

DRAFT (June 2008)

**ZONAL DEVELOPMENT PLAN
ZONE- P II (NORTH DELHI)**

FOR PUBLIC OBJECTION SUGGESTION

**Approved by the Delhi Development Authority vide item no. 39/2008 dt.
18/06/2008 for inviting objections / suggestions.**

**NARELA PROJECT OFFICE
DELHI DEVELOPMENT AUTHORITY**

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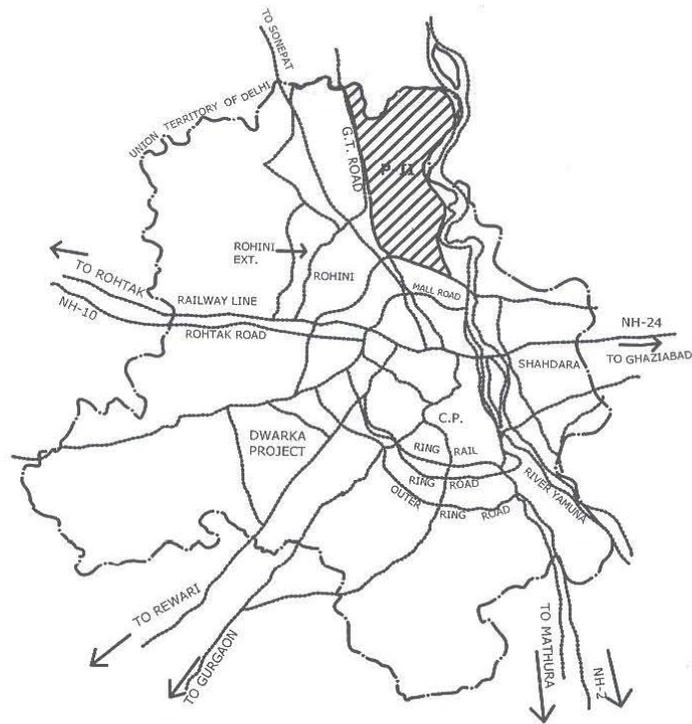
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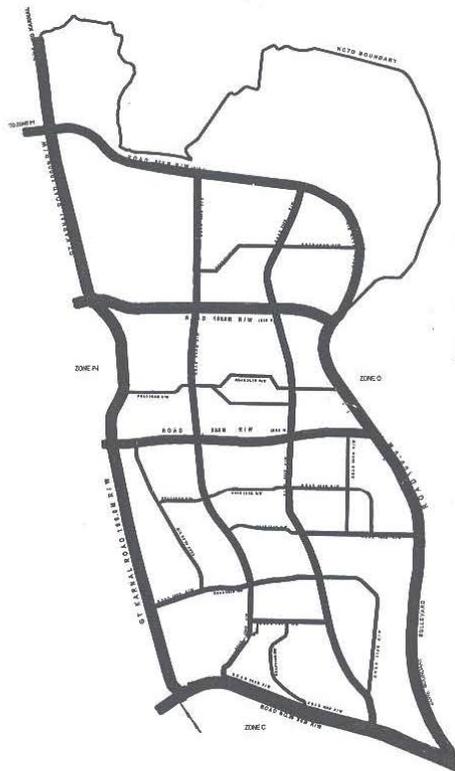
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PREAMBLE

In accordance with Authority's Resolution in its meeting held on 6.9.2007, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious (including spiritual) health care and educational services to the people, but which do not form part of the ridge or Gram Sabha or public land, shall be incorporated vis-a-vis their current land uses in the respective Zonal Plan-2021. Such institutions will, however, be subject to reasonable policy and procedural stipulations regarding factual verification, FAR, Development Charges, Land-use, etc.



NATIONAL CAPITAL TERRITORY OF DELHI



ZONE P - II

ZONAL DEVELOPMENT PLAN OF ZONE-P II (North Delhi)

1.0 INTRODUCTION

The NCT of Delhi has been divided in 15 planning zones (divisions) designated from 'A' to 'P' (except Zone-I) in the Master Plan for Delhi-2021. P-Zone is further sub-divided into two zones designated as P-1 & P-II zones. As per Master Plan for Delhi-2021 P-II zone covers an area of 8534 hect. The area under bio-diversity park etc. (about 340 hect. area) falls in this zone 'O' which has been excluded from the zonal area of Zone P-II, which remains 8194 hect. Zone 'P-II' (North Delhi) has a heterogeneous character having rural areas, certain villages and unplanned areas and few planned areas.

2.0 STATUTORY PROVISIONS

2.1 Zonal Development Plan means a plan for a zone (Division) of the National Capital Territory of Delhi. The Zonal Plan details out the policies of the Master Plan and acts as a link between the layout plan and the Master Plan. The Development Schemes / Layout Plan indicating use premises should conform to the Master Plan/Zonal Plan.

2.2 The zonal plans are formulated under Sections '8' and processed under sections 9 & 10 of the D.D. Act 1957.

Section-8 of Delhi Development Act provides for preparation of Zonal Development Plan simultaneously with the preparation of Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi-public buildings / work centers / utilities, roads, housing recreation, industries, business, markets, schools, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zones.

3.0 LOCATION & BOUNDARIES

The zone is located in northern part of Delhi bounded by NCTD/Haryana boundary in the north, River Yamuna towards the east, Outer Ring Road (90m R/W) towards the south and NH-1 in the west.

