

(13)

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To,

The Commissioner cum Secretary / Deputy Director Planning G Zone

D.D.A.- Vikas Minar.

New Delhi.

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 4036
Dated 13/6/12

1289/Dir 108
23.4.12

Sub: **OBJECTIONS FOR ZONE – G**

PROPERTY W- Z 78 BERRI WALA BAGH

SUBASH NAGAR, NEW DELHI -64

UNDER SECTION 11 OF D.D.A. ACT 1957

File No.F.4 (2)2007/MP/Part-V (24.12.10)

DATE: 24 April 2012

Shyam Gopal

Neena Gopal

Dr. Ashish Gopal

Anurag Gopal

Dr. Anish Gopal

23.4.12

Please enclose in the file.
Sh. Ashok
25/4/12

Please examine
A.O (zone-G)
23.4.12

SUB: Change of Land Use to Residential (as per ground realities)

A long pending decision, and a 'legal plunder' for 51 years from the time of Award 1794, Nov. 1959 beckons the D.D.A. authority to take a look and not to stall any further.

A residential, private, premise at WZ 78, Berri Wala Bagh, Subash Nagar, New Delhi **erroneously labeled and ear marked** with the Hari Nagar D.D.A. Sports Complex, and now attributed P.S.P- sports land use in the earlier Master Plan. It is in stark violation of "Right to Property" under the Constitution of India. **No layout plan** for the property was made till date.

That government can scarcely be deemed to be free where the rights to property are left solely dependent upon the will of a legislative body without restraint.

REASON FOR OBJECTION TO BE CONSIDERED BY D.D.A.

The History of this land - before inception of D.D.A

The premise in question had a residential use and 4 of our generations have lived viz; *Dewan HariLal*, colonised and got approved the colony of Hari Nagar in 1950's, *thus named after him.*

SM -

His son Dewan Saroop Lal built the Hari Nagar Ghanta Ghar in 1950 as a symbol of his father's residential development. They resided in the area WZ-78 Berri Wala Bagh, Subash Nagar and now his son, Mr. Shyam Gopal and grandsons reside here. **The oldest residential unit was built in 1940.** Hari Nagar Ganta Ghar, built before 1955 as per records, happens to be a *heritage monument*. Their existing Haveli at Ballimaran, in Chandni Chowk, The Dewan House has been labelled as "*heritage structure*" last year by A.S.I.. Our question is, 'how is this case any different.'

Any pre 1962 declared structure and in our case three residential units are to be considered **Special Area**.

A Contiguous structure: The premise in question is a part of Subash Nagar Colony, an approved colony *and not of Hari Nagar*. As per the old layout plan of D.D.A. and M.C.D. and there say all references in the past have the address of Subash Nagar (BERRY WALA BAGH) and not Hari Nagar. The given address of the premise is WZ – 78 Subash Nagar. It therefore falls in Subash Nagar, an authorised colony. All preceding addresses (house nos.) before and after this designated house no. (W Z 78), fall in Subash Nagar. This can be ascertained by authorities.

It was only in late 1970 when the D.D.A. Hari Nagar complex was built **opposite** to the existing Hari Nagar colony that reference to this property were made as Hari Nagar.

In the M.P.D. of 1962 this land was clubbed as a part of D.D.A. Sports complex land and that has been an error on the then surveyors and planners of D.D.A. Even till date there is a separate two walled boundary between our land and the D.D.A. Sports complex. Since then and till now there is no proposal of layout of the land in question, due to the fact that in D.D.A. record the land is a private residential land.

PAST EVIDENCE AND RELEVANT COMMUNICATIONS WITH D.D.A.

That the property in question was in ownership vested in Lt. Dewan Sarup Lal, my grandfather who had passed on the rights of the property to me in a gift deed, a registered document dated 14.1.1971. It is an ancestral property.

These facts are supported by these documents:

- Khatouni Pamaish of the premise is before the inception of the Delhi Master Plan-1962
- Khasara Girdawari of village Tihar
- - both mentioning the Khasaras in question
1854, 1855, 1856, 1857, 1858

That this land by way of **Award no. 1794**. Vide file reference **F15(3)/LSG, dated 13, November, 1959** - an inspection by D.D.A. officials have deemed fit to leave the Khasara 1854, 1856, 1857, 1858 from acquisition. A keen insight has been given - to the mention of old, established, residential built up before D.D.A. survey.

This award and discussion was at the time of L.A.C. M.Mustafa and A.D.M. Mahinder Singh.

Our frequent correspondences through mail and personal visits have been made to persuade the authorities of our ownership of the land and to release it from acquisition as under: way back in 1960's.

- In 28.9.1966 & 15.11.1966 with reference to letter No.F5951/66M.P. requesting the D.D.A. authorities to change the ingress of a proposed road through our property.
- On 19.8.67 and 6.9.67 and then again on Nov. 1967 request has been put forth that this land has been left out of acquisition hence the then proposed road should be shifted from our premises.
- Later vide file reference **No.F.14 (34)64-WD in Dec. 1967;** necessary steps have been taken to amend the road. Thus a deviation in the road 100'R/W moved to the north and 80' R/W moved to the west were made. This very fact that the amendments in the road were made goes in favour that this property is and was an ancestral residence. Even till date there is no lay-out plan proposal.

Screening Committees and D.D.A. personnel on numerous correspondences have asked to release this property from acquisition have taken place as cited below:

- On 14 March 1968 the Add Sec. D.D.A. Mr. B.C. Sarkar.

Land and Building Secretary Mr.R.S.Mathur has directed the D.D.A. Addl.Sec on the 4.12.1969 for steps to be taken for the release of built up structure at Berry Wala Bagh , the land in question , vide ref. **File F4 (106)/63-L&H.**

Similar reminder was given:

On 4.12.71 questioning the release of the built up land directed by L&H Sec. R.G.Kohli to D.D.A. Addl.Sec. and again on 8.2.1972 a reminder has gone to D.D.A. for the same, and to take a prompt decision vide file **no.F10 (11)/70.**

In the year 1973 we were confirmed that the 'Kothi' an ancestral property, will be left un-acquired and given the status residential and also renovation and alteration be allowed as evident by **resolution No. 119 13.2.68 of the D.D.A.**

Kindly make note that we have a charitable clinic in the same premises. 4 of us are doctors in the family and clinic is functional for a decade.

M.P.D. - 2021 allows a District Sports Centre of an area as small as 3.0 hect. and therefore it is clear that land under possession of the Dist. Sports Centre Hari Nagar already has that land more than the minimum stipulated in the MPD-2021.

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We appreciate that the team. On 17.09.08 under Finance Secretary, Mr. Nand Lal, inspected the Hari Nagar SPORTS Complex, also found that the stadium still has a lot of vacant area, which could be utilized for further additions of facilities on one hand and rampaged encroachment on two sides of the sports complex usurping more than 3.0 hector of land should be checked.

If you understand the previous paragraph then –

Why then is our private land still earmarked and allotted the P.S.P-Sports land use?. It being a private land. Why is D.D.A. land opposite our premises been accredited the commercial use?

We also request you to kindly consider that our ancestors not only played a historic role in the freedom struggle but also happily parted with more than 80 acres of land for the planned development of Delhi. Willingly the land to Deen Dayal Upadhyay Hospital, Hari Nagar Ghanta Ghar, and Andh Maha Vidhalaya was gifted by Dewan Saroop Lal. Also you shall appreciate that Hari Nagar Clock Tower for public interest is maintained by our family. The Portion of land that now exists as D.D.A. sports complex of Hari Nagar was itself acquired from us.

The authorities should remember that the plan and principle on which the earlier M.P.D. of 1962 was framed “acquire and plan.” That same principle was implemented and planning of G-8 zone was carried out. As such the planning phase is complete and all layout plans have been executed 50 years back. Now for how long is the planning to go on and a firm decision is to be settled upon, is question the D.D.A. can only answer.

