

objections

U. C. Cell & Zone "J"

Review of M.P.D. 2021

Dy. No. 83 Date 04/6/12

Lead Central Dy. No. 16
Dated 31/5/12
R&D Section, Vikas Minar
Delhi Development Authority
Meeting Ass't

To,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
N. Delhi.

To,
Commissioner/Planning I
Planning Deptt.
Vikas Minar, N. Delhi

Commr (Plg.)-I's Office
Diary No A-1567
Date 31-5-12

Sub.: Draft Zonal development plan for Zone J (South Delhi-II).

Sir,
In continuation to our objections / suggestions we further suggest that:
Roads : All the existing roads where ever necessary should be widened according to the requirement.

There is no need for the 100mtr. Road which passes through a number of developed farms, Abadis, Institutions etc. If required it can be replaced with the road marked "A" in the map out of which more than 60% is already existing and it will pass through Govt. Land and regional parks wherein there will be no problems to acquire.

Facility Corridor should be Facility Area. According to the zonal development plan, the area required for facilities is 827 HA. This facility area should be on Gram Sabha land. From Page 16 of the draft zonal development plan for zone J there are 30 villages. The available Gram Sabha area in 12 of these villages works out to be approx. 2000 acres which meets your requirement. The breakup is as follows:

- Aya Nagar...43 acres ; Chatterpur...33 acres; Jaunapur...324 acres ; Said-ul-ajab ... 13 acres; Rajpur Khud.....14.5 acres; Madangiri... 125 acres;
- Mandi.....378 acres; Nebh Sarai.....91 acres; Faithipur Beri... 14.5 acres
- Sarupur.....607 acres; Satbari... ..176 acres ; Lado Sarai..17.4 acres

And the remaining villages have much more than the above stated. From the above you will find that the entire requirement of the facility area can be accommodated on the Gram Sabha land.

If more area is required it can be taken from the Govt. acquired land already lying idle with you. If further land is required it should be acquired from undeveloped land and sharing formula in the ratio of 50: 50 should be adopted.

Further to this if any area is required for essential facilities it should not be on roads less than 60mtrs wide.

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 alteration there from on arbitray 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,

Jagdish Khullar

(JAGDISH KHULLAR)

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Representation contains 5 Pages.

31/5/12
A.C. (A.P.)
R.D. Director (P4) J.

आरो.जा. (पी) 1309
रायपुरी सं. 1/6/12
विभागांक

OFFICE OF THE JAGDISH KHULLAR
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 4000
Dated 8/6/12



ZONE-F

ZONE-G

HARYANA

FARIDABAD

HCTD BOUNDARY



KEY PLAN

AS PER THE AUTHORITY RESOLUTIONS DATED 28.08.11, IT WAS DECIDED TO BEING AN EXPERT BODY, THE DEVELOPMENT OF SUPPLEMENTARY ZONING SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE ONE NOTICE IN THE MATTER

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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

To,
The Commissioner, Planning
Master Planning Department
Vikas Minar,
DDA, New Delhi.

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

Sub: In continuation our Objection/Suggestion to the zonal plan of Zone J.

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.

The zonal plan reads as under:

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

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 centers 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.

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 2021 wherein it was clearly stated that review of the scheme of large-scale acquisition is needed.

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.

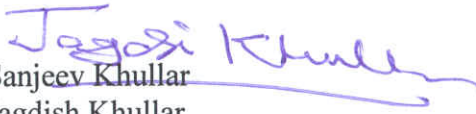
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The DDA has already acquired large pocket of land in village maidan garhi and Shayoorpur, Neb Sarai etc and taken possession thereof. The DDA should utilize these existing tracts of land already with them, which will leave a very nominal area required for any more PSP facility.

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. In the past development of Commercial Centers have been auctioned and Institutional lands allotted by DDA. That the DDA has kept the land locked for many s 40 years after acquisition, thereby creating artificial scarcity and inflated prices. An example is the development of Saket Place, where acquisition of land was done in 1959 and was auctioned in the year 2003 at very high prices. 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:

1. That the PSP facilities should be developed primarily in the existing land holding of the DDA.
2. 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.
3. 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 as collection of revenue.
4. 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 formula of sharing in the ratio of 50:50 should be adopted, that is to say DDA should acquire 50% of land and allow the landowner to retain 50% of land for development as envisaged in the PSP corridor. In this manner the landowner would be duly compensated and DDA would get its share of land without any litigation.


 Sanjeev Khullar
 Jagdish Khullar
 Khullar Farms, Mandi Road
 Sultanpur, Mehrauli
 New Delhi – 110030

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To,
The Commissioner, Planning
Master Planning Department
Vikas Minar,
DDA, New Delhi.

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No.
Date:

Sub: Objection/Suggestion to the zonal plan of Zone J.

We have brought the zonal plan with the map and we would like to bring following objections:-

- a) It does not have ANY Clarity and is Very vague.
- b) It does not specify the amount of land use for different purposes, where it is located i.e. Khasra No. In different meetings of the committee it was decided to make the plan in detail manner.
- c) From the zonal plan nothing calculated, as such it is not possible to make any suggestions/Objections. IT SHOULD BE VERY SPECIFIC IN ORDER TO CALL FOR ANY SUGGESTION/OBJECTIONS.

It is needless to mention here that a large area acquired by your office i.e. DDA long back still remains unused. In some cases it is being used by private parties.

Yours Faithfully,

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