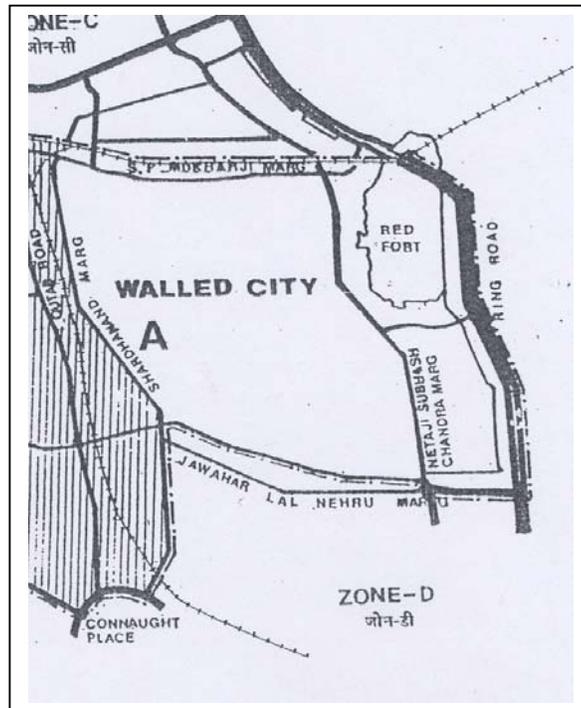


ZONAL DEVELOPMENT PLAN ZONE "A" Walled City (Part Zone A and C)



ZDP FOR ZONE-A - WALLED CITY (PART A&C) AUTHENTICATED ON BEHALF OF THE GOVERNMENT OF INDIA VIDE LETTER No.K.12011/3/ZONE-A WALLED CITY (PART A&C)/2010-DD.IB DATED 1.6.2010

Sd/-
(U.Viswanadham)
Under Secretary to the Govt. of India
Ministry of Urban Development
Nirman Bhawan, New Delhi.



Modified based on the approval by MOUD, GOI,
vide letter no. K.12011/23/2009/DDIB on 8.3.2010
DELHI DEVELOPMENT AUTHORITY

PREAMBLE

The Zonal Development Plan for Zone 'A' Walled City (Part Zone A and C) has been approved by Ministry of Urban Development, vide letter no.K-12011/23/2009-DDIB dated the 8th March, 2010 under Section 11A of DD Act, 1957 and notified under Section 11 by DDA on 18.06.2010.

The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions will be subject to fulfillment of the conditions as given in the chapter 14.6 of the ZDP / Govt. directions issued from time to time.

Indication of Influence Zone along MRTS / Major Transport Corridor as well as indication of uses other than residential and facility corridor shall be undertaken at the stage of layout plans / local area plans, as per provisions of MPD-2021 and the guidelines and conditions, as notified by DDA with the approval of Government of India from time to time.

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ZONAL DEVELOPMENT PLAN FOR ZONE 'A' Walled City (Part Zone A and C)

1.0 INTRODUCTION

As per the MPD-2021, notified on 07.02.07 the National Capital Territory of Delhi has been divided into 15 zones from A to H and J to P, of which 8 Zones are in the urban area, one in Riverbed and remaining 6 in the rural area. The zones K & Pare subdivided into two part zones. The designated Special Area in MPD-2021 comprises of Zone-A (Walled city), Zone A (Other than Walled City) and Zone B.

- i) **WALLED CITY:** (Sub-Zones A-13 to A-26, A-28 (i.e. part of Railway Station and Railway Yard) and C-1 (Map-1).

Walled City, an old built up and historic area, has a special character and therefore, zonal Plan for the same has been prepared separately.

- ii) **OTHER THAN WALLED CITY** (Sub-Zone A-1 to A-12).

Other than Walled City area also has a special character and therefore a separate zonal has been prepared.

The present Zonal Plan is for the Walled City consisting of 15 sub-zones of Zone-A and one subzone of Zone-C. Total area of the Walled City is 569 ha.

2.0 STATUTORY PROVISIONS

2.1 ZONAL DEVELOPMENT PLAN

The Delhi Development Act, 1957 under section 8 provides for preparation of Zonal Development Plans simultaneously with the master Plan or as soon as thereafter. Under the Act Zonal Plan may show land use, Public and Semi-Public facilities, utilities and services, roads, housing, recreational, industries, business, markets, schools, hospitals, open spaces, standards of population/density and various other components of development. The Zonal Plans are processed under section 10 of the Act.

A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property/land for the designated use.

Based on the availability of infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan-2021. The hierarchy of urban Development indicated in the Zonal Development Plan is to be in conformity with table 3.3 of Master Plan-2021.

2.2 PROVISIONS IN THE MASTER PLAN FOR DELHI-2021

As per the MPD-2021, a Zonal Development Plan means a plan for one of the Zones (Divisions) of the National Capital Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system.

3.0 SUB-ZONES

The walled City comprises of 16 sub-zones. Fifteen sub-zones are part of Zone-A and one subzone is part of Zone-C. The area of the Sub-Zone varies from 14.4 ha. to 76.6 ha.(Map-2).

TABLE 1: SUB-ZONES AS PER MPD-1962

Sub-zone	Area (Ha)	Locality
A-13	27.1	Kucha Pati Ram
A-14	23.9	Chitli Qabar
A-15	37.9	Matia Mahal & Pataudi House
A-16	27.8	Churi Walan, Sita Ram Bazar
A-17	28.3	Farash Khana, Lal Kuan
A-18	14.4	Naya Bans, Fatehpuri
A-19	23.6	Tilak Bazar, Bara Dari, Peeli Kothi
A-20	52.5	Daryaganj, Ansari Road
A-21	22.1	Jama Masjid, NetaJi subhash Park
A-22	35.4	Balli Maran, Charkhey Walan
A-23	35.9	Malliwada, Kinari Bazar
A-24	33.6	Katra Neel, Town Hall Gandhi Ground
A-25	21.1	Lajpat Rai Market Bhagirath Palace
A-26	76.7	Red Fort, Salim Garh Fort
A-28	46.4	Railway Station RailWay Yard
C-1	62.3	Ram Bazar, Kashmere Gate G.P.O.

4.0 LOCATION, BOUNDARIES, AREA:

Zone-A (Walled City) is part of the Old City and located in Central Delhi and encircled by the boundaries of Zone-A (other than Walled City) in the West, Part of Zone-C in the North, River Yamuna & Zone O on the East and Zone-D in the South.

The total area of the zone works out to 569.0 ha. and is designated as Special Area as per MPD-2021.

5.0 POPULATION

As per MPD-2001, the holding capacity for Zone A is 4.2 Lac and the existing population in 2001 is 5.7 Lac. The stipulated holding capacity for 2021 for Zone A is 5.7Lac (which includes other than walled city Area).The MPD-2021 has recommended no addition in the existing population as on 2001.

6.0 IMPORTANT REDEVELOPMENT POLICIES:

The MPD-2021 has identified redevelopment policies for certain areas such as Existing Urban Areas (Planned Area, Special Area and Unplanned Areas), Industrial areas, etc. The relevant policies are detailed out in this plan.

6.1 REDEVELOPMENT OF EXISTING URBAN AREA

Redevelopment, through a process of re-organization and utilization of the land already developed will be a major element of the overall city development plan as per MPD-2021, considering the limitations of the land availability in future.

A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority for efficient and optimum utilization of the existing urban lands, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz. water supply, sewerage, road network, open spaces and the essential social infrastructure.

REDEVELOPMENT STRATEGY: The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body/land owners/residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:

6.1.1 PLANNED AREAS:

INFLUENCE ZONE

As per Master Plan 2021 Para 3.3.2, Influence Zone along MRTS Corridors and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features, such as, metro, roads, drains, high tension lines and control zones of monuments/heritage areas, etc. This identification is to be done in consultation with GNCTD.

In Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more site specific. However, if there is any proposal received within 500 mt. of the centre line of the MRTS/major transport corridor, it will be examined as per the guidelines given for redevelopment as per directions of the government.

6.1.2 SPECIAL AREA

These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial-both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role. The Authority may further designate certain other areas as 'Special Area.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment

areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

The Old City areas, Shahjahanabad (Walled City) are fast changing their residential character to non-residential use, but still have a residential component. The non-residential uses of varying degrees have developed with time depending on their location, related with accessibility and the established trade.

In the case of traditional inner city areas, it is essential first to distinguish between the heritage segment of the area and the non-heritage segment of the area. Well-designed Special Area Redevelopment Schemes must be prepared for traditional areas giving the development control parameters for the heritage areas keeping in view archaeological norms/architectural character and general parameters for the non-heritage segment of the traditional area. Each Special Area Redevelopment Scheme should entail an enumeration of the monuments and old buildings within the heritage areas, which must be conserved. The MCD is the nodal agency who should prepare Special Area Redevelopment Schemes for all traditional areas within a time frame.

The basic objective of Special Area Redevelopment Scheme in traditional areas is to bring about in situ improvements, which help in improving architectural character of the area, i.e., design, and layout, as well as revitalizing trade and commerce in the area.

6.1.3. Shahjahanabad (Walled City)

The most important part of the Special Area is the traditional City of Shahjahanabad, part of which is a core of the business district. The area is prone to commercialization, particularly with improved accessibility due to the MRTS. The Plan proposes to regulate and shift noxious and hazardous wholesale trades and industrial activity from this area.

Traditional areas in Walled City need special treatment to conserve its heritage value while retaining the residential character. Redevelopment of government owned katras is to be taken on priority. However, redevelopment would also be promoted in privately owned katras simultaneously. Permission of activities in use premises and building control regulations shall be as follows:

(i) The area surrendered for public facilities or for heritage value to be used as tradable FAR.

(ii) Street pattern: The street pattern in residential area is proposed to be restructured with linkages from the metro stations. The minimum road width and prioritizing of road widening are dictated by fire and other disaster management criteria. The streets, having 30m to 50m lengths, shall have a minimum of 3m width and streets having more than 50m length shall have a minimum of 4.5m width. Common facilities shall be located with linkages to pedestrian roads and metro stations.

(iii) Subject to preparation and approval of an Integrated Redevelopment Scheme, higher FAR and other development controls can be considered. This

provision is also subject to requirement of heritage controls, parking, accessibility of emergency vehicles and basic services.

6.1.4. SPECIAL AREA REGULATIONS

In MPD-2021, the Walled City and the continues area in between has been designated as Special Area for the purpose of development since this area cannot be developed on the basis of normal regulations given in the development code. The Redevelopment Scheme for this Special Area should be prepared and notified by the MCD within three years. Special Area Building regulations shall be prepared by the Authority in consultation with the local body within a period of three years and notified with the approval of the Central Government.

The Authority may declare other historical/pre-1962 developed areas as Special Area.

The development within these areas shall be governed as per the following norms and regulations as prescribed in MPD-2021 in respective chapters.

Permission of use / use activities in use premises:

1. The noxious industries and hazardous trades shall be shifted from the Special Area within a maximum period of five years, and shall be replaced by other compatible uses.

2. The Public and Semi-public uses and services like Hospitals, Dispensaries, Colleges, Schools, Police Stations, Fire Stations, Post Offices, Local Government Offices, Parking etc. shall be retained in their present locations and additional sites could be indicated in the Redevelopment Schemes / Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

3. Special Area building Regulations shall be framed for special area, unauthorised regularized colonies and village abadis. Owners in special area, unauthorised regularized colonies and village abadi shall register themselves with the local body within a period of four months indicating the existing extent of construction. Thereafter a certificate of structural safety by qualified engineers shall be submitted within the next 6 months. Subject to height restriction of 15 meters, all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, whichever is earlier.

4. Regulations for special specific areas shall be as under:

(i) Lajpat Rai Market: The single storeyed market on either side of Chandni Chowk shall be retained.

