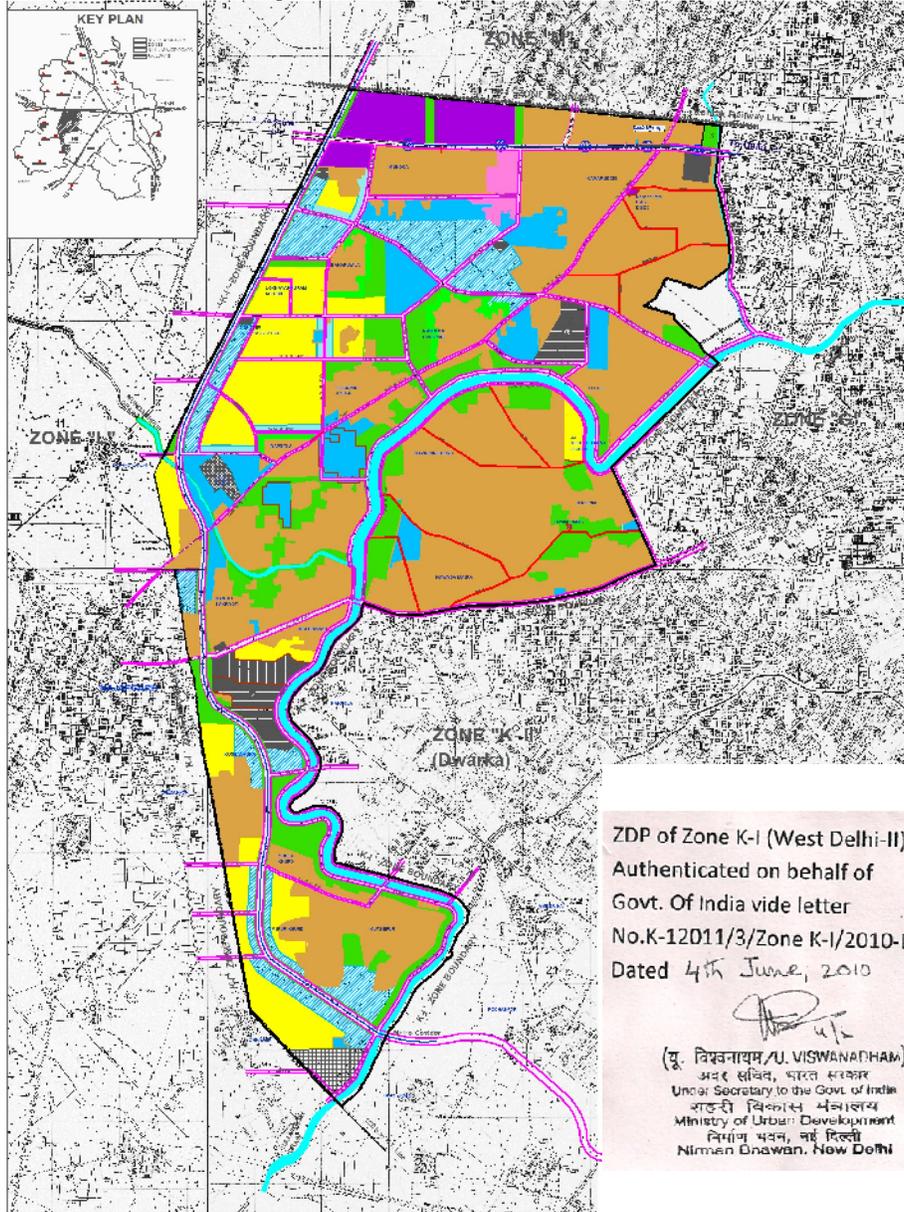


ZONAL DEVELOPMENT PLAN

PLANNING ZONE- 'K-I' (WEST DELHI- II)



MODIFIED BASED ON APPROVAL OF MOUD, GOI VIDE
LETTER NO. K 12011/23/2009/DDIB ON 08.03.2010



DELHI DEVELOPMENT AUTHORITY
DWARKA PROJECT



PREAMBLE

*The Zonal Development Plan for **Zone K-I (West Delhi-II)** has been approved by the Central Government, vide letter No.K-12011/23/2009-DDIB dated the 8th March, 2010 under Section 9(2) of Delhi Development Act 1957.*

The regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no 2.9.2 of the Zonal Development Plan (report) / 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 corridor) 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 K-I

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ZONAL DEVELOPMENT PLAN

PLANNING ZONE K- I (WEST DELHI - II)

1.0 ZONAL PLAN OF ZONE “K-I” (WEST DELHI - II)

1.1 BACKGROUND

Zonal Development Plan is prepared under the provision of Master Plan for Delhi and Delhi Development Act, 1957. It provides a link between the Master Plan and Layout plans.

A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use-zones designated in the 9 ‘land use’ categories stated in the Master Plan according to which the area in the Zone is to be finally developed.

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

According to Master Plan for Delhi- 2021, notified on 07.02.07, National Capital Territory of Delhi has been divided into 15 planning zones. Out of these 8 Zones (A to H) cover existing Urban Area as shown in the Land Use Plan. Zone ‘O’ covers River Yamuna and the remaining 6 zones (Zone J to P) are part of Urbanisable Area.

1.1.1 Location and Area

The Zone ‘K’ covers an area 12,439 Ha. having two sub zones K-I with an area of 6,515 Ha and ‘K-II’ Dwarka having an area of 5,924 Ha.

Sub zone is bounded by the following:

- i. Delhi-Rohtak Railway line in the North
- ii. Existing 220 KV HT power line on the West.
- iii. Boundary of zone ‘G’ in East
- iv. Dwarka sub city on South

List of 26 villages falling in the zone K-1 is given in Annexure I

1.2 STATUTORY PROVISIONS & OBJECTIVES

Delhi Development Act-1957 under section-8 has provision for preparation of the zonal development plan.

Zonal Development Plan is required to detail out the policies of Master Plan Delhi-2021 and serve as a link between the Master Plan and various lay out plans. This zonal plan is to provide directions and basic guidelines for preparation of detailed schemes/ projects, and plans such as site plans, local area plans and ward plans etc. It shall also indicate the



land for public-private-partnership and other models of land assembly and development as per the provisions of MPD-2021.

The basic objectives of Zonal Plan for Planning Zone 'K-I' are:

- i. To provide adequate shelter along with physical and social infrastructure for assigned population.
- ii. Development of the extensive i.e. commercial and institutional uses along the major transport corridor.
- iii. Conservation of environment to provide open spaces, public green area.
- iv. Regularisation of existing unauthorized colonies/built up areas as per the policy of the Government, with objective of providing basic amenities.
- v. Integration of Transport network with the other zones of the city.

1.3 CHARACTERISTICS OF THE ZONE

The topography of the Zone K-I has gentle slope towards the Najafgarh Drain, thereby causing the flow of all the natural storm drain from the area around Rohtak Railway Line, Mundka, Ranhola (Safipur), Bakkarwala, Nilothi and other villages built up area of unauthorised colonies towards the Najafgarh Drain. Total Area of Zone is 6515 Ha. About 2827 Ha of area of zone K-I is in the form of built-up area/unauthorized colonies (Residential, Commercial & Industrial).

The existing population of the zone K-1 as per 2001 census is about 5.0 lakh. This population of zone K-I is inhabited in 180 un-authorized colonies and 26 villages. It is difficult to estimate exact figures as there is difference in physical/ revenue village boundary and the census charges of the area (Refer Annexure I).

i) Najafgarh Drain: Approximate length of Najafgarh drain in this sub-zone is about 21.2 Km which carries storm water drainage of built-up area of the zone.

ii) Water Supply: At present availability of portable safe drinking water in this area is inadequate. Most of water requirement is met out by tube-well. However, the output performance of tube-wells has shown a declining trend.

iii) Existing Planned Proposals: In Zone K-I, there is only one planned residential scheme known as Lok Nayak Puram which was developed by the DDA with an area of about 80 Ha. The road of 100 m ROW is also proposed through this zone which will act as major transport corridor linking zone K-I and K-II with NH-8 and NH-10.

iv) Religious and Privately owned Educational Institutions: In this Zone there are few large religious, spiritual & meditation centre on privately owned land besides educational institutions / school.

v) Unauthorized Colonies: The Zone K-I has about 180 unauthorized colonies (Refer Annexure-II). These shall be upgraded/ redeveloped to increase existing housing stock, on the basis of the approved Govt. guidelines & policies.

vi) Source of Data: Zonal Development Plan for Planning Zone 'K- I' (Part of West Delhi - II) has been prepared using the available information in respect of following:

- Census Data -2001



- Updated Aerial Survey 2003 from Survey of India Map 2007 (1: 20,000)
- Regional Plan of NCR-2021
- Secondary Data / Information from GNCTD on Health, Education, Security,
- Delhi Jal Board / Delhi Transco Ltd for Physical Infrastructure
- Reconnaissance survey of built up area/colonies only with respect to identification of name of colony and its location.

