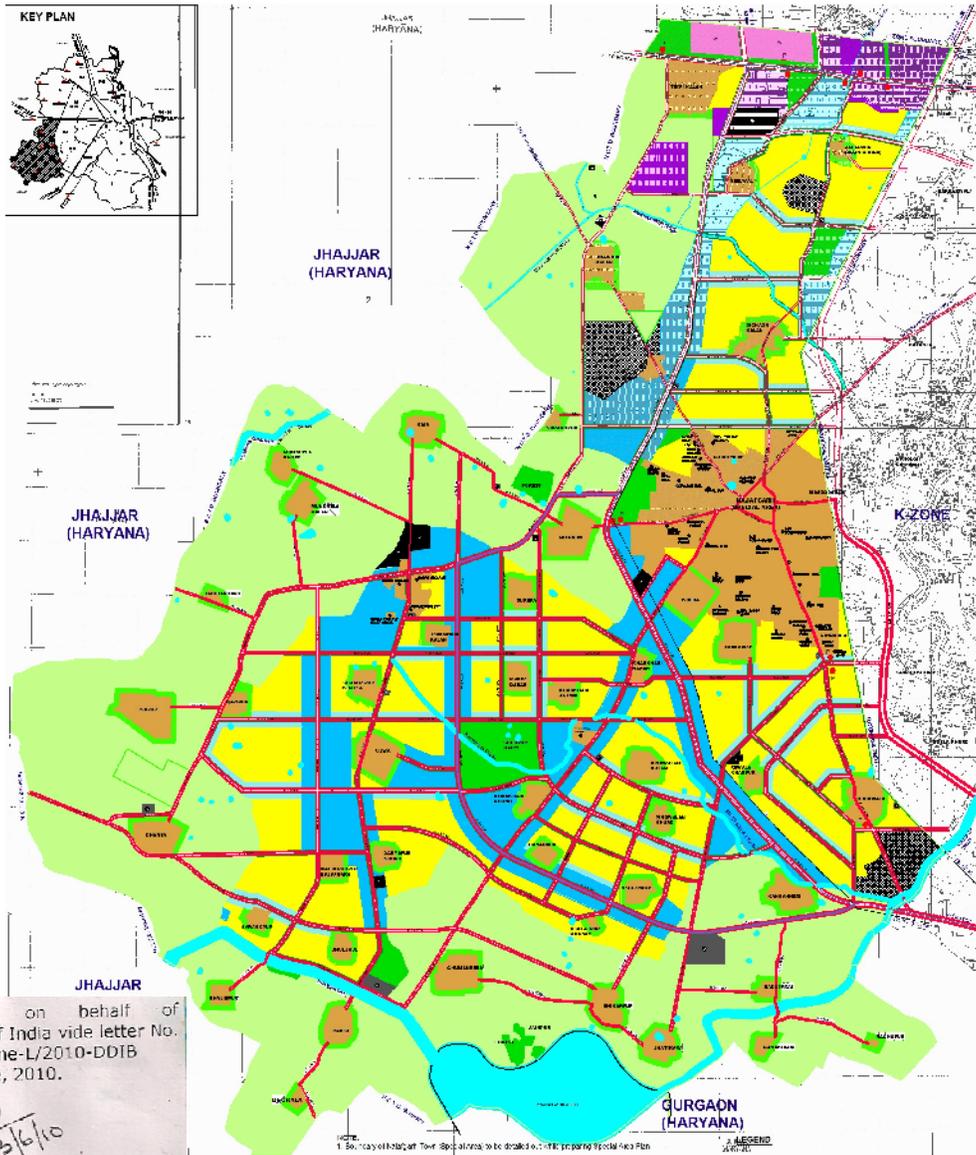


# ZONAL DEVELOPMENT PLAN

## PLANNING ZONE- 'L' (WEST DELHI- III)



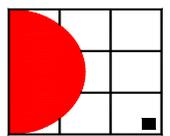
Authenticated on behalf of  
Government of India vide letter No.  
K-12011/3/Zone-L/2010-DDIB  
Dated 3rd June, 2010.

*(Handwritten signature and date: 3/6/10)*

(**डॉ. विष्णुनाथ / Dr. VISWANATHAN**)  
Under Secretary to the Govt. of India  
Ministry of Urban Development  
New Delhi

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 L (West Delhi-III)** 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. 2.8.7 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 'L'

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# ZONAL DEVELOPMENT PLAN

## PLANNING ZONE 'L' (WEST DELHI - III)

### 1.0 INTRODUCTION

#### 1.1 BACKGROUND

The Zonal Development Plan is prepared under the provisions of Master Plan for Delhi and as per Delhi Development Act, 1957. It provides a link between the Master Plan and layout plans.

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.

#### 1.2 ZONAL DEVELOPMENT PLAN

A Zonal Development Plan means a plan for each Zones (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.

#### 1.3 LOCATION AND AREA

The Zone 'L' covers an area of 21933 Ha. which is bounded by the following:

- i) Delhi Rohtak Railway line in North
- ii) Existing H T line and Zone 'K' mainly comprising of Dwarka Sub- City, in East and
- iii) The National Capital Territory of Delhi boundary on its Southern and Western sides.

In the zone there are 58 Villages and one Census Town known as Najafgarh (Refer Annexure-I). Part of revenue area of 6 villages located in Zone 'K' also fall in this zone.

#### 1.4 STATUTORY PROVISIONS & OBJECTIVES

Delhi Development Act, 1957 under section-8 provides for the preparation of the Zonal Development Plan.



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

The basic objectives of Zonal Plan for Planning of Zone 'L' are:

- i) To provide adequate shelter along with physical & social infrastructure for assigned population.
- ii) To provide work centers
- iii) Conservation of environment.
- iv) Public, Private and Community participation to remove bottleneck and delay in the assembly of land through mix of land acquisition and new assembly techniques involving public and private sector (land owner).
- v) Redevelopment of existing built up area, regularization of existing unauthorised colonies as per the policy of the Government with the objectives to provide basic infrastructure and to improve the environment by development of proper road width, parking facilities, community facilities.
- vi) Integration of transport network with the other parts of the city.

## 1.5 CHARACTERISTICS OF THE ZONE

The zone is the largest of 15 zones of Delhi and is predominantly rural in character. Najafgarh is the only census town in the Zone. Most of the area of Zone 'L' forms part of the Najafgarh drainage basin. The topography of the zone depicts gentle slope from the North to South. The Najafgarh drain originates from Najafgarh Jheel in the South west Delhi - Haryana border and traverse a length of about 51 Km before meeting in River Yamuna. Inflow of water into this drain is mainly from the following sources:

- a) Northern flood water through out fall drain No. 8
  - b) Shahibi water through out fall drain No. 8
  - c) Southern water spill over through Manesar and Gurgaon nallahs that joins the Jheel,
  - d) Run off from Najafgarh block through major channels such as Palam Mungeshpur drains and arteries of smaller drains, out falling up-stream of Kakrola.
- i) Najafgarh Drain: It is one of the very old drains which emanates from Rajasthan / Haryana as a rivulet, where phased improvements have been carried out over the years. The capacity of the drain is about 3000-8000 cusec in different segments, with very gentle gradient.
  - ii) Water Supply: The present availability of potable safe drinking water in this area is inadequate. Most of water requirement is met out by tubewell. However, the output performance of tubewells has shown a declining trend.
  - iii) Hydrology: The thickness of the alluvium is 300 m or more in most part of Najafgarh block. The bed-rock consists of Alwar Quartzite which is well stratified. Most part of the zone has non-calcareous soils with Iron and Manganese concentrations. The soil is well drained with moderate permeability.
  - iv) Forests: As per the information received from the Forest Deptt. of GNCTD, the Najafgarh block has 2 protected forests in village



- Mitraon- Area about 105 acres. (40.2 Ha.)
- Jainpur- Area about 245 acres (90.8 Ha.)

v) Police / Para Military Campus: Three major institutional campuses related to police / para-military forces are existing in the zone. The campus of Border Security Forces is located in the Revenue area of village Chhawla, whereas campus of Central Reserve police Force (CRPF) is located in village Jharoda Kalan and Air Force Station, Dhansa is located in village Isapur. These campuses are existing for more than a decade.