4.0 POPULATION AND WORK FORCE

4.1 Population -As per MPD-2021 the urban extension areas are proposed to be planned with an overall city level density of 250 -300 persons per hectare for urban extensions and based on the area under consideration for the proposed population of 19 lakh (including existing settlements).

Work Force – MPD-2021 has anticipated participation rate of 38.1%, therefore work force in zone P-II works out to about 7.62 lakhs.

5.0 PLAN PROVISION

5.1 Some of the major projects / facilities taken up earlier are:

Bhalaswa Lake Complex for 92 hect.Govt. Hospital (Burari) 4.6 hect.Wholesale Fruit & Vegetable Market (DAMB) 28.58 hect. (70.62 Acre)

The two sites of STP of 70 & 20 MGD and one sanitary landfill, resettlement scheme near Bhalswa Dairy Colony, which have been shown in landuse plan.

5.2 MPD-2021 provisions

(a) Population

As per MPD-2021, projected population has been estimated to be 230 lakh in the year 2021. Out of which, holding capacity for the present zones i.e. Zone A to H and 3 sub-cities namely Dwarka, Rohini and Narela has been estimated as 153 lakhs upto 2021. The remaining population for the year 2021 will have to be accommodated in the proposed urban extension. It has been estimated that out of remaining 77 lakh population, about 29 lakhs already exists in villages, census towns, unauthorized colonies and JJ clusters. Therefore, about 48 lakhs additional

population to be accommodated in future urban extension of Zone J, K, L, N, & P-II. The urban existing areas are proposed to be planned with an overall city level density of 250-300 persons per hact. Hence Zone P-II is estimated to have a proposed population of 19 lakhs including existing settlements.

(b) Development of Green Belt

Land upto one peripheral revenue village boundary along the border ofNCTD, wherever available, would be maintained as green belt.This zone covers a green belt area of about 1920 ha.

MPD 2021 has proposed a series of innovative concepts such as: Local area planning, redevelopment of villages / unauthorized regularized colonies and built up areas, restructuring of villages around major transport corridors, metro corridor, a hierarchical network of green & sports infrastructure etc. which have been considered while preparing the zonal plan and will be detailed out in the layout plan/schemes.

6.0 PLAN OBJECTIVES

To propose an integrated landuse network system with a development plan concept for effective and speedy implementation by subdividing it into several sectors and identifying various projects. Development concept & strategies have been clearly defined and indicated in the zonal plan report.

7.0 EXISTING PROFILE

7.1 Physical Characteristics

The location of area under Zone P-II is on a flat terrain, which is ideally suited for urban development. The entire zone is very well connected with the adjacent area as well as the adjoining state of Haryana. The entire area is a vast expanse of more or less flat terrain with land gradually sloping towards the south. The area has very large green coverage in the form of orchards, forest and farmlands. The sub-city area has good soil for construction. The whole zone has good natural drainage system and the area is divided into two drainage basins (i) catchment of Bawana escape and (ii) catchment of Drain No.6 Both these drains have number of subsidiaries spread over the entire area holding mainly the rural discharge.

7.2 Existing Development

The significant existing developments in the sub-city are as under:

- (i) The abadis of 23 villages and one census town fall in this zone. A List of villages & census towns & unauthorized colonies / unauthorized regularized colonies with the population as per census of India 2001 is annexed at annexure 'A'.
- (ii) There are large numbers of farm houses existing in this zone.
- (iii) There are several non-conforming activities (e.g. Industries, wholesale trade godowns, banquet halls etc.) which are to be dealt as per policy.

8.0 PLANNING CONCEPT & STRATEGIES

8.1 Development Concept

To develop the sub-city with a sustainable settlement design and a state of the art provision of quality infrastructure to achieve a built environment satisfying the functional, aesthetical and environmental parameters of modern city and the aspirations of the population by following measures:

- Synergy between transport and landuse by concentrated / intensive landuse development along new corridor of mass movement.
- Development of blue and green network .i.e. a green network overlapping the blue network to protect the ecology of aquifers and for pleasant environment.
- River Yamuna should be saved from pollution and the development of zone should connect with this unique natural asset together with improvement of drainage, waste water treatment and pollution abatement.
- Water conservation : Existing water bodies to be retained and concept of zero run off drainage should be encouraged through proper Rain Water Harvesting.
- Areas for super tall buildings/urban design projects as identified in the plan taking care of all the necessary parameters.

8.2 Development strategy:

- Involvement of private sector, public sector and co-operative sectors in planning,

- development and disposal mechanism of city development process as per the policy.
- To limit the existing unplanned settlement / villages from further unplanned growth and to integrate them with future planned development and provision of green/ facility belt around such settlements to provide space for reorganization / redevelopment of these settlement with community facilities and services through public, community, individual and joint efforts.
 - To safeguard the natural drainage pattern and to secure the entire urban area from the flood.
 - To provide major city level recreational, commercial, public / semi-public facilities along major arterial/ sub-arterial roads in linear form as facility corridor.
 - To develop aesthetically pleasing urban gateways and corridors with the state of the art buildings.
 - Upgradation of network and intersection nodes with adequate provision of space for future expansion.
 - Development of Bhalsawa lake complex for enhancing the built environment by creation of forestry, inter-linked water bodies & network of ponds having a green network area overlapping the blue network to protect the ecology of aquifers.
 - To provide the green belt in the north of this sub-city as a buffer between urban development in Haryana & zone P-II.
 - To develop major storm water drainage points with water recharging areas linking with the open space system to act as storm water collection and recharging points and to supplement water supply regularly through water management by using recycled water.
 - To provide housing with physical & social infrastructure for all section of people for balanced & integrated development.
 - Adoption of innovative technologies for energy conservation by using solar PV and use of energy efficient devices. The following parameter will be adopted as per the notification of GNCTD.
 - Minimum 25% of the outdoor lighting should be solar based
 - Solar water heating system be installed in institutional / government buildings and all building above 500 sqmt. area.
 - Green building bye laws shall be followed for institutional / hi-tech/office/industrial and other building. All the institutional, commercial, industrial and government buildings should have 'low-e' window glasses and energy efficient artificial lighting (CFL etc) as per ECBC (Energy Conservation Building Code) guidelines issued by Bureau of Energy Efficiency (BEE)
 - All the parking spaces at institutional, commercial, industrial and government buildings should have semi pervious paving material to create zero run off drainage.

