

Review of Master Plan for Delhi - 2021 - 299 -
Registration No. 19

Submitted for their action at Open House
East-Dist on dt. 29/05/2012, Planning Zone
(E&O) for Review of Master Plan - 2021 of
the authority/s

To,
Sh. Tapan Mandal,
Director (Planning)
Delhi Development Authority,
Zone (E&O),
3rd Floor, Vikas Minar,
New Delhi

To Honorable Moderator,
Open House Meet-East-
PSK Bldg, Selhi.

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING ZONE-E & O
REVIEW OF MPD-2021
NEW SUGGESTION

2-765
14-6-12

Dy. No. SUGG. 44
DATE 14-6-12

OFFICE OF THE DIR (PIO)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 4070
Dated 5-7-12

APPLICATION FOR REVIEW OF MASTER PLAN/ZONAL
DEVELOPMENT PLAN 2021 AS A FOLLOW UP TO THE
ADVERTISEMENT IN NEWSPAPERS ISSUED BY MINISTRY
OF URBAN DEVELOPMENT, GOVT. OF INDIA ON DATED
18.2.2012 FOR SUGGESTIONS AND OBJECTIONS
CALLED UPON BY THE AUTHORITY IN THE INTEREST
OF PUBLIC.

Ref.1: FOR THE ZONAL ROAD (LINKING LONI ROAD TO
MANDOLI ROAD) SITUATED IN THE AREA OF MCD WARD
NO. 247, POLICE STATION MANSAROVAR PARK, RAM
NAGAR, SHAHDARA (NORTH ZONE), DELHI-110032.

for Zonal Development Plan - Zone E

Hon'ble Sir,

12/6-12

I am highly thankful to the Hon'ble Mr.
Kamalnath, Union Urban Development Minister, Govt. of
India for issuing orders to the authority/s for
review the Master Plan-2021 in the best interests of
public, hence the following suggestions and
objections are being filed by the owners of the
houses abutting on the proposed 80' (24.38 mtrs.)
wide Zonal Road, (Linking Loni Road to Mandoli Road),
Shahdara (North Zone), situated in ward no. 247 of
Municipal Corporation of Delhi.

Dir (E&O)
20-1446
25/6/12
PI (E)

1. The above colony came into existence in the year 1954 and some houses were constructed even prior to 1954.
2. That sanctioned plan of some of the houses were approved by Shahdara Notified Area Committee.

Cont. 2

(2.)

3. The registered owners of the houses have been paying house tax to Shahdara Notified Area Committee and now to Municipal Corporation of Delhi since then.
4. The width of the road in the layout plan prepared and approved by the Corporation was shown 25 feet wide (Right Of Way) and no house was affected in the layout plan. This layout plan was approved by the authority/s.
5. Even a Historic Gurudwara abutting on the said link road linking Loni Road to Mandoli Road was built by the Gurudwara Prabandhak Committee at that time.
6. The owners of the houses abutting on the aforesaid link road is in favour of the planned development of the area as there are several link roads, linking Loni Road to Mandoli Road, it can be checked and verified at on ground level to meet the ends of justice.
7. It is learnt that the width of present zonal road linking Loni Road to Mandoli Road (Gurudwara Marg) in Ram Nagar has been proposed as 80 feet wide without verifying the facts and earlier regularize plans threatening the existence of houses as old as 1954.
8. The proposed zonal road, was known as Bhatta Road, popularly known as Mandoli Road, changed to Mahavir Swami Marg, itself straightly connected with the G.T. Road via Moti Ram Road, therefore, diversion of the traffic of the zonal road towards Loni Road via aforesaid Link Road (Gurudwara Marg) is not viable nor having any sense. It can be easily checked and verified with the road map of the area established by the Delhi Police, North-East District (Copy annexed).
9. There are several link roads linking Loni Road to Mandoli Road on the both sides of the proposed zonal road (Link Road/ Gurudwara Marg), therefore, total road widening of 24.38 mtrs. proposed by the authority/s on the

Contn. 3

(3.)

aforesaid particular Link Road (Gurudwara Marg) primarily seems discriminatory and it can be checked and verified with the total area of land and total area of roads and streets.