## 2.0 ZONAL PLAN PROPOSALS

Consistent with the Master Plan framework and provisions, the policies for Zonal Development Plan have been detailed out. The plan ensures retention of both green area and green belt for ecological balance as well as promotes development of areas in terms of activities / facilities.

### 2.1 EXISTING DEVELOPMENT

(a) Based on the satellite imagery existing built up area in the zone has been broadly assessed and analyzed. Built up area of Najafgarh town itself is about 780 Ha. Total area of zone as per village revenue record of GNCTD comes to 21933 Ha (refer Annexure – I).

All 58 villages are connected with roads most of which are having ROW less than 30m. Najafgarh is a major urban agglomeration connected with Nangloi - Najafgarh Road having road width of (25m-28m), Dichaon Kalan - Najafgarh Road having road width of (20m-26m), Jharoda Kalan- Najafgarh Road having road width of (25m-30m), Dhansa –Mitraon – Najafgarh Road having road width of (20m-25m), Bijwasan- Najafgarh Road having road width of (18m-31m) upto Chhawla. DTC Terminals are existing in Najafgarh and village Baprola.

Schools and health centers are available in most of villages either in abadi area or near village. Besides these, there exist a few Sr.Secondary schools owned by private societies / trusts which have recognition or are in the process of getting recognition from Govt. of Delhi.

Approximately built up area of villages and unauthorized colonies is 1380 Ha. Built up area of villages falling in green belt is computed as 643 Ha. List of villages falling in green belt is placed in Annexure-I. Total built up area comes to 2023 Ha.

There are about 154 unauthorised colonies which are listed in regularization list of NCTD (Refer Annexure-II).

Cremation ground / burial grounds are existing on outskirts of villages, which shall be located / relocated keeping in view the proposed development in the zone.

In the Zone, there is hardly any planned recreational area developed by Local Body or DDA or GNCTD. 131 Ha area is categorized as reserve forest located in village Jainpur and Mitraon.

In this zone a site of 400 KV sub-station near Rohtak Road has been earmarked.



## b) Existing institutional activities/PSP facilities:

The following facilities are permissible under clause 8(2) of MPD-2021 (page 125, 126 of Gazette of India) as part of the approval of layout plan or as a case of special permission from the Authority:

- a) Hospitals (upto 100 beds)
- b) Primary Health Center/Family Welfare Centre/maternity Home/Dispensary etc.
- c) Nursing Home/Polyclinic/clinic/Clinical Laboratory etc.
- d) Dispensary for pet and animals
- e) Primary school/Middle school
- f) School for Mentally/Physically Challenged
- g) Technical Training Centre (ITI / Polytechnic / Vocational / Training Institute / Management Institute / Teacher Institute etc.)
- h) Facilities e.g., 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 ZONAL PLAN PROPOSALS

To accommodate about 20 lakh population following land use distribution has been proposed.

### PROPOSAL LAND USE- ZONE L

**TABLE 1**

Sl.No.	Use	Area in Ha.	%
1.	Residential	5344	46.03
2.	Commercial	600	5.17
3.	Industrial	641	5.52
4.	Public / Semi Public Facilities at city level at Community level	(1800) 1261.6 538.22	15.50
5.	Govt.(Use undetermined)	658	5.67
6.	Recreational	1509	13.00
7.	Transport	930	8.01
8.	Utilities	129	1.11
	<b>Total</b>	<b>11611</b>	<b>100</b>

## 2.3 POPULATION AND EMPLOYMENT

Population of the zone as per census 1981 was 88,342 which increased to 1,57,561 in year 1991 and about 9 lakh in year 2001.

Urbanisable area of the zone is 11,611 Ha. Considering population density of 250 - 300 person per Ha, will accommodate about 30 lakh population in the zone including the existing population of villages, unauthorized colonies and the Najafgarh town (Refer Annexure I). It is proposed that zone should be planned for 20 lakh population in view of constraint of physical infrastructure. The employment generation in this zone shall be mainly in the form of the Trade and Commerce, Whole sale markets and Hi-tech industries.



## 2.4 RESIDENTIAL DEVELOPMENT

For residential development 5344 Ha. of land is proposed in a hierarchy of Neighborhood, community etc. A Neighborhood module of 20-25 Ha. shall accommodate about 10,000 population as per density norms of Master Plan. About 5 Ha. of land in each module shall be provided for neighborhood facilities such as Sr. Secondary School, Park & Play ground etc.

### 2.4.1 Unauthorised Colonies:

The process for regularisation of Unauthorised 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 is placed at annexure II. As in the case of Village Abadis, the 'land use' 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 154 unauthorized colonies in the zone, which shall be dealt as per Government policy for regularization. Most of these residential built-up area consisting unauthorized colonies and villages are deficient in facilities and have approach road / streets of smaller or inadequate width which would necessitate a redevelopment plan.

Master Plan for Delhi-2021 recommends preparation of redevelopment plans for Unauthorised Colonies and the villages; which shall ensure the permissibility of mixed use zoning at property or within the premise level compatible to the predominant residential areas. 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 in all unauthorized colonies.

- (i) **Physical Infrastructure:** Plans for provision of services shall be prepared by the concerned local bodies.
- (ii) **Social Infrastructure:** For provision of social infrastructure, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.

Najafgarh Town, built up area of villages, unauthorized colonies are existing in an area of about 2023 Ha. Najafgarh Town and built up area around this town has been considered as special area for which Redevelopment Plan and Special Area Plan shall be prepared. The core area of Najafgarh Town has historical importance, which is proposed to be designated as "Special Area". Accordingly Special Area, Regulations of MPD-2021 (Page 122 of Gazette of India) shall be applicable. However, the peripheral / recent developments including unauthorized colonies are to be dealt as per respective policies and plans.

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.

### 2.4.2 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.



## 2.5 INDUSTRY

In the zone the existing industrial area in Tikri Kalan which has been developed by DDA for which the change of land use was notified by MOUD vide no. K-13011/34/95-DDIB, dated 11.11.1998 from Agriculture Rural use zone to Light and Service Industry (PVC Bazaar). As per notified land use plan of MPD-2021 land area of about 80 Ha near Tikri Kalan on South of Rohtak Road, in between Rohtak Road & Railway Line where industrial area of about 219 Ha has been earmarked for industrial use. In this pocket, on West of 220 KV line in area about 32 Ha built-up structures (pucca / semi-pucca / purely temporary) in scattered form under Warehousing/ Industrial use exists. This pocket is proposed to be developed / redeveloped by DSIDC. The delineation of the built-up area & its boundary under industrial pockets shall be taken up while preparing the redevelopment plans / industrial area plans. As per notification of GNCTD No. C.1 / Policy / INSTU/ Phirni road / Mundka, Udyan /2007 / 20 dated 17.9.2007 about 60 Ha land has been added under industrial use & equivalent area reduced mostly from PSP use & partly residential use.

In Delhi, Hi-Tech and value added industries which are not labour intensive have been suggested. In the zone about 500 Ha land is proposed under the industrial use zone which includes about 100 Ha land at Tikri Kalan under light and Service Industrial use (PVC Bazaar). Out of remaining 400 Ha about 80 Ha is proposed for relocation of the industries to be shifted from the existing non conforming areas and about 300 Ha land is proposed for hi tech industries. Non polluting household industries are permitted in the residential area / villages as per the Master Plan policy. This new industrial area measuring 160 Ha shall be identified in the facility corridor or in its continuity.

## 2.6 TRADE & COMMERCE, WHOLESALE MARKET

In this zone one wholesale market of food grains in Najafgarh and one wholesale fodder market in village TikriKalan are existing. Most of the Commercial activities are located in unplanned way in built-up residential area / villages / unauthorized colonies.

The hierarchy of commercial centres / activities shall be taken up in the form of District Centres, Community Centres, Local Shopping Centres and Convenience shopping Centres as per the MPD-2021. Five District Centres, 20 Community Centers shall be located in new Facility Corridors, 200 Local Shopping Centers and Convenience Shopping Centers shall be detailed out as per layout plan within Residential Usezone.

In the zone 600 Ha land is proposed under commercial use.

**2.6.1 Service Markets:** Service Market and organized informal bazaars have to be planned at appropriate locations.

**2.6.2 Informal Sector:** The informal sector shops are to be provided at appropriate locations as per the norms.

**2.6.3 Zonal Wholesale Market:** In the zone, one wholesale food grain market is existing in Najafgarh. New location of the wholesale market has also been proposed in the zone. These wholesale markets shall serve a sub city level market.