9.0 PROPOSALS

With a view to translate all the planning policies into development strategies, the Zonal Development Plan focuses on the following salient features.

- (i) A landuse plan showing the Zonal Plan level uses.
- (ii) The plan indicates subdivision of entire urban area under P-II zone into 13 sectors

/ sub zones for the purpose of development. Each sector / sub zone contains multiple landuse categories.

- (iii) The sector / sub zone plan would be further subdivided into various residential pockets containing neighborhood level recreational and community facilities.
- (iv) The housing strategy incorporates approaches for development of new housing area, upgradation and re-densification through re-development of existing housing area including unauthorized colonies. In view of the limited availability of land and increased requirement of housing, plotted residential development shall be discouraged. The sub-city when fully developed will provide housing facilities to over 4.22 lakh families in all income groups.
- (v) As per MPD-2021, the identification of mixed uses area / street shall be done by the local body as per Mixed Use Regulations. The mixed use would be permissible on streets/stretchers already notified by the competent authority. The mixed use areas will be shown in the local area plans.

10.0 LAND USE PLAN

Proposed Land-use Breakup:

- **Total area** : **8194 hact.**
- Area under green belt : 1924 hact.
- Proposed urbanisable area : 6270 hact.

Landuse	Area (ha)	% age
Residential	3235.0	51.6
Commercial	282.0	4.5
Public & Semi Public	580.0	9.2
Industrial	226.0	3.6
Government	34.0	0.5
Recreational	941.0	15.0
Transportation	621.0	10.0
Utility	351.0	5.6
Total	6270.0	100.0

10.1 Residential Development

10.1.1 Existing Development

A part of residential development has taken place in the form of unauthorized colonies,

extension of villages etc. The list of unauthorized colonies is given at annexure 'B'.

- a) Existing villages & Census Town-The villages and census towns have been considered at par with the Special Area as per MPD-2021 as they also have the same traits. The socio-economic changes in these old unplanned areas, especially in villages have been substantial. The redevelopments plans should ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas.

Redevelopment projects of existing village / settlement areas under clause 3.3.2 (viii) of MPD-2021

The redevelopment plan for the villages shall be prepared by the concerned local agency with the aim of provision of optimal facilities like community hall, schools, playground within the abadis in an integrated manner with the surrounding areas. Mixed landuse shall also be permissible as per the Mixed Use Regulations of MPD-2021 as given for existing village abadi and unauthorized regularized colonies. The Public and Semi public uses and services like Hospitals, Dispensaries, Colleges, Schools, Police Station, Fire Station, Post Office, Local Government Offices and Parking etc. shall be retained in their present locations and additional sites could be indicated in the Redevelopment Scheme / Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

b) Unauthorized colonies

The unauthorized colonies to be regularized whether on private or public land, regularization shall be done as per the govt. policy issued from time to time. It must be ensured that for improvement of physical and social infrastructure, the required level of services and community facilities are provided.

- a. The following facilities can be clubbed in a composite facility centre (500 1000 sqm.) as per clause 4.2.2.2 (B) of MPD-2021 for unauthorized/ regularised colonies:

- (i) Multipurpose community hall – 100 sqm.
 - (ii) Basti Vikas Kendra – 100 sqm.
 - (iii) Religious site – 100 sqm.
 - (iv) Police post – 100 sqm.
 - (v) Health Centre – 100 sqm.
 - (vi) Park/Shishu Vatika – 200 sqm.
 - (vii) Area for essential retail outlet e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
 - (viii) Provisions for informal trade units and weekly market to be made, wherever necessary.
- b. Primary school : 800 sqm. Per 5000 population.
 - c. Sr. secondary school : 2000 sqm. Per 10000 population

10.1.2 Residential use zone

About 3235 hact. has been proposed for residential use zone, which includes about 1100 hact. under existing settlements, including villages. Rest of the residential landuse is proposed for new development.

a. Existing Settlements –

It is proposed to take up redevelopment of existing settlements i.e. villages and regularized unauthorized colonies with provision of various community facilities and utility services such as green, villages facilities like Old Age Home, School / College for women etc. will be governed as per Special Area Regulations along-with permission for buildings on applicable development control norms / building bye laws.

b. New Housing Areas

About 2135 hact. of land is proposed for new residential development which is proposed to be developed with various types of housing as per the provision of MPD-2021. The zone when fully developed will provide housing facilities to over 4.2 lakhs families in all income groups. The new housing areas would be developed as per the norms and also cater to the special needs of elderly, single and handicapped population as well.