2.0 ZONAL DEVELOPMENT PLAN PROPOSAL

2.1 EXISTING DEVELOPMENT

In the sub zone K-I, there are 26 villages and 180 unauthorized colonies as per Annexure-I&II. The built-up areas under the residential colonies and villages have been computed mainly by superimposing Satellite Imageries on Survey of India base map. The built-up area of the zone comes to 2827 Ha which includes Residential, Industrial as well as Warehousing/Godowns along the Rohtak Road and in Mundka area. List of Modifications of Landuse incorporated in the Zonal Plan is given in Annexure- IV.

2.2 ZONAL PLAN PROPOSALS

To accommodate about 12 lakh population following landuse distribution has been proposed.

PROPOSAL LAND USE- ZONE K-I

TABLE 1

| S.No. | Use | Area in Ha | % |
|-------|---------------------------------|---------------|---------------|
| 1. | Residential | | |
| | (i) Built up | 2787 | |
| | (ii) Proposed | 677 | 53.18 |
| | Sub Total | 3464 | |
| 2. | Commercial | | |
| | (i) Built-up | 40 | |
| | (ii) New | 250 | 4.45 |
| | Sub Total | 290 | |
| 3. | Industrial | | |
| | (i) Notified in MPD-2021 | 121.27 | |
| | (ii) Built-up | - | |
| | (ii) New | 150 | 4.16 |
| | Sub Total | 271.27 | |
| 4. | Public Semi Public | 456 | 7.00 |
| 5. | Govt. (use undetermined) | 68.5 | 1.05 |
| 6. | Recreational | | |
| | Green and Formal Parks | 719.23 | |
| | | 130 | 13.03 |
| | Sub Total | 849.23 | |
| 7. | Transport | 733.00 | 11.25 |
| 8. | Utilities | 103 | 1.58 |
| 9. | Drains | 280 | 4.30 |
| | Grand Total | 6515 | 100.00 |

- i) There are 26 villages in zone which are connected with road under jurisdiction of MCD.



ii) In the zone, at present there is hardly any planned recreational area manufacturing or public-semi public. School and health centers are available in villages/nearby area of village. Only planned residential area in zone K-I is 80 Ha, located in revenue village of Bakkarwala. This scheme is known as Lok Nayak Puram residential scheme.

iii) Existing Cremation ground/Burial ground located on periphery of villages shall be relocated, if required, keeping in view the proposed development in the zone.

iv) Road Network: This Zone being rural in character have road network connecting various villages / rural settlements. The road width varies for different roads.

2.3 POPULATION AND EMPLOYMENT

As per the Master Plan of Delhi -2021, within the urbanisable area the proposed density is 250 person/ 300 person per Ha. which will accommodate about 12 lakh population in the sub-zone K-I including the existing population of rural villages (Refer Annexure-I) and unauthorized colonies. Employment participation envisaged at city level is 38 %. The same has been considered for this zone by analyzing the Trade and Commerce, Wholesale market and high-tech Industries that have been identified.

2.4 RESIDENTIAL DEVELOPMENT

In the zone proposed new residential area is 677 Ha. Existing residential area is about 2787 Ha. This residential area includes villages / village extended area and unauthorized colonies.

For development of residential area participation of private sector and public agencies is envisaged. The optimised utilisation of the land and space with a view to increase net residential density in different types of the dwelling units shall be as per MPD-2021.

2.4.1 Night Shelters

3-4 locations of night shelter shall be identified in the built-up residential area or on Gram Sabha land falling in the built-up area. The locations shall be near industrial area or Facility Corridor.

2.4.2 Old Age Homes

The provision shall be kept for Old Age Homes in the Residential area or Facility Corridor. The requirement of the old age homes shall be worked out while preparing the detail plans / schemes.

2.5 UNAUTHORISED COLONIES AND VILLAGES

The process for regularization of Unauthorized Colonies is being coordinated by the Govt. of GNCTD. Regularisation of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorized colonies falling in the Zone has been annexed as Annexure-II. As in the case of Village Abadis, the 'landuse' of the finally approved unauthorized colonies located in any Use-Zone, at any point of time, within the boundaries specified by the competent authority, would be 'Residential'.



There are about 180 unauthorised colonies and 26 villages (Refer Annexure- II & I) within the zone for which redevelopment plans shall be prepared ensuring the permissibility of mixed use zoning in property/ premise level compatible to the predominant residential areas. In all unauthorized colonies, regularization shall be taken up as per the Government orders issued from time to time. It must be ensured that for improvement of the physical and social infrastructure, the minimum necessary level of services and community facilities are to be provided as per norms.

2.5.1 The facilities can be clubbed in a Composite Facility Centre (500-1000 sq.m) in such areas

- Multi-purpose Community Hall – 100 sq.m
- Basti Vikas Kendra – 100 sq.m
- Religious site – 100 sq.m
- Police Post – 100 sq.m
- Health Centre – 100 sq.m
- Park/shishu Vatika – 200 sq.m
- Area for essential retail outlets e.g. Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
- Provisions for informal trade units and weekly market to be made, wherever necessary.

The provision of requisite social-infrastructure shall be governed by the norms for Residential Neighborhood of 10,000 population. In any residential sub-division plan the minimum area served for social infrastructure shall be about 7 Sq.m. per person.

2.5.2 Farm houses: The Farm Houses were permitted and sanctioned under the provision of Master Plan-1962 and 2001. As per MPD-2021, the farm houses are now permitted only in the 'green belt'. All existing farm houses would be dealt with as per the Government policy on Farm Houses.

2.6 INDUSTRY

As per Master Plan, Industrial policy is to promote high-tech, low-volume and high-value-added industries which are not labour intensive. In the zone, about 121 Ha. of land is proposed under the industrial use, mainly proposed as part of Facility Corridor.

Government of NCT Delhi has notified following non-conforming clusters of Industrial concentration having more than 70% plots in the cluster with industrial activity for redevelopment.

| S.No. | Location | Reference as per MPD-2021 Para 7.6.2 |
|-------|-----------------------|--------------------------------------|
| 1. | Hasthal Pocket A | SI.No. 6 |
| 2. | Naresh Park Extension | SI.No. 7 |
| 3. | Hasthal Pocket D | SI.No. 11 |
| 4. | Nawada | SL.No.14 |
| 5. | Swarn Park Mundka | SI.No. 16 |

The delineation of the boundary of these non-conforming clusters shall be taken up while preparing the redevelopment plans / industrial area plans within provisions of MPD 2021.



Within this pocket of Industrial landuse falling in between Rohtak Road & Rohtak Railway line, an area of about 30 Ha built-up structures (pucca/semi-pucca/purely temporary) in scattered form under warehousing/industrial use exists. The same has been shown in existing built-up area for which redevelopment plan shall be prepared, which is proposed to be developed/ redeveloped for industrial use by DSIIDC. The delineation of the built-up area & it's boundary under industrial pockets shall be taken up while preparing the redevelopment plans/industrial area plans.

2.7 TRADE & COMMERCE, WHOLESALE MARKET

2.7.1 Wholesale Market: In zone K-I, there are no existing planned commercial markets. Wholesale Trade / Warehousing of PVC wastes, timber are predominant activities existing on southern side of Rohtak Road near Mundka Village which shall be upgraded/ redeveloped for wholesale timber/ timber products, building material, hardware, iron & steel and other related products/commodities. About 40 Ha. land (existing built up) located in south of Rohtak Road is proposed for Warehousing use for which redevelopment plans shall be prepared.

Local Commercial Markets are existing along the major roads namely Rohtak road and Najafgarh- Nangloi road. Along such notified roads, as per the notification of Government of Delhi / MCD, schemes/ layout plans/ redevelopment plans shall be detailed out as mixed-landuse or commercial-use within the provisions of Master Plan.

