

ZONAL DEVELOPMENT PLAN
FOR
ZONE – “C”
(CIVIL LINES ZONE)

**Approved by Ministry of Urban Development (Delhi Division), G.O.I. vide
letter no. K.12011/23/2009-DDIB dated 8th March 2010
(In file no. F.4 (5)2006/MP/Part-II/39-G)**

Authenticated on behalf of
Government of India vide letter No.
K-12011/3/Zone-C/ 2010- DDIB Dated
30th June, 2010.

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



NARELA PROJECT & ZONE- "C"
DELHI DEVELOPMENT AUTHORITY

CONTENTS

S.NO.	CHAPTER	PAGE NO.
	Preamble	1
1.0	Zonal Development Plan	2
1.1	Background, Location, Boundaries & Areas	2
1.2	Earlier approved Zonal Development Plans	3
1.3	Special characteristics of the Zone	4
2.0	Zonal Development Plan Proposals	7
2.1	Population & Employment	7
2.2	Residential Development	8
2.2.1	Restructuring and Upgrading/Redevelopment of existing areas	8
2.2.1.1	Planned Areas :A. Plotted /Gr. Housing B. Employer Housing C. Bungalow Area	8
2.2.2	Traditional inner City & Unplanned areas :A. Special areas B. Urban villages C. Unauthorized / Regularized unauthorized colonies	12
2.2.2.1	Facilities in Unplanned Areas	13
2.2.3	Mixed land use/ Commercial Streets	14
2.2.4	Housing for the urban poor	14
2.2.5	Redevelopment area along Metro corridors (Influence Zone)	15
2.3	Work Centers	15
2.3.1	Industries	15
2.3.2	Trade and commerce	16
2.3.3	Informal Trade and Commerce	18
2.3.4	Government Use	19
2.4	Social Infrastructure	20
2.4.1	Health	20
2.4.2	Education	21
2.4.3	Sports facilities	22
2.4.4	Communications-Post/Telegraph/Telephone Facility	22
2.4.5	Security and safety	22
2.4.6	Disaster Management Centre	23
2.4.7	Distributive	23
2.4.8	Socio Cultural Facilities	23

2.4.9	Other Community facilities	23
2.4.10	Regularization of existing Health Care, Educational, Cultural and Religious (including Spiritual) Institutes existing prior to 1.1.2006 on self owned land not including Gram Sabha or Ridge Land.	25
2.5	Transportation	26
2.5.1	Circulation Network	26
2.5.1.1	Road Development Plans	26
2.5.2	Road Network not implemented	26
2.5.3	Urban Relief Roads	27
2.5.4	Grade Separators	27
2.5.5	Mass Rapid Transit System (MRTS)	28
2.5.6	Integrated Multi-Modal Transport System	28
2.5.6.1	BRT Corridor	28
2.5.7	Bus Depot	29
2.5.8	Bus Terminals	29
2.5.9	Bicycle Tracks/ Cycle Rickshaw Tracks	29
2.5.10	Railway Stations	29
2.5.11	Goods Movement by Rail	30
2.5.12	Fuel Stations	30
2.5.13	Parking	30
2.6	Environment/Areas of Significance	32
2.6.1	Northern Ridge/ Regional Park	32
2.6.2	Multipurpose Grounds	33
2.6.3	Pollution control	33
2.7	Areas of urban design	33
2.8	Conservation of Built Heritage	34
2.9	Physical Infrastructure	34
2.9.1	Water Supply	35
2.9.2	Sewerage	35
2.9.3	Power	35
2.9.4	Solid Waste	35
2.10	Land Use Plan	35

2.10.1	Change of Land use	36
2.10.2	Land Use Analysis	37
2.10.3	Other Changes Incorporated in the Plan	38

	LIST OF DRAWINGS	
	Drawing No. 1 Location of Zone-C	39
	Drawing No. 2 Sub-Zones of Zone-C	40
	Drawing No. 3 Zonal Development Plan of Zone-C	58

	LIST OF TABLES	
	Table 2.1 Existing planned wholesale Markets	18
	Table 2.2 List of Government Hospitals	21
	Table-2.3 Hospitals Proposed In Facility Canters	21
	Table 2.4 Facility Centers In Zone- C	24
	Table 2.5 Existing Cycle tracks along Roads/ Drains in Zone-'C'	29
	Table 2.6 CLU Incorporated in Draft ZDP-C	36
	Table 2.7 Land Use Analysis	37

	ANNEXURES	
	Annexure 1: List of Sub-Zones in Zone-"C"	41
	Annexure 2: Urban Villages in Zone-C	42
	Annexure 3: Pre-1962 Built up Residential & Rehabilitation Colonies as per MPD-2021	42
	Annexure 4: Resettlement Colonies in Zone-C	43
	Annexure 5: A. Regularized Unauthorized Colonies in Zone-C (16.02.1977)	43
	B. Regularized Unauthorized Colonies in Zone-C (24.10.1994)	43
	C. List of Unauthorized Colonies in Zone-C as per the list of 1639 Unauthorized Colonies given by GNCTD	44
	Annexure 6: A. Mixed Land use streets in Zone-C	45
	B. Mixed Land Use Streets in civil line zone/ Rohini Zone	45

	C. Mixed Land Use Streets In Civil Lines Zone-C	47
	D. Mixed Land Use Streets in Civil Lines Zone	48
	Annexure 7: A. Commercial Streets in Civil line zone/ Rohini zone/ Sadar Paharganj zone	49
	B. Already Notified Mixed Land Use streets being declared as Commercial streets In Civil Lines Zone-C	51
	C. Commercial Streets in Civil Lines Zone	51
	Annexure 8: A. Pedestrian Mixed Land Use Streets in Civil Lines Zone	52
	B. Pedestrian Commercial Shopping Streets in Civil Lines Zone	52
	C. Pedestrian shopping streets in Civil Lines	53
	Annexure-9: A. The list of Heritage buildings as per the surveys conducted by DDA & INTACH	54
	B. The list of Centrally Protected Monuments under Delhi Circle, Archeological Survey of India	55
	C. The list of Monuments notified by Department of Archaeology, GNCTD	56
	Annexure-10: The list of Water bodies in Zone- C	56
	Annexure-11: A. The List of Institutions applied under Public notice issued on 7.01.2008 for inviting objections suggestions for draft ZDP-C	57
	B. The List of the applications of pre-existing institutions (owning land) & rendering Cultural, Religious (including Spiritual), Health care and Educational Services in response to the public notice issued by M.P. Section on 01.05.08	57

PREAMBLE

- The Zonal Development Plan for Zone-'C' has been approved by the Ministry of Urban Development, vide letter no. K-12011/23/2009-DDIB dated the 8th March, 2010 under section 11-A of DD Act, 1957 and notified under Section 11-A by DDA on 29.07.2010.
- The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the conditions as given in the para no. 2.4.10 of the ZDP-'C'/ Government 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 corridors shall be undertaken at the stage of Layout plans/Local area Plans, as per provisions of MPD-2021 and the guidelines/ conditions, as notified by DDA with the approval of Government of India from time to time.

ZONAL DEVELOPMENT PLAN FOR ZONE-C

1.0 ZONAL DEVELOPMENT PLAN

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. Uses indicated in the Zonal Development Plan will not give an automatic right to owners to use their property / land for the designated use. Based on the availability of the 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 the Urban Development indicated in the zonal development plan is to be in conformity with Table 3.3 of Master Plan -2021.

1.1 BACKGROUND, LOCATION, BOUNDARIES AND AREA

The NCTD has been divided into 15 planning Zones (Divisions) designated as 'A' to 'P' (except Zone 'I') in the Master Plan 2021. Zone 'C', is also known as 'Civil Lines Zone' and it is located towards North, covering an area of 3959 Ha. and consists of 21 Sub-Zones.

The boundaries of the Zone- 'C' are as under:

North-East	Part Ring Road, Outer Ring Road, Zone-'O' (River Yamuna) N.H.-1 & 'P-II' (North Delhi) adjoining Sub-zone C-21.
North-West	Zone 'P-I' (Narela) & Zone 'P-II' (North Delhi)
South-East	Old City (Zone-'A')
South-West	Delhi Amritsar Railway Line Zone-'H' (North West Delhi-I)

Zone-C is identifiable with its prestigious Delhi University, Northern Ridge, ISBT (Kashmiri Gate) and Tis Hazari Courts. A significant feature of this Zone is the Old Secretariat Complex and Civil Lines Bungalow area of the Colonial period. Roshanara Bagh and Qudesia Bagh are historical gardens from the Mughal period. This Zone has posh residential areas, rehabilitation colonies and pre 1962 residential colonies. A part of Special Area also falls in this zone. Other important activities in the Zone are Azadpur Wholesale Fruit and Vegetable market and Sanjay Gandhi Transport Nagar. Metro Corridor is operational in this Zone.

Dheerpur (Phase –I & II) is an important project in this Zone.

This zone has been developing since pre Independence period and through the MPD-1962, MPD-2001 and now MPD-2021. As such this zone has diverse character where the unplanned areas and planned areas developed under the norms of various plans co-exist.

1.2 EARLIER APPROVED ZONAL DEVELOPMENT PLANS

1.2.1 Master Plan for Delhi-1962

As per MPD-62, the Divisional Plans of Zone-'C' were prepared for a population of 3, 87,685 and the total area of the Zone was divided into 20 Sub-Zones (C-1 to C- 20). (Refer Annexure –1)

1.2.2 Master Plan for Delhi- 2001

The MPD-2001 had estimated population holding capacity of this Zone to be about 7, 51,000 by the year 2001 and the total area of the zone as 3959 Ha. A new Sub-Zone C-21 was added to the Zone.

MPD-2001 envisaged that Civil Lines Bungalow Area to be conserved to maintain its basic character. Part of sub-zone C-1 (Old city), C-4 & C-5 (Old Subzi – Mandi), C-6 (West Malka Ganj) ,C-7 (East Malka Ganj) and C-10 (Roop Nagar- Part) were identified as part of Special Area and therefore to be dealt as per special provisions given in the Master Plan .

The Zonal Development Plan-2001 was approved by Govt. of India, Ministry of Urban Affairs & Employment, vide No. K-13011/22/93-DDIB Dated 24th Sept. 1998, and according to this, the estimated population holding capacity of the Zone is given as 8, 37,200 and the total area is given as 3888 Ha.

1.2.3 Master Plan for Delhi (MPD -2021)

MPD-2021 has estimated the population holding capacity of this Zone to be about 7,88,000 and the total area of the Zone to be 3959 Ha. The difference in areas (+71 Ha.) of the Zone is referred in table 2.10.2 which is due to the difference in areas indicated in approved ZDP-'C'.

The Zone has not much area for Greenfield development as it is already saturated. MPD-2021 has stipulated a series of innovative concepts such as Local Area Planning, Redevelopment of Villages, Unauthorized Colonies and Built up areas, Restructuring and up gradation of Residential areas in the Influence Zone of MRTS, a network of Recreational and Sports facilities to be suitably incorporated while preparing the detailed Schemes.

The Programme of action including the various agencies involved in the implementation process shall be as per sub-clause 18.6 of MPD-2021.

1.3 SPECIAL CHARACTERISTICS OF THE ZONE

Zone-C is a mix of diverse cultures from Mughal and British period and the same is reflected in its heritage buildings and gardens. A part of the Special Area-Shahjahanabad, (Old City) is located in this zone. The Roshanara garden was laid out in 1640 around the time Shahjahanabad was being built. At the historical Delhi Darbar at Coronation Pillar in 1911, King George V announced the transfer of the seat of Imperial Government from Calcutta to the ancient capital of Delhi. The Old Secretariat of the Imperial Government was built in civil lines with large and spacious residential bungalows in the civil lines Bungalow area. Qudesia garden formed a green buffer between the Old city and Bungalow zone. Viceroy's lodge was built on the western slopes of the ridge, which was later on transferred to the University of Delhi which was established in 1924.

Later, posh residential areas like Model Town etc. were developed near the Bungalow area. After Independence, the Rehabilitation Ministry developed Kingsway camp as a Rehabilitation Colony for the Pakistani refugees. During Emergency, few resettlement colonies like Jahangirpuri were added to this Zone. Some of the Regularized Unauthorized Colonies like Adarsh Nagar group of Colonies; Nirankari Colony etc. are part of this zone. A number of plotted residential colonies like Kamla Nagar, Roop Nagar etc. came up before MPD-62.

The N.H-1(G.T.Karnal Road) converges into this zone and as per MPD-62, the Old Sabzi Mandi was shifted to New Azadpur Fruit and Vegetable Market on this Road. ISBT at Kashmere Gate is the major entry point of Delhi. Outer Ring Road which forms the North -Eastern boundary of this zone was added as an embankment to protect this low lying area from floods in 1982. The First phase of Underground Metro Corridor has improved the connectivity of this zone.

The significant features of this Zone are:

- i) Civil lines Bungalow Area.
- ii) Special Area.
- iii) Old Secretariat Complex.
- iv) Delhi University Campus.
- v) Northern Ridge (Regional Park).
- vi) Azad Pur Fruit & Vegetable Wholesale Market.
- vii) ISBT, Kashmere Gate.
- viii) Coronation Pillar.
- ix) Dheerpur project Phase-I.
- x) Dheerpur project Phase-II.

1.3.1 Civil Lines Bungalow Area

The Sub-Zones C-2 (Qudesia Garden/I.P. College) and C-3 (Civil lines) covering an area of around 250 Ha. form a part of Civil Lines Bungalow Area as envisaged in Master Plan. But to maintain the basic Character of this area separate development norms have been detailed out in a separate section. The essential character of wide avenues, large plots, extensive landscape and low rise development, has a heritage value which has to be conserved. Mixed use, high intensity development along MRTS corridor and de-densification of trees/reduction of green cover is not permitted at all.

In order to maintain the city's ambience and pollution free environment in important areas of Delhi, Civil Lines Bungalow Area is categorized as 'No Industrial Activity Zone' where no industrial activity including household industry, shall be permitted.

Restrictions on tall buildings would be necessary in Civil Lines Bungalow Area. MRTS Influence Zone in Civil lines shall be excluded from enhancement of FAR.

1.3.2 Special Area

A part of Sub-Zone C-1 (Kashmiri Gate), Sub-Zones C-4 & C-5 (Old Subzi Mandi), C-6 (West Malka Ganj), C-7 (East Malka Ganj) and C-10 (Jawahar Nagar-Part) have been identified as a part of Special Area and therefore redevelopment plans shall be made as per the special provisions given in the Master Plan.

1.3.3 Old Secretariat Complex

Major offices of the Govt. of NCT of Delhi (GNCTD), which were located in Old Secretariat building, have been shifted to the new premises at Indraprastha Estate. Old Secretariat is a historic building and needs to be conserved. Barracks area adjacent to the Old Secretariat could be developed to accommodate additional GNCTD offices, Museum, tourist infrastructure etc. due to its location in between NH-1 and MRTS corridor.