(ii) The isolated use premises like School adjoining Jama Masjid, Presentation Convent School and the Church at Kashmere Gate, Municipal Offices at Old Hindu College Building Complex shall be retained with existing building volume. Any additions or alterations shall be within the overall policy frame of conservation.

(iii) The redevelopment schemes for different use zones generally shall adopt regulations prescribed in the Development Code. However, the

Authority may adopt suitable regulations in case where either it is not feasible or not advisable to adopt the general regulations prescribed.

5. Re-development Plan and Schemes for the Special Area should be prepared by the local body within three years of approval of the MPD-2021. In this Plan, the Metropolitan City Centres as referred in 5.3, Chapter 5.0 Trade and Commerce, shall be delineated based on survey. Till such time, status quo shall be maintained.

7.0 USE ZONE AREAS:

- A. The development/re-development in areas marked, as specific use zone shall be governed by respective Use Zone regulations in the manner as prescribed in the relevant sections in the Development Code of MPD-2021.
- B. In the zone approval/sanction could be on the basis of the approved lay-out plans taking into consideration the provisions of Master Plan-2021 and the Zonal Plan.
- C. The areas declared, as slum under Section 3 of the Slum Act 1956, shall be dealt under the Slum Act 1956.

7.1 RESIDENTIAL

The proposed housing strategy incorporates specific approaches for development of new housing areas, up-gradation and re-densification through redevelopment of existing housing areas including unauthorized colonies, housing in villages and Special Area. Looking at the possible distribution of housing types, the future requirement of shelter provision will be dominated by small dwelling units.

Shahjehanabad (Walled City), and its Extensions having predominant residential component should be redeveloped ensuring modern services and amenities for a safe residential environment and in the process, eliminating risk prone structures and activities. The owners can jointly redevelop the areas based on the prescribed guidelines.

7.2 COMMERCIAL

7.2.1. METROPOLITAN CITY CENTRE

The MPD-2021 envisages that in Special Area, the existing Central Business District (CBD) i.e. the Commercial areas in Walled City and its Extension and Karol Bagh have all the necessary ingredients to emerge as Metropolitan City Centres. The commercial areas are to be identified and Metropolitan City Centre to be delineated accordingly while preparing the redevelopment scheme.

The commercial areas in Shahjehanabad (Walled City) and Extension need to be treated carefully and sensitively in view of their high density and multiple uses. The aim is to revitalize the glory of Walled city and its economic & tourism potential.

Wherever redevelopment of existing commercial areas stipulate preparation of a comprehensive scheme, the same can be initiated jointly by the lessees/owners themselves and submit to land owning agency/planning authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging

appropriate levies from the beneficiaries. For Metropolitan City Centre, in Special Area, development controls shall be as per approved scheme.

7.2.2. COMMUNITY CENTRES (CC) LOCAL SHOPPING CENTRE (LSC)/ CONVENIENCE SHOPPING CENTRE (CSC)

The Community Centres should be conceived as shopping and business centers catering to the needs of the population at community level. These centers may have Retail Shopping, Commercial and Government Offices, Local Body/Public Sector Undertaking offices, Cinema / Cineplexes, Hotels, Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Laboratory, Clinic & Poly Clinic facilities together with other community facilities as per MPD-2021. As the entire Walled city is designated as Redevelopment area in MPD-2021, the provisions of Commercial area as per the above hierarchy to be considered while preparation of redevelopment scheme.

7.2.3. INFORMAL SECTOR

As pre MPD-2021 the informal sector units locate themselves strategically near work centers, commercial areas, outside the boundaries of schools colleges, hospitals and transport nodes and near large housing clusters. A very high percentage of this activity has been observed in the Walled city, Trans Yamuna area and old commercial areas. A large number of units are mobile in nature.

The provisions of MPD-2021 pertaining to organized informal sector places (Haat), Informal Bazar and weekly markets are retained in this plan and the specific locations are to be identified by the concerned Local Body / Implementing Agencies. The planning norms for informal bazaar are as provided in MPD-2021.

7.2.4. WHOLE SALE TRADE

Delhi is the biggest consumption centre in North India. It has also attained the status of a major distribution centre by virtue of its geographical location and other historical factors.

Around 20% of the total wholesale trade enterprises of urban Delhi are located in the Walled City, accounting for around 12% of the employment. The average enterprise in the Walled City has less employment but high turnover in comparison to units in other areas. In order to decentralize wholesale trade, the planned markets were developed at Azadpur, Naraina, Okhla, Narela, Keshopur, etc.

7.2.5. EXISTING MARKETS IN SPECIAL AREA

In case of existing developed areas, all wholesale markets dealing with hazardous materials should be developed in decentralized manner and shifted to the areas assigned for these. All unauthorized encroachments/projections on roads/government land should be removed to facilitate easy movement of traffic. Further extension of the wholesale activity in the Walled City and its Extension shall be totally stopped by giving incentives and disincentives as under:

(i) Incentives:

- (a) The liaisoning offices of the traders/agents to continue in the present location;

- (b) Development of New counter markets for wholesale trade and warehousing;
- (c) The new counter markets should have access from National Highway, arterial networks and connectivity with MRTS; and
- (d) Incentives such as Transferable Development Rights (TDR) and reduced taxes to enable start up/expanding of activity in the new markets.

(ii) Disincentives:

- (a) Restriction on the entry of heavy goods vehicles in the Special area;
- (b) Storage of hazardous/inflammable commodities like paper, plastic/PVC, chemicals, petroleum and its products; should be discouraged.
- (c) Restriction on storage/warehousing of bulky commodities like food grains, fruits and vegetables, dairy, poultry/fish products, iron and steel, and building materials; and
- (d) Non-renewal of trade licenses for Wholesale Trade in non-conforming areas.

Since the shifting of wholesale trade is a long term process and adequate infrastructure to be provided in alternative places before shifting planning for this may be undertaken by the concern agencies along with redevelopment schemes.

7.3 INDUSTRIAL:

The listed noxious and hazardous trades/industries including pollutant industries has identified by Delhi Administration Deptt. of Industries GNCTD should close their present activities & restrict to house hold industries only.

The MPD-2021 also states that the approved Work-cum-Industrial Centres, Service Centres etc., where development has been undertaken in accordance with the land use/earlier Master Plans, shall continue to be industrial subject to conformity with provisions stipulated.

However prohibited / negative list of industries identified in MPD-2021 shall be prohibited within the NCT of Delhi. GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.

7.4 GOVERNMENT OFFICE:

As per NCR Plan, no new Central Government and Public Sector Undertaking offices should be located in NCTD. However, the issue of shifting existing Government / PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.

7.5 RECREATIONAL (PARKS & OPEN SPACES)

Presently three big parks/open spaces exist in Walled City i.e. Netaji Subhash park, Gandhi Ground and open area around Red Fort. Besides these three major open spaces, only about 11.5 ha. is available within the congested residential area which works out 0.33 sqm. per person which is much below 5 sqm. per person recommended in the Master Plan at this level. There is no possibility to increase this except by removing some of the evacuee properties. The additional provisions to be identified while preparation of redevelopment scheme.

7.6 TRAFFIC AND TRANSPORTATION:

The traffic volume is very high (beyond the carrying capacity of the roads) in Walled City. A large number of modes operate here including the slow and fast vehicles, which add to the traffic problems in the area. The area under traffic & transportation and utilities as per existing land use is approx. 23.1 % (131.5 ha.) of Walled City. This also includes the area of Zone A-29 which is fully under Railway line/yard. If this area is excluded, the area under this use remains 85.5 ha. (15%) remains under this category.

The comprehensive system of traffic and transportation was worked out for Walled City in ZDP-2001. The pedestrian routes and Rickshaw movement corridors were identified to facilitate the traffic movement without conflict. Similarly light vehicles and bus routes were identified. In the preparation of redevelopment schemes efforts may be made to ensure proper pedestrian movement system.

Emergency movement corridors were also identified to facilitate the movement of fire tender and ambulance in case of emergency. Second entry to Delhi Railway Station has also been proposed giving access to the Railway Station from both the side. The traffic pattern evolved is based on Ring Road and radial roads pattern by constructing a new bridge joining Gokhle Marg and a new road proposed behind Naya Bazar.

Facilities of parking have also been proposed at 6 suitable locations to meet the demands. The parking space has been proposed in Parada Bagh by way of road widening.

The BRT proposed for this zone has been indicated in the Landuse Plan and the same to be developed by the concerned agencies. The concept of Mono Rail and LRT may be explored at the time of preparation of redevelopment scheme.

7.6.1 CIRCULATION NETWORK

The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans. A realistic strategy of compensation and rehabilitation of project affected persons is recommended under these plans/areas.

7.6.2 PROPOSED MULTILEVEL PARKING SITES

The MCD has identified multilevel parking sites at Hamilton Road and Ramlila Ground in the vicinity of this zone. These sites and additional sites finalized from time to time to be developed so that the parking problem could be systematically resolved.

7.6.3 THE BUS TERMINALS

Buses operate from four places in Walled City, they are:

- (i) Area west of Subhash Marg.
- (ii) Area East of Subhash Marg.
- (iii) Area in front of Railway Station.
- (iv) Bhai Mati Das Chowk area in front of fountain.

In the Zonal Plan 2001, additional area for bus terminals indicated is to be retained;

- (i) Front of Railway Station on S. P. Mukherjee Marg.
- (ii) In the Engineering College complex with the entry from Ring Road while implementing the project of second entry to Railway Station.

7.6.4 SECOND ENTRY TO DELHI RAILWAY JUNCTION

Delhi main junction which was located during British Rule in the Garden Area (Begum Ka Bagh), at present has entry, exit of passengers on one side. The traffic of commuters/passengers is increasing continuously; the existing parking space in front of the station has become insufficient.

Further it has been observed that there should be integration of Inter State Bus Terminus & Railway Station, so that commuters/passengers may use both the facilities if required.

The integration of both Railway Junction & ISBT is possible by providing entry to Railway Station from Zorawar Singh Road side. While designing the integrated passenger terminal the land of present Delhi Engineering College would have to be utilized.

The second entry would reduce the traffic volume on present entry, as North & North West Delhi bound traffic from Delhi Station could be served by second entry.

The Central Road Research Institute (CRRRI) has conducted the detailed study of traffic around Delhi Railway Station bounded by Rani Jhansi Road, Boulevard Road, Ring Road & S. P. Mukherjee Marg. The project of second entry to Delhi Station in consultation with Railway, DUAC & related agencies needs to be started immediately.

7.6.5 M.R.T.S. CORRIDORS:

The MRTS corridors have been suitably incorporated in the Zonal Plan (Map-3). The MPD-2021 proposal of delineation of influence zone along MRTS and major transport corridors to be taken up at the time of preparation of redevelopment schemes as the entire Walled City has been designated as redevelopment area and the redevelopment scheme for this to be prepared and notified by MCD within three years as per MPD-2021 proposals.

Due to development of economic activities along the Metro Corridors and optimization of connectivity provided by it, the rider ship on the Metro is expected to grow substantially over time. Correspondingly, it is expected that vehicular trips may also progressively shift from road-based transport to MRTS, particularly, with reference to the longer trip lengths (greater than 10 Kms) within the city.

To achieve the above potential impact of the Metro Rail System a number of measures will be necessary. These will include the following:

- (i) Preparation of detailed plans to facilitate and encourage direct pedestrian access to the Metro Rail System/Station.

- (ii) Preparation of detailed multi-modal transport plans with reference to each major Metro Station, with particular reference to bus transport routes, which could provide inter-linkages and feeder arrangements.
- (iii) Parking arrangements at Metro Stations, both for short and medium period viz. for those who would travel for local level requirements such as shopping, etc. and those who would need parking by way of a Park and Ride facility.
- (iv) Provision of Park and Ride facilities at identified points from where feeder bus services would be available, or convenient direct pedestrian access would be feasible.

