir,

I am the owner of agricultural land measuring (approx. 1.75 acres) comprises in Khasra nos. 27/23/3 (1-9), 27/23/2(1-12), 29/3(4-10) of village- Samalka, Tehsil - Vasant Vihar, District South West-Delhi.

I have just got to know that the DDA has published the draft Zonal Plan for zone 'G' and invited objections/suggestions from the public. I, therefore, would like to put on record below my objections/suggestions to this proposed Zonal Development plan 'G' - G-12 section.

In the draft Zonal Plan, there is a proposed 80 mt. Wide road planned running between the two high tension cables that start on NH-8 going through to Najafgarh. This is completely unnecessary as there already exists a parallel 100 mtrs. Wide road (Dwarka Road) that joins the NH8. In addition, there also already exists a 17 mtrs. Wide road (also called the Rajokri-Bijwasan-Najafgarh road) which can be broadened to ease the traffic movement by acquiring narrower sections of land from farms existing on both sides of the road, without much effecting the existing farm house area holdings. This will also reduce the costs drastically as compared to building a new un-warranted 80 mtrs. wide road which will destroy numerous sanctioned farm houses and other homes effecting thousands of people situated in villages on the proposed road area. The space between the High Tension Cables currently is a huge green belt with thousands of full grown trees providing a Green cover in this area right from Najafgarh till the NH-8. The proposed 80 mtr. road if not scrapped will result in a massive environmental damage and disaster that this green cover now provides to the surrounding areas. Traffic movement that needs to move to the Dwarka 100 mtrs. wide road can be further smoothened by widening the existing old Delhi-Jaipur Highway.

5.

Further, the existing 17 mtr. wide road (Rajokri-Biwasan-Najafgarh road) is shown in the proposed Zonal plan ending midway (portion of road between NH-8 and Kapashera Mode) and changing direction going through several sanctioned farm houses in the village of Samalka in the process forming a T-section instead of continuing to Kapashera Mode junction in its existing form. This entire road as shown in the Master Plan in its present form serves well for smooth flow of traffic plying between Najafgarh/Biwasan/Kapashera to and from NH-8 where there already exists a flyover. There also exists already the Kapashera junction that can be further developed.

This news has come rather suddenly to my knowledge and I, therefore, do reserve the right to come up with more objections and suggestions in the future. Meantime, I would like to request your attention to the below;

SUGGESTION: SCRAP THE PROPOSED 80 MTR. WIDE ROAD, BROADEN THE RAJOKRI-BIWAASAN-NAJAFGARH ROAD FROM NH-8 TO NAJAFGARH, BROADEN THE OLD JAIPUR ROAD THAT JOINS THE DWARKA 100 MTR. ROAD.

I hereby request you to review my objections and kindly take action to make the corrections.

Thanking you,

Yours truly,

Sayar Bengani
(Sayar Bengani)

✓ CC - Commissioner (Planning)
D.D.A., Vikas Minar, I.P.Estate, New Delhi-110002

CC-Director (Planning)
DDA, Vikas Minar, I.P.Estate, New Delhi-110002

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DELHI DEVELOPMENT AUTHORITY
AREA PLANNING UNIT
4th FLOOR, VIKAS BANGAR
NEW DELHI

No. F.4(02)/2007/MP/

Dated: 29/7/08

From:

R.K. Jain,
Director (AP-I)

To:

Dr. Jayar Bengani
Abhinav
9 Lower Landon Street
Kolkata - 700020

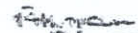
Subject: Hearing of objections / suggestions filed in response to Public Notice dated 17th Jan, 2008
Draft ZDP Zone 'G' (West Delhi) on 2nd Floor, DDA Conference Hall, 10.30 AM to 5.30 PM.

Sir / Madam,

The hearing of objections / suggestions filed by you in response to the above Public Notice has been scheduled before the Board of Enquiry and Hearing on Saturday i.e. 2nd Aug, 2008 at 10.30 AM / 2.30 PM. in the DDA Conference Hall, First Floor, Vikas Bangar, DDA, New Delhi.

You are requested to present your objection / suggestion before the Board of Enquiry and Hearing.

Yours faithfully,



Director (AP-I)

for Secretary

(3)

Sayar Bengani
Abhinandan
9, Lower Rawdon Street
Kolkata-700020
Cell No. 09830020977

27/1/12

Dr. S.P. Bansal
Commissioner (Planning II)
Delhi Development Authority
Vikas Minar, I.P. Estate
New Delhi - 110002

Subject : Revise Master Planning in relation to development zonal plain 'G' (West Delhi -1)
Reference : Notice Under Section 11 of the Delhi Development Act, 1957. The central Government under section 11 A of Delhi Development Act, 1957. Approve Zonal Development plan for zone 'G' (West Delhi-I)

Respected Sir,

I hereby mercifully request to consider the modification in approve zonal Development plan for zone 'G'.

