

# **ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA/RIVER FRONT, ZONE 'O'**

**Approved by Ministry of Urban Development, Govt. of India vide letter No. K-12011/23/2009-DDIB dated the 8<sup>th</sup> March, 2010 under Section 9(2) of DD Act, 1957**

Authenticated on behalf of Government of India  
vide letter No. K-12011/3/Zone-O/2010-DDIB dated 30<sup>th</sup> June, 2010.

**Sd/-**

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Ministry of Urban Development,  
Nirman Bhawan, New Delhi



## **DELHI DEVELOPMENT AUTHORITY**

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## **PREAMBLE**

The Zonal Development Plan for Zone ‘O’ has been approved by Ministry of Urban Development, vide letter No. K-12011/23/2009-DDIB dated the 8<sup>th</sup> March, 2010 under Section 9(2) of DD Act, 1957 and notified under section 11 by DDA on 10.08.2010

The regularization of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in the Para No. 13 of the ZDP/ Govt. directions issued from time to time.

Indication of Influence Zone along MRTS/Major Transport Corridor [*as well as indication of uses other than residential and facility corridor*] shall be undertaken at the stage of Layout Plans/Local Area Plans, as per provisions of MPD-2021 and the Guidelines / Conditions, as notified by DDA with the approval of Government of India from time to time.

## **ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA / RIVER FRONT**

### **(Zone 'O')**

#### **1.0 Introduction**

1.1 As per MPD - 2021 notified on 7.2.2007, the National Capital Territory (NCT) of Delhi has been divided into fifteen zones (Divisions) designated 'A' to 'P' (except zone 'I'), eight in urban Delhi ('A' to 'H'), six in Urban Extension ('J' to 'N' & 'P') and one for River Yamuna/River front which has been designated as Zone 'O' **(Map – I)**

1.2 The River Yamuna/ River front, Zone 'O' has special characteristics and ecological significance for which various studies have been conducted from time to time. As such, the Zonal Development Plan of Zone 'O' is conceived to set the strategies for rejuvenation of river Yamuna and eco-friendly development.

#### **2.0 Statutory provisions and objectives**

2.1 The Zonal (divisional) Plan of the area is prepared under Section-8 and processed under Section -10 and simultaneously the modification of the land uses to be processed under Section 11(A) of the Delhi Development Act, 1957.

2.2 Section-8 of the Delhi Development Act 1957 defines the contents of the Zonal Plan. As per the MPD - 2021, a Zonal Development Plan means a Plan for one of the zones (divisions) of the National Capital Territory of Delhi containing detailed information regarding provisions of social infrastructure, parks and open spaces and circulation system etc. The Zonal (Divisional) plan, details out the policies of the Master Plan.

#### **3.0 Location, Boundaries and Area**

3.1 River Yamuna enters from Palla (on north side) traverses a length of 48 km through National Capital Territory of Delhi and leaves it at Jaitpur (south side). The zone 'O' covers about 9700 ha area (as per MPD 2001) from Northern boundary of National Capital Territory of Delhi up to the Southern boundary of the National Capital Territory of Delhi.

The River Yamuna/ River front, Zone 'O' is bounded as under:

- North : NCTD Boundary
- South : NCTD Boundary
- East : Marginal Bund and NCTD Boundary
- West : Marginal Bund, Ring Road and proposed  
NH-2 bypass along Agra canal

## 4.0 Existing Characteristics/ Developments

4.1 The following are the predominant characteristics of this Zone:

i) River Yamuna in Delhi covers a length of about 48 km including 22 km in urban area and its spread varies from 1.5 km to 3.0 km.

ii) Seven Road Bridges, two Railway Bridges, one Metro Bridge and two fair weather Pontoon Bridges cross River Yamuna.

iii) Twenty two major drains are discharging effluents into the river.

iv) The river bed gently slopes from 208 msl in the north to 199 msl in the south. Thus the gradient of the river from north to south is about 9m.

v) The zone has an assortment of activities like Delhi Secretariat, Samadhi complex, Cremation Grounds, Sports Complexes, and Thermal & Gas Power Stations, Bathing Ghats, Sewerage Treatment Plants, fly-ash ponds and fly ash brick plants etc. Some of the pockets are under thick plantation and most of the river basin area in Zone 'O' is being used for agriculture, horticulture and has a wealth of flora and fauna. The encroachments in the River bed area aggravate the pollution in river Yamuna. In some parts land from river basin has been reclaimed for unauthorized constructions.

4.2 Existing characteristics of various part/ stretches of River Yamuna on either side are as under:

**Table-1**

Sub-Zone	Description of Area	Existing characteristics/ Developments in Zone 'O'	
		West	East
1	NCTD Boundary to Wazirabad Barrage	Agriculture, Biodiversity park, Jagatpur village, Wazirabad Village, monuments, Unauthorized colonies, Wazirabad Water works, Ghats.	Agriculture, Water works, Facility centre, CRPF Camp, Delhi Police Firing range, Unauthorized colony.
2	Wazirabad Barrage to ISBT Bridge	Unauthorised colonies, Unauthorised religious structures, CNG station, Bathing ghat.	220 KV ESS(Electric Sub-Station), water ponds, grass farms, Marshes, Gurudwara & Agriculture.
3	ISBT Bridge to Old Yamuna Rail cum Road Bridge	Nigambodh ghat, unauthorized growth of Yamuna Bazaar, Salimgarh fort, ghats, ESS.	Unauthorized colony, Agriculture, DMRC Depot, IT Park, PSP site.
4	Old Yamuna Bridge to ITO Barrage	Electric crematorium, Vijay ghat, Shanti van, Shakti sthal, Raghat, Gandhi darshan, I.G. stadium complex, Power house, Delhi secretariat, Fly ash brick plant.	Agriculture, cremation ground.

5	ITO Barrage to Nizamuddin Rly Bridge	I P power house, Gas turbine power house, STP.	Agriculture, Forest, Site for DMRC Depot & Station.
6	Nizamuddin Rly Bridge to N H 24	Fly ash pond, Fly ash brick plant.	Agriculture, PSP(Public and Semi-Public) site Akshardham temple complex, Parking, CWG Village Complex.
7	NH24 to Okhla Barrage	Electric crematorium, Rajiv Gandhi Smriti Van, unauthorized petrol pump, unauthorized encroachment, Electric sub-station, site of underground water reservoir, unauthorised colonies.	Agriculture.
8	Okhla barrage to NCTD Boundary	Unauthorized colonies, water body, agriculture, Madanpur Khadar resettlement scheme ,LPG bottling plant.	Agriculture & Water body

#### 4.2.1. EXISTING LAND USE

**Table-2**

S.No.	LANDUSE	AREA(Ha)	%
1	RESIDENTIAL		
	A*	62.21	0.64
	B**	980.00	10.10
2	COMMERCIAL	39.50	0.41
3	INDUSTRIAL	34.04	0.35
4	RECREATIONAL	528.40	5.45
5	TRANSPORTATION***	345.65	3.56
6	UTILITIES	166.00	1.71
7	GOVERNMENT	1.80	0.02
8	PUBLIC & SEMIPUBLIC	179.84	1.85
9	RIVER & WATER BODY(including Agriculture)	7362.56	75.90
	<b>TOTAL</b>	<b>9700.00</b>	<b>100.00</b>

A\*=Approved residential scheme (Madanpur Khadar Resettlement colony (51.21)Ha and 11.0 Ha Residential Use at CWG-Village)

B\*\*=Unauthorized colonies falling in Zone 'O'.

\*\*\* The Transportation use includes the DMRC Depot & Stations at Shastri Park and south of Vikas Marg in addition to the area under circulation such as roads, rail, and metro corridor.

## 5.0 Various Proposals & Recommendations

### 5.1 MPD - 1962

The entire area north and south of Wazirabad barrage was shown as floodable and recommended, development of District Parks, Play Grounds and Open Spaces on the western bank of River Yamuna and in the area south of Wazirabad Barrage. It further recommended shifting of existing Thermal Power Stations i.e Rajghat and Indraprastha after their machinery becomes obsolete and formulation of scheme for discontinuing sewage outflow into the River Yamuna.

## 5.2 MPD - 2001 Proposals

River Yamuna to be made pollution free through various measures. On the big expanse of its banks large recreational areas to be developed and to be integrated with other urban developments so that the river is an integral part of the city physically and visually. It also recommended channelisation of river with the following provisions:

- i) After the result of the model studies for the channelisation of the river Yamuna become available, development of river front should be taken up, considering all the ecological and scientific aspects as a project of special significance for the city.
- ii) Strict enforcement of Water Pollution Act is needed to keep the river clean.

## 5.3 Delhi Urban Art Commission (DUAC) - Conceptual Plan-2001

The Conceptual Plan-2001 envisages that “through proper channelisation, a sizeable area can be made available for recreational activities with some areas on either side of the river to be preserved for three dimensional developments”.

## 5.4 National Capital Region (NCR) - Regional Plan-2021

The Regional Plan-2021 has identified river zone as natural conservation zone and recommends that the water bodies be kept free from any encroachment/development to allow free flow of water. Construction activity for human habitation or for any other ancillary purpose not to be permitted. Suitable measures to be taken to maintain the water body with the minimal flow/water level.

The following activities have been recommended in the natural conservation zone:

- i) Agriculture and horticulture
- ii) Pisciculture
- iii) Social forestry/ plantation including afforestation
- iv) Regional recreational activity with no construction exceeding 0.5% of the area with the permission of competent authority.

## 5.5 Yamuna Action Plan of Slum Wing, MCD/NCTD

Under the Yamuna Action Plan, the following facilities have been developed in this zone:

- i) Low cost toilets
- ii) Sewage treatment plants
- iii) Electric crematoria

- iv) Bathing ghats
- v) Plantation

## 5.6 MPD - 2021

i) Rejuvenation of River Yamuna through a number of measures including ensuring adequate flow in river by release of water by riparian states, refurbishment of trunk sewers, treatment of drains, sewerage of unsewered areas, treatment of industrial effluent, recycling of treated effluent and removal of coliforms at STPs (**ANNEXURE- I**).

ii) The natural features such as Forest, Wildlife Sanctuary, River Yamuna and other water bodies should be conserved and kept free from unrestricted and unplanned urban development.

iii) Designation and delineation of appropriate land uses and aesthetics of the river front which should be more/ fully integrated with the city and made more accessible-physically, functionally and visually.

iv) Water bodies, having a minimum size of surface area of 1 ha shall be preserved by the concerned authorities. Further effort shall be made at the local level to retain smaller water bodies.