MPD-2021 proposes optimum utilization of all Government lands with surplus lands to be utilized by government for residential development. It also proposes utilization of 10% of total FAR for commercial uses to make the restructuring process financially feasible. The details shall be worked out at the local area planning level.

1.3.4 Delhi University Campus

The Delhi University was established in 1924 and it has a number of old historical buildings, Colleges, Viceroy's lodge etc. of the Colonial period and therefore

efforts shall be done to preserve its character. Also, Efforts shall be done to make it an Integrated Campus (without thoroughfare) and self sufficient in terms of modern infrastructure and residential requirements like hostels, Staff quarters, security arrangements etc. by optimum utilization of the land. Attempt shall be made to accommodate all institutional requirements within the campus. Therefore an Urban Design study shall be taken up for this sub-zone. MPD-2021 has restricted this area for tall buildings.

Delhi University has a large chunk of land allotted in Sub-zone C-15, (opposite Dushehra ground) and it is being utilized as hostel and staff quarters. Optimum utilization of this land shall be done to meet the requirements in future.

Listed Heritage buildings, some residences and Colleges of historical importance prepared by DDA, INTACH, ASI & GNCTD are given.(Refer Annexures-9-A, B, C).

1.3.5 Northern Ridge

Northern Ridge is the rocky outcrop of Aravali Hills covering an area of 87 Ha. As per notification dated 24.5.94 and 02.04.96 issued by GNCTD, it needs to be preserved in its natural State. Metro Stations along with property development shall be permitted as per the relevant provisions of MPD-2021.

1.3.6 Azadpur Fruit & Vegetable market

As per MPD-62 proposals, the Fruit and Vegetable market in Subzi Mandi (C-5) was shifted to the Azadpur Mandi (C-20) which was then on the periphery of the City. But due to fast pace of urbanization, the Azadpur Mandi now forms part of the centrally located Urbanized area with a heavy inter city and intra city truck movement. MPD-2021 has designated the market as Sub-City level market. The city level requirement shall be shifted to Integrated Freight Complex in Narela near entry point of Delhi.

1.3.7 Inter State Bus Terminal (ISBT), Kashmere Gate

The major Entry point to Delhi by Bus is located in this Zone. It is proposed to integrate ISBT with Delhi main railway station and the land should be made available by the shifting of the IP University to the new Campus.

1.3.8 Coronation Pillar

Coronation Memorial reminds of the foundation stone laid for Imperial Delhi as the new capital of India which was subsequently shifted at Raisina hills. Coronation Park houses the marble Statue of King George V, which was originally under the canopy at India Gate, and the other important personalities of the British period in India. Earlier Zonal plan had proposed to develop this land as special children's

play area similar to the one existing at India Gate.

The land around Coronation Pillar is under the jurisdiction of L&DO. It is near NH-1 Bye-pass, and therefore has the potential of being developed as a tourist spot. The adjoining area earmarked for green/water body can be taken for development of sports facilities etc.

1.3.9 Dheerpur Project, Phase-I

Dheerpur Phase-I Project covering an area 194.5 Ha. is proposed for a population of 40,000. As per MPD-2021, a non- hierarchical Commercial Centre has been proposed in Dheerpur Phase-I.

1.3.10 Dheerpur Project, Phase-II

The Master Plan envisages the area to the West of Dheerpur Phase-I to be developed for partly Commercial (District Centre), residential, facility centers, recreational, local shopping centre etc. It is proposed to develop this area on a comprehensive basis as per the uses proposed in MPD-2021.

A large portion of this area is owned by Delhi Jal Board (DJB) and shall be developed as per recommendations for various uses jointly by DDA and DJB.

2.0 ZONAL DEVELOPMENT PLAN PROPOSALS

The Zonal plan is required to detail out the policies of the Master Plan 2021 and act as a link between the Layout Plan and Master Plan. The development schemes and layout plans indicating various use premises shall conform to the Master Plan / Zonal Plans.

2.1 POPULATION AND EMPLOYMENT

The existing population and estimated holding capacity of Zone-'C' is as follows:

i) Existing Population 2001	-6,79,000
ii) Estimated Holding capacity as per MPD-2021	-7,88,000

2.1.1 Population holding capacity

Population holding capacity of Zone-'C' is to be enhanced through a redevelopment strategy and differential development norms as per MPD-2021. This shall be related with:

- (i) Residential development types and their potential for higher absorption.

- (ii) Re-densification of housing areas developed at lower densities and along selected sections of the metro corridor.
- (iii) Redevelopment areas should be identified by the concerned agencies and special redevelopment schemes should be prepared with regard there to for implementation with in a stipulated time frame work.
- (iv) Employment areas/centers.
- (v) Augmentation and rationalization of infrastructure – physical and social.
- (vi) Increase in transportation network capacity.

2.1.2 EMPLOYMENT

Based on various activities, employment centers have been identified with estimated workforce of about 3,00,228 (Participation Rate-38.1% as per MPD-2021). The following work places have more than 10,000 work force:

- i) Old Secretariat Complex.
- ii) Tis Hazari Courts.
- iii) Delhi University Campus.
- iv) Regional Wholesale Market with Warehousing & Truck Terminal -North Samaypur (C-21).
- v) New Azadpur, Fruit & Vegetable Market.
- vi) Rajasthan Udyog Nagar G.T.Road near Jahangirpuri.
- vii) SMA Co-op. Indl. Estate G.T.Road near Jahangirpuri.
- viii) SISI Indl. Area G.T.Road nearJahangirpuri.
- ix) G.T.Karnal Road Indl. Area near Rana Pratap Bagh.
- x) ISBT, Kashmere Gate.

2.2 RESIDENTIAL DEVELOPMENT

2.2.1 RESTRUCTURING AND UPGRADATION / REDEVELOPMENT OF THE EXISTING AREAS

In Zone-'C', a large number of areas are old and are characterized by poor structural condition of buildings, sub optimal utilization of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. The housing stock in both planned and unplanned areas can be enhanced through various approaches as per MPD-2021.The areas for which redevelopment schemes can be prepared are:

2.2.1.1 Planned Areas

A. Plotted/Group Housing

There are a number of plotted Residential Colonies like Model Town, Gujranwala Town, Derawal Nagar, CC Colony, , Kamla Nagar, Rana Pratap Bagh, Shakti Nagar, Roop Nagar, Jawahar Nagar, Kingsway Camp etc. which came up before

MPD-1962. Outram Lines was the Rehabilitation Colony which was re planned by DDA. (Refer Annexure-3)

The flats built by DDA, particularly those, which have become old, may be redeveloped with permission and subject to the condition that the structural safety of other flats is not impinged. Already developed group housing inclusive of public (DDA and others), co-operative housing may be redeveloped on the basis of prescribed norms and regulations by formulating co-operative societies or self-managing communities. The funds for redevelopment shall be contributed by the residents / beneficiaries.

B. Employer Housing

In Zone-C, substantial areas were developed at low density after Independence and have potential for densification. Employer housing has come up in Delhi University, Police Lines, T.B.Hospital, Timarpur, Radio Colony, MCD Colony, DJB Colony, I.P. College etc. Most of them are located within walking distance from the Metro.

These are mainly government areas. In order to optimally utilize these prime lands there is need of intensive development. On a conservative estimate the present housing stock can be increased to more than double. Infrastructure enhancement and provision for additional housing can be financed from the funds generated through cross-subsidization between commercial and residential use for EWS and LIG categories.

C. Bungalow Area

The Scheme for Redevelopment of Bungalow area was approved vide D.D.A Resolution no. 38/93 dated 23.3.93.

Necessary modifications in the plan have been incorporated in the Plan on 8.4.99 after the Zonal Development Plan for Zone-'C' was approved by the ministry of Urban Affairs and Employment, Department of Urban Development (Delhi Division) vide No. K-13011/22/93-DDIB dated 24th September 1998.

RECOMMENDATIONS:

BOUNDARY OF THE BUNGALOW AREA, CIVIL LINES:

The boundary of the Civil Lines Bungalow Area shall contain the areas of earlier sub-zones C-2 and C-3, measuring about 250 Ha. Thus the boundary is to run from ISBT, Mahatma Gandhi Marg in the east, and Ashram Marg/part of Shamnath Marg in the North and Ridge boundary in the West, Boulevard Road

(Qudesia Road) in the South meeting at ISBT (refer Map No.3 ZDP-'C' at page 58).

DEVELOPMENT CONTROL NORMS:

There was a considerable number of large size (more than one acre) bungalow plots, but with the passage of time quite a number of plots have been utilized/sub-divided for group housing schemes and otherwise. These plots are generally fronting on narrow roads/lanes (8 to 10 m wide) which are to be widened reasonably (min. 13.5 m). Therefore, remaining plots shall be further reduced in size. Considering such grounds realities it may not be appropriate to follow the bungalow policy of New Delhi Area, i.e. a bungalow to be replaced by a bungalow. Norms for development for residential categories shall be as follows:

i) **BUNGALOW PLOT** (4000 sqm. and above for Group Housing)
Development norms shall be as per D.D.A. resolution NO. 184 dt. 24.12.1980 and 38/93 dated 23.3.1993 i.e.

- a) Ground Coverage 25%
- b) FAR 75
- c) Height 11 m (35')
- d) Density 62-75 ppa or 15 DUs/Acre (38 DUs/Ha.)

ii) **STREET WIDTH FOR GROUP HOUSING:**

Since this is an existing area and there is hardly any scope to achieve considerable road widening it is recommended that the fronting road to be widened 13.5 m minimum ROW equally on either side from the centre line of the road.

iii) **OTHER RESIDENTIAL PLOTS:**

The norms for development of plots less than 4000 sqm. shall be on low intensity as under:

Plot size (sqm.)	Max. Ground Coverage (%)	FAR	Max. Height (m)	No. of DUs
Below 4000	33.33	75	11	Upto 15 DUs/ Acre or 38 DUs/Ha.

OTHER CONDITIONS:

- a) Basement, if any, shall be counted in FAR if not used for parking/services where applicable.

b) Parking and tree plantation/landscape shall be governed as per MPD-2021 norms.

iv) Existing residential plots shall not be permitted to be sub-divided.

v) **Plots other than residential:**

Development norms for such plots shall be worked out keeping in view the urban form studies within the prescribed code of MPD-2021 so as to maintain the existing character of the area.

vi) Two local shopping centres are proposed on Govt. land at R.T. Office on under Hill Road (C-3) and another on Shamnath Marg. A convenient shopping centre be developed on Yamuna Road adjacent to Govt. Office complex (C-2). The existing exchange store be re-developed as convenient shopping with adequate parking facilities.

vii) Existing intensive/non-compatible uses to be shifted to regain the tranquility of the area:

a) National Institute of Communicable Diseases (5 Ha.) on Shamnath Marg. Vacant land to be utilized for meeting out the deficiency in community facilities like local Shopping Centre, Car Parking, park and play area etc.

b) Regional Transport Office on Crossing of Rajpur Road and Under Hill Road land vacated is to be utilized for Local Shopping Centre and Parking etc.

c) Office of STC on Rajpur Road.

d) Office of Commissioner of Weights and Measures on Under Hill Road.

e) Office of Commissioner of Taxes and Excise on Battery Lane.

viii) Green area between Under Hill Road and Raj Niwas Marg is to be redeveloped.

ix) **Mixed use:**

This area is practically free from the mixed use and considering the tranquility of the area, no mixed use be permitted except professional activity as per MPD.

x) River bed should be exploited for providing recreational facilities, play area etc. by providing subways.

xi) In the zone there are number of buildings of architectural value, which may be listed for conservation like Metcalfe House etc.

- xii) Sham Nath Marg and Rajpur Road to be widened to 30 m and 24 m respectively and other internal roads in C-2 to be widened to 13.5 m equally on either side from the centre line of the road. The Court Road and Under Hill Road be widened to 24 m and Raj Niwas Marg to 18 m.
- xiii) Existing road side plantation should be retained and more trees are to be planted wherever possible.
- xiv) Detailed urban form study should be conducted around important junctions.
- xv) Hoardings- No Hoardings be permitted unless properly designed and approved by local Authority.
- xvi) The land use of property No. 7 Court Road, Civil Lines, Delhi will remain 'Residential'. Vide the directions of Min. of Urban affair and Employment Govt. of India of No. K13011/22/98-DD-II Dated 24th Sept 98.

2.2.2 TRADITIONAL INNER CITY AND UNPLANNED AREAS

A. Special Area (Walled city and Walled City Extension)

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.

The most important part of the Special Area is the traditional city of Shahajahanabad (Walled City), part of which falls in C-1. 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 of these areas, minimum level of infrastructure and parking facilities shall be provided.

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

A part of Sub-Zone C-1 (Kashmiri Gate), Sub-Zones C-4 & C-5 (Old Subzi Mandi), C-6 (West Malka Ganj), C-7 (East Malka Ganj) and C-10 (Jawahar Nagar-Part) have been identified as a part of special Area and therefore Redevelopment plans shall be made as per the special provisions given in the Master Plan.

Special Area Redevelopment Schemes shall 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 shall entail an enumeration of the monuments and old buildings within the

heritage areas, which shall be conserved. The MCD is the nodal agency to 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.

B. Villages

The Urban villages in Zone-'C' (Refer Annexure -2) have experienced substantial socio-economic changes. Village Redevelopment Schemes shall be prepared for villages giving the development control parameters by the concerned local body. The redevelopment plans shall ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas.

C. Unauthorized / Regularized Unauthorized Colonies

The process of regularization of unauthorized colonies is being coordinated by the GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the Govt. guide liner approved from time to time. As in the case of village Abadies the "Land use" of the finally approved unauthorized colonies by the Govt. as per the boundaries specified by the competent authority located in any use zone would be considered as "Residential".

The tentative list of Unauthorized Colonies identified in Zone-'C' as per the list of GNCTD is enclosed at Annexure –5 (C).

2.2.2.1 Facilities in Unplanned Areas

As special permission from the Authority or as per approved Layout Plan, the following institutional activity / PSP facility under Residential Use Zone is permissible as per MPD-2021 provisions:

- i) Hospital (up to 100 beds)
- ii) Primary Health Centre / Family Welfare Centre / Maternity Home / Dispensary etc.
- iii) Nursing Home / Poly Clinic / Clinic /Clinical lab. etc.
- iv) Dispensary for Pet and animals
- v) Primary School / Middle School
- vi) School for Mentally / Physically Challenged
- vii) Technical Training Centre (I.T.I / Polytechnic / Vocational Training Institute/ Management Institute /Teacher Training Institute, etc.)
Facilities- Bus terminal, Taxi stand, milk / vegetable booths, religious

Premises, vending booth, petrol / CNG filling pump, recreational Club, police post, police station, fire station, post office, & telegraph office and telephone exchange.

2.2.3 MIXED LAND USE / COMMERCIAL STREETS

A total of 2183 streets have been notified by the GNCTD vide notification dated 15.09.06 for local commercial and mixed use activities. Again, local commercial and mixed use Streets were notified on 12.4.07. In case there is a difference in ROW between GNCTD notification and Zonal Development Plan, the ROW given in ZDP shall prevail.