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The prime concern dissuading D.D.A. authorities is fear of being implicated in a nexus or a scrutiny and as such to avoid taking a decision not in favour of D.D.A. Righteousness should prevail.

In the light of the above, we requested that the land use of the land under our possession and belonging to us as an ancestral property as indicated. As a policy of the L.G., that the on ground realities should be considered in the implementation of the land use in M.P.D. It is also the fact that the residential used zone is already less than 55% limit prescribed in the M.P.D. 2021 for area, zone G .

We request an early decision in the wake of all the proofs and actuality.

Thanking You,

Sincerely

Ashish Gopal

(Dr. Ashish Gopal and Others)

dated: 24 April 2012

CORRESPONDENCE:0 9810208150, 0 9810796060

WZ -78 BerriWala Bagh

Health Factor Clinic

Adj. to D.D.A. Sports Complex

Subash Nagar, New Delhi- 64

ANNEXURES

- 1) **Award 1794** file no. F.15(3)/15-LSG dated 13 November 1959
- 2) **News paper article on the History of Colonisation of Hari Nagar** and adjacent colonies dated Jan 31, 2009, Hindustan Times.
- 3) **Khasara Girdwari**
- 4) **Khatoni Pamish** is dated 1951-1952. Mentioned here is the date 2004 in which it was taken out from records.
- 5) Electricity- Revaluation of power load application 1963. A letter to upgrade electricity load **from Asst. Comm. Development, Delhi Administration.**
- 6) R.T.I. application reply **from Land and Building Sect.** verifying status of Khasaras in question to be exempt of acquisition.
- 7) Letter dated 1973 from **P.N.Dongre, Planner.**
- 8) Extracts of File F14 (34) 64-Wd. **Deviation of Zonal road layout to avoid the existing Residential- Kothi. 1967**
- 9) Letter dated 1971, **Release of Built up area Berri Wala Bagh Vill Tihar.**
Letter of Commissioner (Lands), R.S.Sethi. dated 1986
- 10) **Gift Deed of the Land**

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up.

616/2 (3-0), 1559 (1-17), 1632 (1-19), 1818/2 (2-12), 1821/3 (4-9), 1824/2 (4-14), 1825/2 (3-16), 1826/2 (4-3) 1904 (2-7), 1905 (2-10), 1906 (4-16), 1907 (4-16), 1908 (4-16), 1909 (7-17), 1910 (6-11), 1911 (4-16), 1985 (5-0), 1912 (4-16), 1914 (4-16), 1913 (4-16), 1917 (3-5), 1920 (4-16), 1921 (5-8), 1922 (4-18), 1923 (4-9), 1924 (4-9), 1913/min (0-5), 1925 (4-9), 1982 (10-4), 1926/1 (1-13), 1926/2 (4-9), 1983 (6-2), 1984 (5-5), 1838 (16-10), 1841 (2-13), 574/1 (0-8), 1854/1 (4-1), 1916/1 (0-2), 1856/1 (0-15), 1857/1 (2-0), 1858/1 (3-2), 1872/1 (0-5), 1873/1 (0-1).

Total area 173 Bighas - 16 Biswas.

True area of the land

As a result of the measurement and checking of the record by the land acquisition Field Staff or due to exclusion of the built up area, the correct area was found as follows:-

Sl. No.	Khasra No.	Area taken in the notification u/s 6.	Area found after actual measurement or verification etc.	Khasra No. now given after pre-paration of Tattimas.	Increase or decrease in area.
1	2	3	4	5	6
1.	574 min	3-00	2-12	574/4	0-8 decrease in account of built up area. It has been given No. 574/1.
2.	1911	6-16	4-16	-	2-0 decrease.
3.	1936	4-19	4-16	-	0-3 decrease.
4.	1832	4-16	4-2	-	0-14 decrease.
5.	1854/2	4-7	0-6	-	4-1 decrease.
Note: (This abnormal decrease is due to the existence of a Kothi of Dewan Sarup Lal in the said Khasra No. which is not being acquired for the present. It is given K.No. 1854/1).					
6.	1916	4-16	4-14	1916/1	0-2 decrease.
Note: (In Khasra No. 1916/1 in an area of 2 Bis. there is a house which has been left out of acquisition for the present).					
7.	1856/2	1-16	1-1	-	0-15 decrease on account of built up area of Dewan Sarup Lal. It has been given K.No. 1856/1.
8.	1857	2-2	0-2	1857/2	2-0 decrease on account of Kothi of Dewan Sarup Lal. It has been given K.No. 1857/1.

Contd.....3...

Award No. 1794

7 PAGE-2

Name of village.....Tihar.

Nature of Acquisition...Permanent.

Purpose of Acquisition..Planned Development of Delhi.

In pursuance of Delhi Administration Notification No.F.15(3)/15-LSG dated the 13th November, 1959, issued u/s 4 of the Land Acquisition Act, it was proposed to acquire 34070 acres of land for a public purpose viz. for Planned Development of Delhi. The land measuring 830 Big. 6 Bis. in village Tihar, which is the subject matter of this award, was included in the aforesaid notification. Subsequently, declaration u/s 6 of the Land Acquisition Act was done vide notification No.F.4(106)/63-L&H dated the 30th December, 1963. It x consisted of the following Khasra Nos.:

573min, 574min, 578, 579, 580, 581, 583, 586, 587, 588, 591, 592, 593, 616/2, 1533, 1559, 1632, 1633, 1638, 1641, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1813/1, 1814, 1815/2, 1816/2, 1817/2, 1818/2, 1821/3, 1824/2, 1825/2, 1826/2, 1827, 1829, 1830, 1831, 1832, 1838, 1840, 1841, 1854/2, 1856/2, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1920, 1921, 1922, 1923, 1924, 1925, 1926/1, 1927, 1928, 1926/2, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938/2, 1939/2, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1968min, 1969, 1982, 1983, 1984min, 1985min.

Notices u/s 9(1) of the Land Acquisition Act was given due publicity inviting claims from all interested persons. Notices u/s 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. The claim for compensation received in compliance with the notices shall be discussed in this award under a separate heading 'Compensation Claims'.

When the field staff went to the spot for measurement etc. it was found that a large area of the under noted Khasra Nos. was already built
Contd.....2...

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Ownership:

The details of Khasra Nos., ownership, area and classification soil is given as under:-

Sl. No.	Name of owner	Tenant, If any.	Khasra No.	Area	Kind of soil
1	2	3	4	5	6
1.	Dewan Sarup Lal s/o Hari Ram.	In self cultivation.	1827 1829 1830 1831 1832 1937 (According to Spot)..... 1936 1938/2 1940 1941 1942 1871 1872/2 1874 1858/2 1859 1860 1861 1862 1815/2 1816/2 1854/2 1856/2 1857/2 1811 1813/lmin 1814 1873/2 Total:	4-16 4-16 1-16 3-00 4-16 4-2 2-0 2-16 1-15 0-16 2-5 4-11 4-10 4-16 4-16 4-16 4-11 2-6 2-10 1-5 20-5 1-5 0-5 4-1 4-16 4-10 1-17 0-6 1-1 0-2 4-16 2-11 1-00 4-5 4-15 <u>122-14</u>	B. Qaddim. B. Qaddim. B. Qaddim. B. Jaddid. B. Jaddid. B. Qaddim. Chahi. Bagicha Chahi. Rosli. Bagicha Chahi. B. Qaddim. Chahi. Rosli. Rosli. Rosli. Dakar. Chahi. Dakar Chahi. Bag Chahi. B. Qaddim. G.M. Well. Chahi. Chahi. G.M. Plot. Chahi. Chahi. Chahi. B. Jaddim. G.M. Plot. B. Jaddid. Dakar. Chahi.

Chahi: 34-8, Bagh Chahi: 23-17, Rosli or Dakar: 27-4, G. Mumkin: 4-13, B. Qaddim: 23-16 & B. Jaddid: 8-16.

