

9<sup>th</sup> November, 2011

To  
The Director (Planning)  
MPR  
Delhi Development Authority,  
6<sup>th</sup> Floor,  
Vikas Minar,  
NEW DELHI-110002

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 701  
Dated 15/11/11

**Reg:- Inviting public suggestions for mid term review of Master Plan for Delhi-2021.**

Respected Sir,

We, residents of Ansal Villas Residents Association hereby would like to state the problems being faced by us and request our suggestions /recommendations to be kindly considered while doing the modification of Master Plan 2021.

**I IMPLEMENTATION**

Our first request/suggestion is that even after four years of the announcement of the Master Plan 2021 no implementation seems to have taken place till now. It should be taken up on urgent basis **to avoid any further un-planned/unauthorized construction and general facilities should be provided by making road network and other infrastructure available.**

**II Harassment faced by the residents by Tehsil people:-**

In the Master Plan 2021 on 7<sup>th</sup> Feb.,2007 it was promised that zonal plans will be ready within a year, while this was delayed, but was finally notified after three and half years on 18/06/2010.

**In the notified zonal plans it has been clearly mentioned the land usage which has been changed from the rural to urban however, still in the records of the Tehsil it has not been changed and on day today basis these people come and harass residents/owners that if**

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**rural land / applications are not followed the respective land would be notified under Section 81 and later will be vested under Gram Sabha.**

Subsequently one of our Members had filed RTI with the Delhi Development Authority regarding the status of land of Village Satbari after the Notification of Master Plan 2021, whether the land in Village Satbari is still Rural or Urban and what is land use as per the Master Plan of 2021. The reply received from DDA vide their letter No D i.e. (Plt)/RTI/2005 F-637/D-41 dated 28.1.20011 (copy enclosed) clearly mentions that the whole of Village Satbari falls under Urban Extension and the use is Gross Residential Use only.

**We humbly request that change in the records of tehsil should be done at the earliest to avoid harassment / litigation.**

### **III REGARDING ACQUISITION OF 13 VILLAGES WHICH WAS ANNOUNCED 30 YEARS BACK**

- a) The acquisition which was announced 30 years back and out of total land, DDA has not taken or paid compensation of more than 5% of the land. **Even if they have shown any possession taken also, it is only on papers and compensation also has not been paid.**
- b) Further, Urban Development Department, Government of Delhi has issued a clarification defining "Private" and "Public" land, in respect to lands under acquisition vide Order No) Order No I-33/UC/UD/Policy/2007/20670-20686 dated 12<sup>th</sup> Dec.,2007 quoted below:-  
(Regarding Un-authorized colonies).

#### **QUOTE**

**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.**

#### **UNQUOTE**

- c) Even Ministry of Urban Development vide their DO No J-13036/11/2007-DDVA dated 16<sup>th</sup> Feb.,2009 informed the DDA to make further policy of land assembly and pooling based on alternate to acquisition of land and the land may only be acquired if needed for infrastructure.

- d) This was also put on the website. Modalities and guidelines for development of various land uses are mentioned as per Para 5.2. quoted as under:-

**QUOTE**

**5.2 DDA may also consider releasing its land which is under acquisition but not physically taken into possession for assembly of land in this manner, after due identification of all such land. It may also be considered whether except for land required for public projects, rest of land may be made available for land assembly and pooling in this manner.**

**UNQUOTE**

It is our humble request that your department may kindly issue a clarification at the earliest possible, along the lines of the above clarification of Urban Development Department clearly defining what land is to be considered Private and or Public.

**IV LACK OF LAND POLICY / FARM HOUSE POLICY**

- a) Since at the present juncture, after issuance of Notification of 17<sup>th</sup> June 2010, the land which has been converted from rural to urban, the land policy / farm house policy is awaited. Any delay in the announcement of such a policy may lead to unauthorized construction resulting in unplanned development.
- b) Our farm houses complex at Ansal Vilas as well as other farm houses at Chhatarpur and Radhey Mohan Drive are well planned colonies with all proper infrastructure of roads, street lights and connectivity to each farm house like
- i) **There is a well connected road network with most of the roads of 30-60 feet wide with street lights and trees grown on sides.**
  - ii) **A senior Secondary School EPMI Institute and Ashram, a temple and a pump house.**
  - iii) **IIPM degree college.**
  - iv) **A cremation ground.**
  - v) **Also a chunk of vacant land available in the vicinity for providing neighborhood facilities.**



vi) All the farm houses are accessible with proper road approaches.

The urgent requirement is of sewer facilities and drinking water facilities.

We therefore request that our farm houses complex should be treated as a developed colony and norms as defined in the Master Plan 2021 for already developed colonies in the existing urban area, should be extended for our farm houses also and all privileges and advantages given to already developed colonies should also be given to us.

We also agree that whatever land is required for the development of infrastructure like widening of roads etc. as per the Zonal Plan of 'J' Zone, we are ready to surrender the land but our earnest request is that instead of compensation, we should be given the FAR.

c) We request that the policy should be announced expeditiously as the fear in the minds of people and exploitation by the Government machinery which has already been started, can be avoided.

V Connectivity of Road Net work:- We would be very happy if the zonal plans as were notified and the road infrastructure proposed, with many entry and exit roads which were planned for the total area consisting villages like Chattarpur, Satbadi, Sahodpur, Asola, Dera Mandi and Fatehpur Beri be implemented. At present there is only one road which is known as Chattarpur Mandi Road and is the only entry/exit point for all these villages which is creating day today traffic problems and is becoming more serious day by day.

It is suggested that this problem can only be solved if these plans are implemented and road net work is laid at the earliest possible.

All our suggestions and recommendations are in line with various recommendations and policies already finalized as per master Plan 2020-21 or as per notifications issued vide Ministry of Urban Development. We therefore urge you goodself to kingly act on our above recommendations so that policies become more clear and we the residents of 'J'

zone area are not subjected to any harassment by any officials even due to ambiguity in policy.

Thanking you,

Yours faithfully,

*Harry Scrimshaw*  
Harry Scrimshaw