Some areas developed prior to 1962 like Kamla Nagar having concentration of commercial activities shall continue subject to conditions prescribed under the Mixed Use Regulations.

List of Mixed Land use Streets/Commercial Streets/Pedestrian Streets notified in Zone-'C' is given at Annexures-6,7,8.

2.2.4 HOUSING FOR THE URBAN POOR

2.2.4.1 Rehabilitation/Relocation of Slum & JJ Clusters

A number of Slum & JJ Clusters exist in Zone-'C' which have located them on the prime commercial / Green / PSP lands etc. These shall be dealt as per policy depending on its location, use etc. while preparing Local area plans.

2.2.4.2 Resettlement Colonies

The resettlement colonies in this Zone are Jahangirpuri, Nehru Vihar, Gandhi Vihar etc. These resettlement colonies have been provided with essential services, but the immediate need is of individual services i.e. water, sewerage and electricity. To ensure healthy and better environment, up gradation of infrastructure is needed.

2.2.4.3 New Housing for Urban Poor

New housing shall be in the form of one or two room units, which shall be developed through public and private agencies and through Cooperative societies. The developers shall ensure that the dwelling units are constructed for Community-Service Personnel/EWS and lower income category as per the norms given in MPD-2021.

2.2.4.4 Night Shelter

A Night Shelter exists near New Azadpur Mandi on G.T. Karnal Road. New Night Shelters shall be proposed near workplaces like ISBT, Sanjay Gandhi Transport Centre and in Facility Centers etc. by the respective implementing agency.

2.2.5 REDEVELOPMENT AREA ALONG METRO CORRIDOR (INFLUENCE ZONE)

As per Master plan 2021 Para 3.3.2, Influence Zone along MRTS Corridors and the sub-zones for re-development 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.

Phase-I of Underground Metro Corridor passing through Shamnath Marg and Mall Road is functional in this Zone. This MRTS network would bring sizable urban area within walking distance from the proposed stations.

The Civil Lines Bungalow Area shall be excluded from the enhancement of FAR.

2.3 WORK CENTRES

2.3.1 INDUSTRIES

The classification of industries is proposed to be simplified with prohibited category and non-prohibited category subject to proposals regarding specific category of industries permitted in different use zones.(Annexure-I,II,III MPD-2021) The Industries listed under prohibited category shall not be permitted to be set up in Delhi. Further, all planned industrial areas in Zone-'C' are designated under a single land use category namely, Industry. The standards prescribed by the Pollution Control Authorities would have to be met by all industrial units, in addition to specific conditions in terms of number of workers and power load in specified categories.

2.3.1.1 Redevelopment of existing planned Industrial Areas

The following planned industrial areas were developed in the'70s and over the years, have deteriorated considerably in terms of physical infrastructure and, in some cases deficiencies on this score have persisted in an overall sense. Besides, there have been changes in the nature of activities in some of the areas and there is need to prepare Redevelopment Plans together with up gradation of infrastructural services.

1. Rajasthan Udyog Nagar, G.T.Road near Jahangirpuri.
2. SMA Co-op. Indl. Estate, G.T.Road near Jahangirpuri.

3. SISI Indl. Area G.T.Road nearJahangirpuri.
4. G.T.Karnal Road Indl. Area near Rana Pratap Bagh.

There is a need for modernization and up gradation of the existing industrial areas with due regard to environmental consideration. Since most of the industrial areas are located along the Mass Transport Corridors, there is also a need of redevelopment.

This process of up gradation and redevelopment will need to be carried out in a planned manner, and in public-private partnership framework, in which the entrepreneurs contribute to the betterment and subsequent maintenance through suitable Operation and Maintenance arrangements.

2.3.1.2 Redevelopment of Unplanned Industrial Clusters

MPD-2021 has proposed policy for re-development of unplanned industrial areas, which includes 20 clusters with industrial activities for re-development. These are categorized in two parts.

Samai Pur Badli was included in MPD-2001 for Industrial areas re-development schemes. In this case, the land use was indicated as extensive industries. As per MPD-2021, the Land use is "Industrial (Manufacturing, Service and Repair industries)".

MPD-2021 has included Libaspur unplanned industrial area for redevelopment in this Zone. GNCTD has notified this non- conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment vide notification dated 5.12.2005.This will be dealt further as per the actions taken for redevelopment prescribed in MPD-2021.

2.3.1.3 No Industrial Activity Zone

In order to maintain the City's ambience and pollution free environment in important and historic areas of Delhi, Civil Lines Bungalow Area has been categorized as 'No Industrial Activity Zone' where no Industrial activity including household industry, shall be permitted.

2.3.2 TRADE AND COMMERCE:

As per the MPD-2021 the five tier hierarchy of Commercial areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner. Service Market and Informal Bazaar need to be integrated with District Centers wherever possible. Involvement of Developers, Owners Associations in up gradation of infrastructure and built environment in Old District

Centers is recommended.

In addition, some components of commercial use have been provided under mixed use, non- hierarchical commercial centers, and informal sector.

2.3.2.1 District Centers/ Community Centers

District Centers in Zone-'C', in the process of development are indicated below:

1. Dheerpur Phase-II. (Jahangirpuri)
2. Majnu Ka Tilla (Khyber Pass)

The site for proposed District Centre at Dheerpur Phase-II (Jahangirpuri) has been suitably modified as per approved scheme plan of Jahangirpuri Resettlement Colony prepared by MCD.

2.3.2.2 Non- Hierarchical Commercial Centre

Besides the above District Centers, the following non-hierarchical commercial Centre shall be developed with specific scheme:

1. Non-Hierarchical Commercial Centre, Dheerpur ph.-I

2.3.2.3 Community Centers (CC)

The Community Centers in Zone-C are as under:

1. Tis Hazari
2. Dheerpur Ph.-I
3. Model Town/AzadPur
4. G.T.Karnal Road Industrial Area
5. Timarpur
6. Malka Ganj
7. Nehru Vihar
8. Mukherjee Nagar
9. Outram Lines
10. Adarsh Nagar

All these Community Centers are indicated on the Land use plan of MPD-2021 & Zonal Development Plan.

In unplanned / undeveloped centers adequate provisions shall be made for Service Markets and Informal Bazaars etc. as per MPD-2021 norms.

2.3.2.4 Wholesale Trade

Regional wholesale market with warehousing and truck terminal facilities has been proposed at Samai Pur Badli. Similarly warehousing and depots have been proposed at G.T. Karnal Road Industrial Area and at the crossing of Outer Ring Road and G.T. Road.

New Azadpur Mandi was developed in the early '70s for fruit and vegetables. This has been designated as Sub City level wholesale markets to cater to the needs of population at local level. The wholesale trade at City level shall be shifted to IFC Narela.

The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed-use streets shall be made available in wholesale city level market and sub-city level market to enable their relocation.

Table: 2.1 The existing planned wholesale markets, warehousing and transport centers in Zone-'C' are as under:

S.No.	Location	Commodity/Activity
1.	North Samaypur , C-21	Wholesale market with Warehousing and truck terminal.
2.	Azad pur	Fruit & Vegetable
3.	Sanjay Gandhi Transport Center	Transport/Warehousing
4	Outer Ring Road & G.T. Karnal Road Crossing	Warehousing
5.	G.T.Karnal Road	Warehousing
6.	Near Nangia Park round about (adjoining Railway Line).	Warehousing

The existing Wholesale markets in Special Area shall be dealt as per the policies prescribed in MPD-2021.

2.3.3 INFORMAL TRADE AND COMMERCE

2.3.3.1 Service Markets/ Informal Bazaar

Special attention is required for the low turnover and space extensive shops for fruits and vegetables, service and repair, junk and scrap materials (kabari), building materials, automobile workshops etc.. The grouping of such activities with

planned retail markets leads to conversion of shops into high profit commercial activity.

2.3.3.2 Informal Sector

The informal sector units locate themselves strategically near work centers, commercial areas, outside boundaries of schools, colleges, hospitals and transport nodes and near large housing clusters. A large number of units are mobile in nature. A very high percentage of this activity has been observed in Zone –'C'.

'Hawking' and 'No Hawking' Zones shall be identified by the concerned local authority.

2.3.3.3 Organized Informal Sector Places (Haat)

There are large numbers of informal sector units but no organized clusters. There is a need to provide for organized informal eating-places along with casual shopping etc. to be located strategically in Dheerpur Phase-II.

2.3.4 GOVERNMENT USE

Government of India, GNCTD and local bodies are occupying prime land in Delhi for their offices. Most of the offices have been setup before or immediately after Independence.

Major GNCTD offices, which were located in Old Secretariat building, have been shifted to the new premises at Indraprastha Estate. Old Secretariat is a historical building and needs to be conserved. Barracks area adjacent to the Old Secretariat could be redeveloped to accommodate additional GNCTD offices.

Tis- Hazari District Courts is a major employment center on government land in sub-zone C-1. Government lands which are under utilized and in old and dilapidated state shall be redeveloped as per land use and norms given in MPD-2021.

The optimum utilization of the following Government lands shall be worked out:

1. Old Sectt. Complex, (C-12)
2. Tis Hazari Courts, (C-1)
3. Rajan Babu T.B.Hospital, (C-19)
4. Delhi University Campus ,(C-13)
5. DJB land at Dheerpur ph.-II, C-19
6. Police Lines, (C-16)
7. Transmission Centres at Radio Colony & Mall Road, (C-19 & C-14)
8. Govt. Land (Timarpur)(C-14)

9. Land for Communications (Post/Telegraph/Telephone Facility)
Banda Bahadur Marg.(C-15)

2.4 SOCIAL INFRASTRUCTURE

The facilities at the Zonal Plan level have been indicated on the plan but the facilities at the neighborhood level shall be worked out at the time of preparation of Local Area Plans. There is very little scope for development, but where ever re development shall take place, MPD-2021 norms shall be followed.

The Social Infrastructure in this Zone shall be upgraded in this Zone through the following measures:

- i) Redevelopment of large campuses to accommodate additional requirements.
- ii) Enhancement in FAR as per MPD-2021.
- iii) Additional requirement at city level shall be met by utilizing underutilized government lands.

2.4.1 HEALTH

2.4.1.1 Hospitals

MPD-2021 states that the existing bed density per thousand populations in Delhi works out to only 2.2. The World Health Organization (WHO) has recommended a norm of 5 beds per thousand population.

MPD-2021 has categorized Hospitals in to the following Categories:

Category A(501 beds & above) for every 5 lakh population

Category B(201 beds to 500 beds) for every 2.5 lakh population

Category C(101 beds to 200 beds) for every 1 lakh population

Category D (Upto 100 beds) for every 1 lakh population

Other health facilities, which include maternity home, nursing home, family welfare center, polyclinic, pediatrics center, geriatric center, diagnostic center etc., shall be provided as per the norms given in MPD-2021.

Table 2.2 The List of Government Hospitals on sites earmarked for Hospitals are as under:

S.No.	Existing Hospitals	Sub-Zone
1.	St. Stephens Hospital	C-1
2.	Hindu Rao Hospital	C-11
3.	Rajan Babu T.B Hospital	C-19
4.	Maharishi Balmiki I.D.Hospital	C-19
5.	Babu Jagjivan Ram Hospital, Jahangirpuri	C-20
6.	Balak Ram Hospital, Timarpur	C-14

Re building, up gradation and modernization of existing old hospitals is proposed by enhancement of FAR for various levels of health facilities.

Table 2.3 Hospitals Proposed in Facility Centers in Zone-C are:

S.No.	Existing Hospitals/Sites	Sub-Zone
1.	Prop. Hospital (FC-3)	C-15
2.	Prop. Hospitals (FC-2) (2 Hospitals- B & C)	C-18
3.	Prop. Hospital (FC-6) Dheer pur Ph. II	C-20

Rajan Babu TB Hospital and Maharishi Balmiki ID Hospitals are contagious diseases Hospitals in Zone-C and as per MPD-2021, these hospitals shall be shifted in Urban Extensions with proper seclusion facilities and connectivity, and using the space thus made available for general hospitals.

2.4.2 EDUCATION

2.4.2.1 Delhi University

Delhi University has a total of 11 colleges including some other specialized institutions within its complex, which shall cater to this zone as well as the adjoining other Zones.

2.4.2.2 Vocational Training Centers

As per MPD-2021 norms one ITI (Vocational Training Institute) is required for every 5 lakh population. The Zone has three proposed Industrial Training Institutes:

- i) ITI in FC-4 (C-15)
- ii) ITI, G.T.Road (C-18)
- iii) ITI in Jahangirpuri (C-20)

2.4.3 SPORTS FACILITIES

The land around Coronation Pillar is under the jurisdiction of L&DO. It is near NH-1 Bye-pass and therefore it has the potential of being developed as a tourist spot including the adjoining Green/water body for development of District sports Centre etc.

Chattarsal Stadium is located in sub-zone C-18 on Ring Road opposite Model Town-III and a DDA Sports center measuring 0.665 Ha. is situated in C.C.Colony (C-17)

2.4.4 COMMUNICATIONS-POST/TELEGRAPH/TELEPHONE FACILITY

As per MPD-2021, the sites for Telephone Exchange and other means of Communication shall not be reserved in layout plan due to liberalization and technological advancement. The site earlier earmarked for communications in sub-zone C-15 shall be utilized for Science Centre.

In view of the less demand, the sites earlier earmarked for these facilities shall be utilized for new facilities as proposed in MPD-2021 such as Disaster Management Centre, Old age, Multipurpose Community hall etc.

Administrative Office of the Director General of Postal Accounts is located adjoining Old Secretariat Complex in sub-zone C-12. Transmission Centre sites in sub-zone C-19 and C-14 are underutilized and therefore optimum utilization of all these lands is proposed.

2.4.5 SECURITY AND SAFETY

2.4.5.1 Police Lines

The main agency looking after security aspect in the city is Delhi Police. Delhi Police offices, employer housing Complex and Police Grounds are situated in sub-Zone C-16. These government lands are underutilized and it is proposed to make optimum utilization of these lands.

Change of land use of an area measuring 7.99 Ha. has been notified from Residential to 'PSP' (Police Headquarters and Police Line)in Civil lines Bungalow Zone (C-3) .

2.4.5.2 Fire Stations

As per the norms, three Fire stations for every 5 lakh population are to be provided in 5-7 Km. Radius, therefore total 5 Fire stations are required in Zone-'C'. There are four fire stations sites proposed in this Zone:

- i) Roop Nagar (C-17)
- ii) Chandrawal Water Works (C-12)
- iii) Jahangirpuri, (C-20) near Jagjivan Ram Hospital.
- iv) FC-7 in Sub-Zone C-20.(opposite Azadpur Mandi)

Fire Posts shall be provided in District Centers and Wholesale Markets.

2.4.6 DISASTER MANAGEMENT CENTRE

As per MPD-2021, it is proposed to have a Disaster Management Centre in each Administrative Zone. Disaster Management Centre measuring 3 Ha.(1.0 Ha. along with suitable open area of 2 Ha. for soft parking, temporary shelter, parade ground etc.) shall be Integrated with the existing Fire Station at Chandrawal water works on DJB/GNCTD land in Sub-zone C-12. It could also be proposed in FC-5 (C-19).

