

# New Ashok Nagar Forum

52 A (2nd Floor), Block - C 2, Metro - Canal Road, New Ashok Nagar, Delhi - 110096  
arungoyal.delhi@gmail.com, knsrivastavafd@yahoo.com

**Planned Development through Bhagidari • Justice for All • Clean & Green Canal Road • Employment and Shelter • Connectivity through Metro - Canal Road • Education for all, Living and Culture**

**President:** Arun Goyal (Legal Advisor, Media Columnist) 98100 79983 **Vice Presidents:** Tushar Chaudhary (Planning & Coordination) 92128 99202, Vinod Bachheti (Educationist) 98117 77006, Md Shahid (Treasurer) 98114 82114

**General Secretary:** K.N. Shrivastava (Retd Chief Engineer) 98682 63690, **Secretary:** Ajay Chauhan (Social Worker) 99588 75891, Subodh Gupta (Social Worker) 98117 78674, **Joint Secretary:** Dhanpal Singh (Social Worker) 95827 71793, Mangal Chakravarti (Social Worker) 98104 7995

**Women Power & Advisors:** Ms. Neelam Srivastava (M.A, Gold Medallist) Ms. Neiraj Chauhan (MFA) Ms. Mita Bose Goyal (PhD) Ms. Seema Gupta (Social Activist) Nathu Singh (Retd Executive Engineer)

✓ Shri Ashok Bhattacharjee  
Director (Plg.) UTTIPEC  
Delhi Development Authority  
2nd Floor, Vikas Minar, I.P. Estate  
New Delhi 110002.

Office of Director (Plg.)  
UTTIPEC. D.D.A.  
Diary No. 1-1186  
Date 21/11/11

Read Central Dy. No. 20  
Dated 18/11/11  
R&D Section, Vikas Minar  
Delhi Development Authority  
Deating Asstt  
Addl Commissioner (Plg.)-24  
13962 Date 22/11/11

14.11.2011

similar as  
S.H. 344

**Subject: Review of MPD 2021 pertaining to  
Road Network in E21 East Zone and covering:  
Noida Link Road - Mayur Vihar DND Flyover - New Ashok Nagar Metro Station- IFC Ghazipur  
and NH24**

**Suggestions thereof**

Dear Sir:

Kindly refer to your advertisement in the Times of India on 4 October 2011 and also your announcement on the DDA website regarding PUBLIC SUGGESTIONS FOR MID-TERM REVIEW OF MASTER PLAN FOR DELHI 2021.

On behalf of New Ashok Nagar Forum an organisation of reform minded individuals residing in the above area, we are thankful to you for taking up the much needed programme for review of Master Plan 2021.

We have since studied the Master Plan in great detail and also surveyed the area extensively with the help of experts. The final report giving our suggestions is attached for your information and necessary action.

Looking forward to your reactions and help.

With regards,

*Arun Goyal*

Arun Goyal  
(President)

**Enclosures:**

- 1 Executive summary of suggestions
- 2 Report texts
- Chapter I Introduction
- Chapter II Interested parties and Stakeholders of the area
- Chapter III Updates required in MPD 2021 as notified in 2007 and Zone E Development Plan as notified in Feb 2010
- Chapter IV Suggestion for Upgrading and Rationalisation of Road Network
- Chapter V Action plan.

**Annexures**

- A Obstructions on 45 M MP Road in Map 2021
- B Proposal by UP Irrigation for Construction of 7.5 M Wide Road along Left Bank of Parallel Hindon Cut Canal from 11.6 to 13.3 km. and 2 Lane Bridges on New Cut Canal.
- C Zonal Development Plan Zone E 2010 and Four Missing Detail
- D Road Network in Zone E-21 East Zone (as on 10 November 2021), Survey Map of Ground Reality - NAN Forum

Dir (E & O's) 21/11/11

Dir (E & O's)

Ac CAP

Dir (E & O's) 24/11/11

Shant 30/11 DDMPR 30/11 28/11/11

AC (MP) 3306  
23.11.11



## EXECUTIVE SUMMARY

*This report is developed on the basis of field survey, land record investigation and detailed study of the Delhi Master Plan 2021 (as on 2007) as well as the E Zone Master Plan (as on Feb 2010). It is carried out by a group of professionals under the platform of NAN FORUM.*

*The purpose of doing this work is to update the Government Agencies on the actual Ground Level reality. The Road Network in the area between Noida Link road and NH24 in the DND Mayur Vihar Flyover – New Ashok Nagar Metro Station section is very different from that in the Maps of the Master Plans of Delhi and East Zone.*

*This survey finds that two Arterial roads of Noida Link Road and NH24 are served by two parallel Sub Arterial connecting roads. A third parallel Sub Arterial road is also proposed by UP Irrigation.*

*Unfortunately, the Zonal Master Plan Road does not give the ground reality: The UP Irrigation Sub Arterial road from Noida Link Road to NH24 is not shown. The 2<sup>nd</sup> parallel New Hindon Cut Canal is not on the map. Even the 11 Bighas of land of the 45 m Master Plan Road occupied by NEW ASHOK NAGAR METRO is not shown. The Mayur Vihar DND flyover link to Yamuna Bridge is not in the map.*

