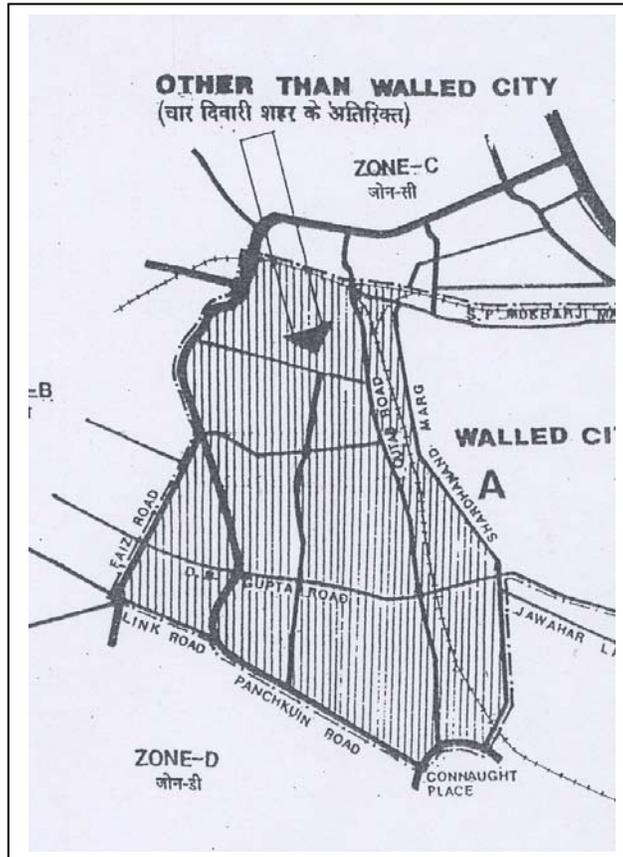


ZONAL DEVELOPMENT PLAN ZONE "A" (OTHER THAN WALLED CITY)



ZDP FOR ZONE-A (OTHER THAN WALLED CITY) AUTHENTICATED ON BEHALF OF THE GOVERNMENT OF INDIA VIDE LETTER NO.K.12011/3/ZONE-A (OTHER THAN WALLED CITY)/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” (OTHER THAN WALLED CITY) 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 6.16 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' (Other Than Walled City)

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 & P are 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-27 & Sub-zone C-1 Part)**

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 plan has been prepared. The area of the Zone is 559.13 ha. (Map-1) and the population is 2.44 Lac as per MPD-2001.

2.0 STATUTORY PROVISIONS:

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.

The Sub-Zone wise area is given in Table 1:

Table 1: sub-zone wise area

Sub-Zone	Name of Area	Area in Ha.
A-1	Pahar Ganj	48.68
A-2	Pahar Ganj	38.05
A-3	Aram Bagh	29.42
A-4	Jhandewalan Extn.	28.25
A-5	New Delhi Railway. Station & Surroundings	140.00
A-6	Qadam Sharif	70.00
A-7	Motia Khan	45.33
A-8	Jhandewalan	30.04
A-9	Sadar Bazar	25.59
A-10	Bara Hindu Rao	54.40
A-11	Chamelian Road	15.37
A-12	Azad Market	34.00
Total		559.13 Ha.

3.0 LOCATION, BOUNDARIES, AREA:

3.1. Zone-A (Other than Walled City) is part of the Old City and located in Central Delhi and encircled by the boundaries of Walled City-part of Zone-A in the East, Zone-C in the North, Zone B in the West and Zone-D in the South.

3.2. The total area of the zone works out to 559.13 ha. and is designated as Special Area as per MPD-2021.

4. 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 5.7 Lac (which includes walled city Area). MPD-2021 has recommended no addition in the existing population as in 2001.

5. IMPORTANT REDEVELOPMENT POLICIES:

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.

5.1 REDEVELOPMENT OF EXISTING URBAN AREA

Redevelopment, through a process of reorganisation and utilisation 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 land, 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. Some of the areas identified are:

5.1.1 PLANNED AREA

5.1.1.1. 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 m. of the centre line of the MRTS/major transport corridor, it will be examined as per the guidelines given for redevelopment in the Master Plan by the Technical Committee and the Authority.

5.1.1.2 SPECIAL AREA

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. 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'.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

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.

Special Area Redevelopment Schemes are to be prepared with an objective to bring in situ improvements, which help in improving architectural character of the area, i.e., design and layout, as well as revitalising trade and commerce in the area. The MCD is the nodal agency who should prepare Special Area Redevelopment Schemes for all

traditional areas within a time frame.
5.1.1.3 WALLED CITY EXTENSION

Pahar Ganj, Sadar Bazar, Roshanara Road and their adjoining areas comprise the Walled City and Extension. These are old congested built-up areas and for up-gradation of the environment in these areas, minimum level of infrastructure and parking facilities should be provided.

The redevelopment in these areas shall be in accordance with the respective comprehensive redevelopment schemes with conservative surgery as a planning tool, as far as possible.

In the Special Area Plan, use zones have been marked in different pockets of the 'Other Urban Renewal Areas'. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes for different use zones shall generally adopt regulations prescribed in the Development Code except in cases where special provisions have been made /proposed in this Plan.

5.2 SPECIAL AREA REGULATIONS

In MPD-2021, the Walled City Extension and the contiguous 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.

5.2.1. 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 regularised colonies and village abadis. Owners in special area, unauthorised regularised colonies and village abadi shall register themselves with the Local Body within the next six months. They will also submit a certificate of structural

safety by qualified engineers. Owners/occupiers of properties beyond 15 m height may bring the structure within prescribed height by 30th June, 2009. Till such time, no punitive action would be taken against these structures beyond 15 m height. Subsequent to this date subject to height restriction of 15 m, 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) 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.
- (ii) 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.

6.0 USE ZONE AREAS:

- a) The 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 MPD-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.

6.1 RESIDENTIAL

The proposed housing strategy in MPD-2021 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. In view of the limited availability of land and increase requirement of housing, plotted residential development shall be discouraged.

The Walled City 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.

6.2 COMMERCIAL

6.2.1 METROPOLITAN CITY CENTRE

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.

Important work centres in the Zone are Jhandewalan (Flatted Factories & District Centre areas), Sadar Bazar, Azad Market, New Delhi Railway Station and Pahar Ganj.

6.2.2 DISTRICT CENTRE

Jhandewalan District Centre is the important commercial area in the zone, which is to be retained as shown in Special Area Plan of MPD-2021.

6.2.3 COMMUNITY CENTRES

One Community Centre in Sub-Zone A-7 as approved in Sub-Zonal Plan (earlier named Zonal Plan) is retained.

6.2.4 LOCAL SHOPPING CENTRES:

As the Zone has extensive commercial activity along the roads and therefore, no new commercial site/areas are identified in the zone.

6.2.5 NON-HIERARCHICAL COMMERCIAL CENTRES:

Two Sites proposed in Special Area Plan (MPD-2021) are to be retained.

6.2.6 INFORMAL SECTOR

As per 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.

6.2.7 WHOLE SALE TRADE

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

The old congested built up areas like sadar bazaar have serious problems of traffic congestion, inadequate physical and social infrastructure, lack of open spaces etc. The wholesale market of sadar bazaar needs to be redeveloped at the same location with necessary infrastructure and parking required for whole sale trade as per the redevelopment scheme.

6.2.7.1 Existing Markets in Special Area

In case of existing developed areas, all wholesale markets generated with hazardous materials should be developed in decentralized manner and shifted to the areas assigned for them. 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 licensing 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 concerned agencies along with redevelopment schemes.

