

GREEN AVENUE RESIDENTS ASSOCIATION (REGD.)

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MPD 2021 Review

PS to UDM

22.3.2012

Sub: Review of MPD-2021-Suggestions for Mid-term Corrections and Modifications w.r.t. Zone J (South Delhi II)

To,
Sh. Chandu Bhutia
Deputy Director (Planning) Zone 'J'
DDA, 12th Floor, Vikas Minar, I P Estate
New Delhi 110002

OFFICE OF UDM

Dy No. 1450

Date 10/4/12

Copy to ✓ 1. Sh. Kamal Nath, Union Hon'ble Minister for UD, MOUD, New Delhi
2. Sh. Tajendra Khanna, Hon'ble LG/Chairman DDA

Sir,

1. We highly appreciate the participatory approach adopted in effective and realistic modifications and corrections in MPD-2021. This will strengthen the MPD-2021 towards making Delhi a world class, inclusive and integrated capital city.
2. The Zonal Plan of Zone 'J' (South Delhi-II) had been notified under the Delhi Development Act, 1957 after the approval of the Central Government vide its letters dated 8.3.10 and 17.5.10. The Zonal Plan covers an area of 15,178 Ha for a total population of 20.67 lakh, which includes 10 lakh existing population living in 23 villages, 25 extended laldora habitation, 138 regularised unauthorized colonies, etc. The Zone comprises a Green Belt (410 Ha), Asola Wildlife/ Bird Sanctuary (906 Ha), 14 heritage buildings and monuments which include Sultan Garhi, Jahanpanah, Adilabad Fort and lake, Tomb of Ghiyasuddin Tughlak and Quila Rai Pithora.
3. In Zone 'J', which had always been a green belt till the notification of MPD-2021, about 2000 Farm Houses exist in conformity with MPD-1962 and MPD 2001. These have value added South Delhi as a green, eco-zone which is its USP. Zonal Plan of Zone 'J' identifies 8,268 Ha of new developments that will accommodate about 10.67 lakh new population in about 4000 Ha of Residential areas. This needs to be seriously reconsidered in view of the following:

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PS to UDM

- a) As per MPD-2021, the population for Delhi in the year 2011 was projected to be 180 lakh, whereas the actual population as per the Census 2011 had been 167.5 lakh. This means a decadal growth rate of 22% and at this rate the population of Delhi by 2021 may be only 205 lakh in place of 230 lakh as per MPD 2021. This needs a reduction in the proposed urban extensions, and as such zone 'J' may continue to remain a green belt. MPD 2021 has already proposed 'Infill' development of regularised unauthorized colonies and conversion of plotted, low density developments by group housing/cluster court housing which can accommodate additional population in a compact, smart way without the need to usurp the existing greens.

MPD 2021 has also proposed 'intensive' development of 500 m width along both sides of metro corridors, Rapid Railway and BRT corridors which would accommodate the additional population and new work zones. This way the existing greens and Farm Houses in this zone can be saved.

- b) As per LG order dated 12.9.07, addressed to VC, DDA 'Farm houses which already stand sanctioned and constructed prior to 1.1.06 should allow to continue as such despite what is provided in the zonal plan. The Farm House owners would have the option of either going for what has been allowed in the zonal plan or maintaining their land as farm houses.' This strengthens the suggestion to drop or defer the proposed urbanization of Zone 'J' which is full of greens and farm houses, besides 6,200 Ha of Ridge/reserved forests, Wildlife Sanctuary, heritage monuments, etc.
- c) Attention is drawn to the objection/suggestion to the draft zonal plan of zone 'J' submitted by Sultanpur Farm House Welfare Association on 6.6.2008, which was considered by the DDA and 45 m N-S road was realigned and facility corridor along the road was deleted. However, as the existing Farm Houses are still falling under Residential Use as per Zonal Plan, their continuance as per MPD-2021, zonal plan and MCD Act is illegal. MCD on its own or acting through the court order/PIL can seal/demolish these Farm houses. To obviate this situation (as well as the corruption) it is necessary that the Agricultural/Green Belt land use (as per MPD 2001) is restored in Zone 'J'.
- d) This will also mean dropping of proposed new roads, except existing roads, NH-8, NH-1, MG Road, Gadaipur Road and 100 m Outer Ring (along HT Line). Most of the proposed roads will become redundant if Green Belt land use is reverted. It will also save the Central and South Delhi, existing residential areas and the ridge from the