## 6.0 Studies Undertaken for the Zone

### 6.1 The Central Water & Power Research Station (CWPRS) Pune's, Hydraulic Model Studies on Channelisation

The CWPRS, Pune submitted its Technical Report No.3062 in May, 1993. The summary of findings and recommendations are given as under:

i) Indraprastha barrage, Nizamuddin railway bridge and Nizamuddin road bridge are closely located in river reach of 3 kms. The waterways provided for these structures are around 550 m. The river flow between these structures is more or less confined in a width of 550 m. Therefore, by joining the guide bunds of these structures in this reach, it was seen that there was no increase in water level or change in flow conditions due to channelisation. Hence it appears technically feasible to channelise the river in this reach.

ii) The bottom of the old rail-cum-road bridge is at RL 206.3 m and it was seen that with discharges above 7022 cum/s, the bund was getting submerged with channelisation. With channelisation the water level observed at this bridge was RL 209.3 m when river discharge of 12750 cum/s. In case of Wazirabad barrage the bottom of decking is RL 209.75 m. With the channelisation, water level observed was RL 211.1 m with a discharge of 12750 cum/s. Thus channelisation between Indraprastha barrage and Wazirabad barrage could be taken up only after renovation of these two bridges. The guide bunds of the structures which are not designed for water discharge of 12750 cum/s will have to be strengthened

as 22 drains discharging into the river Yamuna would face the problem of blockage due to increased water level in the river by channelisation. At the outfall of these structures, cross regulators would have to be provided along with arrangements for pumping the drain water into the river, whenever water level in the river would be higher than the permissible water level in the drain.

iii) It may be mentioned that due to channelisation, the storage capacity at the three barrages namely, Wazirabad Barrage, Indraprastha barrage and Okhla barrage would reduce. Overcoming all these limitation/constraints, channelisation in three phases as mentioned below could be implemented.

- i) Phase- I    Indraprastha barrage to Okhla barrage
- ii) Phase-II    Indraprastha barrage to Wazirabad barrage
- iii) Phase-III    Wazirabad barrage to Palla

## 6.2 Inland Waterways Authority of India (IWAI)

i) The Inland Waterways Authority of India (IWAI), an autonomous body for the development, management, maintenance and better utilization of national waterways carried out a pre-feasibility study for navigational potential of River Yamuna for passenger service, cargo service, development of water sports, recreational facilities in River Yamuna in November/December, 1988 and submitted its report in January, 1989 to the Hon. Lt. Governor, Delhi.

ii) The study based on Talwegs Soundings Survey conducted between Wazirabad Barrage and Okhla Barrage noted that for the entire stretch, except for few isolated locations, a 2.0 m deep water channel is available. The study suggested that to make available a 300 - 450 m wide continuous channel of min 2.0 m depth, dredging efforts have to be made by excavating 90000 cum of earth every season, which is possible using a single portable cutter suction dredger. The study recommended that in-stream navigation should be integrated with the scheme for development, pollution abatement and flood control.

## 6.3 Study on Planning & Development of Yamuna River Bed by School of Planning & Architecture (SPA), New Delhi

A study was assigned to the School of Planning and Architecture, New Delhi for identifying alternative approaches to planning and development. Three alternative approaches have been suggested in this study. They are:

### 6.3.1 Eco-system Based Approach

This is purely an environmental approach to the river bed development and comprises of the following components.

- i) Augmenting water recharge potential in the form of retent and detention ponds.

ii) Reducing pollution of Yamuna water through installation of STP at the outfall points and effluent management of adjoining rural areas.

iii) Conservation of Natural areas.

iv) Hierarchy of green areas to be developed with varying use like remnant forests, landscaped parks, zoological and botanical gardens with significant emphasis on pollution control.

v) Recreation in form of 'eco-tourism' such as passive greens and water sports facilities where environmentally viable.

vi) Continuation and Renewal of existing Areas.

### 6.3.2 Integrated Development Scenario

With proper inclusion of such uses that would give citizens desirable proximity to the river:

i) Retention of essential features of the eco-based scenario such as augmentation of ground water recharge, pollution control and conservation of natural areas.

ii) Assignment of uses, according to demand and suitability, mainly incorporating those uses which are either presently under consideration or are derived to facilitate improvement of the perceived quality of life of other areas.

iii) Modification of certain existing/ ongoing uses to improve their respective environmental qualities.

iv) Integrated tourism development, through development of appropriate infrastructure, networks and facilities.

v) Higher levels of recreational activities including water sports and other recreational uses.

vi) Inland water transportation is also envisaged for development, subject to feasibility.

vii) Management of higher order as an essential requirement to ensure economic viability and sustenance of integrated development.

### 6.3.3 Post Channelisation Development Scenario

It is an extension of the Integrated Development Scenario with partial/limited channelisation as a precondition. This Scenario also requires:

i) Reduction of peak flood water release, as flow volumes are likely to increase on channelisation.

ii) Pumping regulation to prevent backflow of existing drains and consequent flooding in other areas of Delhi.

iii) Limited assignment of religious and other water bound facilities as channelisation will restrict the stream width will not permit stream bifurcation and will permit limited in stream uses.

iv) The study proposes alternatives models of public-private partnerships, and recommends integrated development model, which foresees only partial channelisation.

#### 6.4 National Environmental Engineering & Research Institute (NEERI) Study on 'Environmental Management Plan for Rejuvenation of River Yamuna'.

DDA assigned a study on "Environmental Management Plan for Rejuvenation of River Yamuna in NCT" to the NEERI. The NEERI in its report gives a study of the existing situation in the flood plains and guidelines for further development. The NEERI has recommended sub-zone wise development, based on which the zonal development plan proposals have been worked out. Plan is placed at **MAP-II**.

##### 6.4.1 Recommended Activities in Sub Zones by NEERI:

**Table-3**

Category	Use/Activity	Suggested Location	
		Sub Zone	Segment
I. Low Development, No Built up	Botanical Garden	06	East
	Nurseries	02	East & West
		03	West
		05	East
	Forest & Picnic Spots	02	East
		07	East
	Golf Course & Polo Ground	07	West
	Special Parks (Like Herbal Garden)	06	East
	07	East	
II. Moderate Development, Low built up	Open Air Stadia	07	East
	Amphitheatre	07	East
	Race Course	07	West
	Theme Parks(Like Rock Garden)	07	West
	Zoological Garden	01	West
	Aqua Sports	08	West
	Camping Grounds	06	East
	Recreational Clubs	07	East
	Congregation grounds	07	East
	Idle Parking	06,08	West
		03	East

III. Extensive Development, Moderate built-up	Convention Centres Secretariat & Assembly Museums Financial District	07 04 04 07	East & West West West East
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#### 6.4.2 Proposed Land Utilisation in different Sub Zones by NEERI

**Table-4**

Sub Zone	Land Availability under Return Year flood (Area in Ha)				Proposed land Use	
	10	50	100	Safe	Western bank	Eastern bank
01: Palla to Wazirabad Barrage	-	-	-	-	Water Storage, Flood water Moderation & Tubewells	Water Storage, Flood water Moderation & Tubewells
02: Wazirabad barrage to ISBT Bridge	475	342	180	39	Nil	Play grounds, park, zoological & botanical gardens, picnic spots, nurseries (10 & 50 yrs) Sport complex, theatre, food shops. Parking area (100 yr & safe)
03: ISBT Bridge to Old Railway Bridge	82	25	-	-	Nil	(Metro Rail), Nurseries, Idle parking
04: Old Railway Bridge to ITO Barrage	192	78	19	-	Heritage Park, Museum, Garden	Play Fields
05: ITO Barrage to New Railway Bridge	179	106	50	-	City cultural centre	Play fields (10 yr) Parks, picnic spot (50 yr), Botanical garden, mini-sport complex (100 yr)
06: New Railway Bridge to NH-24 Bridge	206	104	60	-	Fly ash Brick Plant, Parking & constructed wet land	Garden, parking, camp site (10 & 50 yrs) Public/Semipublic use (100 yr)
07: NH-24 Bridge to Okhla Barrage  <b>Block-1</b> Area between NH-24 and ILFS bridge  <b>Block-2</b> Area between ILFS bridge and Okhla Weir	1063	474	236	78	Block 1 & 2 Play grounds, golf course (10 yr), Botanical garden, zoological park, rock garden, tourist cottages, camping sites with public conveniences (50 & 100 yrs) Convention centre, small shopping plaza, pleasure parks, parking	Block 1: Golf course, polo ground, racecourse (10 & 50 yrs), Congregation Ground (100 yr) Open air & amphitheatres (safe)  Block 2 & Block 3: Nil

<b>Block-3</b> Area between Okhla Weir and Okhla Barage					facility(safe)	
08: Okhla Barrage to Jaitpur	-	-	-	-	Agriculture &Tubewells	Agriculture &Tubewells
<b>Total</b>	<b>2197</b>	<b>1129</b>	<b>545</b>	<b>117</b>		

**Grand Total 3988 Ha.**

\* Source: NEERI report on Environmental Plan for Rejuvenation of River Yamuna in NCT

## 6.5 Draft Zonal Plan based on MPD-2001.

i) As per provisions of MPD-2001, the draft Zonal development Plan for Zone 'O' & Part 'P' covering an area of 9700 ha was prepared and discussed in the 53rd meeting of NCR Planning Board held on 28<sup>th</sup> January 2005. The Board suggested that the draft Zonal development Plan should be within the framework of MPD-2021.

ii) The draft Zonal development Plan of Zone 'O' and part 'P' based on MPD-2001 was published for inviting objections/ suggestions vide Public Notice dated 21.8.2006. About 112 objections/ suggestions were received in response to the Public Notice which was considered by the Board of Enquiry and Hearing in its meeting held on 11.5.2007. The Board of Enquiry and Hearing recommended that since MPD-2021 has already been notified on February 2007, the Zonal Plan may be based on the provisions of MPD-2021, thus it may be reviewed and revised as per provisions of MPD-2021 and the objections/ suggestions received in response to the Public Notice may be considered along with the objection/ suggestion to be received in response to the Public Notice on the draft Zonal Plan to be published based on the provisions of MPD-2021.

## 6.6 River Yamuna/River Front, Zone 'O' MPD-2021

i) As per MPD-2001, the area of Zone 'O' and part 'P' is 9700 Ha. As per MPD-2021, the area of Zone 'O' is 8070 Ha., since the boundary of the river zone shown in both the Plans is same, modification in area of the zone 'O' boundary in MPD-2021 needs to be carried out.

ii) The zonal boundary of Zone 'O' as shown in the plan of National Capital Territory of Delhi Zones (Divisions) in MPD-2021 document be modified as per the Plan 'Sub-division for Zones (divisions) A to H. Modification in MPD-2021 in this regard needs to be carried out. **(MAP-III)**.

## 6.7 DUAC 'Imagining Delhi' -2006

DUAC exhibition 2006, on 'Imagining Delhi' has recommended the conservation and rejuvenation of river Yamuna – a new space with green/ recreational area along the river bank.