2.4.7 DISTRIBUTIVE

2.4.7.1 LPG Go-downs

As against the 24 Gas Go-downs required as per MPD-2021, @ 3 LPG Go downs per one lakh population, 20 gas Go-downs already exist in the zone. No new Gas Go-down sites are envisaged as Piped Gas supply network is being provided in Residential Colonies by I.P.Gas agency. .

2.4.8 SOCIO CULTURAL FACILITIES

The site for Socio-Cultural facilities earmarked in sub- zone C-14, opposite proposed Khyber Pass District Centre has been taken over by DMRC and Change of Land use as per MOUD,GOI notification no..1273(E) dated 5.11.2003 has taken place. An alternate Site earlier earmarked for Communications in sub zone C-15 shall be utilized for Science Centre. Socio Cultural facilities like Banquet Halls,Multipurpose Community Hall,Recreational Club,and Exhibition cum Fair ground etc. shall be detailed out while redesigning FC-5 in Sub-zone C-19.

2.4.9 OTHER COMMUNITY FACILITIES

A number of public and semi-public facilities have been augmented in the zone mainly in six facility centers as per detail in the table below:

Table 2.4 Facility Centers in Zone-'C'

S. No.	Sub-Zone	Facility Centre No.	Area in Ha. (Approx.)	Facilities Suggested
1.	C-15	FC-3	7.5	Telephone Exchange*, Students Hostel, Guest House.
2.	C-15	FC-4	7.0	Police Station, Hospital-A, College, ESS
3.	C-18	FC-2	5.0.	Hospital-B & C, Nursing Home, Head Post Office, Telegraph Office*.
4.	C-19	FC-5	9.0	Social Cultural Facilities.
5.	C-20	FC-6	9.5	Hospital- B, Nursing Home, cremation ground.
6.	C-20	FC-7	4.5	Fire Station.
	Total	6 Nos.	42.5	

Source:ZDP-'C', MPD-2001

The schemes for Facility Centers were prepared as per the norms given in the previous Master Plan. It is proposed to accommodate other Community facilities like Old Age home, Orphanage, Night Shelter etc. in Facility center -6 in Dheerpur Phase-II.

The site for proposed FC-6 at Dheerpur Phase-II (C-20) has been suitably modified as per approved scheme plan of Jahangirpuri Resettlement Colony prepared by MCD.A Bus Terminal site has been proposed in F.C-6 near Jahangirpuri.

2.4.9.1 Cremation Ground, Burial Ground & Cemetery

As per the norms given in MPD-2021, One Burial ground /Cemetery is required for every 10,00,000 Population. Nigambodh Ghat Cremation ground and Electric Crematorium in Zone-'O' serves the needs of the adjoining Zones. Site for any future requirement shall be worked out with the help of MCD.

A number of historical Cemeteries of the Colonial period exist in this zone like Rajpura Cemetery, Nicholson Cemetery, Kashmere Gate Cemetery etc. Some of the Urban Villages have there local Cremation Grounds/burial grounds etc.

- i) Proposed Cremation Ground Site along Railway Line, near Sanjay Gandhi Transport Nagar.
- ii) Qadimi Kabristan at Mukarba Chowk
- iii) A new Cremation Ground site is proposed in Jahangirpuri (FC-6).

2.4.10 Regularization of existing Health Care, Educational, Cultural and Religious (including Spiritual) Institutes existing prior to 1.1.2006 on self owned land not including Gram Sabha or Ridge Land.

2.4.10.1 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-11-A & B shall be examined as per the Authority resolution and as per the 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.

2.4.10.2 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 regularization. However, in case of the existing religious (including spiritual) institutions and *vis-à-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 in the annexure-11A & B of 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 regularization, if the site in question is located:

- a) On public / Government 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.

2.4.10.3 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 Government are fulfilled and formal 'Regularization orders' are issued by the DDA. None of the above institutes shall be entitled to put the land to any other land use at anytime and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

2.5 TRANSPORTATION

2.5.1 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 under go 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 person is recommended under these plans/areas.

Outer Ring Road (Road No.50), Mall Road, Mall Road Extension and Road No. 51 are the major Arterial Roads which are maintained by PWD, NHAI etc.

MPD-2021 proposes optimal use and utilization of the existing road network and full development of ROW by removing all impediments. All arterial roads will be restructured to allow for smooth and safe flow of buses and non-motorized transport to minimize pollution and congestion.

2.5.1.1 Road Development Plans (Under JNNURM Project)

All the Road owning agencies shall get Road Development Plan prepared for 30 m & above ROW Roads shown in MPD-2021 along with interchange details of junction / intersection falling in the alignment showing location of bus stop, metro station & the pedestrian linkage for smooth changeover from one mode to another.

2.5.2 Road Network not implemented

There are other Sub- Arterial Roads which have not been implemented partly and the continuity of these Roads needs to be checked by the concerned Department for good connectivity and easy flow of the traffic:

- i) Road No. 48 -starting from Ring Road (along Najafgarh Drain, Hudson Line) and linking G.T.Karnal Road is encroached in Vijay Nagar.
- ii) Master Plan Road, 30 m ROW -Princess Road / SRP Bismil Road connecting Ring Road (near Alpana Cinema) to Coronation Pillar in Dheerpur Phase-II is interrupted at North of Model Town.

iii) Master Plan Road 30 m ROW at the North of Model Town connecting Princess Road and Road No. 51 is encroached near Gopal Nagar.

iv) Realignment Plan of Road No. 46, near Khyber Pass is not implemented.

2.5.3 Urban Relief Roads

MPD-2021 has proposed a number of Urban Relief Roads all over Delhi. The following additional Urban Relief Roads could be considered for detailed feasibility by GNCTD:

i) In order to reduce congestion on G.T.Karnal Road near Azad-Pur Fruit and Vegetable Market, a Relief Road to give access to this Market from its back along the existing Railway line is being proposed. This would help to curtail the Truck movement on G.T.Karnal Road and deflect the traffic at the back of the Azad pur market.

ii) Dheerpur phase-I, Village Gopalpur, Resettlement colonies- Gandhi Vihar, Nehru Vihar etc. have a poor connectivity with the rest of the zone and Metro Corridor. A relief Road is being proposed parallel to the Najafgarh drain starting from Ring Road and linking Outer Ring Road at Wazirabad.

iii) A Relief Road is suggested by covering Najafgarh drain along road no.48, from G.T. Karnal Road to Ring Road.

2.5.4 Grade Separators

The Master Plan studies indicate the need for provision of intersections with grade separators. In case of existing grade separators the possibility of providing cloverleaves and direct interchanges, wherever necessary and feasible, may be examined in order to make the junctions signal free. Outer Ring Road (Road no. 50) is being up graded as part of NHDP and it shall be a limited access road. Grade separators with Cloverleaves shall be provided on all 60 m ROW Roads.

A Grade separator shall be planned at the intersection of every 45 m and above ROW Road intersection. A Cloverleaf Grade separator shall be planned at the Intersection of 60 m ROW Road Intersection depending on the availability of land.

The existing grade separators in the zone are:

- i) Near I.S.B.T.
- ii) On Railway crossing near FC-2.
- iii) Railway Crossing on Ring Road near Azadpur.
- iv) Railway Crossing on Outer Ring Road near Sanjay Transport Nagar.

Looking into the overall development/future development of Delhi and the Northern part of Delhi it is proposed to have few more grade separators in Zone-C presently of in the following locations:

- i) Junction Outer Ring Road and Wazirabad barrage
- ii) Junction of Mall Road and Road No. 46 (Majnu Ka Tilla).
- iii) Junction of G.T. Road and Outer Ring Road (Mukarba Chowk).
- iv) Junction of Azadpur and G.T. Road
- v) Junction of Rani Jhansi Road and Lala Hardev Sahai Road.
- vi) Junction of Auchandi and G.T.Karnal Road.

2.5.5 Mass Rapid Transit System (MRTS)

Phase-I of the underground MRTS network from Rajeev Chowk upto Vishwavidyalaya in Zone-C is already operational. It covers Shamnath Marg and Mall Road.

Phase-II covers partly underground and elevated network from Vishwavidyalaya (Mall Road) to Jahangirpuri (G.T.Karnal Road).

2.5.6 Integrated Multi-Modal Transport System

Integrated Multimodal Transportation proposal may be earmarked / incorporated on the zonal plan with the help of DIMTS, GNCTD. It is envisaged that the future transport system shall consist of a mix of rail and road based systems which may include Metro Rail, Ring Rail, Dedicated Rail Corridors for daily commuters, Bus Rapid Transit System (BRTS), other mass transit modes as technologies become available and Intermediate Passenger Transport (IPT) and private modes on selected corridors to be identified as per the needs from time to time. All roads should be made pedestrian, disabled and bicycle friendly as far as possible.

Vishwavidyalaya, Vidhan Sabha and Civil Lines metro stations are covered in the phase-I of metro corridor. 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, is envisaged.

2.5.6.1 Bus Rapid Transit (BRT) Corridor

A BRT Corridor of approximately 14 Km. has been proposed by DIMTS from Mool- Chand to Jahangirpuri with a Proposed terminal at Jahangirpuri. In Zone-'C', It shall start from Salimgarh Fort on Ring Road to Metcalf House (2.25 Km.) and further from Metcalf House on Outer Ring Road to Jahangirpuri, Mukarba – Chowk (11.65 Km.).

2.5.7 Bus Depot

In MPD-2021 it is envisaged to have 2 bus Depots for a population of 5 lakhs. Accordingly, the required number of bus depot is 3 Nos. for a population of 7,88,000 persons. At present there are 2 Bus Depots operating under Delhi Transport Corporation. Besides this, one Haryana Bus depot is also located in the Sub-Zone C-15.

2.5.8 Bus Terminals

The major Entry point to Delhi by bus i.e. ISBT is located in this Zone. It is proposed to integrate ISBT with Delhi main railway station and the land should be made available by the shifting of the IP University to the new Campus. Restructuring of ISBT is proposed as per the changing requirements.

It is envisaged in the MPD-2021 that one bus terminal shall be provided for a population of 1 lakh. Hence the required no. of bus terminals is 9 nos. At present 5 nos. of bus terminals sites are existing over this zone. Therefore, there is a shortfall of 4 bus terminals sites. These shall be planned in District Centres (2 No's), Delhi University Campus (1 No.), Dheerpur Phase-II (1 No.), Redevelopment Scheme of sub-zone C-21(1 No.) New bus terminals (1000 sq. m) need to be planned and developed in strategic locations to make the use of BRT and Metro Stations convenient for all commuters at local area planning level.

2.5.9 Bicycle Tracks/Cycle Rickshaw Tracks

Segregated Cycle tracks/Rickshaw tracks shall be proposed on feeder roads to Metro Stations only where Park and Ride facilities are available. These shall not be permitted on Arterial Roads.

Table No. 2.5 Existing Cycle tracks are on the following Roads/Drains:

S.No.	Location	Stretch
1.	Along Shah Alam Bund	From T-Junction of Adarsh Nagar to Coronation Pillar.
2.	Road No. 51	From Azadpur junction to Outer Ring Road.
3.	Along Najafgarh Drain	From Mall Road to Outer Ring Road.
4.	Along Parade Road passing through Dheerpur Phase-I.	From T-Junction near F.C-3 to village Gopalpur.

2.5.10 Railway Stations

Presently 4 Railway Stations and one Railway Yard are existing in Zone-'C'. These are Old Subzi Mandi, Old Azadpur, New Subzi Mandi and Badli.

2.5.11 Goods movement by Rail

Presently the goods are terminating at New Azad pur Railway station.

2.5.12 FUEL STATIONS

A. Petrol Pumps

23 petrol pumps already exist in the zone. Additional petrol pumps need to be proposed mainly in new Commercial Centers and other new schemes as per the norms proposed in MPD-2021.

B. CNG Stations

Already existing authorized CNG service stations for public transport vehicles may continue for this purpose alone and new CNG Stations shall be given in District Canters/ Community Canters, Large PSP Campuses schemes to be prepared as per the norms given in MPD-2021.

CNG sites are to be located while preparing Local Area Plans and Layout Plans as per the norms laid down in the MPD-2021.

2.5.13 PARKING

With the phenomenal increase in personalized motor vehicles, one of the major problems being faced today is an acute shortage of parking space.

Parking has become a matter of serious public concern and requires a carefully considered policy and planned measures to alleviate the problem to the maximum feasible extent in existing areas and for adequate provisioning with reference to future developments. In this background, the following measures are proposed:

A. Park and Ride

Park & Ride lots are available on MRTS station on Vishwa Vidyalaya only. Apart from providing Park and Ride facilities with reference to integration between the Road and Metro Rail/Rail Transport systems, such facilities shall be provided to reduce the problem of parking on main arterial roads in the context of identified work and activity centers which may not be directly connected by the MRTS and to encourage use of public transport.

B. Public Parking

The major efforts will have to come through the creation of public facilities in designated commercial/work centers and other areas and corridors where

significant commercial activity has developed by way of mixed use. In the context of the latter, it would also need to be linked to pedestrianisation within the identified areas.

C. Parking Facilities in DTC Depots

At present there are 2 Bus Depots operating under Delhi Transport Corporation. Besides this one Haryana Bus depot is also located in the Sub-Zone of C-15.

The use of DTC terminals and depots for development of public parking along with parking of DTC buses, private buses and chartered buses should be explored and specific projects developed.

D. Underground Parking

Based on the site feasibility, parking facilities can be created under the open spaces without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.

E. Parking in Residential Areas

Most of the parking is, in fact, being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by schools in gross residential use areas. Some measures required to alleviate the problem, to some extent, will be as under:

- i) All the encroachments on residential streets in the form of kitchen gardens/ roadside private greens, large projections/ramps, etc. need to be removed.
- ii) Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii) Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
- iv) Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc.
- v) Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose.

- vi) In Pre-1962 Residential and Rehabilitation Colonies given in Annexure-3, Creation of underground Parking below Parks and Open spaces shall be Detailed out at the time of preparation of Local Area Plans like:

* Under the Neighborhood Park (Vrindavan Vatika) in Outram Lines.

F. Multilevel Parking

As per MPD-2021, multilevel parking is proposed in Kamla Nagar. Multilevel parking facility shall also be developed in the following parking spaces subject to availability of land and feasibility by the concerned local body:

- i) Nangia Park roundabout
- ii) Near Naini Lake and Model Town-II
- iii) Near Gurudwara Nanak Piao
- iv) Near Tis Hazari Courts & Khanna Market (Community Centre)
- v) Near Kamla Nehru Ridge and Delhi University.
- vi) Jahangirpuri

G. Idle Truck Parking

Change of Land use of an area measuring 4.0 Ha. from Recreational to Metro parking has been notified as per GOI notification no.1273 (E) dated 5.11.2003 for Idle Truck parking near Khyber pass depot in sub zone C-14.