10. The Loni Road was proposed 45 mtrs. (150 feet) wide (Right Of Way) in the regularized plan 1962 of the authority/s and the available width of the Loni Road starting from G.T. Road to Jaiswal Marg is 15 mtrs. (approx. 45 to 50 feet) and more than 50 years have been passed the authority/s have failed to execute their regularized plan 1962, therefore, diversion of the proposed Zonal Road towards Loni Road via aforesaid Link Road (Gurudwara Marg), measuring 250 mtrs. approx, itself raises several questions on the approval of Zonal Development Plan of Zone-E of the authority/s, hence, it be reviewed in the best interest of public at large.
11. The Greenland (Park) measuring 3445.31^{sq.} mtrs. developed by the DDA in accordance with the orders of Hon'ble Supreme Court of India of 1996 is mostly affected and encumbered under the proposed road widening proposed by the authority/s totally on a particular link (Gurudwara Marg) as 24.38 mtrs. (80 feet Right Of Way) and the Sub-Division of the same has been approved by the Delhi Development Authority arbitrarily, which itself explanatory and need not to be explained that the approved action of the authority/s are discriminatory and illegal hence, the approved zonal development plan of Zone-E of the authority/s is eligible to be reviewed in the interests of public.
12. Several vehicles are being parked and repaired and building material is being dumped on the proposed Zonal Road/Link Road (Gurudwara Marg) abutting on the boundary wall of the Park (Greenland) developed and maintained by the DDA as per orders of the Hon'ble Supreme Court itself raises several questions on the environment and parking policy and itself

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(4.)

proves no major traffic in the area and on the aforesaid Link Road (Gurudwara Marg) (Linking Loni Road to Mandoli Road) which is proposed to be widened illegally and arbitrarily.

13. The unnecessary diversion of the traffic of the said proposed Zonal Road towards Loni Road via Link Road (Gurudwara Marg) creates law and order problems to the owner of the houses abutting on the same as well as to the public at large.
14. There was no traffic survey conducted prior to approval of Master Plan-2021/Zonal Development Plan of Zone-E in Shahdara (North Zone) of the MCD.
15. The approved action of the authority/s is unjust and unwarranted and will cause great resentment in the entire colony.
16. Furthermore on dated 30.9.1994 empowered members of Layout Scrutiny Committee (L.O.S.C) of the MCD have passed an order in favour of the owners of the houses under Agenda Item No. 252/94 dated 30.9.1994 and has approved the width of the road 30' wide (ROW) of the aforesaid proposed road while verifying the facts and merits of the case for the aforesaid road and the facts were further admitted by Mr. V.K. Bugga, The Chief Town Planner, Town Planning Department, MCD vide its letter No. TP/G/569/11 dated 6.4.2011.

It is, therefore, respectfully prayed to your goodself that the suggestions and objections called upon by the authority/s be considered and accepted in the interests of public for the aforesaid zonal road (Link Marg/Gurudwara Marg) (Linking Loni Road to Mandoli Road), situated in the area of M.C.D. Ward No.247, P.S. Mansarovar Park, Ram Nagar, Shahdara (North Zone), Delhi-110032.

It is further prayed to your goodself to kindly intervene and issue appropriate orders/directions to review the Zonal Development Plan of Zone-E/Master Plan-2021 and advise the

Contn. 5

(5)

Planning Department of the DDA/M.C.D. to stop irregular action of modification of the aforesaid road (Link Road/Gurudwara Marg).

Kindly issue necessary orders.

Thanking you,

Yours truly,

[Signature] 29/5/12
Bhanu Prakash
Mo 1/2703 Con Nagar,
Coni Road, Shahdara
Delhi-110032

Dated: 29-5-2012

M: 9868215231

Encl. As above and List of owner of the houses.

Layout Plan of the road annexed.

