

MPPD-2021 - Review

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सत्यमेव जयते



# The Aviation Employees' Co-operative House Building Society Ltd.

(Registered No. 1276)

NEAR OVERHEAD WATER TANK, GAGAN VIHAR, DELHI-110051  
Ph. : 2254-6479 (Office) Ph. : 2202-1479 (Community Hall)

(Pig.) MPPR-2021  
Vikas Minar N. Delhi  
No. 1853  
Dt. 23-05-12

Our Aim - Service With Smile

## MANAGING COMMITTEE

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SH. D. P. VERMA  
Ph. : 22545045

Ref. : AECHBS/GV/

Date : .....

Director's Planning (E+O)  
DDA

12/01/12  
L-502  
19/4/12

Name : S. N. Singhal  
Address : Aviation Employees' Co-op.  
House Building Society Ltd.  
Near overhead water tank,  
Gagan Vihar, Delhi-110051  
Contact No. : 9250352938  
E-mail ID : gaganvihar@ymail.com  
Paragraph : Review of Master Plan - Para 16.1

### Sub:- Review of Master Plan 2021

Aviation Employees Co-op House Building Society Ltd. Gagan Vihar, Delhi which falls in East Zone was allotted land measuring 200 Bighas & 11 Biswas for development of Colony and allotments of plots to its members.

As per DDA approved Layout Plan dated 07/04/1982, (copy enclosed at Annexure 1), there is a 80' Zonal Road on the north side of Gagan Vihar in front of houses no. 29 to 35, 274 to 317 of Gagan Vihar. This road connects road no. 57 ( Swami Dayanand Marg) to Mausam Vihar, Sukh Vihar road coming from Vikas Marg to Parwana road but a portion of 80' Zonal road of Gagan Vihar has been encroached in front of houses no. 304 to 315 thus there is no connectivity due to the encroached portion.

THE DEVELOPMENT AUTHORITY  
AREA PLANNING ZONE-E & O  
REVIEW OF MPPD-2021  
NEW SUGGESTION  
By No. SUGG 8  
DATE 19-4-12

19/4/12  
ADCA (E)  
FI

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The DDA has stated that the encroached portion of the road (i.e. from house no. 304-315) has been deleted in Zonal Development (E) of 2021 in pursuance of Master Plan 2021.

It may be mentioned that this road existed in Zonal Development Plan of 1998.

The question arises how portion of road can be deleted. We therefore request you that 80' Zonal Road on the north side of Gagan Vihar in totality should be shown & restored in Zonal Development Plan (E) of 2021 on account of the following reasons.

1. That a portion of the road falling in between existing road can't be deleted.
2. The traffic coming from Shahdara/Jagatpuri is entering Gagan Vihar from Northern gate and exiting from Western gate to go to Disused Canal road and Vikas Marg & Vice Versa.

Thus the traffic of trunk road is passing through the internal private roads of the Colony.

If the encroachment portion of 80' Zonal Road on the north side of Gagan Vihar is restored then there will be full connectivity of this road and Traffic can pass from this Passage which otherwise is passing through the internal roads of Gagan Vihar Colony.

3. The lease deed of Gagan Vihar House no. 29 to 35, 274 to 303 & 316, 317 indicate 80' Zonal road on the north side of their plots/houses. This is a Commercial Contract and is a promissory estoppel.

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4. To deprive the Residents & the Society from the Agreement of contract made at the time of sanctioning the PLAN (Dated 7<sup>th</sup> April, 1982) is tantamount to deceiving & cheating which attract dispute under CRPC Act.

We therefore request your kind honour to ensure that 80' Zonal road on the north side of Gagan Vihar is completely restored from road no 57 to Mausam Vihar/Sukh Vihar road for the welfare of residents & Society to have connectivity.

Thanking You,

Yours faithfully  
*S. N. Singhal*  
**(S. N. Singhal)**  
Hony. Secy.

Encl: Annexure 1.

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**Review of master plan 2021**

Hide Details

FROM:

• Gagan Vihar

TO:

• dirtya@dda.org.in

Thursday, 5 April 2012 11:42 AM

All the suggestions received by DDA till 31.1.2012 may be viewed on DDA website referred in Para 1 above. But our suggestion has not been included as contained in our letter dated 12.1.2012 address to The Vice Chairman DDA. 80' Zonal Road on the North side of Gagan Vihar in totality should be shown and restored in Zonal Development Plan (E) of 2021. Detailed letter dated 12th January 2012 along with the layout plan of the colony was attached address to Vice Chairman DDA. Acknowledge by DDA received no REC/M/12/267 dated 16.1.2012, Serial no. 1, Code - 24, Description - Miscellaneous are received by U. S. Negi.

Please include this in the suggestion for review of master plan 2021.

1 Attached file| 18KB

1. [002 \(12.1.12\).docx](#)

[Download](#)

12/01/12

Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
Near INA Market  
New Delhi.  
Sir,

**Sub:- Review of Master Plan 2021**

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Yours faithfully

S. N. Singhal  
(S. N. Singhal)

Hony. Secy.

Encl: Annexure 1.