## 2.7 GOVERNMENT USE

In the zone, the local govt. offices are located mainly in the Najafgarh Town. Campuses of CRPF, BSF, ITBP, and Police Training College are functioning within an area about 333 Ha. These have already been indicated in land use plan of MPD-2021 under the category of Govt. Land (Use undetermined). Additional land of about 325 Ha. is proposed in the category of Govt. land (use undetermined) for further requirement of police and para -military organization. In the Green belt of village Isapur revenue boundary about 80 Ha land is also falling under this use.

## 2.8 PUBLIC AND SEMI PUBLIC FACILITIES

Deficiency of village level PSP facilities are proposed to be located in 20 – 25% of green area proposed around villages. 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 Neighbourhood Level facilities. Generally neighbourhood / 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.

**2.8.1 Health:** The details of existing Maternity Center / Dispensaries have been collected. However to meet the requirement of 20 lakh population to be accommodated in the zone and to provide 5 hospital-beds per thousand population, a hierarchy of health facilities / hospitals has been proposed.

**2.8.2 Education:** Master Plan recognises the necessity to develop policies and norms to enable optimal utilisation of land and available educational infrastructure. Physical planning 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.

In the zonal plan land measuring about 53.6 Ha is to be kept for higher education.

**2.8.3 Sports Facilities:** There is an evident need for a properly planned and structured sports infrastructure. In the zone, a site of about 17 Ha is already existing for sports Training Institute. New sports facilities have to be provided in the zone in a hierarchy of divisional sports centre / Golf Course, District Sports Centre, Community sports centre. Lower level sports activities shall be allowed in Residential neighborhood.

**2.8.4 Communications:** The requirement of Post & Telegraph Office, Telephone Exchange shall be identified while preparing lay out Plans 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 location.

**2.8.5 Security & Safety:** Police Station / Police post, Police lines and Jail etc. shall be provided in Public / Semi public use. The requirement of 13 Ha land for Security facilities and 15 Ha for safety facilities such as Fire station has been proposed.



**2.8.6 Disaster Management Centre:** Delhi being in high seismic zone IV needs a Disaster Management Centre for which land measuring 3 Ha shall be earmarked, preferably in facility corridor.

**2.8.7 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.**

**2.8.7.1** 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 -VII 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.

**2.8.7.2** 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-VII of this Plan or those cases recommended by DDA to the Government on or before 8<sup>th</sup> 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.

**2.8.7.3** 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 land by DDA for alternative uses, on payment of reasonable compensation.

## 2.9 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.

Specific sites for various Public and Semi Public Facilities shall be provided in Facility Corridors which will consist of facilities for Health, Education, Security & Safety, Sports, Communications, etc.

## 2.10 TRANSPORTATION

**2.10.1 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

In zone ‘L’, besides strengthening the existing road network, a new road network has been proposed consisting of major road of 80 m road ROW of length about 19 Km. on the southern side of the 400 KV tower line. 60 m road of length 27 Km and 45 m ROW road of length 151 Km 30 m ROW road of length 12 Km. Smaller size roads 24m shall act as the collector road in residential area. These local roads shall be provided while preparing the sector plan. The grade separator shall be provided at the junction of all the road of 30 m, 45 m, 60 m & 80 m.

**2.10.2 MRTS Corridor and Influence Zone:** MRTS / LRT / HCBS corridor along 60 m roads and above 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.

Green belt of 20 m width on both side of 80 m & 60 m road, while 10 m wide green belt on 45 & 30 m ROW has been proposed.

**2.10.3 Fuel Stations:** Petrol Pumps and CNG stations shall be provided as per the norms and to be indicated while preparing the Redevelopment, Local Area and Layout Plans. 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.

## 2.11 RECREATIONAL

As per the 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. 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 for multi purpose ground at city level, district level and community level shall also to be provided, out of the green area ear-marked in the zone. Since people are becoming more conscious about the recreational activities, Sports activities, amusement park, theme park and other open spaces shall be suitably located in the zone.

**2.11.1 Multi- Purpose Grounds:** A network of the Multipurpose grounds, a special category for holding marriages and other special functions has been proposed. These multipurpose grounds at the Community level shall be upto 2 Ha at the district level of 4 Ha and the city (zone) level shall be up to 8 Ha. Already approved for Parks as Farm houses on 60m roads approved for holding marriages by the Local body / MCD are designated as multi-purpose ground. The requirements for 20 lakh population proposed in this zone have been given in the Annexure-IV.

### 2.11.2 Conservation of Built Heritage:

MPD-2021 recognizes the need for protection of the built heritage and to prepare appropriate action plan for conservation of heritage Buildings, Historical landmarks, memorials gardens, public places etc. Conservation aspects shall be suitably incorporated while preparing layout plans / schemes.

In the Najafgarh area, heritage buildings / sites have been identified based from the information available with the INTACH. 16 such buildings along with their ownership and approximate date of construction of such buildings have been given in the Annexure-III.

## 2.12 GREEN BELT ALONG THE NCT BOUNDARY

As per the Master Plan, one revenue village along the boundary of the National Capital Territory is to be kept under the green belt where the activities as given in the Master Plan shall be permitted. The green belt in the area with help in maintaining ecological balance between the built structure of the Delhi State and the Haryana State. There are 21 revenue villages which fall in Green Belt, covering an area of about 10322.00 Ha. (Refer Annexure-I).

## 2.13 URBAN DESIGN

Along the important main movement corridor i.e. MRTS corridor, major roads, i.e 80 m. and 60 m. wide road, Urban Design aspect shall be considered at appropriate places. The tall buildings and the urban form shall be worked out in preparation of detailed plans.



## 2.14 WATER BODIES AND REVIVAL OF NAJAFGARH JHEEL

In the zone there about 58 urban villages, out of which 21 fall in the area designated as the green belt. Almost in all the villages either in the extended Lal Dora or within the distance of 1.52 Km, from the abadi area village pond are existing. These water bodies have been indicated on the zonal plan and are proposed to be conserved as per the directions of the court and the policy framed of developing water bodies and the green area falls around.

Low lying area in the revenue village of Raota, Gumanhera, Jainpur, Shikarpur, & Jhatikara measuring about 356 Ha. (890 acres) adjoining Najafgarh Drain has potentially for the developing it as a lake which is to be utilized for the recreational activities as well as water recharging area. The development of the lake shall be taken up in a comprehensive manner by Govt. of Delhi, MCD, DDA along with the Haryana Urban Development Authority as part of the area of the proposed lake is falling in the Haryana. Tourist infrastructure would be permitted on the banks of lake / artificial islands.

## 2.15 PHYSICAL INFRASTRUCTURE

**2.15.1 Water Supply:** Water required for the year 2021 for zone L is about 76 Mgd. The areas for water treatment plant and its reservoirs, ground water recharging area have been suggested. Potable water in this zone is mostly from the tubewell. The availability of the water in this zone shall be as per the norms considered in working out the requirement of the water at the city level. About 34 Ha of land, for water treatment plant has been made available to the Delhi Jal Board in adjoining zone i.e. K-I. Beside this, a provision has been kept about 45 Ha of land in the zone for locating a new water treatment plant near village Mitraon, on Najafgarh Dhansa road.

**2.15.2 Drainage & Sewerage:** The entire Najafgarh Basin has its catchment area of about 10939 Ha. The other important natural drains flowing through this zone are Mungeshpur drain and Mandela drain (Refer Annexure-V). It is proposed that the storm water of the urban development shall flow through these drains. An existing sewerage treatment plant with the capacity of 5 MGD is serving the Najafgarh Town which requires augmentation. The new location of sewerage treatment plant of 80 MGD capacity is proposed near the Najafgarh Drain, in revenue village *Jhuljhuli*.

**2.15.3 Solid Waste:** It is proposed to set up the mechanized plant / compost plant for solid waste which is projected to be 1360 tonnes per day. This plant shall be located based on the requirements in the green belt or at location in village Tikri Kalan, Jhuljhuli and Kanganheri.

