

## दिल्ली विकास प्राधिकरण

~~Zonal Plan~~ अनुभाग

मिसिल सं० E-1(E) & 2 ZP Part V

टिप्पणी

पत्र व्यवहार

विषय

Draft minutes of the meeting of the Sub-Technical Committee held on 22 Sept, 81, regarding objections/ Suggestions for draft Zonal development plan of zones E-3 (Rohas Nagar) & E-5, Saket area.

पिछला संदर्भ

बाद के संदर्भ

17.7.81

22.9.81

सं. 5 का 10/प्रति

20.10.81 P/CC-10  
7.7.82



Subject:- Draft minutes of the meeting of the Sub-Technical Committee held on 22nd Sept., 81. regarding Objections/Suggestions for Draft ZDP of Zones E-3 (Rehtas Nagar) & E-5 (Sakdarpur.)

Objection/suggestion No. 107 from Sh. Asa Ram Gupta, III/250, Mandi, Shahdara, Delhi-32.

That 8 acres of land between G.T. Road and Railway Line has been earmarked for 'Bus Terminal'. A part of this land comprising Khasra No. 1115/991/450 measuring about 5 Bighas & 2 Bighas i.e. 5265 sq.yards is under my ownership.

A part of this land measuring about 900 sq.yds. has 'Pucca Structures' such as Dharamshala, Pias & Cattle Trough (For Drinking Water) etc. for the last 40 years and is being used as such.

It is therefore suggested that the use of this land in question be changed from 'Bus Terminal' to the existing land use.

The site for the proposed 'Bus Terminal' may therefore be shifted to the west side of the land in question and the existing land use retained.

#### Recommendation

The sub-Technical Committee did not agree with the objection and it was recommended that the proposed bus terminal being an essential public facility should not be shifted from the location as indicated in the published draft zonal development plan.

Objection/suggestion No. 108 to 110 by Mrs. Rajinder Kaur, H.NO. 1472-A/16 Sevaji Park, Rehtas Nagar, Shahdara, Delhi-32.

Above mentioned objectors of Shivaji Park, Rehtas Nagar have objected against the proposed community and Health Centre in the zonal plan for zone E-3 & 5.

They have suggested that sufficient land available at a distance of 500 yds. from the present situation, can be used for building Health & Community Centre. Moreover, quite near to this place, 60' wide road shown in the Master Plan which will connect Loni Road and Sealampur. This will also serve the purpose of approach road to this community & Health Centre.



Recommendation;

The objection to proposed Community Hall and Health Centre in Rehtas Nagar was considered and it was decided that the location as indicated in the Zonal Development Plan may not be changed.

Objection/suggestion No. 112 to 121 by the Secretary, Shivaji Park Sudhar Sabha, 62, Shivaji Park, Rehtas Nagar, Shahdara, Delhi-32.

Shivaji Park Sudhar Sabha and the residents of Shivaji park have protested against the proposed widening of roads in the zonal plan for zone E-3 and 5.

In the zonal plan it has been proposed to widen the road connecting Loni Road to Badarpur Road. At the point of Loni Road, it is to be 45' where as the end connecting Badarpur Road the width has been proposed to be 60'.

Some houses area affected under the proposed widening of Badarpur Main Road which is proposed to be widened to 80'.

Further they have suggested as under:-

1. Existing Shivaji Park main road is 30' and is proposed to be widened to 60'. According to them the existing width of road is sufficient for the residents because where heavy traffic is expected, it is proposed to be widened 45' only and where it is not much congested, 60' width is proposed.
2. At present the width of Badarpur Road at certain junctions is hardly 15-30' and the widening upto 80' will hit hardly the residents of area. Therefore, the road may be kept as 40' which can accommodate vehicular traffic.
3. The road which runs from Loni Road and joins Badarpur Road should be straightened from Loni Road connecting Badarpur Road at the point from which 60' road runs towards G.T. Road.

Recommendation

It was decided that the proposed road connecting Loni Road to Badarpur may be ~~Badarpur may be~~ retained as indicated in the Zonal Development Plan, since most of the effected structures are unauthorised. However, as and when MCD finalises the regularisation plans of the unauthorised colonies/structures in the area, these may be incorporated in the Zonal Development plan.



Objection/suggestion No. 124 to 126 by Sh. Chander Mohan Mahanjan, H.No . 1473-A/12A, Shivaji Park, Rehtas Nagar, Shahdara, Delhi-32.

The above mentioned residents of Shivaji Park area have objected against the land use being shown as primary school in Zonal Plan and have stated as under:-

That their houses (bearing Khasara No. 556) are situated on Kuchha Road adjoining Shivaji Park and Ludhiana Building Street. It is a 30' wide road which is the shortest route to dispensary as well as to shopping centre, which is very busy road and 80% residents of nearby colonies pass on it. The west side of road is built up area whereas the East side of the road is open land of about 2500 sq.yds.