I am the owner of agricultural land measuring (approx 1.75 acres) comprises Khasara no. 27/23/3(1-5), 27/23/2(1-12), 29/3(4-10) located at Rajokari-Bijwasan-Najafgarh Road) of village Samalkha, Tehsil - Vasant Vihar, District - South West Delhi.

1. The master plan 2021 documented stipulates (reference paragraph 3.2) Urban Extension 3.2.1 (Green Belt) that the land up to the depth of **One peripheral village** revenue bondry along the border off (NCTD) where available would be maintained as (Green Belt). **Whereas contrary** to this land forming part of the second village **Samalkha** along with existing road called Rajokari-Bijwasan-Najafgarh Road, 24 M wide road. Also shown as Green Belt in approved master plan zonal 'G' (West Delhi-I).
2. May I bring it to your kind notice the entire existing 24 M wide tarmac main road i.e (Rajokari-Bijwasan-Najafgarh Road) where recently **Drainage and Water Pipe Line** has been constructed under the road to provide basic amenities for Urban Extension.
3. In my humble submission, it would be injustice on our part as shown in approved Master Plan, envisages scrapping of the existing road, which even ensure smooth flow of the traffic playing between New NH-8 to Najafgarh Road, and above this the existing cut and "U" turn under the flyover also on the face of the Existing Rajokari-Bijwasan-Najafgarh Road. Must have planned keeping the aforesaid in the mind and in order to avoid traffic snarl at the junction of New NH-8 to Najafgarh Road.

Honorable Sir, Therefore I would most respectfully put my humble submission and pray for justice to withdraw the Green Belt the land forming part of second village Samalkha along with the road called Rajokari-Bijwasan-Najafgarh Road and include the same as part of Urban Extension and allow for residential activity as and shown the same in documented MPD-2021.

Thanking You

Your Truly Warm Regards

Sayar Bengani
(Sayar Bengani)

C.C- Director Planning 'G' Zone
DDA Vikas Minar, I.P. Estate, New Delhi - 110002

5/10/12

(4)

Mrs. Archana Maharapatra,
Director (Plg.)
G-Zone, West Delhi-110001
Delhi Development Authority
Vikas Minar, I.P. Estate,
New Delhi -110002

Abhinandar
9, Lower Radown Street
Kolkata -700020
Cell No. 09830020977
Date : 31st January, 2012

Subject : Revise Master Plan in relation to development Zonal Plan 'G' (West Delhi-I)
Reference : Notice under section 11 of the Delhi Development Act, 1957. The Central Government Under, Section 11A of Delhi Development Act, 1957. Approve Zonal Development Plan for Zone 'G' (West Delhi-1)

Respected Madam,

I hereby request to consider the modification in approve zonal development plan for zone 'G'.

I am the Owner of Agriculture Land Measuring (approx. 1.75 Acres) comprises Khasra No. 27/23/3 (1-9), 27/23/2(1-12), 29/3(4-10) located at Main road Rajoukari –Bijawasn-Najafgarh Road) of village Samalka, Tehsil-Vasant Vihar, District : South West Delhi.

Madam,

As I put my grievances to you in the above matter and I made Hon'ble Dr. S.P. Bansal, Commissioner (P)-II, as advice by DR. Bansal I make Sh. P.M. Parate (Additional Commissioner (P) & Mrs. I.P. Parate (Director MRP) and explain them in detailed.

Mam, as documented MPD-2021, Samalka, as a Second Village from NCTD Boundary is the part of Urban Extension.

1. The present notice approved master plan for Zone 'G; as published in various news paper on 28th June, 2010, I find after inspection, is given effect which was not as documented MPD-2021. Therefore as already stated in my letter dated 27th January, 2012, it is my earnest request that let the Green Belt and the existing road as called Rajokari Bijwsan Najafgarh Road having width of 24M should Remain as it was proposed in MPD-2012. Therefore I request most respectfully to withdrawn the Green Belt forming part of 2nd village Samalka, alongwith the road, Rajokari Bijwsan Najafgarh Road, as it was wrongfully put and deviate as documented MPD-2021.
2. Sir, I have no objection if at all the Authorities are of the opinion to proposed 80 m wide road under the high tension electric cable. In this scenario I have to lose a good part of my land as well.

Recd
31-01-2012

3. Sir, my earnest request that the part of land which I remain with between the existing road Rajokari Bijwasan Najafgarh Road and proposed 80 M wide road should be part of Urban extension as documented in MDP-2021.