**2.15.4 Power:** The power requirements have been worked out for the zone which is connected through the power grid line. No new location of the power station has been worked out in this zone. However, the zone 'L' based on the requirement received from the Delhi Transco. Two 400 KV grid station site and two 220 KV grid station sites have been identified. One site of 400 KV is already located in the revenue village of the Tikri Kalan / Neelwal. Other location proposed on the Mitraon Dhansa road. A 220 KV grid station site is already under execution at Rewala Khanpur and the other 220 KV grid station has been proposed in revenue village *Daryapur Khurd*.



## 2.16 MODIFICATIONS IN ZONAL PLAN

In the zonal plan the modifications in land uses undertaken as part of Master Plan for Delhi-2021 has been incorporated. The details of these modifications are given in Annexure VI.

## 2.17 PLAN IMPLEMENTATION REVIEW AND MONITORING

In an urbanisable area of 11,611 Ha. the zone will hold a population about 20 lac. This development of 11,611 Ha will be taken up in the phased manner. The acquisition of the land required for providing the infrastructure facilities as well as laying of the roads shall be taken up on priority Land acquisition proceedings should be taken up as soon as the zonal plan is notified by the Govt. Implementation of the zonal plan will depend upon the effective participation of the Public and Private sector. In development of the infrastructure for residential, commercial and public / semi public area.

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 physically and social infrastructure. Any corrective measures require in land use shall be taken up.

**2.17.1 Layout plans and Redevelopment plans:** Layout plans of the facility corridor consisting public / semi public uses, commercial area, Industrial area, Formal green area, village development plan including the facility area / green area proposed in width of 100 m around villages, special area plan for Najafgarh Town and redevelopment plan for unauthorized colonies shall be worked out / detailed out in due course of time as per directions of Government issued from time to time. The layout plans already approved by the Authority or any other local authority concerned in accordance with the law shall be deemed to have approved under Master Plan.

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## ANNEXURE – I

## AREA AND POPULATION OF VILLAGES OF ZONE 'L'

S.No	Name of Village	Area in		Population as per Census 2001	Status (Urban/Rural/ Green Belt)
		Bigha-Biswa	Ha.		
1.	Asalatpur khadar	1854 - 2	156.24	373	Urban
2.	<b>Badusaria*</b>	1762 - 15	148.54	1,699	Rural (Green Belt)
3.	Bakkarwala (part)	884-00	74.49	---	Urban
4.	<b>Bakargarh*</b>	5388 - 16	454.11	551	Rural(Green Belt)
5.	Chhawla	6518-2	549.28	9,047	Urban
6.	Daryapur khurd	1999 - 11	168.50	1,745	Urban
7.	Daulatpur	2873 - 8	242.14	1,794	Urban
8.	<b>Deorala*</b>	3142 - 08	264.81	399	Rural(Green Belt)
9.	<b>Dhansa*</b>	10145 -19-6	855.00	5,977	Rural(Green Belt)
10.	Dichaon kalan	13299-15	1120.72	15,179	Urban
11.	Dindarpur khurd	2895-9	244.00	12,216	Urban
12.	<b>Ghalibpur*</b>	3295-16	277.73	999	Rural(Green Belt)
13.	Ghevra	2189-17	184.54	---	Urban
14.	<b>Ghumanhera*</b>	9075-2	764.75	4,099	Rural(Green Belt)
15.	Goela khurd (part)	249-15	21.04	-	Urban
16.	Hasanpur	1847-1	155.65	1,048	Urban
17.	Haibutpur	4344-7	366.10	---	Urban
18.	<b>Isapur*</b>	11609-13	978.34	4,652	Rural(Green Belt)
19.	Jafarpur kalan	3873-2	326.38	5,065	Urban
20.	Jaffar pur (hiran kunda)	4092-14	344.89	3,990	Urban
21.	<b>Jainpur*</b>	2180-15	183.77	---	Rural(Green Belt)
22.	<b>Jharoda kalan*</b>	14754-2-10	1243.33	14,774	(197Ha.-Urban, 1046.33 Ha.-Rural) (Green Belt)
23.	<b>Jhatikara*</b>	7411-03	624.53	1,861	Rural(Green Belt)
24.	Jhuljhuli	3457-17-14	291.39	1,306	Urban
25.	<b>Kair*</b>	5262-12	443.47	4,008	Rural(Green Belt)
26.	<b>Kanganheri*</b>	6875-13-12	579.41	3,727	Rural(Green Belt)
27.	Kharkhari jatmal	2621-11	220.91	1,119	Urban
28.	Kharkhari nahar	2336-8-5	196.88	1,189	Urban
29.	Kharkhari Rond	1603-05-07	135.10	993	Urban
30.	Khera	3166-5	266.81	6,208	Urban
31.	Khera dabar	3659-5	308.36	2,289	Urban
32.	Malikpurzer najafgarh	4628-10	390.04	2,661	Urban



33.	Masudabad (part)	710-15	59.89	*	Urban
34.	<b>Mitraon*</b>	10223-13	861.56	4,876	(225Ha.-Urban, 636.56 Ha.- Rural) (Green Belt)
35.	Mundka (part)	1830	154.25	---	Urban
36.	<b>Mundhela kalan*</b>	6231-9	525.12	2,600	Rural(Green Belt)
37.	<b>Mundhela khurd*</b>	6038	508.82	2,389	Rural(Green Belt)
38.	Najafgarh	2811-4	236.86	7,00,0000*	Urban
39.	<b>Nanakheri*</b>	1759-10	148.27	788	Rural(Green Belt)
40.	Nangli sakroti (part)	134-09	11.33	---	Urban
41.	Neelwal	4039-15	340.43	2,301	Urban
42.	Pindwala kalan	4313-07-05	363.48	3,007	Urban
43.	Paprawat	5935-4-1	500.16	4,213	Urban
44.	Pindwala khurd	3217-10	271.13	1,554	Urban
45.	Qazipur	1796-11-12	151.39	1,410	Urban
46.	<b>Raghopur*</b>	2560	215.73	94	Rural(Green Belt)
47.	<b>Raota*</b>	6695-5-16	564.21	2,635	Rural(Green Belt)
48.	Rewala khanpur	5962-17	502.44	1,675	Urban
49.	Roshanpura	3277-13	276.20	38,581	Urban
50.	Sarangpur	3066-10	258.41	943	Urban
51.	Shamspur khalsa	4621	389.41	1,964	Urban
52.	<b>Shikarpur*</b>	6887-5	580.38	2,653	Rural(Green Belt)
53.	<b>Surekh pur*</b>	2022-6	170.42	527	(46.75Ha.-Urban, 123.67 Ha.- Rural) (Green Belt)
54.	Surera	6238-1	525.68	3,053	Urban
55.	Sherpur deri	1957-06	164.92	1	Urban
56.	Tajpur khurd (part)	201-14	17.00	---	Urban
57.	<b>Tikri kalan*</b>	10200	860.00	14,191	(461.55 Ha.-Urban, 398.45 Ha.- Rural) (Green Belt)
58.	Ujwa	8237-7	694.16	4,273	Urban
	<b>Total</b>		<b>21,932.90</b>	<b>9,02,696</b>	