Facility corridor: Commercial and public and semi-public uses and recreational uses as per Table 3.2 of MPD-2021 would be developed along major transport networks as facility corridor along major arterial roads as shown in the plan, which will be detailed out in the Layout Plan.

10.2 Commercial

About 282 hact. of land has been proposed for various commercial uses at Community, District level, a DAMB wholesale fruit & vegetable market of 28 hact. has been proposed on NH-I. About 20 hact. of land has been proposed for wholesale trade in Sector II along the 80m R/W bye pass road. 16 community centers have been proposed, which will serve commercial, social, cultural & recreational need of the community population in each sector / sub-zone. District Centres (4 nos.) have been proposed along major arterial roads. District Centres should be integrated with the Zonal level district parks for pleasant environment and should be accessible from the surrounding residential areas through the pedestrian approach or by subway etc. to be utilized for creating public spaces.

The space for informal bazaar and service market will be reserved in the District Centers, Community Centers and LSC / CSC.

10.3 Public Semi-public Facilities

About 580 hact. of land is proposed for various Public Semi-Public facilities at community, District and sub-city level, which will provide all Health, Education, Social and Sport facilities. The requirement of public and semi-public facilities (social infrastructure) upto the zonal plan level have been identified and located in various facility area of sector wise as per the norms. The list of facilities is given in Annexure 'D'. A list of cremation ground and burial grounds in the zone given in Annexure 'E'. Some of the major facilities proposed are as given below:

Medical College (2 No), International Exhibition Cum Fair Ground & Science City (1 No), Divisional Sport Centre (2 Nos.), District Sport Centre (4 Nos.), Knowledge Park. The community level facilities of gross residential use zone could be accommodate at the time of preparation of detail plan / layout plan as per the MPD-2021 norms. However some facilities have been given at Annexure 'F'.

10.4 Government Offices

An integrated office complex covering 34 ha. has been proposed in Sector-II & VI.

10.5 Industrial

About 226 hact. of land has been proposed for Industries use, Hi-Tech / Electronic Industry along NH-1 to provide city level specialised industry and to enhance the visual quality on NH-1 entry corridor. Emphasis should be on establishing non-polluting, low volume-high value added industries which are not labour intensive.

10.6 Utilities

About 351 hact. of land has been proposed for Sewage Treatment Plant (2 nos.), 220 KV Substation (3 Nos.), 66 KV Substation (30 Nos.), One Grid Station (400 KV), One Water Treatment Plant (20 hact.) along the bundh road and near village Mohammadpur, Ramjanpur) have been indicated in the Zonal Plan.

10.7 Recreational

About 941 hact. of land has been proposed under Recreational Use, out of which, a recreational complex with a lake, 9 hole golf course and other facilities is provided in Bhalswa Lake complex, A City Park (150 hact.) is proposed for a Socio-cultural node, having Museum, Art Galleries, Library, Auditorium, Concert Hall, Open Air Theater, Conventional Hall, Dance-Drama, Music Centre etc.

Green / Recreational area

- The green cover in this Zone is to be provided @ 15%-20% of the total land in the form of city / Zonal / District / Community parks including Multipurpose parks, Amusement park etc.
- Green belt – Extending from the NCTD boundary upto a depth of one peripheral revenue village, wherever possible, with permissible activities.
- This existing land filling site in the corner of NH-1 and outer ring road junction on eastern side is proposed for zonal level recreational area which could be developed as a Millennium / Memorial Park to enhance the aesthetic image of sub city due to its important location as well as serve the recreational need of the population.
- An Amusement Park of 20 hact. has been proposed in the green belt along NH-1 at the junction of NH-1 and UER-I extension road.
- Multi-purpose grounds & network of the multi-purpose grounds, a category of park/

open grounds for holding marriages and other special functions has been proposed. Already approved party/marriages by the local body/MCD are designated as multi-purpose ground. These multi-purpose ground at the community level shall be up to 2 hact., at the district level 4 hact. and city level (zone) shall be up to 8 hact. The area requirements for 19 lakhs population proposed in this zone have been given in the Annexure-.

- An area of about 50 hact. is also proposed for the development of exhibition cum fair ground on the north-eastern side of the sub-city with an amusement park along marginal bund.
- The zone is located along River Yamuna and it is proposed to develop recreational areas, sports facilities, bio-diversity park, bird sanctuaries, boulevards etc. as part of river front development in zone P-II & zone 'O'.

10.8 Environment, Water Bodies and Green / Recreational Area

Environment

One of the major objectives of the plan is creation of a sustainable physical and social environment for improving quality of life. The starting point of evolving the zonal plan is ecological features of the zone, which is having frontage of River Yamuna, number of water bodies and natural drains. The network of water bodies and drains is proposed to overlap the green network and the drain waste is proposed to be developed as green corridor on the pattern of Leisure Valley. This will be surrounded by socio-cultural, educational and recreational landuses.

Water (surface and ground)

- The zone has been covered in to two major drainage basins (i) Catchments of Bawana escape / Daryapur drain and (ii) Catchments of Drain no-6 both this drains have number of subsidiaries spreads over the entire sub-city area holding mainly the rural discharge.
- River Yamuna should be saved from pollution due to urbanization.
- Improvement of drainage waste water treatment and pollution abatement by sewerage improvement.
- Existing water bodies to be retained and concept of zero run off drainage should be

encouraged through proper rain water harvesting.