2.	Raj Gopal s/o Dewan Sarup Lal, r/o Delhi.	-do-	1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901	4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 4-16 7- 6 5- 8 5- 6 6- 3 4-16 4-16 4-16 4-16	Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Dakar. Rosli. Rosli.
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Contd..5.

1	2	3	4	5	6
9. 1858	4 - 7	1 - 5	1858/2	3-2 decrease.	
Note: (Khasra No. 1858/1 area 3-2 Bis. consists of Kothi of Dewan Sarup Lal. It has for the present been left out of acquisition).					
10. 1872	4 -16	4 -11	1872/2	0- 5 decrease.	
Note: (Khasra No. 1872/1 comprising of 5 Bis. was left out of acquisition for the present on account of Kothi of Dewan Sarup Lal).					
11. 1873	4 -16	4 -15	1873/2	0-1 decrease.	
Note: (Khasra No. 1873/1 consisting of 1 Bis. was left out of acquisition for the present on account of Kothi of Dewan Sarup Lal).					
12. 1938/2	4 - 0	4 -11	-	0-11 increase.	
13. 1941	4 -14	4 -16	-	0-2 increase.	
14. 1909	7 - 7	7 -17	-	0-10 increase.	
15. 1969	4 -16	4 -18	-	0-2 increase.	

Apart from the above, there is a well in Khasra No. 581 measuring 6 Bis. This Khasra No. has come under the management of the Custodian Deptt. According to the spot inspection it appears attached to the Idgan which has not been notified u/s 6 of the Land Acquisition Act. The Housing Deptt. will be moved to approach the Custodian Deptt. for its book transfer, if necessary.

Thus there is a decrease of 173 Bighas 16 Biswas on account of built up portion, 2 Big, 17 Bis. on account of discrepancy in the revenue record, 6 Bis. on account of K.No.581 and an increase of 1 Big. 5 Bis. on account of verification done from the revenue record. This award shall, therefore, be in respect of 654 Big. 12 Bis. only.

In order to expedite the acquisition proceedings it was decided by the Housing Commissioner sometime back that awards in respect of non built up areas be drawn first and awards regarding built up areas be given as soon as its valuation is received from the C.P.W.D. The above mentioned Khasra Nos. consisting of built up area, including small pockets of vacant pieces of land situated in between the built up area, have, therefore, for the present been left out of acquisition and a separate letter has been sent to the Supdt. of Works, Valuation Deptt., C.P.W.D. requesting him to assess the value of the residential houses or other structures existing therein. As soon as its valuation is assessed by the C.P.W.D, acquisition proceedings in respect of built up area of 173 Big. 16 Bis. will be taken up.

7B -
Sd/-
(M. Mustafa)
Land Acquisition Collector, Delhi.
20.3.65.

Forwarded to the Deputy Commissioner (Collector of the District)
for information and filing the award.

Sd/-
(M. Mustafa)
Land Acquisition Collector, Delhi.
20.3.65.

Seen.
Sd/- Mahinder Singh
A.D.M. (L.A.)
with Powers of Collector, Delhi.
23.3.1965.

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ET LIVE

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I CAPITAL'S LANDMARK

Harinagar Clock Tower

Few are aware of its history that is related to the development of the residential areas around it

Aasheesh Mangalini

THE HARINAGAR Ghanta Ghar (Clock Tower) located at the main Hari Nagar crossing, is a prominent landmark in West Delhi. But few people are aware of its historical importance and background. Interestingly, the Clock Tower is connected to the creation of a number of colonies around the area.

The origin of the Harinagar Clock Tower, and a number of colonies around it, goes back to the Diwan family Diwan Hari Ram, and before him his father Diwan Nandlal, were the Divans of the Nawab of Jhalhar, a princely state, now in Haryana (it was part of Punjab before Independence).

The Nawab of Jhalhar gave a vast tract of forest and agricultural land around Thhar Village as jagir to the Divans. Initially, the Divans developed it as agricultural land and after independence, as a residential area. The Harinagar Clock Tower is a symbol of this development.

The Clock Tower was built in 1950 by Swaroop Lal Diwan, in the memory of his father Hari Ram Diwan after whom the colony of Harinagar is named.

Swaroop Ram Diwan died in 1883 and today his son, Shyam Gopal Diwan, is the owner of the tower and responsible for its maintenance. In the 1960s, Swaroop Ram acted as the coloniser of the area. That is the reason a number of colonies in the



Hari Ram Diwan

A sheet from the past

The Clock Tower was built in 1950 by Swaroop Lal Diwan in memory of his father Hari Ram Diwan. The colony of Harinagar is named after Hari Ram Diwan.

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Today it is being looked after by Swaroop Lal's son Shyam Gopal Diwan. He says that no government agency has offered to maintain it and give it a heritage status.

area are named after the Diwan family members. Swaroop Enclave (near Thhar Jail) is named after Swaroop Ram.

The present head of the family also has a colony, Shyam Park, named after him. He lives with his extended family in a 100-year-old bungalow in a farmhouse in Beriwalla Bagh. The other members of the family are spread all over the city. A Jay Enclave, another nearby colony, is named after a grandson of Hari Ram. "In the '60s, the Delhi Develop-

ment Authority (DDA) took large pieces of land from us and developed colonies in the area for a meagre compensation. The land for Thhar Jail was also given by us at eight annas per sq. yard. Same is the case with the land for DTC's Hari Nagar Bus Depot. Later on, our elders thought that it would be more profitable if we sold plots of residential colonies on our own. So a number of colonies came up," says Shyam Gopal Diwan.

As during those days many

refugees from Pakistan were looking for land to build homes, the colonies came up rapidly. Colonies like Ashok Nagar, Virender Nagar, Subhash Nagar, Aiyaz Enclave and Thhar Nagar are all carved out of the Diwan Estate. The Divans also own Alankar Cinema Hall in Subhash Nagar.

The Clock Tower is still a prominent landmark. The original clocks of the tower were brought from England. "They worked for 35 years and broke down. Then we got some new clocks from Hyderabad. Two of these have broken down. Now we are trying to get them repaired but it is difficult to get the technicians from Hyderabad," says Shyam Gopal Diwan. According to Shyam Gopal, the family of the keeper of the Clock Tower appointed by them lives in a couple of rooms on the ground floor of the tower.

Says he, "We look after the Clock Tower. As of now no government agency has approached us with a desire to maintain it or grant it a heritage status. But we would like the authorities to construct a pedestrian subway across the congested road around the tower. This would make it easier for the public to visit the place."

But the residents of the area seldom visit the tower. "Though we have been seeing it from a distance, since we came here in 1970s, we have never been inside. We don't know if it is open to the public or not," says S. M. Manocha, a resident of Harinagar.



STANDING TALL: People rarely go inside, as they don't know it is open to the public. SANJEEV VERMA/HI

HARI NAGAR ITS ORIGIN AND THAT OF THE COLONIES AROUND IT IS INTERCONNECTED

• The Clock Tower has a glorious past

Asheesh Mamgain

Tower is a symbol of this development.

THE HARI NAGAR Ghataghar (Clock Tower) is a prominent landmark in West Delhi. But very few people are aware of its historical importance and background. Interestingly, the Clock Tower is connected to the creation of a number of colonies around the area.

The origin of Hari Nagar Clock Tower and a number of colonies around it is connected with the Diwan Family.

Diwan Hari Ram and before him his father Diwan Nandlal were the Divans of the Nawab of Jhajhar, a princely estate now in Haryana. In the pre-

Independence era, it was part of Greater Punjab. The Nawab of Jhajhar gave a vast tract of forest and agricultural land around Tihar Village as jagir to the Divans.

Initially, the Divans developed this land as an agricultural land and after Independence as a residential area.

The Hari Nagar Clock

Tower is a symbol of this development.

Swaroop Lal Diwan built the Clock Tower in 1960, in memory of his father Hari Ram Diwan. Hari Nagar is named after Hari Ram Diwan.

Swaroop Ram Diwan died in 1983 and today his son, Shyam Gopal Diwan, is the owner of the tower and is responsible for its maintenance.

