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Blooming Dales Farm House Owner Welfare Association (Reg. No.S-319/ Distt. South/2011)

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Date: 09th Nov 2011

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 372
Dated 15/11/11

Director (Planning) MPR
Delhi Development Authority
6th Floor, Vikas Minar
I.P Estate
New Delhi 110002

Copy: Hon. Minister for Urban Development, Govt. of India

Dear Sir,

Subject: Mid-Term Review of Master Plan of Delhi –MPD2010

We are a non-profit organization representing some 125 owners of farm land in the rural area of Delhi. Our area falls under the revenue estates of Villages Bhati Mines (Chattar pur road) and the area covers almost 200 Hectares under Zone J, of the Master Plan of Delhi MPD2021. The said area has been marked as Zone J (regional park)

Kindly refer to the DDA Public Notice dated 4-10-11 inviting suggestions from the public regarding proposed modifications to the Master Plan of Delhi.

With reference to the section of this plan entitled - Environment - Section 9.6, which reads as follows:

Green Belt: "The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synenergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible."

SINCE BHATI VILLAGES IS ALONG THE BORDER OF NCT OF DELHI AND IS LAST REVENUE VILLAGE, SO AS PER MASTER PLAN THE SAID AREA IS SUPPOSED TO BE UNDER GREEN BELT AND NOT REGIONAL PARK. WE DON'T UNDER STAND WHY DEVIATION IN POLICY. THERE ARE COLONIES LIKE SANJAY NAGAR , BHATI VILLAGE , DERA MORE ADJOINING THE SAID VILLAGE. AS PER GROUND REALITY NEARLY 150 FARM HOUSES ALREADY EXIST. MOST OF THEM HAVE GOT THE PLANS SANCTIONED BETWEEN 1986 TO 1994 AND COMPLETION CERTIFICATES ALSO ISSUED BY MCD. FURTHER MORE LOT OF FARM HOUSES OWNERS HAVE AVAILED AMENSTY SCHEMES FOR REGULARISATION OF EXCESS AREAS BUILT OVER & ABOVE SANCTIONED AREA.

gkane
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Dy. Dir (P) MPR
Anjan

Agony
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AD (P) II

ACCORDINGLY LOOKING INTO GROUND RELATIVES AND BHATI BEING LAST REVENUE VILLAGE IT SHOULD BE DECLARED AS GREEN BELT AND MASTER PLAN TO BE AMENDED ACCORDINGLY.

as the green belt upto depth of one peripheral revenue village boundary.

1. **Land Use Plan:** We would point out an anomaly in MPD 2021 that the land-use plan is not consistent with the above requirements and needs to be corrected as stated above :
2. **Control for /Buildings within Residential Premises:**
 - (1) Para 4.4.3 G) of Master Plan allows only 100 sq.m or around 1% ground coverage for Farm Houses. This is clearly impractical and has lead to illegal construction in the form of Unauthorised colonies and Farm Houses in the Green Belt. The permitted built up area needs to be kept in line with international norms for Green Belt which is around 30% ground coverage. A comprehensive farm house policy is currently being planned by DDA for those premises that have exceeded 1% covered area and this should be included in the revised Master plan.
 - (2) The minimum size of holding for construction of Farm Houses should be reduced from 1 Hectare to 0.4 Hectare. This is to permit subdivision of the property between family members who inherit the land but are unable to build upon it.

Proposed Amendment to the Section on Delhi Urban Area - Paragraph 3.2 (MPD2021)

In view of the above, we kindly request you to amend the land use plan for bhati village being last revenue village from regional park to green belt.

“In the Green Belt only 30% ground coverage will be permitted for residential use. This would release some pressure on undeveloped land and still preserve the green belt, as 75% of the area would be available for cultivation and maintained as a green belt Area.

For the sake of good order and to be consistent with the above recommendations the following changes should be made to

Table 9.4: Permission of Use Premises in Sub Use Zones

S.No Use Zone Activities Permitted

Para 1. Green Belt Section “Green Belt”, which reads as follows:

“1. **Green Belt** Forest, Agriculture use, Vegetation belt, Dairy Farms, Wild life sanctuary, Bird sanctuary, Park (Theme park for eg. Biodiversity Park), Smritee Van. Plant Nursery, Orchard, Area for water harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note). Any structure in this zone shall be of temporary nature.”

Add to the end of this paragraph “ Permanent structures covering a maximum of 30% of the total land area shall be permitted for construction of agricultural buildings and dwelling units.”

Para 4.4.3G) Farm House

Change minimum plot area to 1 acre (0.4 Hectare) and Maximum Floor Area from 100 meter to 30% of plot area.

Thanking you for your kind consideration of this matter.

Yours faithfully,

M.K.Jain
Secretary