*Considering the three Sub Arterial roads are side by side, the report proposes the deletion of the 45 m MPD road on the MPD 2021 which seeks to provide the fourth parallel link between the two arteries. Further, the 45 m road is on the map for the last 30 years but there is no possibility of it being constructed since the ROW for 5 km of 7.5 km length is blocked by dense abadi. The New Ashok Nagar Metro covering 11 bighas of land is on the 45 m road alignment. This land allotted to Delhi Metro by DDA itself showing the irrelevance of the road. Last, it is estimated that at least Rs. 400 crores will be required to acquire an estimated 50,000 sq. meter private land for the alignment, this expenditure is infructuous since alternate three roads and open space Government land is available.*

*The report suggests 13 m road on 1.2 km section of the 45 m road near Metro Station may be developed as a collection road for traffic to the Metro Station in collaboration with UP Irrigation.*

*Last, the report gives an action plan of development of the road network by way of co-operation between DDA, NCTD and UP Irrigation. It points out that the UP Irrigation roads and canals surrounded by Delhi roads but neither the MPD nor Zonal Development Plan reflects UP roads in the maps. This comes in the way of integrated development of network.*

### **Breeding Ground of Corruption**

*The report also notes that in the absence of updated of MPD 2021 map on the basis of ground reality.*

*The unscrupulous "Bhoo Mafia" has surfaced. A network comprising of elected representative, local property broker and Government officials has emerged. More than 1000 structures have come up in New Ashok Nagar alone in the last 20 years with the "Bhoo Mafia". It is using the fictitious 45 m road to extract money and other favours the poor residents whose lands are otherwise under regularisation as part of the 2007 policy. The regularisation of these colonies is help up due to this road. The uncertainty means more money for corrupt officials from the land holders. Demolitions are organised only to further the powers of the Mafia.*

*The report suggests that accuracy, transparency and appropriate delineation in MPD will check this mafia and its corroding influence in the area.*

60

# **Report on**

**Review of MPD 2021 pertaining to  
Road Network in E21 East Zone and covering:  
Noida Link Road – Mayur Vihar DND Flyover – New Ashok  
Nagar Metro Station– IFC Ghazipur and NH24  
Suggestions thereof**

**November 2011**

**NAN Forum  
52 A (2<sup>nd</sup> Floor), Block- C2, Metro – Canal Road,  
New Ashok Nagar, Delhi - 110096**



## Chapter I – Introduction

The area covered by the road network was originally occupied by the villages of Chilla Sarda Bangar, Dallupura, Ghazipur. The Hindon Canal pass through the area. It joined the river Yamuna on the Chilla barrage to feed its waters to the Agra Canal downstream. During Emergency in 1974-77 and thereafter, the new colonies of Noida, Trilokpuri, Mayur Vihar were developed by the DDA and UP government based on land acquired from the villagers. A big land acquisition programme was executed by a notification dated 17.11.1980 under which lands were acquired from the villages of Chilla Saroda Bangar. The award of 30 September 1982 gave the land to DDA for Housing Development. Other lands in nearby villages like Dallupura, Kondli were also acquired in a similar fashion. In the 1990s, the East End Apartments and Vasundara Enclave Apartments came up. The IFC market at Ghazipur was developed to relocate the markets in Old Delhi on NH24.

The biggest development was during the Commonwealth Games in 2010 when an extensive road network, District Centre and two five star hotels and Malls were developed to cope with the tourist traffic.

The Metro Line and Metro Station also came up in the year in the period 2007-2011 with the link to the DND Flyover on the river Yamuna. UP Irrigation also done its bit to develop the area, a parallel cut canal to the existing Hindon canal has been constructed. Water in the Cut Canal is to be released very shortly. It is believed that the main Hindon Canal will be closed when the parallel canal is operational. UP Irrigation has constructed a road between the two canals and also bridges on the two canals with the help of the Delhi government.

A stage has come when the whole road-rail network is under review by DDA. The Master Plan 2021 was formulated in 2007 when there were no Commonwealth Games, Metro Station and Hindon Cut Canal. Many changes have taken place and revision is long overdue.

The area is also the battleground between housing development by poor sections and the Government agencies. In the first round, the road cum drain 1.2 km project was executed in the Metro–New Ashok Nagar section along the Hindon Canal in 1997. There was resistance by the local people, two persons died in police firing a settlement at 13 m ROW was reached. In year 2000 a local mandir on the ROW was demolished. In 2008, all 14 blocks in New Ashok Nagar were provisionally registered for regularisation. In July 2011, demolition on about 14 structures were carried out on grounds of post 2007 construction.

It is believed that peace and development will descend on this area once the Master Plan is finalized as per ground reality and also the regularisation plan for UAC initiated in 2007.

## Chapter II – Interested Parties and Stakeholders in the Area

Interested Parties and Stakeholders in the Area are the following:

SNo	Name of Parties	Interest
1.	MCD, Dept of Urban Development NCTD, MoUD	Orderly Development of Delhi, MP2021 Administration
2.	DDA	Mayur Place District Centre, IFC Market Roads, Urban Planning
3.	UP Irrigation	Network of Hindon Canal and New Cut Canal and Roads between Noida Link Road and NH24
4.	Delhi PWD	DND Flyover on Noida Link Road
5.	Delhi Metro	New Ashok Nagar Metro Station
6.	Residents of Chilla, Trilokpuri, East End, New Ashok Nagar, Vasundhara Enclave, Delhi Jal Board, Gharoli, Kondli, Dallupura, Mulla Colony	Users of road network
7.	Passengers, Transporters using the Arterial roads of Noida Link Road and NH24	Smooth and speedy passage between Ghaziabad and Noida.