Recreational Use

The zone has very large green coverage in the form of orchards, forest (declare as reserved forest) and farms lands. This sub-city covers a green belt of an area of 1920 hact. all along the northern boundary of the subcity. The other area under recreational / green use i.e. 941 hact. is in the form of district parks, city parks, community parks, roads side green etc. comprising along 15% of the total urban land area.

Two major drains i.e. Drain No-6 and Bawana escape which are passing through the subcity and this have been proposed to be developed as a green corridor. Existing water bodies (1 hact. and above) are proposed to preserved and developed as a landscape feature. The list of village ponds – is also given at annexure-‘G’.

As per the Master Plan, 15% of the Urbanisable are of the zone is to be kept under the green/recreational activities. This includes the City Park/District Park and Community Park. The other level of the park i.e. neighbourhood, housing area shall be provided in the residential area. Besides, these open spaces in the green area for multipurpose ground at city level, district level and community level shall also be provided, out of the green area earmarked in the zone. Since, people are becoming more conscious about the recreational activities, sports activities, amusement park, theme park and other open spaces for the socio-cultural activities shall be suitably located in the zone.

Multipurpose 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 4 ha. And the city (zone) level shall be upto 8 ha.

10.9 Transportation

Overall circulation network has been proposed with the following Network System:

Peripheral Arterial Ring – Comprising / peripheral of NH-1 (100 mt. R/W) in the west, outer ring road (90 mt. R/W) in the south and proposed (80 mt. R/W) circular / peripheral road along river front/green belt in the north upto UER II and 100m R/W from UER – II

upto outer ring road in the east.

- i. 2 N-S Arterial road no-I & II (60 mt. R/W)
- ii. 2 E-W Arterial road no-II & III-[UER II (100 m R/W)] and [UER III (80 m R/W)]

a) Circulation System -

The major network would have grade separation at all the intersection points, which would have peripheral circulation system around intersection nodes to achieve signal free smooth flow of Motor vehicular traffic. It is also proposed to utilise the land under HT line with reserved non-motorised traffic corridor open space, passing through various sectors linking activities / facility centers and providing a segregated movement system in the subcity.

b) Multi-Modal Transport System

- (i) Metro line / corridors on East-West diversion and North-South diversion passing through the heart of the subcity would ensure high level of Public Transport linkages with the main city and other subcities. All the metro stations would have non-motorised / pedestrian linkages to make a favorable condition for the metro users.
- (ii) Public Transport route would generally follow the major Arterial / Sub-Arterial roads, which have been carefully planned to make the public Transport System accessible with in 0.5 – 1 Km. walking distance.

All the road owning agencies shall get Road Development Plan prepared for 30 mtr. & above R/W roads shown inMPD-2021 alongwith interchange details of junction/intersection falling in the alignment showing location of bus stop, metro station & the pedestrian linkage for smooth changeover from one mode to another.

10.9.1 Petrol Pumps/CNG Station & Gas godowns:

As per Master plan-2021 the provision of Petrol Pumps and CNG Station & Gas Godowns is provided as per the norms and to be indicated while preparing the redevelopment plan / and layout plan/sector plan:

1.	Two fuel stations (one petrol pump & one CNG station) per 150 ha of gross residential area : 3165 hac.	40
2.	Two fuel stations (one petrol pump & one CNG station) per 40 ha of gross industrial area; 483 hac.	12
3.	Four fuel stations (two petrol pump & two CNG station) in each district center : (4 Nos.)	16
4.	Two fuel stations (one petrol pump & one CNG station) in each community center (19 Nos.)	38
5.	Two fuel stations (one petrol pump & one CNG station) in each PSP facility area (20 Nos.)	20

The permissibility of Fuel Stations shall be as per MPD-2021 and NCR Plan 2021 (only for National Highway)

The total no. of 54 Gas godowns are required at the rate of three Gas godowns for 1,00,000 population. The gas godown sites will be suitably located in the layout Plans.

11.0 URBAN DESIGN

To achieve a unique urban design, following areas of significance have been identified: -

- i) Leisure Valley
- ii) River front Boulevard
- iii) Specialised Institute / IT Complex corridor along with NH-1.iv) City Park Complex.
- v) Bhalswa Lake Complex – covering about 102 ha. Land is proposed to be developed as an integrated tourist complex/city park, along-with lake (22 ha.), amusement park (12 ha.), commercial (8Ha), residential (12 ha.), recreational (46.0 ha.) along with other facilities, amenities and utilities. The exact demarcation of areas shall be as per approved layout plan.
- vi) Facility corridor.
- vii) Super tall building with Heliport/Helipad facility: This zone is suitable for such development being far away from Air Funnel. Three such complexes are proposed to be developed as landmark points in Delhi. One in P.S.P use zone, one in

Commercial use zone and one in Residential use zone as shown in the zonal development plan of zone P-II. Apart from main landuse 25% of FAR shall be allowed for other uses. The FAR shall be determined while working out the detailed schemes. These complexes of super tall buildings can effectively tackle transportation and vehicular pollution in addition to releasing land for green spaces in abundance. This will not only change the skyline of Delhi but also and facilitate international investors to develop state of the arts urban design projects. These complexes shall also have helipad/heliport facilities, which will provide direct accessibility to various cities in North India.

All these are to be taken up as urban design project to enhance the visual quality of the subcity.

12.0 PROPOSED MODIFICATIONS IN MPD-2021:

- An area of 10 hact already notified through MPD-2021 dt. 7.2.2007 for the use of utility (solid waste sanitary land fill etc.) is proposed to be modified for residential use.

Category-I - Already notified through Gazette notification / MPD-2021.