## 7.0 Conservation, Villages, Squatter Settlements, Resettlement Colonies, unauthorized Colonies and Farm House

### 7.1 Conservation of built heritage

The list of monuments/ built heritage in and along River Yamuna as per the listing Delhi: The Built Heritage by INTACH ,Delhi Chapter is given below:

#### Protected

- i) Mosque, Shah Alam's Tomb, (north of Wazirabad Road)
- ii) Bridge at Wazirabad
- iii) Salimgarh, Gateway, Mosque

#### Un-protected

- i) Embankment of Wazirabad Bridge
- ii) Nigambodh Ghat
- iii) Nili Chhatri Temple at Yamuna Bazaar
- iv) Jail, Museum, Ammunition room at Salim Garh

### 7.2 Villages

i) Villages are characterised by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix of such uses. The list of urban villages in River Yamuna is given below;

- a. Subhepur
- b. Jagatpur
- c. Wazirabad
- d. Jaitpur
- e. Mithapur
- f. Badarpur Khadar

ii) The continuance of these villages in River Yamuna/ River front, Zone'O' is required to be examined in view of the eco-sensitive nature of the zone. Preparation of the redevelopment plans by the concerned local bodies within three years. Villages to be treated as special area where special area regulations shall be applicable.

### 7.3 Squatter Settlement

The Delhi High Court has passed orders from time to time, the same are to be considered while planning and development of this zone.

#### 7.4 Resettlement Colonies

i) As per MPD 2021 provisions, in-situ up-gradation of the land pockets of slum and JJ Clusters, which are not required for public / priority use is the first option for provision of affordable housing for rehabilitation of squatters. Resettlement colonies through planned schemes, are also to be upgraded in a similar way for infrastructure provision.

ii) A Resettlement colony, Madanpur Khadar spreading over an area of 51.2 Ha. with provisions for Public & Semi-public facilities is existing in this zone.

#### 7.5 Unauthorised Colonies

i) The process of regularization of unauthorized colonies is being coordinated by the govt. of GNCTD. Regularization 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 each Zone has been annexed to every Zonal Plan. As in the case of village Abadis, the 'landuse' of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

ii) A tentative list of unauthorized colonies in River Yamuna/ River front, Zone'O' as per GNCTD is given as **ANNEXURE - II**. The continuance of these unauthorized colonies in River Yamuna/ River front, Zone'O' is required to be examined in view of the eco-sensitive nature of the Zone. Wherever required, the change of land use will be processed separately as per approved Layout/ Regularisation Plan of the colony.

### 8.0 Objectives and Framework for the Zonal Development Plan

8.1 Keeping in view the various studies and the conclusions arrived at, the Zonal Development Plan strives to achieve the following objectives

- i) Water Supply Augmentation
- ii) Pollution Abatement
- iii) Land Utilization/ Management
- iv) Eco-friendly development

8.2 Other critical concerns for the rejuvenation of the river areas are as under:-

- i) Involvement of multiple agencies
- ii) High resource requirement

- iii) Special significance of the area and its linkage with the other states upstream and downstream, development/ re-development of the existing areas.
- iv) The development should not increase the pollution within the River Yamuna/ River front,zone'O' area rather it should regenerate a healthy environment.
- v) The development should be safe from flood, even at peak flood level.
- vi) The resource requirement is partially recovered with the development of land in the river zone without imposing compromises on the quality of the environment.
- vii) Identifying the stretches which can be/ should be developed on priority and do not require large financial resources and are prone to encroachments.
- viii) To mitigate the constraints of land for public and semi-public uses of the adjoining areas more so of Trans Yamuna area.
- ix) To prepare up-to-date digital maps using Geographical Information System (GIS) and satellite images/Aerial photography, visual/ physical surveys.
- x) Overall ground truth assessment.
- xi) Study of Drainage and Flood Control including River Engineering/Hydrology of Yamuna River.
- xii) Review of the study on Rejuvenation and Environmental Management Plan of Yamuna River front prepared by National Environmental Engineering Research Institute (NEERI), Nagpur.
- xiii) To study the plans of water supply augmentation.
- xiv) To study the plans of sewerage/sanitation and pollution abatement.
- xv) Landscape flora/fauna and Urban Design studies.
- xvi) Transportation/networks studies.
- xvii)To integrate the plans of water supply augmentation / pollution abatement/ sanitation/ sewerage/ drainage/ flood control and environment management into a Sustainable Landuse Plan in a legal framework

### 8.3 Strategy

The basic goal of the Zonal Plan is to rejuvenate river Yamuna as a 'CITY LIFELINE' by striking a balance between developmental parameters and ecological aspects. Several approaches have been integrated to achieve sustainable Riverfront development, as given below:

#### 8.3.1 Water supply augmentation

i) Availability of water in the river throughout the year

- Capacity Augmentation of the existing barrages.
- Planning & Development of 'regulated flood plain reservoirs' in low lying areas (25 year flood plain).
- Construction of storage reservoir upstream, to collect the monsoon excess flow and regulate the flow.

ii) Up-gradation of river water quality to prescribed standards through:

- Innovative technologies for better output standards for treated effluents.
- Effective and in-depth monitoring by concerned agencies to take action and reduce impacts of waste and strict enforcement of Water Pollution Act.
- Installation of treatment facilities by polluting units, through regime of control and command industry and ensure efficient and effective functioning of the STP's and ETP's.
- Removing non-compatible and pollution generating land uses from the river bed.

iii) Increased accessibility to the river physical, functional and visual, e.g. in the basin areas lying behind Raj Ghat, Gandhi Nagar, between Wazirabad and ITO etc.

iv) Development with suitable land forms/ landscape (in phases) is recommended based on certain environmental and technical limitations. This will not only make more land available for recreational, development remunerative purposes but also improve the aesthetics of the river front.

v) Identification of developable, un-developable and degraded land based on identified environmental parameters as the following.

- Conceptualize the river development in terraces and utilize the high land areas by identifying the various inundation levels.
- Removal of non-conforming and polluting landuses, e.g. JJ clusters and unauthorised construction.
- Adopting suitable, positive, compatible and conforming landuses.

vi) Better co-ordination among different agencies involved in the management of the Yamuna, its drains, canals and water treatment works in Delhi.

vii) Adopting special zoning controls for a regulated three-dimensional comprehensive development.

viii) Strengthening commitments of various stakeholders by addressing the issues and implementing mitigation measures. Promoting community awareness and participation methods-conduct surveys, workshops etc, to significantly expand citizen participation in the planning and design of the river front.

ix) The riverfront development will be a lifeline for the community and a mark of distinction and pride for generations to come.

#### 8.4 Rejuvenating the River Front

- i) Preventing dumping of urban wastes, untreated sewage etc
- ii) Compatible and conforming landuses along the basin.
- iii) Use of infiltration beds, buffer strips, along the river to absorb and filter contaminants and sediment in runoff from paved surfaces.
- iv) Utilising vegetation to stabilize banks from erosion.
- v) Designing with porous paving material that allow rain to be absorbed rather than running off of trails, parking lots etc. carrying sediment and other urban pollutants into river/ streams.
- vi) Adding natural in-stream elements, e.g. root wads of downed trees that provide essential slow-water habitat for young fish and insects and replanting native wetland and upland plants and trees that will

provide ambient growth environment for fish, migratory bird and other wildlife habitat.

- vii) Providing wildlife observation areas, theme parks and interpretive nature/ historical trails that explain river ecology and the historical significance

## 8.5 Strategies for riverfront development

- i) To establish riverfront walkway, trails, parks.
- ii) To create visually pleasing order to the river's edge.
- iii) To attract people and investment to the riverfront.
- iv) To develop an arts/entertainment/cultural district.
- v) To expand leisure and recreational use of the river and riverfront.
- vi) To emphasize pedestrian streets that connects to the riverfront.
- vii) To provide outdoor activities for the people.
- viii) To provide opportunities for boat launching and storage.

8.5.1 Reclaiming the riverfront ensures not only its environmental integrity but also stimulates the economy. The aim is to achieve maximum economic benefit with minimum public investment to ensure a self-sustaining set up. Thus, the riverfront development will be based on financial and environmental catalysts. The revenue generated by the various activities will allow the riverfront to further develop parks and trails, commercial sites and infrastructure improvement within the area for an economically and environmentally healthier riverfront. This healthier vision is critical, as it is the foundation for new, long-term economic growth in the city and region.

## 8.6 Infrastructure Improvement

Sufficient infrastructure is critical for developing the Riverfront. Several infrastructure improvements for this area that have been previously identified as regional transportation priorities. Improved infrastructure will serve the riverfront and provide easy access to several recreational and development sites. This infrastructure will attract people and organizations, expanding the local tax base and fueling economic growth for years to come.

## 8.7 Cleaner, Quieter and Multiple Use

The river front vision includes multiple land uses that will provide access to all people in several different ways. These uses include parks and trails: a riverfront park – including a trail system – would be a welcome addition to the riverfront area. It allows the City to provide green spaces for use by the public and helps restore the area to its natural state.

## 8.8 Ensure availability of sufficient quantity of water in river

- i) By using 'regulated flood plain reservoirs', in identified low lying areas in the river basin, for water retention during dry seasons.
- ii) These reservoirs can be created at the existing barrages, e.g. North of Wazirabad, at Okhla etc. or by utilizing the existing embankments.
- iii) A survey of water bodies, catchment area feeder channels and water retention capacity is required to be undertaken with suggestion to improve storage of water
- iv) State Govt. and city authority may take action for implementing programme for renovation of water bodies.
- v) Central Water Commission(CWC), CPCB may estimate minimum flow requirement at different points of River Yamuna
- vi) CWC to prepare schemes for release of minimum flow in the Yamuna in Delhi based on fresh water saved as per objective at v) above and availability of water from lake and ponds.

*Source: CSE (2007) Sewage Canal – How to clean the Yamuna*

## 8.9 Capacity augmentation of the existing barrages can be done by :

- i) Desilting
- ii) Increase the existing pondage areas
- iii) Increase the height of the existing barrages
- iv) As per the orders of the Supreme Court, Min10 cumecs of water is to be let downstream into the river to ensure water in the river through out.
- v) Construction of Dams (micro) upstream to collect the monsoonal excess flow and regulate the flow.

## 8.10 Strategies of Pollution Abatement and Up-gradation of river water quality to prescribed standards:

- i) By improving the quality of water in the drains (especially the major ones, e.g. Najafgarh etc.), dumping untreated sewage into the river. This can be achieved by steps such as bio-remediation, using alternative technologies such as oxidation ponds, aeration machines etc.
- ii) There is a need to adopt innovative technologies which can treat sewage to such output standards to that the treated waste water can be used for non-potable purposes thereby reducing demand of fresh water.