### **Chapter III – Updates required in MPD 2021 as notified in 2007 and Zone E Development Plan as notified in Feb 2010**

1 In order to give the full picture of the Road Network, we have updated the notified Master Plan 2021 as 2007 with the Zonal Development Plan – Zone E Map Annexure. This is based on GoI approval dated 08.03.2010. In this, the Metro Network as well as the roads developed for the Commonwealth Games are shown. The same is given at Annexure A to this Chapter.

This map although released in March 2010 and approved by MoUD lacks of following crucial detail:

- (a) UP Irrigation road network now shown. 2<sup>nd</sup> Sub Arterial road from Noida Link Road to NH24 not shown.
- (b) Mayur Vihar DND link to Noida toll bridge not shown. 1<sup>st</sup> Arterial road from DND to NH24 not shown fully.
- (c) New Ashok Nagar Metro Station occupying 11 bigha land on 45 m Master Plan Road not shown.
- (d) New Parallel Hindon Cut Canal not shown.

2. At Annexure B to this Chapter we have given the existing layout as per ground reality based our own survey. The following highlights of this may be noted:

- (a) There are two arteries as defined in MPD2021 Chapter 12 in the network, namely, NH24 and Noida Link Road.
- (b) The first Sub Artery of DND Mayur Vihar Flyover – Mayur Vihar District Centre – Ghazipur BRT Road + Trilokpuri NH24 Road links the two arteries.

The second Sub Artery from Noida Link Road to NH24 is between the Hindon Canal and Parallel Hindon Cut Canal built by UP Irrigation under funds given by NCTD Govt.

- (c) A Third road of 12 m width is proposed by UP Irrigation on the South Bank facing the Metro Station of going up to NH24.

A portion of this road covering some 1 Km on Mulla Colony near IFC market has been built with Delhi Government funds. The proposal for the balance road is pending with NCTD PWD department for release of funds Rs. 10 crores is demanded for roads and bridges. In the absence of sanction the Irrigation department has built a wall between the proposed road and the existing Delhi Govt. road to safeguards its land on the bank of the new cut canal.

- (d) There is a fourth road which is as under:

- (i) 1.2 Km from New Ashok Nagar Metro to Vasundhara Enclave of 13 m width with sewerage drain and service road.
- (ii) 600 m in Vasundhara Enclave of 45 m width.
- (iii) 700 m in IFC market of 30 m width.
- (iv) The rest of road consisting of 5 Km is thickly populated abadi area on private and Govt. land.



#### Chapter IV – Suggestion for Upgrading and Rationalisation of Road Network

1. The 80 m ROW Artery Road 1 (Noida Link Road) and 70 m ROW Artery Road 2 (NH24) may be recognized as such.
2. The Sub Artery Road 1 DND Mayur Vihar Flyover – Mayur Vihar District Centre – Ghazipur BRT Road + Trilok Puri – NH24 ROW 30 m may developed uniformly on the Ghazipur BRT + Trilok Puri stretch to work as an effective link between the two arteries.
3. Sub Artery Road 2 built by UP Irrigation between Noida Link Road and NH24 is working well except that the bridges on the three water bodies are narrow. They should be uniformly upgraded to 4 lane ones. Tariff engineering as the bridges and road crossing needs to be improved.
4. Sub Artery Road 3 which is the proposed partly built UP Irrigation road on the South Bank of New Hindon Cut Canal facing the New Ashok Nagar Metro Station may be sanctioned by Govt. of NCTD by way of release of funds. Delhi will gain nearly 6 Km of 12 m wide road at just the cost of road construction. The road will serve as a feeder to the New Ashok Nagar Metro Station which not getting sufficient traffic on the New Ashok Nagar side due to lack of feeding roads and transport (Copy of the UP Irrigation letter requesting for fund release attached).
5. The 45 m Master Plan Road from Noida Link Road to NH24 may be deleted from Master Plan Delhi 2021 on the following grounds:
  - (a) As explained earlier, there are already two Sub Arterial roads linking the two arteries. (These are not reflected at all in MPD 2021 as notified 2007. Even the 2010 Zonal Plan notification does not reflect the UP Irrigation 2<sup>nd</sup> Sub Arterial road. Only Sub Arterial 1 on the DND – Mayur Vihar – NH24 axis is reflected).
  - (b) With sanction of UP Irrigation proposal for 3<sup>rd</sup> Sub Arterial road which gives clear passage to NH24, the 45 m MP Road is further superfluous.