They have suggested that above mentioned land can be well utilised and is quite sufficient for primary school. They have requested for the re-survey of the area.

Recommendation:

The objection raised against the location of proposed primary school in Rehtas Nagar was considered and it was not accepted by the Committee, since no other suitable site is available for this facility in the area.

Objection/suggestion No. 138 by Sh. Roshan Lal, Shiv Mandir, Gerakh Park, Badarpur Road, Shahdara, Delhi-32.

The road. They has been shown widened from 50' to 80' is cutting the Shiv Mandir in Gerakh Park. Under the circumstances this road should not be widened towards the Shiv Mandir but if at all necessary may be done from the opposite side of the Mandir. It is therefore, requested to kindly save the Mandir from widening road and oblige.

Recommendation:

80' road which is stated to be effecting an existing Shiv Mandir in Gerakh Park was requested for re-alignment so that the temple is not effected. This was considered by the Sub-Technical Committee and it was decided that this objection will not alter the alignment of the proposed 80' wide road as shown in the Zonal Development Plan. The temple if it is effected by the alignment of road will be considered at the time of preparation of the detailed alignment plans of the proposed road.



Objection/suggestion No. 139 by Sh. Mala Ram, 1355 Leni Road, Shahdara, Delhi-32.

Shri Mala Ram has objected against the land use prescribed in the zonal plan and has stated that a primary school has been proposed in the plan for which the land of House No. 1355 will be acquired which has been constructed with the cost of Rs. 50,000/- It is highly objectionable to widen the Leni Road upto 150'.

As a primary school is already in existence on the land measuring two acres, it is suggested that it can be extended on lan lying vacant in the surrounding area of the school.

Recommendation:

The objection regarding the location of proposed primary school site on Leni Road was considered and it was decided that the objection may be rejected.

Objection/suggestion No. 158 from The Secretary, Gram Sudhar Sahiti, Badarpur, Shahdara, Delhi-32.

The proposed 80' wide Sub-Arterial Road running from Shahdara via Rehtas Nagar from east of Village Badarpur and west of proposed University Centre to connect with Arterial Road in the North of this Zonal Development Plan has not been earmarked on the proper place. There is a thick population in the east of village Badarpur from where this proposed road is crossed over the houses and it affects adversely the poor people of the village.. Therefore we would like to request that the same proposed road can easily be shifted to the following places without giving a curve to the road:-

- i) It may be shifted to the east from the initial starting point of this present proposed road shown as 80' wide in the Zonal Development Plan where the whole is being used for agricultural purposes.
- ii) It may be made in the east of present proposed road at a far distance touching the west edge of the University Centre (already proposed in the plan) where there are no houses and the whole area is ~~vacant~~ vacant.



2. We would also like to mention here that the road leads from G.T. Road Shahdara to Village Ghonda via Rehtas Nagar Badarpur called as Badarpur Road has been turned at the end of Rehtas Nagar to connect 100' wide sub Arterial Road in the North of this Zonal Development Plan and has been shown 80' wide as mentioned above. It appears from the Z.D.P. that this road between Rehtas Nagar and East Jamuna Canal Road (already in existence upto Ghonda) has been shown like old road i.e. about 30' wide. In this connection we request that it should be 30' wide between Rehtas Nagar and Jamuna Canal Road and from East Jamuna Canal Road at Ghonda 100' wide, because the houses in this area in both sides of the road are very congested, as shown in the Development Plan.

Recommendation :

The objection to the proposed 80' wide road running from Shahdara Via Rehtas Nagar connecting village Badarpur and university Centre, because of certain existing structures effected by it was considered by the Committee and the objection was rejected.

Objection/suggestion No. 150 to 295 by Sh. Harbans Lal Boshi, H.No. 1473-C, Rehtas Nagar, Shahdara, Delhi-32.

1 That houses were built up before the set up of the Delhi Municipal Corporation. This fact can be easily substantiated by a reference to the various House Tax receipts, D.D.A. survey slips and similar other documents.

2 That this built up area viz. Partap Pura (Rehtas Nagar) has not been shown in the plan which clearly indicates that no previous site survey has been carried out in respect of this area before the publication of the said plan.

3 That more than 90% of the available area viz. Partap Pura has already been built up. In addition to this, the area has been provided with every sort of civic amenities such as provision of Pucca Roads, electricity and drainage etc.

4. That sufficient vacant space is still available in the vicinity which can be better utilised for the purpose of building schools and providing parks etc.



5. That all these facts have ~~been~~ already been brought to the notice of the D.D.A. authorities through petitions, representations and objections even in the year 1961 and it is regrettable that no due consideration was given to them before the publication of the present Zonal Plan.

6. That majority of the residents of Partap Pura area are displaced persons who have endured several hardships in the past and who have built houses with great difficulties and with a ~~firm~~ hope of a permanent abode in their last days.

Taking into consideration all the above facts, it ~~has~~ is requested that this area viz. Partap Pura may kindly be exempted from the operation of the Zonal Development Plan and be approved in the present set up itself.