8.10.1 For treatment of pesticide traces, the following actions are suggested:

i) Capping the existing sand filter with bituminous charcoal or coconut shells. The filters would have to be extended by nearly 40%. The advantage of this method is that the pesticide traces would get absorbed for an additional cost of 10%.

ii) Increasing flocculants by adding powdered activated carbon (PAC) or bentonite clay with doses varying from 25-30 mg/l. The costs would go up by 20%, the use of granular activated carbon, on the other hand, would double the present cost of water treatment.

iii) Use of clay beds. Here, raw water tanks need to be protected by claybeds. But this system would be difficult to operate in the monsoons when clay beds may get washed away.

iv) The best way to get rid of the pesticides (non-point) and industrial toxins is through 'Source protection measures', i.e. protect the catchments itself, through methods such as organic or biological farming etc.

v) Ensure upgradation of effective and more in-depth monitoring capabilities by concerned agencies to take action and reduce impacts of waste and strict enforcement of Water Pollution Act.

vi) To enforce installation of treatment facilities by polluting units, through regime of control and command industry, ensuring efficient functioning of the STPs and the ETPs.

#### 8.10.2 Strategies for Pollution Abatement

The city lifts raw water for meeting the drinking water requirement of citizens of Delhi upstream of Wazirabad Barrage and there is no water available for dilution on downstream side of Barrage except in Monsoon. 18 drains carry waster water and are outfalling in River. Out of these, there major drains contribute the 70% of pollution load.

### 8.10.3 Key objectives of the strategy should be

- i) Maximising utilization of existing treatment facilities.
- ii) Cleaning the drains in Delhi.
- iii) Ensuring reuse of treated effluent (so that treated and untreated sewage do not mix)
- iv) Improving monitoring systems and setting progressive standards.
- v) Achieving dilution in the river.

### 8.10.4 Cleaning the drains

- i) Delhi's drains can also be cleaned by tapping and connecting them to existing STPs.
- ii) Laying of interceptor sewers in a 59 Km length along the three major drains (i.e. Najafgarh, Supplementary and Shahdara) to intercept sewage flowing from subsidiary small drains and convey it to the nearest Sewage Treatment Plants (STPs) to ensure that only treated sewage is discharged.
- iii) Augmentation of the existing capacity of STPs at the mouth of Delhi Gate and Dr. Sen Nursing Home drains constructed at pilot plants, from the existing 2.2 to 15 million gallons daily at each point.
- iv) Interception of 13 small drains into Bela Road and Ring Road Trunk sewers after their rehabilitation.
- v) Construction of additional STPs after utilization of full capacity of existing plants.
- vi) All waste, legal and illegal, generated in the catchment area is trapped and treated.
- vii) Augment and optimize treatment facilities, where needed, to treat this waste. Appropriate technologies of scale (centralized or local) should be adopted.
- viii) Treated effluent to be reused and not mixed with untreated effluent before it flows into river.
- ix) Trapping the residual waste of the drain before it outfalls into River. Thereby treating it at the nearest sewage treatment plant.
- x) Regular and accurate monitoring of flow and pollution in drains. Monitor pollution at outlet point at river.
- xi) Polluters in the catchment of each drain to pay for dirtying it.
- xii) To clean the Yamuna, sewage from unsewered areas must also be treated. According to estimates, 50% of Delhi is unsewered.

xiii) There are five types of unsewered areas : unauthorised and unregularised, unauthorised and regularized, resettlement, urban villages and rural villages.

#### 8.10.5 Action points for unsewered colonies

- i) Estimate of water use and waste generation
- ii) Preparing plans for decentralized sewage treatment in unsewered colonies, urban and rural villages.
- iii) Developing reuse plans for treated effluent.
- iv) Setting up pilot projects in selected representative colonies in terms of water use, density of population and type of colony.
- v) Review of pilot projects and preparing plans for replication in other colonies.
- vi) Implementation of waste management projects.

#### 8.10.6 Action points for promoting treatment at source

- i) Putting out information on the best available technology for localized wastewater treatment and its costs so that the users can take an informed decision.
- ii) Setting up minimum quality standards for treatment and setting up a monitoring protocol.
- iii) Document on how to operate and maintain localized treatment systems so that local bodies and individuals can efficiently manage their systems.
- iv) Pilot projects on decentralised waste treatment and reuse for colonies so that we can demonstrate the effectiveness of the systems.
- v) This needs a policy backing for promoting decentralised wastewater systems. Incentives may include rebate on property tax, subsidy on water charges if recycled water is used. Disincentives to include high sewerage charges for disposal without treatment.

#### 8.10.7 Treating wastewater

- i) Wastewater treatment and recycling to be implemented at the colony-level, users to be alerted on best available technologies.

ii) Minimum quality standards to which wastewater should be treated, before it is considered fit for reuse, must be notified.

iii) Incentives like rebate on property tax, subsidy on water charges, or disincentives like high sewerage charges if waste is released without treatment, to be used.

#### 8.10.8 Collection of waste water from the River

i) While there are 22 major drains in Delhi, having 22 treatment facilities is unfeasible. Obstacles range from variation in flow to lack of space.

ii) While at some places the flow is too little and setting up treatment facilities is not cost-effective, at other, land is not available for construction.

iii) It is important to provide treatment facilities right where drains discharge into the Yamuna. Drains must also be divided into eight groups.

#### 8.10.9 Strategy for abatement of pollution in river Yamuna is given in **ANNEXURE-III**

#### 8.10.10 Action points for reusing treated sewage from STPs

i) Policy on wastewater reuse.

ii) Notifying reuse standards based on health aspects and for various uses of treated wastewater.

iii) Implementation of strategies to make treated sewage safe.

iv) Action plan for reuse of treated wastewater in each STP should detail the options available.

v) Implementation of action plan for reuse in a phased manner

- a. 40 per cent reuse
- b. 50 per cent reuse
- c. 75 per cent reuse

#### 8.10.11 Action points for waste reduction through water conservation

i) Policy on water saving gadgets and fixtures

ii) Policy on water efficiency rating of water gadgets.

iii) Incentives for using water efficient gadgets and a public campaign to promote awareness on the connection between water use, waste generation, pollution, and public health.

iv) Leakage management in the centralized water supply system. By reducing leakage from present levels to half in phase I and thereafter in phase II reducing leakage to 15 per cent of best achievable level.

v) Ensuring not only the adequate installation but also efficient and effective functioning of the sewage and waste treatment facilities.

\*Source: CSE(2007) Sewage Canal- How to clean the Yamuna

## 9.0 Planning Proposals

### 9.1 Delineation of Sub-Zones

Keeping in view the magnitude of the area and the nature of the problems which different stretches of river Yamuna are exposed to in its different reaches, it is proposed to divide the entire area into sub zones keeping in view the following.

- i) Natural and man-made features/barriers
- ii) Recommendation/conclusions arrived at by the statutory plans and studies made so far.

Accordingly following are the broad sub zones.

**Table-5**

Sub Zone	Reach	Approx. Area (Ha)
01	UP Border - Wazirabad Barrage	3620
02	Wazirabad Barrage - ISBT Bridge	1100
03	ISBT Bridge - Old Rly Bridge	225
04	Old Rly Bridge - I.P. Barrage	800
05	I.P. Barrage - New Rly Bridge	365
06	New Rly Bridge - NH 24 Bridge	390
07	NH 24 Bridge - Okhla Barrage	1300
08	Okhla Barrage - Haryana Border	1900
<b>Total</b>	<b>River Yamuna Area (NCTD)</b>	<b>9700</b>

## 9.2 Proposed Land Use

Keeping in view the existing development in the various sub zones, their proximity to the transportation network and other essential infrastructure, land availability and suitability and flood zoning etc. the following uses are proposed in the various sub zones. The extent of land which can be utilized for various uses/activities can be determined at the time of the formulation of detailed schemes.

### 9.2.1 Proposed Use Activities in Sub-Zones

**Table-6**

<b>Sub - Zone</b>	<b>Segment</b>	<b>Proposed Use</b>
<b>01</b>	East	Recreation, Pondage (Water Harvesting), Ghats
	West	Recreation, Pondage (Water Harvesting), Ghats, PSP
<b>02</b>	East	Recreation, Pondage (Water Harvesting) Ghats
	West	Recreation, Ghats
<b>03</b>	East	Recreation, Pondage (Water Harvesting), Ghats
	West	Recreation, Ghats
<b>04</b>	East	Recreation, Pondage (Water Harvesting), Ghats
	West	Recreation,
<b>05</b>	East	Recreation, Metro Depot,
	West	Recreation, Ghat
<b>06</b>	East	Recreation
	West	Recreation
<b>07</b> (NH 24 to IL & FS Bridge)	East	Recreation
	West	Recreational, Utilities
(IL & FS bridge to Okhla Barage)	East	Water body
	West	Recreational, Water body
<b>08</b> Okhla Barage to Haryana.Border	West	Water body, Recreational

## 9.2.2 Proposed Land Use

**Table-7**

S.No	LANDUSE	Proposed	
		Area (Ha)	%
1	RESIDENTIAL*	62.21	0.64
2	COMMERCIAL**	39.50	0.41
3	INDUSTRIAL* (Fly ash brick plant)	34.04	0.35
4	RECREATIONAL(GREEN)***	2045.00	21.08
5	TRANSPORTATION	582.93	6.01
6	UTILITIES	172.66	1.78
7	GOVERNMENT*	1.80	0.02
8	PUBLIC & SEMIPUBLIC*	181.74	1.87
9	RIVER & WATER BODY	6591.12****	67.84
	<b>TOTAL</b>	<b>9700.00</b>	<b>100.00</b>

\* No additional areas other than existing / earmarked have been proposed under Residential, Commercial, Industrial, Government and Public and Semi-Public use zones.

\*\* Commercial includes existing IT Park (6.0 Ha), Bottling Plant (28.0 Ha), at Madanpur Khadar, Commercial/Hotel (5.5 Ha) Site at CWG Village.

\*\*\*Proposed Recreational uses will be considered as Green use zone in which green stretches, bio-diversity park, forest, botanical park/ herbal park, science park, theme park, etc will be permitted without any pucca / permanent construction'.