\* Villages falling in Green Belt in Zone- L

Source: Office of Tehsildar (Palam, Najafgarh and Kapashera Tehsil), GNCTD



**ANNEXURE - II****LIST OF UNAUTHORIZED COLONIES FALLING IN ZONE –‘L’**

1. A-1 Block, Dharampura Najafgarh
2. A-2 Block, Dharampura Extn. Najafgarh, N.D.-43.
3. A-2 Block, Gopal Nagar Najafgarh.
4. Ajay Park, Naya Bazar, D-Block, Najafgarh.
5. Aradhana Enclave, Gopal Nagar Extn., Ph-II Najafgarh, N.D.-43.
6. Arjun Park, Najafgarh, New Delhi.
7. Baba Garib Das Colony Khera Dabar, Delhi-73.
8. Baba Hari Das Nagar, Najafgarh
9. Baba Haridas Nagar, Tikri Border, New Delhi-41.
10. Baba Haridas Nagar, Habbet Pur of Dichau Kalan, Main Bahadur Garh Road, Delhi-43.
11. Bagichi Babaur Road, Delhi-54.
12. Bakar Garh Extn. Delhi.
13. Bhawani Nagar Near Dinpur Najafgarh.
14. Chandan Place, Kali Piau, Jharoda Road, Najafgarh.
15. Chetan Vihar (Gopal Nagar Extn.) Dhansa Road, Najafgarh.
16. Chhawala Extn., Kangan Hadi Road, N.D.-71.
17. Chinar Enclave, Najafgarh.
18. Dabur Enclave Ph-III, Rawta Mode, Jafarpur Kalan, Najafgarh.
19. Dadar Enclave (East and West Phase Rawta More) New Delhi-44.
20. Dalip Vihar Near Suraj Cinema, Najafgarh.
21. Darbar Enclave Extn., Rawta Mode, Jafarpur Kalan, Najafgarh.
22. Data Ram Park Near Deendarpur, Najafgarh.
23. Davar Enclave (S R Block A) Rawta Mode, Jafar Pur, Najafgarh.
24. D-Block, Prem Nagar, Najafgarh.
25. Deen Dayalapur Extn., Najafgarh.
26. Deepak Vihar, Najafgarh, Delhi-43.
27. Dhansa Road, Gopal Nagar, Block M&N, Najafgarh, New Delhi-43.
28. Dharampura, J-Block Cly Najafgarh, Delhi-43.
29. Dharampura Extn., R-Block, Kakrola Road, Najafgarh, N.D.-43.
30. Dichaon Enclave Opp. D.K. Depot, Nangloi Road.
31. Durga Enclave, Jafarpur Kalan, Najafgarh, Delhi-73.
32. Durga Park Din Darpur Extn., Najafgarh.
33. Durga Vihar, Ph-II, Najafgarh.
34. Durga Vihar, Ph-III, Najafgarh, New Delhi.
35. East Krishna Vihar, A B Block, Khaira Road, Najafgarh.
36. E-Block, New Roshan Pura, Najafgarh, New Delhi-43.
37. Ekta Vihar (Block A, B & C) near New Grain Market, Jharoda.
38. Ganapati Enclave Extn., Najafgarh, New Delhi.
39. Gandhi Park Main Gurgaon Road, Deenpur, Najafgarh.
40. Ganpati Enclave, X-Block, New Roshanpura Extn., Delhi-43.
41. Ghasipura Extn. Colony, Nangli Dairy, Najafgarh.
42. Gopal Nagar B-Block, Main Dhansa Road, Najafgarh.
43. Gopal nagar Extn., Najafgarh.
44. Gopal Nagar Extn. Ph-I, Main Khari Road, Delhi-43.
45. Gopal Nagar, Ph-II, Z-Block, Surkhpur Road, Najafgarh.
46. Gopal nagar, Ph-II, Z-Block, New Delhi-43.
47. Gopal Nagar, Ph-I Near Yadav Nagar, Dharamshalla.
48. Gopal Nagar, Ph-II, Sham Vihar, Chandan Enclave, Najafgarh.
49. Gopal Nagar Extn., Main Surakhpur, Najafgarh Road, N.D.-43.
50. Gopal Nagar Extn. Ph-II, Block A & B, Najafgarh.
51. Gopal Nagar, P-Block & Gopal nagar Extn. (E F G & H Blocks), Main Dhansa Road.
52. Gopal Nagar, Block P&R, Dhansa Road, Najafgarh, Delhi-43.
53. Gupta Market, Najafgarh.



54. Gupta Park, Najafgarh.
55. H & I Block, Dharampura, Najafgarh, New Delhi-43.
56. Hans Nagar, Pandawala Kalan, Najafgarh, Delhi-43.
57. Indira Market & Aggarwal Colony, Haifeat Pura, najafgarh.
58. Jafarpur Extn., Jafarpur Kalan, Najafgarh.
59. Jai Vihar, Ph-II, Dichaon Village, Delhi-43.
60. Janta Vihar, Jharoda Road, Najafgarh.
61. J-Block, New Roshanpura Extn., Najafgarh.
62. Kamla Enclave, New Roshanpura Extn., Najafgarh.
63. Khera Dabur Extn. Colony, North West Najafgarh, Delhi-73.
64. Kriashna Enclave Opp. CRPF Camp, Dichaon Road, Sharda K.
65. Krishna Enclave, Part-II, Dichaon Kalan Road, New Delhi-72.
66. Krishna Vihar, West Najafgarh.
67. Laxmi Nagar Block A B C, Main Najafgarh Road, Near D K Depot.
68. Lokesh Park & Hira Park, Najafgarh.
69. LOP Main Gopal nagar, Najafgarh.
70. M.S. Block, Ranaji Enclave, Najafgarh.
71. Madhav Enclave, Khra Road, New Delhi-43.
72. Mahesh Garden Sudhar Samiti, 138 A, Main Bahadur Garh Road, New Anaj Mandi, Najafgarh-43.
73. Mansha Ram Park (A B Block) Najafgarh Road, New Delhi-59.
74. Mitron Extn. Main Dhansa Road, Najafgarh, New Delhi-43.
75. Munirka Kunj, Dindarpur Extn., Najafgarh, New Delhi-43.
76. Najafgarh Deepak Vihar, M-Block, Najafgarh Extn., New Delhi.
77. Najafgarh Park Colony, Block A B & C, Dichaon Road, New Delhi.
78. Nanda Enclave, Dhansa Road, Najafgarh.
79. Nanu Ram Park, Haibat Pura, Jharoda Road, Najafgarh.
80. Nathu Ram Park, Tehsil Road, Najafgarh.
81. Naveen Place, Block C-1, Jharoda Road, Najafgarh.
82. Naveen Place, D-Block, Najafgarh, New Delhi-72.
83. N-Block, M.D. Road, Gopal Nagar, Najafgarh.
84. Nehru Garden Colony, New Roshan Pura, Najafgarh.
85. Netaji Subhash Vihar Colony, Tikri Kalan, New Delhi-41.
86. New Gopal Nagar Extn., A B C & D Block, South of Dhansa Road, Najafgarh, New Delhi-43.
87. New Gopal Nagar, Block A & B, Najafgarh, New Delhi-43.
88. New Hira Park, Dichaon Road, Najafgarh, New Delhi-43.
89. New Roshan Pura Extn., Y-Block, Paprawat Road, Najafgarh, New Delhi-43.
90. New Roshan Pura Extn., Z-Block, Najafgarh.
91. New Roshan Pura Extn., Block-P, P-1, P-2, N-1, B-1 & N, Najafgarh, N.D.-43.
92. New Roshan Pura (K L M Block), Najafgarh.
93. New Roshanpura Colony, S-Block, Najafgarh, New Delhi-43.
94. Nirmal Vihar, Najafgarh.
95. O-Block, New Roshan pura Extn., Najafgarh.
96. Prem Nagar, B-Block, Ph-III, Najafgarh.
97. Prem Nagar, A-Block, Ph-V, Najafgarh.
98. Prem Nagar, C-Block, Najafgarh.
99. Prem Nagar, H-Block, Old Khaira Road, Najafgarh, Delhi-43.
100. Prem Nagar, Najafgarh, G-Block.
101. Prem Nagar, Ph-1, 2 4 Thana Road, Najafgarh.
102. Prem Nagar, Z-Block, Najafgarh, South West.
103. Prem Nagar, Z-Block, Kashmere Colony, Najafgarh.
104. Prem Nagar, Block-G Near Sant Kabir Ashram, Najafgarh, New Delhi-43.
105. Prem Nagar Colony, Rewala Khan Pur, Jhatikra Road, Najafgarh, Delhi-43.
106. Kutub Vihar, Ph-I, Najafgarh, Delhi-71.
107. Raghuvir Block, Prem Nagar, Najafgarh, Paprawat Road.
108. Ramjas Enclave & Yadav Enclave, Najafgarh.
109. Ranaji Enclave Near Sai Mandir, Najafgarh.