7.6.6 BICYCLE/ CYCLE-RICKSHAW

Bicycle/ Cycle-Rickshaw could be an important mode of travel, particularly with reference to short and medium trip lengths. To the extent that it meets individual or public transport requirements, it is a non-energy consuming and non-polluting mode of transport.

In so far as rickshaws are concerned, apart from issues pertaining to the aspect of mixed traffic, this mode also provided employment to a very large number of unskilled workers residing in the city.

In view of the above, the following actions should be considered/taken: -

- (i) On all arterial roads fully segregated cycle tracks should be provided with provision for safe parking in park and ride lots.
- (ii) In specific areas of the Walled City and Chandni Chowk the use of cycles/rickshaw as a non-motorized mode of transport is proposed as suggested in the MPD 2021 and it should be cautiously along with the pedestrianisation at the time of preparation of redevelopment scheme.

8.0 DELIMITATION OF NON-RESIDENTIAL ACTIVITY

The following measures identified by the ZDP-2001 are retained and proposed as part of policy frame of the ZDP-2021 for Walled City, and the concerned departments of GNCTD and MCD to take suitable actions.

- (i) The industrial units of acids, chemicals and inflammable material and trades like plastic raxine etc., which are noxious and hazardous to be closed down.
- (ii) The warehouses/godowns and dairies in the Walled City should be discontinued.
- (iii) The area known as Phool Mandi is to be developed as a park.
- (iv) The office of the Municipal Corporation of Delhi be shifted to Civic Centre at Jawaharlal Nehru Marg and the present building be converted into Museum, Library etc. Existing structure in the vicinity of the Town Hall including office of Assessor and Collector opposite Railway Station is to be developed as integral part of the total recreational/green area scheme.
- (v) To check the increasing commercialization and to preserve the areas of important urban heritage the commercial and the industrial activity should be as far as possible be limited to the present.

- (vi) The existing non-noxious and non-hazardous commercial establishment may be considered for continuance as per the mixed use policy of MPD-2021.
- (vii) For Buildings of Historical/architectural importance, listed by Archaeological Survey of India/Archaeological Department of Delhi Administration and declared from time to time by the Competent Authority, conservation be provided for by Archaeological Department of Delhi Administration. Such plan for conservation should be carefully observed by the MCD and other authorities while sanctioning building plans.

8.1 CONTROL FOR BUILDING / BUILDINGS WITHIN THE USE PREMISES

- (i) Maximum ground coverage and FAR may be same as for residential plot in plotted development unless specified in special area regulations.
- (ii) The building shall be permitted to be constructed practically in same form and style as existing as far as possible unless specified in special area regulations.
- (iii) In areas where the approved layout plans are available the buildings shall be constructed on the basis of the same in conformity with the zonal Development Plan/Master Plan unless specified in special area regulations.

9.0 URBAN DESIGN & DEVELOPMENT OF OPEN SPACES:

Delhi had a traditional Urban Design, which is reflected in the glory of 17th century Shahjahanabad and New Delhi. In the course of time Delhi has been becoming amorphous aggregate of masses and voids.

The Walled City of Shahjahanabad has certain urban form characteristics. The Jama Masjid is a dominating feature located on hilltop and is different, both in form and scale from the other developments of the city. The boulevard of Chandni Chowk was its commercial centerpiece, with certain visual character terminating at two landmarks viz. Red Fort and Fatehpuri Mosque at its ends.

The Jama Masjid was visually linked with Parliament House and Connaught Place.

9.1 Walled City and Extensions:

The various proposals for revitalizing the glory of Walled City are:

- (i) Conservation approach to retain the overall traditional character of the Walled City.
- (ii) Visual integration of major landmarks to revitalize the past glory.
- (iii) Many areas in Shahjahanabad should be pedestrianised and made completely free of vehicular traffic so as to restore the human scale and convenient living.
- (iv) Judicious use of existing spaces for development of recreational uses.
- (v) MRTS station areas should be dealt as per specific Urban Design schemes and be declared as pedestrian zones.
- (vi) Introduction of activities such as traditional/craft bazaar/heritage walk/rides to attract tourists. Generation of urban culture at neighbourhood level such as festivals/fairs, kite flying etc.

- (vii) Environmental up-gradation to reduce degenerative effects of traffic congestion.
- (viii) Rejuvenation and conservation through management options, financing incentives, innovative development controls.

The physical environment in the Walled City could be enhanced by proper urban design and street scape on the important junctions and chowks, land marks and nodal points. Urban design schemes are recommended to be prepared for the following chowks / areas of urban design interest.

Dariba Chowk	Kashmere Gate Chowk
Fountain Chowk	Sunehri Masjid
Ghanta Ghar Chowk (in front of Town Hall)	
Fatehpuri Mosque Chowk	Daryaganj Chowk
Lahori Gate Chowk	Delhi Gate Chowk
Barsa Bulla Chowk	Turkman Gate Chowk
Ajmeri Gate Chowk	Hauz Quazi Chowk
Kali Masjid	Chitli Kabar

There are important roads where still the building in the traditional character exists. Keeping in view the character of the streets, the property depth on either side of the road/street given below are recommended to be covered Under controls zone for the purpose of sanction of the building plans & preparation of urban design schemes. The streets are Chandni Chowk, Chawari Bazar, Ajmeri Gate Bazar, Urdu Bazar, Daryaganj, Asaf Ali Road, Shardha Nand Marg, Sita Ram Bazar, Dariba Kalan, Nai sarak & Kinari Bazar, Maliwara, Masjid Khajur, Gali Gulian, Part of Dharampura, Part of Chatta Pratap Singh and Gali Anar.

While preparing the redevelopment renewal plans if any building/area which is considered of architectural importance would further be added in the control zone and the reconstruction on such premises should be allowed after detailed examination of the merits of the buildings and the adjoining buildings. MCD should obtain clearance of DUAC before sanction renovation/development of listed building.

10.0 REDEVELOPMENT OF KATRAS AND EVACUEE PROPERTIES

There are about 3,500 evacuee properties/Katras, which are being managed/controlled by the Slum Department under section III of Slum Area (Improvement Clearance Act of 1956). The Evacuee properties/Katras were transferred by the Ministry of Rehabilitation for utilisation for Slum clearance programme. In the action plan the rebuilding in conservation manner i.e. property by property has been suggested. This approach seems coherent to social fabric, avoiding undue shifting of the vulnerable sections of the society. The redevelopment of the properties/Katras, which have been categorised in three groups following, has been suggested:

- (i) Government owned dangerous katras / evacuee properties:
The Katras which are unfit for human habitation needs to be taken up in schemes in the Urban Area and the land thus vacated lands are to be utilised as per redevelopment scheme.
- (ii) Government owned other than dangerous Katras / Properties:
It has been suggested that by formation of the co-operative societies on the lines of the Bombay experience to consider providing the leasehold right for

the Katras / properties. The cooperative could be linked with the HUDCO loan/assistance, for construction of residential units.

(iii) Privately owned Katras / Properties:

Besides the Evacuee properties under the control of Slum Department, there are numbers of privately owned Katras or such properties/premises, for which it has been suggested to prepare a scheme to confer ownership rights to the dwellers through formation of cooperative societies, after acquiring the property. Necessary legal processing should also be brought in.

11.0 AREAS OF CONSERVATION

The agencies concerned with the protection of Delhi's Built Heritage are ASI, GNCTD, State Archaeology Department, NDMC, MCD, Cantonment Board and DDA.

Built heritage of Wall City needs to be protected, nourished and nurtured by all citizens and passed on to the coming generations. It is suggested that with the aim of framing policies and strategies for conservation, appropriate action plans may be prepared by all the agencies. These should include promotion of conservation of the civic and urban heritage, architecturally significant historical landmarks, living monuments, memorials and historical gardens, riverfront, city wall, gates, bridges, vistas, public places, edicts and the ridge.

It is recommended that these should be suitably incorporated while preparing layout plans / schemes. In case of major monuments it is necessary that the surrounding area should be identified in the layout / detail plan, and should have building controls in relation to height, material and spread of the monuments.

The City is rich in urban heritage, historical buildings & monuments. As per the survey conducted by Archaeological Survey of India in 1913 about 411 historical monuments/sites/buildings have been identified. Out of these only 41 comes under the category of protected.

For conservation of monuments / buildings within Walled City following control zones have been identified (Map-4).

CONTROL ZONE-I:	This covers green area of Queens Garden Town Hall, Delhi Railway Station, Harding Library.
CONTROL ZONE-II:	This covers Kashmere Gate, European Institute of Dancing Hall, St. James Church, Dara Shikoha's Library and Magazine obelisk.
CONTROL ZONE-III:	This covers the Historical Red Fort and Building within the Fort Wall, Sunehri Masjid and the Green area around Red Fort.
CONTROL ZONE-IV:	This covers Jama Masjid and the gardens in front of Jama Masjid and the roads around Jama Masjid.
CONTROL ZONE-V:	This covers Fatehpuri Mosque and the area around this mosque.
CONTROL ZONE-VI:	This covers the City Wall from Kashmere Gate and some of the built up area between Gokhle Marg & Zorawar Singh Marg.

Around historical premises within the control zone, following measures to be adopted.

- (i) Control over the volume & facade treatment in the adjoining building.
- (ii) Landscaping & street-scaping.
- (iii) Provision of properly designed approach/access.
- (iv) Use of building materials in harmony within the originally used in repair/upkeep of monuments.

Other important places such as Gauri Shanker Temple, Gurudawara Shish Ganj, Lal Mandir, Kotwali (Now in possession of Gurudwara Management), Church, Town Hall, Fatehpuri Mosque and a few commercial buildings constructed in old style with column structure require to be conserved.

For protected monuments; the Archaeological Survey of India, Govt. of India has issued a notification No. F8/2/90-M dt. 16.6.1992. According to which area upto 100m, from protected limits of a monuments is declared as prohibited area for any constructional activity, beyond it upto 200m near or adjoining protected monuments as regulated area in which construction can be allowed only after getting permission from the Director (General) Archaeological Survey of India.

The unprotected monuments shall be cared by the respective property owners and to be conserved. Department of Archaeology, Delhi Administration to be the nodal agency.

It will also be necessary to maintain close interaction and coordination between all these agencies keeping in view the following objectives and requirements.

- (i) Maintain and update a database.
- (ii) Develop organizational capacity for heritage management.
- (iii) Define all the applicable terms.
- (iv) Listing of Heritage Buildings based on the following criteria:
 - (a) The age of the building;
 - (b) Its special value for architectural or cultural reasons or historical periods;
 - (c) Its relevance to history;
 - (d) Its association with a well-known character or event;
 - (e) Its value as part of a group of buildings;
 - (f) The uniqueness of the building or any object or structures fixed to the building or forming part of the land and comprised within the cartilage of the building.
- (v) Prepare guidelines for development, redevelopment, additions alterations, repairs, renovations and reuse of the heritage buildings.
- (vi) Implementing programmes for education and awareness.

12.0 HERITAGE ZONES

Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan:

- i. Specific heritage complex within Walled City of Delhi, Shahjahanabad

However more areas can be added to this list based on studies by concerned agencies.

13.0 ZONAL LEVEL COMMUNITY FACILITIES

13.1. EDUCATION

College: - The nearby University area meets the demand of the college level education of this area. Therefore no additional colleges proposed. However additional requirement may be consider at the time of preparation of redevelopment scheme.

Sr. Secondary School: - In Walled City most of the schools are run by MCD but some aided and unaided schools are also functioning here. There are 51 senior/higher secondary level schools; the total land under these schools is 11.69 ha. Some of these schools are running in two shifts. The total enrolment in these schools is about 43,450 students.