\*\*\*\* The area of "River & Water Body" may decrease by 980Ha (apprx.) after the regularization and subsequent change of land use of Unauthorised Colonies as per Govt. Guidelines/ Govt. policy, falling in Zone 'O'.

i)The area known as Yamuna Bazaar located south of Nigambodh Ghat for which a layout plan was prepared by DIT and allotment of land has been made by DIT for Hospital and DDA for Gas godowns may be considered for redevelopment / urban renewal within the framework of Govt. policies. The area has been shown as District Park in MPD-2021.

ii) The continuance of unauthorized colonies in River Yamuna/ River front, Zone'O' is required to be examined in view of the eco-sensitive nature of the Zone. Where ever required, the change of land use will be processed separately as per the approved layout/ Regularisation plan.

iii) All thermal Power plants located in Zone'O' either should be shifted or gradually be converted to gas based power plants. Thus the existing fly ash brick plants located in this zone will not be required and thus to be closed. The area under the plants will be developed for green/ recreational areas/ part of comprehensive scheme.

iv) As development is a continuous process and has to appropriately respond to the needs and aspirations of its beneficiaries, the Zonal Plan does not limit the variety of possible uses. However, it is absolutely necessary that any future use/ activity has to be planned in keeping in view with the overall spirit of this Zonal Plan i.e. all uses / activities should be either environment regenerating or at least should not degrade the existing environment on any count and this may be interpreted to include even social and other physical aspects like safety, aesthetics etc.

v) The precise use of the Recreational/green area will be determined as per the detailed lay out plan to be prepared.

vi) The River zone has three distinct morphologies:

- a) River bed i.e., the area under River water
- b) River flood plain i.e., the area between River water course and embankments
- c) River front i.e., the area outside the embankments

The area under water course is part of the river hydrology. The area between water course and embankment is to be conserved as flood plain. Any development in this areas should be taken up only after the detailed hydrological studies and with approval of Yamuna Standing Committee/ Central Water Commission. The area out side the flood plain ie out side embankments (River front) should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.

vii) The existing bottling plant near Madanpur Khadar be shifted to an alternate site.

### 9.3 Increased accessibility to the river

Pedestrian promenade (based on Ghats concept), construction of special paving, with benches, ornamental street lighting etc. to create a new opportunity for citizens of the community to exercise and engage in active recreation pursuits by providing an environment that is fully accessible to all are proposed.

### 9.4 Development priority

9.4.1 The development of stretch between Wazirabad and ITO and between New Railway Bridge can be taken-up immediately

During the lean season with improved river water quality, if developed, the river would be more accessible and also aesthetically pleasing. The development can be done between Wazirabad and ITO and

between ITO to Nizamuddin bridge , wherever it is technically more feasible than the former, to make more land available for eco-sensitive and remunerative uses.

9.4.2 i) The river can be conceptualized into terraces, therefore the inundation levels in various flood levels have to be identified (exercise in flood plain zoning).

ii) The floodplains are divided into 25, 50, 100 yrs floodplain levels. The highest flood levels reached was approx. 207 m above msl in September, 1978 (the danger level mark of the Old Railway Bridge was at 204 m above msl).

iii) Certain highland pockets can be identified in the river basin for any kind of proposed development. The lowland pockets can be utilized to create reservoirs and store the excess monsoonal over flow. Simultaneously, following actions should be taken

- a) Identification of developable, undevelopable and degraded land based on identified environmental parameters.
- b) Removal of nonconforming and polluting landuses , e.g. JJ clusters and unauthorised construction.
- c) Adopting positive, compatible and conforming landuses for these lands NEERI recommendations.
- d) Recreational development like Sports, water sports, theme parks, stadiums (east of the proposed NH-2 bypass).
- e) To create pedestrian links directly to this valuable resource and provide additional access points to the riverfront to complement the revitalization efforts.
- f) Better coordination and management of Yamuna, its drains, canals and water treatment works.
- g) Special zoning controls and regulated three-dimensional comprehensive development

## **10.0 Transportation**

10.1 A number of Master Plan roads and Railway lines are passing over the River Yamuna connecting both sides of the city. This zone has come to prominence after the proposed location of the Commonwealth Games Village. The Eastern Bank of the Sub – zone 5, 6 & 7 has been proposed for locating the Recreational facilities. Hence, in addition to the present roads the following roads are proposed which will not only increase the efficiency of movement over the existing traffic corridors but will also

provide access to the new areas proposed for future development in the sub - zones.

- i) Signature Bridge Road (R/W as per approved alignment plan) connecting NH -2 and Marginal bund Road south of Wazirabad Road.
- ii) Geeta Colony Bridge Road (30 m R/W) connecting Marginal bund Road and Ring Road.
- iii) Urban Relief Road (R/W as per approved alignment plan) from Salimgarh Fort to Yamuna Velodrome behind Samadhi Complex to function as a diversion route for Ring Road.
- iv) N.H - 2 by-pass (90 m R/W) from Ring Road at DND fly way to UT Border along Agra canal.
- v) 30 m R/W road from Ring Road along Barapula Nallah to Mayur Vihar.
- vi) 30 m R/W Road from Ring Road to Marginal Bund Road along north of Railway line.

## 10.2 MRTS corridor

Presently the MRTS corridor from Shahadara to Rithala is passing along the ISBT Road. Another Metro corridor from New Ashok Nagar to Barakhamba Road has been proposed to pass along Marginal bund Road connecting the proposed Commonwealth Games Village site to Connaught Place. Further a MRTS corridor from Anand Vihar to Barakhamba Road has been proposed which will meet the New Ashok Nagar corridor south of Vikas Marg, thus providing a changeover point in this zone.

## 11.0 Urban design

The River Front Development provides a unique opportunity for developing a strong city image. Keeping this in view, broad urban design guidelines have been formulated. Two levels of urban design inputs are envisaged:

- i) River Front Development: At present the width of the river bed varies between 1.5 kms to 3.0 kms and at most sections neither the water course nor the opposite banks are visible. In order to integrate the river within the larger framework of the city and to bring the river closer to the citizens, at certain stretches, 'aesthetic' and 'active' river front development is desirable. These stretches may comprise of the following activities/uses with full complement of recreational activities for all sections of citizens
  - a) Bathing Ghats
  - b) Pedestrian Boulevards
  - c) Landscaped venues
  - d) Sports activities, play fields

ii) Wherever feasible, for short stretches of 2.3 kms, light motorways may be developed, suitably grade separated from the pedestrian corridors to provide exclusively for pleasure drives. Strong emphases needs to given to selection and design of appropriate hard and soft landscapes, signage system and outdoor furniture. Outdoor publicity in the form of large hoardings to be totally discouraged.

iii) Development of other areas within existing bunds: In keeping with the vision of the MPD 2021 and DUAC (Conceptual Plan 2001 and Imagining Delhi) three dimensional development(restricted) is envisaged in the central areas which have good locational potential and are either comparatively free from inundation or can be made free from inundation expeditiously and/or at low cost.

## 12.0 Development Phasing

i) Keeping in view the fact that the zone presents different characteristics in different proposed sub - zones and also that the total area which is to be judiciously planned, phasing of development is imperative. The phasing of the development works could be on the following basis.

ii) Certain proposals may not require any major development works and have relatively low financial implications. Some such proposals also covered under the Yamuna Action Plan like afforestation and plantation etc. similarly the pockets in the zone outside the Embankment will not require technical clearances of CWC (Yamuna committee). Lands under public ownership, with no specific assignment of uses and having good accessibility is highly susceptible to encroachment and unauthorized development and construction. Priority development of such lands will ease stress on the land management system. The suggested phasing is as follows:

### 12.1 Development Phasing

**Table-8**

Phase	Stretch	Segment	Sub Zone	Approx Area(Ha)	Suggested Predominant Use
1	i) New Rly Bridge -NH 24 Bridge	East & West	06	To be decided based on data from concerned agencies considering safety against floods.	Recreational
	ii) NH24 Bridge -Proposed IL&FS Bridge	East & West	07		Recreational, Utilities
	iii) IL&SF Bridge -Okhla barrage	West	07		Recreational
	iv) ISBT Bridge -ITO Barrage	East & West	03&04		Recreation, Water Harvesting.

2	i) ITO Barrage - New Rly Bridge	East	05		Recreational, Transport
	ii) OKhla Barrage -UP Border	West(Part)	08	-do-	Recreational
	iii) Wazirabad Barrage -ISBT Bridge	East & West	02		Recreational, Pondage, (water Harvesting)
3	i) Wazirabad barrage - Haryana border	East & West	01	-do-	Water Harvesting, Recreational

However, all areas susceptible to encroachments and /or unauthorized occupation will be taken up for planning and development on priority irrespective of the phasing suggested above.

### **13.0 Regularization of existing Health Care, Educational, Cultural & Religious (including Spiritual) institutes existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land**

13.1. In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/activities in the 'Public & Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the **Annexure - IV** shall be examined as per the Authority Resolution and as per the directions of the Central Government issued from time to time. However, the regularization of existing institutions located in the immediate vicinity of notified Ridge/Reserved Forest/Regional Park shall be subject to finalization & demarcation of the boundaries of the aforesaid respective use zones/areas.

13.2. In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 1/1/2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization.

However, in case of the existing religious (including spiritual) institutions and vis-a-vis the land presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly related to the use activities – religious (including Spiritual); c) the structures as existed on 1/1/2006 shall only be considered; and d) the remaining area shall be kept as “green area” with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in the **Annexure-IV** of this Plan or those cases recommended by DDA to the Government on or before 8<sup>th</sup> March, 2010 & shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located:

- a) On public/Government land; or on land acquired by DDA;
- b) On encroached land; or on illegal occupied land;
- c) In notified or reserved forest area;
- d) In area of right of way infrastructure such as of existing/proposed railway lines/master plan roads, major trunk water supply and sewerage lines etc.
- e) Or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
- f) Or in cases where there is a Court Order restraining change of land use or for eviction/vacation of premises.

13.3. Further, regularization orders of these categories of Institutions shall not be considered as approved, unless the requisite payment of penalty/levy/additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Govt. are fulfilled and formal ‘Regularization Orders’ are issued by the DDA. None of the above Institutes shall be entitled to put the land to any other land use at any time, and doing so shall invite take over of land by the DDA for alternative uses, on payment of reasonable compensation.

(A list in total 35 Institutions who have applied is given as **Annexure IV**. These institutions fall in River Bed and therefore none of them has been shown in the Landuse Plan as per terms & conditions of the Advertisement No.F.20(19)96-MP dated 01.05.2008)

**14.0 List of change of land use which has been notified by MOUD upto 8<sup>th</sup> March 2010 and shown in the Zonal Development Plan**

**Table-9**

S.No.	Location	Area in Ha	Change of Land use		Notification No. / Date
			From	To	
1.	Madanpur Khadar	1.05	Agricultural and Water Body	Public & Semi-Public (Graveyard/Cre-mation Ground)	S.O. 1334(E) / 22.05.2009
2.	Buland Masjid area (Shastri Park Extension )	1.70	Agricultural and Water Body	Public & Semi-Public facilities	S.O. 1748(E) / 12.10.2007

\*\*\*\*\*

**ACTION PLAN FOR UNSEWERED AREA OF NCT OF DELHI**

**1. Minimum flow in river Yamuna to be ensured by Riparian states by releasing adequate water.**

**2. Refurbishment of Trunk Sewerage System**

DJB has a network of approx. 150 Kms length of trunk sewerage system to convey to collected sewage to different STPs for treatment. Nearly 91 Kms of sewer lines required rehabilitation and desilting. Out of which 41 Kms were completed till 2007 and balance 50 Kms will be completed by 2010. Rehabilitation of following trunk sewers has been taken up;

- (a) Rehabilitation of Ring Road trunk sewer under Yamuna Action Plan-II (YAP-II).
- (b) Rehabilitation of Bela Road trunk sewer under YAP-II.
- (c) Rehabilitation of trunk sewers of North and West Delhi.

