

AC (PLG) MAPR  
Diary No. 547  
Date 06/6/12

Commr (Plg.)'s Office  
Diary No A-1595  
Date 4/6/12

Tuesday, May 29, 2012

Commr. (Plg.) - II  
Diary No. 3029  
Date 05-6-12

To,

The Commissioner, Planning  
Master Planning Department,  
Vikas Sadan, DDA,  
New Delhi.

OFFICE OF THE DIR (Plg.)  
MAPR/C, D.D.A. N. DELHI-2  
Dy.No. 3978  
Dated 8/6/12

4/6/12

Commr. (Plg.) II

H. Dhillon  
S/Plg  
AC (MAPR)

**SUB : OUR OBJECTIONS/SUGGESTIONS OF THE ZONAL PLAN OF ZONE J**

In response to the your notice, we are submitting our objections/suggestions for the new zonal plan of Zone J.

6/6/2012  
Director (MAPR)  
cc D.O. (Wg)  
9/6/12

- 1) That it seen from the zonal plan that a facility corridor has been envisaged along certain major arterial roads as well as along MRTS corridor.

It is proposed to delineate a facility corridor having 100 to 300 mtr. width depending on ROW and ground situation along the major Transportations Roads/Networks.

That the zonal plan gives no detail or exactly where the facility corridor is going to be and how it will affect the existing structures, abadis, unauthorized regularized colonies, institutions, farmhouses etc. Hence there is no clarity regarding what amount of land for which purpose & which are the Khesra No. involved. It is suggested that we should be informed about the exact details of the proposed plan.

The ground reality is that there numerous lal dora (extended abadi) and abadi area of villages, institutions, warehouses, various other buildings, sanctioned and built up farm houses and unauthorized colonies which are now proposed to be regularized all along the corridor where the facility corridor has been planned. It is proposed that numerous PSP facilities and commercial and recreational and transportation centres etc. are going to be located in this facility corridor. That it has also been mentioned that land wherever required may be acquired. Kindly note that as the facility corridor covers an area 827 hectares, it will mean acquisition or a very large area which will affect numerous farmhouses, buildings, abadis etc. Any such acquisition is likely to be challenged by affected people and will result in endless delay and fruitless litigation.

28

That this area is predominantly occupied by the farmhouses as has also been Observed in para 2.2. of the ZDP. And further direction have been issued by the Lt. Governor vide letter dtd. 12-09-2007 issued to vice chairman DDA 'where in it has decided where farmhouses, which are already sanctioned and constructed prior to 01-01-2006 should be allowed to be continue despite what is provided in the Zonal plan. The farmhouse owner would have the option of either going for what has been allowed in the zonal plan or maintaining the land as farmhouse."

Any acquisition would be contrary to this direction and the MPD 2012 where it was clearly stated that review of the scheme of large-scale acquisition is needed, and would be against the Law of the Land.

That a large part of these PSP facilities have already been acquired and are proposed to be converted as is mentioned in the ZDP. We are enclosing a chart to show that this covers an area of 450 hectares already existing with DDA in Zone - J. this area is either already converted or is proposed to be converted.

The DDA has already acquired large pocket of land in various nearby villages and taken possession thereof. The DDA should utilize these existing tracts of land already with them, which will leave a very nominal area required for any more PSP facility.

Hence it is prayed that based on the above the 'Facility Corridor' should be replaced if necessary by various "Facility Zones' which should be decided on, based on the infrastructure available, so as do not disturb casting facilities.

That Development of Institution, School, Hospitals and Commercial Centers should be left for development by private landowners, whose lands are falling in the facility corridor. Recently DDA has done away with the policy if allotment of Institutional Land and is now planning to auction the lands for these purposes. If the primary object of DDA is the development and collection of revenue, both the objectives can be achieved by allowing private development and revenue collection by way of conversion charges. That such a policy already exists in neighboring Haryana and the phenomenal growth of Gurgaon and its surrounding areas is evidence of the success of this method.

In view of the above we suggest as follow:

- a) That the PSP facilities should be developed primarily in the existing land holding of the DDA
- b) That existing structures in the facility corridor should be allowed to continue since the facility corridor cannot be delineated in a straight line and, provision will have to be made for existing structures.

- c) In order to fulfill the requirement of the facilities at ZDP level, such as Hospitals, Schools, Institutes and other Commercial Centers, should be permitted to be developed by the landowner himself upon payment of conversion charges. This would fulfill the objectives of the DDA of development as well a collection of revenue.
- d) If at all any land is required by the DDA for the development of any public facility such as Fire Station, Police Station etc. A newer formula may be devised whereby both the land owner and DDA be only satisfied and compensated. In this manner the landowner would be duly compensated and DDA would get its share of land without any litigation.

2) Roads:

Needless to say, all existing roads wherever needed should be widened according to the requirement, in a manner which does not drastically disturb existing structures.

Also any area needed for essential facilities should not be on roads less than 60 meters wide.

In the plan envisaged, there is a suggestion of a 100 meter road to be newly made. Unfortunately it passes through a very large numbers of existing, developed settlements. It would be unfortunate if all existing residential & settlement areas be disturbed in this manner.

If needed, it can be replaced by the road as marked in the enclosed plan (A). Actually 60% of this road already exists and since most of it passes through Govt. land & parks, it will be no problem to acquire and will not disturb any existing residential areas, abadis or institutions.

You would kindly appreciate that our suggestions as given above are based not only on logic but also on the ground reality. Any departure or alternation there from on arbitrary grounds would be hit by the provisions of Article 14 of the constitution and is liable to be stuck down by the Courts.

Yours faithfully,

**(Dr. Alok Chopra)**  
4 Khullar Farm  
Mandigaon Road, Sultanpur Village,  
Mehrauli, New Delhi -30

ZONE-F

ZONE-G

HARYANA

FARIDABAD

MCTD BOUNDARY



KEY PLAN

AS PER THE AUTHORITY RESOLUTION No. 88/2008 DATED 28.08.08, IT WAS DECIDED OWN BEING AN EIGHTH BODY, THE DEVELOPMENT OF MUNICIPALITY SHOULD BE CARRIED OUT IN CONFORMANCE WITH THE CHARTER ENACTED IN THE MATTER.

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ROAD - A

1. BASE MAP PROVIDED BY SURVEY OF INDIA
2. THIS BASEMAP / ZDP DO NOT INDICATE ANY PROPERTY OR OWNERSHIP OF LAND. ALL GROUND FEATURES ARE OUTCOME OF GROUND SURVEY
3. BOUNDARY OF REGIONAL PARK AS PER MPD 2021