6.3 INDUSTRIAL AREAS:

Following are the important industrial areas in the Zone:

1. Flatted Factories, Jhandewalan Extension, in Sub-Zone A-8.
2. Light & Service Industries in Motia Khan Area in Sub-Zone A-7.

The listed noxious and hazardous trades/industries including pollutant industries as identified by Delhi Administration Deptt. of Industries GNCTD should close their

present activities & restrict to house hold industries only.

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.

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

6.4 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.

6.5 RECREATIONAL

6.5.1 SPORTS COMPLEX:

The existing Railway Stadium (Karnail Singh Stadium) in Sub-Zone A-1 in an area of about 3.00 ha. is retained.

6.5.2 NEIGHBOURHOOD PARKS & PLAY AREAS:

As per earlier Zonal Plan, 6.6 ha. area was available/proposed for neighbourhood parks and play areas including parks of 0.4 ha. and above.

In the zone, the recreational/green areas including Jhandewalan 'B' Block are encroached upon by temporary constructions/Jhuggies. These need to be removed/shifted from these areas so as to make them useable by the public at large, and improve upon the environment in the zone/area.

6.6 TRANSPORTATION

The right of ways prescribed in the notified Zonal Development Plan for Zone A (other than walled city) have been retained along with the right of ways as per MPD-2021, wherever applicable.

6.6.1 TRANSPORTATION FOR SPECIAL AREA

Central congested areas of the Walled City Extension, Sadar Bazar are characterized by heavy traffic congestion. In order to address this problem a medium capacity Mass Transit system comprising of BRTS, Light Rail Transit System (LRT) and battery operated bus system may be considered on selected routes based on feasibility.

For proper functioning of above said systems a restraint on the use of private modes and provision of parking would be required. This would be necessary in order to

revitalize the area and to improve its environment quality. This will also increase accessibility to such areas considerably.

In order to manage the additional traffic of Metro stations at Old Delhi, Chandni Chowk and Chawri Bazar, the following management measures are required to be taken:-

- i. Need based Traffic circulation schemes integrating various modes.
- ii. Improvement of major road stretches and intersections like Ajmeri Gate, Fountain Chowk, Fatehpuri Chowk, Kaudia Pul, Khari Baoli, etc.
- iii. Removal of encroachments from footpaths to facilitate smooth movement.
- iv. The movement of heavy vehicles will continue to be banned in the Walled City. However, for the services of this area Light Commercial goods vehicles may be allowed during the night.

6.6.2 CIRCULATION & PARKING:

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 layout plans. A realistic strategy of compensation and rehabilitation of project affected persons is recommended under these plans/areas.

6.6.3 MASTER PLAN/ZONAL PLAN ROAD NETWORK:

In the Zonal Plan, Master Plan Road Network as indicated in the Special Area Plan (Arterial roads of 30 m. R/W and above) has been retained. The next level roads of 18m. R/W and above have also been shown.

6.6.4 M.R.T.S. CORRIDORS:

The MRTS corridors as provided by DMRC have been suitably incorporated in the Zonal Plan. The delineation of influence zone along the metro corridor has been attempted. This zone to be finalized as per ground survey and redevelopment proposal as applicable. 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.

6.6.5 RAILWAYS & RAILWAY STATIONS:

- a) Major portion of the Sub-Zone A-5 is utilised by the Railways. New Delhi Railway Station located in the sub-zone is a very important Railway Terminal, which provides passenger and Goods movement facilities to all the four directions.
- b) Sadar Bazar is another Railway Station, mainly catering to the passenger movement of Sadar Bazar area and Khari Baoli (Walled City) area.

6.6.6 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.

As 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 Extension like Sadar Bazar, the use of cycles/rickshaw as a non-motorised mode of transport is proposed as suggested in the MPD-2021 which should be considered along with the pedestrianisation at the time of preparation of redevelopment scheme.

It is also proposed that Grade separators and Flyovers as identified to be developed so that the transport problem could be resolved. The plan also suggest for exploration of underground roads and freeways wherever feasible.

6.6.7 BUS TERMINALS/DEPOTS:

As per earlier Zonal Plan, two Bus Terminals were required, whereas only one Bus Terminal in Sub Zone A-5 at second entry to New Delhi Railway Station is functioning. One Terminal in Sub-Zone A-8 on Faiz Road as proposed in ZDP-2001 is retained.

6.6.8 PARKING/TRAFFIC MANAGEMENT:

Zone-A (Other than Walled City) has acute parking problems. Due to lack of vacant land available in the Zone, it is suggested that wherever feasible existing parking areas be enlarged/improved upon. The problem of traffic & transportation and parking can only be solved through effective traffic management system. In addition the multilevel parking identified by the local bodies to be taken up. It is also proposed that multilevel parking sites may be identified in the vicinity of the zone wherever feasible depending upon the future traffic.

One multilevel parking site has been earmarked for development by DDA in Community Centre, Motia Khan for 300 cars.

6.9 UTILITIES & SERVICES:

6.9.1 WATER SUPPLY:

MPD-2021 has projected the requirement of water @80 GPCD, out of which 50 GPCD is for domestic requirement and 30 GPCD for non-domestic purposes. The domestic water requirement of 50 gpcd comprises of 30 gpcd for potable needs and 20 gpcd for non-potable water. The requirement of potable water out of total requirement of 80 gpcd has been assessed as 35 gpcd (30 gpcd for domestic and 5 gpcd for non-domestic demand) while the demand for non-potable water has been assessed as 45 gpcd i.e 20 gpcd for domestic and 25 gpcd for non-domestic purposes.

However, the stand of DJB is that it is more realistic to calculate demand projection @ 60 gpcd., as 80 gpcd is unrealistic to achieve. As per the standards the water requirement for the zone works out maximum 16.64 MGD and minimum 12.48 MGD. DJB should ensure that, at least the realistic requirement as per the minimum standards is met with.

6.9.2 SEWERAGE:

About 80% of the total water requirement would go into sewerage thereby the total sewerage disposal requirement for the zone would be of the order of maximum 13.31 MGD and minimum 9.96 MGD per day.

6.9.3 SOLID WASTE DISPOSAL:

The projected average garbage generation upto the year 2021 is @ 0.68 kg per capita per day and total quantum of solid waste is 141.5 tons/day which could be disposed off outside the zone by the local body on the sites identified for the purpose.

6.9.4 POWER:

MPD-2021 has proposed no additional population in this zone considering its saturated holding capacity. Therefore the existing power distribution through 33 KV Sub-stations (4 nos.) located in the zone should be continued. The spaces for new requirements should be worked out in terms of underground ESS preferably bellow the recreation uses/ parks, etc.

6.10 PUBLIC & SEMI PUBLIC FACILITIES:

6.10.1 EDUCATIONAL:

6.10.1.1 Colleges:

As per Master Plan norms, two Colleges were required in the Zone. One College is existing (for ladies only) in the Sub-Zone A- 4, while one site is earmarked in the Sub-Zone A-5 as per Special Area Plan -2021.

.10.1.2 Schools:

The required numbers of schools are as per the MPD 2021 standards to be provided while formulating the Redevelopment scheme.

Table: 4: Sub-Zone Wise Distribution of Senior Secondary Schools.

S. No.	Sub-Zone	Required as per MPD-2021*	Existing
1.	A-1	2	Nil
2.	A-2	3	4
3.	A-3	2	5
4.	A-4	-	6
5.	A-5	-	1
6.	A-6	7	3
7.	A-7	2	2
8.	A-8	-	1
9.	A-9	3	3
10.	A10	5	5
11.	A-11	1	Nil
12.	A-12	3	2
	Total	28	32

* Based on ZDP Zone – A (Other than Walled City) 2001

The Sr. Secondary Schools, though deficient in space standards, are sufficient in the zone.