Recommendations:

This is regarding certain existing structures in Partap Pura, Rohtas Nagar. It was decided that these objections/suggestions are covered under regularisation process for unauthorised colonies being dealt by MCD. As such, it is not possible to accede to the request that Partap Pura area may be exempted from the operation of Zonal Development Plan.

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Taking into consideration all the above facts, it has been requested that this area viz. Partap Pura may kindly be exempted from the operation of the Zonal Development Plan and be approved in the present set up itself.

Recommendation:

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DELHI DEVELOPMENT AUTHORITY  
ZONAL PLAN SECTION.

Subject:- Minutes of the Sub-Technical Committee of the Screening Board held on 17th July, 81 for zones E-3(Rahtas Nagar, E-5(Sardar Pur) and E-13 (Shahdara Industrial Area).

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The following Officers were present:-

- |                           |                           |
|---------------------------|---------------------------|
| 1. Sh. E.F.N. Rebeiro     | Commr. (Planning), D.D.A. |
| 2. Sh. S.C. Gupta         | Addl. Dir. (DC), D.D.A.   |
| 3. Sh. D.D. Mathur        | Town Planner, MCD.        |
| 4. Sh. R.M. Pardhan       | Addl. Chief Arch., CPWD   |
| 5. Sh. R.D. Ghar          | Jt. Dir. (PPW)            |
| 6. Sh. K.K. Bandyopadhyay | Jt. Dir. (ZP)             |
| 7. Sh. Ram Karan          | Senior Arch. (H) D.D.A.   |
| 8. Sh. D.B. Kalkar        | Dy. Dir. (ZP), D.D.A.     |
| 9. Sh. Anbaryami          | Asstt. Dir. (ZP), DDA.    |

COMPOSITE ZONAL DEVELOPMENT PLAN FOR ZONES E-3&E-5.

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Objection/Suggestion No. 1

1. Neither the existing electric sub-stations have been shown in the draft zonal plan.
2. Adequate provision for electric sub-stations is very necessary near the existing pole mounted sub-stations.
3. Adequate provision should be made for the future requirements for electric sub-stations in the draft zonal plan.

Recommendation

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The Sub-Committee was of the opinion that the electric sub-stations, either existing or proposed, should be worked out at the time of working out the details of the zonal plans and should be shown in the detailed drawing. The Sub-Technical Committee desired that only the sites of 33 kv & 66 kv be shown in the plans.

Contd.....2/-



Objection/Suggestion No.2 Dir. of Education.

1. Existing Govt. Girls Hr. Sec. School (Bhartiya Mahilla) at Makhi Sarai nearly. Line has not been shown in the draft zonal plan.
2. "2" primary schools are required in these zones. Provision has been made for 13 sites only. The deficiency of the primary schools may be made by enlarging four nursery school sites.
3. Provision should be made for the land for play-grounds.

Recommendations

1. Existing Govt. Girls. Hr. Sec. Schools (Bhartiya Mahilla) be shown in the Draft zonal plan.
2. The location of the Primary schools be shown on the basis of the regularised plans.
3. Area for the play-fields is provided in individual school to the extent required. If more area is required then the area reserved for neighbourhood parks and recreational use may be partly used for such purposes.

Objection/Suggestion No.3 : The Secy. (L&B), Delhi Adm. Delhi

30 acres of land along the railway line, has been acquired in zone E-5 for the construction of labour qrs. It is requested that this area, which has been shown for Hr. Sec. School, primary school local shopping etc. in the draft zonal plan should be shown as residential group housing.

Recommendations

The Sub- Committee was of the opinion that Hr. Sec. School primary school. local shopping etc. are the essential components required within the residential/group housing area, and, therefore such uses cannot be omitted from the zonal plan proposals.

Objection/Suggestion No.4 : The General Manager (Telephone) Plg. Branch, New Delhi.

It is suggested that a space of two acres may kindly be

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earmarked for feeding the telephone demand of this area in the district centre.

Recommendation

The Sub-Committee accepted the suggestion and desired that 2 acres site may be made available in the distt. centre when planned.

Objection/Suggestion No.5 The Director of Technical Education Delhi

No provision has been made for locating the technical institutions. A site measuring 15 acres would be needed for a technical institutions of post matric level for a population of 1,00,000 persons and 8 acres for pre-matric technical institution which would be provided in a small unit comprising of population of 15,000 persons.

It is suggested that on the basis of these north areas for such institutions should be reserved. In the composite draft zonal plan for zone A-3 and E-5, a site measuring 8 acres for the technical Hr. Sec. School would be needed.

Recommendations

The Sub-Committee was of the opinion that if need arises for such an institution in future, a site out of the proposed Hr. Sec. Schools sites in these zones could be used for this purpose.

Objection/Suggestion No.6 - Chief Planner, TCPO.

There is a typing mistake in the table 'C' of zone E-3 column 13 of the report. In place of 3.75 it has been wrongly typed as 8.75 which will have to be corrected.

