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**MANDI HILLS RESIDENT'S WELFARE ASSOCIATION**  
No. 17 Mandi Hills, Mandi Village, New Delhi

Date : 7th May 2012

U. C. Cell & Zone "J"

Review of M.P.D-2021

Dy. No. 64.....Date. 09/5/12

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Lt. Governor of Delhi  
Delhi

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,

OFFICE OF THE DIR (Pig.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3889.....  
Dated 5/6/12

**Suggestion No. 1**

On re-examination of the detailed draft Zonal Development Plan for Zone-J (South Delhi II) the proposed land use 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  <b>APPROVED FARM HOUSES SANCTIONED PRIOR TO 01.08.90 MAY CONTINUE</b>

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

After 1<sup>st</sup> August 1990, Municipal Authorities have duly approved and sanctioned many farmhouses, which are in areas that 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.

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It is completely unfair, unjustified and arbitrary to stipulate then date of 1st August 1990 as the cut off date. This date seems to have no relevance and should be replaced by the "all farmhouses sanctioned".

**Hence, we request 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.**

### **Suggestion no 2**

The 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. Regional Park can be used by the Government for its own land. The Master Plan should be revised to include Mandi & Dera Mandi 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.

It is clear that Village Mandi & Village Deramandi and Bhatti area being discriminated against and Land being demarcated for a purpose which it cannot be used for without Government actually ACQUIRING the land. It is difficult to understand the reasoning behind this.

It also seems strange that the entire bordering area of Gurgaon next to Deramandi Villages has been converted into SEZ , Hirise Residential and Commercial Complexes by Haryana Government, while this side of the border has been kept as a PARK. One cannot comprehend any reasoning behind this.

Supreme Court has specifically disallowed this in an earlier Judgement demarcating Private Land for public use without expressly acquiring the same.

**Our Proposition is to allow Regional Park to be either be a part of rest of the 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**

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

Over the years there has neither been any progress in providing roads as mentioned in the Master Plan, nor drainage or Sewage or piped water provided. Although we are paying taxes of A grade colonies, we are 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. One can only see the facilities mentioned in the Master plan, while the ground reality is much different. The roads mentioned in the 1980, are still not made!

**Implementation plan agreed by implementing agencies must be included in Master Plan and then these are held accountable.**

#### **Suggestion no 4**

Many farmhouses are built in Agricultural Land beyond the Sanctioned area or built without Sanction. The Government bought out one Amnesty Scheme in 1998 to regularize built areas upto 500 sq meters. 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,

Yours faithfully,

Vivek Mehra (+91 98110 68118)  
Treasurer  
Mandi Hills Resident's Welfare Association

Copy to :

1. Delhi Development Authority
2. Urban Development Ministry