6.10.1.3 TECHNICAL EDUCATION:

One existing vocational institute in Sub-Zone A-11 is proposed to be retained. Similarly existing science laboratory/institute in Sub-Zone A-4 is proposed to be retained.

6.10.2 HEALTH:

As per the available information, two Hospitals, one of Railways and one specialised (T.B. Hospital) are existing in the zone, which are proposed to be retained. Due to non availability of the vacant land in the zone, it is not possible to provide the required sites for Hospitals. The population will largely have to depend upon the facilities available in the nearby areas. However, wherever feasible, the health facilities should be provided / upgraded as per MPD-2021 norms.

6.11 FUEL STATIONS (CNG / PETROL PUMPS):

At present, 2 Petrol Pumps (one filling-cum-service station and one filling station) are existing in the zone. No new site of Petrol Pump is proposed in the zone, due to non availability of land. However, the required number of Petrol Pump/CNG as per the ZDP 2001 norms/standards to be provided while formulating the Redevelopment Schemes.

6.12 OTHER COMMUNITY FACILITIES:

The other Community facilities like Police Station, Fire Station, GPO & Telephone Exchange etc. are sufficient in number as per ZDP-2001 and therefore, no new sites are proposed. However, the required number of facilities to be provided while formulating the Redevelopment Schemes.

6.13 CREMATION GROUND/BURIAL GROUND/CEMETARY:

In the zone there is one Cremation Ground, two Burial Grounds and one Cemetery existing, which are proposed to be retained.

6.14 RELIGIOUS:

The major religious areas identified as per Special Area Plan-2021 have been retained.

6.15 DEVELOPMENT OF PUBLIC AND SEMI-PUBLIC FACILITIES BY THE PRIVATE ENTERPRISES

As per the proposal of ZDP-2001 wherever in the Zonal Plan site for any Public and semi-public facilities & parking have been identified and the land belongs to private enterprise/institutes, the same can be developed by the owner, as per the norms provided in Master Plan/Zonal Plan and policies applicable at the time after the approval from the Competent Authority. Therefore private involvement in development would be as per the notified policies of the Government of India.

6.16 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.

6.16.1 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.

6.16.2 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 only 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 in conformity with MPD-2021 as and where required.

This is further subject to the condition that such individual cases shall not be considered for regularization, 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 department as on date w.r.t Zone 'A' (Other Than Walled City).

6.16.3 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.

6.17 NURSING HOMES & GUEST HOUSES:

One Nursing Home & Private Hospital registered with Directorate of Health, Delhi Admn. under Delhi Nursing Home Registration Act,1953 and 63,Guest houses/hotels /Lodging houses which have been provided licence as per the Entertainment Regulation running in the zone. Therefore, new requirement is to be reviewed at the time of preparation of redevelopment schemes. These are to be dealt as per the mixed use regulation and guidelines of the Competent Authority from time to time.

Zone 'A' has sufficient number of Public & Semi Public Facility areas except Health Facility. These lack space and environment standards. There is a proposal for shifting of godowns from Railway land. These vacant lands will be utilised for augmenting the Public & semipublic Facilities for entire Zone 'A' in an integrated manner.

7.0 MIXED USE

Earlier, the ZDP-2001 recommended 11 streets (as listed in Annexure-II) as Mixed Use Streets for commercial activity on ground floor upto one property depth. As per MPD-2021, additional streets are declared as Commercial, Mixed use as well as pedestrian shopping streets as notified by the GNCTD from time to time as per recommendations of the Local Body and the same are listed at Annexure III, IV & V 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 and are listed at Annexure VI.

7.1 MIXED USE REGULATIONS

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 uses in such area is also prescribed in MPD-2021.

8.0 ZONAL LEVEL PLAN:

8.1 LAND USE PLAN:

Consistent with the MPD framework, the Zonal Plan 2001 has detailed out the provisions and proposals of the Master Plan particularly with reference to various use Zones-Circulation, public & Semi Public facilities utilities and Recreational etc. The Land use analysis at Zonal Plan Level is given in table 5:

Table: 5: Land use Distribution for Zone-A.

S. No	Land use	Area in ha.	Percentage (%)
1.	*Residential	255.53	45.7
2.	Commercial	37.6	6.6
3.	Manufacturing	9.75	1.7
4.	Recreational	27.95	5.0
5.	Public & Semi Public	43.3	7.9
6.	Transportation	182.0	32.6
7.	Utility	3.00	0.5
	Total	559.13	100

*The commercial streets in Mixed Land use in the Zone have been included in the Residential area.

9.0 SPECIAL CONSERVATION PLANS

The MPD-2021 stipulates that each local body/ land owning agency should formulate "Special Development Plans" for the conservation and improvement of listed heritage complexes and their appurtenant areas. Alteration or demolition of any listed heritage building is prohibited without the prior approval of the Competent Authority. Therefore the redevelopment schemes for such areas shall conform to the provisions, in respect of Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

LIST OF POLLUTING INDUSTRIAL UNITS IDENTIFIED BY THE INDUSTRIES DEPTT. IN SUBZONE A-1 to A-12 AS PER ZDP-2001

S. No.	Name and Address of Unit
1.	M/s Pring Rolling Works, 1057, B.G. Road
2.	Kumar Electroplating & Engg. 1172-74, B. G. Road
3.	Anand Electroplating, B. G. Road.
4.	Mehtab Rolling Works, 3058, B.G. Road.
5.	Manohar Electroplating, 1200, B. G. Road.
6.	Ahuja Electroplating, 3078 B. G. Road.
7.	Satish Bros. 3069, B.G. Road.
8.	Lucky Electroplating, Works, 1666 Hathi Khana, B. G. Road.
9.	Super Brite Electroplating, 5603, B. R. Road.
10.	Krishna Electroplating, 6599, B. G. Road.
11.	Indian Electroplating, 5603, B. G. Road.
12.	Abdul Akhtar & Bros, 7795, Chamelian Road.
13.	Hameed Electroplating, 6541, B. G. Road.
14.	Sardar Electroplating, Shivaji Marg, Azad Market.
15.	Paul Engg. Works, 14-15, Shivaji Marg, Azad Market.
16.	Meena Nickle Bright Works, 569-70, Shivaji Marg
17.	Hari Ram, 45, Azad Market
18.	Malhotra Nickle Polish, 573-74, Shivaji Marg.
19.	Sachdeva Electroplating, 37 Azad Market.
20.	Uttar Prakash, 39, Azad Market, old Rohtak Road.
21.	V. K. Electroplating, 35, Azad Market.
22.	Modern Electroplating, 9, Azad Market.
23.	Virender Kumar Electroplating, 7302, Old Rohtak Road.
24.	Kishan Singh Electroplating, 7302, Azad Market.
25.	Jalma Electroplating, 1993-94, Sheesh Mahal, Azad Market.
26.	Delhi Electroplating, 9055, Ram Bagh, Azad Market.
27.	Malhotra Electroplating, 85, Azad Market.
28.	Ramesh Bhatia, 60, Azad Market.
29.	Suneja Electroplating, 86, Azad Market.
30.	Baldev Raj Rajni Batra, 59 Azad Market.
31.	Modern Works, 907, Ram Bagh Road.
32.	S.B. Goel, 8998-8999, Pul Bangush.
33.	Brite Electroplating 9011 & 9012, Ram Bagh Road.
34.	Margo Glass Polishers 7241, Amar Puri Ram Nagar.
35.	Deovyz Auto Cleaning Works, 48, Azad Market.
36.	Deep Autb Ciening Works, 49, Azad Market.
37.	Anand Mechanical Works Shop No. 6:70, Azad Market.
38.	Mohindra Electroplating 74, Azad Market.
39.	Dass Electroplating 83, Azad Market.
40.	National Foundary Engg. 8299/16, Paharganj
41.	Bros Stone Crushing Mill, B.G. Road
42.	R.V.M. Industries, 4325, Gali Bhauji, B.G.Road
43.	Sanjay Rolling Works, 4953, Chowk Hathi Khana Bara Hindu Rao
44.	J.N. Electroplators 4325A, Gai Bhauji B.G. Road.
45.	Malhotra Nickle, 569-70, Shivaji Marg, Azad Market.
46.	Indian Glasses, 1993-93 Sheesh Mahal, Azad Market.