TABLE- 3: SCHOOLS IN WALLED CITY (1989)

Zone No. in sqm.	No. of Schools	Land area
A-13	4	3066
A-14	-	--
A-15	4	7280
A-16	1	772
A-17	2	5648
A-18	2	2080
A-19	2	738
A-20	11	45714
A-21	-	--
A-22	2	669
A-23	13	16360
A-24	4	3127
A-25	3	27924
A-26	-	--
C-1	3	3558
Total:	51	116936

Note:- Few Sr. Secondary / Hr. Secondary Schools Are running outside the city wall but near to it. They are catering mostly to the population living in Walled city these have not been included in the analysis/table being outside. .

The Sr. Secondary Schools are sufficient in number; though these are highly deficient in the space. It would not be possible to bring these schools to the desired standards, to improve the situation playfields have been identified and 2 new Sr. Sec. Schools each measuring 0.6 ha. were proposed in the ZDP-2001 which would become available after shifting of Delhi College of Engineering, Railway land, due to shifting of goods yards, etc.

14.0 OTHER FACILITIES

14.1 HEALTH FACILITIES

Existing health facilities in the Walled City are given in table 4.

TABLE-4: EXISTING HEALTH FACILITIES

Zone No. dispensaries	No. of hospital	No.	of
A-13	-	3	
A-14	-	1	
A-15	1 (Kasturba Hospital)	7	
A-16	-	3	
A-17	1 (Eye Hospital)	6	
A-18	-	2	
A-19	1 (T.B. Hospital)	4	
A-20	1 (Eye Hospital)	1	
A-21	-	-	
A-22	-	2	
A-23	-	5	
A-24	-	2	
A-25	-	-	
A-26	-	-	
C-1	-	2	
Total:	4	38	

The area is deficient in health facilities (hospitals) in terms of No. of beds. One intermediate hospital each to be located in Lahori Gate Railway land and Engineering College redevelopment scheme. Additional health facility to be identified at the time of preparation of redevelopment scheme for special area.

14.2 POLICE STATION

At present four police stations at Darya Ganj, Chandni Mehal, Hauz Khazi and Lahori Gate are functioning in the Walled City. In addition to this five police posts are also functioning in different zones of Walled City. One additional police post has been recommended by ZDP- 2001 be provided.

14.3 FIRE STATION

Presently 2 fire stations are functioning in Walled City one is located in Daryaganj and other is at S.P.Mukherjee Marg. Two fire stations one in the Engineering Complex and one near Ajmeri Gate are proposed to be located in ZDP 2001 is retained.

In the Transport net work plan, emergency movement street with minimum width of 6m. have been suggested. In the ZDP-2001 the emergency movement streets have been worked out at 65 to 75m. distance. Most of these streets have either their connection with major vehicular road of 9 to 12m. in width and wherever such streets do not have connection with major streets of 9m. width, turning circle for

movement of fire tender would be designed while preparing the redevelopment scheme of the zone.

The following suggestions of Delhi fire department as given in ZDP-2001 are to be considered while preparing the redevelopment scheme.

- a) There shall be no building above 15m. in height. However the matter of flexibility in height may be considered on the merit of specific case.
- b) All the overhead electric wires as far as possible should be changed to underground cables because in narrow streets and by lanes electric wires create hindrance in fire fighting.
- c) Delhi fire service has worked out the requirement of 14 additional static water tanks each of 1.0 Lac Ltr. capacity besides the 32 existing static water tanks.

14.4 TELEPHONE EXCHANGE

At present two telephone exchanges are functioning in / around the Walled City One additional telephone exchange proposed in ZDP-2001 to be provided on the land to be vacated by railway Yard near Ajmeri Gate/Mori Gate or in a suitable location in the redevelopment scheme.

14.5 FUEL STATIONS (PETROL PUMPS / CNG STATION)

At present two petrol pumps, one at Subhash Marg and the other one near Minerwa Cinema in Kashmere Gate area are functioning. Three additional sites of Petrol Pumps proposed in ZDP-2001 to be located: one in the Engineering College complex, one on the proposed Ring Road between Naya Bazar and one near Parada Bagh Bus Terminal.

Additional petrol pumps required to be considered in the redevelopment scheme as per MPD-2021 norms / standards.

14.6 REGULARIZATION OF EXISTING HEALTH CARE, EDUCATIONAL, CULTURAL & RELIGIOUS (INCLUDING SPIRITUAL) INSTITUTES EXISTING PRIOR TO 01.01.2006 ON SELF OWNED LAND NOT INCLUDING GRAM SABHA OR RIDGE LAND.

14.6.1. In pursuance of the public notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/activities in the Public & Semi Public land use category of the Master Plan. The applications of the existing institutions as listed in the annexure –III shall be examined as per the Authority resolution and as per directions of the Central Government issued from time to time. However, the regularization of existing institutions located in the immediate vicinity of notified Ridge/Reserved Forest/Regional Park shall be subject to finalization & demarcation of the boundaries of the aforesaid respective use Zones/areas.

14.6.2. In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 1.1.2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularisation. However, in this case of the existing religious (including spiritual) institutions and vis a vis the land presently owned by them, regularization shall be subject to the conditions that (a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; (b) shall be confined to the

buildings, which are directly related to the use activities - religious (including Spiritual); (c) the structures as existed on 1.1.2006 shall only be considered; and (d) the remaining area shall be kept as 'green area' with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed (if any) with this Plan or those cases recommended by DDA to the Government on or before 8th March, 2010, and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularisation, if the site in question is located.

- a. On public/Govt. land; or on land acquired by DDA;
- b. On encroached land; or on illegal occupied land;
- c. In notified or reserved forest area;
- d. In area of right of way infrastructure such as of existing / proposed railway lines/master plan roads, major trunk water supply and sewerage lines etc.;
- e. Or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
- f. Or in cases where there is a Court Order restraining change of land use or for eviction/vacation of premises.

There are, as such, no applications on above regularisation received by this deptt. as on date w.r.t Zone 'A' Walled City(Part Zone A and C).

14.6.3. Further, regularization orders of these categories of institutions shall not be considered as approved, unless the requisite payment of penalty / levy / additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Govt. are fulfilled and formal 'regularization orders' are issued by the DDA. None of the above institutes shall, however, be entitled to put the land to any other land use at any time and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

14.7 NEW AREAS FOR PUBLIC AND SEMI PUBLIC FACILITIES

To meet the deficiency of public/semi-public uses, it is considered that wherever concentrations of evacuee properties exist, they could be utilized by amalgamation of evacuee properties with private properties together for public/semi-public uses.

Nine such pockets have been identified for that purpose. The detailed survey of each pocket in respect of land use, floor use, and number of families had been conducted for ZDP-2001, earlier. Planning of facilities in these pockets could be taken up as priority projects. The facilities, which could be planned in the proposed facility area, have been given in table below.

TABLE 5- PROPOSED FACILITY AREAS

.S.No	Zone No.	Area in Sq. mts.	No. of slum properties	No. of private properties	Suggested facility
1.	A-13	11675	152	13	Sub Fire Station, Police Post, Sr. Sec. School
2.	A-15 (1)	2088	64	5	Cultural Hall, Community Hall
3	A-15 (2)	6192	-	-	
4	A-15 (3)	5076	28	10	Sr. Sec. School, Library, Dispensary
5	A-17	5005	47	15	Community Hall, Library, Dispensary
6	A-22 (1)	3384	34	6	Library, Community Hall / Vocational School, Dispensary, Sub Fire Station
7	A-22 (11)	5815	48	17	-
8	A-24	1116	-	1	Library, Community Hall, Dispensary, Night shelter
9	A-25	12710	-	1	Community Hall, Dispensary

Some of the area vacated by Railway goods yard & Delhi College of Engineering and adjoining G.P.O. area could also be used for public and semi-public facilities by preparing comprehensive integrated schemes for these areas.

UPGRADATION OF PHYSICAL INFRASTRUCTURE

- i) It would be desirable to make water supply and sewerage connection compulsory in the Walled City as per MPD-2021 norms.
- ii) Subsidy schemes of sanitation i.e. conversion of dry latrine into water borne are to be enforced vigorously by MCD as per MPD-2021 norms.
- iii) In part of the Walled City sewer lines may require augmentation.

15.0 MIXED USE

There are a number of streets which were earlier recommended for commercial use in the Walled City (as per MPD-2001) in which commercial activity was permitted on ground floor upto one property depth. The Zones in which such mixed use were permitted as per ZDP-2001 are listed at Annexure-IV.

However, as per MPD-2021, additional Commercial Streets, mixed-use Streets and Pedestrian Shopping Streets have also been notified by the GNCTD as

per recommendation of the local body from time to time, which are also listed at Annexure –V, VI and VII respectively.

Besides, certain streets which were earlier notified as mixed use streets (as per ZDP-2001) have also been declared (under MPD 2021) as Commercial Streets, which are listed at Annexure –VIII.

15.1 MIXED USE REGULATIONS

The MPD-2021 acknowledges the need for permitting use of land for purposes other than that for which it was originally envisaged and lays down the conditions under which this may be applied in different situations. The general procedure to be followed for implementation of the said policy, and mitigating measures to be taken to counter the effect of such non-intended use in such area also described.

MANUFACTURING UNITS (TYPES) TO BE CLOSED IMMEDIATELY IN WALLED CITY

- 1) Electric cable and wire.
- 2) Plastic P. V. C. and rubber goods
- 3) Electroplating including different types of metal polishing.
- 4) Paint.
- 5) Dye.
- 6) Acid and chemicals.
- 7) Spice grinding.
- 8) Grease.
- 9) Card box (large size).
- 10) Battery box.
- 11) Tobacco processing.
- 12) Metal box (large size)
- 13) Any other noxious / hazardous and nuisance manufacturing and processing units.

The following trades shall be shifted to the areas specifically marked for respective trades:

- 1) PVC wholesale market (may be shifted to Paharganj subject to a detailed study).
- 2) Trade dealing with hazardous chemicals.
- 3) Dairies.
- 4) Large godowns warehouses (to be shifted in a phased manner).
- 5) Fruit and vegetable market (Phool Mandi).
- 6) Poultry and Fish Market.

Source: As per ZDP-2001

LIST OF POLLUTING INDUSTRIES

S.No.	Name & Address	Item of Manufacturing	Pollution	
			Air	Water
1.	M/s. India Electroplating 2372, Daryaganj Delhi	Electroplating	-	Yes
2.	M/s. Bharat Industries 834-835, Chandni Mehal, Darya Ganj, Delhi	-do-	-	Yes
3.	Naresh Electroplaters 1957, Chowk Sui Walan Daryaganj, Delhi	-do-	-	Yes
4.	Chand Electroplaters 1956, Sui Walan Daryaganj, Delhi	-do-	-	Yes
5.	Tulsi Electroplaters 1871, Sui Walan, Daryaganj, Delhi	-do-	-	Yes
6.	Abdula Saddar 2076, Ganj Mir Khan, Turkman Gate, Delhi	-do-	-	Yes
7.	Fine Electroplaters 1234, Asaf Ali Road, New Delhi	-do-	-	Yes
8.	R. N. Aggarwal Mfg. Corpn. 1961, Ganj Mir Khan, Turkman Gate, Delhi	-do-	-	Yes
9.	Mohd. Ahmed Marshdi 2919 Kali Masjid Turkman Gate, Delhi	-do-	-	Yes
10.	M/s. Kaliy Electroplating Works, 1831, Sikka Walan Delhi	-do-	-	Yes
11.	M/s. Avon Electroplating 2061, Rodgran, Delhi	-do-	-	Yes
12.	M/s. Maroma & Co. 1590, Rodgram Delhi-6	-do-	-	Yes
13.	M/s. Fami Mouldors Electroplating 185 LalDarwaza, Sirkiwalan Delhi	Electroplating	-	Yes
14.	M/s. Vir Electroplaters 3044, Balli Maran Delhi	Job work of Electroplating	-	Yes
15.	M/s. Nem Fancy Electroplating 113-A, S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes

16.	M/s. Sharma Electroplating 130-A, S. P. Mukherjee Mkt.	-do-	-	Yes
17.	M/s. Janta Electroplating A-32 , S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes
18.	M/s. Laxmi Electroplating A-95, S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes
19.	M/s. Mohd. Sajeed, Baraderi Ballimarn , Delhi	Job work of nickle polish	-	Yes
20.	M/s. Shiva Iron & Brass works, 3995 Gali Lohewali. Chawari Bazar, Delhi.	-do-	-	Yes
21.	M/s. National Electroplating 5957, Ballimaran, Delhi	Job work of electroplating	-	Yes
22.	M/s. Ishap Electroplating 26/6, Bara Darwaza, Delhi	-do	-	Yes
23.	M/s. Shree Vishnu Metal Foundry 4792, Foundry casing Phatak Nawab, Hauz Qazi, Delhi	-do-	-	Yes
24.	M/s. Juneja Electroplating 7192, Bariwala Bagh, Delhi	Job work of electroplating	-	Yes
25.	M/s. Banarsi Das Sat Parkash 758, Haweli Azam Khan, Delhi	-do-	-	Yes
26.	M/s. Mohd. Umer & Sons 2570, Gali Hauz Qazi Ballimaran, Delhi. .	- do-	-	Yes

Source: As per ZDP-2001

LIST OF PROTECTED MONUMENTS

<u>S.No.</u>	<u>MONUMENTS</u>
1.	Lal Qila or Lal Haveli Delhi Fort
2.	Lahore Gate
3.	Delhi Gate
4.	Gate
5.	Postarn or Wicket
6.	Khizri Gate
7.	Water Gate
8.	Barbicoans
9.	Bridges
10.	Chhatta Chouk or Vaulted, arcade
11.	Naubat or Naggarkhana
12.	Diwani-j-am
13.	Asad Burj
14.	Mumtaj Mehal
15.	Rang Mahal
16.	Marble Basin
17.	Tasbin Khana
18.	Bursa tila
19.	Balcony
20.	Diwan-i-khas
21.	Nahr -i-Bahisht
22.	Hammam
23.	Moti Masjid
24.	Hayat Bakhsh
25.	Hera Mehal
26.	Shah Burji
27.	Pavilion
28.	Sawan Bhadon Pavilion
29.	Zafar Mahal Tank
30.	Zafar Mahal
31.	Baoli
32.	Mosque
33.	Ajmeri Gate
34.	Razia Begum's Grave
35.	Sunehri Masjid
36.	Magazine oblisk
37.	Lothian Road Cemetery
38.	Kashmere Gate
39.	Muttney Memorial
40.	Portion of City Wall where General Necalson wounded/injured

*Source: As per list prepared by ASI (Archeological Survey of India).

LIST OF MIXED USE STREETS AS PER ZDP-2001.

S.NO.	Zone	Street
1.	A-13	Ajmeri Gate Road Bazar Sita Ram, Gali Kucha Pati Ram, Gali Arya Samaj, Gali Kali Masjid, Gali Katra Anikhan.
2.	A-14	Bazar Dilli Darwaza.
3.	A-15	Netaji Subhash Marg, Sir Syed Ahmad Marg, Gali Kuncha Chalan, Gali Pataudi House, Gali Kala Mehal.
4.	A-16	Gali Churiwalan Chawri, Bazar, Bazar Matia Mahal, Sita Ram Bazar, Gali PanditPrem Narain.
5.	A-17	Ajmeri Gate Road, Fasil Road, Gali Shah Tara, Gali Kucha Pandit, Gali Shahaganj Farashkhana road, Lal Kuan Bazar.
6.	A-18	Farash Khana Road, Samosa Wali Gali, Fasil Road, Naya Bans Road, Bazar Khari Baoli, Katra Dariyan Road, Gali Batashawali, Gali Kucha Nawab.
7.	A-20	Netaji Subhash Marg, Dayanand Road, Ansari Road
8.	A-22	Katra Bariyan Road, Lal Kuan Road, Gali Ballimaran, Gali Kashim Jaan, Chawri Bazar, Nai Sarak, Chandni Chowk.
9.	A-23	Nai Sarak, Chandni Chowk Esplanade Road, Dariba Kalan Bazar Gulian, Chawri Bazar, Chatta Shahji, Gali Khajoor, Gali Katra Kushal Rai, Gali Anar Wali, Kinari Bazar, Maliwara Road.
10.	A-24	Chandni Chowk, Katra Neel, Church Mission Road, Katra Natwar Area.
11.	A-25	H. C. Sen Road, Chandni Chowk.
12.	C-1	Bara Bazar Road.

LIST OF COMMERCIAL STREETS (Notified under MPD-2021).

S.NO.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	New Darya Gunj Road	Subhash Marg to Ring Rd	24.0 to 30.0
2	Rakab Ganj Road	Chowk Rakab Ganj to Delite Cinema	6.0
3	Gali Kotana	Chowk Suiwallan to Bazar Chitli Qabae	6.0
4	Chandni Mahal Dispensary Road	Chandni Mahal Chowk to P.S.Chandni Mahal	6.0
5	Chhatta Lal Mian	Faseel Road to Delhi Gate Bazar	7.0
6	Chitli Qabar Road	Turkman Gate to Chitli Qabar Dargah	8.0
7	Sheesh Mahal	Suiwallan to Faseel Road	9.0 to 12.0
8	Motor Market Road	Motor Market to Chooriwallan Chowk	14.83
9	Urdu Bazar Road	Neta ji Subhash Marg to Jama Masjid	15.0
10	Chitli Qabar Bazar Road	Durjana House to Tiraha Baram Khan	8.0
11	Hanuman Road Angoori Bagh	Shop No 7 to 74	7.0
12	Sadar Nala Road	Ghante wali masjid to Sadar thana road crossing	6.5
13	Sher ka Pinjra	H.No.T-252 to T-257	6.5
14	Road from Panchaki Chowk to Gahnte wali Masjid	Panchaki Chowk to Ghante Wali Masjid	6.5
15	Gali Masjid Takia Tawakulshh	H.No.3590 to H.No.3560	7.6
16	Choti Masjid Road	H.No.1556 to H.No.1594	6.1
17	Narayan Market	Shop No.925 to Shop No.912	7.2
18	Gali chuleh Wali	H.No.1414 to H.No.1439	11.5
19	Mian Lallu Mishra	H.No.1355 to H.No.1364	9.5
20	Sadar Nala Road	to Sadar Thana Road Crossing	10.0
21	Hoshiyar singh Marg	Nawab Road to Sadar Thana Road	12.2
22	Ugrsain Marg	Rani Jhansi Road to Chamalian Road	12.2
23	Chowk Singarah Road	Idgah Road to Quatub Road	13.5
24	Subzi Chowk Road	S.P.M.Marg to Nai Basti	7.0
25	Bhagirath Palace	Chandni Chowk to Shop No.1747	6.0
26	Dewan hall road	More Sarai Road to Chandni Chowk	9.0
27	More Sarai Road	H.C.Sen Road to Lajpat Rai Market	7

28	Nicholson Road	Mori Gate Road to Fire Stone	10.70 to 13.60
29	Quatab Road	Lahori Gate to Qutub Road	13.80 to 23.60
30	Mori Gate Main Road	Novelty Chowk to Tanga Stand	16.00 to 21.00
31	Zorawar Singh Marg	Mori Gate Road to Ganda Nallah Bazar	18.00 to 19.00
32	G.T.Road	Mori Gate Road to Dhalao	13.00 to 20.00
33	Bharat Ram Road	Subhash Marg to Ansari Road	9.0 to 12.0
34	M.A. Road	Subhash Marg to Ansari Road	9.0 to 12.0
35	Shyam Lal Road	Daya Nand Road to Ansari Road	9.0 to 12.0
36	Brij Mohan Marg	Ansari Road to Bhrat Ram Road	9.0 to 12.0
37	Daya Nand Road	Subhash Marg to Ansari Road	13.5 to 18.0

Source: GNCTD Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007 as well as Notification No.F.13/46/2006-UD/16085 dated 07.09.2007

Note: In case there is difference between ROW mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan / approved Layout plan shall prevail. In case of any clarification, GNCTD Notification may be referred.

LIST OF MIXED USE STREETS (Notified under MPD-2021)

S.NO.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	Gali D-Ramana Hotel Behind Kasturba O.P.D	From Urdu Bazar Road	7.0
2	Angoori Bagh Road	Shop No.74 to Mandir	8.0
3	Basti Harphool Singh	H.No.5433 to H.No.5413	6.0
4	Basti Harphool Singh	H.No.5936 to Hoshiyar Singh Road Crossing	6.2
5	Basti Harphool Singh	H.No.5900 to H.No.6012	6.2
6	Basti Harphool Singh	H.No.5322 to H.No.5965	6.1
7	Nai Basti Road	Mosque Nai Basati to Chimmni Mill Road ,Nai Basti	7.0
8	Tank Road	Police Post to Phool Chand Vaish School	8.0
9	Service Road to Tank Road	H.No.353 to H.No.389	9.0
10	Gali Quabar Wali	H.No.6367 to H.No.7520	6.0
11	Main Service Road of 24 Quarters	Behind S.P. Zone Office	6.2
12	Ahatha Kidara Road	H.No.4894 to H.No.4905	7.5
13	Ahatha Kidara Road	Crossing of Cahmelian Road to Chowk Ahatha Kidara	9.0
14	Gali Pahar Wali	Nala Road to Al Qureshi Mosque Masjid	6.0
15	Gali Moonde Wali	H.No.2379 to H.No.2472	6.74
16	Katra Bhoot Petch	H.No.3360 to H.No.3370	9.25
17	Qureshi Nagar Road	Idgah Road Crossing to Chowk Chattanki	12.0
18	Nawab Road	Sadar Nala Road to Idgah Road	13.0
19	Sari Topkhana	H.C. Sen Road to H.No.225	6.5
20	Dhobi Katra	H.C. Sen Road to H.No.1933	6.5
21	Kedar Nath Road	Ansari Road to M.A.Road	9.0 to12.0
22	Padam Chand Marg	New Darya Gunj Road to Ansari Road	13.5 to18.0
23	Gali No.15	H.No 4580/15 to End Wall	9.0

Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007 as well as Notification No.F.13/46/2006-UD/16085 dated 07.09.2007

Note: In case there is difference between ROW mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan / approved Layout plan shall prevail. In case of any clarification, GNCTD Notification may be referred.