**3. Treatment of the flows in Najafgarh and Shahdara drains**

Laying of interceptor sewers in a 59 Kms length along the three major drains (i.e. Najafgarh, Supplementary and Shahdara) to intercept sewage flowing from subsidiary small drains and convey it to the nearest Sewage Treatment Plants (STPs) to ensure that only treated sewage is discharged.

**4. Laying of Sewer Lines in the un-sewered areas of Delhi**

DJB has stated that it has laid internal sewerage system in 540 unauthorized/regularized colonies and 111 urban villages of Delhi. The sewerage systems in 545 unauthorized/regularized colonies 124 urban villages are likely to be laid by December, 2010.

**5. Slum Cluster and Yamuna River Bed**

One of the contributory factors to the flow of untreated sewage into river Yamuna is the slum clusters that have come up unauthorisedly on both eastern and western bank of river Yamuna. Local bodies have already removed several JJ Clusters existing on the Western Bank. Slum clusters need to be cleared from riverbed.

**6. Treatment of Industrial Effluent**

Delhi Small Industries Development Corporation has constructed 10 Common Effluent Treatment Plants (CETPs) having an installed capacity of 133 mld for treating the industrial effluent before they are discharged into the drains/river. Better capacity utilisation and laying of conveyance system wherever required is needed.

**7. Utilisation of Treated Effluent**

Currently 109.5 MGD of treated deffluent is being supplied by DJB to CPWD, DDA Pragati Power Plant and Minor Irrigation Department. Additional 241 MGD is available for other user agencies. Further, 25 MGD treated Effluent will be supplied to Bawana Power Plant.

**8. Removal of Coliform at STPs.**

At all the new sewage Treatment Plants standards have been set to remove coliform.

**ANNEXURE-II**

**Tentative List of Unauthorised Colonies in Zone 'O'**

<b>S.No.</b>	<b>Name of Colonies</b>	<b>S.No.</b>	<b>Name of Colonies</b>
1..	A-II, Block, Meetha Pur Extn.	32.	Abul Fazal Pt.II, Shaheen Bagh
2..	Ekta Vihar Block, A,B & C Jaitpur	33.	Abul Fazal Enclave-I E to N Block
3..	Sai Nagar Meetha Pur Extn.	34.	Prince Colony, Hari Nagar Extn. Pt. III
4..	G-Block, Hari Nagar Extn. Block GH Road	35.	N-Block, Hari Nagar Extn. Jaitpur
5.	Abdul Fazal Enclave Pt. II Extn. Block GH Road	36.	J-Block, Arpan Vihar, Jaitpur Extn. Pt.II
6..	Jasola Village Delhi-23	37.	I-Block, Jaitpur, Vistar Badarpur
7..	Shakti Vihar, Meethapur, New Delhi -11	38.	Lakhatpat Colony, Pt.II ,Meethapur Vistar
8..	F-I Block, Jaitpur Extn. Pt. I	39.	Madanpur Extn. I, Badarpur
9..	B-Block, Meetha Pur Colony	40.	Meethapur Extn. I, Badarpur
10.	Hari Nagar Extn. A-Block, Badarpur	41.	Jaitpur Extn. II, Kalidi Kunj
11..	Gagan Vihar, Badarpur, New Delhi-44	42.	R-Block, Saurabh Vihar, Hari Nagar Extn. Pt. I, Jaitpur, Badarpur
12..	I-Block, Hari Nagar, Vistar Badarpur	43.	Madanpur Khadar Extn. III Block F
13..	E,F,G,H Block, Jaitpur Extnn. Jaipur	44.	Laddakh Budh vihar Colony
14.	K-Block, Jait Pur Extn. New Delhi-44	45..	Sonia Vihar , Shahdra, Delhi-94
15.	Block-D-II, Hari Nagar Extn., Jaitpur	46.	Village Garhi Mando-Bhajanpura
16.	Abul Fazal Enclave Bhaskar Compund	47.	New Aruna Nagar Colony, Majnu Ka Tila
17.	S-Block, Saurabh Vihar, Jaitpur	48.	Milan Garden Sabhapur Extn.
18.	A to F Block,Hari Nagar Extn.	49.	Milan Garden Sabhapur Extn.
19..	D-Block, Saurabh Vihar, Hari Nagar Extn.	50.	Sonia Vihar G-Block
20..	H-Block, Hari Nagar Extn. JaitPur Road	51.	Abdul Fazal Enclave (Main) Block A,B,C&D
21.	D-Block, Meethapur Extn., Pt.I	52.	Nai Basti Harijan Colony Jamia Nagar Okhla
22.	M-Block, Hari Nagar, Vistar Saurabh Vihar	53.	A-Block, Jaitpur Extn.
23.	Prince Colony, Hari Nagar Extn.pt.III, Badarpur	54.	Chauhan Patti, Vistar West, Delhi -94
24.	Peer Baba Basti Jaitpur, Badarpur, New Delhi-44	55.	Sangam Vihar (Wazirabad ) Delhi-84
25.	Om Nagar Colony, Badarpur	56.	Sri Ram Colony, Rajiv Nagar
26.	Ekta Vihar, Meethapur Vistar, Badarpur	57.	Ganga Vihar near Kailash Colony
27.	Shiv Puri, Meethapur Extn.,Badarpur	58.	Village Chauhan Patti Extn. (Sabhapur Mazra)
28.	Meethapur Extn. Badarpur, New Delhi -44	59.	Lal Dora Extn. Village- Sabhapur, Delhi-94
29.	Jaitpur Extn. Pt. I Badarpur	60.	A-Block, Mithapur Extn. Badarpur, New Delhi-44
30.	Madanpur Extn. Pt. I,II & III	61.	Old Village Usmanpur, 3 <sup>rd</sup> Pustta R/L Dhallan Road, New Delhi-53
31.	Shakti Vihar A-Block, Badarpur		

- Source: As per the list of Un-authorized colonies received from U.C., DDA

**STRATEGY FOR ABATEMENT OF POLLUTION IN RIVER YAMUNA**

Keeping in view the ground condition that about 40-45% of area of the Capital is unsewered, DJB has proposed a general sewage arrangement providing:

- i) Laying of interceptor sewers in a 59 Km length along the three major drains (i.e. Najafgarh, Supplementary and Shahdara) to intercept sewage flowing from subsidiary small drains and convey it to the nearest Sewage Treatment Plants (STPs) to ensure that only treated sewage is discharged.
- ii) Augmentation of the existing capacity of STPs at the mouth of Delhi Gate and Dr. Sen Nursing Home drains constructed as pilot plants, from the existing 2.2 to 15 million gallons daily at each point.
- iii) Interception of 13 small drains into Bela Road and Ring Road Trunk sewers after their rehabilitation.
- iv) Construction of additional STPs after utilisation of full capacity of existing plants.

The advantages of the Interceptor project are listed as below:-

- i) The project shall ensure protection of the river and the major drains from any untreated effluent.
- ii) There would be no duplication of effort regarding treatment of effluent as would be the case if STPs were set up at the mouth of the drain.
- iii) The sewage from over 1500 unauthorized colonies and other unsewered areas, including rural villages and J.J. Clusters will be trapped before it is permitted to reach all the major drains. The interceptor sewers would be completely independent and neutral to the time-frame within which unauthorised colonies will be provided sewerage.
- iv) Since new STPs will be put up after the existing capacity of the STPs is fully utilised, it will have a positive impact on the cost factor.
- v) The interceptor sewer concept would need only two or three additional STPs in the course of the next 2-3 years for around only 70 MGD capacity.
- vi) This would ensure that the three major drains, which account for 75% of the pollution problem, receive only treated effluent and, therefore, the quality of water entering the river will improve.

### **Present status of the project:**

- The work has been awarded to M/s Engineers India Ltd., a Govt. of India Undertaking, for complete project management. This includes examination of data available with DJB, additional data required for the project, topography survey, pre-feasibility survey, geo-technical survey, design of sewers, preparation of estimates and tender documents, inviting tenders, evaluation of bids, awarding the contract and supervision of work till commissioning.
- The consultancy work is limited to laying interceptor sewers along the three major drains. The other components of work i.e. construction of STP at the mouth of Delhi Gate and Dr. Sen Nursing Home drains, rehabilitation of Ring Road and Bela Road sewers and construction of other STPs will be handled by DJB.
- The Detailed Project Report has been submitted by M/s Engineers India Ltd. and the total cost of the project will Rs.2043.31 Crore (capital cost as Rs.1357.71 crore and O&M cost as Rs.685.60 crore). The likely date of start of work is Oct, 2010 and is likely to be completed by 2012.

Following other measures apart from interceptor sewer concept being implemented by DJB will also help to make the River Yamuna:-

- i) Rehabilitation of 50 Kms of trunk sewer by June, 2010.
- ii) Appropriate sewerage management system will be provided in all 189 Rural Villages by 2010.
- iii) 1609 unsewered colonies will be sewerred as per decision of the Cabinet and an International consultant has been appointed to prepare a Master Plan for the same.
- iv) Action for desilting of peripheral / internal sewer will be simultaneously carried out.
- v) Construction of 45 MGD STP at Kondli, 25 MGD STP at Yamuna Vihar and 30 MGD STP at Okhla by December, 2010. This will enhance the existing sewage treatment capacity from 512.40 to 612.40 MGD. This treatment capacity will be progressively further enhanced to 714.40 MGD by 2012.
- vi) Extending sewerage facilities in remaining unauthorized / regularized colonies and Urban Villages by 2010.

### **KEY OUTCOME EXPECTED**

- The entire project will be completed in 48 months.
- Both major drains and the river expected to be pollution-free within 3-4 years.