* OBNOXIOUS & HAZARD

LIST OF MIXED LAND USE STREETS AS PER ZDP-2001

S.NO.	NAME OF THE STREET	STRETCH
1.	Rani Jhansi Road (Azad Market Chowk to Filmistan).	From crossing with gaushalla Road to Filmistan (On East side)
2.	Qutab Road (Singhara Chowk to Pul Mithai)	From junction near Sr. Sec. School Sadar Bazar to Pul Mithai and Western side of the road.
3.	Sadar Thana Road	Sadar Thana to Foota Road.
4.	Idgah Road	Singhara Chowk to crossing with Sadar Thana Road (On North side of the Road)
5.	Azad Market Road	Azad Market Road to Pul Mithai
6.	Chamelian Road	From crossing with Rani Jhansi Road to junction with Maharaja Agarsain Marg.
7.	Maharaja Agarsain Marg	From junction with Rani Jhansi road to crossing with Qutab road (Sadar Bazar)
8.	Main Paharganj Road	From junction with chelmsford Road to Ram Krishna Ashram.
9.	Desh Bandhu Gupta Road	Paharganj Police station crossing to opposite Shiela Cinema.
10.	Rajguru Road (Gurudwara Road)	Junction with Desh Bandhu Gupta Road to junction with Main Bazar Pahar Ganj road.
11.	Nehru Bazar Road	From junction with Punchkuin road to junction with main Paharganj Bazar road.

LIST OF COMMERCIAL STREETS (notified under MPD-2021)

S.NO.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	Main Bazar Parhar Ganj	Chitre Gupta Road to N.D. Rly Station	13.0
2	Raj Guru Road	D.B Gupta Road to Main Bazar Pahar Ganj	15.0
3	Gali No.1, Multani Dhanda	H.No.9058 to 9027	6.0
4	Gali No.2, Multani Dhanda	H.No.9109 to 9022	6.0
5	Gali No.4, Multani Dhanda	H.No.9092 to 9132	6.0
6	Gali No.5, Multani Dhanda	H.No.9256to 9231	6.0
7	Gali No.1, Multani Dhanda	H.No.8954 to 8922	6.0
8	Gali No.2, Multani Dhanda	H.No.8828 to 8867	6.0
9	Gali No.3, Multani Dhanda	H.No.8756 to 8791	6.0
10	Road from D.B Gupta Road to Gali No.5 Multani Dhanda	D.B Gupta Road to Gali No.5	13 .0
11	Road Between Arya Nagar to Multani Dhanda	Arakasha Road to D.B Gupta Road	9.0
12	Arya Nagar Gali No.1	H.No.8409 to 8482	6.0
13	Dharam Kante Road	D.B Gupta Road to Arakash Road	10.0
14	Krishna Market	Main Bazer to Furniture Market	8.0
15	Ratan Market	Krishna Market to Nehru Market	7.0
16	Furniture Market	R.K. Mission to Nehru Bazer	9.0
17	Nehru Bazer	Punchkuin Road to 6 Tooti Chowk	17.0
18	Gali Sangtharshan	Main Bazer Phar Ganj to D.B Gupta Road	6.0
19	Gali School Wali	H.No. 3979 to D.B Gupta Road	7.0
20	Sita Ram Bazer Road from Hauz Quzi Chowk to Turkman Gate	Shop No.3610 to1799	8.0
21	Chawari Bazar Road from Hauz Quzi Chowk to Churiwalan More.	Shop No.3612 to3703	10.0
22	S.N. Marg from Police Booth to Mohalla Niharyan	Police Booth Shop No.59	17.0
23	Ajmeri Gate Road from Ajmeri Gate Park to Hauz Quzi Chowk	Shop No.4904 to 3982	12.0
24	Faisal Road from BJP Office to Mohallya Niharyan	Shop No.5388 to3970	8.0
25	Fasli Road along Anglo Arobic School	Shop No.5239 to5209	8.0
26	Aggarwal Sweet Wali Gali	H.No. 5249 to Shop No.79	8.0
27	Subzi Mandi Market	Shop No.T-97 TO3125	6.0
28	Subzi Mandi Market	Shop No.T-510 to T-96	6.0
29	Pratap Nagar Road	H.No.B-Block to P-Block	12.0

30	Roshanara Road (East Side)	From Roshanara Road Garden round about to Malka Ganj Chowk	24.0
31	Arakasha Road	Qutab road to Desh Raj Bhatia Marg	9.0
32	Kacha Rasta	Qutab road to kila kadam Shariff	7.0
33	Shamji mal lane Gali No.-2	Qutab road to Desh Raj Bhatia Marg to Gali No.13	6.0
34	Multani Dhanda Gali No.-6	Desh Raj Bhatia Marg to Arakasha Road (one side)	6.0
35	Gali Sidharth Basti	From Shanker Marg to Chinot Basti	8.0
36	Gali Prem Nagar	Shanker Marg to Prem Nagar Chowk	7.0
37	Multani Dhanda Gali No.-13	Desh Raj Bhatia Marg to Multani Dhanda	10.0
38	Jhandewalan Road	Idgah road to Desh Raj Bhatia Marg	12.0
39	Gali Soni chaupal shidipura	H.No.8643 to8774	9.0
40	Gali jeewan Nursing Home in Doriwalan	H.No.10094 to 11119	9.0
41	Gali Near CSE Office Doriwalan	11263 to 18-A/9	9.0
42	Gali in Doriwalan	11185 to 18A	11.0
43	Gaushalla Road	H.No.11296 to Railway line	20.0
44	DCM Road	Railway line to red light Rani jansi Road	15.0
45	Road (East Park road to Gaushalla Road)	10930 to11207	17.0
46	Road in Motia Khan Ramkumar Road	Mangla Hospital to Sadar thana Road	20.0
47	Rui Mandi	Shop No.4969 to 5113	7.0
48	Main Road Teliwara	Shop No.2234 to fire station Qutab Road	8.0
49	Deputy Ganj	Shop No.46132 to 47407	6.0
50	Deputy Ganj	Shop No.4819 to 4878	7.0
51	Deputy Ganj	Shop No.4722 to 4536	7.0
52	Indira Market, Near CSE Store	Shop No.4645 to CSC Store	7.0
53	Gali No.6 Chuna Mandi	H.No.2207 to 2064	6.0
54	Gali No.7 Chuna Mandi	H.No.2032 2018	6.0
55	Gali No.8 Chuna Mandi	H.No.2002 to 1983	6.0
56	Gali No.10 Chuna Mandi	H.No.2219 to 1916	6.0
57	Gali No.11 Chuna Mandi	H.No.1898 to 1901	6.0
58	Behind XYZ Quarters	H.No.1889 to Community	6.0
59	Behind XYZ Quarters	H.No.2152 to 2041	6.0
60	Gali No.6 Chuna Mandi	H.No.2796 to2772	6.0
61	Gali No.7 Chuna Mandi	H.No.2720 to2699	6.0
62	Gali No.8 Chuna Mandi	H.No.2692 to 2670	6.0
63	Gali No.9 Chuna Mandi	H.No.2609 to2690	6.0
64	Gali No.10 Chuna Mandi	H.No.2587 to2560	6.0
65	Gali Dispensary Wali DB Gupta Road to Kaseruwalan	3086 toT-236	7.0
66	Main Sadar Nala Road	5184 to5001	6.0
67	Main Mahavir Bazar	558 Sulabh Qutab Road	7.0