Land Uses already established / under process	Area (ha)	Remarks
Residential (Bhalsawa Jhangir Puri)	77.47 (193.69 Acres)	Notified vide MOUD notification No. K-13011/2/2001/DDIB
Bhalsawa Lake use Recreational use Commercial use	84.0 8.0	Notified vide MOUD No. K-13011/21/94/DDIB dated. 5.07.1996.
Public & Semi-public facilities (Hospital Cat-'B')	1.60	Notified vide MOUD No. K-13011/13/2005/DDIB dated 14.12.2005.
Ware-housing (DAMB)	28.58 (70.62 Acres)	Wholesale & Warehousing as per MPD-2021 from 'Rural' to 'Commercial'
Utility (STP-1 of 14.20, STP-2 of 30.00) (SW-1 of 9.0 + SW-2 of 10.0)	63.20	Already designated as utility (STP-1, STP-2) & SW as per MPD-2021.
A pocket of District Park near STP-2 adjacent to Bawana escape	13.0 21	Designated as district park in MPD-2021.

Category-II -Already approved by DDA and was under process for notification.

Land Uses already established / under process	Area (ha)	Remarks
Public and Semi-public (Diagnostic-cum-rehabilitation & research centre)	1.21	Approved by DDA vide item no. 43/2004 dt. 19.1.2004.

Category-III - The modification in MPD-2021 proposed for change of land use under section 11 A of DD Act, 1957.

Sl. No.	Landuse	Area in hact.
1	Residential	3157.53
2	Commercial	245.42
3	Public and Semi-public use	578.40
4	Industrial	226.00
5	Government	34.00
6	Recreational	844.00
7	Transportation	621.00
8	Utility	287.80

LIST OF VILLAGES/CENSUS TOWNS IN ZONE P-II

S. NO	NAME OF VILLAGES/CENSUS TOWNS	POPULATION
1	AKBARPUR MAJRA	4418
2	BANKOLI	8835
3	BHAKHTAWARPUR	8658
4	BHALSAWA DAIRY / JAHANGIRPURI	128527
5	BURARI	97555
6	HAMIDPUR	3897
7	HIRANKI	3474
8	IBRAHAMPUR	10062
9	JHANGOLA	2221
10	JHARODA MAJRA	30804
11	KADIRPUR	1497
12	KAMALPUR	8423
13	KHAMPUR	2236
14	MOHAMMADPUR RAMZANPUR	1405
15	MUKANDPUR	NA
16	MUKHMELPUR	NA
17	NANGLIPUNA	NA
18	NATHUPURA	NA
19	PALLA	4310
20	SINGURPUR	
21	SINGHU	2417
22	TAJPURKALAN	33724
23	TIGGIPUR	NA
24	ZINDPUR	2138
	TOTAL	363209

Annexure 'B'

LIST OF UNAUTHORIZED COLONY FALLING IN ZONE, P-II (TENTATIVE).

Sl. No.	Sl. no. as per list	Name of unauthorized colony	Sl. no. given by GNCTD
.	21	A-block, Baba Colony, Burari, Delhi-81.	117
.	67	Amrit Vihar, Burari – W-104, Timarpur, Delhi-84.	367
.	70	Anand Nagar, Kadipur, Nathupura, Delhi-42.	524
.	82	Area No-5, Shiv Kunj, B-block, Sant Nagar, Burari.	596
.	98	Baba colony, B-Block, Burari, Delhi-84.	573
.	128	Bashisht Enclave, Baba Colony, Burari, Delhi-84.	591
.	133	B-Block, Kasara No-1, Gurav Kadipur, Delhi-36.	152
.	232	Chander Vihar, West Sant Nagar, Burari, Delhi-84.	1223
.	289	Deepansi Colony, Sant Nagar, Burari.	1368
10.	392	Gangotri Enclave, Near Towercity Burari, Delhi-84.	849
11.	442	Guru Nanak Dev Colony, Bhalaswa Dairy, Delhi-42.	1138
12.	444	Gauru Nanak Nagar, Balaswa Dairy, Delhi-42.	526
13.	460	Hardev Basti, Jharoda Majra.	610
14.	476	Harijan Basti, Jharoda Majra.	271
15.	488	Himgiri Enclave, Burari Road, Delhi-84.	1404
16.	489	Himgiri Enclave, Mukand Pur, Extn.-I, Near Burari Authority, Delhi-84.	359
17.	493	I.P. Chandraparth Colony, Part-I, Extn. Burari, Delhi-84.	543
18.	499	Ibrahimpur Extn. DCM Colony, Delhi-36.	260
19.	500	Ibrahimpur Extn., Part-II, DCM Colony, Delhi-36.	262
20.	504	Indraprastha Colony, Nathupura, Burari, Delhi-84.	1202
21.	515	Indraprastha Colony, Part-I, Burari.	563
22.	521	Ishwar Nagar Extn., Swarup Nagar, Delhi-42.	1139
23.	523	J & K Block, Swaroop Nagar, Delhi-42.	381
24.	532	Jagatpur Extn., Jagat Pur More, Delhi-84	723
25.	565	Jharoda Extn. Part-I, Surinder Colony, Burari, Delhi-84.	476
26.	566	Jharoda Extn. Ph-II, Surendra Colony Cross Road, Burari, Delhi-84.	306
27.	579	Kadi Vihar Near, Nathupura, Delhi-36.	1069
28.	580	Kadi Pur Extn. Nangloi Road, Delhi-36.	328
29.	587	Kamal Vihar,, Kamal Pur, Burari, Delhi-84.	1063
30.	605	Kaushik Enclave, B-Block, Nalapur, Part-II, Burari.	248
31.	606	Kaushik Enclave, Burari Extn. Burari, Delhi-84.	226
32.	607	Kaushik Enclave, A-Block, Burari Road, Delhi	588
33.	611	Keshav Nagar, Burari Nathurpura Road, Delhi-36.	671
34.	650	Kushak No-1, Delhi-36.	133
35.	651	Kushak No-2, Delhi-36.	135
36.	745	Milan Vihar, Near Jagatpur Bandh, Sant Nagar, Burari, Delhi-84.	5