2.7.2 Commercial area: Commercial area is proposed in Facility Corridor along the 100 m ROW road, 45 m ROW roads and Najafgarh – Nangloi Road of 36 m ROW. Wholesale Market, IT Park, etc are to be detailed out while preparing layout plans/ schemes of the area.

The hierarchy of commercial center/commercial activities in the form of District Center, Community Center, Local Shopping Center and Convenience Shopping Center shall be as per the MPD-2021. Three (3) District Centres, 12 Community Centers, 120 Local Shopping Centers and 600 Convenience Shopping Centers have been estimated for this population within Planned Area and Redevelopment Area of unauthorised colonies.

2.7.3 Service Market: Service Markets and organized Informal Bazaars are also to be planned at appropriate locations. Service markets shall be provided while working out the details of the commercial pockets indicated in the Zonal Plan.

2.7.4 Informal Sector: Informal Sector Markets/Shops shall also be provided at appropriate locations to cater to the needs of the proposed population.

2.8 GOVERNMENT USE

In this zone, a campus of Air Force (Bani camp) is functioning within an area of about 18 Ha. A Land of about 50 Ha. near Chhawla is proposed in the category of Govt. Land (use undetermined) for defense purposes.

2.9 PUBLIC AND SEMI-PUBLIC FACILITIES USE (PSP)

2.9.1 Proposed Facilities: Proposed area Under Public and Semi-public (PSP) is 456 Ha. Deficiency of village level facilities is proposed to be located in 20-25% of green area



proposed around villages, wherever feasible. About 10 Ha. of land of width 100-120 m have been proposed to meet out PSP deficiency of village facilities. This 10 Ha land is part of City Level PSP in MPD-2021 from where it has been adjusted to Community Level, Neighborhood Level facilities. Generally neighborhood / community level facilities are proposed in land having width of 100 -120 m, while city level facilities have been proposed in corridor width of 200 m proposed along road.

2.9.1.1 Health: The Zone is deficient in terms of health facilities. To meet out norms of 5 bed per thousand population, a hierarchy of health facilities/hospitals is to be adopted as given in Annexure III.

2.9.1.2 Education: Master Plan recognises the necessity to develop policies and norms to enable optimal utilization of land and available educational infrastructure. Physical planning policy parameters are as under:

- Differential norms of standards for various educational institutions.
- Coaching centers/vocational training center to be permissible in school after school hours with the prior approval of Competent Authority.
- Permission of Nursery school in Residential Plots as part of Mixed Use Policy.

2.9.1.3 Sports Facilities: There is an evident need of a planned and structured sports infrastructure facility. Gymnasiums, Spas, bowling alleys being commercial ventures need to be provided in commercial area. In the zone, land about 60 Ha is proposed for sports facilities in a hierarchy of Divisional Sports Centre/Golf Course, District Sports Centre and Community Sports Centre. Lower level sports activities shall be allowed in Residential Neighborhood.

2.9.1.4 Communications: The requirement of Post & Telegraph office, Telephone Exchange shall be identified while proposing sector layout plan/ scheme as the area requirement is not very large. Two plots of Head Post office each 2500 sq.m and two plots of Telephone Exchange each of 2500 sq.m are to be provided. Remote Subscriber Units within radius of 3 Km each of 300 sq.m shall also be provided in the sector/ scheme at appropriate locations.

2.9.1.5 Security & Safety: Police Station/ Police post, Police line and Jail etc. shall be provided in Public and Semi Public use in the zone. Norms as given in MPD-2021 shall be adopted. Fire Stations as per MPD-2021 norms shall also be provided in PSP use- zone/ District Centres.

2.9.1.6 Disaster Management Centre: Delhi being in high seismic zone IV need to provide Disaster Management Centre.

List of Facilities is given in Annexure III.

2.9.2 Regularisation of existing Health Care, Educational, Cultural & Religious (including Spiritual) institutes existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land.

2.9.2.1 In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/ activities in the 'Public and Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the Annexure V shall be examined as per the Authority resolution and as per the direction



of the Central Government issued from time to time. However, the regularization of existing institution located in the immediate vicinity of notified Ridge/Reserved Forest / Regional Park shall be subject to finalisation and demarcation of the boundaries of the aforesaid respective Use Zones/ areas.

2.9.2.2 In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 01/01/2006, 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 vis a vis the land presently owned by them, regularisation 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 01/01/2006 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 Annexure-V 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 illegally occupied land;
- c. In notified or reserved forest area;
- d. In area of right of way of 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 Archeological 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.

2.9.2.3 Further, regularisation 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 ‘Regularisation Orders’ are issued by DDA. None of the above institutes shall, however, be entitled to put the land to any other landuse at any time, and doing so shall invite takeover of the land by DDA for alternative uses, on payment of reasonable compensation.

2.10 FACILITY CORRIDOR

As per MPD 2021 there is no designated Land Use / Use Zone as “Facility Corridor”. However as per Master Plan, Facility Corridor is explained as corridor along the major Transport Networks to be utilized for provision of Sub-City/ Zonal level uses like Commercial, Public and Semi public, Recreational, Utilities etc. to be detailed out at the time of preparing Layout Plan/Local Area Plan.

The uses to be provided in Facility Corridor shall be as per section 3.2.2 - Hierarchy of Urban Development of MPD 2021.



The area of Facility Corridors is 530 Ha. The land required under category of commercial, new industrial area, green and transport uses have been proposed in the facility corridor. The width of corridor varies from 100 m to 200 m along the major roads i.e. 100 m road connecting Rohtak Road (NH-10) with NH-8. Along Nangloi-Najafgarh Road also such Facility Corridor is proposed, although on most of the portion of road, built-up residential area is existing. At some places, this facility corridor have much larger width to accommodate Industrial Use / Hi-tech / IT Park area.

In the revenue village of Baprola, Delhi Govt. has about 15 Ha land which has been proposed for Gem & Jewellery based Commercial and Processing areas. This is to be developed by the Delhi Govt. / DSIIIDC. The proposed land of open jail in area of 18 Ha. is also falling in revenue village of Baprola which is proposed for the Public Semi-Public (PSP) use.

In the Eastern side of the Nangloi road, available land is in scattered pockets where mostly green area has been proposed to provide open space to already built up colonies as the entire built-up area is highly deficient in terms of open spaces.

2.11 TRANSPORTATION

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

The major roads which are available in the zone are Rohtak Road, Najafgarh-Nangloi road and Najafgarh road which connects Najafgarh to Zone 'G' and rest of the central part of Delhi. Besides the existing road network, a new road network has been worked out consisting major roads of 45 m and 30 m ROW, which connect the areas with the already approved 100 m ROW road passing along the high tension line and with boundary of Zone 'L'.

A road (45m wide) has been proposed on the northern side of Najafgarh Drain of length 21.2 Km, and 30 m wide on the southern side of length 17.8 Km. The Road ROW of Rohtak Road has been kept as 60 m and the length falling in this zone is 5.8 Km. Road ROW of Najafgarh Road has been retained as 60 m in a length of about 17.8 Km. The length of new roads of 45 m width is 31.6 Km, the proposed new roads of 30 m width is about 7.4 Km. The 100 m road of length 16 Km passes through the zone. The road ROW of Najafgarh - Nangloi road has been retained as 36 m as given in the earlier Draft Zonal Plan. The area under roads comes to 667 Ha. The total area under the category of Transportation comes around 733 Ha.

In the built-up area few roads as indicated on the plan have been proposed for widening keeping minimum width of 13.5 m.

2.11.2 MRTS Corridor/ Influence Zone: MRTS /LRT/ HCBS corridor along 100m ROW road and the NH-10 (Rohtak road) is proposed.



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

2.11.3 Fuel Station: Petrol Pump and CNG stations shall be provided as per the norms and to be indicated while preparing the sector plan and the redevelopment plan of the existing villages / built up colonies. Already existing authorized CNG Service Stations for public transport vehicles, may continue for this purpose alone, till the layout plans / local area plans / redevelopment plans are prepared.