LIST OF PEDESTRIAN SHOPPING STREETS (Notified under MPD-2021)

S.NO.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	Gali Jalal Bukhari	Turkman Gate to Ahata Bukhari	3.0
2	Gali Kucha Mir Ashinm	Chawari Bazar to End of Gali	3.25
3	Ganj Mir Khan	Ganj Mir Khan Chowk to Bazar Chitli Qabar	5.15
4	Kuncha Dakini Raj	Subhash Marg to Kala Mahal	4.6
5	Gali Garhiya Matia Mahal	From Matia Mahal Road	3.5
6	Haveli Azam Khan Road	Chitli Qabar Bazar to End of the lane	3.5
7	Gali Bara Dari Road	Kucha Challan to Mosque	3.5
8	Gali Qazi Wala Road	Subhash Marg to S.S. Road	4.15
9	Gali Jagat Wali	Jagat Cinema to Ghante Wali Gali	3.15
10	Gali Fatak Ram Kishan Devi	Chitli Bazar to End of Gali	3.2
11	Gali Bhistavan	Kucha Challan to End	5.25
12	Gali Tehsil Dar Wali	Kucha Challan to Kucha Dakhni Rai	3.3
13	Gali David Street	Footover Bridge to Dakhni Rai	5.0
14	Angoori Bagh Road	Shop No. 43 to 76	4.0
15	Gali Kabadian	Matia Mahal to End of Gali	3.0
16	Kucha Neel Kanth	S.S. Road to Qazi Vera	3.1
17	Gali Khan Khana	Urdu Bazar to End of Gali	3.1
18	M.P. Street	Kucha Dakhini Rai to Kucha Mehar Khan	3.2
19	Road Gram Road	H. No. 2010 to 1745	4.1
20	Gali Imali Wali	H. No. 1650 to 1665	3.35
21	Katra Qazi	H. No. 1885 to 1893	3.0
22	Lal Darwaza	H. No. 1834 to 2905	3.5
23	Gali Madarsa Mir Jumia	H. No. 1688 to 1718	4.2
24	Katra Gulam Mohammed	H. No. 19 to 1712	3.1
25	Gali Gondnewali	H. No. 79 to 6177	4.7
26	Gali Roshan Pura	H. No. 1713 to 2695	3.7
27	Gali Daiwada	H. No. 3687 to 3670	4.75
28	Gali Haji Ali Jaan	H. No. 5642 to 5647	3.6
29	Gali Chitta Gosai	H. No. 4183 to 4366	4.1
30	Gali Bhairon Wali & its linc	H. No. 4291 to 4367	3.25
31	Phatak Rashid Khan	H. No. 574 to 5921	4.9
32	Jogiwara	H. No. 5777 to 5846	4.0
33	Gali Kucha Rehman	H. No.5458 to 4956	3.0
34	Mohallah Dussan	H. No.3071 to 2835	4.2
35	Gali Peepal Makader	Chatta to Mukh Mandir Chowk	3.9
36	Gali Rajawali	H. No. 3401 to 3734	3.6
37	Gali Madhav Pandit	H. No. 3098 to 3106	3.25
38	Chotti Bharadari	H. No. 2657 to 2965	5.5
39	Bari Baradari	H. No. 2509 to 2634	4.2
40	Katra Alam Beg Balli Maran Road	H. No. 2331 to 2313	3.15

41	Gali Kuppe Wali Balli Maran Road	H. No. 815 to 917	3.75
42	Punjabi Phatak Main	H. No. 1109 to 1368	5.25
43	Gali Sawia Gran	H. No. 749 to 690	3.7
44	Katra Bihari Lal	H. No. 1522 to 1523	4.0
45	Basti Harphool Singh	H.No. 5656 to H. No. 5603	5.5
46	Basti Harphool Singh	H. No. 5803 to H. No. 5818	4.5
47	Basti Harphool Singh	H. No. 5265 to H. No. 6004	4.55
48	Chimmni Mill Road	Rani Jhansi Road Crossing to H. No. 8172	3.0
49	Service Road Between Tank Road	H. No. T-504 to H. No. E-140 Tank Road	5.5
50	Anaj Mandi Road	Rani Jhansi Road	4.5
51	Chowk Anaj Mandi	Left hand side to Right Hand side	4.5
52	Katra Aatma Ram	H.No.7786/1 to end of Gali	4.0
53	Gali No.2 Nawab Road	T-223 to H.No.6482	4.75
54	Sher ka Pinjra	H.No.6457 to T-221	4.5
55	Gali Munshi wali Abdul Rahman	H.No.7642 to H.No. 7613	4.0
56	Gali Garhiya	H.No.7282 to H.No. 6403	4.5
57	Gali Quabari Wali	H.No.1705 to Chowk Maindi	4.0
58	Gali Relian	Sadar Nala Road to Gali Gradiya	3.5
59	Side Lane Gali Lallu Mishar	H.No.3436 to H.No.3641	3.0
60	Side Lane Gali Chule Wali	H.No.1431 to H.No.2457	3.5
61	Gali Masjid Narial Wali	H.No.1530 to H.No.1555	4.6
62	Gali Phar Wali	H.No.2332 to H.No.2355	4.0
63	Gali Slrki Wali	Shop No3628 to Shop No.3590	5.5
64	Gali Pahar Wali Basti Julehan	H.No.2260 to H.No.2356	4.5
65	Baghichi Raghunath	H. No.2284 to H. No. 2345	4.1
66	Katra Baghichi Raghunath	H. No. 2284	3.6
67	Main Gali Ganga Dharamshala	Naya Bans Road to H. No. 136	4.3
68	Gali Kinari Wali	Naya Bans Road to H. No. 208	3.5
69	Katra Husain Mirza Farashkhana	H. No. 1235 to H. No. 1265	3.25
70	Gali Rajan Farashkhana	H. No. 976 to H. No. 1022	3.3
71	Katra Hindu	H. No. 773 to H. No. 830	4.2
72	Gali Pathak Dhobian	H. No. 699 to h. No. 749	3.25
73	Gali Gurudwara	H. No. 678 to H. No. 686	3.3
74	Gali Jarsaiya	H. No. 6274 to Badi Masjid	4.5
75	Katra Lehswan	Chandni Chowk to Kacha Bagh	2.50 to 3.10
76	Gali Chandi Wali	Chandni Chowk to Kacha Bagh	2.30 to 3.30
77	Kucha Mahajani	Chandni Chowk to End	1.30 to 3.50
78	Gali Krishna	Chandni Chowk to End	1.30 to 3.66
79	Katra Neel	Chandni Chowk to Bagh Dewar	2.40 to 3.60
80	Kucha Ghasi Ram	Chandni Chowk to End	3.00 to 2.70

81	Chhatta Bhawani Shankar	Church Mission Road to Kucha Ghasiram	2.80 to 3.80
82	Bagh Dewar	Church Mission Road to Town Hall Road	3.20 to 6.60
83	Gali Doman	Bagh Dewar to End	5.00 to 8.90
84	Gali Jhot Wali	Bagh Dewar to End	3.20 to 1.00
85	Gali Ghanteshwar	Katra Neel to End	0.80 to 3.60
86	Katra Ishwar Bhawan	Khari Bawli to End	1.75 to 4.10
87	Katra Hussien Bax	Khari Bawli to End	1.00 to 3.10
88	Tilak Bazar	Khari Bawli to End	5.00 to 7.00
89	Katra Tambaco	Khari Bawli to End	1.10 to 3.40
90	Katra Chelan	Khari Bawli to End	1.00 to 3.80
91	Katra Bansi Dhar	Khari Bawli to End	1.55 to 9.00
92	Gali Patti Wali	Sushila Mohan Marg to End	1.00 to 4.10
93	Gali Raghunandan	Sushila Mohan Marg to End	2.40 to 3.60
94	Gali Laltain	Sushila Mohan Marg to End	1.60 to 3.20
95	Katra Shiv Ashram	Queens Road to End	1.10 to 8.75
96	Gali Rang Mahal Road	S.P.M. Marg to Rang Mahal	1.40 to 6.00
97	Gali Teliyan	Tilak Chowk to Thakur Dwara	3.50 to 4.50
98	Katra Ghee	Tyre Market to Gali Teliyan	1.95 to 3.60
99	Lumbi Gali	Rang Mahal to Chaman Wara	2.10 to 4.60
100	Rang Mahal (Bara)	Chaman Wara to End	1.40 to 6.35
101	Katra Padam	Tilak Bazar to End	1.00 to 4.10
102	Gali Hinga Bagh	Tilak Bazar to End	1.10 to 8.30
103	Gandhi Gali	Church Mission Road to Tilak Chowk	0.80 to 5.00
104	Chhatta Ja Nissar	Church Mission Road to End	1.30 to 4.20
105	Tyre Market	S.P.M.Marg to Tilak Chowk	4.80 to 8.20
106	Ram Bazar	Mori Gate Road to Ganda Nallah Bazar	5.00 to 8.00

107	Chowk Ramya	Ram Bazar to Ganda Nallah Bazar	3.60 to 7.50
108	Ashok Gali	Ram Bazar to End	0.90 to 6.10
109	Chhutani Manzil	Nicholson Road to Ram Bazar	4.20 to 6.20
110	Gali Door Wali	Nicholson Road to Ram Bazar	1.50 to 6.00
111	Gali Mil Wali	Kucha Mohtar Khan to End	1.25 to 3.70
112	Phool Mandi	Kucha Gahsi Ram to Chatta Bhawani Shankar	1.25 to 8.20
113	Gandhi Cloth Market	Church Mission Road to Tyre Market	3.00 to 6.00
114	Gali Gurudwara Wali	Nicholson Road to Gali Door Wali	2.60 to 6.00
115	Hari Ram Building	Nicholson Road to End	1.30 to 9.00
116	Gali Anar	Kinari Bazar to H.No.2652	3.10
117	Masjit Khazoor	Khushal Rai to Dharampura	4.3
118	Kucha Jatmal	Dariba to H.No.1195	3.1
119	Mali Wara Road	Nai Sarak to Kinari Bazar	5.0
120	Gali Kishan Dutt	Maliwala to Shop No.1420	3.5
121	Bhoj Pura	Maliwala to H.No.974	3.5
122	Gali Heer Nand	Maliwala to H.No.1043	3.4
123	Moti Bazar	Chandi Chowk to Maliwar	3.3
124	Vedwara	Maliwala to H.No.1324	3.45
125	Cheera Khana	Moti Bazar to Roshanpura	4.8
126	Chatta Madan Gopal	Maliwar to Gali Matawali	3.65
127	Gali Mata wali	Katra Khushal Rai to H.No.1930,1931	4.2
128	Gali Barafwali	Kinari Bazar H.No.2030	3.5
129	Kucha seth	Dariba to Dharampura	3.4
130	Kucha Bulaki Begum	Dariba to Cycle Market	5.95
131	Gali Janiyan	Esplanded Road to Shop No.421	5.3
132	Gali Gulyan	Paiwalan Road to Dharampura	4.3
133	Chah Rahat	Gali Gulyan to H.No.1204	5.2
134	Wakilpura	Chah Rahat to H.N.1303	5.20/3.80
135	Chhota Chipiwara	Chawri Bazar to H.No.2437	3.85
136	Katra Mangalsen	Chawri Bazar to H.No.998	3.15
137	Katra Hardayal	Chandi Chowk to Nai Sarak	3.0
138	Gali Gante Wali	Chandi Chowk to Shop No.1875	3.15

139	Chah Indara	H.C.Sen Road to H.No.2176	4.15
140	Gali Baraf Khana	H.C.Sen Road to H.No.2287	5.6
141	Ardghara	H.C.Sen Road to H.No.1931	4.0
142	Chatta Hathi Khana	Paiwalan Road to H.No.523	4.0
143	Kucha Chaudhary	Chandni Chowk to H.No.20	5.0
144	Old Marwari Katra	Nai Sarak to Cheera Khana	3.5
145	Tanga Stand Road	Mori Gate Road to G.T.Road	2.90 to 9.65
146	Gandha Nala Bazar	Nichalson Road to Jorawar Singh Marg	3.30 to 10.00
147	Queens Road (Back lane of SPM Marg)	T.B.Clinic to Tyre Market	4.60 to 11.15
148	Church Mission Road	Fatehpuri to SPM Marg	1.50 to 25.75
149	Gali No. 1, Ist Lane	Ansari Road to City Wall	6.0
150	Gali No. 1, IInd Lane	H.No 4236/1to 4239/1	8.5
151	Gali No.2	Ansari Road to City Wall	6.0
152	Gali No. 2 IInd Lane	Ansari Road to City Wall	6.0
153	Gali No.2 IIIrd Lane	Ansari Road to City Wall	6.0
154	Gali No 3 Ist Lane	Ansari Road to City Wall	6.0
155	Gali No 4 Ist Lane	Ansari Road to City Wall	6.0
156	Gali No 4 B Wall	Ansari Road to City	4.5
157	Gali No 5A	Ansari Road to City Wall	7.5
158	Gali No.11	Ansari Roadto City W all	5.5
159	Gali No 11	H.No 4596/11to City Wall	6.5
160	Gail No 18	Ansari Road to City Wall	4.5
161	Gali No 20	Ansari Road to City Wall	4.5
162	Gali No 21	Ansari Road to City Wall	6.5
163	Gali No 23	Bharat Ram Rd to City Wall	6.0
164	Gali No 24	Ansari Rd to H.No 4837/24	6.0
165	Mahila Ashram Rd to Taxi Stand Mahila Ashram Park to Taxi Stand	Malnts Park to Taxi Stand Nizamuddin	7.5
166	Mukesh Road	Police Station to Mehboob Hotel	7.5

Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007 as well as GNCTD Notification No.F.13/46/2006-UD/16085 dated 07.09.2007.