68	Main Road Bara Hindu Rao	6123 to 6508	6.0
69	Multani Dhanda	D.B Gupta Road to Gali No.13, Multani Dhanda	15.0
70	Shanker Marg	Chowk Multani Dhanda Hanuman Mandir to Gate Gurudwara	10.0
71	Qutab Road	D.B Gupta Road to Pul Mithai	45.0
72	Qutab Road	D.B.Gupta Road to Pul Mithai	30.0
73	Idgah Road	Qutab Road to Rani Jhasi Road	30.0
74	Bahadur Garh Road	Rani Jhasi Road to Foota Road	24.0
75	D.B. Gupta Road	Sadar Thana Road Crossing to Faiz Road	30.0
76	Link Road	Nehru Bazar to Faiz Road	30.00
77	Road in Pahar Ganj (A-2 zone)	Chitra Gupta Road to Chemsford Road.	18.0
78	G.T.Road	Barf Khana to Clock Tower	30.0
79	I-Road in Ram Nagar	D.B.Gupta Road to Road Between Ram Nagar and Aram Nagar	18.0
80	II-Road in Ram Nagar	D.B.Gupta Road to Road Between Ram Nagar and Aram Nagar	18.0
81	Road Between Ram Nagar and Aram Nagar	Qutab Road to Desh Raj Bhatia Road	18.00
82	Road in Aram Nagar	Road Between Ram Nagar and Aram Nagar to T-Junction Aram Nagar	18.0
83	Jhandewalan Road-I	Idgah road to Desh Raj Bhatia Marg	18.00
84	Jhandewalan Road-II	Desh Raj Marg to Rani Jhasi Road	24.0
85	Road in Aram Nagar	Jhandewalan Road to Qutab Road	18.0
86	Desh Raj Bhatia Marg	D.B.Gupta Road to Idgah Road	30.0
87	Chamsford Road	D.B.Gupta Road to Paharganj Road	30.0

Source: GNCTD Notification No.F.13/46/2006-UD/16071 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 Beside St. Anthony School	D.B.Gupta Road to Arakasha Road	7.0
2	Gali Back Side of Sheela Cinema	Kabir Hotel to Arakasha Road	6.0
3	Gali No.3, Multani Dhanda	H.No .9160 to 9139	6.0
4	Gali No. 5, Multani Dhanda	H.No.8208 to 8260	6.0
5	Gali Nalwa	H.No. 2325 to 2434	9.0
6	Gali Tilak	H.No.2327 to 2381	9.0
7	Gali Wazir	H.No. 1865 to 1795	9.0
8	Gali Partap	H.No.1725 to 1692	9.0
9	Gali Girudwara	Chitre Gupta Road to Raj Guru Road	11.0
10	Gali Kaseruwalan	Police Chowki to Galil Hari Mandir	6.0
11	Gali MCD Wali	T-312 to 2452	8.0
12	Jain Mandir	H.No.4097 to 4173	9.0
13	Balmiki Bara	T-75 to H.No. 3791	7.0
14	Floor Mill Road	H.No.8337 to 8394	7.0
15	Shivaji Road	Shop No. 420 to Sulabh Sochalya	11.0
16	Library Road	Shop No.10273 to Pul Mithai Chowk	10
17	Ram Bagh Road	9003 to D-88	9.0
18	Shankar Road	Qutab road to Gali Gurudwara	8.0
19	Gali No.13 Motia khan	9611 to 9605	9.0
20	Gali No.In Model Basti	50 to MCD School	7.0
21	Main Road in Model Basti	H.No.12-13 to 32	7.0
22	Gali chajju pandit in manak Pura	132 to 10153	6.0
23	Gali pipal wali, Shidi Pura	T-956 to 10912	12.0
24	Gali Lotan Jat	Shop No.4358 to 4420	7.0
25	Deputy Ganj	Shop No.4830 to 4818	7.0
26	Chuna Mandi Gali No.9	H.No.1943 to 1956	6.0
27	Kishan Ganj Chowk	kishan Ganj Chowk to B.G.Road	6.0
28	Telewara	2423 to 2474	7.0

Source: GNCTD Notification No.F.13/46/2006-UD/16071 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 PEDESTRAIN SHOPPING STREETS

S.NO.	Name of Road/Street	Stretch of road	ROW (mtrs.)
1	Gali Kucha Pati Ram	Mohalla Imli to Sita Ram Bazar	5.0
2	Gali Kundewalan	Ajmeri Gate Shop No.1 to Atma Ram School	5.0
3	Gali Between St. Anthony School And Sheela Cinema	D.B.Gupta Road to ArakashaRoad	6.0
4	Gali Dariba paan	D.B.Gupta Road to N.D. Rly.Station	5.0
5	Gali No. 4, Multani Dhanda	H.No.8300 to 8329	5.0
6	Gali No.1,Chuna Mandi	H.No.2775 to 2600	6.0
7	Gali No.2,Chuna Mandi	H.No.2152 to 2184	6.0
8	Gali No.3,Chuna Mandi	H.No.2137 to 2193	6.0
9	Gali No.4,Chuna Mandi	H.No.2123 to 2204	6.0
10	Gali No.5,Chuna Mandi	H.No.2026 to 2205	6.0
11	Gali No.1,Chuna Mandi	H.No.3040 to 3056	6.0
12	Gali No.1,Chuna Mandi	Banke Bihari Mandir to H.No.3200	6.0
13	Gali No.2,Chuna Mandi	H.No. 987 to 3085	6.0
14	Gali No.3,Chuna Mandi	H.No. 2935 to 2897	6.0
15	Gali No.4,Chuna Mandi	H.No. 2861 to 2839	6.0
16	Gali No.5,Chuna Mandi	H.No. 2801 to 2770	6.0
17	Sarak Prem Narayan From Sita Ram Bazar Road to Churiwalan Dispensary	Shop No.2478 to 2581	6.0
18	Churiwalan Road/Gali Badliyan	Shop No.3641 to 3702	4.0
19	Gali Shatara From Slum & JJStore to Masjid	Shop No.4127 to 3661	4.0
20	Gali Shah Ganj From CSE Store to Kucha Pandit	Shop No.3856 to 4292	6.0
21	Mukim Pura. Tilak Chowk	H.No.768 to 1908	5
22	Gali Panjabi Basti	Shop No.3115 to 2659	6.0
23	Rohat Ganj	H.No.8740 to 8736	5.0
24	Rohat Ganj	H.No.8735 to 8710	6.0
25	Gali Thane wali to CSE Store	H.No.3692 to CSE Store	5.0
26	Gali Thane wali	Shop No.3981 to 3619	5.0
27	Khariya Mohalla	H.No.7989 to 8226	5.0
28	Lambi Gali	H.No.2634 to 3114	5.0
29	Dina Nath Road (Main Road)	H.No.7953 to 8199	6.0
30	Gali MCD Wali	T-2452 to 87	5.0
31	Gali MCD Wali	H.No.2466 to Roshanara Road	5.0
32	Gali kartar Chander	H.No.4591 to 3447	4.0
33	Indera Market (Seeds Mkt.)	Shop No.127 to 140	5.0