Action Plan to reduce waste flow into Yamuna

	<b>Action Plan</b>	<b>Agency responsible</b>
	<b>UTILISATION OF STPs</b>	
1.	75 per cent of installed capacity	DJB
2.	85 per cent of installed capacity	DJB
3.	Full utilization of treatment capacity available in drain catchment	DJB
	<b>FLOW FROM NEIGHBOURING STATES</b>	
4.	Haryana to plug sewage outfall into Najafgarh drain	Chief Secretary, Haryana Govt.
5.	Uttar Pradesh to stop outfalls through Loni and Sahibabad drains into Shahdara drain	Chief Secretary, Uttar Pradesh Govt.
6.	<b>AUGMENTATION OF TREATMENT CAPACITY</b>	
A	Treatment at source	
1.	Standards for reuse	CPCB
2.	Policy on treatment of waste at source (wastewater recycling and dual piping)	Delhi Government/ DJB
B	Estimating water use and waste generation in Delhi (including sewerred/unsewerred/illegal areas/urban and rural villages), flows through drains and projecting the wastewater scenario for 2021 and 2031	Central Pollution Control Board (CPCB), Central Water Commission and DJB
C	Based on the survey, identifying the treatment technology and locations for additional treatment capacity (looking at options, including decentralised and natural systems, online treatment of drains)	NEERI/WAPCOS
D	Project for treatment of major drains (three drains)	CPCB/DJB
E	Final plans for outfall of 18 drains	DJB
F	Implementing plans for trapping flow of 18 drains	DJB
G	Implementing treatment capacity (minimum capacity for at least year 2011)	DJB

Source CSE (2007) Sewage Canal – How to clean the Yamuna

**ANNEXURE- IV**

**List of the Institutions applied under Advertisement No.F.20(19)96-MP dated 01.05.08 for rendering Cultural, Religious (Including, Spiritual), Health Care and Education, Services(Existing Before 01.01.2006) are given below:**

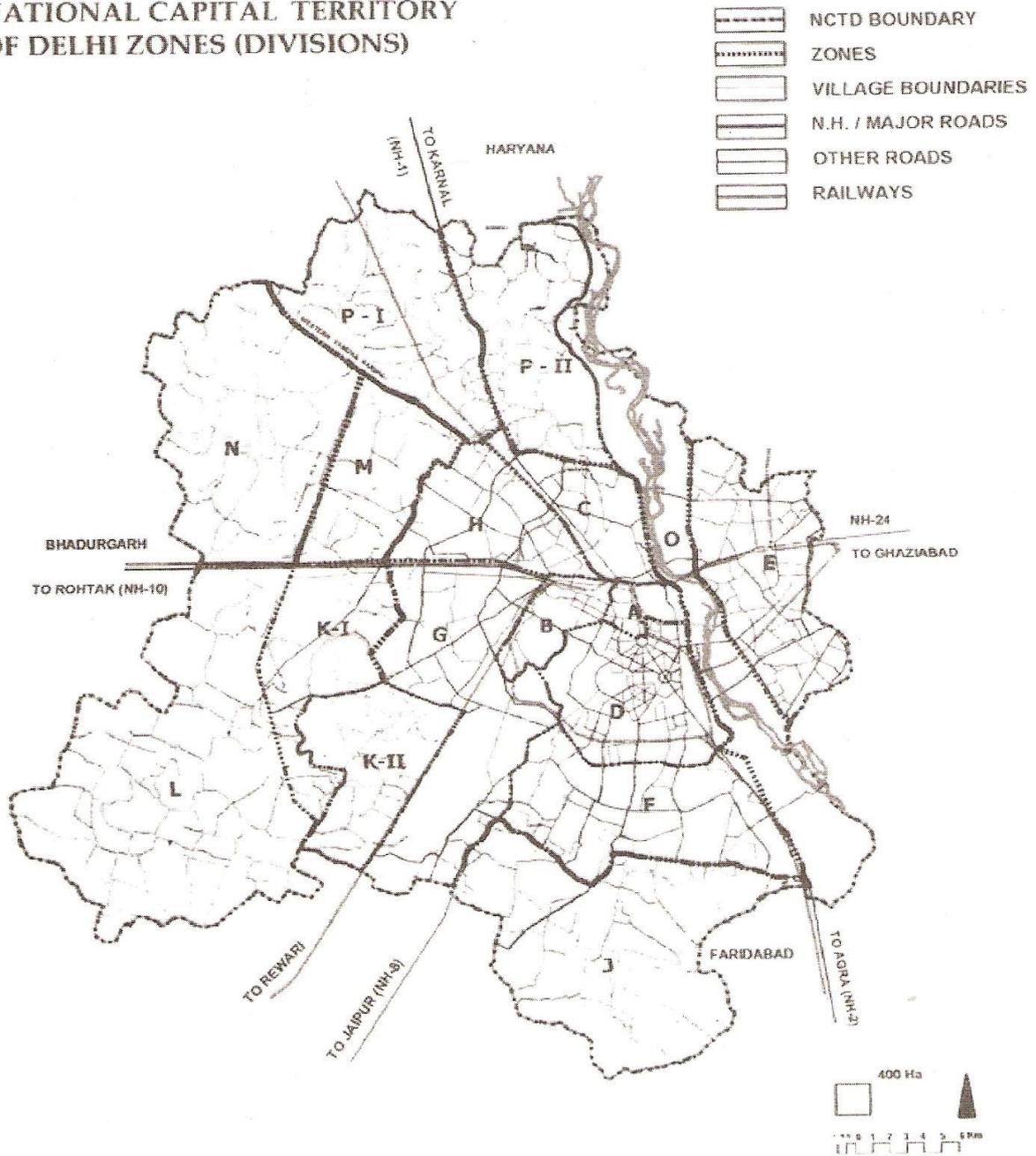
S. No.	Name & Address
1.	“BALAK RAM MODEL PUBLIC SCHOOL”, A-Block, Sonia Vihar, Delhi-110094
2.	“YAMUNA PUBLIC SCHOOL”, Ch. Saktu Ram Bhagat Ji Marg, Sonia Vihar, Delhi-110094
3.	“NEW ERA CONVENT SCHOOL”, E-4, St. No.2, 4 ½ Pusta, Sonia Vihar, Delhi-110094
4.	“RAM NATH MODEL SCHOOL”, IInd Pusta, Sonia Vihar, Delhi-110094
5.	“SAVITA PUBLIC SCHOOL”, Opp. Gali No.3, Main Road, Wazirabad, Delhi-110084
6.	“HARDAN PUBLIC SCHOOL”, E-Block, 25 Futta Main Road, Sonia Vihar, Delhi-110094
7.	“RADHA SOAMI SATSANG BEAS” Sonia Vihar, Delhi
8.	“ABHINAV BHARTI MODEL SCHOOL” Gali No.12, Part-III, C-Block Road, IInd Pusta, Sonia Vihar, Delhi-110094
9.	“GREEN DAY PUBLIC SCHOOL” E-Block, Vth Pusta, Sonia Vihar, Delhi-110094
10.	“BHARTIYA VIDYA PUBLIC MIDDLE SCHOOL” Ist Slope, A-Block, Sonia Vihar, Delhi-110094
11.	“APOLLO PUBLIC SCHOOL” B-Block, Sonia Vihar, Delhi-110094
12.	“MOTHERHOOD SCHOOL” Gandhi Mohalla, 5 <sup>th</sup> Pusta, Sonia Vihar, Delhi
13.	“GYAN DEEP PUBLIC SCHOOL” E-1/1201, 5 <sup>th</sup> Pusta, 25 Futa Road, Shivaji Marg, Sonia Vihar, Delhi-110094
14.	“NAV JEEVAN ADARSH PUBLIC SCHOOL” Circular Road, Sonia Vihar, Delhi-110094
15.	“MANAV MANDIR MISSION TRUST” Jain Ashram Ring Road, Opp. Sarai Kale Khan, New Delhi-110013
16.	“NATIONAL RAJDHANI PUBLIC SCHOOL” Ekta Vihar, Jaitpur, Badarpur, New Delhi-110044
17.	“KRISHNA MODERN PUBLIC SCHOOL” Prince Colony, Tanki Road, Harsh Vihar, Badarpur, New Delhi-110044
18.	“SWEET ANGEL PUBLIC SCHOOL” Meethapur Extension, Badarpur, New Delhi-110044
19.	“D. S. MODERN PUBLIC SCHOOL” Sindhu Farm, Mithapur Extn. Badarpur, New Delhi-110044
20.	“KALAWATI PUBLIC SCHOOL” A-97/28, Jaitpur, Near Gyan Mandir Road, Badarpur, New Delhi-44
21.	“D.C. PUBLIC SCHOOL” Madanpur Khadar Extension, New Delhi-110076
22.	“GANGA DEVI PUBLIC SCHOOL” E-6, Om Nagar Meethapur, Badarpur, New Delhi-110044
23.	“R. R. MODERN SCHOOL”, Sindhu Farm Road, Meethapur Extn., Badarpur, New Delhi-110044
24.	“COSMOS PUBLIC SCHOOL” B-226, Ekta Vihar, Jaitpur, Extn., Badarpur, Delhi-110044
25.	“COSMOS PUBLIC SCHOOL” Harsh Vihar, Meethapur, Badarpur, Delhi-110044
26.	“ADHUNIK MANAV SIKSHA SANSTHA” Ganga Vihar, Behlolpur, New Delhi-110013
27.	“BHARAT PUBLIC SCHOOL” J-1/10, Saurabh Vihar, Near Shiv Mandir (Jaitpur), New Delhi-110044
28.	“GAGAN PUBLIC SCHOOL” Lakhpat Colony-I, Sudarshan Park, Meethapur Extn., New Delhi-110044
29.	“A. S. PUBLIC SCHOOL” E-159/A, Hari Nagar Extn., Badarpur, New Delhi-110044
30.	“GREEN VALLEY PUBLIC SCHOOL EDUCATION SOCIETY” I-515 Hari Nagar Extn., Badarpur, New Delhi-110044
31.	“RAJ MODERN PUBLIC SCHOOL” Hari Nagar Extension, Badarpur, New Delhi-110044
32.	“NEW KALINDI PUBLIC SCHOOL” J-36, Saurabh Vihar, New Delhi-110044
33.	“C. G. M. PUBLIC SCHOOL” F/457, Hari Nagar Extn.-III, Opp. D-II, Badarpur, New Delhi-110044
34.	“NAV PRAKASH PUBLIC SCHOOL”, E-155, Main 60ft. Road, Rajeev Nagar, Delhi-110094
35.	“NAV JAGRITI SHIKSHA SADAN”, A-155, Rajiv Nagar, Delhi-110094

Note: 1. The above listed institutions fall in River Bed and therefore none of them has been shown in the Landuse Plan as per terms & conditions of the Advertisement No.F.20(19)96-MP dated 01.05.2008

2. Regularization of above institutions would be subject to examination by Zonal committee and further processing for approvals as per Authority resolution dated 10.4.2008, and fulfillment of all the conditions contained in the Government directions in letter No.K-12011/23/2009-DDIB dated the 8<sup>th</sup> March 2010 from MOUD Govt. of India.