In the 1960s, it was Swaroop Ram who acted as the coloniser of the residential colonies of the area. This is the reason a number of colonies in the area are named after the Diwan family members.

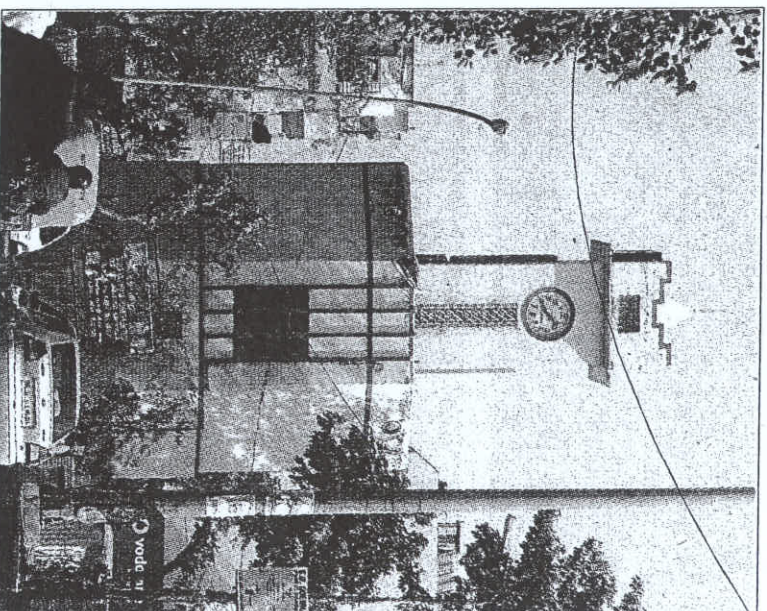
Swaroop Enclave (near Tihar Jail) is named after Swaroop Ram. The present head of the family also has a colony, Shyam Park, named after him. He lives with his extended family in a farmhouse in Beriwalla Bagh, in a 100-year-old bungalow. The other members of the family are spread all over the city. Ajay Enclave, another near-

by colony is named after one of the grandsons of Hari Ram.

The Clock Tower is still a prominent landmark. The original clocks of the tower were brought from England. "They worked for 30-35 years and then broke down. Then we got some new clocks from Hyderabad. Two of these are non-functional. We are trying to get them repaired but it is difficult to get technicians from Hyderabad," says Shyam Gopal Diwan.

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No government agency looks after the Clock Tower.

ANJALI SINHA/HT

ग्राम खसरा गिरदावरी

ग्राम

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फार्म नं०

70

खसरा नं०	संक्षिप्त में मालिक का नाम और जमाबन्दी का नम्बर	संक्षिप्त में कायम-कार का नाम और खतौनी का नम्बर व लगान	क्षेत्रफल	पिछली जमाबन्दी के अनुसार जमीन की किरम	सावनी फसल	हाली फसल	मलकियत कायम व लगान का इस्तकाफ	सावनी फसल	हाली फसल	मलकियत कायम व लगान का इस्तकाफ	सावनी फसल	हाली फसल	मलकियत कायम व लगान का इस्तकाफ	सावनी फसल	हाली फसल	मलकियत कायम व लगान का इस्तकाफ
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.
1851	दलकाज व 309/ बोरख 1337	प्रमदुजा लंड 3-1 15पादप्रद	3-1	बजोर कदाप	बजोर कदाप 3-1	बजोर कदाप 3-1	X	बजोर कदाप 3-1	बजोर कदाप 3-1	X	बजोर कदाप 3-1	बजोर कदाप 3-1	X	बजोर कदाप 3-1	बजोर कदाप 3-1	X
1854	सैयदमाल नन्दरजा देवल नि०	प्रमदुजा लंड 4-16 0-6 बाकी बदनपुर	4-16	बजोर कदाप	बजोर कदाप 4-16	बजोर कदाप 4-16	X	बजोर कदाप 4-16	बजोर कदाप 4-16	X	बजोर कदाप 4-16	बजोर कदाप 4-16	X	बजोर कदाप 4-16	बजोर कदाप 4-16	X
1855	उपराज	प्रमदुजा लंड 0-15	0-15	बजोर कदाप	बजोर कदाप 0-15	बजोर कदाप 0-15	X	बजोर कदाप 0-15	बजोर कदाप 0-15	X	बजोर कदाप 0-15	बजोर कदाप 0-15	X	बजोर कदाप 0-15	बजोर कदाप 0-15	X
1856	उपराज	प्रमदुजा लंड 2-11 1-10 4-1	2-11 1-10 4-1	बजोर कदाप	बजोर कदाप 2-11 1-10 4-1	बजोर कदाप 2-11 1-10 4-1	X	बजोर कदाप 2-11 1-10 4-1	बजोर कदाप 2-11 1-10 4-1	X	बजोर कदाप 2-11 1-10 4-1	बजोर कदाप 2-11 1-10 4-1	X	बजोर कदाप 2-11 1-10 4-1	बजोर कदाप 2-11 1-10 4-1	X

69 - ✓

नाकल खतोनी पैमाईश
NAKAL KHATONI PAMISH वर्ष - 1951-52

<p>गांव : कुहड़ा तिहाड़ नं० हदबस्त 194 Village Hed Bast No. : 4</p> <p>नम्बर खेवट साविक 164 179-318 Previous Khewat No.</p> <p>नम्बर खेवट हाल 28 New Khewat No.</p> <p>• नम्बर इन्तकालत</p>	<p>तहसील : नागरी खेरी जिला दिल्ली Tahsil Distt. Delhi W</p> <p>भूमिधर का नाम Name of Bhumidar सरूप लाल बल्लू हार शान मान बहादुर बल्लू साकिर दे</p> <p>नाम आसामी Name of Asami</p>
<p>Mutation No.</p>	

नं खेसरा साविक Previous Khasra No.	नम्बर खेसरा हाल New Khasra No.	वसाइल आपवासी Means of Irrigation	रकबा Area	मुआमला Land Revenue	विशेष विवरण Remarks
-	1854	-	416	-	नं० 1854 इन्तकालत 53285 तारीख 18/4/71 तब बजरीया राजाजी
-	1855	-	015	-	नं० 1855 तारीख 18/4/71 रक० 388
-	1856	-	41	-	1854/1 - 1855 1856/1 1857/1 (410) (015) (300) (200)
-	1857	-	2-2	-	1858/1 तारीख 5 रकबा 13-7 रक० 32
-	1858	-	4-7	-	सरूप लाल बल्लू दिवान आश्री का आपल बल्लू शान गोकुल काकिर दे बहरी लाला बाग तिराह फजल दे
		मिला	16-1		
		5			
		23-5-65			

नं० 1854 (0-6) 1856 (1-1) 1857/2 (0-2)

1858/2 (1-5) बल्लू बाग (शोक गेहा)

हजरत बागदा आल बल्लू पान्ना

27/8/74

27/8/74

in 1963.

DELHI ADMINISTRATION, DELHI.

No.F. 21(1)/63-EB

Dated the June, 15 1963.

From

The Assistant Development Commissioner,
Old Secretariat, Delhi.

To

The General Manager,
Delhi Electric Supply Undertaking,
Municipal Corporation of Delhi,
Link Building, Mathura Road,
New Delhi.

Subject:- Revalidation of power load.

Sir,

I am directed to convey sanction for the revalidation of power load of ~~10 (TEN) HP~~ sanctioned vide this office letter NO.F. ~~21(1)/61-EB~~ dated the 7/3/62 in the name of M/S Shyam Gopal Raj Gopal at Berivala Bagh Farm, Tehar for agricultural purposes.

If the load revalidated above is not connected within six months of the date of this letter, it will lapse.

Yours faithfully,

(K.D.Gupta)

Assistant Development Commissioner, Delhi.

No.F. 21(1)/63-EB

Dated the 24/6/ 1963.