110. Ranaji Enclave-4, Najafgarh.
111. Roshan Garden, Najafgarh.
112. Roshan Vihar, Gurgaon Road, Najafgarh.
113. Roshan Vihar, Part-II, Paprawat Road, Najafgarh.
114. Roshan Vihar, Ph-II, E-Block, Vivek Nagar, Paprawat, Najafgarh, N.D.-43.
115. Roshan Vihar, Ph-II, Paprawat, Najafgarh, New Delhi-43.
116. Sai Baba Enclave, Ph-I, II Najafgarh, New Delhi-43.
117. Sai Baba Enclave, B-Block (Part-B) Najafgarh.
118. Sainik Enclave (part-II Extn.) Village Dichaon Kalan on Bahadurgarh Road, Najafgarh, New Delhi.
119. Sainik Enclave, Part-II, CRPF Camp, Jharoda Kalan, Delhi-72.
120. Sainik Enclave, CRPF Colony, Jharoda Kalan, New Delhi-72.
121. Sainik Enclave-2, CRPF, Jharoda, Najafgarh.
122. Sainik Enclave, Opposite CRPF Camp, Jharoda Kalan Road, New Delhi-72.
123. Sangam Vihar, Kakrola Road, Najafgarh, New Delhi-43.
124. Saraswati Kunj, CRPF Road, Jharoda Kaln, Najafgarh.
125. Satyam Puram, Jharoda kalan Boarder, Delhi.
126. Shanti Vihar, Dinpur, Najafgarh, New Delhi-43.
127. Shiv Enclave, Main Dichaon Road, Najafgarh, N. D.-43.
128. Shiv Nagar, New Roshan Pura, Najafgarh, New Delhi-43.
129. Shiv Nagar, Virender Market, Raghuvir Enclave, Najafgarh.
130. Shiv Puri Part-II, Dirpur.
131. Shiv Vihar, Khara Dabar, Najafgarh, New Delhi-73.
132. Shiv Vihar Prem Nagar, G-Block, Paprawat Road, Najafgarh.
133. Shri Krishna Colony, Suraj Pur Road, Gopal Nagar, Najafgarh.
134. Shri Anand Niketan, Laxmi Vihar, D-Block, Najafgarh.
135. Shyam Enclave, Deendarpur, Najafgarh.
136. Shyam Enclave, Z-Block, T.C.S. BASCO – Gopal Nagar Extn., Main Dhansa Road, Najafgarh, N. Delhi-43.
137. Shyam Vihar, Ph-II (Behind Pooja Pipe Factory), Najafgarh.
138. Shytam Colony, Malikpur, Najafgarh, Delhi-73.
139. Sri Enclave, Pensali, Rohini, Delhi-42.
140. Shri Ganga Vihar Colony, Din Dayal Pur, Najafgarh.
141. Shri Hans Nagar Colony, Ghummanbera Road, Najafgarh.
142. Shri Sai Baba Enclave, Najafgarh.
143. Sultan Garden, B-Block, Najafgarh, Nangloi Road, Delhi-43.
144. Sunder Nagar, Gopal Nagar Extn., Shakarpur Raod, Najafgarh, Delhi.
145. Surya Kunj Bahadur Garh Road, Najafgarh, Delhi-43.
146. Surya Kunj Part-I, Dichaon Road, Najafgarh.
147. Tikri Kalan Extn. (Lekh Ram Park) New Delhi-41.
148. Vardhman Vihar, U & F Block, New Roshan Pura Extn., Najafgarh.
149. Velota Enclave (Kashmiri Colony) prem Nagar, Z-Block, najafgarh.
150. Vinoba Enclave, A-1 Block, Najafgarh.
151. Vinoba Enclave Extn., CRPF Colony, Jharoda Kalan, Najafgarh.
152. Vinoba Enclave, CRPF, Jharoda Kalan.
153. West Gopal nagar, Ph-II, Surakh Pura Road, Najafgarh.
154. Z-Block, Gopal Nagar, Ph-II, Surakhpur Road, Najafgarh.

**Source:** GNCTD, UD Deptt (2006).

Note: The list is tentative and subject to modification from time to time by GNCTD



## ANNEXURE – III

## LISTED HERITAGE BUILDING / MONUMENTS / SITES

S.No.	Name of Monument	Ownership	Date of Construction
L-1	Delhi Gate, Najafgarh	MCD	AD 1770
L-2	Jami Mosque	Water Board	AD 1770
L-3	Residential-cum-commercial, Najafgarh, on the main street and 100m west of Delhi Gate	Private	1920s
L-4	Residential-cum-commercial, Najafgarh, adjacent to Delhi Gate	Private	Early 20 <sup>th</sup> century
L-5	Dharamshala near Temple Chowk	Public Trust	AD 1770
L-6	Residence, Najafgarh, adjacent to the Arya Samaj Mandir	Private	AD 1770
L-7	Octagonal Well near police station, Najafgarh	Public/Police/MCD	AD 1760
G-8	Mosque, within the police compound, Najafgarh	Public Water Board	Late 19 <sup>th</sup> century
L-9	Haveli, Mitraon Village	Private	Late Mughal
L-10	Domed Chattri, Mitraon village	Public / village Community	Late Mughal
L-11	Samadhi of Mitra Sen, Mitraon village	Public / Village Community	Late Mughal
L-12	Temple, Mitraon village	Public Trust	Late Mughal
L-13	Haveli, Mitraon village	Private	Early 19 <sup>th</sup> Century
L-14	Ruins of Haveli, Mitraon village	Private	Late Mughal
L-15	Dalan, Mitraon village	Private	Late 19 <sup>th</sup> century
L-16	Tomb of Rana Sahib, on the road linking Najafgarh and Janakpuri	Public	Lodhi

**Source:** Delhi: The Built Heritage, INTACH : Delhi Chapter



## ANNEXURE – IV

## PUBLIC AND SEMI-PUBLIC FACILITIES, COMMERCIAL AND RECREATIONAL USES FOR 20 LAKHS POPULATION

Facilities	City-Level	Sub-City level	District level	Community level	Total Area
<b>Recreational:</b>					
Amusement park	10 Ha. as part of District park	-	-	-	
<b>Sub-City Level:</b>					
a) Subcity Park (2 Nos)	-	200 Ha	-	-	
b) Multipurpose ground (2 Nos)	-	16 Ha	-	-	
<b>District Level:</b>					
a) District Park (4 Nos)	-	-	100 Ha	-	
b) Multipurpose ground(4 Nos)	-	-	16 Ha	-	
<b>Community Level:</b>					
a) Community Park (20 Nos)	-	-	-	100 Ha	
b) Multipurpose ground (20 Nos)	-	-	-	40 Ha	
c) Road side GreenBelt	568 Ha				
d) Green around Villages	383 Ha	-	-	-	
e) Water Bodies	59 Ha	-	-	-	
• F) Wood lands on Gram Sabha land of villages	500 Ha	-	-	-	
<b>Total Area</b>	<b>1520 Ha</b>	<b>216 Ha</b>	<b>116 Ha</b>	<b>140 Ha</b>	<b>1992 Ha</b>

- The details of Gram Sabha land and its use was not available. The Gram Sabha land (500 Ha) as proposed for the woodlands has not been indicated in the landuse plan which shall be detailed out while preparing layout plans.



<b>Public and Semi Public:</b>					
<b>Health</b>					
Hospital A (4 Nos)	-	-	18 Ha	-	
Hospital B (8 Nos)	-	-	20 Ha	-	
Hospital C (20 Nos)	-	-	-	20 Ha	
Hospital D (20 Nos)	-	-	-	10 Ha	
Medical College (1 Nos)	-	50 Ha	-	-	
Nursing and para medical institute (1 Nos)	-	20 Ha	-	-	
<b>Total Area</b>	-	<b>70 Ha</b>	<b>38 Ha</b>	<b>30 Ha</b>	<b>138 Ha</b>
<b>Education</b>					
Vocational Training Institute (1 Nos)	-	-	1.6 Ha	-	
Professional College (4 Nos)	-	-	20.0 Ha	-	
General College(4 Nos)	-	-	12.0 Ha	-	
University Campus (1 Nos)	-	-	20.0 Ha	-	
<b>Total Area</b>	-	-	<b>53.6 Ha</b>	-	<b>53.6 Ha</b>
<b>Security and Staff</b>					
Police Station (8 Nos)	-	-	8 Ha	-	
District Jail(1 Nos)	5.0 Ha	-	-	-	
Fire Station(12 Nos)	-	-	12.0 Ha	-	
Fire Training College (1 Nos)	3.0 Ha	-	-	-	
Disaster Management Centre(1 Nos)	3.0 Ha	-	-	-	
<b>Total Area</b>	<b>11.0 Ha</b>	-	<b>20.0 Ha</b>	-	<b>31.0 Ha</b>
<b>Socio-Cultural</b>					
Science Centre(1 Nos)	20 Ha	-	-	-	
Banquet Hall (20 Nos)	-	-	-	4.0 Ha	
Multipurpose community hall (20Nos)	-	-	-	4.0 Ha	
Recreation club (4 Nos)	-	-	-	2.5 Ha	
Community Recreation club(20 Nos)	-	-	-	4.0 Ha	
Burial Ground/Cemetery	-	2.0 Ha	-	-	
Cremation Ground	-	-	1.6 Ha	-	
<b>Total Area</b>	<b>20.0 Ha</b>	<b>2.0 Ha</b>	<b>1.6 Ha</b>	<b>14.5 Ha</b>	<b>38.1 Ha</b>