**We do not need a fourth Sub Arterial road when there are three Sub Arterial road (2 existing and one proposed) side by side linking the two Artery roads. Further, four Sub Arterial road entering the two main Artery joining side by side will hinder traffic on the main roads. The Mayur Vihar DND Flyover allows right turn and U turn on Noida Link Road with three more Sub Arterial roads hitting Noida Link Road after this flyover. Right turn and U turn will be possible with only three red lights. This is not desirable on 80 m ROW Arterial road.**

  - (c) The road is on the Master Plan Map for the last 30 years. It is merely drawn on the outline map without regard to the ground reality or local area layout alignment plan or cadastral survey of land ownership on the ground. There are many structures which were in place at the time of its insertion in the map in 1982. Today, our survey shows that only 2.5 km of the 7.5 km stretch is free of obstacle. Even this 2.5 km is only 13 m wide and includes sewage drain in the middle. The biggest obstacle is New Ashok Nagar Metro Station at a distance of 1 km from Noida link road. The DDA itself has handed over 11 bighas (about 10,000 sq.mt.) to the Metro on the alignment of the road.
  - (d) The UP Irrigation Department is in possession of the 0.8 km of land at the Noida Link road and another 0.8 km at the NH24 end. It is thus not possible to start constructing the road at the extremes as laid out in the master plan paragraph 12.3.4. It is quoted as below. Most of these lands are already built up.

##### "12.3.4

*As a matter of general policy, it is proposed that for all categories of roads, the full cross section should be developed in future and no encroachments will be permitted*

on the existing road network. Further, the development of roads should start from the extremes of designated ROW."

(Source: Master Plan of Delhi 2021 as on 2007)

(e) The total length of this Master Plan Road alignment passes through 11 unauthorised colonies under regularisation as confirmed by Dy. Director (Plg) TYA vide his note No. F.3(41)2008/MP/D-853 dated 16.11.2009 sent to Director (Plg) TYA and further transmission to Commissioner (Plg). (Copy Enclosed at Annex '1') These are thickly populated abadi of 5 lakh persons.

(f) There is no detailed layout plan or alignment plan of the road in its 30 years of existence of Master Plan Map. Making the road is impossible and with each passing day, the impossible task is becoming more impossible.

(g) The 45 m Master Plan Road was wrongly conceived. Even on the 800 m IFC stretch, the width is only 30 m which cannot be increased due to CNG pump and Delhi Police Station Building.

(h) The Non-existent 45 metre Master Plan Road is being used as a stick to beat the residents of the 11 unauthorised colonies under regularisation. The "bhoo mafia" and unscrupulous elements in DDA are regularly extracting protection money from the residents using the Master Plan Road. Certain elected representatives have also used this road to harass the residents to extract money and other privileges from the poor residents by making false complaints.

(i) Last and most important, building the road will mean an expenditure of at least Rs. 87.50 crores on the 1.2 km New Ashok Nagar stretch itself. Our calculation shows that 12,500 sq. meters must be acquired since Khasra 268, 413/287 and 307 falls on the 45 metre Master Plan alignment. These are "private property" on which compensation was "not paid" under the land acquisition proceedings vide award No. 82-83 dated 30 September 1982. The award which is the nature of decree expired 10 years after its announcement. Since the required payment under Section 31 of the Land Acquisition Act, 1884 was not made.

The details of Khasras on the 45 m road alignment are as under:

SNo	Khasra No.	Area in Sq.yard*
1	268	14080
2	413/287	4000 (App)
3	307	6150

\* 1 Bigha =1000 sq. yard (App)

Our estimate is that about 300 metres of road length of 45 metre width is required for the road in the New Ashok Nagar section alone. The acquisition cost of this works out to Rs. 87.50 crores at the rate of Rs. 70,000 per sq.m. (Two times the circle rate of Rs. 31400 sqm + Acquisition costs + costs of buildings on the land). This figure will rise at least Rs. 400 crores after taking the private land on the balance 6.3 km stretch. On grounds of financial prudence alone, the expenditure is infructuous as two alternate roads are in the near vicinity and another one is proposed.

A copy of the khasra map is attached for ready reference along with documentation showing that compensation was not paid for the above said khasras.

(j) At least twenty social/institutional structures like Temples, Gautam Buddha Vihar Mosque, Madarsas, Panchayat Ghar, Hospital, Govt. Sr. Secondary School are falling on the alignment of the said M.P. Road. There is no action plan to shift these elsewhere nor is their any estimate of the cost of shifting them or the feasibility.

(k) The drain on the alignment of 13 m road will come in the way of the 45 m road. It will have to be shifted or covered. The expenditure on this will be considerable.



## Chapter V – Action Plan

We suggest the following action plan.

(1) After examination of our suggestions along with others which may be received on this subject, the matter may be discussed with UP Irrigation.

Delhi must coordinate with the sister state for an integrated plan as of now, the MP for Delhi 2021 as on 2007 and Zone Plan for E Zone as on 08.03.2010 do not reflect the road network on UP land which lies as an island within Delhi.

(2) The detailed layout plan of the area may be prepared along with road alignment. The 500 m *Influence Zone* along the metro corridor may be prepared with land use.

(3) Land use near Metro Station be changed to commercial along the parallel New Hindon Cut Canal. This is in keeping with the Master Plan for Metro influence corridor.

(4) The third Sub Arterial road as proposed by UP Irrigation along new parallel Hindon Cut Canal may be approved and funds released. A portion of this road of 3.2 km along Mulla Colony near IFC is already in place. The New Ashok Nagar stretch of 1.2 km with two bridges is estimated at Rs. 10.50 crore at 2009 prices. This will mean a total of existing 13 m and 7 m proposed road will provide a 20 m link to the New Ashok Nagar Metro from Vasundhara Enclave passing through New Ashok Nagar.

(5) The views of other stakeholders as listed in Chapter 2 may be elicited.