- e) congestion due to through traffic flowing between Haryana and Delhi which will be passing through Zone 'J' if Nelson Mandela Road is extended through Zone 'J', leading to M.G. Road/ Haryana. In fact Traffic Police has also been opposing the extension of Nelson Mandela Road in Zone 'J'.
- f) As stipulated in MPD-2021 the Government is reviewing Delhi's largescale Land Acquisition, Development and Disposal Policy (1961). The basic principles and elements of Private Sector Participation in Land Assembly and Development are the following:
- I. Land Pooling for public roads/utilities/greens/facilities through Transferable Development Right and compensation in the form of Floor Area Ratio/ Development Rights (and not through Land Acquisition Act, 1894).
 - II. Minimising the need of green field development while maximizing the potential of built-up areas, where land, roads and services are already available. As such, priority be given to Redevelopment and Urban Renewal of built up areas, slum rehabilitation and shift from Plotted/ low density development to group housing, including Infill development of sprawling regularised unauthorized colonies.
 - III. Carrying out infrastructure development by Land Monetisation (development charges, conversion charges, FAR cess, PPP, Land Infrastructure Bundling, Excess Condemnation, etc.)
 - IV. Compulsory provision of Social Housing component by 15% bonus FAR in all group housing developments
 - V. Compact and smart growth by densification, restructuring, infill development (unauthorised colonies, low density areas), shift from plotted to group housing and Transit Oriented Development along 500 m on both sides of the MRTS/BRT/RRT corridors.
 - VI. Development Control Norms for optimum use of land , sustainable development and for conservation of transport.
 - VII. Phasing of development by designation of 'development promotion' and 'deferred development' zones.

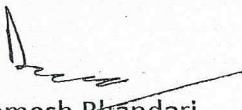
Applying the above principles, the following suggestions may kindly be considered:

- Further extension of Nelson Mandela Road may be dropped.
- The land use of areas covered by existing farm houses in Zone 'J' may be restored as Agriculture/Green Belt.

- The proposed urbanization of Zone 'J' may be reviewed and revisited.
- Zone 'J' may be declared as a 'Deferred Development Zone' and priority may be given to redensification and redevelopment of existing built-up areas and TOD along the Metro Corridor.

Thanking You

For Green Avenue Residents Association



Romesh Bhandari
President.



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In the Authority meeting held on 06.09.07, it was decided that the Zonal Plan should be prepared taking on ground realities. It was also resolved to introduce the concept of the spot zoning as recommended by Rajendra Khanna Committee.

Further, it was decided that the villages which have heritage value should be declared as "Heritage Villages" in the Zonal Plan. In such villages, spot zoning should be introduced for providing certain friendly facilities like Canal Water, Khajana etc.