37.	780	Mukanpur Vistar, Delhi-48.	1135
38.	781	Mukand Pur Extn., Part-I, Mukandpur, Delhi-42.	66
39.	805	Nangli Puna Extn., G. T. Karnal Road.	1218
40.	818	Nathupura, Delhi-84	212
41.	820	Nathupura, D-Block, Delhi-84.	1317
42.	840	Nehru Gali, Bhagat Colony, Burari Sant Nagar, Delhi-84	1255
43.	887	Old Village, Jagatpur Extended Purani Abadi.	19
44.	908	Parashu Ram Enclave, Salupur Nazra, Delhi-36.	1348
45.	910	Parvitya Anchol, Block-C, Sant NAgar, Burari Main Road.	488
46.	919	Pawan Dham, Triveni Colony, Delhi-36.	996
47.	923	Phool Bagh Palace (Shastri Park Extn.) Nathupura More, Delhi.	1357
48.	932	Pradhan Enclave C & D Block Mazra Burari, New Delhi-84.	593
49.	965	Premnagar, Nathupura, Delhi-84	626
50.	1021	Rajiv Nagar Extn. Near Bhalswa Dairy, Delhi-42	199
51.	1023	Rajiv Nagar, Bhalswa Dairy, Delhi-42	1281
52.	1145	Sant Nagar, Block-A, Burari Raod, Delhi.	1282
53.	1146	Sant Nagar, Block-A, Extn. Burari Road, Delhi-84.	1036
54.	1158	Satya Vihar (Kamal Pur) Burari, Delhi-84	1088
55.	1189	Shastri Park, Nathupura More, Burari, Delhi-84	1187
56.	1190	Shastri Park, Nathupura More Burari, Delhi-84	100
57.	1218	Shiv Vihar, Burari, Baktrana Pur Raod, Ibrahim Pur, Delhi.	897
58.	1232	Shiv Enclave, Hiranki Alipur, Delhi-36. (KMC)	1331
59.	1411	West Kamal Vihar Near Kamal Pur, Burari, Delhi-84.	1316
60.	1286	Surendra Colony Jharoda Part-III, Delhi-84	322
61.	1295	Swami Dayanand Enclave, Burari, Delhi.	789
62.	1296	Swami Shradhanand Park Bhalswa Dairy, Karnal Road, Delhi-42.	313
63.	1301	Swaroop Nagar, South Part-II, G. T. Karnal Road, Burari Road.	949
64.	1317	Tomar Colony, Kamalpur, Burari, Delhi-84.	633
65.	1338	Uttaranchal Enclave, Burari, Delhi-84.	501
66.	1351	Vijay Colony, Salempur Mazara, Burari Vistar, Delhi-84.	388
67.	1431	Zindpur Extn., Delhi-36.	680
68.	1432	Zindpur Village Extn., Alipur, Delhi-36.	861

Source : As per the list of GNCTD.

IDENTIFICATION OF COMMERCIAL STREETS IN ZONE P-II
(as per notification of GNCTD dt. 15.9.2006)

Sl. No.	Name of the Road/Street	Stretch		R.O.W (In Mtrs)
		From	To	
1.	Burari Road	Kali Mandir	Supplementary Drain	30.00

PUBLIC & SEMI PUBLIC FACILITIES

Sector-I	Medical College (1 No), Hospital ‘A’ (1 No), Hospital ‘B’ (1 No), Education & Research Institute (1 No), Old Age Home (2 Nos) Police Station (1 No), Fire Station (1 No), Hospital ‘C’ (2 Nos), Hospital ‘D’ (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No).
Sector-II	Institutional Area (Multipurpose Use) – Police Station (1 No), Fire Station (1 No), Working Women –Man Hostel (1 No), Parking site (1 No), Bus Terminal (1 No), Recreational Club (1 No), Veterinary Hospital (1 No), Hospital ‘C’ (1 No), Hospital ‘D’ (1 No), Maternity Centre (1 No), Nursing Home (1 No),
Sector-III	College (1 No), Engineering College (1 No), ITI (1 No), Religious Centre (1 No), Hospital ‘A’ (1 No), Hospital ‘B’ (1 No), Hospital ‘C’ (3 Nos), Hospital ‘D’ (3 Nos), Maternity Centre (3 Nos), Nursing Home (3 Nos), Old Age Home (1 No), Veterinary Hospital (1 No), Parking Site (1 No), Fire Station (1 No), District Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-IV	Police Station (1 No), Fire Station (1 No), Hospital ‘B’ (1 No), Parking Site (2 Nos), Hospital ‘C’ (1 No), Hospital ‘D’ (1 No), Nursing Home (1 No), Maternity Centre (1 No), Multipurpose Community Hall (1 No), Exhibition ground & Amusement Park (1 No).
Sector-V	Multipurpose Use (Commercial), Parking Site (1 No), Multipurpose Community Hall (1 No), Knowledge Park.
Sector-VI	Engineering College (1 No), Science Centre (1 No), College (2 Nos), ITI (1 No), Working Women / Man Hostel (1 No), Hospital ‘B’ (1 No), Hospital ‘C’ (2 Nos), Hospital ‘D’ (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Old Age Home (1 No), Police Station (1 No), Fire Station (1 No), Disaster Management Centre (1 No), Recreational Club (1 No), Parking Sites (1 Nos), Divisional Sport Centre (1 No)..