(6) A time bound programme of notification of corrections and implementation may be drawn up under the control of UD departments of NCTD, MCD and MoUD (UT).

● **Annexures:**

- A Obstructions on 45 M MP Road in Map 2021
- B Proposal by UP Irrigation for Construction of 7.5 M Wide Road along Left Bank of Parallel Hindon Cut Canal from 11.6 to 13.3 km. and 2 Lane Bridges on New Cut Canal.
- C Zonal Development Plan Zone E 2010 and Four Missing Detail
- D Road Network in Zone E-21 East Zone (as on 10 November 2021), Survey Map of Ground Reality – *NAN Forum*







P.P. (E) (E) (E)  
Dis. No. 4460. Date 19-9-08

50/c

(5)

OFFICE OF THE LAND ACQUISITION COLLECTOR, DISTT. EAST  
L.M BANDH, SHASTRI NAGAR, DELHI-31

To,

THE ADM/LAC (E)  
L.M. BANDH SHASTRI NAGAR,  
DELHI-31

Sub: Information required under RTI Act, ID No. 840.

Sir,

Kindly refer to your letter No. F ID No. (840)/RTI-05/DC (E)/1711 dated 01/09/2008 vide which an application of Sh. Tarun Singh Roy R/o C/1-3, New Ashok Nagar, Delhi-96 is received. In this regard, it is submitted that as per RD register, the requisite information are as under: -

Khasra No.	Village	Award No.	Compensation	
268	C.S Banger	39/82-83	Not paid	
269	C.S Banger	39/82-83	Paid	Sh. Sarda Ram
283	C.S Banger	39/82-83	Paid	Sh. Sarda ram
281	C.S Banger	39/82-83	Sent to ADJ	
282	C.S Banger	39/82-83	Paid	Jai Chand
285-286	C.S Banger	39/82-83	Not paid	
413/287	C.S Banger	39/82-83	Not paid	
415/288	C.S Banger	39/82-83	Paid	Sh. Kartaar Singh

Yours faithfully,

Arjun Gaur  
19-9-08

TEHSILDAR (LA)  
DISTT. EAST, DELHI.



OFFICE OF THE LAND ACQUISITION COLLECTOR, DISTT. EAST  
L.M BANDH, SHASTRI NAGAR, DELHI-31

511  
10  
15  
50

To,

THE ADM/LAC (E)  
L. M. BANDH SHASTRI NAGAR,  
DELHI-31

P.B. of Adm. (E)  
Distt. East Delhi  
4461 Date 19-9-83

Sub: Information required under RTI Act, ID No. 842.

Sir,

Kindly refer to your letter No. F ID No. (842)/RTI-05/DC (E) dated 01/09/2008 vide which an application of Sh. Ashok Singh R/o E-261, New Ashok Nagar, Delhi-96 is received. In this regard, it is submitted that as per RD register the requisite information are as under: -

Khasra no.	Area	Award No.	Village	Compensation	
293 min	11-17	39/82-83	C.S Banger	Paid	Sh. Sarda Ram & Pratap Singh
294	6-0	39/82-83	C.S Banger	Paid	Sh. Sarda Ram & Pratap Singh
295	6-15	39/82-83	C.S Banger	Paid	M/s Daya Ram Mishra & Son's
296	6-12	39/82-83	C.S Banger	Paid	Chamni Singh & Kartaar Singh
297 min	7-16	39/82-83	C.S Banger	Sent to ADJ	
298	11-2	39/82-83	C.S Banger	Paid	Chaman Singh
299	15-18	39/82-83	C.S Banger	Sent to ADJ on 28/04/83	
301	2-17	39/82-83	C.S Banger	Paid	Dheeraj
302	4-4	39/82-83	C.S Banger	Sent to ADJ	
303	4-13	39/82-83	C.S Banger	Paid	Virender Kumar Mahta
304	1-16	39/82-83	C.S Banger	Paid	Shri Chand
417/305	7-13	39/82-83	C.S Banger	Not paid	
306/1	3-18	39/82-83	C.S Banger	Not paid	
307	6-15	39/82-83	C.S Banger	Not paid	

Yours faithfully,

TEHSILDAR (LA)  
DISTT. EAST, DELHI.

h. S. D.

19.9.83

M. S. Singh  
Gen Secretary

Block, E-And E-D.



DELHI DEVELOPMENT AUTHORITY

Planning Wing, TYA Unit  
3<sup>rd</sup> Floor, Vikas Minar I.P. Estate,  
New Delhi-110001  
☎ 23370932

Commissioner (PLG)'s Office  
Slary No. A-2821  
Date - 16/11/09

49

No. F.3(41)2008/MP / 0-853

Dt. 16.11.09

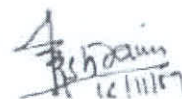
Sub:- Status of unauthorized colonies causing hindrance to Master Plan/ Zonal Plan Roads and Infrastructure. - E' Zone

As a follow up to the minutes of the meeting held at Raj Niwas on 16.10.2009 a meeting was held under Commissioner on 12.11.09 which was attended by Additional Commissioner (Plg.)-II, Director (Plg.) TYA, Director (Plg.) UC and the undersigned, in which it was decided that only colonies causing hindrance to Master Plan/ Zonal Plan roads and city level infrastructure should be included in the list, therefore, the earlier list of 54 colonies circulated has been modified and only 30 unauthorized colonies are now left to be forwarded to Director (Plg.) UC for onward submission to GNCTD for taking further necessary action in this regard. The detail status of colonies is as follows :-