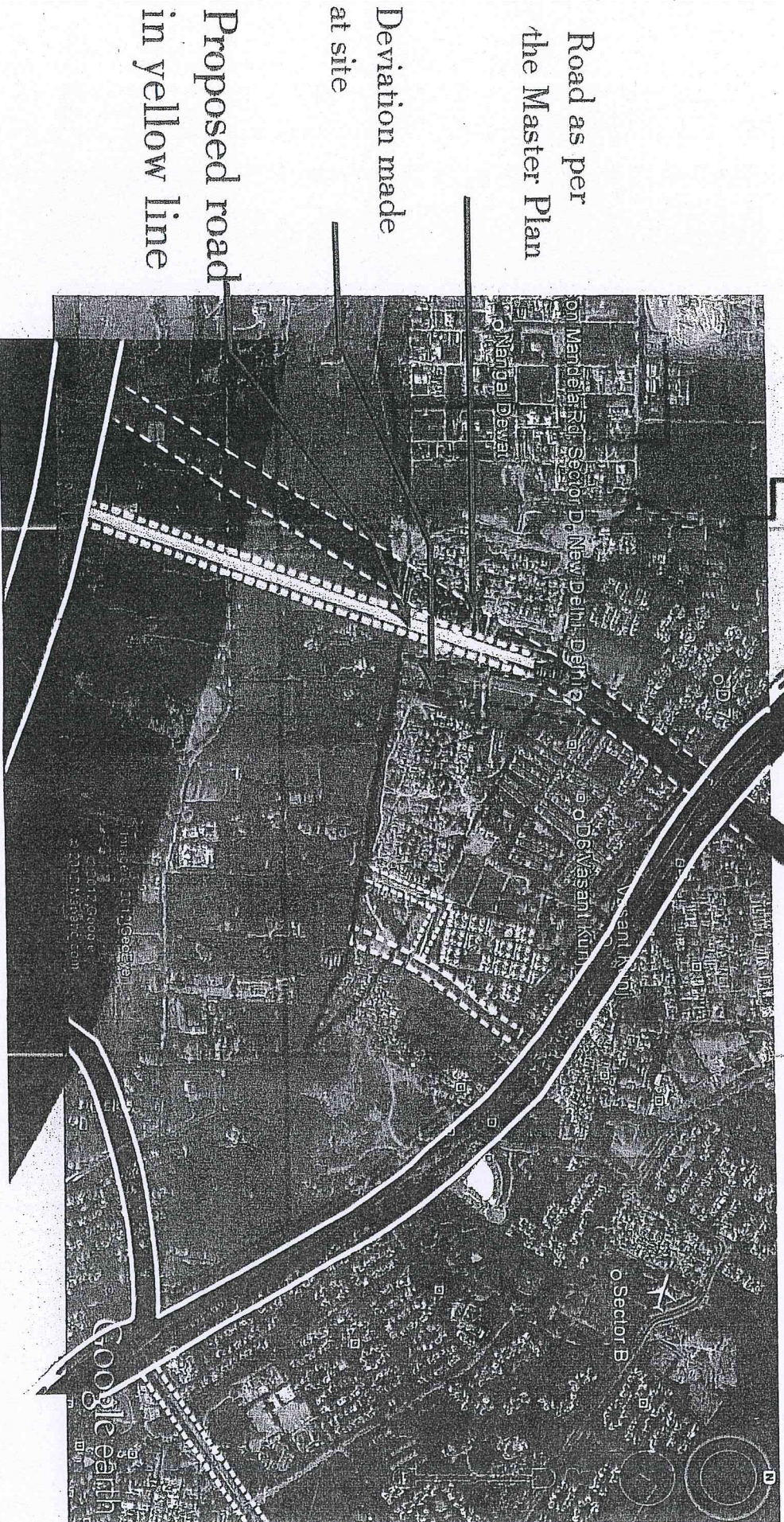
Further, it has been decided that the form, wherein which already existing structures and constructed plots (G.I.D.) should be allowed to continue as such despite what is provided in the Zonal Plan. The form having entry, regular have the option of either going for what has been allowed in the Zonal Plan or maintaining their land as such houses.

These additional matters should be incorporated in the Zonal Plans, when it is put up to the authority in its next meeting on 3rd Oct. 2007.

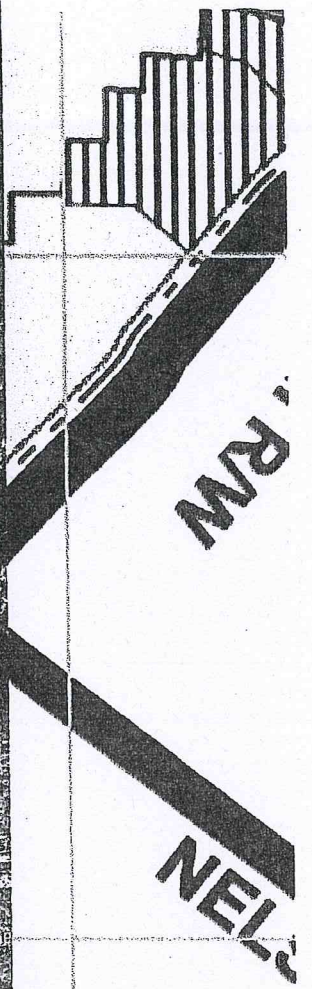
Sanjay Khanna
(A.R. Khanna)
Addl Secy. to L.G.

MASTER PLAN

Satellite image superimposed
on ZDP of Zone 'J'
showing proposed modification
for N.M. Road in
Sector D - Vasant Kunj



MASTER PLAN



Road as per
the Master Plan

Deviation made
at at site



प्राधिकरण के संकल्प सं-65/2006, दिनांक 28.6.2006 के अनुसार निर्णय लिया गया है कि सी.आर.आर.आई. एक विशेषज्ञ निकाय है, अतः कापसहेड़ा जंक्शन का विकास इस मामले में सी.आर.आर.आई. की सलाह के अनुसार किया जाना चाहिए।

AS PER THE AUTHORITY RESOLUTION No. 65/2006 DATED 28.6.06, IT WAS DECIDED CRI BEING AN EXPERT BODY, THE DEVELOPMENT OF KAPASHERA JUNCTION SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE CRI ADVICE IN THE MATTER.

MASTER PLAN superimposed on the Google Map

ZONE - G

HARYANA