Sector-VII	Medical College (1 No), Hospital 'A' (1 No), Old Age Home (1 No), Multipurpose Use (PSP) – Police Station (1 No), Fire Station (1 No), Telephone Exchange (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Head Post Office (1 No) Recreational Club (1 No) Divisional Sport Centre (1 No), Parking Site (1 No).
Sector-VIII	Engineering College (1 No), ITI (1 No), College (2 Nos), Hospital 'C' (1 No), Hospital 'D' (1 No), Maternity Centre (1 No), Nursing Home (1 No), Fire Station (1 No), Veterinary Hospital (1 No), Parking Sites (2 Nos), Multipurpose Community Hall (1 No), District Sports Centre (1 No).
Sector-IX	Engineering College (1 No), ITI (1 No), Hospital 'B' (2 No), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Old Age Home (1 No), Parking (1 No), Recreational Club (1 No).
Sector-X	Hospital 'B' (1 No), Hospital 'D' (2 Nos), Maternity Centre (2 Nos), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Police Station (1 No), Fire Station (1 No), Working Women-Men Hostel (1 No), Parking Site (1 No), Old Age Home (3 Nos), Religious Centre (1 No) .
Sector-XI	Hospital 'B' (2 Nos), Hospital 'C' (2 Nos), Hospital 'D' (2 Nos), Fire Station (1 No), Maternity Centre (2 Nos), Nursing Homes (2 Nos), Veterinary Hospital (1 No), Parking Site (1 No), Multipurpose Community Hall (1 No), District Sport Centre (1 No).
Sector-XII	Institutional Area – Telephone Exchange (1 No), Head Post Office (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Police Station (1 No), Maternity Centre (1 No) / Nursing Home (1 No), Fire Station (1 No), Working Women – Man Hostel (1 No), Recreational club (1 No), Parking Sites (1 No) Divisional Sport Centre (1 No), Multipurpose Community Hall (1 No).
Sector-XIII	Police Station (1 No), Fire Station (1 No), Hospital 'C' (1 No), Hospital 'D' (1 No), Nursing Home (2 Nos), Multipurpose Community Hall (1 No), Parking Site (1 No), Maternity Centre (1 No).

List of cremation grounds / Qabristan under the jurisdiction of MCD in Zone P-II

Sl. No.	Name of Cremation Grounds
1	Singhu
2	Tajpur
3	Alipur
4	Mohammadpur Majra Ramzan pur

Sl. No.	Name of Qabristan
1	Alipur
2	Akbarpur
3	Bakhtawarpur
4	Hameedpur
5	Mukhmel
6	Palla Jhangola
7	Tajpur

Community Level Facilities at Gross Residential

Facilities	No.	Area in Sqm.	Total Area
• Senior Sec. School	190	6000-8000	All these facilities will be distributed in various sector in gross residential use zone.
• Primary School	190	2000-4000	
• Banquet Hall	190	800-2000	
• Dispensary	190	800-1200	
• Community Recreational Club	19	2000	
• Socio-Cultural Activities (Auditorium, Meditation, Spiritual Centre, Dance and Drama Centre)	19	1000	
• Family Welfare Centre	19	500-800	
• Pediatric Centre	19	500-800	
• Geriatric Centre	19	500-800	
• Police Post	19	500-800	
• Diagnostic Centre	19	2000	
• School for Mentally challenged	7	2000	
• School for Physically Challenged	7		

LIST OF SUUGESTED MODIFICATION IN-CORPORATED IN EARLIER APPROVED ZDP, P-II

1. Village Mukhmelpur:

- 24 ha. of land earlier earmarked for recreational use have been reduced and converted into residential use zone.
- 10 ha. of land of residential use have been changed to recreational in village Hiranki and balance 14 ha. has been adjusted in village Nathupura and Zindpur.
- 5 ha. of land have been reduced from the area earmarked for commercial along 80 m R/W proposed road and have been proposed in the village Mukhmelpur.

2. Village Khampur:

About 4 ha. of land earlier earmarked for PSP has been changed to residential use zone and 4 ha. PSP area has been adjusted in the same sector.

3. Village Nanglipuna:

20 ha. of land provided adjacent to Nallah have been readjusted along the proposed 60m R/W road near village Kadipur.

4. Vilage Jahangirpuri:

The pocket has been re-designed by providing commercial in either side as this being the central spine. The residential area has been increased as suggested by the Authority members mentioned above. Remaining area has been retained for PSP. About 15 ha. of land earlier earmarked for industrial use has been reduced to accommodate residential use zone. However, 15 ha. industrial use has been added in the pocket earmarked for industrial use near village Tajpur.

5. 6 ha. of land earmarked for PSP use in Ibrahimpur have been shifted in village Nathupura.

Copy of the modified plan is placed at page 517/C. The above modification are incorporated to the earlier approved zonal plan for zone P-II.