Recommendations

This be corrected.

Objection/Suggestion No.7- The General Manager(Engg.) Northern Rly.

1. Land belonging to the railways has not been correctly shown in the zonal plan.
2. The use of the rly. land should be clearly indicated as for railways.



Proposals in the zonal plan mainly show the land uses as per Master Plan provisions and not the land ownership. As such, it is not necessary that all the lands belonging to railways should be shown only for railway purposes. The Rlys. may use the land according to the land use shown in the zonal plan.

Objection/Suggestion No. 8: The I. I. of Police, Delhi.

Plots for the construction of Police Post/Police station should be earmarked in the community centres.

#### Recommendations

The Sub-Committee recommended that suggestion be accepted.

Objection/Suggestion No. 9, 13, 15, 16- The Hony. Secy. and Others, Shahdara Manufacturers Association Loni Road, Delhi-Shahdara.

1. The factories, in the zones have an approximately investment of more than Rs. 2 crores and they employ nearly 6,000 persons.
2. The nearby area is not well populated. The existing residential qrs./houses are, by and large, used for the staff/labour and for the factory owners. No industry is obnoxious or hazardous in this area.
3. Factories were established in the area as early as 1940-41. All of them were duly authorised by the erstwhile Delhi Improvement Trust, the Shahdara Distt. Board and the Shahdara Municipality etc.
4. In all, there are about 215 industries/factories existing in the entire Shahdara Planning Division. Out of these, 70 industries fall in Zones E-3&5. Except for one or two factories, all of them were in existence before the Master Plan was prepared.
5. In the adjoining area of UP along Loni Road, towards the east side, industries have been established by the UP Government.
6. The G.F. Road would no longer serve as a Highway. Two by-passes have been provided in the Master Plan.

Contd.....5/-



7. The existing 60 ft wide Dilshad Road upto S.S. Light Rly. crossing, parallel to the G.T. Road may be extended to meet Loni Road at the inter section of Balbir Road. This would reduce traffic congestion on the main G.T. Road. The area, bounded by the G.T. Road, by this proposed road and Loni Road would cover most of the existing industries.

It is suggested that this areas should be declared as industrial area. The existing factories, on the West of Loni Road should be spot-zoned; these are neither noxious nor hazardous. The remaining factories situated in other areas should be allowed to exist at their present sites until 1982.

9. The widening of Loni Road to 150' ft. would be necessary. The traffic density is not much. The Existing 40 ft. width may be increased to 80 ft. which is sufficient.

RECOMMENDATIONS:

Regarding spot zoning, the Sub Technical Committee observed that the Ministry of Works & Housing, Govt. of India, has already taken a decision and the same may be followed. Objection/Suggestion No.14-M/S Radhu Talkies, G.T. Road, Delhi-Shahdara.

1. The land under Radhu Talkies was an evacuee property measuring about 6,561 sq. yds. This land was allotted by the Ministry of Re-habilitation for running a cinema in consultation with the then Chief Commission, Delhi and other authorities concerned.

2. The plan for constructing the cinema was sanctioned by the Delhi Improvement Trust, the Rehabilitation Ministry, the Executive Engineer, CPWD & the Chief Electrical Engr. The cinema was constructed in 1962.

3. MCD in the approved layout plan of Navin Shahdara Extn. and Raj Nagar Colony, retained this site as a cinema site.

4. The retention of this cinema at its present location does not, in any way, affects the zonal plan proposals.

Contd..6/-



5. The community facilities which have been shown at a little distance should also be shown in continuation of the cinema site and thus the whole area should be declared as a community centre.

RECOMMENDATIONS:

As the activities like that of a community centre are existing near the site under reference, this could be possible to earmark an area for community facilities so as to cover all such existing activities on this site and thus bifurcating the proposed community centre on 150 ft. wide M.P. road into two parts, and one may be proposed on this site.

Objection/Suggestion No.17-Sh. Rameshwar Dayal, Gobind Ashram Shahdara Delhi-32.

An area measuring 77.0 acres is earmarked for Shahdara Rly. station, Interstate Bus Terminal and parking and 13 acres for Shahdara Saharanpur Light Rly. Most of the area is built up.

S.S. Light Rly. cuts the main G.T. Road and creates a bottleneck in free flow of traffic and may be overcome by constructing an over bridge which will involve considerable capital.

In this area Shahdara Water Works and the new Water Tank recently built exist and it present appear a practical proposition that these will be removed.

S.S. Light Rly. should be terminated the north of G.T. Road and 13 acres of the land which is earmarked for such purpose will satisfy all requirements of the rlys. Even if more area is required the agricultural land which is not used for residential may be acquired.

He has also suggested that if the above proposals are not accepted then, if 20 acres of the land are left, the remaining 57 acs. available will be sufficient for Shahdara Railway Station and for other services.

