

IK T. II NIRANKAR

K. R. Chadha  
Vice Chairman**Sant Nirankari Mandal (Regd.)**Sant Nirankari Colony, Delhi-110009 (India)  
(Headquarters)

(Central Planning &amp; Advisory Board)

MPD 2021

PS to UDM

TOP PRIORITY

Min. of Urban Development Central Registry	
Dy. No. 3716	Date 19/4
To: PS to UDM	

Ref. No. SNM/CP&amp;AB/VC-12/2012

OFFICE OF UDM  
Dy. No. 1679  
Date .....

Date: 19/04/2012

Dear Shri Kamal Nath Ji,

The residents of Delhi feel highly obliged to you for your valuable decision to review and re-examine the Master Plan of Delhi-2021 because it had many lacunae. The notification of Ministry of Urban Development as published in Hindustan Times on February 18, 2012 gave a new rays of hope because many cases were lying pending because of unclear policy as laid down in the Master Plan.

Now I take the privilege firstly to introduce you with the Sant Nirankari Mission which is a worldwide Socio spiritual religious institutions which believes in universal brotherhood and has effectively preached oneness of God through the knowledge of fatherhood of God to people having faith in different forms. At the moment there are lakhs of followers of Satguru Baba Hardev Singh Ji Maharaj who is the Head of this Mission in India besides having thousands of followers and Satsang Bhawans abroad. The Headquarters of the Mission are situated in Delhi-North where we possess the following lands which are being used not only for holding our Religio-Spiritual congregations but also comprises of many social activities viz. running of Langar free for all. Sewing and Embroidery Centers for widows and poor, Free Dispensaries both Allopathic and Homeopathic etc.

"Secy. (UD)"

The main chunk of land is situated on Jharoda Road on the one side and Burari Road on the other side measuring about 60 acres. This was originally an agricultural land which was purchased by the Mission from 1959 onwards. Here we are holding our regular Satsang for the last many years and have also started social activities right from 1990 onwards. Needless to say that the whole land is not only in our physical possession but every inch of it is being used for public utility. It is also mutated in the name of Sant Nirankari Mandal. Unfortunately in 'MPD-2021' the said institutional land has erroneously been shown in the Master Plan as part of commercial (Community Center) public and some public facilities and recreational purposes. In spite of our filing objections and in spite of the verbal assurances given, Title of the land has remained unchanged which is contrary to the actual status of the land. After going through the notification as mentioned above, the Sant Nirankari Mandal has again filed a detailed note of objections to the DDA through the Director (Planning) In charge of (P-I & P-II); a copy of the same is enclosed at 'Annexure-A'.

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2. Similarly, the Sant Nirankari Mandal purchased about 55 acres of land on the Burari Road, which is presently known as Nirankari Sacred Sarovar Complex. This land is also under our occupation but through oversight part of the same measuring 18.56 acres has been shown as Residential Area. The relevant documents in support of the above are appended at '**Annexure-B**'. At the moment, we have our sacred Sarovar where people from far and wide come to have holy dip, proper building known as Secretary Office, Museum known as 'Divine Journey' and a Food Centre running on 'No Profit - No Loss' basis which is duly equipped. with all model gadgets.

But again to our utter surprise this land has been shown as '**Residential Area**' which is contrary to the ground reality as explained above. This land should be treated as 'Institutional land' as has been shown in the Perpetual Sale Deed by the DDA. The Mandal has also lodged the representation to the Director (Planning) DDA Narela Zone (C&G), Vikas Minar, New Delhi to rectify the error and I am enclosing a copy of the same as well at '**Annexure-C**' for your kind perusal.

Sir, your notification has given us new life and I am sure, justice will be done to this charitable and non-profitable institutions doing a yeoman service to the mankind by making suitable amendments in the Master Plan.

We shall feel really obliged if your goodself forward both our representations with your valuable comments to the concerned authorities for further action.

With kind regards,

Yours sincerely,

(K.R. CHADHA)  
Vice Chairman

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**Shri Kamal Nath**  
Hon'ble Minister of Urban Development  
Government of India  
Nirman Bhawan  
New Delhi-110011





## Sant Nirankari Mandal (Regd.)

Sant Nirankari Colony, Delhi-110009 (India)

(Headquarters)

(Central Planning & Advisory Board)

**K. R. Chadha**  
Vice Chairman

Ref. No. SNM/CP&AB/VC-23/2012

Dated 17.04.2012

To

**Shri Amit Dass**  
Director (Planning)  
Delhi Development Authority,  
Narela Zone (P-I & P-II)  
11th Floor, Vikas Minar,  
New Delhi

**Sub: Future of Delhi -2021- Regarding New Suggestions for Review of Master Plan for Delhi-2021- on behalf of Sant Nirankari Mandal, Delhi.**

**Ref.: Ministry of Urban Development, Govt. of India, advertisement in Hindustan Times, New Delhi of Saturday Feb. 18, 2012.**

Dear Sir,

The Ministry of Urban Development, Govt. of India vide above said advertisement has desired Public participation/suggestions to provide realistic midterm corrections and modifications in the Master Plan Policies/Norms/Standard and the implementation procedures to suit the changing need of the society.