2.12 RECREATIONAL

Proposed green area is about 719 Ha, besides this additional 130 Ha. area provided as part of Facility Corridor other green area shall be provided in built up area wherever possible. The zone is deficient in green/open area. As per the recommendations of Master Plan, 15% of the urbanisable area of the zone is to be kept under the green/recreational activities. This will include the City Park/District park and Community Park. Percentage of proposed green area comes around 13.03%. The other level of the park i.e. neighborhood, housing area shall be provided in the residential area. Beside, these open spaces in the green area multi purpose ground at city level, district level and community level shall also to be provided out of the green area earmarked in the zone. Since people are becoming more conscious about the recreational activities, amusement park, theme park and other open spaces for the social, cultural activities shall be suitably located in the zone (Refer Annexure III).

2.13 CONSERVATION OF BUILT HERITAGE

There are three buildings in this zone to be protected for Conservation of built heritage and shall be suitably incorporated while preparing layout plans/schemes. The criteria which are to be adopted in preparation of the Conservation plan shall be as per the Master Plan.

2.14 URBAN DESIGN

Along the important main movement corridor major roads i.e. Rohtak Road and 100 m wide road, Urban Design aspect shall be considered at appropriate places. The tall buildings and the urban form shall be worked out while detail plans of sector of zone are taken up. Along Najafgarh drain green area to be developed.

2.15 WATER BODIES, NAJAFGARH AND OTHER DRAINS

Existing water pond of villages shall be suitably developed with development of villages. Wherever possible 2-3 locations of religious ghats for performing the religious activities shall be developed.



2.16 PHYSICAL INFRASTRUCTURE

2.16.1 Utility: The Utilities like Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Electric grid-Station of 400 KV/220 KV, Compost Plant, Recycling Plant of Hospital Wastes are identified.

2.16.2 Water Supply: Delhi Jal Board is constructing 40 MGD water treatment plant for providing drinking water to this zone / Dwarka Sub-city. The plant shall be augmented to capacity of 80 MGD. No new site provision has been proposed for the water treatment plant.

2.16.3 Drainage & Sewerage: The natural drainage of the land is toward Najafgarh drain, one sewerage treatment plant of 10 MGD capacity already exists near Nilothi Village, this plant to be augmented to 60 MGD .

2.16.4 Solid Waste: In the entire zone, there is no existing land depression which may be utilized for dumping of the solid waste and garbage. It is proposed to set up the mechanized plant/ compost plant for disposal and compaction or burning of the other waste. This plant shall be located along the Najafgarh drain in consultation with the MCD.

2.16.5 Power: One 400 KV grid station and two 220 KV grid substation has been proposed in the area with the consultation with Transco.

2.17 ENVIRONMENT / AREA OF SIGNIFICANCE

The objectives of the Master Plan for creation of sustainable physical and social environment for improving the quality of life. For reducing the pollution level creation of the green area and the open spaces and management of the natural resources has been considered, in this zonal plan. While preparing the detailed sector lay out plan, this aspect shall be suitable taken up.

2.17.1 Pollution Control: The Industrial area will have the efficient Treatment Plant for the waste water before it is drained into the Najafgarh drain or other drains of the zone.

2.18 PLAN IMPLEMENTATION REVIEW AND MONITORING

The zonal plan shall be reviewed periodically and coordinated efforts shall be made for involvement of the all concerned local agencies responsible for providing the physical and social infrastructure. Any corrective measures require in land use shall be taken up.



ANNEXURE –I

AREA AND POPULATION OF VILLAGES OF ZONE 'K-I'

| Sl.No. | Name of Village | Area (Hectare) | Population |
|--------|---------------------------------------|----------------|-----------------|
| 1. | Ambarhai (Part) | 36.75 | --- |
| 2. | Bakkarwala (Part) | 595.30 | 5,219 |
| 3. | Baprola | 599.00 | 13,472 |
| 4. | Chhawla (Part) | 165.52 | --- |
| 5. | Dhulsiras (Part) | 103.40 | --- |
| 6. | Dichaon kalan (Part) | 231.00 | --- |
| 7. | Dindarpur Khurd (Part) | 131.81 | --- |
| 8. | Goela Khurd (Part) | 246.57 | 3,378 |
| 9. | Hasthal (Part) | 610.20 | 86,556 |
| 10. | Kakrola (Part) | 115.80 | --- |
| 11. | Kamruddin Nagar | 237.98 | 10,235 |
| 12. | Kirari suleman nagar (Part) | 20.38 | --- |
| 13. | Kutbapur | 94.25 | 3,347 |
| 14. | Masudabad (Part) | 191.75 | --- |
| 15. | Mundka (Part) | 757.30 | 43,873 |
| 16. | Najafgarh (Part) | 73.50 | --- |
| 17. | Nangloi Jat (Part) | 409.78 | 1,50,948 |
| 18. | Nangloi Sakroati (Part) | 289.19 | 21,873 |
| 19. | Nawada Majra (Part) | 287.51 | --- |
| 20. | Nilothi | 387.89 | 22,888 |
| 21. | Pochanpur (Part) | 6.50 | --- |
| 22. | Ranhola Safipur | 434.14 | 7,953 |
| 23. | Razapur Khurd | 186.95 | 9,712 |
| 24. | Roshanpura alias Dichaon Khurd (Part) | 46.03 | --- |
| 25. | Tajpur Khurd (Part) | 175.09 | 2,684 |
| 26. | Tilangpur Kotla | 81.89 | 7,068 |
| | Total | 6515.48 | 2,38,258 |



ANNEXURE - II

TENTATIVE LIST OF UNAUTHORIZED COLONIES FALLING IN ZONE K-I

1. A-Block, Tilak Enclave, Mohan Garden, New Delhi.
2. Adhyapak Nagar, Block D E P
3. Adhyapak Nagar, Delhi-21
4. Adhyapak Nagar, Block A B C, Nangloi, Delhi-41.
5. Amar Colony, Phase-II & III, Nangloi.
6. Amar Colony (C D E & K Block) Rohtak Road.
7. Amar Colony (A B & C Block) Mundka, Delhi-41.
8. Amar Colony Extn. Phase-II, Kamruddin Nagar, Nangloi, Delhi-41.
9. Amar Colony CC & N Block, Mundka, Nangloi, Delhi-41.
10. Amrita Puri Block-C, Ran Naulla Village, Delhi-41.
11. Amrita Puri, Nilothi Road, Delhi-41.
12. Arjun Park Colony, Near Nangli Dairy, Najafgarh.
13. Arvind Enclave, Nangloi, Delhi-41.
14. Bakkarwala Village, New Delhi-51.
15. Baprola Extn. Najafgarh, New Delhi-43.
16. Baprola Village, 20 P.P. Colony Extn. New Delhi-43.
17. Bhagwati Garden, Najafgarh Road, Uttam Nagar, New Delhi-59.
18. Bhagwati Garden Extension, Uttam Nagar, New Delhi-59.
19. Bhagwati Garden Extn. R.K. Block Extn. Mohan Garden, Uttam Nagar, New Delhi-59.
20. Block A-1, Rajender Park, Nangloi, Delhi.
21. Block A-3, Mohan Garden, Uttam Nagar, New Delhi.
22. Block E1, E2, Shiv Ram Park, Nangloi, Delhi.
23. Block R Extn. K-5, K-6, Mohan Garden, Delhi-59.
24. Brihampuri Colony, Ph.-I, Ranhola, Nangloi, Delhi-41.
25. C-Block Mohan Garden, Uttam Nagar, Delhi-59.
26. Chajju Ram Colony, Kamruddin Nagar Extn., Delhi-41.
27. Chanchal Park, Part-I & II, Nangloi, Delhi-41.
28. Chander Vihar, Nilothi Extn., Delhi-41.
29. D, E, F-Block, Shiv Ram Park, Nangloi.
30. Deepak Vihar, Vikas Nagar, Hasthal Village, Uttam Nagar, New Delhi-59.
31. Defence Enclave Pt.-II, Mohan Garden, Delhi-59.
32. Defence Enclave & Defence Enclave Pt.-I, Mohan Garden.
33. Dichaon Enclave Opp. D.K. Depot, Nangloi Road.
34. Dichaon Enclave Part-III, Opp. D.K. Depot, Najafgarh, New Delhi-43.
35. Extn. 2-B, Nangloi, Delhi-41.
36. F-Block, Rajinder Park Extn. Nangloi.
37. F-Block, Nawada Housing Complex, Uttam Nagar.
38. F-G Extn. Block, Prem Nagar-I, Kirari Road, Nangloi, Delhi-41.
39. Friends Enclave Part-II, Rajindra Park, Nangloi, Delhi-41.
40. Friends Enclave Sultan Pur Extn., East Block, Nangloi, Delhi-41.
41. G-2, G-3 Sai Enclave, Mohan Garden, Delhi-59.