<b>Sports:</b>					
<b>Sub-city level:</b>					
Sports Centre (2 Nos)	-	60.0 Ha	-	-	
<b>District Level:</b>					
Sports Centre (4 Nos)	-	-	40.0 Ha	-	
<b>Community Level:</b>					
Sports Centre (20 Nos)	-	-	-	20.0 Ha	
<b>Total Area</b>	-	<b>60.0 Ha</b>	<b>40.0 Ha</b>	<b>20.0 Ha</b>	<b>120.0 Ha</b>
<b>Communication</b>					
Head post office with administrative office (2 Nos)	-	0.5 Ha	-	-	
Telephone Exchange (2Nos)	-	0.5 Ha	-	-	
<b>Total Area for facilities</b>	<b>31.0 Ha</b>	<b>133.0 Ha</b>	<b>153.2 Ha</b>	<b>64.5 Ha</b>	<b>381.7 Ha</b>
About 758 Ha of land is being provided for PSP facilities which is not covered in above list. Total Area = 382 Ha + 758 Ha = 1140 Ha					
<b>Commercial</b>					
District Centre (4 Nos)	-	-	160.0 Ha	-	
Community Centre	-	-	-	80.0 Ha	
<b>Total Area</b>	-	-	<b>160 Ha</b>	<b>80.0 Ha</b>	<b>240.0 Ha</b>



## ANNEXURE – V

## INFORMATION REGARDING DRAINS LOCATED IN PLANNING ZONE – L

S. No.	Name of Village	Name of Drain	Length of Drain (in Km.)	Catchment Area in Ha.
1.	Sarangpur Jhuljhuli Raota Ghumanhera Shikarpur Jhatikara Badusaria Nanakheri Chhawla Dhansa	Najafgarh Drain	45.00	1093900.00
2.	Paprawat Kanganheri Chhawla Pindwalakalan Surera Jafarpur kalan Khera dabar Kharkharijatmal	Mundella Drain	12.50	1554.00
3.	Jharoda kalan	Mungeshpur Drain Jharoda Kalan Link Drain B.C. Drain	2.36 1.41 2.95	1554.00 12.95 170.00
4.	Dichaon kalan	Dichaon Kalan Link Drain Mungeshpur Drain	0.48 5.00	12.95 2000.00
5.	Mundhela khurd	B.C.Drain	2.07	200.00
6.	Surekh pur	Nil	-	-
7.	Kair	Nil	-	-
8.	Mundhela kalan	Nil	-	-
9.	Mitraon	Nil	-	-
10.	Bakargarh	Nil	-	-
11.	Shampurkhalsa	Nil	-	-
12.	Kharkhari nahar	Nil	-	-
13.	Kharkhari Rond	Nil	-	-
14.	Ujwa	Nil	-	-
15.	Qazipur	Nil	-	-
16.	Isapur	Nil	-	-
17.	Dhansa	Nil	-	-
18.	Daryapur khurd	Nil	-	-
19.	Ghumanhera	Nil	-	-
20.	Jhuljhuli	Nil	-	-
21.	Sarangpur	Nil	-	-

Source: GNCTD, I &amp; F Deptt &amp; MCD.



**ANNEXURE –VI****MODIFICATIONS IN ZONAL PLAN**

Earlier a draft zonal plan of zone 'L' prepared as per the provision of MPD-2001 was notified for inviting objections/suggestions on 21.8.2006 and in response to this notification, 19 objections/suggestion were received which were being processed as per the procedure laid down through Board of Enquiry and Hearing where it was decided that the zonal plan be prepared as per MPD-2021. Therefore, the entire exercise for preparation of zonal plan has been taken up in view of the policy/norms stipulated in MPD -2021, wherein following changes as given in MPD-2021 have been duly considered and incorporated.

SI.No.	Details/ description	MPD-2001	MPD-2021
Area of Zone		22,979	21933 Ha.
Population		9.02 lakh	20 lakh
Green Belt	Green Belt	1-1.5 Km depth was suggested as green buffer/belt touching the boundary of National Capital Territory of Delhi.	Entire revenue village touching to the border/boundary of the National Capital Territory has been taken as part of the green belt. Area of villages falling in green belt is 10322 Ha.
Village Tikri Kalan		Land use were notified in MPD-2001. Land use such as wholesale, warehousing industries, green belt and the residential.	Land uses in village Tikri Kalan has already been notified on 7 <sup>th</sup> Feb.,2007 as part of the MPD-2021. In the Green Belt as proposed in Land Use Plan of 2021 in village Tikri Kalan, already built up structures under ware housing exit which shall be taken up as per policy.
Unauthorized Colonies		Mostly the entire zone was rural as per the land use of MPD-2001	The entire area is urbanisable. Built up area or unauthorized colonies shall be regularized as per policy. These colonies have been indicated as. part of the residential land use.



## ANNEXURE –VII

**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	1660/27.6.08	Radha Swami Satsang Vyas	Vill. Dindarpur, Najafgarh
2	1799/30.6.08	Sant Nirankari Mandal (Regd.)	Vill. Haibat Pur, New Delhi
3	1626/27.6.08	Mother India Public School	Gopal Nagar, Najafgarh
4	1910/30.6.08	Ganga International School	Hirankunda, New Delhi -110 041
5	1771/30.6.08	Beri Institute of Technology Training Institute	58/11 PVC Mkt Road, Delhi 110 051
6	1947/30.6.08	Dewsoft Educational Welfare Trust	Vill Bakkargarh Delhi
7	1980/30.6.08	Colonel Child Bloom School	CRPF Jharoda Road New Delhi
8	1564/27.6.08	Chhotu Ram Tokh Ram Memorial Educational Society ®	House No. 202, vill Kair New Delhi 43
9	705/15.5.08	The Dev Public School	58/2 Surya Kunj Colony, Jharoda Kalan Najafgarh, ND-72
10	1688/27.6.08	Prince Public School	Tikri Kalan Delhi 110 041
11	1153/17.6.08	BVM Public School	Ajay Park Naya Bazar, Najafgarh, New Delhi 110 043
12	821/30.6.08	Rao Convent School	Pandwala Khurd, ND 43
13	1046/1.6.08	New Holy Faith Public School	Krishna Nagar, Najafgarh
14	1072/10.6.08	Chander Motor Training School	Dhichaon Kalan, Delhi
15	1627/27.6.08	New Krishna Model Public School	Vill Raota, Najafgarh
16	1948/30.6.08	Midfield Sec. School	Dabar Enclave, Jaffarpur Kalan, New Delhi
17	820/30.5.08	Mata Dhan Kaur Public School	Village Mundhela Kalan, ND-73
18	1442/25.6.08	Sri Krishna Public School	Paprawat Road Roshanpura New Delhi 43
19	1473/26.6.08	Holy Wood Public School	Durga Vihar, Najafgarh
20	885/3.6.08	Dagar Public School	Vill. Ishapur, New Delhi 73
21	752/23.5.08	KRD International School	Vill Ishapur, New Delhi 73
22	1222/20.6.08	Evergreen Public School	Vinobha Enclave, CRPF Camp New Delhi 72
23	1995/30.6.08	Osho Dhyam Mandir	Pandwala Khurd, Najafgarh
24	822/30.6.08	Arya Kumar Convent School	New Roshanpura, Najafgarh
25	1247/23.6.08	D.C. Convent Sec. School (Middle)	Dhichaon Kalan, New Delhi
26	1981/30.6.08	Adarsh Jain Dharmik Shiksha Sadan (SSS)	Thana Road, Najafgarh
27	1978/30.6.08	Aryaman Public School	West Krishna Vihar, Najafgarh
28	1807/30.6.08	Mata Nand Kaur Public School	Village Dhansa, New Delhi 73
29	1440/25.6.08	Rao Mohar Singh Memorial Sr Sec Public School	Paprawat Road, Najafgarh
30	1838/30.6.08	MBD Public School	Shyam Vihar, Najafgarh
31	1837/30.6.08	Adarsh Public School	Shyam Enclave, Deenpur vill. Najafgarh
32	195/30.6.08	Rathor Sahu Samaj	-
33	2420/18.8.08	Sri Ram International School	Gopal Nagar, Najafgarh ND 43