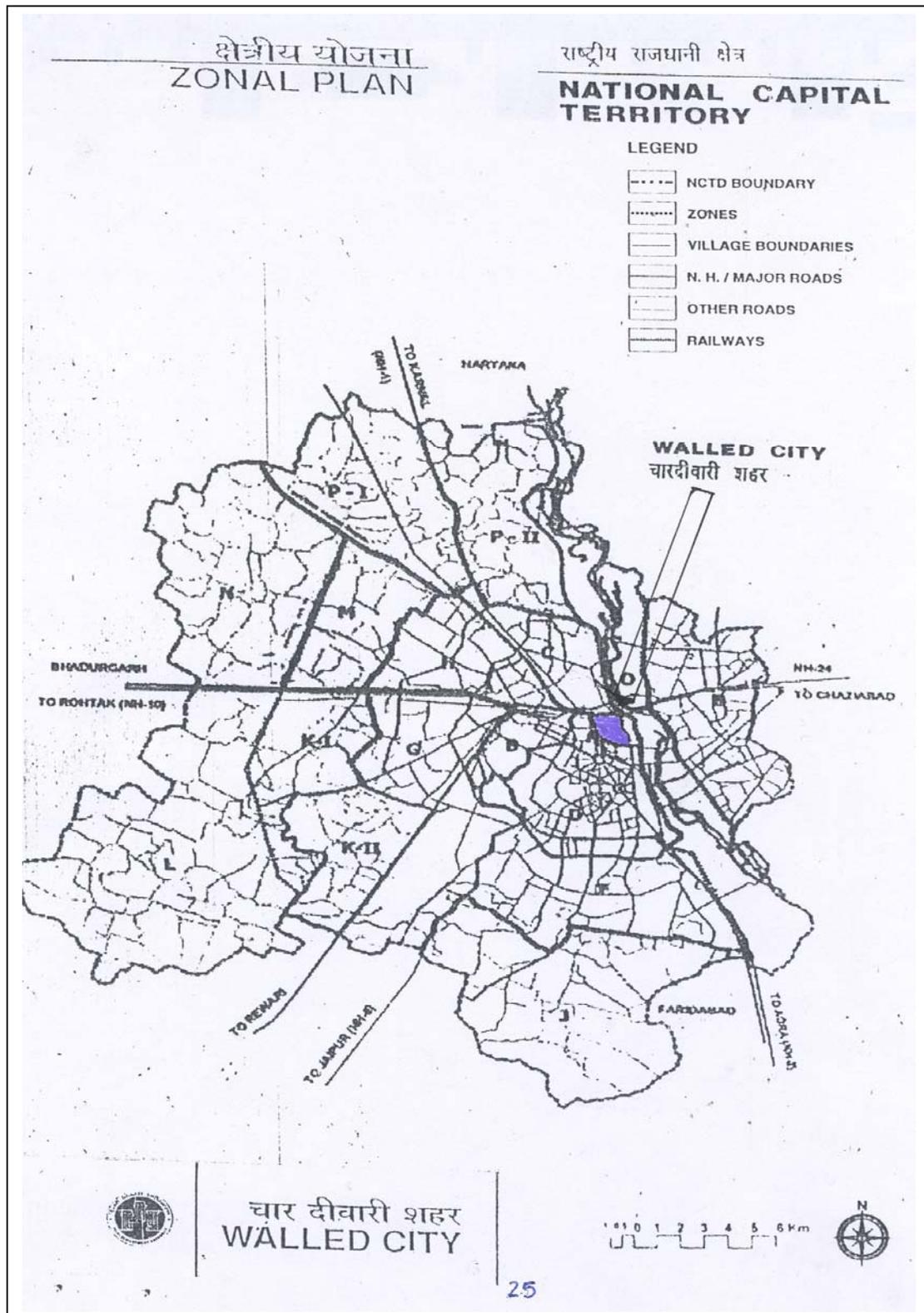
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LIST OF MIXED USE STREETS (NOTIFIED EARLIER) AND NOW DECLARED AS COMMERCIAL STREETS (UNDER MPD-2021)

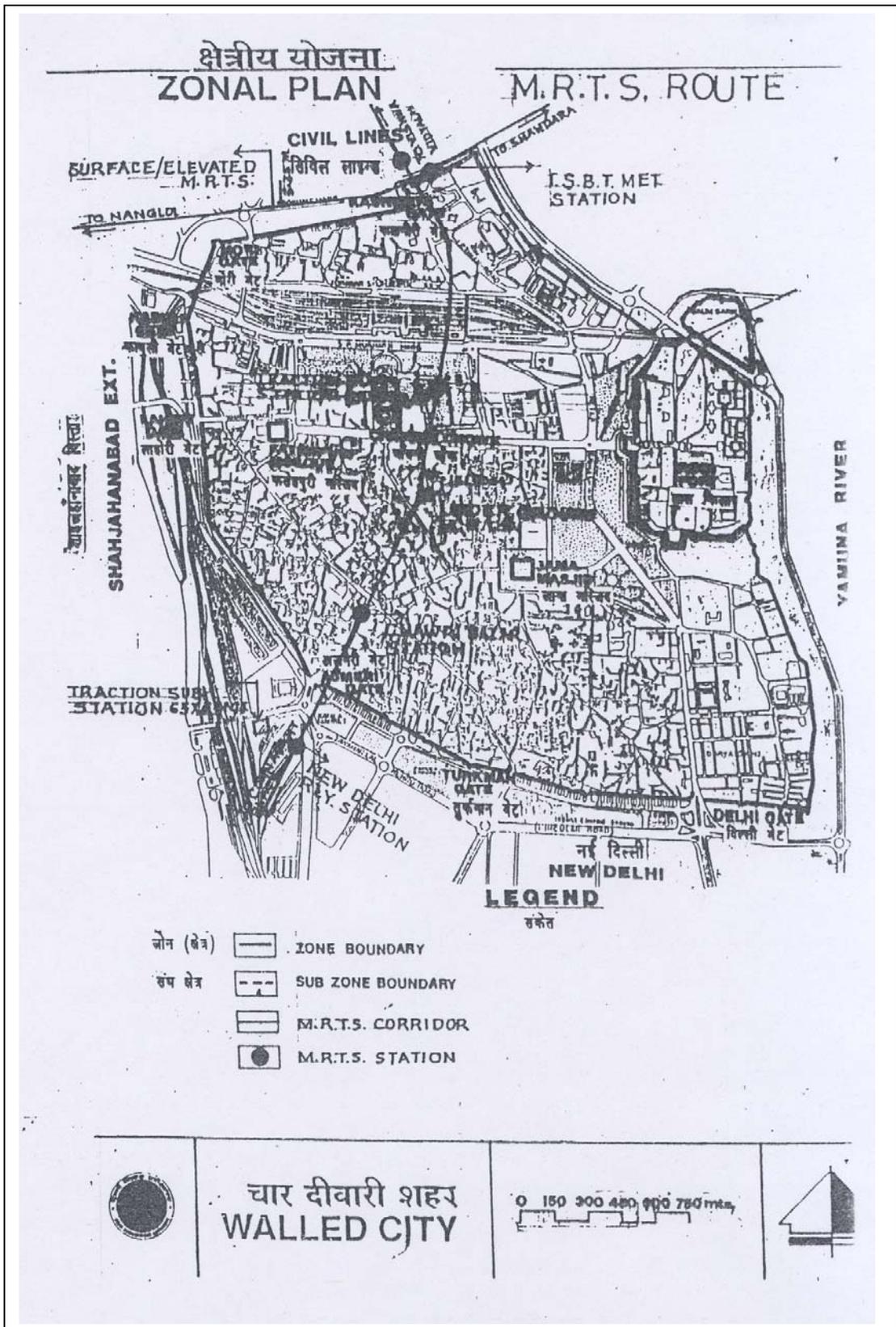
S.No.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	Bazar Delhi Darwaza	Entire Stretch	
2	Netaji Subhash Marg	do	
3	Sir Syed Ahmed Marg	do	
4	Gali Kucha Chelan	do	
5	Gali Pataudi House	do	
6	Gali Kala Mahal	do	
7	Gali Churiwalan (Div)	do	
8	Chawri Bazar (Div)	do	
9	Bazar Matia Mahal	do	
10	Fasil Road	do	
11	Gali Shahganj	do	
12	Farashkhana Road	do	
13	Lal Kuan Bazar (Div)	do	
14	Gali Samosa	do	
15	Naya Bans Road	do	
16	Khari Baoli	do	
17	Katra Boriyan Road	do	
18	Gali Batashewali	do	
19	Gali Kucha Nawab	do	
20	Dayanand Road	do	
21	Gali Bali maran	do	
22	Gali Kasim Jan	do	
23	Nai Sadak	do	
24	Dariba Kalan	do	
25	Bazar Gulian	do	
26	Gali Khajoor	do	
27	Gali Katra Kushal Rai	do	
28	Gali Anar Wali	do	
29	Kinari Bazar	do	
30	maliwara Road	do	
31	Katra Neel	do	
32	Katra Natwar Area	do	
33	Bara Bazar Road	do	
34	Chandni Chowk Road Entire	Entire Stretch	
35	Ansari Road	do	
36	Naya Bazar Road	do	
37	Sharadanand Road	do	
38	Ajmeri Gate Bazar	do	
39	Church Mission Road	do	
40	SP.M. Marg	do	
41	HC. Sen Road	do	
42	Esplanade Road	Entire Stretch of Esplanade Road from Chandni Chowk to Pai Walan	