Copy forwarded for information to M/S Shyam Gopal

Raj Gopal, Beri Wala Bagh, Tehar, New Delhi-12.

(K.D.Gupta)

Assistant Development Commissioner, Delhi.

It is so old.

67-130

ANNEX II

PAGE 1

OFFICE OF THE DEPUTY COMMISSIONER
(WEST DISTRICT)
OLD MIDDLE SCHOOL COMPLEX, RAMPURA,
DELHI - 110 035

No.F.1(16)Coord/DCW/06/85

Dated :

To

Dr. Ashish Gopal,
63, Babar Road,
Bengali Market
New Delhi

Sub : Right to Information Act, 2005 I.D.No. 258 dated 13/12/2006.

Sir,

Please refer to your application dated 13/12/2006 addressed to the undersigned regarding supply of information relating to this Office.

The requisite information is as under:-

As per records the land in Khasra Nos. 1854 (4-16), 1855(0-15), 1856 (4-01) and 1858(4-07) were notified U/s "4" & "6" of LA Act, 1894 on 13/11/59 and 06/01/69 respectively. However, the award no. 1794 were made for following area:-

Khasra No. 1854 (0-6), 1856(1-16) & 1858(1-05) as per available record only 3-07 land in above referred khasras stands acquired.

In case you are not satisfied with the above reply, you may file an appeal before the Dy. Commissioner (West), Old Middle School Building, Rampura, Delhi-35 within 30 days of the issue of this letter.

Yours faithfully



(SANJEEV MITTAL)
PUBLIC INFORMATION OFFICER/
A.D.M.(WEST)

FROM. ASHISH GOPAL
63 BABAR ROAD,
BENGALI MARKET,
NEW DELHI - 1

66-

To,

THE DEPUTY SECRETARY
(VIGILANCE)

LAND AND BUILDING DEPT.

B-BLOCK, VIKAS BHAVAN

SUB: APPLICATION UNDER SECT. 3 OF R.T.I / 2005

Dear Sir,

We would request you to give the present state of land owned (ancestral property before 1940) by us in Village Tihar, bearing khasara NO. 1854/1, 1855/1, 1856/1, 1857/1 and 1858. This land was left from acquisition of Award NO. 1794. in 1959.

Please clarify the land use and present status

Thanking You

Sincerely,

Ashish Gopal

(DR. ASHISH GOPAL)

dt. 30.10.06.

LAND & BUILDING DEPARTMENT
B-BLOCK : VIKAS BHAWAN : NEW DELHI

65-

No. PA/AS(L&B)/31/2006/Appeal/ 11332

Dated : 20/10/2006

HEARING NOTICE

A hearing has been fixed in the Chamber of the Appellate Authority under Right to information Act, 2005, Ground Floor, B-Block, Vikas Bhawan, New Delhi on 1.11.2006 at 11.00 A.M for hearing one appeal filed by Sh. Ashish Gopal under Section 19 of the Right to Information Act, 2005. You are requested to attend the hearing alongwith relevant records.

However, kindly ensure that written reply/comments related to this appeal must reach to the undersigned within 07 days from the date of issue of this letter for perusal prior to the date of hearing.

The Deputy Secretary (Vigilance)
Land & Building Department
B-Block, Vikas Bhawan, New Delhi.

(T.C. NAKH)
Addl. Secretary (L&B)
Appellate Authority

Copy to : ↗

✓ Sh. Ashish Gopal, 63, Babar Road, Bengali Market, New Delhi - 110001, for information. He is requested to be present at the time of hearing of the appeal.

(L.C. NAKH)
Addl. Secretary (L&B)
Appellate Authority

By Post
64-

LAND & BUILDING DEPARTMENT
GOVT. OF NCT OF DELHI
B-BLOCK, VIKAS BHAWAN
IP ESTATE, NEW DELHI-110002.

I.D.No.275/06/L&B/RTIAct/ 7886

Dated 18/08/2006

To

✓ Sh. Ashish Gopal,
63, Babar Road, Bengali Mkt,
New Delhi-110001.

SUB: Application under section 3 of Right to Information Act, 2005.

Sir,

Reference your application Regd. at I. D. No.275/06 dated 19.07.06. In this regard it is informed that present status of the land in question is enclosed. The land stands notified u/s 4 & 6 of LA Act, 1894. The land in Kh. No.1854/2(0-06), 1856/2(1-01) and 1857(2-2) has since been awarded & possession handed over to DDA. As regards, the land notified u/s 6 of LA Act has not been denotified (withdrawn from acquisition) u/s 48(1) of LA Act. However, the awarded land has since been declared "Development Area" vide notification u/s 22(1) of Delhi Development Act, 1957 dated 30.11.65.

Yours faithfully



(D.P. RANA)
PUBLIC INF. OFFICER

63-

[illegible]

On the reference from the Additional Chief Engineer, Delhi Administration, regarding the alignment plan of 100' wide road, linking Subash Nagar Colony with Hari Nagar-Clock Tower, in Zone G.S. Certain decisions were made by the Delhi Development Authority for the Kothi under reference. Therefore, Master Plan section may please enclose the concerned file to comment on this case properly.

Sd/- P.N. Dongre
A.T.C.P.
13.9.1973.

Discuss with A.P.(Z.P)

In connection with the development of land in Zone G-8, the C.P.W.D. had pointed out certain difficulties regarding final acquisition of few pockets in this area. D.D.A. vide its resolution No. 119 Dt/- 13.2.68 agreed to change the alignments of the Master Plan/ Zonal Roads.

The "built up property" under reference was falling in the Master Plan alignment of 100' R/W Road, Now, due to shifting of the alignment, it falls partly in the Recreational area & partly in the Sub-District Centre/College area. And therefore the land use of the property will have to be changed from above said land use to 'residential' by following proper procedure for "change of land use," before the case can be considered for the "retention of the Kothi." In that case also, only renovation/alternation of existing Kothi will be allowed having only one dwelling unit on the plot under reference. as such, if agreed the case be sent to Tech. Committee for consideration.

Sd/-
(P.N. Dongre)
Junior Planner,
3.12.73.

S.P.(ZP)
Supdt. Z.P. may discuss.

Sd/- 13.12.73.

61-
ANNEX III
4 PAGES

DRAFT ZONAL DEVELOPMENT PLAN FOR
ZONE G-8 (Rajouri Garden).

In resolution No.109 dated the 28th June, 1969 the Authority considered the report of the Screening Board on the draft zonal development plan for zone G-8 (Rajouri Garden) it was decided that the report be approved subject to certain modifications as indicated in the resolution. It was further decided that after the modifications had been carried out. the plan be submitted to Govt, for approval.

2. During the implementation of the Authority's decision, certain points have been raised by the Town Planner of the Authority on which decisions are needed. These points are given as under:-

Adjustments and modifications in the alignment plans of the following roads have been proposed. It may be noted that most of these roads have been executed on the site and development works of group housing pocket have already been started.

S1- No.	Description of roads	Reasons for modifications.
1.	80' wide road passing through community centre (CG-1) and its connecting 60' wide road in Subhash Nagar area.	1. Site conditions. 2. Recommendations against objections/suggestion No. 6,315 and (15 of 319) 3. Due to incorporation of coarse layout plan of Subhash Nagar, colony.
2.	100' Master Plan road connecting Najafgarh Road and 200' Master Plan district parks in the north of Rewari line Industrial area.	road along 1. To save unauthorised regularisation colony, Hari Nagar, Block FCE 2. To save existing Kotha near Beriwalla Bagh. 3. To save Hari Nagar, 'J' Block extension for which the regularisation plan is under operation in MCD. 4. To follow the existing built portion of the road between of the road between Ajay Encls & Subhash Nagar.

Contd....2/-

Sr. No. Description of roads

Reasons for modifications.