2.6 ENVIRONMENT/ AREAS OF SIGNIFICANCE

2.6.1 NORTHERN RIDGE / REGIONAL PARK

Northern Ridge is a rocky outcrop of Aravali Hills covering an area of 87 Ha. As per notification dated 24.5.94 and 02.04.96 issued by GNCTD, it needs to be preserved in its natural State. Metro Stations along with property development shall not be permitted in Regional Park / Ridge use Zone.

There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan of Delhi (Land use plan) as regional park shall continue.

The other major green areas in the zone are Roshanara Garden, Qudesia Garden built in 18th Century, Chhatrasal Stadium, Police grounds, University Grounds, etc. In addition a number of district parks and green areas have been proposed in Dheerpur Scheme. The Bungalow area is other major green area of the zone.

Sports Complexes which were included in the green/recreational use category under the MPD-2001 will be seen under a separate category of sports as per MPD-2021 because Delhi is emerging as an important center for National and International Sports Events.

2.6.2 Multipurpose Grounds

Formal parks are fouled if used for marriage / functions etc. Therefore, a special category is proposed as per MPD-2021 to take care of the same at three levels viz. City Multipurpose Ground, District Multipurpose Ground and Community Multipurpose Ground. District Multipurpose Ground shall form part of Dheerpur Phase-II. Already approved parks on 60' and above roads for holding marriages by the Local body/ MCD shall be designated as multipurpose grounds.

2.6.3 POLLUTION CONTROL

2.6.3.1 Drains

The drains are major pollutants of River Yamuna. Najafgarh drain is the major drain passing through this zone. All the drains shall be developed as Green Corridors. Development of Greens along the drains is also recommended for Ground water recharge. Treatment Plants at the outfall of drains are proposed for pollution control and facilitating waste water recycling.

2.6.3.2 Water Bodies

Water bodies, having a minimum size of surface area of 1 Ha. shall be preserved by the concerned authorities. Further efforts shall be made at the local area level to retain the smaller water bodies. (Refer Annexure-10)

2.7 AREAS OF URBAN DESIGN

Zone-C is bounded by River Yamuna (Zone-'O') on the North-Eastern side. An Urban design study shall to be taken up for this area so as to integrate the River front with the urban area.

A part of the Walled City falls in this Zone. The guidelines for urban Design of Walled City Area are given in MPD-2021.

Urban Design Scheme for Coronation Pillar / Memorial also shall to be taken up. Other areas of Urban Design importance are as follows:

- i) Historical Monuments and Gardens. (Roshanara Bagh, Qudesia Bagh, etc.)

- ii) Areas along entry routes and other important routes in Delhi. (NH-1)
- iii) Road and Rail, MRTS corridors, entries, and terminals. (ISBT etc.)

With the development and introduction of MRTS in Zone- C on Shamnath Marg and Mall Road, need is felt to connect these scattered districts with more imageable components. These components with enhanced built up areas and activities, form a network by which the experience of various District and commercial centres shall become a part of continued urban experience.

The Vidhan Sabha of Delhi state (Old Secretariat) marks the northern end of Shamnath Marg. Many public institutions flank its length. At the Southern end of Shamnath Marg is Kashmiri Gate and City wall of Shahjahanabad, which has now been eclipsed by the Kashmiri Gate Metro Station- the new 'gateway' to the modern city of Delhi. An Urban design study shall be done for Shamnah Marg .

As per MPD-2021, restrictions on tall buildings shall be necessary in important areas like Civil lines Bungalow Zone and North Delhi campus. An urban design study shall be done for civil lines bungalow zone to conserve its basic character. The Urban Design study shall be done for Delhi University Campus .It is suggested to develop it as an integrated campus.

2.8 CONSERVATION OF BUILT HERITAGE

2.8.1 Special Conservation Plans

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.

The development plans/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.

The listed heritage buildings in Zone-C as per the surveys conducted by DDA,INTACH ASI and GNCTD are enclosed. (Refer Annexure- 9-A,B,C)

2.9 PHYSICAL INFRASTRUCTURE

As given in MPD-2021, under the requirement of Water, Sewerage, Power and Solid Waste Disposal, Perspective Plans for Physical infrastructure shall be worked out in consultation with the concerned Service agencies and the Engineering Wing of DDA.

2.9.1 Water Supply

In the zone there are two existing water treatment plants viz. Chandrawal I & II, having an existing capacity of 90 mgd in 1981. As per MPD-2021, it is proposed to augment the capacity of these water treatment plants to 100 mgd by 2021.

2.9.2 Sewerage

A sewage treatment plant covering an area of around 82 acres is existing in Sub-Zone C-19 (Model Town) near Coronation Pillar with a capacity of 40 mgd. As per MPD-2021, it is proposed to augment the capacity of this STP to 50 mgd by the year 2021. Similarly, an oxidation pond covering an area of around 30 acres is existing in sub-zone C- 14 (Timarpur).

2.9.3 Power

Keeping in view, the norms of Master Plan-2021, the total power requirement for the entire zone shall be worked out. Existing 66 KV and above sub-stations and high tension line passing through the zone are illustrated in detail. A 220 KV Sub-Station is a part of Dheerpur Scheme.

2.9.4 Solid Waste

A large sanitary land fill site in Timarpur along the Outer Ring Road (Road No. 50.) has been filled up. This zone is saturated in terms of land and it is difficult to provide additional land for physical infrastructure at Zonal Development Plan level. Thus optimum utilization of existing lands shall be done and any additional request if any shall be seen by DJB / GNCTD who own land pockets in this zone.

2.10 LAND USE PLAN

The proposed land use analysis at the Zonal Plan level is given with reference to various Use Zones. The facilities proposed in the Land use Plan shall be detailed out in the Zonal plan.

2.10.1 Change of Land Use

Table 2.5 Change of Land Use incorporated

The following CLU cases have been incorporated in the Zonal Plan and have already been notified subsequent to earlier ZDP-'C',2001:

S.NO	LOCATION	AREA (Ha. APP.)	CLU		STATUS
			FROM	TO	
1.	Tis Hazari	1.46	Residential	Commercial	Notified as per GOI notification no.1273(E) dated 5.11.2003.
2.	Khyber Pass Depot (a)	2.80	Distt. Park	Commercial	Notified as per GOI notification no.1273(E) dated 5.11.2003.
3.	Khyber Pass Depot (b)	10.0	Distt. Park	Residential	Notified as per GOI notification no.1273(E) dated 5.11.2003.
4.	Khyber Pass Depot ©	4.0	Recreational	Metro Parking	Notified as per GOI notification no.1273(E) dated 5.11.2003.
5	Vishwavidyala ya	3.05	PSP	Residential	Notified as per GOI notification no.1017 dated 23.09.05
6	5, Rajpur road (Police lines)	7.99	Residential	PSP Use	Notified as per GOI notification no.281 dated 10.1.2007
7.	12, Rajpur Road	1.78	Residential	PSP Use	Notified as per GOI notification no.955 dated 2.08.2007

2.10.2 Land Use Analysis

Table 2.6 Land use analysis

(Taking into consideration the Change of Land use cases notified)

S. No	Land Use	Area (Ha.)	Prop. %age as per ZDP-C, MPD-2001	Change of Land Use		Area (Ha.)	Proposed %age
				Area Added +(Ha.)	Area Subtrac . --(Ha.)		
1	Residential	1625.3	41.8	10.0 +3.05	1.46+7.99+1.78	1627.32	41.85
2.	Commercial	255.7	6.64	1.46+2.8	-	259.96	6.69
3.	Industry	162.1	4.2	-	-	162.1	4.17
4.	Recreational	645.7	16.5		2.80 +10.0+4.0+(5+5+5+.665)*	613.235	15.77
5.	Transportation	410.4	10.66	4.0		414.4	10.66
6	Utility	94.7	2.46	-	-	94.7	2.44
7.	Government	92.1	2.4	-	-	92.1	2.37
8.	PSP Facilities	601.8	15.6	7.99+1.78+(5+5+5+.665)*	3.05	624.185	16.05
	Total	3888	100%			3888	100%
9.	Sub Zone-C1(Zone-A)	62.3					
10	Boundary of Zone-C to be reconciled with Narela(Zone-P1)	8.7					
	Total (Including 9 & 10)	3959				3959	

Source: Approved Zonal Development Plan of Zone- 'C', MPD-2001 (24th Sept., 1998)

* Sports Facilities included in PSP use.

i) Chattrasal Stadium (5.00 Ha. app.)

ii) DU, Commonwealth Games Stadium (Rugby) (5.00 Ha. app)

iii) Proposed District Sports Centre near Coronation Park (5.00 Ha. app)

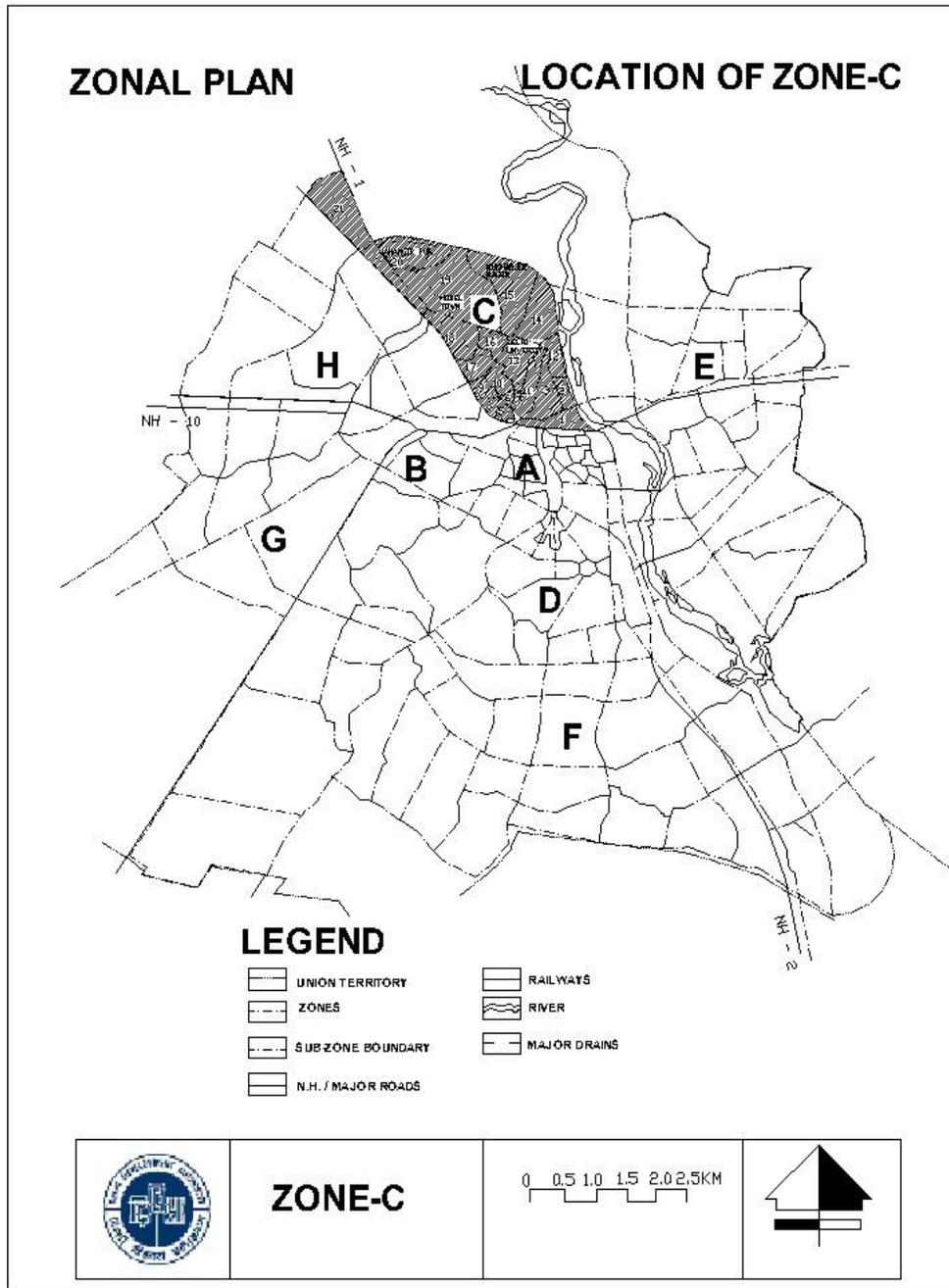
iv) Sports Centre, CC Colony (0.665 Ha. app.)

2.10.3 Other Changes Incorporated in the Plan

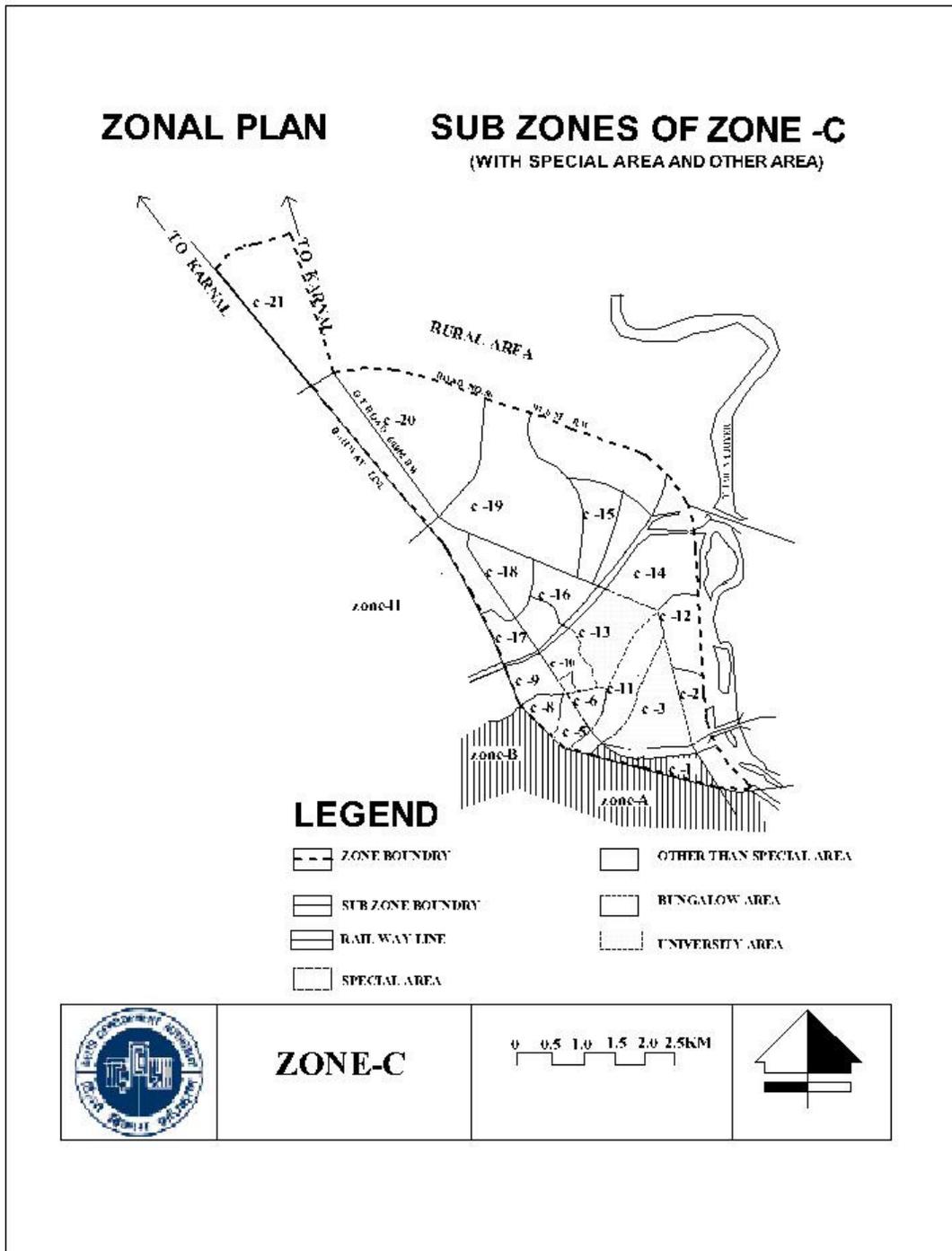
The other changes incorporated in the plan are:

- i) District Centre at Dheerpur Phase-II suitably modified as per site conditions and Approved Layout plan of Jahangirpuri prepared by MCD.
- ii) Facility Centres at Dheerpur Phase-II suitably modified as per site conditions and approved Layout plan of Jahangirpuri prepared by MCD.
- iii) MRTS Corridor incorporated in the plan.
- IV) Green strip along G.T.Karnal Road, Libas pur is modified to Industrial Use as per MPD-2021.