Sant Nirankari Mandal is owner/recorded Bhumidar and in actual physical possession of land ad-measuring about 60 acres, situated in the revenue estate of **VILLAGE JHARODA MAJRA, BURARI, DELHI-110084**. This area falls under Zone P-II, Zonal Development Plan of DDA. The Mandal has established a Socio-Religious Cultural Center and undertaking various social welfare activities there since long. We have already filed all the relevant documents with the DDA so far ownership of the Mandal is concerned. We are further pleased to submit a copy of Memorandum of Association and Registration certificate of the Mandal and booklet containing various social and institutional activities carried out by the Mandal are attached (Annexure 'A' & 'B').

The suggestion from Mandal for review of MPD-2021 and Zonal Development Plan of Zone P-II are as under :

1. **Land use :** In MPD-2021, the land owned by the Mandal was shown as Urbanisable area, subsequently Draft Zonal Development Plan for Zone P-II was notified for inviting objections/suggestions. The land owned by the Mandal was erroneously proposed for Commercial (Community Centre), Public & Semi-Public Facilities and Recreational purposes. The proposal of said land use was made ignoring the ground realities, as the Mandal was already utilizing the land under reference for Socio, Cultural and Religious purposes since many decades. Even earlier also suggestions were invited, the Mandal made objections/suggestions for change in proposal as envisaged in Zone P-II. A hearing was

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accorded to the Sant Nirankari Mandal before Board of hearing constituted by DDA. However, even after acknowledging correctness of Mandal's objections regarding erroneous proposal of land use during the hearing, the land use of the site under reference is still indicated as Commercial, Public & Semi-Public Facilities and Recreational use in the notified Zonal Development Plan of Zone P-II.

As the Nirankari Mandal is a Religious and Charitable Society registered under Societies Registration Act, wedded to the cause of up-liftment of mankind both spiritually and socially by infusing the spirit of Oneness of GOD through spiritual enlightenment of common Fatherhood of GOD for achieving Universal Brotherhood as World wide Socio-Religious (Spiritual) Institution, **it is essential for the DDA to consider and change the land use of Land owned by Sant Nirankari Mandal for Public & Semi-Public Facilities being a City/National/International level institution.**

**2. Regularization of existing Health Care, Educational, Cultural and Religious (including Spiritual) Institutes exiting prior to 01.01.2006 on self owned land :** The DDA vide Public notice dt. 01.05.2008 invited applications from pre-existing Institutions rendering Cultural/Religious (Including Spiritual), Health Care and Educational Services for regularization. In furtherance thereof, the Sant Nirankari Mandal submitted its application alongwith all requisite documents requesting regularization of 60 acres of land for the said purpose. The contents of the said application are not repeated herein and the same may be treated part and parcel of instant submissions.

The Nirankari Mandal's land in Zone P-II of 60 Acres area is within the norms stipulated in Zonal Development Plan of Zone P-II with activities permissible in Public & Semi-Public Facilities Area.

In view of the above, it will be appreciated if DDA/ Ministry of Urban Development, Govt. of India considers the request of Nirankari Mandal for regularization of its activity with change of land use. the Sant Nirankari Mandal is ready to pay change of land use charges, if applicable. In addition to make a presentation on above, the Sant Nirankari Mandal may please be invited to the Open House- Zone-wise to be organized by DDA shortly.

Thanking you,

Encl: As above.

Yours faithfully,

  
(K.R.CHADHA)  
Vice-Chairman





## Sant Nirankari Mandal (Regd.)

Sant Nirankari Colony, Delhi-110009 (India)  
(Headquarters)

(Central Planning & Advisory Board)

**K. R. Chadha**  
Vice Chairman

SNM/CP&AB/VC-12/2012

Dated: 17-04-2012

**Mrs. Archana Mahapatra**  
Director (Planning)  
Delhi Development Authority,  
Narela Zone (C & GI),  
3rd Floor, Vikas Minar,  
NEW DELHI.