RECOMMENDATION:

The Sub-Committee was of the opinion that the existing Water Works and Water tanks may be retained within the same land use. The land earmarked for Rly. purpose has been shown according to the Master Plan recommendations and also the land owned by the Railway be earmarked at this location for Railway operational purposes.

Objection/Suggestion No.18:- Sh. Lakhmi Chand, House No. G-16

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Navin Shahdara. Delhi-32

He has urged that 'G' Block which runs on the northern side of Sham Lal Gupta College is a part of the approved colony of MCD and Delhi Development Authority, It should be incorporated in the draft zonal plan.

RECOMMENDATIONS:

The Sub-Committee observed that as per the policy the approved layout plans of the competent authority are to be incorporated in the zonal plan. Assuch, no further recommendation is necessary.

Objection/Suggestion No.19-Smt. Gobind Kaur Sethi, 103-Rabindra Nagar

In the composite draft zonal plan 10 more primary schools are proposed in addition to the 9 existing in the layout plan. Azad Nagar being a residential area, should have more recreational and cultural facilities rather than purely educational facilities shown in the form of primary schools.

There should be sites for Gurdwaras and Temple in every residential area. Existing Gurdwara and Mandirs should be shown. In the absence of the provisions for religious institutions, the residential areas are not self-contained.

The open parks available in this colony are very less excluding the site under proposed hospital, hence now open spaces should be reserved.

RECOMMENDATIONS:

- i) The open spaces are shown as per Master Plan Standards as such no further recommendation is necessary.
- ii) The Number of Primary schools as per population standards be shown.
- iii) Existing religious buildings may be shown in the zonal plan.
- iv) Hospital site has been shown as per location given in the land use plan and it is not desirable to omit the hospital site for creating open spaces. This should be retained.

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Objection/Suggestion No.20-Shri Ramashwar Nath Vaid, East Rohtas Nagar, Shahdara, Delhi-32.

This land was allotted about 12 years back and he was allowed to build a house in allotted land to settle there permanently. Consequently, he has built his house at Khara No. 336 spending thousands of rupees in 1965 and paying house tax regularly since 1956. In 1956 notice was served upon us by the Rehabilitation Ministry that allottee is authorised to have only one plot worth Rs.10,000/- out of the allotted land, because the area in which the land is/-  
/- allotted as has been declared as urban. Thus he has selected Khara No. 336 and constructed a house, the remaining land was taken by the Delhi Administration.

This plot has been shown partly as a park in the layout plan of Rohtas Nagar, It is requested that it should be declared as residential. There is sufficient area available which is lying vacant and can be used for parking etc, without distributing to anyone.

RECOMMENDATIONS:

The Sub-Committee noted that in case the plot forms part of an approved colony/regularised colony then this case be shown as residential.

Objection/Suggestion No. 21-23 and 25-34 resident and Others, Rohtas Nagar Welfare Association, Shahdara, Delhi- 32.

They have stated that:

1. The area shown as residential-cum-shopping has been built in 1954 after getting the building plans sanctioned by the Deputy Commissioner and Chief Commissioner. The residential planning area may be shown on either side of Babarpur Road which is an existing main bazar and may be declared as commercial. If at all such a centre is to be planned, it may be located on vacant/<sup>land</sup>towards the north of the proposed 60 ft. wide road, connecting Babarpur Road and Loni Road.
2. The proposed neighbourhood park on 80 ft. Babarpur road has been shown on the already sanctioned layout plan by the east while Shahdara Municipality Committee in 1942 of A and B blocks. This area is fully built up. The proposed park may be accommodated on the vacant land lying near the east of Radhu Talkies and West of Rehman building.
3. Babarpur road has been shown in the zonal plan as 80ft. wide; it is proposed to be widened on eastern side. On this side there are houses already built according to the sanctioned plans by the competent authority. Houses on the Western

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side were, however, built without getting building plans sanctioned. The road should be widened in such a way that there be minimum loss of property.

4. Heavy traffic may be diverted towards the 150 ft. wide Leni Road which is in the east of Babarpur road and from the west side of the newly proposed 150 ft. wide road, adjacent to Shan Lal College. Widening of Babarpur road is not necessary.
5. The site under basic primary school No. 6 is an already built up residential area. It should be residential.
6. Higher Secondary School No. 5 is shown on the built up residential area and pucca houses are existing. This should be shown as residential.
7. The proposed primary school No. 4 has also been shown on a built up area. This should be shown on an open area.
8. The area shown as neighbourhood park along G.T. Road should be shown as residential. It is apart of the regularised colony.
9. The proposed community centre affects partly the built up residential area.
10. 60 ft. wide proposed, road, connecting Leni Road and Babarpur Road is not needed. There is an existing 40 ft. wide road.
11. Care should also be taken to protect those who have honoured the law and have not built their houses unauthorisedly on their plots. These should not be used for providing community facilities in lieu of shifting the proposed facilities falling on built up properties.

RECOMMENDATIONS:

All the points raised in these Objection/Suggestion relates to the unauthorised colony location. As per policies all the colonies are to be shown in the zonal plan.