1. Unauthorized Colonies at S.No. 1 to 13 of the enclosed list are clear in which the affected portion under various Master Plan/ Zonal Plan roads have marked tentatively to be forwarded to GNCTD for further necessary action.
2. The unauthorized colonies at S.No. 14 to 17 are affected in the 45 mt. R/W road along Hindan Canal. The colonies may be considered after leaving the 45 mt road R/W as per the detailed alignment plan prepared/ to be prepared by the road owning agency.
3. The colonies at S.No. 18 to 24 are affected by the 45 mt. R/W road along Hindan Canal as mentioned in para 2 above and also affected in the other Master Plan/ Zonal Plan roads. Since the layout plans submitted by the respective RWAs are not to the scale, a P.T. Survey of these unauthorized colonies is required to earmark the affected portion under Road R/W.
4. The colonies from S. No. 25 to 30 of the enclosed list are not to the scale therefore a fresh P.T. Survey of these colonies is required to earmark the affected portion coming under Master Plan and Zonal Plan Roads.

A copy of the list of 30 unauthorized colonies causing hindrance to the Master Plan/ Zonal Plan roads and the layout plan of the colonies from Sl.no. 1 to 13 are enclosed for reference and further necessary action.

Encls. AS above

  
12/11/09

(Rajesh Kumar Jain)  
Deputy Director (Plg.) TYA.

Director (plg.) TYA.

Additional Commissioner (Plg.)-II.

Commissioner (Plg.)

Director (Plg.) UC.



85

81/c

14.	NEW ASHOK NAGAR, C-2 BLOCK.	988	Affected under 45 mt. road R/W.	The colony may be considered after leaving the road R/W of this 45m R/W road as per alignment plan.
15.	NEW ASHOK NAGAR BLOCK E & D	878	Affected under 45 mt. & 24 mt. road R/W.	-do-
16.	'B' BLOCK NEW ASHOK NAGAR.	422	Affected under 45 mt. road R/W	-do-
17.	'C' BLOCK, NEW ASHOK NAGAR.	428	Affected under 45 mt. road R/W	-do-
18.	NEW ASHOK NAGAR, C-1.	1048	Affected under 45 mt. road R/W and Community Centre.	Plan not to scale and needs fresh P.T. Survey.
19.	C BLOCK HARIJAN BASTI, GHAROLI EXTN	984	Affected under 45 mt., 30 mt. & 24 mt. road R/W and service centre no 10.	-do-
20.	KONDLY COLONY DELHI.	1288	Affected under 45 mt., 30 mt. and 24 mt. road R/W and partly under FC-25.	-do-
21.	GHAROLI EXTN. 'B' BLOCK RAIBIR COLONY.	1476	Affected under 45 mt & 24 mt. Road R/W.	-do-
22.	DURGAPARK DALLUPURA.	1445	Affected under 30 mt. and 45 mt. road R/W.	-do-
23.	DALLUPURA EXTENDED ABADI.	113	Affected under 45 mt. & 30 mt. road R/W.	-do-
24.	DALLUPURA EXTENDED ABADI VASUNDHARA ENCLAVAE NAGAR	348	Affected under 45 mt. & 30 mt. road R/W.	-do-
25.	WEST JYOTI NAGAR ENCLAVE, LONI ROAD.	983	Partly affected under 45 m R/W and FC-8.	-do-
26.	NEW SHANTI MOHALLA GANDHI NAGAR SUDHAR SAMITI.	1573	Affected under 30 mt. road R/W and recreational	-do-
27.	E&F BLOCK PANDAV NAGAR, DELHI.	1199	Affected under 90 mt. road R/W. (NH 24)	-do-
28.	BABARPUR (EAST) (CHHAJUPUR)	17	Affected under 30 mt. road R/W.	-do-

GOVERNMENT OF NCT OF DELHI  
URBAN DEVELOPMENT DEPARTMENT  
9<sup>TH</sup> LEVEL, C-WING, DELHI SECRETARIAT  
1<sup>ST</sup> ESTATE, NEW DELHI

F. No. 1-33/UC/UD/Policy/2007/20672-20686

Dated: 12/12/07

ORDER

In accordance with Para 2.2 of the revised guidelines-2007 for Regularization of Unauthorized Colonies in Delhi as received from the Ministry of Urban Development, Government of India under letter No. O-33011/2/94-DDHB-Vol.-XI dated 5<sup>th</sup> October, 2007 the Lieutenant Governor of the NCT of Delhi, is pleased to define the Government Public land and/ or private land as follows:

1. Land under acquisition proceedings:

Government Land: All lands in respect of which the Awards have been given, and the landowners have received the compensation, irrespective of current physical possession.

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.

2. Gaon Sabha lands

Government land: All lands originally vested in the Gaon Sabha at the commencement of the Delhi Land Reforms Act, 1954, irrespective of the physical possession on ground and all lands subsequently vested in the Gaon Sabha under Section 81 of the aforesaid Act, where the physical possession is with the Government.

Private land: All lands vested in the Gaon Sabha under Section 81 of the Delhi Land Reforms Act, 1954 where the physical possession is with the original landowners.