**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 8<sup>th</sup> 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 -

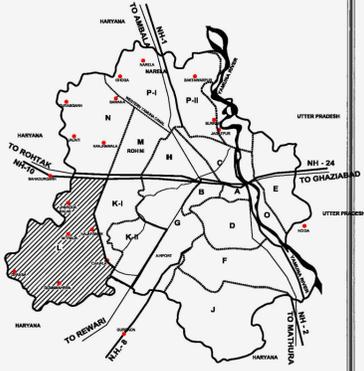
- a) as part of this exercise, the structures of the cultural, educational and health care institutions, as existed as on 1.1.2006, but not beyond the prevailing relevant provisions in this regard in the MPD-2021, shall be regularized.
  - b) In case of the religious (including spiritual) institutions, 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)

**KEY PLAN**

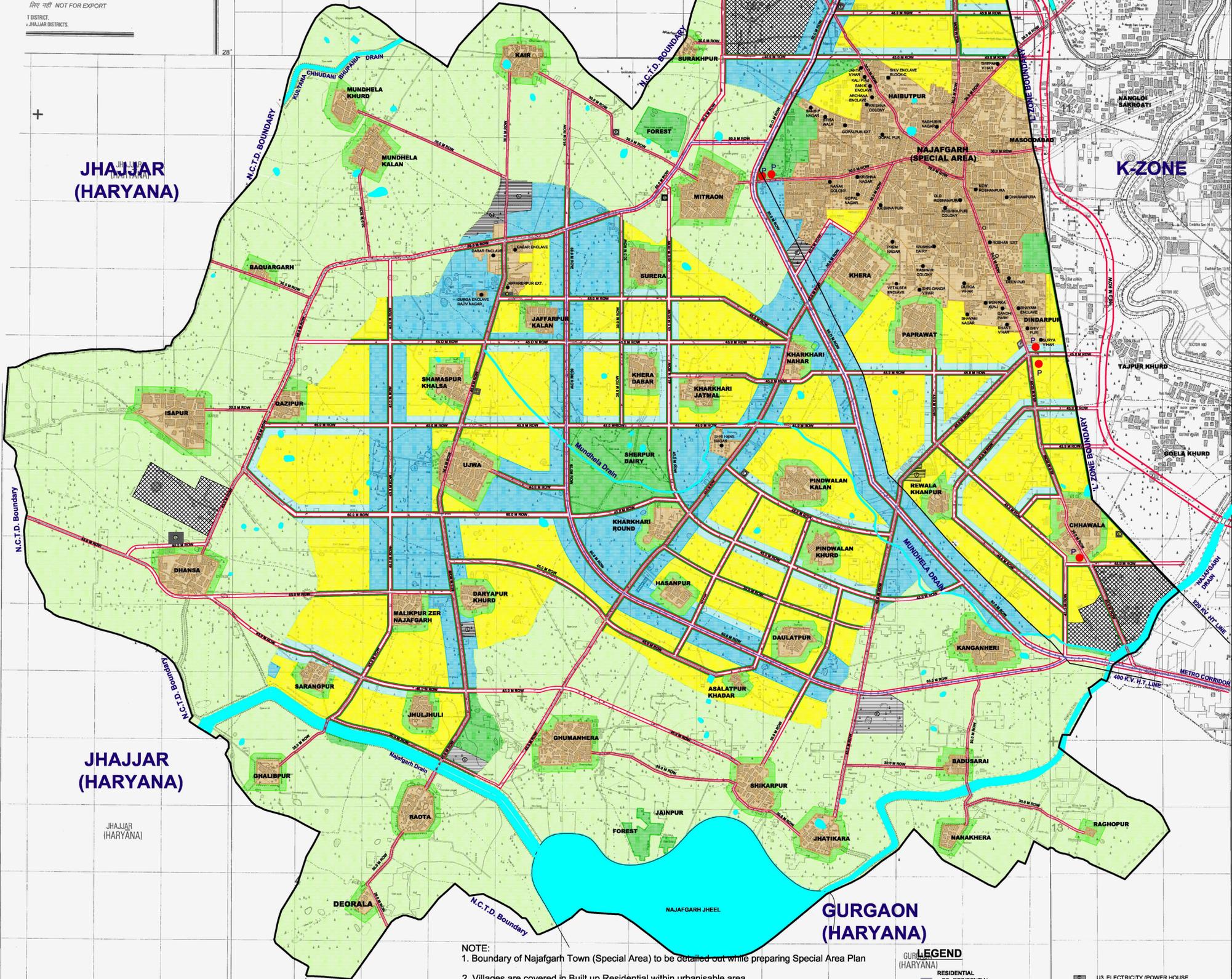


JHAJJAR (HARYANA)

**JHAJJAR (HARYANA)**

2

रिप्ट नहीं NOT FOR EXPORT  
T DISTRICT.  
J. JHAJJAR DISTRICTS.



- NOTE:**
1. Boundary of Najafgarh Town (Special Area) to be detailed out while preparing Special Area Plan
  2. Villages are covered in Built up Residential within urbanisable area
  3. Unauthorised colonies included in Residential land use subject to final decision of Government/Hon'ble Court
  4. Residential plots under twenty point programme to be processed as per Govt. Policy
  5. Plan for services like Water supply, Sewerage & Drainage to be worked out.
  6. Green area of 100mts width around villages may also be used for village facilities
  7. Facility corridor consists commercial, industrial, public-semi public, transportation, Government use (undetermined) and Formal Park
  8. Details of facility corridor to be worked out while preparing layout plan of Scheme/Sector
  9. Plan approved by Authority on 30-10-07 and modified based on the recommendations of the Authority taken subsequently.

**LEGEND**

	RESIDENTIAL		U3 ELECTRICITY (POWER HOUSE SUB-STATION ETC.)
	RD RESIDENTIAL		GOVERNMENT
	BUILT UP RESIDENTIAL		G3 GOVERNMENT LAND (USE UNDETERMINED)
	COMMERCIAL		PUBLIC SEMI PUBLIC FACILITIES
	C2 WHOLESALE & WAREHOUSING		PUBLIC SEMI PUBLIC INCLUDING FACILITY CORRIDOR
	PETROL PUMP		PUBLIC SEMI PUBLIC FACILITIES (COMMUNITY LEVEL)
	INDUSTRIAL		SPORTS FACILITIES/COMPLEX/STADIUM/SPORTS CENTRE
	M1 MANUFACTURING, SERVICE AND REPAIR INDUSTRY		AGRICULTURE/GREEN BELT AND WATER BODY
	RECREATIONAL		A2 AGRICULTURE/GREEN BELT
	CITY PARK, DISTRICT PARK, COMMUNITY PARK		A3 RIVER AND WATER BODY
	T3 CIRCULATION-RAIL/MRTS/ROADS (ROW 30M-100M)		BOUNDARY OF ZONE-L
	T2 TERMINAL/DEPOT-RAIL/MRTS/ROADS		BOUNDARY OF NCTD
	UTILITY		
	U1 WATER TREATMENT PLANT ETC		
	U2 SEWERAGE TREATMENT PLANT ETC		

**PROPOSED LANDUSE**  
**DRAFT ZONAL PLAN - L**  
(as per MPD - 2021)

<b>DATE</b> Tech. Commit: 03-09-2007 Authority: 30-10-2007	<b>SCALE</b> 1 : 25 000	
<b>Ping. Officers:</b> AL. Valliappan Kakoli Maiti	<b>Ping. Asstt:</b> Rita Sehgal Satinder Kaur	<b>Asstt Director:</b> N.R. Aravind
<b>S.Das</b> Jt. Director(Pig.)	<b>R.K.Jain</b> Director(Pig.)	

**DWARKA PROJECT**  
**DELHI DEVELOPMENT AUTHORITY**