Objection/Suggestion No. 24, Shri D.S. Bahl, Rohtas Nagar, Shahdara:

He has stated his house on Bahl Street which was constructed in 1952 has been omitted in the draft zonal plan. The area of Bahl Street has been shown as vacant although several houses were built in the time of Delhi Development (provisional) Authority including his house.

RECOMMENDATIONS:

The Sub-Technical committee was of the opinion that as the land use is residential, no change is needed.



Objection/Suggestion No. 35- Shri Kasturi Lal, Architect.

He has stated that:

1. The two community centres as proposed in the composite draft zonal plan are far away from the already built up residential areas of Rohtas Nagar, Kabul Nagar, Ran Nagar etc. The proposed shopping areas is not possible to be developed, it has been shown on the built up properties.

The sites which could easily be developed as local shopping areas near Radhu Cinema and Shahdara Railway in on G.T. Road.

2. The land belonging to Shri Rameshwar Dyal has been shown as a local shopping centre on the south of G.T. Road. The site is not suitable for this purpose from planning point of view.

3. The proposed primary school No. 2 has been shown on the built-up properties.

✓ RECOMMENDATIONS:

As far as the locations of the sites of Community Centres are concerned that are to be incorporated keeping in view the regularised plans.

The location of the Primary School and local shopping areas will be as shown in the regularised plans.

Objection/Suggestion No. 36- Shri Des Raj Vij, Jain Steel Shahdara.

He has stated that:

1. His building No. 1/1121/33, Railway Road, constructed in 1932 according to the sanctioned building plots, has been shown under the recreational area.

2. Railway Road was declared as a commercial area by the Municipal Corporation of Delhi where his building is located. This whole area is completely built up. There is no vacant place of land. This should be shown as Commercial-cum-residential as approved by the corporation. A school building is under construction. The Corporation is also constructing a market for rehriwallahs on the eastern side of this road.

RECOMMENDATIONS:

The approved/regularised plan of the area be incorporated in the Zonal Development plan. If there is any change in the land use, the same may be processed.

Objection/Suggestion No. 37- President, Arya Samaj Mandir, Rohtas Nagar, Shahdara, Delhi-32.

1. The Arya Samaj Mandir, Rohtas Nagar is situated in Kh No. 253 Sikhpur, Shahdara. This is the only Arya Samaj

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Mandir Catering for and being utilised by the neighbouring colonies namely Balbir Nagar, Kabul Nagar, Geraakmark, Navin Shahdara including Rohtas Nagar East and West. It is suggested that due consideration may be given to the above mentioned facts at the time of finalising the layout.

RECOMMENDATIONS:

The location of the Temple be shown in the plan to be prepared for the un-authorised colonies.

Objection/Suggestion No. 38- The General Secretary, Delhi Sudhar Samiti, Shahdara, Delhi-32.

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He has stated that:-

1. Two senior basic schools (one for boys and one for girls) have not been shown in the Zonal Development plan which are already in existence since long in the south east of village Babarpur (Chhajjupur).

The proposed neighbourhood park in 11.54 acres of land has been shown on the same place where district these two schools are existing.

2. The land shown where district centre is shown is thickly populated.

3. The land shown for neighbourhood park is also inhabited thickly by village Babarpur and two senior basic M.C.D. schools are also functioning. These all should be retained.

RECOMMENDATIONS:

The approved re-development scheme of village Babarpur be incorporated in the zonal development plan.

Objection/Suggestion No. 39 to 42, 53-54, 94-106 and 140 to 144: Hony. Secretary, Panchsheel Garden Welfare Association and Subhash Park Welfare Association, Navin Shahdara.

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They have stated that:

1. The area proposed for a neighbourhood park to the north of Shan Lal College is fully built up. It consists of old villages and other localities of Navin Shahdara. This area is 150 ft. wide road adjacent to the proposed district centre and Shan Lal College.
2. Panchsheel Garden colony was sponsored in 1959. A regularised layout plan was submitted to M.C.D. for approval. The colony has more than 35% built up plots. The whole of the Panchsheel Garden, Dwarkapuri and Subhash park are covered under the

/= neighbourhood park should be shifted to the vacant land.

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proposed neighbourhood park and under the proposed sites for higher secondary schools (n.s.3&4). One more higher secondary school is under construction; it has not been shown in the draft zonal plan.

3. Bharti Block, situated in Gali No. 3 East Rohtas Nagar should be incorporated in the zonal plan. This block came into being in the year 1957-58. It was approved vide letter from the Corporation No. 14(1476)/57-D dated 23.8.1957.

4. Draft zonal plan does not show the existing road, running behind the police station towards the 150 ft. wide road. This has been shown only upto the fire bridge station and beyond that a Kachha road has been shown joining G.T. Road, which does not exist near the G.T. Road.