Drawing No. 1: Location of Zone - C



Drawing No. 2: Sub-Zones of Zone-C



Annexure-1

List of Sub-Zones in Zone-'C':

Sub-Zone	Name of the Area
C-1	Kashmiri Gate (Part)
C-2	Qudesia Garden, I.P. College
C-3	Civil Lines
C-4	Old Subzi Mandi
C-5	Old Subzi Mandi
C-6	Malka Ganj (West)
C-7	East Malka Ganj
C-8	Roshanara Garden
C-9	Shakti Nagar
C-10	Roop Nagar, Kamla Nagar Jawahar Nagar
C-11	Northern Ridge
C-12	Old Secretariat
C-13	University Area
C-14	Timarpur
C-15	Kingsway Camp
C-16	Vijay Nagar
C-17	Rana Partap Nagar
C-18	Tripoli Area
C-19	Model Town
C-20	Adarsh Nagar
C-21	Samaypur Badli

Source: Approved ZDP-C, MPD-2001

Annexure-2

List of Urban Villages in Zone-C:

S.No.	Village	Revenue Distt.	MCD Zone	Notification u/s 507	Notification u/s 22(1)
1.	Azadpur	North-West	Civil lines	RNZ/526 dt.13.6.1963	133021/3/70-LI dt. 20.8.1974
2.	Bharola	North-West	North	No.F9(2)/66/LAW/Corpn. Dt. 28.5.66	133021/3/70-LI dt. 20.8.1974
3.	Dhaka	North-West	Civil lines	RNZ/526 dt.13.6.1963	133021/3/70-LI dt. 20.8.1974
4.	Dhirpur	North-West	North	No.F9(2)/66/LAW/Corpn. Dt. 28.5.66	133021/3/70-LI dt. 20.8.1974
5.	Malikpur Chawni	North-West	North	No.F9(2)/66/LAW/Corpn. Dt. 28.5.66	Yet to be notified u/s 22
6.	Pipalthala	North-West	North	No.F9(2)/66/LAW/Corpn. Dt. 28.5.66	133021/3/70-LI dt. 20.8.1974
7.	Samaypur	North-West	North	TCO/82/47 dt.23.4.82	NO.9(4)/89-L&B dt. 5.10.89
8.	Sadhorah Kalan	North	Civil Lines	RNZ/526 dt.13.6.1963	133021/3/70-LI dt. 20.8.1974
9.	Sadhoran Khurd	North	Civil Lines	RNZ/526 dt.13.6.1963	133021/3/70-LI dt. 20.8.1974
10.	Rajpur Chawani	North-West	North	No.F.9(2)/66/Law/Corpn. Dt.28.5.66	Yet to be notified

Source: GNCTD Website

Annexure-3

List of Pre-1962 Built up Residential & Rehabilitation Colonies as per MPD-2021:

S.NO	Name of the Colony	Sub-zone
1.	Kamla Nagar	C-10
2.	Kingsway Camp	C-15
3.	Malka Ganj	C-6
4.	Model Town	C-19
5.	Nicholson Marg	C-1
6.	Outram Line	C-15
7.	Rana Pratap Bagh	C-17
8.	Roop Nagar	C-10
9.	Shakti Nagar	C-9
10.	Timar Pur	C-14
11.	Vijay Nagar	C-16
12.	Jawahar Nagar	C-10

Source: MPD-2021

Annexure-4

List of Resettlement Colonies in Zone-C

S.NO	Name of the Colony	Sub-zone
1.	Jahangirpuri	C-20
2.	Nehru Vihar	C-14
3.	Gandhi Vihar	C-15

Source: Slum & JJ Wing, MCD

Annexure-5

A. List of Regularized Unauthorized Colonies in Zone-C (16.02.1977)

S.NO	Regularized unauthorized Colonies	Year of Regularization	sub-zone
1.	Village Peepal Thala Ext.	1977	C-20
2.	Village Bharola Ext.	1977	C-20
3.	Village Azadpur Ext.	1977	C-18
4.	Kabir Basti near Sohan Ganj	1977	C-6

Source:GOI, Ministry of works & Housing notification dated 16.2.1977.

B. List of Regularized Unauthorized Colonies in Zone-C (24.10.94)

S.NO	Regularized unauthorized Colonies	Year of Regularization	sub-zone
1.	Mohan Park	1978	C-19
2.	Nirankari Colony	1979	C-15
3.	Rameshwar Nagar	1979	C-19
4.	Gupta Colony Ext.	1979	C-17
5.	Sardar Nagar near C.C.Colony	1979	C-17
6.	Majlis Park	1980	C-20
7.	Adarsh Nagar	1980	C-20
8.	Kewal Park & Gupta Nagar	1980	C-20
9.	Adarsh Nagar Ext.	1980	C-20
10.	Majlis Park Ext.	1980	C-20
11.	Kewal Park Ext.	1980	C-20
12.	Rishab Nagar Mohan Park	1981	C-19
13.	Gupta Colony Old	1981	C-17

Source: MCD Notification no.F.33/Engg. TP(DP)/1124/94 dated 24.10.1994.

C. Tentative List of Unauthorized Colonies in Zone-'C'

S.No.	Name of the un authorized Colony	Reg. No. as per GNCTD
1.	A-Block, Majlis park, Village Bharola, Delhi-33	8
2.	Adarsh Nagar and Sarai Pipal Thala Extn., Part-II	362
3.	Adarsh Nagar Extn., Delhi-33	34
4.	Ambey Garden, Libaspur, Delhi-42	1467
5.	Bagichi Bulward Road, Delhi-54	1088
6.	Bhalaswa Village, Lal Dora Extn., Delhi-33	78
7.	Bharola Village, Sabzi Mandi Azadpur, Delhi-33	92
8.	Christian Colony, Patelchest, Delhi-7	487
9.	Dhaka Johar, Dr. Mukherjee Nagar, Delhi-110009	1457
10.	Dhirpur Enclave, Near Shah Alam Bandh, Delhi	1397
11.	Indira Vikas Colony,	1577
12.	Kewal Park, Extn. Abadi, Azadpur, Delhi-33	52
13.	Madrasi Colony, Mori Gate	1596
14.	Madrasi Colony, (South Indian Society)	1576
15.	Mohan Park, (M-Block, Model Town-III) Delhi -09	698
16.	Munshi Ram Colony, Near Mukherji Nagar, Delhi-9	1032
17.	Munshi Ram Colony, Timarpur, Delhi-9	1209
18.	New Aruna Nagar Colony (Majnu Ka Tila), Delhi-54	111
19.	Parwana lane, Under Hill Road, Delhi-54	795
20.	R,C & B Block, Kewal Park, Azadpur, Delhi-32	50
21.	Rajpur Road, Opp. MCD Flats, 14 Civil Lines, Delhi-54	2
22.	Ram Garh, Jahangirpuri, Delhi	1210
23.	Shiv Puri, Delhi-42	460
24.	Swarg Ashram Colony, Kingsway Camp, Delhi	1414
25.	Teacher Colony, Samaipur, Delhi	285
26.	Village Malikpur, Chhawani, Delhi	101
27.	Yadav Nagar, E-Block, Delhi-42	34

Source: List is in accordance with 1639 unauthorized colonies, 2007-08, GNCTD.

Annexure-6

A. Mixed Land use streets in Zone-C			
S.NO	Name of the Street	Length in Km.	MOUD Notification Date
1.	Roshanara Road	1.00	7.9.2006
2.	G.T.Road	2.18	-do-
3.	Shakti Marg(Nangia Park round about)	0.32	-do-
4.	Satyawati Road	0.15	-do-
5.	Mandella Road	0.06	-do-
6.	Kolhapur Road	0.06	-do-
7.	Malka Ganj Road	0.88	-do-

Source: MOUD,GOI notification dated 7.9.2006

B. Mixed Land Use Streets in civil line zone/ Rohini Zone				
Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., Date and File No.
1.	A-Block Dividing Road Jahangirpuri	H. No. A-1001 to A-1050	9.00	149 dated 15.9.2006 F.13(46)2006/UD/160 71/Pt.IV (Annexure B3)
2.	Peripheral Road E-Blk.	H. No. E-277 to E-19	7.00	-do-
3.	Peripheral Road C-Blk.	D-297 to C-31	7.00	-do-
4.	Main Road Gopal Pur Village	Road No. 50 to Flood Office	7.50	-do-
5.	B-Block Jahangirpuri Streets	B-951 to B-1000	9.00	-do-
6.	C-Block Jahangirpuri Streets	B-951 to B-1000	9.00	-do-
7.	I-Block, Ramgarh Jahangirpur Road	I-1 to I-2000	9.00	-do-
8.	D-Block, Jahangirpur Dividing Road	D-951 to D-1000	9.00	-do-
9.	D-Block, Jahangirpur Dividing Road	D-1001 to D-1050	9.00	-do-
10.	E-Block Jahangirpur Dividing Road	E-1000 to E-1050	9.00	-do-
11.	DE-Block Jahangirpur	E-100 to E-2000	9.00	-do-

	Dividing Road			
12.	Ashok Road Majlish Park	S.S.Rana Road to 80 ft. Road	9.00	-do-
13.	Nehru Road	Arya Samaj Road to Rajan Babu Road	9.00	-do-
14.	Dividing Road Mahendra Park	H-21, Mahendra Park to G.T.Road	10.50	-do-
15.	Kabir Basti Road	Tanga Stand to Dhalao Kabir Basti	9.00	-do-
16.	Arya Samaj Road	Arya Samaj Mandir to N-Block Last	9.00	-do-
17.	Ambedkar Park Road	Q-Block, Malka Ganj, Ambedkar Park	8.00	-do-
18.	A-Block & B-Block Nehru Vihar Dividing Road	B-1 Nehru Vihar to E-224 Nehru Vihar	9.00	-do-
19.	D-Block & E-Block Nehru Vihar Dividing Road	E-1 Nehru Vihar to Family Home Nehru Vihar	9.00	-do-
20.	Pardhan Road, Nirankari City	Burari Road to House No. 7/4, Nirankari City	13.50	-do-
21.	Pole No. 5, Nirankari City	Pardhan Road to Avtar Marg	12.00	-do-
22.	Dividing Road to Sanjay Nagar and Jahangirpur	Kushal Cinema Road to Shah Alam Bandh Road	13.50	-do-
23.	C&D Block Dividing Road upto E-Block	C-1, Nehru Vihar to E-213, Nehru Vihar	13.50	-do-
24.	Sukkar Bazar Road, Malka Ganj	Malka Ganj Road to HRH Stairs	9.00	-do-
25.	Main Road E- EE Block Jahangirpuri	From Fire Station to Pump House	18.00	-do-
26.	H-Block, Mangal Bazar Road in Jahangirpuri	Kushal Cinema Road to Shah Alam Bandh Road	18.00	-do-
27.	Nehru Vihar Peripheral Road	Sunny Building Material to Mother Dairy	18.00	-do-
28.	Nehru Vihar Peripheral Road	Sunny Building Material to A-1 Nehru Vihar	18.00	-do-
29.	Ring Road	G.T.K. Road to Railway Line behind Azadpur Village (LHS)	64.00	-do-
30.	G.T. Road	Shah Alam Bandh to Sanjay Enclave G.T.K. Depot (excluding unauthorized area)	60.00	-do-

31.	G-Block, Dhobi Ghat Road, Jahangirpur	Kushal Cinema Road to Shah Alam Bandh Road	24.00	-do-
32.	Main Road E-EE Block Jahangirpuri	From Fire Station to Pump House	18 .00	-do-
33.	H-Block Mangal Bazar Road, Jahangiri	Kushal Cine Road to Shah Alam Bandh Road	18.00	-do-
34.	Nehru Vihar Peripherial Road	Sunny Building Material to Mother Diary.	18.00	-do-
35.	Nehru Vihar Peripherial Road	Sunny Bldg. material to A-1 Nehru Vihar.	18.00	-do-
36.	Ring Road	G.T.K.Road to Rly line behind Azadpur village (LHS)	64.00	-do-
37.	G.T.,.Road	Shah Alam Bandh to Sanjay Enclave G.T.K.Depot.(Excluding Unauthorised area)	60.00	-do-
38.	G Block Dhobi Ghat Road Jahingirpuri.	Kushal Cinema Road to Shah Alam Bandh Road	24.00	-do-
32.	Gali No. 6, Libaspur	Main Libaspur Road to Shiv Mandir	9.00	-do- (Annexure B6)
33.	Mandir Mohalla Road, Samaypur	Auchandi Road near State Bank to MCD Store	9.00	-do- (Annexure B6)
34.	Main Road Libaspur	G.T. Road to Village Libaspur	13.50	-do- (Annexure B6)

C. Mixed Land Use Streets In Civil Lines Zone-C

S.No.	Name of Road/Streets	Stretch of Road	R.O.W. (m)	GNCTD Notification No., date and File No.
1	Model Town-II to stop Road	Mall Road to Main Rd. below at K&D block	18.00	1511A dated.14.9.06 F.13(46)2006/UD/PF/16085/Pt.IV (Annexure B3/1)
2	BBM Road	Mall Road to Mukhrarjee Nagar Bandh	24.00	-do-
3	G.T. road to round about on R.P.Bagh.	C-1/2 to C-1/18	18.00	-do-
4	Princess Road	Mall Road to Tagore park Road	24.00	-do-
5.	Bungalow Road	Roop Nagar Road to Hansraj College Road	18.00	-do-
6.	Aggarsain Road	Satyawati Road to Mandalia Chowk	18.00	-do-
7.	Model Town-III to	Mall Road to Mohan park	18.00	-do-