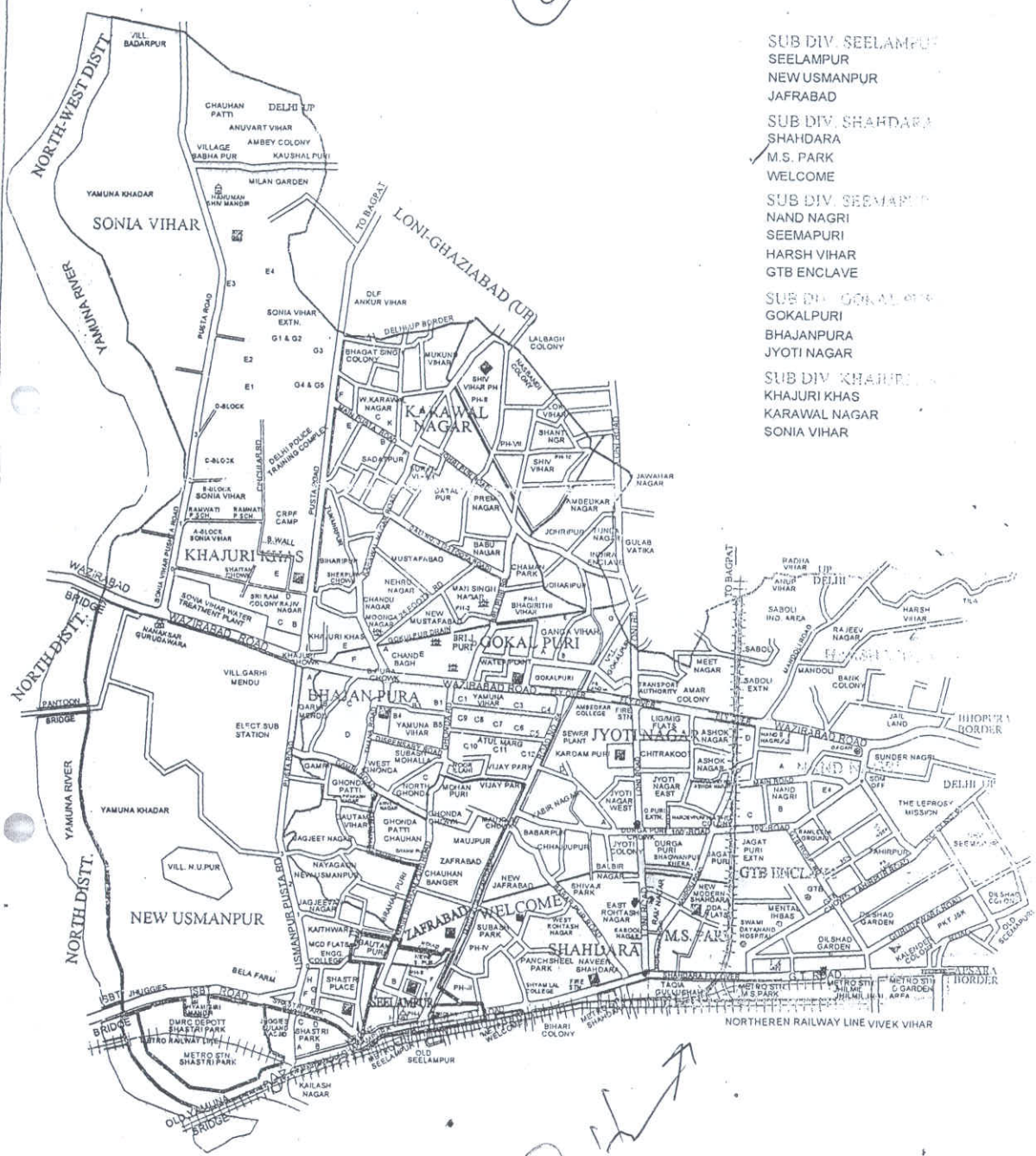
Copy to:-

1. The Hon'ble Urban Development Minister,
Ministry of Urban Development,
Govt. of India,
New Delhi
2. The Hon'ble Home Minister,
Ministry of Home Affairs,
Govt. of India,
New Delhi
3. The Hon'ble Chief Minister,
Govt. of N.C.T. of Delhi,
New Delhi
4. The Hon'ble Lt. Governor of Delhi,
Raj Niwas, Delhi

NORTH EAST DISTT.



6



- SUB DIV. SEELAMPUR
 - SEELAMPUR
 - NEW USMANPUR
 - JAFRABAD
- SUB DIV. SHAHDARA
 - SHAHDARA
 - M.S. PARK
 - WELCOME
- SUB DIV. SEEMAPURI
 - NAND NAGRI
 - SEEMAPURI
 - HARSH VIHAR
 - GTB ENCLAVE
- SUB DIV. GOKAL PURI
 - GOKALPURI
 - BHAJANPURA
 - JYOTI NAGAR
- SUB DIV. KHARAWAL
 - KHAJURI KHAS
 - KARAWAL NAGAR
 - SONIA VIHAR

[Handwritten signature]

LEGHOU PLANT OF LINK ROAD (SUNDHARA MARG)

BAN NAGAR, LONI ROAD, SHADRA DELHI-32

KERAL NAGAR

RATHI MILL

(PROPOSED) LONI ROAD = 150'0" WIDE

OLD SAHANI FACTORY MARG

GURUMARGA ROAD-50'

SABWAL MARG

BHAGWAN PAKHRA-WALA ROAD

BAN NAGAR

GREEN LAMP
GURUMARGA
MULTI GROUP
HOUSING
SCHEME
OF
APARTMENTS

H.O. USE
RATHI

PROPOSED 80' WIDE MANDOLI ROAD

DELHI STEEL MILL

MOTI RAM ROAD

MAIN G.P. ROAD