5. Vacant plots forming a part of an approved layout plan should not be acquired for providing community facilities.

6. Proposed primary school (site No.5) is shown on an already built up residential area known as Shivaji Park. The proposed shopping area is also not feasible.

7. Proposed 60 ft. wide road should be omitted. If at all a road is required this may be shifted away, along the existing mallah.

8. A part of Shivaji Park has been shown under the proposed community.

RECOMMENDATIONS:

Approved/regularised plans of these areas be incorporated in the zonal development plan.

OBJECTION/SUGGESTION NO.43,111, and 122- Secretary and others, Shivaji Park Sudhar Sabha, Shchdara.

They have stated that:

1. Some of the houses are affected under the proposed widening of Babarpur Road to 60 ft.

2. The existing Shivaji Park main road is 30 ft. which is sufficient in which there is no need for having a 60 ft. wide road as proposed.

3. The road which runs from Loni Road and joins Babarpur road should be straightening at the point at which the 60 ft. road runs towards G.T. Road.

4. In village Sigdarpur, Vedampur and Dabarpur, there are open plots available. These belong to D.D.A. being the custodian property, could be used for providing parks and other amenities.



RECOMMENDATIONS:

The approved and regularised plans of these areas be incorporated in the zonal development Plan.

Objection/Suggestion No.44-52- Secretary, Mansrover Park Plot Holders' Association, Shahdara.

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He has stated that:

1. 80 ft. road has been proposed in the zonal plan and shown perpendicular to the G.T. Road towards north. This should be shifted along the existing S.S. Light Railway Lines it affects the built up residential area.
2. 60% of Mansrover Park is built up, it is occupied by Government Servants. Parks and schools have been proposed on built up properties. These should be located on the open land available.

RECOMMENDATIONS:

The approved and regularised plans of these areas be incorporated in the zonal development plan.

Objection/Suggestion No.55- Shri Kishan and others. East Rohtas Nagar, Shahdara, Delhi.32.

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They have requested that Baru Block situated in Gali No.3 East Rohtas Nagar should be included as a part of the Rohtas Nagar area. This block came into existence in the year 1957-58 and was approved by the M.C.D. vide F.No. 14(1476)/58-B dated 23.8.57.

RECOMMENDATIONS:

This is not related to this zonal plan therefore, no recommendation is necessary.

Objection/Suggestion No. 56-61 - Shri Gool Ram and others. Loni Road, Shahdara.

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They have stated that under the proposed 60 ft. wide road connecting Loni Road and Babarpur road, number of built up houses are coming. If it is shifted another 100 yards. towards the north, the built up properties will be saved. Otherwise the proposals will adversely affect the resident's and occupants of the buildings and plot-holders.

Loni Road has been shown as 100 ft. wide. Extension of the road will badly affect a large number of residents of Ram Nagar, Kabul Nagar and Balair Nagar. It will be better if in places of the expending Loni Road a new road parallel to it is constructed.

RECOMMENDATIONS:

The prepared 60 ft. wide road is necessary from traffic point of view and it should not be shifted. Loni Road is a master plan road and is a major link between the Arterial

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Road (210 ft. R/W) and G.T. Road. Position of the Loni Road with proposed width considered to be alright.

Objection/Suggestion No.62 to 84-Shri Babu Ram and Others. Shri Ram Nagar, Shahdara.

Purpose

1. They have stated that land for Railway has been earmarked although it is already built up. The railway station should be shifted on the site earmarked for railway use near S.S. Light Railway Station.

2. Shri Ram Nagar is an approved colony since the days of the Improvement Trust. Construction has taken place therein accordance with the building plans sanctioned by the D.I.T. The colony stands approved by the Municipal Corporation also. There is no demand for any additional land by the railways. There is sufficient vacant land already available for their use around the railway station. If land is required for their expansion, the South side of Shahdara Main Railway Station may be acquired.

3. It is learnt that the railways are conducting a final survey, for shifting the S.S. Light. Railway from its present location somewhere near Shahibabad Railway Station and converting it into Broad Gauge. There may be no necessity for earmarking any land for railway use here. The railway station may be shifted on land which is reserved for the S.S. Light Railway.

RECOMMENDATIONS:

Pt.(1): Already Covered.

Pt.(2)& As a policy the layout plans of the approved/regularised

(3): colonies are to be incorporated and thereby if there is any adjustment/change in land use, the same may be processed.

Objection/Suggestion No. 85-93- Shri K.L. Gupta, Shri Ram Nagar, Shahdara.

1. He has stated that in the draft plan proposals an area which was approved as residential has been shown as 'Commercial'.

2. Layout plan of Brahmapura (Shri Ram Nagar) was approved as 'residential' by the Delhi Improvement Trust in the year 15.1.1963 and by the M.C.D. in 1963. 80% of the area is covered under residential use, which has not been incorporated in the zonal plan.

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3. A huge area to the east of Shri Ran Nagar is lying vacant where shopping area may be conveniently developed.
4. The G.T. Road at present is 120 ft. wide. It is to be widened to 150 ft. according to the Master Plan. This widening should be on either side.