	Stop road	School		
8.	Bhim Sain Marg	G-11 to G-18 Kamla Nagar.	18.00	-do-
9.	Bhim Sain Marg	Malka Ganj Chowk to 6UA Jawahar Nagar.	18.00	-do-
10.	Jawahar Nagar	Malka Ganj Chowk to Bunglow Road Jawahar Nagar side.	18.00	-do-
11.	Mandelion Road	Bunglow Road to G.T.Road	18.00	-do-

D. Mixed Land Use Streets in Civil Lines Zone

Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., Date and file No.
1.	Village Bharola	H. No. B-1 to B-12 (one side)	13.5	141-E, Date 12.4.2007 F.13/46/2006-UD/ 5754 (Annexure Y-2)
2.	Road from Mandi Marg to Power House Road	Mandi Marg to Power House Road	6.0	-do-
3.	Main dividing road A&B Block in Gandhi Vihar	D-31 to B-1	9.0	-do-
4.	Internal Road, Sindora Kalan	SK-38 to SK-35	9.0	-do-
5.	Internal Road, New Chandrawal Village	5595 to 5574	12.10	-do-

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

Annexure-7

A. Commercial Streets in Civil line zone/ Rohini zone/ Sadar Paharganj zone				
Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., date and File No.
1.	G.T.K. Road	From Govt. School Red Light to Azadpur Bus Terminal (excluding unauthorized area)	45.00	149 dated 15.9.2006 F.13(46)2006/UD/160 71/Pt.IV (Annexure A3)
2.	G.T.K. Road	Azadpur Bus Terminal to Shah Alam Bandh Road	60.00	-do-
3	Mall Road from Khybar Pass to Azad Pur Village	Mall Road from Khybar Pass to Azad Pur Village	60.00	-do-
4.	Sarai Phoos Road (G.T.Road)	Baraf Khana Road to Rajinder Market	30.00	-do-
5.	Gokhale Road	Metro Station to Zorawar Singh Marg Mori Gate Round About	24.00	-do-
6.	Jahangirpur Main Road	Red Light to BJRM Hospital	24.00	-do-
7.	Kingsway Camp Road	From Patel Chest to Dheerpur School	30.00	-do-
8.	G.T.Road	Clock Tower to Najafgarh Drain	30.00	-do-
9.	Lothian Road	From Lothian Bridge (Railway Bridge) to Kashmere Gate Metro Station	45.00	-do-
10.	Hamilton Road	From Lothian Road to Rajendra Market	30.00	-do-
11.	B-Block Jahangirpur Streets	B-1001 to B-1050	9.00	-do-
12.	C-Block Jahangirpur Streets	B-1001 to B-1050	9.00	-do-
13.	K-Block Jahangirpur Main Road	K-1001 to K-2000	9.00	-do-
14.	BC-Block Jahangirpur Dividing Road	C-100 to C-2000	9.00	-do-
15.	IJ-Block Jahangirpur Dividing Road	I-50 to I-1951	9.00	-do-
16.	Main Road, Sanjay Nagar Jahangirpuri	G.T.K. Road, Krishna Sweet, H-Block Dispensary	9.00	-do-
17.	Main Road Mahindra Park	G.T.K. Road I-27 to 4-Block Jahangirpuri	9.00	-do-
18.	D-Block & E-Block,	D-1, Nehru Vihar to E-224 Nehru Vihar	9.00	-do-

	Connection Road, Nehru Vihar			
19.	Road from G.T. Road to Railway Line Azadpur Village	Azadpur Terminal to Railway Line	13.50	-do-
20.	Piarey Lal Kaphi Road, Majlish Park, A-Block	S.S.Rana Road to A-10-11, Majlish Park	13.50	-do-
21.	S.S.Rana Road, Kewal Park Extn to Majlish Park	Road No. 51 to Arya Samaj Road	13.50	-do-
22.	Rajan Babu Road	G.T.K. Road to 80 ft. Road	54.50	-do-
23.	Church Road	Madarsa Road to Lothain Road	14.00	-do-
24.	A-Block Central Park Road, Nehru Vihar	A-202, Nehru Vihar to Senior Secondary School, Nehru Vihar	13.50	-do-
25.	Link Road between Village Samaypur and Village Siraspur	Samaypur Chowk to Siraspur Village	13.50	-do-
26.	Auchandi Road Samayapur	SGT Nagar to Canal	24.00	-do-
27	Nicholson Road	Lothian Road to Fire Stone Building	7.00	-do-
28	Gali along park C-Block	C-1 to C-350 Nehru Vihar	9.00	-do-
29	Arya Samaj Road	80' road to G.T.K.Road	9.00	-do-
30	Liink Road between Vill Siraspur and Vill. Saraspur	Damayapur chowk to Siraspur vill.	13.5	-do- (Annexure A-7)
31	Auchandi Road Samayapur	SGT Nagar to Canal.	24.00	-do- (Annexure A-7).
32	Subzi Mandi Market	Shop No.T-97 to 3125	6.00	-do- (Annexure A-8)
33	Subzi Mandi Market	Shop No.T-510 to T-96	6.00	-do- (Annexure A-8)
34	Pratap Nagar Road	H,No.B- Block to P- Block	12.00	-do- (Annexure A-8)
35	Roshnara Road (East Site)	From Roshnara Garden round about to Malka Ganj Chowk.	24.00	-do- (Annexure A-8)
36	G.T.Road	Barf Khana to Clock Tower	30.00	-do- (Annexure A-8)

B. Already Notified Mixed Land Use streets being declared as Commercial streets In Civil Lines Zone-C

S.No	Name of Road/Streets	Stretch of Road	R.O.W.(m)	GNCTD Notification No., Date and file No.
1.	Roshanara Road	Rani Jhansi Road to Roshnara Road	24.00	149,Dt.15.9.06, F.13(46)2006/UD/16071/ Pt.IV (Annexure-D)
2.	G.T.Road	Barafkhana Road to Ghanta Ghar and Ganda Nala to CC Colony	30.00	-do-
3.	Roshnara Road	Rani Jhansi Road to Roshnara Bagh round about.	24.00	Dt.14.9.06, F.13(46)2006/UD/16085 (Annexure-D-1)
4.	G.T.Road	Baraf khana Road Ghanta Ghar and Najafgarh drain to Govt. School "Red Light".	30.00	-do-

C. Commercial Streets in Civil Lines Zone

Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., date and File No.
1.	Sarai Pipal Thala Extn. Main Road (Swami Vivekanand Model School)	H. No. A-9 to B-11	9.00	141-E, F.13/46/2006-UD/ 5754 dated 12.4.2007 (Annexure X-2)
2.	Main Road Gandhi Vihar passing through E&D Block Jan Suvidha Complex & C Block	E-293 to E-19	9.00	-do-
3.	A-Block Shukar Bazar Road (from main road to Mahendra Park one side)	A-1820 to A-180	9.00	-do-
4.	Main road of New Gupta Colony	A-28 to B-51	9.00	-do-
5.	Internal Road, Sindhora Kalan	S.K. 44 to SK-54A (front land one side only)	9.00	-do-
6.	Main Road of Sindhora Kalan	Park to Dharamshala	9.00	-do-
7.	Chopal Road, New Chandrawal Village	5574A on Bhim Sain Marg to 5802 in Gali No. 7	6.70	-do-
8.	Internal Road, New Chandrawal Village	5782 on Gali No. 7 to 5611 on Gali No. 0 (one side)	12.00	-do-
9.	Kohlapur Road, Kamla Nagar	Mandelia Chowk to Roshanara Road	12.00	-do-

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

Annexure-8

A. Pedestrian Mixed Land Use Streets in Civil Lines Zone				
Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., Date and File No.
1.	Village Bharola	H. No. 37 to H. No. 48 (one side)	5.4	141 E, Date 12.4.2007, F.13/46/2006-UD/ 5754 (Annexure Z-2)
2.	Village Bharola	H. No. 70 to Entrance Road of APMC	5.0	-do-
3.	Village Azadpur	468-A to B-497	5.0	-do-
4.	Village Azadpur	H. No. 351 to G.T. Road	5.0	-do-
5.	Gali No. 2, New Chandrawal Village	5660 to 5575	2.40 to 4.45	-do-
6.	Gali No. 1, New Chandrawal Village	5595 to 5620	2.85 to 3.70	-do-
7.	Gali No. 0, New Chandrawal Village	5595 to 5611	4.30 to 4.45	-do-
8.	Internal Road, New Chandrawal village	5824 on Gali No. 7 to 5811 on Gali No.6	2.80	-do-
9.	Internal Road, New Chandrawal village	5820 on Gali No.7 to 5448-50 Balmiki Basti	2.0	-do-
10.	Back lane of Jatav Basti Community hall, New Chandrawal village	5340 / 6 to 5364	1.9	-do-

B. Pedestrian Commercial Shopping Streets in Civil Lines Zone				
Sl. No.	Name of the Road/ Street	Stretch of Road	ROW (m)	GNCTD Notification No., Date and file No.
1.	Village Bharola	A-1 to A-26 (one side)	5.4	141 E, Date 12.4.2007, F.13/46/2006-UD/ 5754 (Annexure Z2)
2.	Village Bharola (Balmiki Mandir Wali Gali)	A-118 to A-124	5.0	-do-
3.	Village Bharola	H. No. 31 to H. No. 125	5.0	-do-
4.	Village Bharola	43/1 to H. No. 2	5.0	-do-
5.	Gali No. 6, New Chandrawal Village	5775 to 5814-5815/6	5.50	-do-
6.	Gali No. 5, New Chandrawal Village	5760 to 5544	6.60 to 5.10	-do-
7.	Gali No. 4, New Chandrawal Village	5557 to 5567A	2.4 to 4.4	-do-
8.	Gali No. 3, New Chandrawal Village	5574 to 5749	3.65 to 4.50	-do-

C. Pedestrian shopping streets in Civil Lines				
S.No	Name of Road/Streets	Stretch of Road	R.O.W.(m)	GNCTD Notification No., date and File No.
1.	I-Block, Jahangirpuri Street	I-1 to I-50	5.00	149, dated.15.9.06 F.13(46)2006/UD/16071/P t.IV (Annexure-C3)
2.	J-Block Jahangirpuri Street	J-1 to J-50	5.00	-do-
3.	Road from H.No.384, Rly Rd. to Rly line.	Road from H.No.384, Road to Rly Line Azadpur Vill.	5.00	-do-
4.	Main Inter Road, Aruna Nagar, Majanu Ka Tila.	Mezagine Road to N-Block & M Block to new Block Aruna Nagar.	5.00	-do-
5.	Akhere Wali Gali, Kabir Basti	Malka Gang Road to Kabir Basti Road.	3.00	-do-
6.	Hotel Wali Gali	Malka Gang Road to Kabir Basti Road	3.00	-do-
7.	Shastri Gali, Kabir Basti	Kabir Basti Road upto end.	3.00	-do-
8.	Meat Wali Gali	Malka Gang Road to Kabir Basti Road	3.00	-do-
9.	Gali along park A-Block, Nehru Vihar	A-237, Nehru Vihar to A-512, Nehru Vihar.	3.00	-do-
10.	Gali along park B-Block, Nehru Vihar	B-17 to B-144, Nehru Vihar	5.00	-do-
11.	Gali along park B-Block Nehru Vihar	B-151 to B-434, Nehru Vihar	5.00	-do-
12.	Gali along park A-Block Nehru Vihar	A-22 to A-215, Nehru Vihar	5.00	-do-
13.	Gali along Gurudwara park D-Block Nehru Vihar	D-23 to D-223 Nehru Vihar	5.00	-do-
14.	Gali along Gurudwara park D-Block Nehru Vihar	B-247 to D-476 Nehru Vihar.	5.00	-do-
15.	Lane from G.T.Road 1-A G.T. Road to 198, Community Centre, Azadpur Village	1-A G.T. Road to 198 Azadpur Nagar	5.00	-do-
16.	Main G.T. Road Azadpur Village 55/1 to 460, Azadpur village	55/1 G.T. Road to 460 Azadpur Village	5.00	-do-

Source: GNCTD Notification No.F.13/46/2006-UD/ 5754 dated 12.4.2007

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.

A. The list of Heritage buildings as per the surveys conducted by DDA & INTACH

Churches/Chapels

1. St. Stephen's Church
2. Chapel, St. Stephen's College
3. St. Stephen's Hospital Chapel
4. Chapel (Raj Niwas Marg)
5. St. James Church

Commercial:

1. Exchange Stores Building

Gardens/Parks:

1. Maharaja Agrasen Park

Gateway:

1. Tripolia Gateways
2. Kashmere Gate

Graveyards/Cemeteries:

1. Rajpura Cemetery
2. Nicholson's Cemetery
3. Cemetery (Kashmere Gate)

Memorials/Commemorative Columns:

1. Coronation Memorial
2. Coronation Park
3. Mutiny Memorial

Miscellaneous:

1. Principal's Residence (Delhi University)
2. Principal's Residence (Tis Hazari)
3. Residential (Boulevard Road)
4. Residence (Civil Lines)
5. Residence (Kashmere Gate)
6. Residence (Kashmere Gate)

Official Buildings:

1. Delhi University Office
2. Old Secretariat

Post Offices:

1. Post Office, Kashmere Gate

Rest Houses/Hotels:

1. Hotel Oberoi Maidens
2. Canal Rest House

Schools and Colleges:

1. Faculty of Arts
2. St. Stephen's College
3. Indraprastha College for Women

Walls/Enclosures etc:

1. City Wall, East of Kashmere Gate

Source: DELHI: The Built Heritage, INTACH Delhi Chapter.