42. Ganga Vihar G-3, Mohan Garden, Delhi-59.
43. Garden Uttam Nagar, Block N-1, N-2, N-3 & Extn., New Delhi-59.
44. Gemini Park at Nangli, Sakroati More, Ranaji, Delhi-43.
45. G-III Sai Enclave Pt.-III, Mohan Garden, Delhi-59.
46. Golden Enclave B-Block, Nangli Sakroati, N.D.
47. Gulshan Park, Nangloi Rohtak Road, Delhi-41.
48. Gupta Extn. Ranhola, Vikas Nagar, New Delhi-59.
49. H-I Block, Radar Road, Kunwar Singh Nagar, Nangloi, N.D.-41.
50. Harphool Vihar, Baprola, Nangloi, Delhi-43.
51. I-G Colony, Kunwar Singh Nagar-II, Ranhola, Delhi-41.
52. Indra Park F-Block, Masudabad, Najafgarh, New Delhi-43.
53. Jai Vihar, Ph-III, Baprola, New Delhi-43.
54. Jai Vihar Extn., Baprola Village.
55. J-Block, Shivram Park, Nangloi, Delhi-41.
56. K-1, K-2 & K-4 Block, Mohan Garden, Uttam Nagar, Delhi-59.
57. K-3 Block, Mohan Garden, Uttam Nagar, New Delhi-59.
58. K-5 Extn. Pt.-I, Defence Enclave, Pt.-I, Mohan Garden.
59. Kailash Vihar, Near Aman Vihar, Nangloi, Delhi-41.
60. Kanhaya Nagar Block A & B, Nilothi, Delhi-41.
61. Kotla Vihar Ph-I, Nangloi-Najafgarh Road, Delhi-43.
62. Kotla Vihar, Ph.-II, Tilangpur.
63. Kotla Vihar, Ph.-II, Vidyapati Nagar, Najafgarh Nangloi, N.D.-43.
64. Kunwar Singh Nagar, Najafgarh Road, Nangloi, Delhi-41.
65. L-Block, Mohan Garden, Rama Park Road, Uttam Nagar, N.D.-59.
66. Laxmi Nagar Block-A.B.C., Main Najafgarh Road, Near D.K. Depot.
67. Laxmi Park, Nangloi, Delhi-41.
68. L-Extn. Mohan Garden, Uttam Nagar, Delhi-59.
69. L-II Block, Mohan Garden, Uttam Nagar, Delhi-59.
70. L-III Block, Mohan Garden, Uttam Nagar, Delhi-59.
71. LOP Veena Enclave, Nangloi, Delhi-41.
72. M-Block, Mohan Garden, Uttam Nagar, Delhi-59.
73. M.S. & New M.S. Mohan Garden, New Delhi-59.
74. Masudabad Colony, B-Block, Najafgarh Extn. Nangloi Road, New Delh.
75. Mohan Garden R-1 Block & R Extn. Uttam Nagar.
76. Mohan Garden B-Extn. Village Nawada Majra, Uttam Nagar.
77. Mohan Garden Block A1, Q1, Q JK & Ghagwati Garden Extn. Block.
78. Mohan Garden D-Block Extn. Uttam Nagar, Delhi-59.
79. Mohan Garden, EFGHIJK F1, F-2 W E Block, Uttam Nagar.
80. Mohan Garden, Defence Enclave, Part-II, Uttam Nagar.
81. Mohan Garden K-I Extn. Uttam Nagar.
82. Mohan Garden L2A Block, Uttam Nagar.
83. Mohan Garden, Block A-2, Uttam Nagar, N.D.-59.
84. Mohan Garden, Block L, L-1, L-1A, Uttam Nagar, N.D.-59.
85. Mohan Garden Block-P P-Extn. I & II, Uttam Nagar, N.D.-59.
86. Mohan Garden Block R-IIIA/130, New Delhi-59.



87. Mohan Garden Ph.-I, Najafgarh Uttam Nagar, N.D.-59.
88. Mundka Extn., East Mundka, Nangloi, Delhi-41.
89. Nangli Vihar Extn. Baprola.
90. Nangloi Extn.-4, Near Daulat Ram Public School, Delhi-41.
91. Nangloi Extn. I-C, Delhi-41.
92. Nangloi Extn. II-C, Delhi-41.
93. Nangloi Extn., (West) Block-2D, New Delhi-41.
94. Nangloi Extn.-2 Block, Nangloi, Delhi-41.
95. Nangloi Extn.-IB, Rohtak Road, Nangloi, N.D.-41.
96. Narayan Vihar, Z-Block, Prem Nagar-II, Kirari Suleman, Nangloi-41.
97. Nawada Housing Complex, Block 'E', Uttam Nagar, New Delhi.
98. Nayaner Enclave, Vikas Nagar, Hasthal.
99. Nihal Vihar, Ph.-I Block A B C D E F G H Q S K1 K2, Nangloi.
100. Nihal Vihar, Ph.-II, Block A B C H Extn. Chander Vihar.
101. Nihal Vihar, Ph.-III, Nangloi Jat, Delhi-41.
102. Nilothi Extn. Nangloi, Delhi-41.
103. Ph.-II, Sainik Vihar, Mohan Garden, N.Delhi.
104. Pradhan Enclave, Baprola Vihar, Hasthal.
105. Prasant Enclave, Baprola, New Delhi-43.
106. Pratap Enclave, Mohan Garden, New Delhi-59.
107. Pratap Garden, Uttam Nagar, Delhi-59.
108. Pratap Vihar, Part-3, Nangloi, Delhi-41.
109. Prem Nagar-I, Block-H, Kirari, Nangloi, Delhi-41.
110. Prem Nagar-II, Block-Z, Kirari, Nangloi, Delhi-41.
111. R-Block, Mohan Garden, Uttam Nagar, Delhi-59.
112. R-Extn. Mohan Garden, Uttam Nagar.
113. R-2 Block, Mohan Garden, Uttam Nagar.
114. R-3, A-3 Block, New Sainik Vihar, Mohan Garden, Uttam Nagar.
115. R-3 B-Block, Mohan Garden, Uttam Nagar.
116. Raj Park, Sultan Puri Road, Nangloi, Delhi-41.
117. Rajdhani Park P & I Block, Nangloi, New Delhi-41.
118. Rajendra Park Extn. Nangloi, Delhi-41.
119. Rajendra Park Extn. No.5 & 6, Nangloi, Delhi-41.
120. Rakesh Enclave Extn. Mohan Garden, Uttam Nagar, New Delhi-59.
121. Raksha Enclave Sainik Enclave Sec.-I, Mohan Garden, N.D.-59.
122. Rama Park Extn. (C-Block), Uttam Nagar.
123. Rama Park, Block-C, Uttam Nagar, N.D.-59.
124. Ranhola Vihar, Nangloi, Delhi-41.
125. Rattan Bagh, Veena Enclave Extn. Nangloi, Delhi-41.
126. R-Block, Ph.-II, Ranhola Road, Vikas Nagar, Delhi-59.
127. R-Block & R-Block Extn. Vikas Nagar, Hasthal, New Delhi-59.
128. R-III/113, Mohan Garden, Uttam Nagar, New Delhi-59.
129. Rishal Garden, 46 Nangloli, Najafgarh Raod, N.D.-41.
130. Ruchi Vihar, Nangloi, Delhi-41.
131. R.V.R.-II, Extn. R-III/A2, A3 R-V, Mohan Garden, Delhi-59.



