199

Date: Mon, 07 May 2012 14:05:08 +0530 Printer Friendly Version

From: Arvind Nanda <arvind.interarch@gmail.com>

To: dirap1@dda.org.in, dirplgmpr_tc@dda.org.in, Dydirplguc@Dda. In <dydirplguc@dda.org.in>

Subject: MASTER PLAN REVISIONS SUGGESTIONS FOR ZONE J

To view full headers click here

DEARMANDI RESIDENTS ASSOCIATION
6,
DERAMANDI ROAD, MANDI , MEHRAULI,New Delhi
110047

PHONE 9810033990
EMAIL arvind.interarch@gmail.com

Date :4th May 2012

Lt. Governor of
Delhi
Delhi

Suggestion no 1

Subject : 1)
Inclusion of Village Mandi and Village Dera Mandi areas Into
Regional Park IN the Master Plan 2021
2) Approved farmhouse sanctioned prior to 1.8.90 only to continue

in

Regional
Park

Dear
Sir,

On examination of the detailed draft Zonal Development Plan for Zone J (South Delhi II) the proposed landuse plan, we find that the Village Mandi and Village Dera Mandi areas have been included in the Regional Park.

The activities permitted in the Regional Park Table 9.4 under Para 9.6
GREEN BELT of the Draft Master Plan for Delhi 2021 is as under
:

Use Zone	Activities Permitted
Regional Park	Ridge, Residential Flat (for watch & ward), Picnic Hut, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest APPROVED FARM HOUSES SANCTIONED PRIOR TO 01.08.90 MAY CONTINUE

The above stipulation of permitted activities to only include approved farmhouses sanctioned prior to 1st August 1990 is arbitrary and unjustified.

Many farmhouses have been duly approved and sanctioned by the Municipal Authorities after 1st August 1990 in areas which are now constituted by the Regional Park. The Regularisation Scheme of the MCD in 1999-2000 also included farmhouses, and approved farmhouses in the Regional Park which have been duly regularized by the MCD, by taking substantial charges on account of levy for additional FAR, compounding fee etc.

It is, therefore, completely
unjustified and arbitrary to stipulate
the
date of 1st August 1990 as
the cut off date.this date has no relevance and seems to have been just a date
taken out of the Hat
.

!This date
should be removed immediately and be replaced by words'' all
farmhouses sanctioned ''.

It is, therefore, requested that the activities permitted in Regional
Park must include farmhouses - approved and sanctioned - prior to
The notification of the Master Plan for Delhi 2021.MCD cannot disown
responsibility for Farmhouses or any other Construction sanctioned and
approved by it.

''may be allowed to continue '' mean? Allowed by whom?

We will be happy to submit
any further details / clarifications, if
so
required.

Suggestion no 2

The whole definition of REGIONAL PARK seems to be arbitrary and meaningless. The activities allowed under this head, as stated above, are impossible to do on PRIVATE FARMLAND areas. Can I run a ZOO on my farm ?

Regional park can be used by the GOVT for its own land . The Master Plan should be revised to include Deramandi and other areas covered in REGIONAL PARK to be amended to GREEN BELT as it was under earlier Master Plan

Thereby allowing farmhouses on private farmlands OR completely merged with other Urbanisation Scheme for the rest of the Agricultural Land in this area.

Why is Deramandi and Bhatti area being discriminated against and Land being demarcated for a purpose which it cannot be used for without Govt actually ACQUIRING the Land .?

The whole bordering area of Gurgaon next to Deramandi Villages has been converted into SEZ , Hirise Residential and Commercial Complexes by Haryana

Govt so what is the point of keeping this side of the Border as a PARK ?

Supreme Court has specifically disallowed in and earlier Judgement demarcating Private Land for Public use without expressly Acquiring the same.

So our Suggestion is to allow Regional Park to be either be a part of rest of Urbanisation scheme for other Agricultural Land in Delhi or be declared GREEN BELT so that Private owners can use it for at least Farmhouses already allowed to others in Delhi . The definition of REGIONAL PARK to be abolished.

Suggestion no 3

The Deramandi area , while paying full property taxes and other dues on same lines as the rest of Agricultural areas of Delhi , has totally been ignored for providing any facilities by PWD/ DDA/ MCD

Over the years there has been no progress in providing roads as provided in Master Plan , no drainage, no Sewage and no piped Water. We are paying taxes of A grade colonies and getting facilities of Z Grade colonies !!!!

Master plan must be revised to include specific Dates by when specific facilities should be provided for . In last 40 years not a single new road / drainage / sewage work has been done . What is the effectiveness of the MASTER PLAN if everyone ignores it and it becomes a document of NOBLE INTENTIONS only . Master plan must have implementation plan also to which all implementation agencies must commit to . You have to only see the roads etc the Master Plan is showing and the ground reality to see that even roads shown in Master Plan 1980 are not yet made.

So suggestion no 3 , implementation plan agreed by implementing agencies must be included in Master Plan and these then held accountable.

Suggestion no 4

Many farmhouses are built in Agricultural Land beyond the Sanctioned area or built without Sanction. The Govt bought out one Amnesty Scheme in 1998 to regularize built areas unto 500 sq mtrs

Many farmhouses could not apply for this scheme as the scheme was abruptly withdrawn and many more illegal farmhouses have come up since then .

The govt has , at various times thought of introducing an amnesty Scheme to regularize these.

Our suggestion is that Master Plan should allow specific amount of Construction on each acre of Agricultural Land. This should be clearly stated and all future sanctions should be within these limits. All existing farmhouses should be allowed to get sanction for the same covered areas by paying a compounding fee / penalty . No need for separate Amnesty Schemes to be there. The covered area to be allowed per acre should be minimum 10% of Ground area and 3 floors (ground plus 2) and basement as is normal . This will still leave 90% of the area green .

Therefore our suggestion is to give specific covered areas allowed to be built on a farm in the MASTER PLAN and then leave it to local authorities to charge penalty for construction already done .

Thanking you,
Yours faithfully,

Arvind Nanda

Secretary
Dera Mandi Residents Association

Copy to :
1. Delhi Development Authority
2. Urban Development Ministry