B. The list of Centrally Protected Monuments under Delhi Circle, Archeological Survey of India

S.No	Monument & Locality	Name of the Monument	Gazette notification no.
1.	Ashoka Pillar south of Hindu Rao Hospital		
2.	Badli ki Sarai, Gateways .Village Pipalthala,Badli	The Gateways of Badli ki Sarai	2541 Edu.dt.17.04.1915 3588 Edu. Dt. 31.05.1915
3.	Baoli(Old) Ridge,Delhi	Old Baoli,immediately to the west of Hindu Rao's House	7911 Edu.dt.23.10.1913 9058 Edu. Dt. 11.12.1913
4.	Chauburji, Delhi	Chauburji, situated between Mosque,the Flag Staff and Hindu Roa's House on the Ridge, Delhi.	60 Edu. Dt.09.10.1912 3920 Edu.dt.21.07.1916
5.	Kashmeri Gate, Civil lines	Kashmere Gate and portion of the City wall on either side of Kashmere Gate i.e.,from Mori Gate to Kashmiri Gate on one side and on the other upto and including the water bastion at the northern most corner of the wall and also including the ditch outside the city wall where this is exposed.	4948 Edu.dt.06.07.1927 6535 Edu.dt.13.09.1927.
6.	Lothian Road Cemetery, Kashmiri Gate	Lothian Road Cemetery	5956 Edu.dt.05.10.1922 7331 Edu.dt.13.12.1922
7.	Lt. Edwards Grave, Northern Ridge,near Flagstaff Tower, Civil Lines	Enclosure containing the grave of Lt. Edwards and others, murdered in 1857	858 Edu. Dt. 10.02.1926 1727 Edu.dt.20.03.1926
8.	Mutiny Telegraph Memorial	Mutiny Telegraph Memorial in front of Old Telegraph Building Kashmiri Gate, Delhi	6368 Edu.dt.28.07.1936 B-1(19)/36 Edu.dt.14.10.1936
9.	Nicholson Cemetery, Kashmiri Gate	Nicholson or Kashmiri Gate Cemetery	5956 Edu. Dt.05.10.1922 7331 Edu.dt.13.12.1922
10.	Nicholson statue, outside Kashmiri Gate, Delhi	Nicholson Statue and its platform and the surrounding, paths and enclosure wall.	7911 Edu.dt.23.10.1913
11.	Qudesia Garden, North of Kashmiri Gate	The Old entrance gateway of the garden	7911 Edu.dt.23.10.1913 9058 Edu. Dt. 11.12.1913
12.	Qudesia Garden, North of Kashmiri Gate	The Mosque	7911 Edu.dt.23.10.1913 9058 Edu. Dt. 11.12.1913
13.	Siege Battery, East of Police Line	Site of Siege Battery	5611 Edu.dt.16.09.1925
14.	Siege Battery	Site of Siege Battery bearing following inscription:"No.1 Battery-Left, Major Frank Turner, R.A.Commanding. Armament four 24-pounders. To silence Kashmir Bastion".	5611 Edu.dt.16.09.1925 6558 Edu.dt.30.10.1925

15.	Siege Battery (Sammy House)300 yards East of Mutiny memorial, Civil Lines, Kashmiri Gate.	Site of Siege Battery, known as Sammy House Battery	5611 Edu.dt.16.09.1925 6558 Edu.dt.30.10.1925
16.	Siege Battery in the garden near south west Kashmiri Gate	Site of Siege Battery	5611 Edu.dt.16.09.1925 6558 Edu.dt.30.10.1925
17.	Tripolia Gateways, on the Delhi Karnal Road	Tripolia Gateways	3827 Edu.dt.02.06.1916 4657 Edu.dt.07.07.1916

Source: Archaeological Survey of India.

Note: The list is subject to change as per modifications done by ASI from time to time.

C. The list of Monuments notified by Department of Archaeology, GNCTD

S.NO	Name of the Monument	Location
1.	Mutiny Memorial	Northern Ridge near Hindu Rao Hospital
2.	Dara Shikoh Library Building	Kashmiri Gate
3.	Maqbara Paik	Near G.T.K. Depot
4.	Northern Guard House	Northern Ridge
5.	Southern Guard House	Northern Ridge
6.	Pavillion	Near Sabzi Mandi Rly. Stn.
7.	Gateway of Mahaldar Khan's Garden	Near Najafgarh drain Shakti Nagar and Tripolia Gate
8.	Tomb unknown	On G.T.Karnal Road near Gurudwara Nanak Piao.
9.	Hindu Rao's House	Inside Hindu Rao Hospital Ridge Road, Civil Lines.
10.	Metcalf House	Inside the DRDO Office, near Old Secretariat

Source: Department of Archeology, GNCTD

Annexure- 10

The list of Water bodies in Zone- C

Sl.N O.	Name of the Village/ Town (CT)	Census	No. of Ponds	Land Ownership	Surface Area (SQ.M)
1.	Gopalpur		a	DDA	1,000
2.	Bhalaswa Jhangirpuri		a	DDA	8,000
3.	Naini Lake		a	DDA	21,000
4.	Jahangirpuri Marshes		a	DJB	7,40,000
5.	Samaypur		a	BDO	800
6.	Dhirpur		a	DDA	50,000
			b	DDA	10,000
			c	DDA	10,000
			d	DDA	2000
7.	Najafgarh Drain		a	BDO	N/A

As per MPD-2021, Water bodies which are more than 1 Ha. need to be conserved.

Source: MCD

A. The List of Institutions applied under Public notice issued on 7.01.2008 for inviting objections /suggestions for draft ZDP-C

S.No	Name of the Applicant/Institution
1.	Sh.G.S.Grover, (Gen.Sec.) Kirpal Ruhani Satsang Society, Sawan Ashram, Shakti Nagar, Near Gur Mandi, Delhi-110007
2.	Capt. G.P.S. Bhalla (Zonal Secretary), , Radha Soami Satsang Beas,Guru Ravi Dass Marg, Pusa Road, New Delhi 110005.
3.	Ajit Bahl, Executive (Trustee), Raja Narendra Nath Public charitable & Religious Trust, C-113, Ashok Vihar, R.L. Singla, (Trustee), Raja Narendra Nath Public charitable Religious Trust, C-113, Ashok Vihar, Ph.-I, Delhi-110052.
4.	Pankaj Nakra, The Animal's Friends, Bhama Shah Road Delhi-110009

B. The List of the applications of pre-existing institutions (owning land) & rendering Cultural, Religious (including Spiritual), Health care and Educational Services in response to the public notice issued by M.P. Section on 01.05.08:

S.No	Name of the Applicant/Institution
1.	Play-way Nursery School, Village Malikpur Chawni
2.	B.S. Home Model School, C-2/6, Rana Pratap Bagh
3.	Holy Child Public School, Village Azadpur, Railway Road, 476,D/E
4.	Holy Heart School, C-11/A,1 st & 2 nd floor, Vijay Nagar.
5.	The Junior Public School, 18/18, Shakti Nagar
6.	Little Genius Public School, 69, UB, Jawahar Nagar, Delhi-110007
7.	New Public Montessori School, Block-K, 1282-83, Near ITI, Jahangirpuri.
8.	Kirpal Ruhani Satsang Society, Sawan Ashram, Shakti Nagar, Near Gur Mandi
9.	Radha Swami Satsang Beas, Radio Colony, Village Dheerpur.
10.	Naveen Model School, K-1048-49, K-1213, 1214,1215 Jahangirpuri

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

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.

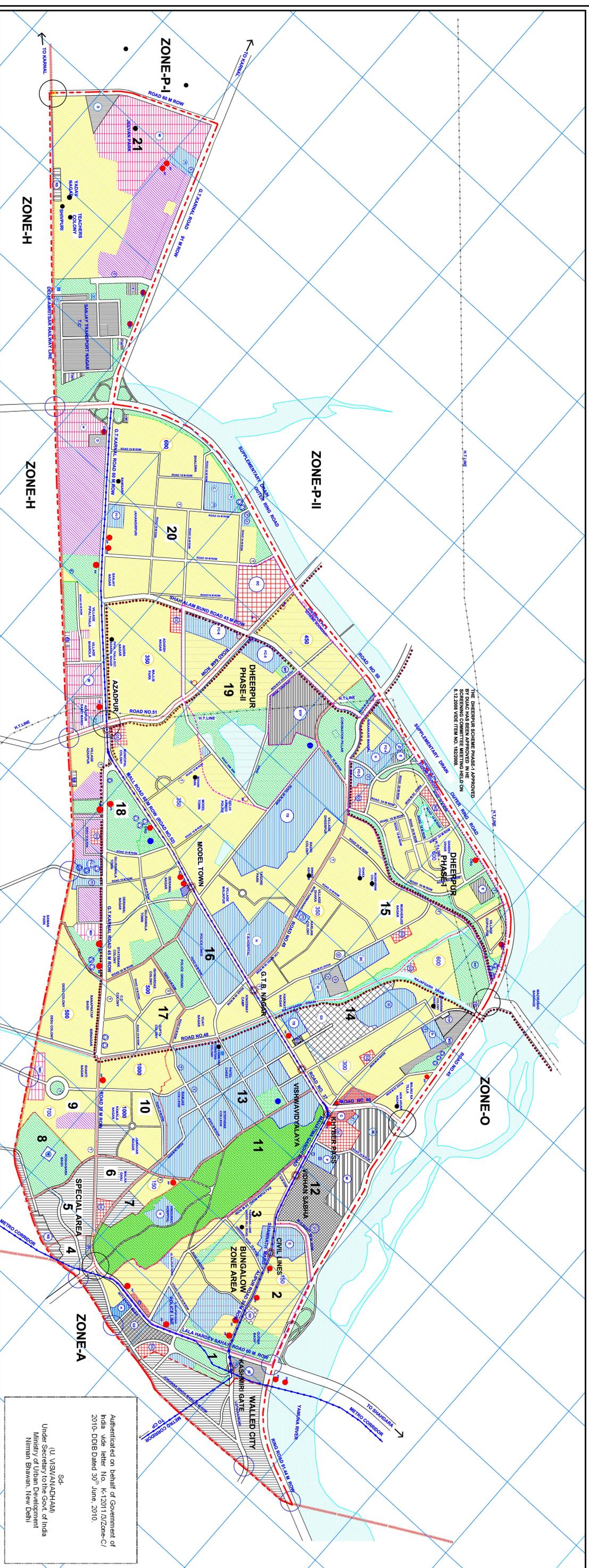
+ (vi) DDA's proposal on regularization of cultural, educational and health care, religious (including spiritual) institutions is also hereby accepted with the stipulation that -

- 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.

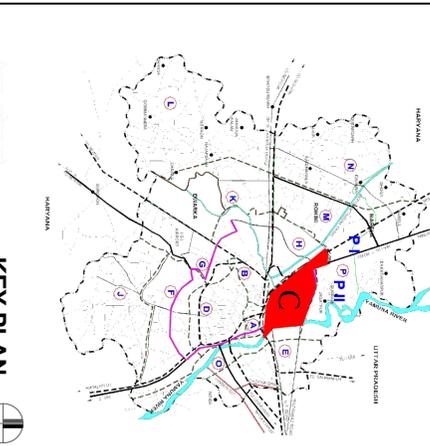
Yours faithfully,


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



- LEGEND / शीर्षक**
- 1.0 RESIDENTIAL / आवासीय**
 (FACILITIES AT NEIGHBOURHOOD LEVEL)
 (सहोदरी स्तर पर सुविधाएँ)
 R0 RESIDENTIAL AREA
- 2.0 COMMERCIAL / व्यावसायिक**
 C1 DISTRICT CENTRE
 C1 COMMUNITY CENTRE
 C1 NON HIRARC COMM. CENTRE
 C2 WHOLESALE WARE HOUSING
 C2 SUB CITY WHOLESALE MARKET
 PETROL PUMPING STN.(PROP./EXIST.)
 COMMERCIAL AS/APP. ZONAL PLAN
 LPG GOODWINS
 M1 MANUFACTURING
- 3.0 INDUSTRIAL / औद्योगिक**
- 4.0 RECREATIONAL / मनोरंजनपरक**
 P1 REGIONAL PARK
 P2 DISTRICT PARK
 P3 HISTORICAL MONUMENTS
 DISTRICT MULTIPURPOSE GROUND/PARK
- 5.0 TRANSPORTATION / व्यावसायिक**
 T1 ISBT
 T2 BUS DEPOT
 T2.1 TRANSIT TERMINAL (EXIST./PROP.)
 T2.2 TRANSPORT CENTRE/IDLE TRUCK PARKING
 T2.3 RAILWAY STATION / YARD
 T2.4 METRO STATION
 T2.5 METRO DEPOT / YARD
 T2.6 METRO CIRCULATION
 T3 MRTS CIRCULATION
 T3.1 ROAD CIRCULATION
- 6.0 UTILITY / उपयोगी सेवाएँ**
 U1 WATER TREATMENT PLANT ETC.)
 U2 SEWERAGE TREATMENT PLANT ETC.)
 U2.1 SEWERAGE PUMPING STATION
 U3 ELECTRIC SUB STATION
 U4 SOLID WASTE/SANITARY LANDFILL ETC.)
 U5 DRAIN
 HIGH TENSION LINE
- 7.0 GOVERNMENT / सरकारी**
 G1 STATE ASSEMBLY
 G2 GOVERNMENT OFFICE / COURTS
 G3 GOVERNMENT LAND (USE UNDETERMINED)
- 8.0 PUBLIC AND SEMI PUBLIC FACILITIES**
 P01 HOSPITAL
 P01 VOCATIONAL TRAINING CENTRE
 P01 CREMATION GROUND
 P01 BUDA/STATION/GENMINTY
 P01 BUDA/STATION/GENMINTY
 P01 POLICE STATION
 P01 FIRE STATION, -57 KM RADIUS
 P02 TRANSMISSION SITE/ CENTRE
 P02 SCIENCE CENTRE
 P03 SPORTS FACILITIES/ COMPLEX/ STADIUM
 P03 DISTRICT SPORTS CENTRE
- 9.0 GREEN BELT / WATER BODY**
 A3 RIVER AND WATER BODY
- BOUNDARIES / AREAS**
 ZONAL BOUNDARY
 SUB-ZONAL BOUNDARY
 BUNGALOW ZONE BOUNDARY
 SPECIAL AREA
 BUNGALOW AREA
 DHERPUR PH. - I & PH. - II
 DHERPUR PH. - II
- 10.0 TENTATIVE LOCATION OF UNAUTHORIZED COLONY IN THE PROCESS OF REGULARIZATION AS PER POLICY**

- 9.0 BOUNDARIES / AREAS**
 ZONAL BOUNDARY
 SUB-ZONAL BOUNDARY
 BUNGALOW ZONE BOUNDARY
 SPECIAL AREA
 BUNGALOW AREA
 DHERPUR PH. - I & PH. - II
 DHERPUR PH. - II
- 10.0 TENTATIVE LOCATION OF UNAUTHORIZED COLONY IN THE PROCESS OF REGULARIZATION AS PER POLICY**



NOTES

1. APPROVED BY THE TECHNICAL COMMITTEE ON 29.03.2007 VIDE ITEM NO. 712907.
2. APPROVED BY AUTHORITY ON 30.04.10 VIDE ITEM NO. 422001/ FILE NO.442000/IMP.
3. THIS PLAN IS TO BE READ ALONG WITH DRAFT REPORT.
4. THE MODIFIED DRAFT PLAN OF ZONE-C WAS APPROVED BY THE AUTHORITY ON 17.12.2008 VIDE ITEM NO. 520001/ FILE NO. 442000/IMP.
5. ZONAL DEVELOPMENT PLAN OF ZONE - C, APPROVED BY MCDU (DELHI DIVISION) VIDE LETTER NO. 14/ 2011/ 2011 DATED 29.06.2011.

Authenticated on behalf of Government of India vide letter No. K-12/2011/3/Zone-C/ 2010-DOB Dated 30th June, 2010.

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

ZONAL DEVELOPMENT PLAN FOR ZONE - C (CIVIL LINES ZONE)

क्षेत्रीय विकास योजना जिन क्षेत्र के लिए (सिविल लैन क्षेत्र)

DELHI DEVELOPMENT AUTHORITY
 दिल्ली विकास प्राधिकरण
 NARELA PROJECT & ZONE - "C"
 नरेला परियोजना एवं ज़ोन - "C"
 PAGE NO.58