34	Indera Market (Seeds Mkt.)	Shop No.99 to 112	5.0
35	Indera Market (Seeds Mkt.)	Shop No.71 to 84	5.0
36	Indera Market (Seeds Mkt.)	Shop No.43 to 50	5.0
37	Indera Market (Seeds Mkt.)	Shop No.15 to 28	5.0
38	Gali Tel Mill Road	Qutab road to Arakasha Road	5.0
39	Factory Road	Shanker marg to singhara chock	5.0
40	-do-Gali No.4	Desh Raj Bhatia Marg to Shamji Mal lane	6.0
41	Aram Nager Gali No.1	Qutab road toAmarpuri chowk	5.0
42	Aram Nager Gali No.2	Qutab road to Amarpuri chowk	5.0
43	Gali Bharat Sewak Semaj	Kacha Rasta to Shankar Marg	5.0
44	Gali amarpuri School	Tel mill to old Police choki chowk	4.0
45	Gali jonk ki Mazar	Shidarath Nager chock to Shanker marg	4.0
46	Gali Dak khana	Amer puri letter Box to Sulabh Sauchalaya	5.0
47	Gali bhure Baba Mandir	Amer Puri near Bharti clinic to shop No.AB 399/1	4.0
48	Gali Ashokabasti	Kacha rasta chowk to shanker marg	5.0
49	Gali kabir basti	Aram nager (Gali No. 12) to Amer puri Road	3.0
50	Gali No.1 Motia khan	10079 to 10062	5.0
51	Gali No.2 Motia khan	9992 to 9975	5.0
52	Gali No.6 Motia khan	9837 to 9892	5.0
53	Gali No.11 Motia khan	9647 to 9658	5.0
54	Gali Ghaziabad wali Model Basti	8609 to 8796	5.0
55	Gali No.1 Model Basti	85-A to 79	5.0
56	Gali Near Gate No.3,Model Basti	33-35 to 21	5.0
57	Gali In Model Basti	27-A to 24-25	5.0
58	Gali Near MCD Dispensary Model Basti	MCD Dispensary to H.No.40	5.0
59	Gali In Model Basti	H.No.78 to 73	5.0
60	Gali in Doriwalan	H.No.10944 to 10936	5.0
61	Gali in Doriwalan	H.No.11135 to 11150	5.0
62	Gali Pathshalla wali in manak pura	10302 to 10337	5.0
63	Gali phoolwali in manakpura	10463 to 10765 5	5.0
64	Gali Nalwali in manakpura	10358 to 10611	6.0
65	Gali in panjabi basti	T-1031 to T-1045	6.0
66	Gali Meat Wali (Tokriwalan)	Shop No.9598 to 9611	3.0
67	Gali Mata Wali (Tokriwalan)	Shop No. 9417 to 9245	3.0
68	Gali Lambiwali (Chowk kishan Ganj)	Shop No.1146 to 961	3.0
69	Gali Pahiyawali (Telewara)	Shop No.2546 to 2331/3	4.0
70	Gali Mata Wali(Telewara)	Shop No.380 to 593	3.0
71	Main Gali Beri wala Bagh	Shop No.6206 to 6966	4.0

72	Gali Jatan	Shop No.4461 to 4504	4.0
73	Gali Raja Patna Mal	Shop No.4468 to 4475	3.0
74	Gali Burna	Shop No.4210 to 3992	4.0
75	Metal Market Gali Burna	Shop No.3806 to 3825	4.0
76	Masid Shahgul Gali Burna	Shop No.3853 to 3844	6.0
77	Deputy Ganj	Shop No.4681 to 461	5.0
78	Deputy Ganj	Shop No.4776 to 4796	5.0
79	Deputy Ganj	Shop No.21 to 6	5.0
80	Deputy Ganj	Shop No.4676 to 4750	5.0
81	Deputy Ganj	Shop No.4766 to 4770	5.0
82	Deputy Ganj	Shop No.4804 to 4813	5.0
83	Gali Bahuji	H.No.4272 to 4320	4.0
84	Katra Sunder Lal	H.No.4287	3.0
85	Gali Ahiran	H.No.3933 to 3947	4.0
86	Gali Ahiran	H.No.3940 to 3966	5.0
87	Chowk Mansaram Gali Ahiran	H.No.3995 to 3051	5.0
88	Chowk Mansaram Gali Ahiran	H.No.3051 to B.G. Road	5.0
89	Gali Jamadar	H.No.3212 to 3662	4.0
90	Gali Ahiran	H.No.4168 to 4272	4.0
91	Dal Mill	H.No.3979 to 3117	3.0
92	Dina Nath Road	H.No.8227 to 8010	4.0
93	Khariya Mohalla	H.No.8129 to 8189	4.0
94	Khariya Mohalla	H.No.8088 to 8129	4.0
95	Gali Shanker	M.C.D. School to Shop No.2205	5.0
96	Gali Arya Samaj	Shop No.3418 to 1429	5.0
97	Gali Sapru	Shop No.2906 to 2208	4.0
98	Gali Lal Darwaja	H.No. 3136 to 3215	4.0
99	Gali No.11 Chuna Mandi	H.No.2531 to 2536	6.0
100	Gali Thanedar Wali	H.No.5109 to 5114	3.0
101	Phatak Misri Khan	T-424 to 5090	2.0
102	General Market	5075 to T-224	2.0
103	General Market	258 to 5021	3.0
104	General Market	282 to 5065	2.0
105	Gali Ram Nath Patwa Till Mandi Chowk to Bridge	3754 to 3842/3	5.0
106	Dariba Pan tell Mandi to Bridge	3650 to 3533	4.0
107	Dariba Pan	3470 to 3545	4.0
108	Krishna Gali Tell Mandi to Main Bazar	4228 to Shop No.1	4.0
109	Tell Mandi to Gali Hari Mandir	4223 to 4060	3.0
110	Gali Kishan to Mantola	1018 to 853	4.0
111	Gali Chandiwali Mantola to Main Bazar	917 to 1107	4.0
112	Gali Ram Parshad Halwai Main Bazar to Laddu Ghati	4607 to 4624	2.0
113	Gali Dal Mandi Main Bazar to Dal Mandi Chowk	4593 to 4626	2.0
114	Katra Raiji Main Bazar to	4466 to 4415	4.0

	Basant Road		
115	Katra Raiji Main Bazar to Laddu Ghati	5581 to Nehru Bazar	4.0
116	Gali Shani Mandir to 6 Tuti Chowk	4899 to 4803	4.0
117	Gali Hari Mandir to Bridge	3966 to 3311	4.0
118	Gali Burna Khurd	5142 to 4056	4.0
119	Gali Mandir Wali	3927 to 3164	3.0
120	Basti Chowk Khalin	4101 to 4142	5.0
121	Gali Burna Metal Market	3816 to 3706	6.0
122	Gali Mandir Gadorian in gali Burna	3739 to 3785	3.0
123	Gali Burna	3732 to 3796	3.0
124	Gali Thele Wali	6110 to 6125	4.0
125	Gali Than Singh	Shop No-3554 to 3584	12.0
126	Gli Bajrang Bali	Shop No.3406 to 3464	2.0
127	Kucha Kashgiri	H.No.3314 to Shop No.3364	3.0
128	Bulbuli Khana	Shop No.2447 to 2727	4.0
129	Chowk Prajapati to Chowk Boriyan	H.No.2305 to Shop No.2578	4.0
130	Gali Leswa	Shop No.1684 to 1884	3.0
131	Lambi Gali	Shop No.4581 to 5022	3.0
132	Mohalla Niharayan	Shop No.2849 to 2716	4.0
133	Phatak Teliyan	Shop No.3168 to Connunity Center	4.0
134	Gali Talab Basti	Sidharth Nagar Chowk to Kishana Basti Chowk	4.0