By order and in the name of the  
Lt. Governor of the National  
Capital Territory of Delhi,

K S MEHRA

Pr. Secretary (UD)

F.No.1-33/UC/UD/Policy/2007/20672-20686

Dated:



प्रेषक,

अधिशारी अभियंता,  
हैड वर्क्स खण्ड आगरा नहर,  
ओखला, नई दिल्ली-25.

प्रेषित,

निजी सचिव,  
मा० मंत्री जी  
वित्त, योजना एवं यू०डी०  
दिल्ली सरकार, नई दिल्ली.

पत्रांक

/ हैवख /

दिनांक

विषय-

परियोजना प्राक्कलनों के विरुद्ध वांछित धनराशि उपलब्ध कराये जाने के संबंध में ।

संदर्भ-

ओ०एस०डी० मा० मंत्री जी वित्त, योजना एवं यू०डी० के पत्रांक-एफ०एम०एण्ड यू०डी०/2010 /352 -354 दिनांक 10.05.2010

गहोदय,

उपरोक्त विषयक संदर्भित पत्र का अवलोकन करने का कष्ट करें । इस संबंध में अवगत कराना है कि दिनांक 11.05.2010 को मा० श्री ए०के०वालिया, मंत्री वित्त, योजना एवं यू०डी० द्वारा स्थलीय निरीक्षण कर, क्षेत्रीय जनप्रतिनिधियों एवं जनता की माँग को दृष्टिगत रखते हुए निम्न कार्यों के परियोजना-प्राक्कलन (दिल्ली सरकार की सहमति एवं प्रस्तावित परियोजना कार्यों हेतु सिंचाई विभाग उ०प्र० को निक्षेप-गद में वांछित धनराशि उपलब्ध कराने के उद्देश्य से) शीघ्र उपलब्ध कराने की वांछना की गई है ।

क्रम सं०	कार्य का नाम	अनुमानित लागत (लाख रु०)
1	Estimate for constructing Ghat between Km. 12.200 & 12.800 Km. left bank of Hindon Cut Canal	85.04
2	Estimate for construction of bridge on Parallel Hindon Cut Canal at Km.12.530 near New Ashok Nagar, New Delhi.	167.80
3	Estimate for construction of 7.50m wide road along left bank of Parallel Hindon Cut Canal from Km.11.600 to Km. 13.300	279.04
4 A	Estimate for Construction two lane bridge on Hindon Cut Canal at Km. 13.100 Near Ashok Nagar, New Delhi.	230.89
B	Estimate for construction four lane bridge on Parallel Hindon Cut Canal Km. 13.100 Near Ashok Nagar, New Delhi.	225.48
		456.37

उपरोक्त क्रम संख्या 1 से 3 तक प्रस्तावित/माँग संबंधी कार्यों के परियोजना-प्राक्कलन तैयार कर प्रेषण के साथ-साथ क्रम संख्या 4 A, B पर उल्लिखित कार्यों हेतु समय-समय पर दिल्ली सरकार के संबंधित अधिकारियों को लिखे गये अनुरोध पत्रों



45

उक्त रजग में एक प्राचकलन Estimate for Construction two lane Bridge on Hindon Cut Canal at Km. 13.100 Near Ashok Nagar for Rs. 230.89 Lacs & Estimate for Construction four lane bridge on P.H.C.C. at Km. 13.100 Near Ashok Nagar for Rs. 225.48 Lacs अर्थात् कुल धनराशि रु० 230.89 + 225.48 = Rs. 456.37 लाख का संकलित एवं पुनरीक्षित कर डिपोजिट मद में धन उपलब्ध कराने हेतु प्रेषित है।