Honorable Madam, therefore I would most respectfully put my humble submission and pray for justice to withdraw the Green belt the land forming part of second village Samalka alongwith the road called Rajokari Bijwasan Najafragh Road and include the same as part of Urban extension and allow for residential activity as and shown the same in documented MDP-2021.

Say
31.01.2012

Thanking you,
Yours Truly Warm Regard

Sayar Bengani
(Sayar Bengani)

CC to :

1. Dr. S.P. Bansal ✓ *Recd*
Commissioner (P) - II
Delhi Development Authority
2. Shri P.M. Parate,
Additional Commissioner (P)
Delhi Development Authority
3. Mrs. I.P. Parate, Director, MPR.
4. Delhi Development Authority

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Mobile No :- 098300 20977

Dr. S. P. Bansal
Commissioner (Planning II)
Delhi Development Authority
Vikas Minar, I.P. Estate
New Delhi - 110002

13th March, 2012

Sub:- Request to consider the Modification in Zonal Development Plan for Zone 'G' (West Delhi -1), by submitting my Suggestion/Objection to the Midterm Revision of the Master Plan Delhi (MPD-2021).

Dear Sir,

I am presently the owner of all that pieces and parcels of land whose estimated measurement is 1.75 acres. It comprises of **Khasara no. 27/23/3(1-9), 27/23/2(1-12), 29/3(4-10)** located on (Rajokari- Bijwasan- Najafgarh Road) of village Samalkha, Tehsil – Vasant Vihar, District – South West Delhi.

Sir, I had filed my objection / suggestion on 13th April, 2008 when it was invited from the public at large. Thereafter I got the notice from Mr. R.K. Jain Director (AP-1) dated 29th July, 2008 for the hearing before the Board of Enquiry and the hearing was on 2nd August, 2008 at Vikas Sadan, INA, New Delhi.

Apparently, The Board of Enquiry and Hearing was satisfied and convinced to keep the Green Belt as Stipulated in Master Plan 2021. (The Master Plan 2021 documented stipulates (reference paragraph 3.2) Urban Extension 3.2.1 Green Belt, that the land upto the depth of **ONE PERIPHERAL** village revenue boundary along the border of The National Capital Territory of Delhi (**NCTD**), wherever available would be maintained as **GREEN BELT**.

Thereafter, there was no intimation from the concerned authorities and all along I was under the impression that the objections which were raised by myself in the Board of Hearing and Enquiry were being considered.

On 28th June 2010, there was an advertisement published in The Indian Express (newspaper) stating that the DDA has given a notice of approved Zonal Development Plan for Zone 'G'. This was inspected by myself in the Office of Director (Planning) at DDA office, 12th floor, Vikas Minar, New Delhi and the same was not documented in MPD-2021 [Gazette of India, Extraordinary, Part II, Section 3, Sub-Section (ii)] (Reference paragraph 3.2, Urban Extension 3.2.1 Green Belt).

In this case **KAPASHERA** is the first revenue peripheral village along the border of NCTD. But on the contrary lands forming part of **Second Village** namely **SAMALKA** is also shown as **Green Belt** along with road side called (**Rajokari- Bijwasan- Najafgarh Road**) in present approved Zonal Development Plan for Zone 'G' (West Delhi – 1).

Sir, I presented my grievances to you through my letter dated 27th Jan, 2012 and then I met you in person as advised by Your Honor. I met Shri P M Parate, Additional Commissioner (Planning), Mrs. Archana Mahapatra, Director Planning 'G' Zone, Mrs I.P. Parate, Director, MPR and explained the situation in detail. I also presented another appeal through my letter dated 31st, Jan 2012 to Director Planning 'G' Zone, Mrs. Archana Mahapatra for her kind consideration to my submission of Suggestion/Objection.

Received
9/3/12

Sayar Bengani
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Sir, my earnest request to you is to consider the below mentioned two points:-

1. To withdraw the Green Belt shown along with the road side called as Rajokari Bijwasan Najafgarh Road.
2. That the part of my land which is in between the existing road called RAJOKARI NAJAFGARH ROAD and THE PROPOSED 80 M WIDE ROAD should be a part of the URBAN EXTENSION as documented in MPD- 2021.

Sir, I hereby most respectfully present my humble submission and pray for justice. Hope you will withdraw the Green Belt along the side of the road of the Second peripheral village SAMALKA (Rajokari-Bijwasan-Najafgarh Road) and include the same as part of Urban Extension and allow for Residential and Commercial activity .

Thanking You,

Yours Truly,

Sayar Bengani

Sayar Bengani

13/3/12