

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 3935
Dated 06-06-12

Speed Post

23/12

KHAIRA SAMAJ KALYAN SAMITI

VPO - Khaira, Najafgarh, New Delhi - 110043
Contact No - 9211514341

To

Dated :- 22-May-2012

Sh. P. S. Uttarwar, Director (Plg),
DDA Dwarka, Zone K-I, K-II & L, DDA Dwarka
Project office, Maglapuri, Plam, New Delhi.

निदेशक योजना (क्षेत्र)
पावती संख्या (पत्र) 59-MPD
दिनांक 24/5/12

Sub: - Review of Master Plan for Delhi 2021 - Suggestion Thereof

R/Sir,

It is most requestfully stated that ^{the} following ELDs carved out of agriculture land comprised in Khasra Nos - as noted against each situated in the revenue estate of village Khaira, Najafgarh, New Delhi 110043, which have been provisionally regularized by Govt. of NCT of Delhi, be excluded ^{from} any other planned development of "L" zone while finalizing the MPD - 2021.

- a) ELD - 129 - 6 // 22/2, 23, 24/1
13// 2/2, 3, 4/1, 7/2
- b) ELD -130 - 6 // 11/2, 11/3, 12/2, 16/2, 17, 19, 20/1, ^(2/2) 22/2, 22/1, 24/1, 25/1, 33, 34.
7// 18/2, 19/2, 20/3, 21, 22, 23
8// 25/2.
11// 6/2, 7/2, 2, 13, 14/1, 14/2, 15, 16, 17/1, 17/2, ⁸⁵ 20/1, 28.
12// 1/1, 2, 3, 9, 10/2, 11, 20.
13// 4/2, 7/1

Total area - 127 Bighas and 11 Bishwas

Since the improvement of its Social and Physical infrastructure depends on the community services which had already in existence in the village in question, it (ELDs) may be treated has its extended abadi instead of giving it status of unauthorized colony, as no separate minimum / necessary / feasible level of services are required for it at this stage.

No industry other than permissible in village (abadi) listed under group A-One of MPD 2021, be allowed to be set up in the aforesaid ELDs to preserve its eco - friendly environment. In case of its mis use of any kind other than residential / village related requirements, its Bhumidhari should stand transferred in the name of state (local admin) automatically for its utilization for common proposes needed to improve the living conditions of the masses in consultation with local RWA if required. No pleas what so ever, to change its ownership in the name of original bhummidhar be entrained.

The application of inherent restriction regarding change of its land use contained in section 81 of DLRA - 1954 be set aside so far as its development is concerned for the propose for which ELDs were created except treating them personal properties of those who are in their physical occupation in accordance with the provision contained in Order No - 133/UC/UD/Policy/2007/20670 - 20686 Dated :- 12/12/2007 issued by Government of NCT of Delhi (photocopy enclosed for ready reference)

26.5.12
AD (Admin), 22/5/12
Sh. P. S. Uttarwar, f.o. 24.5.12

2

13/12

> Point - 2

It is further brought to your kind notice that the width of Phirani lying on North, East and Southern flanks of the village, in question, is 16 feet meant to bear the huge load of incessant mechanized columns, infrastructure of electricity needed essentially for its perfect lighting to avert any untoward incident during dark hours telecom to augment the scarce communication facilities and sewage cum municipality to upkeep the sanitation conditions to neutralize the ill-effects of the health related complications reducing its useable surface to 10/11 feet only endangering its slow moving village oriented traffic extensively.

In order to achieve the aim of solving the hazardous problem of traffic bottle-neck in future and create separate precinct for pedestrians to make it safe and user friendly, it is imperative to amalgamate minimum 35 feet of space from the earmarked for green cover in the draft zonal plan of "L" Zone on the above fronts beyond the periphery of the village otherwise frequent traffic jams will invariably accumulate enormous CO2 emission in the near-by residential pockets defeating the very purpose of having green belt to preserve the eco-friendly environment to improve the quality of life in this region and our national concerted and coordinated efforts to contain the global warming effectively. The Zonal plan of this area may be amended accordingly at the time of finalization of M.P.D - 2021.

> Point - 3

With the emergence of huge cluster of barren unauthorized settlements around Najafgarh in country side on the agriculture land which used to be the producer of environment friendly greenery to combat the ill effects of pollution effectively, the only alternative source of not only preserving congenial living conditions but to protect the natural vegetation to safeguard the sanctuary of wildlife is water bodies which should only be modified into rainwater harvesting mechanism to recharge the depleting ground water instead of concretization for any other proposes including religions. The Goan Sabha Land be distinctly earmarked and its use prohibited from commercialization and any other purpose than the common utility.

> Point - 4

The boundaries of unauthorized settlements may be redrawn after clubbing together the small pockets lying in the contiguity to facilitate the co-ordinated development of the entire area simultaneously of instead of piecemeal.

As the undersigned could not participate in the future of Delhi - 2021 personally being sick, the suggestions as explained here - in - above are submitted here with for kind consideration please

Point 5. The encroachment of public land into roads and pollution generating mechanism in residential pockets be made cognizable offences and the offences deal with accordingly.

Yours Faithfully

Bhagat Singh
(Bhagat Singh) 22/5/12

VPO - Khaira, Najafgarh
New Delhi - 110043

GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
9TH LEVEL, C-WING, DELHI SECRETARIAT
1.P. ESTATE, NEW DELHI

228/c

F.No. 1-33/UC/UD/Policy/2007/20670-20686

Dated:- 12/12/07

ORDER

In accordance with Para 2.2 of the revised guidelines-2007 for Regularization of Unauthorized Colonies in Delhi as received from the Ministry of Urban Development, Government of India under letter No. O-33011/2/94-DDIIB-Vol.-XI dated 5th October, 2007, the Lieutenant Governor of the NCT of Delhi, is pleased to define the Government/Public land and/ or private land as follows:

1. Land under acquisition proceedings

Government Land: All lands in respect of which the Awards have been given, and the land owners have received the compensation, irrespective of current physical possession.

Private land: All lands in respect of which the Awards have been given but the landowners have not taken the compensation and are retaining the physical possession.

2. Gaon Sabha lands

Government land: All lands originally vested in the Gaon Sabha at the commencement of the Delhi Land Reforms Act, 1954, irrespective of the physical possession on ground and all lands subsequently vested in the Gaon Sabha under Section 81 of the aforesaid Act, where the physical possession is with the Government.

Private land: All lands vested in the Gaon Sabha under Section 81 of the Delhi Land Reforms Act, 1954 where the physical possession is with the original landowners

OH
26.12.07

5748/PDR/GA/1
27/12/07

By order and in the name of the
Lt. Governor of the National
Capital Territory of Delhi.

K.S. MEHRA
(K.S. MEHRA)
Pr. Secretary (UD)

Dated:

F.No.1-33/UC/UD/Policy/2007/

Copy to:

The member

1. Commissioner, MCD, Town Hall, Delhi.
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
3. Pr. Secretary to Hon'ble Lt. Governor of Delhi.
4. Pr. Secretary to Chief Minister.