132. S. Extn. Mohan Garden, Uttam Nagar, Delhi-59.
133. S.S. Extn. Mohan Garden, Rama Park, Uttam Nagar, New Delhi-59.
134. Sai Enclave, Mohan Garden, Uttam Nagar, New Delhi-59.
135. Sainik Enclave (Raksha Enclave) Sec.-I, Mohan Garden, New Delhi.
136. Sainik Enclave Mohan Garden, Uttam Nagar.
137. Sainik Enclave Sect.-5, Mohan Garden, Uttam Nagar, New Delhi-59.
138. Sainik Enclave, Sector-III, Mohan Garden, Uttam Nagar.
139. Sainik Enclave, Sec.-II, Sainik Vihar Extn., Mohan Garden, N.D.-59.
140. Sainik Enclave, Vikas Nagar, Uttam Nagar, New Delhi-59.
141. Sainik Nagar Colony, Najafgarh Road, Nawada Matiala Vill., N.D.-59.
142. Sainik Nagar Colony, Najafgarh Road, Nawada Village Block-A,B,C,D,E,CM,R & M, Delhi-59.
143. Sainik Vihar Mohan Garden, New Delhi.
144. Sainik Vihar, Ph-III, Mohan Garden, Uttam Nagar.
145. S-Block, Awtar Vihar, Mohan Garden, Uttam Nagar.
146. S-Block, Vikas Nagar, Hasthal Village, Uttam Nagar.
147. Sethi Enclave, Pt.-I, Near Chandni Farm, Mohan Garden, Delhi-59.
148. Sewak Park Extn. Near Rama Park, Uttam Nagar, New Delhi-59.
149. Shiv Park, Jwalapuri Road, Nangloi, Delhi-41.
150. Shiv Ram Park (Kamruddin Nagar) Najafgarh Road, Nangloi.
151. Shiv Ram Park, B-1 Block, Nangloi, Najafgarh Road, Delhi.
152. Shiv Ram Park Extn. Nangloi, Najafgarh Road, Delhi-41.
153. Shiv Ram Park, Block G&H, Najafgarh Road, Nangloi, N.D.-41.
154. Shiv Ram Park, Block E-3, Najafgarh Road, Nangloi, Delhi-41.
155. Shiv Vihar West Ranhola Road, Vikas Nagar, Delhi-59.
156. Shiv Vihar, ABCDE-Block, Nilothi Extn., Nangloi.
157. Shiva Enclave, Vikas Nagar, Hasthal, Uttam Nagar, New Delhi-59.
158. Shivram Park, Block-I, Nangloi-Najafgarh Road.
159. Shivram Park Extn.-II, Nilothi More, Delhi-41.
160. Sultan Garden B-Block, Najafgarh-Nangloi Raod, Delhi-43.
161. Sureksha Vihar, Block-A, B & C, Near Hasthal Vill., Vikas Nagar, N.D.-59.
162. Swaran Park Extn. Rohtak Road, Part-I, II, S-III/162, Mundka, Delhi-41.
163. Swaran Park Extn.-I, Mundka, Delhi-41.
164. Swaran Park Extn.-II, Mundka, Delhi-41.
165. Teck Chand Colony, Main Road, Nilothi, Delhi.
166. Tyagi Enclave, Mohan Garden, Delhi-59.
167. Tyagi Vihar (Near Dharam Colony) Nangloi Extn., Delhi-41.
168. Uday Vihar Pt.1, 2, 3, 4 Nilothi, Delhi.
169. Vijay Nagar, Block-D, Mohan Garden.
170. Vijay Nagar, Mohan Garden Extn. Delhi-59.
171. Vikas Kunj, Sainik Vihar, Mohan Garden.
172. Vikas Nagar Extn. (Pocket-P) Gurudwara Road, Hasthal, Uttam Nagar.
173. Vikas Nagar Extn. B & C Block, Baba Sayed Marg, Hasthal Village.
174. Vikas Vihar, Block-AA1, BB1, Vikas Nagar, Hasthal, N.D.-59.
175. West Block Friends Enclave, Mundka, Delhi-41.



176. Yadav Enclave, Vikas Nagar Extn. Hasthal, New Delhi.
177. Yadav Park Block-C, Rohtak Road, Nangloi, Delhi-41.
178. Yadav Park (A & B Block), Rohtak Road, Nangloi.
179. Yadav Park Extn. Najafgarh Nangloi, Delhi-41.
180. Zaildar Enclave, Mohan Garden, Uttam Nagar, Delhi-57.

Source: Urban Development Deptt. GNCTD

Note-The tentative list is of unauthorized colonies in the process of regularisation, as provided by GNCTD, subject to change from time to time. In case of discrepancy the list of GNCTD to be referred.



ANNEXURE - III

PUBLIC AND SEMIPUBLIC FACILITIES FOR 8 LAKHS POPULATION IN NEW AREA AND SIMILAR FACILITIES ON LOWER SPACE/AREA STANDARDS FOR BUILT UP AREA ACCOMMODATING 7 LAKHS POPULATION.

| Facilities | City-Level | Sub-City level | District level | Community level | Total Area |
|--|---------------------------------|----------------|----------------|-----------------|---------------|
| Recreational: | | | | | |
| Amusement park | 10 Ha. as part of District park | - | - | - | |
| Sub-City Level *** | | | | | |
| a) Subcity Park (1 Nos) | - | 100 Ha | - | - | |
| b) Multipurpose ground (1 Nos) | - | 8 Ha | - | - | |
| District Level: | | | | | |
| a) District Park (2 Nos) | - | - | 50 Ha | - | |
| b) Multipurpose ground(2 Nos) | - | - | 8 Ha | - | |
| Community Level: | | | | | |
| a) Community Park (8Nos) | - | - | - | 40 Ha | |
| b) Multipurpose ground (8 Nos) | - | - | - | 16 Ha | |
| c) Road side Green Belt | | | | | |
| d) Wood lands on Gram Sabha land of villages | | | | | |
| Total Area | 10 Ha | 108 Ha | 58 Ha | 56 Ha | 232 Ha |

*** Area for facilities at sub city level has been provided for 10 lakhs population.



| Public and Semi Public: | | | | | |
|--|----------------|-----------------|----------------|--------------|----------------|
| Health | | | | | |
| Hospital A (2 Nos) | - | - | 9 Ha | - | |
| Hospital B (4Nos) | - | - | 10 Ha | - | |
| Hospital C (8 Nos) | - | - | - | 8 Ha | |
| Hospital D (8 Nos) | - | - | - | 4 Ha | |
| Medical College (1 Nos) | - | 50 Ha | - | - | |
| Nursing and para medical institute (1 Nos) | - | 0.2 | - | - | |
| Total Area | - | 50.20 Ha | 19 Ha | 12 Ha | 81.2 Ha |
| Education | | | | | |
| Vocational Training Institute (2 Nos) | - | - | 0.8 Ha | - | |
| Professional College (2 Nos) | - | - | 10.0 Ha | - | |
| General College(2 Nos) | - | - | 6.0 Ha | - | |
| University Campus (1 Nos) | 20.0 Ha | - | | - | |
| Total Area | 20.0 Ha | - | 16.8 Ha | - | 36.8 Ha |
| Security and Staff | | | | | |
| Police Station (4Nos) | - | - | 4 Ha | - | |
| District Jail(1 Nos) | 5.0 Ha | | - | - | |
| Fire Station(5 Nos) | - | - | 5.0 Ha | - | |
| Fire Training College (1 Nos) | 3.0 Ha | - | - | - | |
| Disaster Management Centre(1 Nos) | 3.0 Ha | - | - | - | |
| Total Area | 11.0 Ha | - | 9.0 Ha | - | 20.0 Ha |
| Socio-Cultural | | | | | |
| Science Centre(1 Nos) | 20 Ha | - | - | - | |
| Banquet Hall (8 Nos) | - | - | - | 1.6 Ha | |
| Multipurpose community hall (8Nos) | - | - | - | 1.6 Ha | |
| Recreation club (2Nos) | - | - | - | 1.0 Ha | |
| Community Recreation club(8 Nos) | - | - | - | 1.6 Ha | |
| Burial Ground/Cemetery | - | 1.0 Ha | - | - | |



| | | | | | |
|---|----------------|-----------------|-----------------|-----------------|-----------------|
| Cremation Ground | - | - | 0.8 Ha | - | |
| Total Area | 20.0 Ha | 1.0 Ha | 0.8 Ha | 5.8 Ha | 27.6 Ha |
| Sports: | | | | | |
| Sub-city level: | | | | | |
| Sports Centre (1 Nos) | - | 30.0 Ha | - | - | |
| District Level: | | | | | |
| Sports Centre (2Nos) | - | - | 10.0 Ha | - | |
| Community Level: | | | | | |
| Sports Centre (8 Nos) | - | - | - | 8.0 Ha | |
| Total Area | - | 30.0 Ha | 10.0 Ha | 8.0 Ha | 48.0 Ha |
| Commercial | | | | | |
| District Centre (2Nos) | - | - | 80.0 Ha | - | |
| Community Centre (8 Nos) | - | - | - | 32.0 Ha | |
| Total Area | - | - | 80 Ha | 32.0 Ha | 112.0 Ha |
| Communication | | | | | |
| Head post office with administrative office (1 Nos) | - | 0.25 Ha | - | - | |
| Telephone Exchange (1Nos) | - | 0.25 Ha | - | - | |
| Total Area | | 0.5 Ha | | | 0.5 Ha |
| Total Area for facilities | | | | | |
| | 61.0 Ha | 189.7 Ha | 193.6 Ha | 113.8 Ha | 558.1 Ha |