- | | |
|---|--|
| <p>3. 60' wide road in the east of Fateh Nagar and Hari Nagar 'L' Block.</p> <p>4. 80' wide road passing through Rajouri Garden.</p> <p>5. Increase of width from 40' to 60' of a road passing through the Hari Nagar Clock Tower regularised colony.</p> <p>6. Fateh Nagar 60' road.</p> <p>7. 60' wide road parallel to Jail Road in the east of the site earlier proposed for I.T.I. has been omitted.</p> | <p>1. To touch the eastern boundary of the regularised colony Fateh Nagar and approved colony Hari Nagar 'L' Block.</p> <p>2. To save built up higher secondary school.</p> <p>3. To avoid a bridge over nallah.</p> <p>3. No. private persons is affected by the New proposal.</p> <p>1. This has been done as per the regularised plan of the colony. The road has been shown as a cul-de-sac to improve the traffic circulation.</p> <p>Regised according to M.C.D.'s latest plan.
This road has been omitted.
There is no need of this road, as the entire area has been proposed for group housing.</p> |
|---|--|

B. Land use adjustments

1. Total area of the zone has been reduced from 2103.33 acres to 2043.00 acres as per latest site survey. This 60 acres has been adjusted by reducing the district parks from 346.63 acres to 303.33 i.e. by 41.30 acres, and residential use from 1263.00 acres to 1255.20 acres i.e. by 7.80 acres. The main reduction in the residential use is proposed in Tihar Village re-development scheme to the extent that no existing Kachna house are affected. 2. Club site of 5 acres are shown in the draft zonal plan has been amalgamated with the sub-district centre and by this the area of the latter has been increased from 10 to 14.32 acres.
3. The sizes of primary and higher secondary schools have been made as per new standards & site conditions. A part of the district parks has been proposed to be utilised for the play-fields of higher secondary school. 4. New unauthorised colony Basti Khazan will be incorporated in the zonal plan after the plan is finalised and approved by Delhi Development Authority.

5. College site have been slightly shifted from the original shown in the draft zonal plan.

6. Following is the detail break-up of land used-

S. No.	Description	Area as per draft zonal plan.	Area as per modified.
1.	Sub-district centre college	10.00 acg.	14.32 acg.
2.	college	10.00 "	5.20 "
3.	Hospital	16.00 "	12.73 "
4.	District parks, playgrounds and open spaces.	346.62 "	303.33 "
5.	Extensive industries	354.62 "	349.00 "
6.	Area under Master Plan roads	42.89 "	43.03 "
7.	Area under railways	60.19 "	60.19 "
8.	Residential areas	1263.00 "	1255.20 "
		2103.33 "	2043.00 "

7. Land use of Kothi near Beriwalla Bagh Changed from D.P. to residential

8. Petrol pump site on Jail Road changed from near East of Central Jail to 'L' Block, Hari Nagar.

C. Population :

Population of all unauthorised regularised colonies has been calculated at the rate of one dwelling unit per plot against two dwelling units per plot against two dwelling units per plot calculated early. The balanced population has been proposed to be accommodative in the new areas for development.

A copy of the modified zonal development plan will be laid on the table.

(4) 58-

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Sub-Technical Committee of the Screening Board, held on Wednesday, the 12th April, 1972 at 3 p.m. in the room of the Engineer Member, DDAM at Delhi Vikas Bhavan, New Delhi.

DELHI DEVELOPMENT AUTHORITY

1. Shri R. Manecha, (In the Chair)
Engineer Member.
2. Shri V.V. Bodas,
Architect Town Planner.
3. Shri. R.G. Gupta.,
Town Planner.
4. Shri J.C. Gambhir,
Associate Planner,
5. Shri. J.O.G. Russell,
Additional Secretary,
6. Shri. S.C. Gupta, (Convenor)
Associate Planner
7. Shri. G. D. Matgar,
Architect Planner.
T.C.P.O.

(5) (6)

57✓

DELHI ADMINISTRATION: DELHI
(Land and Building Department)

No.F.10(11)/70-L&B.

Dated the

February, 1972.

To

The Addl. Secretary,
Delhi Development Authority,
Vikas Bhawan, New Delhi.

Sub: Release of built up area in
Beri Wala Bagh, village Tehar,
Near Subhash Nagar, New Delhi
bearing Kh.No. 1854 to 1860.

Sir,

With reference to your letter No.


F.16(88)/71-MP dated 8.1.2.1971, on the subject
noted above, I am directed to forward herewith a
copy of the site plan for favour of an early
action in this matter. ~~Since~~ As the matter is pending
very since long, the Delhi Development Authority may
kindly communicate their decision at an early date.
Yours faithfully,

(R.S. MATHUR)
ASSTT. HOUSING COMMISSIONER (I),
DELHI ADMINISTRATION: DELHI.

No.F.10(11)/70-L&B.

Dated the 8th February, 1972.

Copy Forwarded to Shri Shyam Gopal, Beri Wala Bagh
Village Tehar, New Delhi, for information.


(R.S. MATHUR)
ASSTT. HOUSING COMMISSIONER (I),
DELHI ADMINISTRATION: DELHI.

To

30th Aug. 1967.

The Secretary,
Land & Buildings,
Vikas Bhawan,
New Delhi.

SB

Subject: A little turn to the roads shown in G-8 Plan.

Dear Sir,

In continuation to our previous applications, we again submit few lines for your kind perusal and sympathetic consideration:-

1. That the Zonal Roads forming a junction may kindly be diverted a little with a view to exclude the petitioner's bungalow which was built for our residence in the year 1948-49 i.e. a decade prior to the declaration of Master Plan. (The petitioner understands that the building built up or portion built up prior to the declaration of Master Plan or the Notification u/s 4 dated 13.11.1959 have been excluded from the acquisition by the Chief Commissioner, Delhi and the occupants are not to be disturbed unnecessarily by the General Notification u/s 4, where they are.
2. Please consider our case in the same light as in the case of Raj Gajraj Singh of Badli Village. His Kothi in deteriorating condition, was left along with 5 Bighas of land even after the notification, only on the ground that it had been built prior 1959. Similar is the case of Shri Parbhu Dayal of Village Mangal Rai.
3. In my case there is still no notification and my Kothi built even before 1956. That in the Plan G-8, the Kothi has not been shown, so there is no question of raising objections on the part of owner arises.
4. We came to know only when the field staff of P.W.D. went on the site for measuring the college site. Still we have filed our first objection on 21st Sept. 1966. Since then we are assured vide latest letter No: F.7(12)/67-MP dated 18.7.67 from The Additional Secretary (Shri B.C. Sarker) that the matter is under consideration.
5. At the time of preparation of issuing the notification u/s 6 in the year 1963, this Kothi was left out and the same has not been notified u/s 6 as yet.

As advised by our learned advocates, your good self can release this Kothi u/s 48 from the acquisition in future.

Hoping for an early consideration.

Thanking you.

Yours faithfully,

Sh. Shyam Gopal
Sh. Shyam Gopal
(D. Sarup Lal)
through his General Attornies
Shri Shyam Gopal Raj Gopal
D/11 Ajay Enclave, New Delhi.