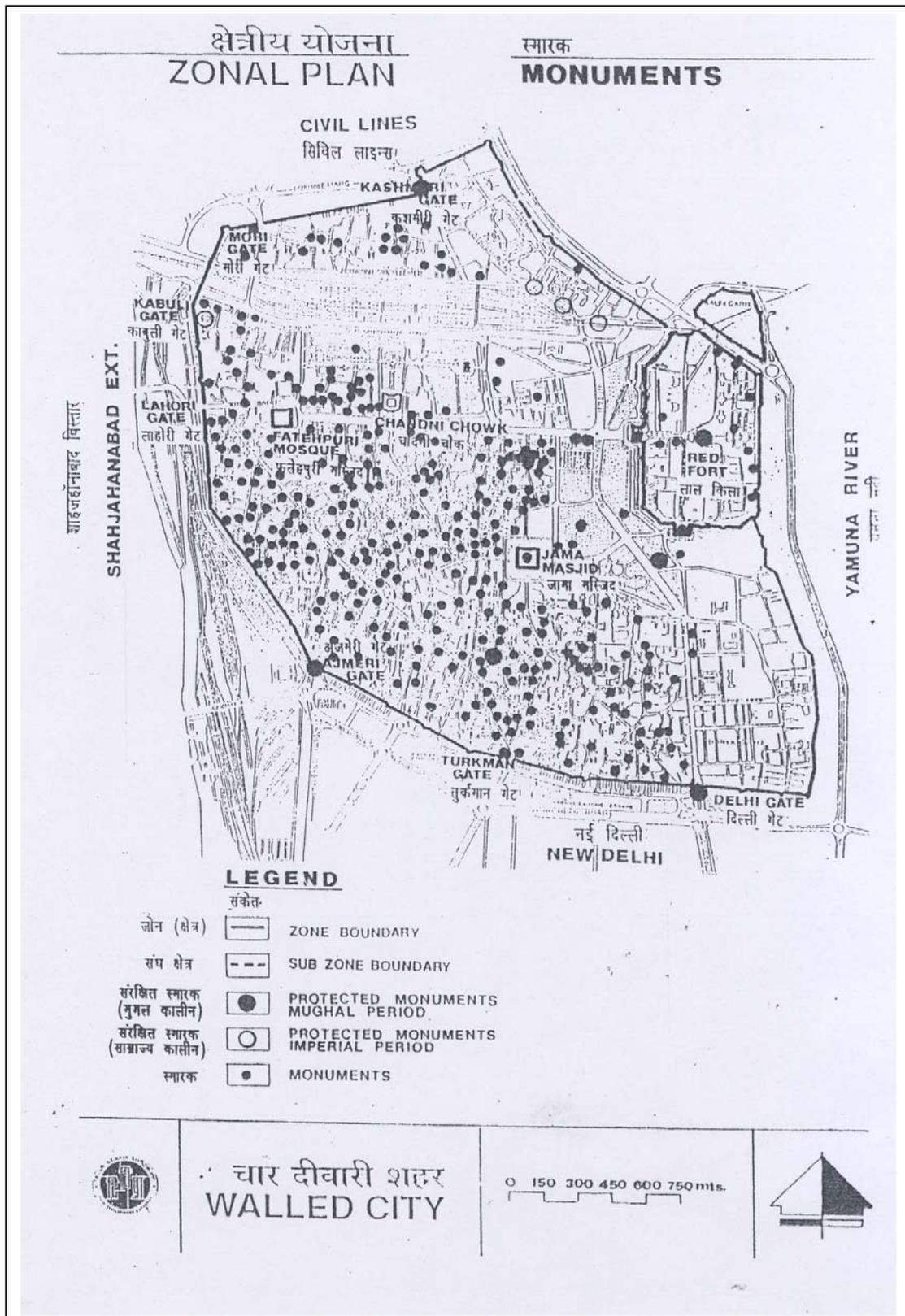
Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007

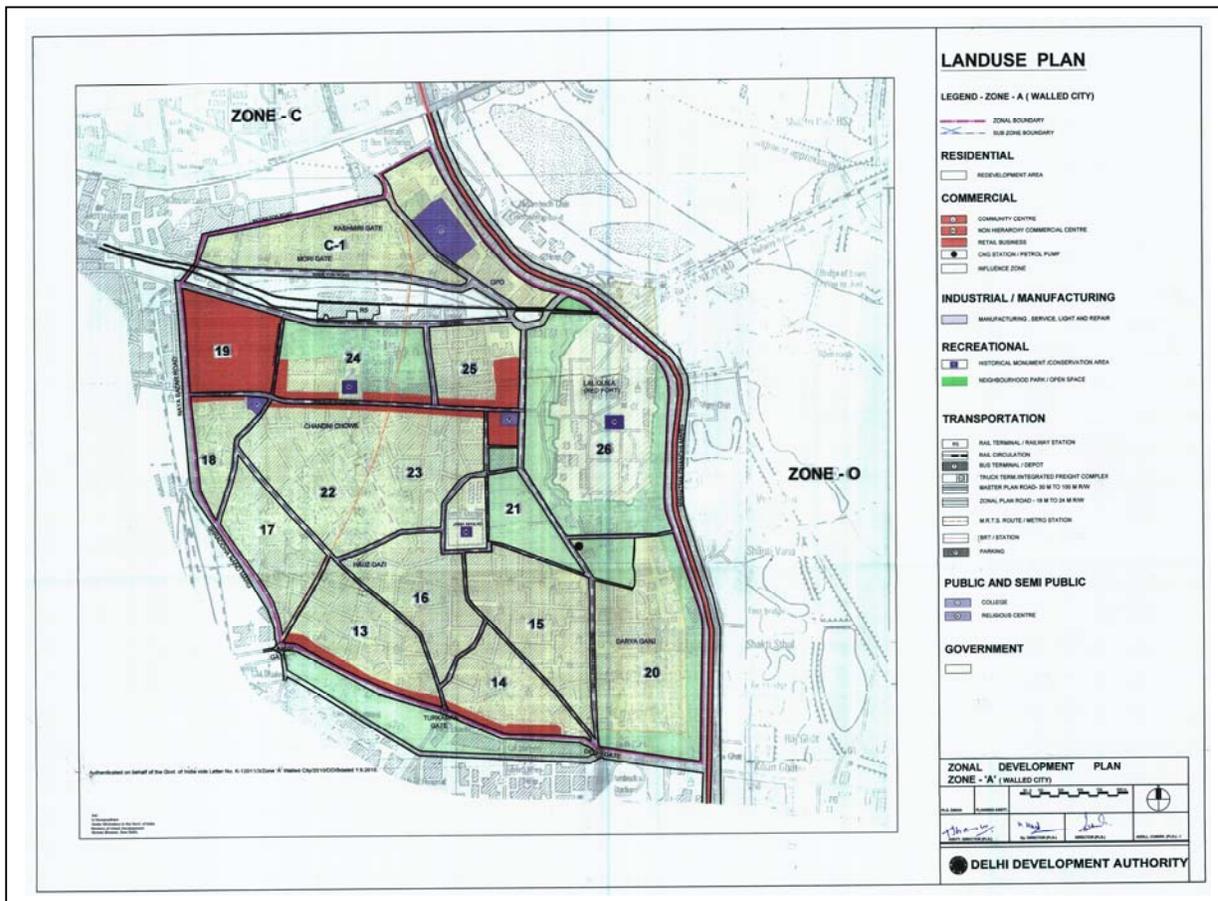
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No.K-12011/23/2009-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated the 8th March, 2010

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Sub: Approval of the Central Government to the Zonal development Plans (ZDP)-2021 forwarded by DDA.

Ref: DDA's letters -

- i) No. F.3(3)2008/MP/159-G, dated 11.9.2009.
- ii) No. F.4(3)/2008/MP/43-G, dated 16.02.2009 (Zone 'A' and 'Zone A & C').
- iii) No. F.4(2)2008/MP/42-G, dated 16.02.2009 (Zone 'B').
- iv) No. 4(5)2006/MP/Part-II/39-G, dated 13.02.2009(Zone 'C')
- v) No. F.4(01)2006/MP/Pt.35-G. dated 13.02.2009 (Zone 'E')
- vi) No.F.3(44)2005/MP/Pt./34-G dated 13.2.2009 (Zone-F).
- vii) No. F.4(2)2007/MP/Pt./32-G, dated 13.02.2009 (Zone-G).
- viii) No. F.4(4)2006/MP/Pt./33-G, dated 13.02.2009 (Zone 'H').
- ix) No. F.4(1)98/MP/Pt./31-G, dated 13.02.2009 (Zone-'J').
- x) No. F.4(14)2007/MP/Pt./37-G, dated 13.2.2009(Zone 'K-I').
- xi) No. 4(5)/98/MP/Pt./38-G, dated 13.02.2009 (Zone 'K-II').
- xii) No. F.4(6)98/MP/Pt./36-G, dated 13.02.2009 (Zone 'L').
- xiii) No. F.4(11)/2007/MP/Pt./40-G,dated 13.02.2009(Zone 'M').
- xiv) No.F.4(15)2007/MP/41-G, dated 13.02.2009 (Zone 'N').
- xv) No. F.4(3)98/MP/44-G, dated 16.02.2009 (Zone 'P-I').
- xvi) No.F.4(10)2007/MP/664 dated 17.09.2009 (Zone 'O')

Sir,

I am directed to refer to DDA's above mentioned letters whereby the ZDPs of various zones pursuant to the notification of MPD-2021, as approved by the Delhi Development Authority, were forwarded to the Ministry for approval of the Central Government and to state that the proposals contained in the above-mentioned letters and other relevant

references have been examined, and approved by the competent authority with the following stipulations / conditions:-

- i) The ZDPs forwarded by DDA for zones 'A' to 'H' (except zone D) are approved u/s 11A of The DD Act, 1957.
- ii) The ZDPs forwarded by DDA for the zones 'J' to 'P' (except P-II) are approved u/s 9(2) of The DD Act, 1957.
- iii) Since the ZDPs also entail certain proposals recommended by DDA for change in land use which may not be in conformity with the Master Plan of Delhi (MPD)-2021, in-principle approval of Central Govt. to initiate the process of change of land use u/s 11 A of the DD Act is hereby granted for each such individual case subject to the stipulation that those individual cases may not be processed for forwarding to the Ministry if the site in question is located:
 - a) on public/govt. land; or on land acquired by DDA; (the only exception to this shall be those unauthorized colonies which may be eligible for regularization as per the Revised Guidelines/Regulations issued by the Government in this regard in October, 2007 and March, 2008);
 - b) on encroached land, or on illegally occupied land;
 - c) in notified or reserved forest area;
 - d) in area of right of way infrastructure such as of existing/proposed railway lines/ master plan roads, major trunk water supply and sewerage lines except in cases where it is meant for the conforming use;
 - e) or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
 - f) or in cases where there is a court order restraining change of land use or for eviction/vacation of premises.

Applies

iv) The above mentioned stipulation would also be applicable for the proposed regularization of cultural, religious (including spiritual), educational and health care institutions, subject to final notification regarding change of land use in each case by the Central Government.

v) The approval above would be limited to those cases which form part of the ZDPs submitted by DDA, and only to those cases which have been recommended thereafter by the DDA to the Ministry upto the date of issue of this letter.

vi) DDA's proposal on regularization of cultural, educational and health care, religious (including spiritual) institutions is also hereby accepted with the stipulation that -

- a) as part of this exercise, the structures of the cultural, educational and health care institutions, as existed as on 1.1.2006, but not beyond the prevailing relevant provisions in this regard in the MPD-2021, shall be regularized.
 - b) In case of the religious (including spiritual) institutions, the structures as existed on 1.1.2006 would be permitted to be regularized subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
 - c) It may be further stipulated that for availing the benefit of regularization, additional FAR charges/penalty in respect of the above categories of institutions shall be notified by DDA with prior approval of the Central Government.
 - d) Formal regularization orders of these categories of institutions shall not be approved by DDA unless the requisite payment of penalty/levy/additional FAR charges etc. is undertaken by the applicant institutions.
 - e) While approving the proposal to regularize a large number of institutions in the abovementioned manner so as to avoid inconvenience to the public, it is also clarified that DDA shall ensure that the provisions made for such facilities in MPD-2021 will continue to be acted upon.
- vii) While accepting the proposal of DDA that the indication of Influence Zone along the MRTS/major transport corridor as well as the indication of uses other than 'residential' and 'facility corridor' shall be undertaken at the stage of layout plans/local area plans. This would be subject to the following conditions:
- a) DDA shall, with prior approval of the Central Government, finalize clear and unambiguous, policy guidelines, for-

- i) the preparation and sanctioning of local area plans in all land use categories,
 - ii) the guidelines for preparation and sanctioning of re-development of Influence Zone along the MRTS corridor, as required; and
- b) that the work of finalizing the local area plans/layout plans may be completed by the DDA/local bodies *within three years* of notification of the ZDPs-2021.
2. It is clarified that this approval is restricted to the ZDPs of Zones A, B, C, E, F, G, H, J, K, L, M, N, O, and P-I only, which have been recommended by DDA. ZDPs for Zones D & P-II, duly approved by the Authority are yet to be forwarded by DDA to the Ministry.
3. Further necessary action to notify the Zonal Development Plans may be taken by the DDA accordingly.

Yours faithfully,


8/3/10
[Sujata Chaturvedi]
Director (DD)