ANNEXURE - IV**MODIFICATIONS RELATED TO PARK, OPEN PARKING, CIRCULATION, AND PUBLIC UTILITIES WHICH ARE PERMITTED IN ALL USE ZONES AS PER SUB/ CLAUSE 8(2), NOTE NO.1 ON PAGE 126 OF MPD- 2021**

| S.No. | Location | Proposed Landuse | Land acquisition Notification Details | Area |
|--------------|-------------------------------|-------------------------------------|---|-------------------|
| 1. | DMRC Depot near Masudabad | Transportation T2 – Terminal/ Depot | Land has been acquired and handed over-- by LM Deptt, DDA | 45 Ha (approx.) |
| 2. | W.T.P. (40mgd) near Masudabad | Utility U1- Water Treatment Plant | 12.10.06 Notification For acquisition purpose from NCTD F-10(49)/2002/L&B/LA/10983 32.41 Ha handed over by LM Deptt to Engg. Wing DDA | 34.0 Ha (approx.) |



ANNEXURE - V

LIST OF APPLICATION OF PRE-EXISTING INSTITUTIONS AND RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTHCARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY MP SECTION ON 01/05/2008.

| S.No. | File No./Date | Name Institutions | Name of the Area/Sector |
|-------|---------------|--|---|
| 1 | 767/26.5.08 | Bholi Ram Public School | Masudabad, New Delhi |
| 2 | 1655/27.6.08 | KRM Public School | Shiv Vihar |
| 3 | 1356/24.6.08 | Pragati Institute of Educational Training | Goyala Dairy |
| 4 | 2012/30.6.08 | Sonia Hospital | Gulshan Park, Nangloi |
| 5 | 1446/25.6.08 | Kamal International School | Nangli Sakrawati |
| 6 | 2112/30.6.08 | Shivani Public Sr. Sec. School | Nangloi |
| 7 | 1872/30.6.08 | Shanti Gyan Niketan | Goyala |
| 8 | 1796/30.6.08 | Bhardwaj Model School | Nihal Vihar, Q-Block |
| 9 | 1931/30.6.08 | Spring Meadows Public School | Main Najafgarh Road |
| 10 | 1444/25.6.08 | Kamal Institute of Higher Education & Technology | Mohan Garden |
| 11 | 1879/30.6.08 | Maharaja Agrasen Vidyapeeth | Mundka |
| 12 | 1937/30.6.08 | Vasundhara Public School | Hastsal, Uttam Nagar |
| 13 | 1210/30.6.08 | DS Memorial Public Sr.Sec. School | Nangloi |
| 14 | 1889/30.6.08 | Sant Haridas Public School | Baprola |
| 15 | 2113/30.6.08 | Mata Savitri Devi Sanjeevani Public School | Mohan Garden |
| 16 | 1888/30.6.08 | Holi Convent School | Anand Vihar, Uttam Nagar |
| 17 | 1447/30.6.08 | Kamal Model Sr Sec School | Mohan Garden, Uttam Nagar |
| 18 | 2139/30.6.08 | Jagannath Memorial Public School | Sector-5, Rohini, Delhi 85 |
| 19 | 2672/26.9.08 | Vikas Jagriti Mission | Nangloi, Najafgarh |
| 20 | 1657/27.6.08 | Radha Swami Satsang Vyas | Vill Masudabad, Najafgarh |
| 21 | 2059/30.6.08 | Shanti Gyan Niketan Jr. School | Goyala |
| 22 | 729/21.5.08 | Shanti Gyan Internaitonal School | Vill Goyala Khurd |
| 23 | 1206/30.6.08 | Pioneer Convent School | Vikas Nagar, New Delhi |
| 24 | 798/25.5.08 | Sunrise Public School | Main Goyala-Chhawla-Tajpur Khurd in vill Tajpur |
| 25 | 1185/18.6.08 | Sanskar Convent School | Shyam Vihar |
| 26 | 1445/30.6.08 | Maharaja Dayanand Model Sr. School | Arvind Enclave, Nangloi |
| 27 | 1515/26.6.08 | Green View Public School | Dwarka Vihar |
| 28 | 1513/26.6.08 | R.P. Memorial Public School | Mohan Garden |
| 29 | 1218/20.6.08 | SDM Model School | Chandan Vihar |
| 30 | 1810/30.6.08 | Puja Public School | Hastsal Vihar |
| 31 | 1987/30.6.08 | Red Rose Model Secondary School | Mohan Garden |
| 32 | 2077/30.6.08 | West Point School | Om Vihar Uttam Nagar |
| 33 | 1890/30.6.08 | St Hari Dass Public School | Baprola |
| 34 | 1614/27.6.08 | B.R. Public School | Nangloi |



| | | | |
|----|--------------|---|------------------------------|
| 35 | 1180/18.6.08 | Shokeen International School | Chhawla |
| 36 | 1922/30.6.08 | St Thomas School | Goyala Vihar, |
| 37 | 1873/30.6.08 | Shanti Gyan Vidya Peeth | Goyala |
| 38 | 2102/30.6.08 | Akash Public School | Ishwar Colony, New Delhi 43 |
| 39 | 1309/23.6.08 | C.R. Saini Sec Public School, | Laxmi Park, Nangloi |
| 40 | 1234/26.6.08 | Multi Therapy Health Care Centre | Goyala Vihar, New Delhi 71 |
| 41 | 1232/20.6.08 | Delhi Institute of Fire Engineering | Goyala Vihar, New Delhi 71 |
| 42 | 2101/30.6.08 | Aakash Eye & General Hospital | Arjun Park, Nangli Dairy |
| 43 | 1892/30.6.08 | Sun Rise International Public School | Jai Vihar, Najafgarh |
| 44 | 1885/30.6.08 | Blooming Dalas Public School | Rajendra Park, Rohtak Road |
| 45 | 1891/30.6.08 | RBM Public School | Bakarwala |
| 46 | 2080/30.6.08 | Hari Krishna Public School | Mansa Ram Park, Uttam Nagar |
| 47 | 1969/30.6.08 | Raghubir Singh Modern School | Mohan Garden New Delhi 59 |
| 48 | 2128/30.6.08 | Gagan Bharti Sr Sec. School | Om Vihar, New Delhi 59 |
| 49 | 1812/30.6.08 | Puja Convent School | Hastsal Rd., Uttam Nagar |
| 50 | 2127/30.6.08 | Convent of Gagan Bharti | Mohan Garden, New Delhi 59 |
| 51 | 2079/30.6.08 | Ring Midways Sr. Sec. Public School, | Palam More, New Delhi 59 |
| 52 | 2036/30.6.08 | Rashtra Shakti Vidyalaya | Hastsal, New Delhi 59 |
| 53 | 207/30.6.08 | Angel Public Secondary School | Om Vihar, Uttam Ngr. |
| 54 | 1818/30.6.08 | Holy International School | Om Vihar, Hastsal |
| 55 | 1856/30.6.08 | Samarpan Educational Welfare & Charitable Society | Vikas Puri, New Delhi |
| 56 | 1987/30.6.08 | Holy Convent Sr.Sec.School | Vikas Nagar, Hastsal |
| 57 | 2111/30.6.08 | Indraprastha School | Nawada |
| 58 | 1998/30.6.08 | Hary Model School | Mohan Garden, Uttam Nagar, |
| 59 | 1211/19.6.08 | Deepansu Public School | Kamruddin Ngr. Nangloi |
| 60 | 2212/8.7.08 | GD Lancer's Public School | Sainik Enclave, Mohan Garden |
| 61 | 2213/8.7.08 | Mani International School | Mohan Garden Uttam Nagar |
| 62 | 2217/8/7/08 | Shikshadeep Vidyalaya | Vikas Nagar |

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 stipulated vide, Government of India letter No. K-12011/23/2009-DDIB dated the 8th March 2010. Some of such facilities although indicated on plan as existing facilities shall not become part of use-zone till the competent authority approves 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.