भवदीय,

संलग्नक:- उपरोक्तानुसार।

- 1- Drawing
- 2- Estimate

0/ (प्रम चन्द्र)  
अधिशारी अभियन्ता  
11/12/08

पत्रांक:- 367c है०च०खं०/तदिनांक/ 12-09-08

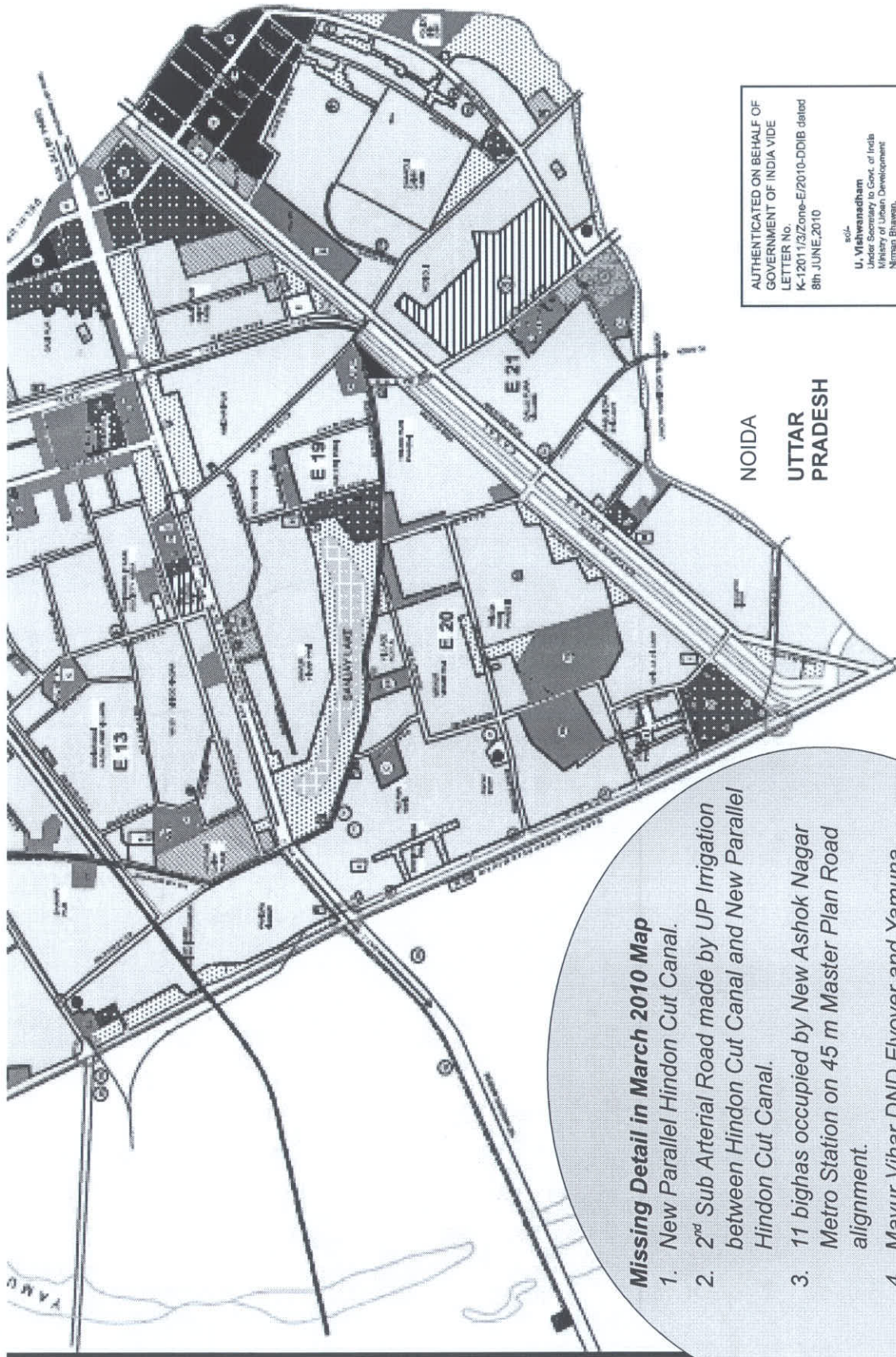
प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

- ✓ 1. निजी सचिव, माननीय मंत्री लोक निर्माण विभाग एवं शहरी विकास (P.W.D. & U.D.) दिल्ली।
- ✓ 2. प्रमुख सचिव (सिंचाई), उत्तर प्रदेश शासन, लखनऊ।
- ✓ 3. निजी सचिव, अध्यक्ष ट्रांस यमुना विकास बोर्ड, नई दिल्ली।
- ✓ 4. निजी सचिव, प्रमुख सचिव, शहरी विकास विभाग 9 वां तल (9th level), दिल्ली सचिवालय, नई दिल्ली।
- ✓ 5. मुख्य अभियन्ता (गंगा), सिंचाई विभाग, उ० प्र० मेरठ।
- ✓ 6. अधीक्षण अभियन्ता, तृतीय मण्डल सिंचाई कार्य, अगारा।
- ✓ 7. अधीक्षण अभियन्ता, एम-21, लोक निर्माण विभाग, दिल्ली सरकार।
- ✓ 8. अधिशारी अभियन्ता, पी० डब्लू० डी०-3० (GOD) नदर डेयरी के पास, नई दिल्ली- 110009।
- ✓ 9. उपनिदेशक, शहरी विकास विभाग, दिल्ली।
- ✓ 10. अधिशारी अभियन्ता, शकरपुर, एम-12, लोक निर्माण विभाग, दिल्ली सरकार।
- ✓ 11. श्री जयराम लाल वर्मा, सहायक अभियन्ता, हैड क्वार्टर, अगारा नहर ओरगना, नई दिल्ली।

संलग्नक:- उपरोक्तानुसार।

0/ (प्रम चन्द्र)  
अधिशारी अभियन्ता  
11/12/08





**Missing Detail in March 2010 Map**

1. New Parallel Hindon Cut Canal.
2. 2<sup>nd</sup> Sub Arterial Road made by UP Irrigation between Hindon Cut Canal and New Parallel Hindon Cut Canal.
3. 11 bighas occupied by New Ashok Nagar Metro Station on 45 m Master Plan Road alignment.
4. Mayur Vihar DND Flyover and Yamuna Bridge.

NAN Forum  
12.11.2011

NOIDA  
UTTAR  
PRADESH

AUTHENTICATED ON BEHALF OF  
GOVERNMENT OF INDIA VIDE  
LETTER NO.  
K-12011/3/Zone-E/2010-DDIB dated  
8th JUNE, 2010

Sd/-  
**U. Vishwanadham**  
Under Secretary to Govt. of India  
Ministry of Urban Development  
New Delhi

**ZONAL DEVELOPMENT PLAN ZONE E**



# Annexure D

## ROAD NETWORK IN ZONE E-21 EAST ZONE

(as on 10 November 2021)

SURVEY MAP OF GROUND REALITY – NAN FORUM