Mr. V. Jay
File note 140-9
Mail Mr. J. Mohan
to day at 4.30 P.M. in this
connection section
I discussed with him about
he had mentioned it was not
been decided. I will be in the screen
to me, so I have
submitted +
give these papers
to him personally to day
for reference. P. J. 5/9/67



उपहार पत्र मालयती 25000/- को०

हराम्म बराम उपहार पत्र - - - - - 750/- को०

हराम्म बराम नगर विगम टैक्स - - - - - 1250/- को०

योग - - - - - 2000/- को०

हम दीवान स्वल्प लाल पुत्र श्री हरी राम निवासी 244 गली शिव-
सहाय, अल्लमीमाराण दिल्ली --- उपहार देने वाला प्रथम पत्र, व
दीवान अमीर गौपाल आयु 5 वर्ष 6 माह पुत्र दीवान अयम गौपाल
जो अपने पिता दीवान अयम गौपाल पुत्र दीवान स्वल्प लाल निवासी
जमना बेसी बाला बाग, तिहाड़ बुनियात हैरिदरी दिल्ली की सरसकला
में है, उपहार देने वाला --- दूसरे पत्र के है।

जो कि मैं प्रथम पत्र मुमि तादाही 13 बीघे 10 बिस्वे इस्ते
तकलील खाराजी तादाही 4 बीघे 10 बिस्वे मिनजुमले खाराजी
5 बीघे 16 बिस्वे मुनदरजे खसरा नं० 1854 खाराजी 15 बिस्वे मुनदर
खसरा नं० 1855 खाराजी तादाही 3 बीघे मिनजुमले खाराजी
4 बीघे 1 बिस्वे मिनजुमले खसरा नं० 1856 खाराजी 2 बीघे 2
है व खाराजी तादाही 2 बीघे मिनजुमले खाराजी 2 बीघे
2 बीघे मुनदरजे खसरा नं० 1857 व खाराजी 3 बीघे 2 बिस्वे
मिनजुमले खाराजी 4 बीघे 2 बीघे मुनदरजे खसरा नं० 1858
अमय कोरी जो अपर लिखी हुई है जो मुमि बेसी वाला
बाग वाक्य मौजा तिहाड़ बुनियात हैरिदरी दिल्ली लिखनी
मालियत इस समय 25000/- को० है मजदूरी मजदूरों
प्रथम पत्र जिला शक्ति गैरी है।

मुमि प्रथम पत्र का उपरोक्त मुमि पर लग 12500/- का पूरा
5 कबजा मालवाना चुका आता है। इस समय तक लम्पस
12 खसरा जो जो मुमि सखिलकुल चुका है मुमि प्रथम पत्र
जो इसल बेचने, इसके मुमि खसरा मुनदरजे खसरा नं० 1859
पर अधिकार प्राप्त है। चो दीवान अमीर गौपाल
दिल्ली पत्र मुमि प्रथम पत्र का जोत्र है जोत्र ह
उसल शक्ति लगे है।

द्वितीय पक्ष ने अपने पिता-पौत्र श्याम गोपाल द्वितीय
 २९ ३५१८ को हकीकत करके ३ पदों पर सम्पत्ति को अपने
 व्यवसाय कर लिया है। एक मुआयना पक्ष ने अपने अन्य पक्ष
 ३ जरा धियाली को ३ पदों पर सम्पत्ति की मिलवायत से मिली है।
 को को सम्पत्ति वं वाला नहीं रहा है। द्वितीय पक्ष ३ पदों
 सम्पत्ति को दूसरियां मालिक है गया है। द्वितीय पक्ष को
 ३ पदों पर सम्पत्ति की मिलवायत मुआयना के मिलवायत, इत्यादि
 प्राप्त हो गया है।

परमात्मा जो करे इस उपहार में विषय में कोई चिन्ता
 प्रवाल को कोई विवाद नहीं है वह वाद विवाद इसका इलाका
 दायर इमान्दारी होना। जोर इस उपहार को धारित करना
 महकना मजाना में द्वितीय पक्ष को मान्य रख कर सकल वस्तु
 करार देना यदि में प्रथम पक्ष केला जा कर लक्ष्य में द्वितीय
 पक्ष स्वयं करार में। जोर पूरी तारीख में द्वितीय पक्ष
 उपरा यह सम्पत्ति में जुगल है इस दायर विषय करार में

आता यह उद्घाटन पत्र लिख रहा कि लगद रहे और
एक काम आये। दिनांक 14-1-1971 विषय पद कर-मुद्रा
लगाए (समस्या) गया, धुनकर डीक मान लिया।
मुद्रा पद और डीक रखे रहती : (दिनांक 24/1/71)

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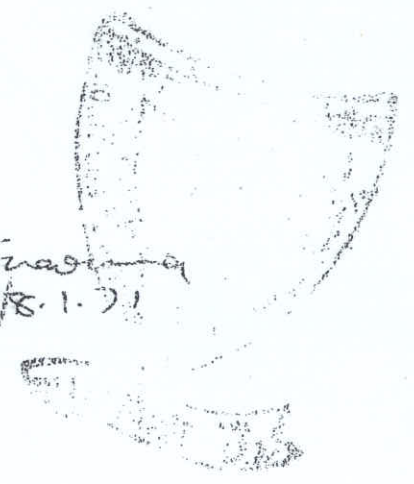
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52

Office of the Deputy Commissioner, Delhi
(Land Acquisition Branch)

To

Shri Shyam Gopal,
Ajay Enclave,
Najafgarh Road,
New Delhi.

Sub:- Acquisition of land bearing Khasra No. 1854/1, 1855/1,
1856/1, and 1857/1, situated in village Tehar Delhi.

MEMORANDUM

408/m
15/1/87

Reference his application dated 29th December, 1986
he is informed that Khasra No. 1854/1, 1855/1, 1856/1 and 1857/1
have not been acquired and as such question of payment to him
does not arise.

R. S. Yadav
(R.S. YADAV)

LAND ACQUISITION COLLECTOR (PN)
DELHI.

and Acquisition Collector
DELHI.



51-

ated parking

Master Plan-2021 irrelevant: Nath

TIMES NEWS NETWORK

New Delhi: Union urban development minister Kamal Nath has said 50-60% of the Master Plan of Delhi 2021 has become irrelevant as it does not take into account the ground realities. This comes nearly 5 years after the plan has been implemented.

Speaking at the inaugural function of the city's first automated car parking in Sarojini Nagar on Thursday, Nath said, the MPD-2021 will be revised keeping in mind the existing situation.

Nath said, "Nearly 50-60% of the Master Plan has become irrelevant needing revision. Drawing up the Master Plan in office is different from doing it taking into account the ground realities."

Referring to the ongoing

sealing and demolition drive, Nath said there is a need to take into account properties which have been there for over 50 years. "Markets, which have existed for long, can't be done away with in the Master Plan. But civic agencies should take action against unauthorized constructions and encroachment of government land," he said. People living in special areas can breathe easy as the government has decided to extend the National Capital Territory of Delhi Laws (special provision) Act, till next year.

However, Nath said action should be taken against illegal constructions. Speaking about the sealing drive at Gaffar market, he said, "Safety of the people is important. Action should be taken against illegal constructions in the city."

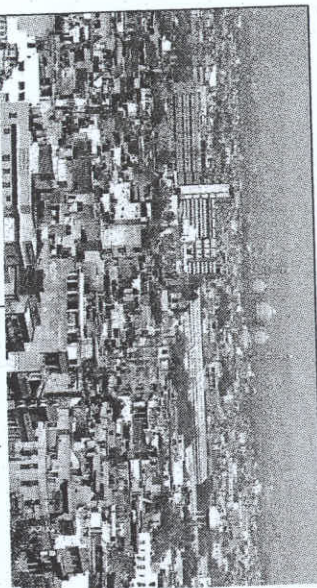
MPD 2021 doomed by failure in execution

Critical Steps and Processes Ignored, Master Plan Was Allowed To Languish For Years

**Ambika Pandit
& Neha Pushkarna** | TNN

NO PLAN OF ACTION

Prag Bhattacharjee



New Delhi: Union urban development minister Kamal Nath has described 60% of Delhi's Master Plan 2021 as "irrelevant", saying such plans cannot be made sitting in air-conditioned rooms. He has set his sights on a review that will anyway be happening as a routine process. Touted as a document that would deliver the city from its woes in February 2007 when it was notified, it's now being trashed. A close look at what it had envisaged, however, reveals that critical steps and processes that it was supposed to initiate were allowed to languish. It was a failure of execution.