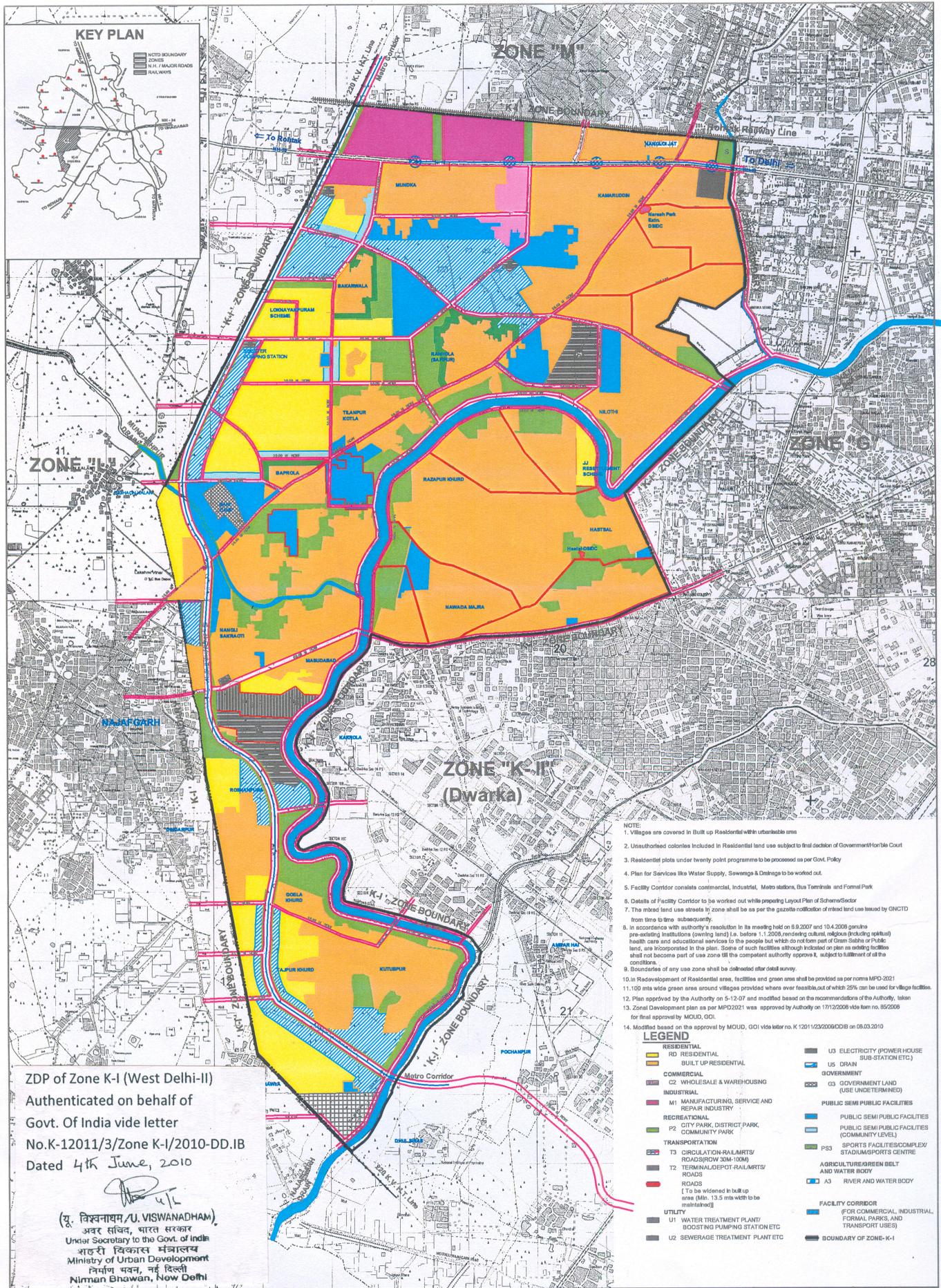
vi) DDA's proposal on regularization of cultural, educational and health care, religious (including spiritual) institutions is also hereby accepted with the stipulation that -

- 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)



- NOTE:**
1. Villages are covered in Built up Residential with urbanable area
 2. Unauthorized colonies included in Residential land use subject to final decision of Government for the Court
 3. Residential plots under twenty point programme to be processed as per Govt. Policy
 4. Plan for Services like Water Supply, Sewerage & Drainage to be worked out.
 5. Facility Corridor consists commercial, Industrial, Metro stations, Bus Terminals and Formal Park
 6. Details of Facility Corridor to be worked out while preparing Layout Plan of Scheme/Sector
 7. The mixed land use streets in zone shall be as per the gazette notification of mixed land use issued by GNCTD from time to time subsequently.
 8. In accordance with authority's resolution in its meeting held on 8.9.2007 and 10.4.2008 regarding pre-existing institutions (existing land) i.e. before 1.1.2008 (existing) cultural religious (including spiritual) health care and educational services to the people but which do not form part of Gram Sabha or Public land, are incorporated in the plan. 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.
 9. Boundaries of any use zone shall be delineated after detailed survey.
 10. In Redevelopment of Residential area, facilities and green area shall be provided as per norms MPD-2021
 11. 100 mts wide green area around villages provided where ever feasible, out of which 25% can be used for village facilities.
 12. Plan approved by the Authority on 5-12-07 and modified based on the recommendations of the Authority, Urban
 13. Zonal Development plan as per MPD2021 was approved by Authority on 17/12/2008 vide item no. 85/2008 for final approval by M.O.U.D, G.O.I.
 14. Modified based on the approval by M.O.U.D, G.O.I vide letter no. K-12011/23/2009/DOB on 08.03.2010

LEGEND

| | |
|---|--|
| RESIDENTIAL | U3 ELECTRICITY (POWER HOUSE SUB-STATION ETC.) |
| BUILT UP RESIDENTIAL | U5 DRAIN |
| COMMERCIAL | GOVERNMENT |
| C2 WHOLESALE & WAREHOUSING | G3 GOVERNMENT LAND (USE UNDETERMINED) |
| INDUSTRIAL | PUBLIC SEMI PUBLIC FACILITIES |
| M1 MANUFACTURING, SERVICE AND REPAIR INDUSTRY | PUBLIC SEMI PUBLIC FACILITIES (COMMUNITY LEVEL) |
| RECREATIONAL | SPORTS FACILITIES/COMPLEX/ STADIUM/SPORTS CENTRE |
| P2 CITY PARK, DISTRICT PARK, COMMUNITY PARK | AGRICULTURE/GREEN BELT AND WATER BODY |
| TRANSPORTATION | A3 RIVER AND WATER BODY |
| T3 CIRCULATION-RAILWAYS/ROADS(ROW 30M-100M) | FACILITY CORRIDOR (FOR COMMERCIAL, INDUSTRIAL, FORMAL PARKS, AND TRANSPORT USES) |
| T2 TERMINAL/DEPOT-RAILWAYS/ROADS | BOUNDARY OF ZONE-K-I |
| ROADS | |
| [To be widened in built up area (Min. 13.5 mts width to be maintained)] | |
| UTILITY | |
| U1 WATER TREATMENT PLANT/ BOOSTING PUMPING STATION ETC | |
| U2 SEWERAGE TREATMENT PLANT ETC | |

ZDP of Zone K-I (West Delhi-II)
 Authenticated on behalf of
 Govt. Of India vide letter
 No.K-12011/3/Zone K-I/2010-DD.IB
 Dated 4th June, 2010

(यू. विश्वनाथम/U. VISWANADHAM)
 अवर सचिव, भारत सरकार
 Under Secretary to the Govt. of India
 शहरी विकास मंत्रालय
 Ministry of Urban Development
 निर्माण भवन, नई दिल्ली
 Nirman Bhawan, New Delhi

| | | |
|---|-----------------------------------|--|
| Anika Arora Asstt Director (Pg.) | Manoj Sharma Pg. Asstt | Durgendra Mittal Asstt Director (Pg.) |
| T.K. Mondal Asstt Director (Pg.) | S.P. Pathak Director (Pg.) | |

DWARKA PROJECT
DELHI DEVELOPMENT AUTHORITY

LANDUSE: ZONAL PLAN - K-I

(as per MPD - 2021)