**Sub: Future of Delhi-2021-Regarding New Suggestions for Review of Master Plan for Delhi-2021 on behalf of Sant Nirankari Mandal, Delhi.**

**Ref: Ministry of Urban Development, Govt. of India, advertisement in Hindustan Times, New Delhi of Saturday February 18, 2012.**

Dear Sir,

The Ministry of Urban Development, Govt. of India vide above said advertisement has desired Public participation/suggestions to provide realistic midterm corrections and modifications in the Master Plan Policies/Norms/Standards and the implementation procedures to suit the changing need of the society.

Sant Nirankari Mandal owner/lessee and in actual physical possession of land ad-measuring about 50 acres, situated in the revenue estate of VILLAGE DHEERPUR, DELHI-110009. This area falls under Zone-C-Zonal Development Plan of DDA. The land under reference was purchased by Sant Nirankari Mandal and its Head from recorded Bhumidars for valuable consideration through valid sale documents. As this land was erroneously claimed to be acquired, the Delhi Development Authority decided to lease out **18.56+1.20+4.70=24.46** acre of land to Mandal on token consideration of Rs. 1/- per acre. In furtherance thereof two lease deeds dated 02-05-1994 and 15-02-2000 for **18.56** acres and **4.70** acres respectively were duly executed by DDA. It is important to note here that the lease was granted by Delhi Development Authority for Religious Institutional purpose. Photocopies of the lease deeds are annexed herewith as **ANNEXURE-A** colly.

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The Mandal has established a Holy Sarovar and Secretary's Office apart from undertaking various social welfare activities there since long. We are further pleased to submit copy of Memorandum of Association and Registration certificate of the Mandal and booklet containing various social and institutional activities carried out by the Mandal are attached (**Annexure 'B' & 'C'**)

The suggestion from Mandal for review of Master Plan Draft-2021 and Zonal Development Plan of Zone-C are as under:-

1. **Land use:** In Master Plan Draft-2021, the land owned by the Mandal was shown as Urbanisable area, subsequently in the Draft Zonal Development Plan for Zone-C, out of the total land owned by the Mandal 18.56 acres has been erroneously proposed for Residential purposes. The proposal of the said land use was made ignoring the ground realities thereby proposing land use inconsistent with established land ownership of the Mandal. It is stated that the Zonal Development Plan of Zone C is contrary to the records of Delhi Development Authority, as the DDA granted this piece of land just for Religious Institution only. However in utter disregard to its own Lease Deed it has proposed the land use as '**Residential**'. It has been prepared without undertaking any study of area and records. The Mandal is already using this land falling under Zone-C as Religious (Spiritual) Institution in consonance with the Lease Deeds dated 2-5-1994.

As the Mandal is already utilizing the land under reference for Religious Institutional purposes since many decades, it is essential for the DDA to consider and change the land use of land owned by Sant Nirankari Mandal for Public & Semi-Public Facilities being a City/National/International level institution/activity. **It is surprising that all adjoining pieces of Land owned by us are shown as institutional land but the use of this land (18.56 acres) has been shown as 'Residential' which is neither in accordance with the perpetual lease deed nor in tune with ground reality.**

2. Development Control Norms for Religious (including Spiritual) Institutes:

As per planning norm Standards and Development Controls provided in Master Plan 2021, the religious societies at neighborhood level are entitled to maximum plot area of 400 sqm. and at sub-city level in Urban Extension to maximum plot area of 4.0 ha.

As the Sant Nirankari Mandal is a Religious and Charitable Society registered under Societies Registration Act, wedded to the cause of upliftment of mankind spiritually and socially by infusing the spirit of Oneness of GOD through spiritual enlightenment of common Fatherhood of GOD for achieving Universal Brotherhood as Worldwide Socio -- Religious (Spiritual) Institution. It is undertaking social activities at large scale, details are submitted in **Annexure 'C'**.

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The Master Plan 2021 has not considered requirements of religious societies contributing at our level and magnitude. It is worthwhile to mention here that Millions of people from all sections of the society are participating in our programmes. It is humbly suggested that the Maximum Plot Area planning norm may be waived/set aside for societies like us. **It is essential for the DDA to consider and change the Development Control Norms for Religious (including Spiritual) Institutes like Sant Nirankari Mandal being a International level institution.**

In view of the above, it will be appreciated if Delhi Development Authority/Delhi Urban Development, Govt. of India considers the request of Nirankari Mandal for change of land use and development control norms. In addition to make a presentation as above, the Sant Nirankari Mandal may please **be invited** to the Open House - Zone-wise to be organized by DDA shortly.

Thanking you,

Encl: As above

Yours faithfully,

(K.R. CHADHA)  
Vice-Chairman