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

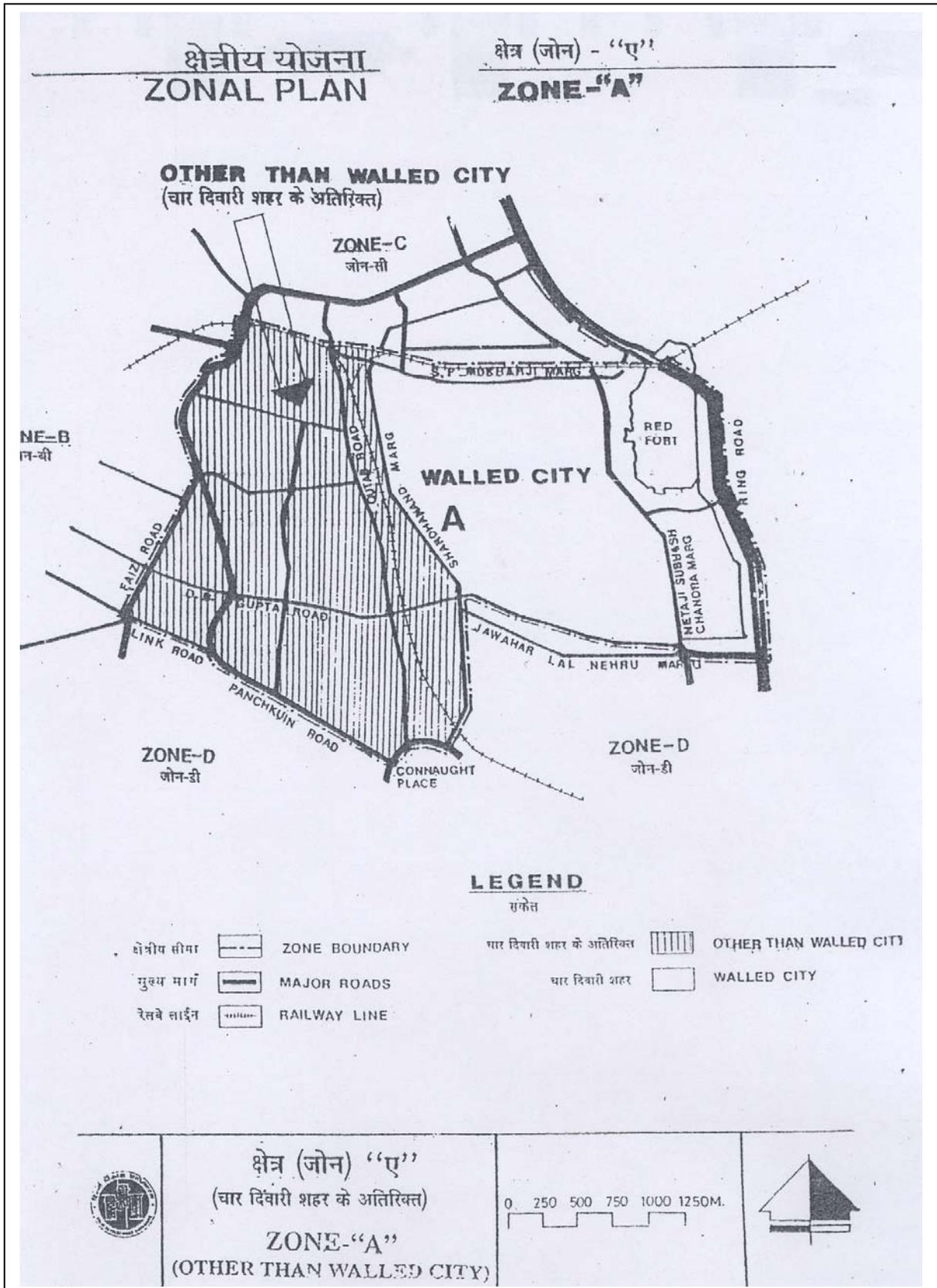
Note: In case there is difference between ROW mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan / approved Layout plan shall prevail.

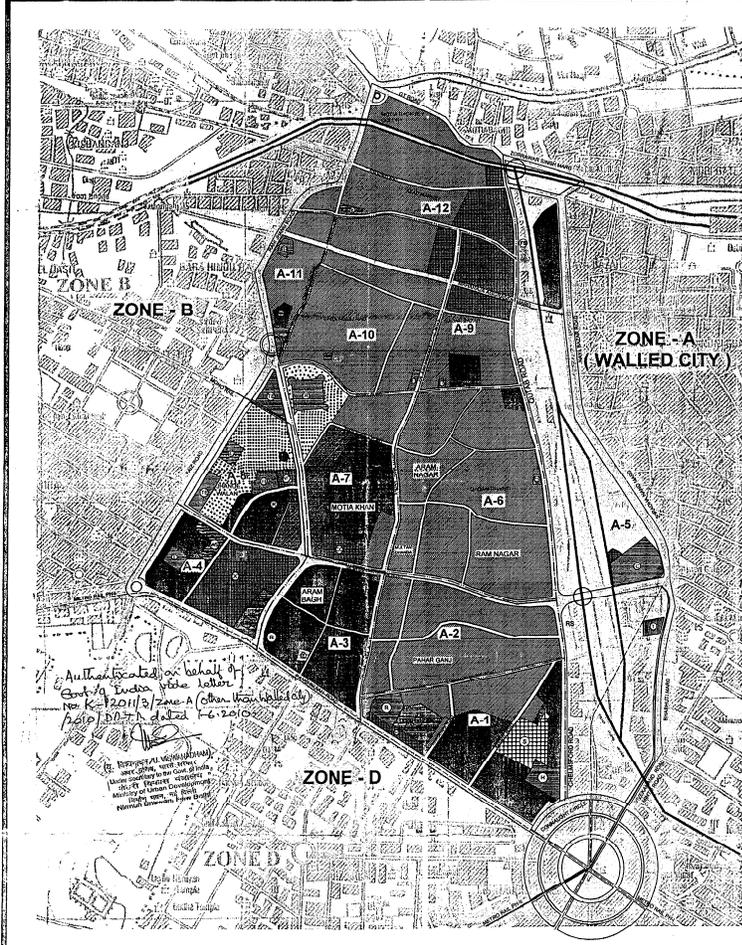
In case of any clarification, GNCTD Notification may be referred.

Mixed Land use Streets (notified under ZDP 2001) declared as Commercial Streets (under MPD 2021).