Nath's statement comes at a time when the capital is gearing up for the municipal polls next year. The Master Plan has to be reviewed every five years and will be scrutinized next year. Delhi Development Authority has already constituted sub-groups with officials and experts to carry out the review. Each sub-group has been assigned a sector like housing, transportation, land use, plan and urban design. Lieutenant Governor Tejendra Khanna,

► Masterplan 2021 notified in 2007 after 7-year delay

► Review due in 2012 to be done with DDA sub-groups of officials and experts

► Implementation of provisions lagging behind projected goals

► Delhi divided into 15 zones and each zonal plan was to be finalized within a year of notification. But Zone-D (central) plan not prepared

► Local area plans for 32 municipal wards being prepared

► To block slum growth, MPD provides for in-situ slum rehab with private partnership. First such project shaping up near

Patel Nagar only now

► Plan classifies Shahjahanabad (Walled City), Karol Bagh as special areas needing special regulations. No implementation so far

► Plan envisaged land assembly, redevelopment and group housing for optimal land utilization. No policy framed

► Plan said unauthorised colonies need regularization. Yet 1,639 such colonies still await regularization

► Plan provided for one night shelter per 1 lakh population, but city has only 64 shelters for homeless

who is chairman of the Authority, has been monitoring the preparations for the review. The DDA has sought the views of stakeholders and the public.

So where has the planning process gone wrong? Master Plan 2021 had identified unauthorised colonies as a serious human problem which needs to be addressed urgently with a regularization policy. There are 1639 colonies awaiting regularization in the city.

Just last week chief minister Sheila Dikshit met the urban development minister to seek relaxation in the procedures involved in regularization as laid out in the guidelines of the urban development ministry to expedite the process. Delhi government will follow up with a formal proposal to the Centre. Every time elections are round the corner, the issue of regularization of the colonies is revived, to be put in the cold storage once the votes have been cast.

The urban development ministry had to extend the Delhi Laws (Special Provisions) Act, 2011 that lapses on December 31 by one more year. This had been enacted as a tempo-

rary arrangement to give protection from demolition and sealing to encroachments and unauthorized constructions by slum-dwellers and jhuggi-jhopri clusters, hawkers and urban street vendors, unauthorized colonies and village



TOI File Photo

Hailed in 2007 as a document that would deliver the city from its woes, Delhi's Master Plan 2021 is now being trashed

abadi area (including urban villages) till the agencies concerned, like DDA, MCD and Delhi government, made the necessary policies in keeping with Master Plan 2021 to regulate the same. The Law was introduced by the Centre first in

2006 but even today these special areas are waiting for the regulations.

The MPD had also laid down that drafting of 17 zonal plans would be completed within one year. But the ground reality is that not only did the plans not shape up one year after the notification. According to sources in the DDA, they were under the impression that NDMC would make the plan but now the authority has been assigned the task. However, sources in the NDMC said that making zonal plans is the mandate of the DDA and the Council was simply asked to make recommendations and amalgamate.

The most critical stage of planning emphasized in the Master Plan was the Local Area Plan seen as the backbone of planning on the ground with the involvement of all stakeholders.

These plans too are yet to become a reality. DDA has finally assigned the task to prepare plans for 32 municipal wards out of 272 as an experiment to five organizations, including INTACH and School of Planning & Architecture. Preparations of the plans is under way.



Smt. Sonia Gandhi
Hon'ble Chairperson, UPA



Dr. Manmohan Singh
Hon'ble Prime Minister



Shri Kamal Nath
Hon'ble Minister of Urban Development

Future of Delhi-2021

Give your Suggestions Now

Review Of Master Plan For Delhi 2021 – A Participative Approach

The Master Plan for Delhi (MPD-2021) has been planned with a vision and policy guidelines for the perspective period of twenty years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid-term corrections and modifications in the Master Plan Policies, Norms/Standards and the implementation procedure to suit the changing needs of the society. The review would also facilitate modification and revisiting of specific provisions of the plan that could not be foreseen/anticipated during the plan formulation.

- The suggestions can be uploaded by the organizations, RWAs, individuals on the link available on the home page of DDA Website www.dda.org.in
New Suggestions for Review of Master Plan Delhi – 2021
View Suggestions (public can view suggestions received for review of MPD-2021)
- The public and other stakeholders may also participate, interact and make presentation of their suggestions, in the six 'Open House' sessions to be conducted by DDA in various districts. The date, time and details of the venue shall be intimated subsequently.
- The Hard/Soft copy of the suggestions can also be submitted in the various Zonal Offices of DDA to the respective Zonal Officers, the details of which are given below:-

DISTRICT	NORTH		EAST	WEST	SOUTH	CENTRAL
	NORTH I	NORTH II				
PLANNING ZONES	C- Civil Line P-I- Narela P-II- North Delhi	H- North West Delhi-I M- North West Delhi-II N- North West Delhi-III	E- Trans Yamuna O- River Yamuna/ River Front	G- West Delhi-I K-I- West Delhi-II K-II- Dwarka L- West Delhi-III	F-South Delhi-I J- South Delhi-II	A- Old City B- City Extn. (Karol Bagh) D- New Delhi
NODAL OFFICERS FOR RECEIVING SUGGESTIONS	Sh. Amit Das, Director (Plg.), DDA Narela. Zone (P-I & P-II), 11th Floor, Vikas Minar, New Delhi. Tel:23370326 Email: dirnarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini / PPR Zone (M&N), Deepali Chowk, Sector-3, New Delhi, Rohini Project Office Tel:27940526 E-mail: dirrohini@dda.org.in	Sh. Tapan Mandal, Director (Plg.), DDA, Zone (E&O), 3rd Floor, Vikas Minar, New Delhi. Tel: 23370932 E-mail: dirtya@dda.org.in	Sh. P.S. Uttarwar Director (Plg.), DDA Dwarka, Zone (K-1, K-II & L), DDA Office, Manglapuri, Palam Tel:25036238/ 25035096 E-mail: dirdwk@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4th Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail: dirap1@dda.org.in	Sh. Partho Dhar Director (Plg.), DDA, Zone (A&B), 4th Floor, Vikas Minar, New Delhi Tel: 23370097 E-mail: dirap2@dda.org.in
	Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3rd Floor, Vikas Minar, New Delhi Tel:23379109 Email: dirplgcg@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4th Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail : dirap1@dda.org.in		Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3rd Floor, Vikas Minar, New Delhi. Tel:23379109 Email: dirplgcg@dda.org.in	Sh. Chandu Bhutia Dy. Dir. (Plg.) Zone (J), 12th Floor, Vikas Minar, New Delhi Tel: 23378288, Ext.347 E-mail: dydirplguc@ddaorg.in	Sh. Sabyasachi Das Director (Plg.), DDA, Zone (D), 2nd Floor, Vikas Minar, New Delhi. Tel:23379043 E-mail: dirplggis@dda.org.in

- All the suggestions received by DDA till 31.01.2012 may be viewed on DDA website referred in Para 1 above.
- All suggestions received till 30th April 2012 will be considered.



Ministry of Urban Development

Government of India
www.urbanindia.nic.in

471/2019 P19-C
28.3.12



48-

Planning Unit - Zone - 'C', 11th floor
Vikas Minar, I.P. Estate

Dairy No: AD-Zone (P19) D-115 Date: 28.3.2012

Subject: Objections/Suggestions received on
the e-mail of Zone 'C & G' regarding
Review of MPD - 2021

Director (Pg.) MPR/TC,
D.A. Vikas Minar N. DELHI-2
Dy. No. 1978 to 1975
Dated: 2.4.12

The Master Plan of Delhi - 2021 is under
review and in response to the Public Notice,
few objections/suggestions have been
received through e-mail of Director (Pg.)
Zone "C & G".

The print outs of these objections/
suggestions received till date have been
enclosed, which may be forwarded to
Director (MPR), 6th floor Vikas Minar for
initiating action, if any.

ENCL:

27.03.12

Director (Pg.)
Zone 'C'

571/2019 P19-C
2.4.12

Dy. Director (Zone C & G) 29.3.12

Director (Zone C & G)

02.4.12

Director (MPR)

The suggestions received in
the concerned units are to
be processed as per the
procedure and the format
circulated to all. P do
accordingly

Dir (Pg.) C & G
AD (Zone - G) 16.4.12
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