RECOMMENDATIONS:

The Sub-Technical Committee noted that the alignment of G.T. Road has already been prepared & approved and ~~designed~~ <sup>designed</sup> ~~deflected~~ <sup>deflected</sup> than the same be ~~incompleted~~ <sup>completed</sup> in the plan.

Objection/Suggestion No. 123-Shri Chander Mohan, Mehajan, Shivaji Park, Rohtas Nagar, Shahdara. &

He has stated that his house is situated on Kachha road adjoining Shivaji Park, Ludhiana Building Street, which is 30 ft. wide. A proposed primary school has been shown in this area. A piece of vacant land measuring about 2,500 Sq. yds is, however, available towards the east side of this road. The built up area should be left undisturbed.

RECOMMENDATIONS:

This is covered under the policy adopted for unauthorised/unapproved colonies and no separate recommendations is necessary.

Objection/Suggestion No. 127 to 133- Shri Baru Mal and others, Kabul Nagar, Shahdara.

The proposed Primary School (No.3) has been shown on built up properties. The proposed community centre would affect about 70% built up houses. The proposed road would affect the built up houses.

RECOMMENDATIONS:

These points are covered under the policy adopted for unauthorised/unapproved colonies and no separate recommendation is required.

Objection/Suggestion No. 134-136- Secretary and others, Gran Sudhar Samiti, Badarpur, Shahdara.

1. The proposed district park has been shown in an area which is thickly built up.
2. Primary School No. 10 has been shown on built up properties. Two senior basic schools which are already existing have not been shown. The neighbourhood park has been shown where the schools are existing.
3. About 10 acres of the district park may be curtailed to

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save the built up properties.

RECOMMENDATIONS:

The re\_development scheme of Babarpur village be incorporated in the zonal development plan.

Objection/Suggestion No. 137-Residents, Nagrik Sudhar Saniti, Ran Nagar Extension (Nathu Colony) Shahdara.

Ran Nagar extension (Nathu Colony) is a regularised/ approved colony. It is surrounded by a number of residential colonies and situated very close to Jyoti Nagar, residential colony approved by M.C.D. In that colony 80% built up area is approachable by Pucca roads with the main town.

The land use of the colony should be shown as 'residential'.

RECOMMENDATIONS:

The colony already approved by M.C.D. and also the regularised layout plan be incorporated in the zonal development plan.

Objection/Suggestion No. 145 to 157 to 249 Park Sudhar Saniti. Shahdara, Delhi-32.

1. The area covered in the proposed higher secondary school No.5 is a built up area. Most of the construction is prior to the declaration of the Master Plan.

The proposed 60ft. wide road should be shifted along the mallah which has been shown passing through the built up area. The existing middle schools have not been shown. These exist near the proposed higher secondary school site No.7. The approved colony known as Shivaji Park adjoining Rohtas Nagar East, has not been shown in the plan. The area which is built up should be declared as residential area. Sites for the proposed Higher Secondary Schools Nos.5 and 6 should be shifted to the area which has been acquired for this purpose.

RECOMMENDATIONS:

The regularised layout plan of the un-authorized colonies formulated as per policy be incorporated.

Objection/Suggestion No. 296-Residents, Old Garadpur Park Colony, Babarpur Road, Shahdara.

1. The proposed higher secondary school No.5 has been proposed on the built up area.

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2. A number of residential constructed houses are also affected in the expansion of the existing government Senior Basic School. These houses were constructed in 1962.

RECOMMENDATIONS:

Covered under the policy of un-authorised colonies.

Objection/Suggestion No.297-Representative, Federation of Dwarka Puri, Uldhan Pur, Panchsheel Garden, Subhash Park.

1. The area under these colonies falls in the north-west corner of the sector formed by 60 ft. road in the north, G.T. Road in the south, Babarpur Road in the east and 150 ft. wide Master Plan in the West.
2. These colonies came into existence during the years 1956 to 1958. The question of their approval is pending in M.C.D. since 1959.
3. The land use as per Master Plan is residential in the draft zonal plan, the major portion has been shown in the neighbourhood parks and two higher secondary schools (No.3 and 4).
4. A number of school buildings and roads which exist have not been shown in the draft zonal plan. A few which are no more existing, have been shown.
5. One higher Secondary School building has been constructed on Railway Road. It has not been shown in the draft zonal plan. The other school site required may be located either on the site in the east of Police Station on G.T. Road or on the site in the South of proposed community centre. Both these sites are vacant.
6. About 28 acre of land has been earmarked for neighbourhood parks. This covers portions of approved colonies. No built up property should be affected.

RECOMMENDATIONS:

Covered under the policy of un-authorised colonies.

NOTE:- The Objections/Suggestions Nos. 107,108,109,110, 112,113,114,116,117,118,119,120,121,124,125,126, 138,139,158,250-295 are to be taken up separately for consideration.

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