S.No.	Name of Road/Street	Stretch of road	ROW(mtrs.)
1	Rani Jhansi road (Azad Market Chowk to Filmistan).	From crossing with Gaushalla Road to Filmistan (on East side).	45.0
2	Qutab Road (Singhara Chowk to Pul Mithai)	From junction near Sr. Sec.School Sadar Bazar to Pul Mithai and Western side of the road.	30.0
3	Sadar thana	Sadar Thana to Phoota Road.	24.0
4	Idgah Road	Singhara Chowk to crossing with Sadar Thana Road (on North side of the road).	30.0
5	Azad Market Road	Azad Market Road to Pul Mithai.	24.0
6	Chamelian Road	From crossing with Rani Jhansi Road to junction with Maharaja Agarsain Marg.	18.0
7	Maharaja Agarsain Marg	From junction with Rani Jhansi Road to crossing with Qutab Road (Sadar Bazar).	30.0
8	Desh bandhu Gupta Road	Paharganj Police Station crossing to opposite Sheila Cinema (Paharganj)	30.0
9	Rajguru Road (Gurudwara Road)	Junction with Desh Bandhu Gupta Road to junction with main Bazar Paharganj Road.	18.0
10	Nehru Bazar Road	From junction with Panchkuin Road to junction with main Paharganj Bazar Road.	18.0

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





LANDUSE PLAN

LEGEND - ZONE - A (OTHER THAN WALLED CITY)

- ZONAL BOUNDARY
- SUB ZONE BOUNDARY
- RESIDENTIAL**
- REIDENTIAL
- REDEVELOPMENT AREA
- COMMERCIAL**
- DISTRICT CENTRE
- COMMUNITY CENTRE
- NON HIERARCHIC COMMERCIAL CENTRE
- WHOLE SALE MARKET
- CHQ STATION / PETROL PUMP
- INDUSTRIAL / MANUFACTURING**
- MANUFACTURING, SERVICE, LIGHT AND FACTORIES
- RECREATIONAL**
- DISTRICT PARK / MULTIPURPOSE PARK / GROUND
- NEIGHBOURHOOD PARK/OPEN SPACE
- TRANSPORTATION**
- RAIL TERMINAL / RAILWAY STATION
- RAIL CIRCULATION
- BUS TERMINAL / DEPOT
- MASTER PLAN ROAD- 30 M TO 100 M RW
- ZONAL PLAN ROAD - 18 M TO 24 M RW
- M.R.T.S. ROAD / METRO STATION
- GRADE SEPARATOR
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- M.R.T.S. PHASE - B
- METRO RAIL
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- ELECTRIC SUB STATION
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- CREMATION AND BURIAL GROUND / CEMETERY
- RELIGIOUS CENTRE
- RESEARCH INSTITUTE / OTHER INSTITUTE
- STADIUM / SPORTS COMPLEX
- POST OFFICE
- TELEPHONE EXCHANGE / TELEPHONE OFFICE
- COLLEGE
- GOVERNMENT**

ZONAL DEVELOPMENT PLAN
ZONE - 'A' (OTHER THAN WALLED CITY)

<p>PLANNING OFFICER</p>	<p>DIRECTOR</p>	
<p>DATE: 15.02.2015</p>	<p>SCALE: 1:1000</p>	<p>DATE: 15.02.2015</p>
<p>BY: [Signature]</p>	<p>BY: [Signature]</p>	<p>BY: [Signature]</p>

DELHI DEVELOPMENT AUTHORITY

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.

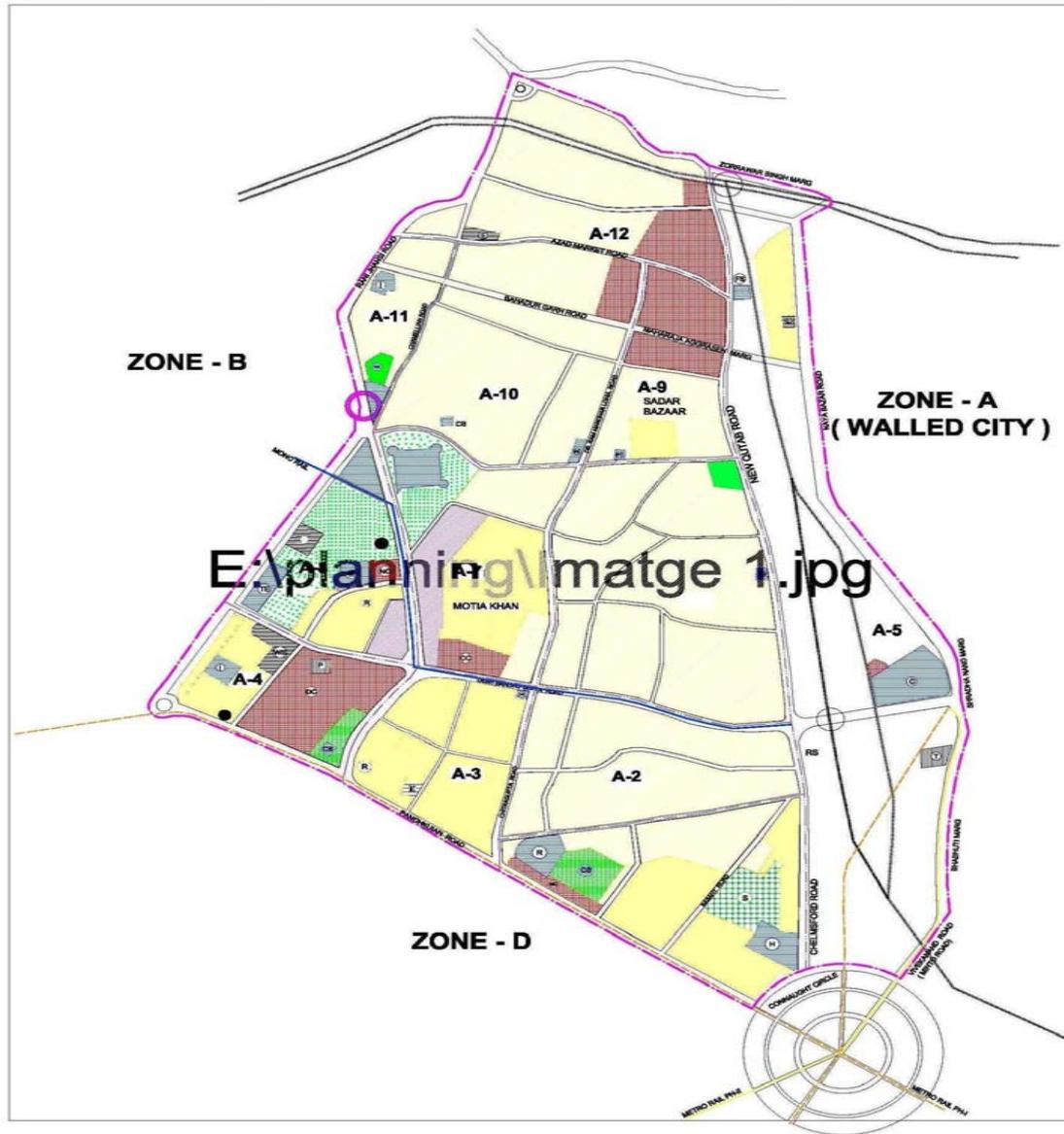
vi) DDA's proposal on regularization of cultural, educational and health care, religious (including spiritual) institutions is also hereby accepted with the stipulation that -

- 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)



LANDUSE PLAN

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- SUB ZONE BOUNDARY

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- RESIDENTIAL
- REDEVELOPMENT AREA

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- MANUFACTURING, SERVICE, LIGHT AND FACTORIES

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- TELEPHONE EXCHANGE / TELEPHONE OFFICE
- COLLEGE

GOVERNMENT

-

NOTE:
 Authenticated on behalf of Government of India
 vide Inlet No. K-1281173/Zone-9/2018-DDDB
 Dated 8th June, 2018.

Sd/-
 (U. VISWANADHARAM)
 Under secretary to the Govt. of India
 Ministry of Urban Development
 Miran Bhaswan, New Delhi.

ZONAL DEVELOPMENT PLAN			
ZONE - 'A' (OTHER THAN WALLED CITY)			
PLANNING	SCALE: 1:1000		
DATE: 15/06/2018	DATE: 15/06/2018		
 ASST. DIR. (PLAN)	 DIRECTOR (PLAN)	 DIRECTOR (PLAN)	 ASST. DIR. (PLAN)
DELHI DEVELOPMENT AUTHORITY			