# MAP - I

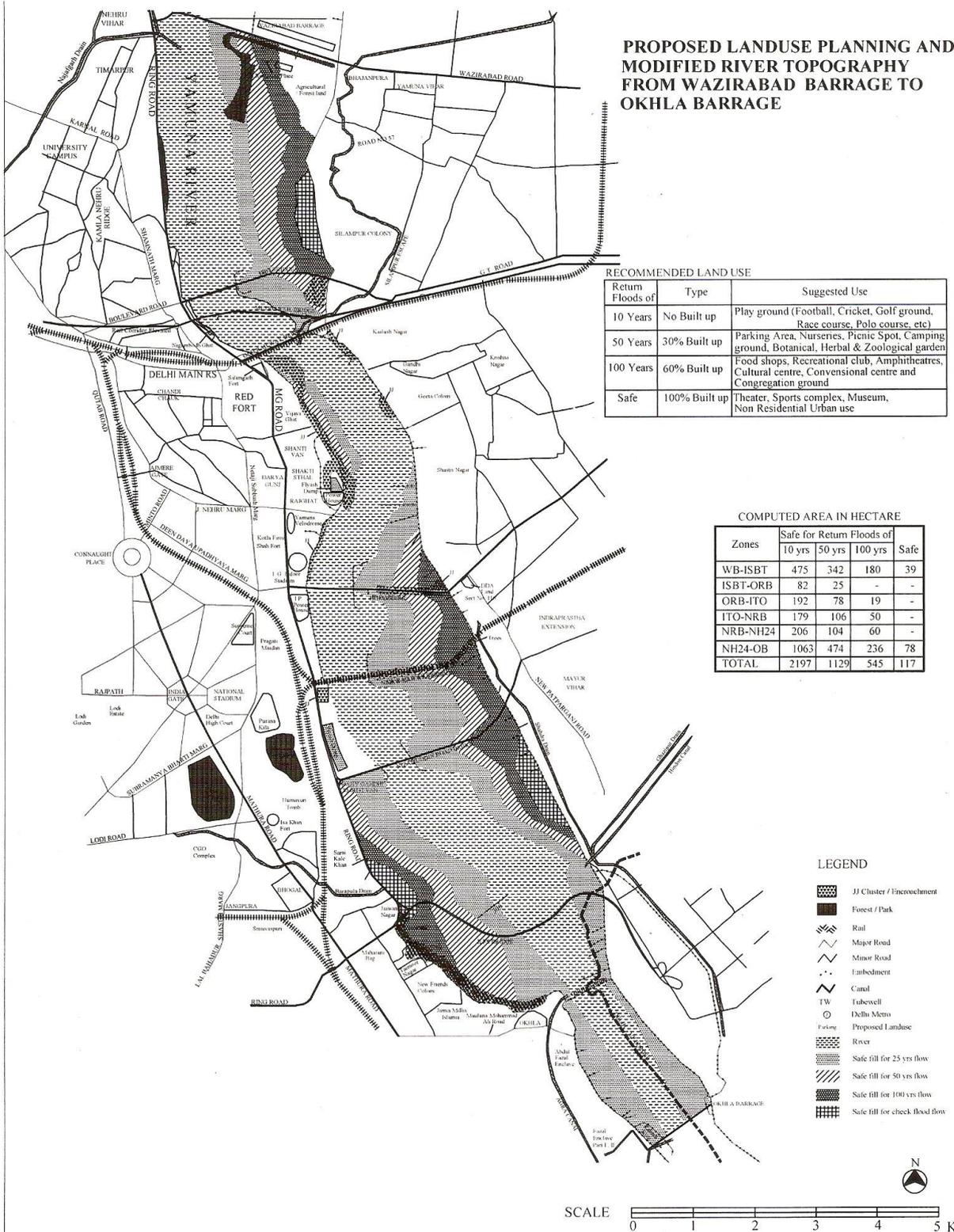
## NATIONAL CAPITAL TERRITORY OF DELHI ZONES (DIVISIONS)



## MASTER PLAN FOR DELHI 2021

# MAP - II

## PROPOSED LANDUSE PLANNING AND MODIFIED RIVER TOPOGRAPHY FROM WAZIRABAD BARRAGE TO OKHLA BARRAGE



**SUB DIVISIONS FOR ZONES (DIVISIONS) A TO H**

-  ROADS
-  RAILWAY
-  DRAIN
-  ZONE (DIVISIONS) BOUNDARY
-  SUB ZONE BOUNDARY
-  UNION TERRITORY OF DELHI BOUNDARY



**MASTER PLAN FOR DELHI 2021**

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 -

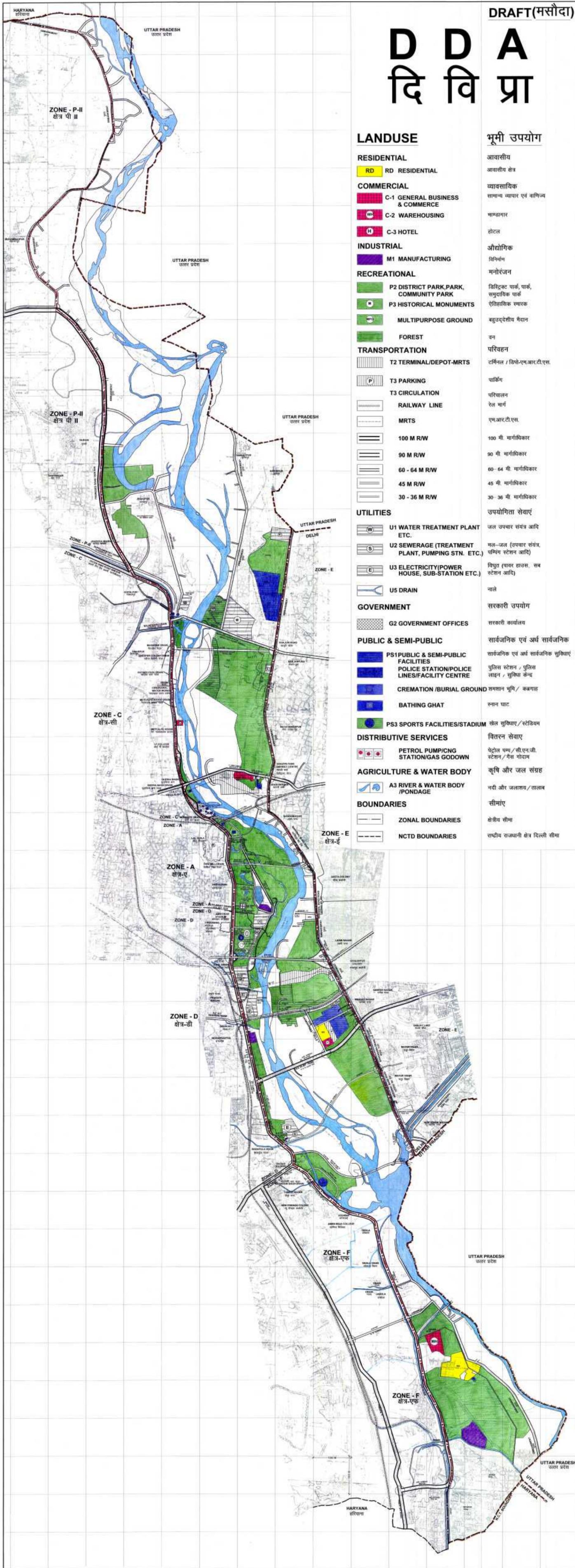
- a) as part of this exercise, the structures of the cultural, educational and health care institutions, as existed as on 1.1.2006, but not beyond the prevailing relevant provisions in this regard in the MPD-2021, shall be regularized.
  - b) In case of the religious (including spiritual) institutions,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

# DDA दिविप्रा



## LANDUSE

- RESIDENTIAL**
  - RD RD RESIDENTIAL
- COMMERCIAL**
  - C-1 GENERAL BUSINESS & COMMERCE
  - C-2 WAREHOUSING
  - C-3 HOTEL
- INDUSTRIAL**
  - M1 MANUFACTURING
- RECREATIONAL**
  - P2 DISTRICT PARK, PARK, COMMUNITY PARK
  - P3 HISTORICAL MONUMENTS
  - MULTIPURPOSE GROUND
  - FOREST
- TRANSPORTATION**
  - T2 TERMINAL/DEPOT-MRTS
  - T3 PARKING
  - T3 CIRCULATION
  - RAILWAY LINE
  - MRTS
  - 100 M R/W
  - 90 M R/W
  - 60 - 64 M R/W
  - 45 M R/W
  - 30 - 36 M R/W
- UTILITIES**
  - U1 WATER TREATMENT PLANT ETC.
  - U2 SEWERAGE (TREATMENT PLANT, PUMPING STN. ETC.)
  - U3 ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)
  - U5 DRAIN
- GOVERNMENT**
  - G2 GOVERNMENT OFFICES
- PUBLIC & SEMI-PUBLIC**
  - PS1 PUBLIC & SEMI-PUBLIC FACILITIES
  - POLICE STATION/POLICE LINES/FACILITY CENTRE
  - CREMATION /BURIAL GROUND
  - BATHING GHAT
  - PS3 SPORTS FACILITIES/STADIUM
- DISTRIBUTIVE SERVICES**
  - PETROL PUMP/CNG STATION/GAS GODOWN
- AGRICULTURE & WATER BODY**
  - A3 RIVER & WATER BODY /PONDAGE
- BOUNDARIES**
  - ZONAL BOUNDARIES
  - NCTD BOUNDARIES

## भूमी उपयोग

- आवासीय
- आवासीय क्षेत्र
- व्यावसायिक
- सामान्य व्यापार एवं वाणिज्य
- भाण्डगार
- होटल
- औद्योगिक
- विनिर्माण
- मनोरंजन
- डिस्ट्रिक्ट पार्क, पार्क, समुदायिक पार्क
- ऐतिहासिक स्मारक
- बहुउद्देशीय मैदान
- वन
- परिवहन
- टर्मिनल / डिपो-एम.आर.टी.एस.
- पार्किंग
- परिचालन
- रेल मार्ग
- एम.आर.टी.एस.
- 100 मी. मार्गाधिकार
- 90 मी. मार्गाधिकार
- 60-64 मी. मार्गाधिकार
- 45 मी. मार्गाधिकार
- 30-36 मी. मार्गाधिकार
- उपयोगिता सेवाएं
- जल उपचार संयंत्र आदि
- मल-जल (उपचार संयंत्र, पंपिंग स्टेशन आदि)
- विद्युत (पावर हाउस, सब स्टेशन आदि)
- नाले
- सरकारी उपयोग
- सरकारी कार्यालय
- सार्वजनिक एवं अर्ध सार्वजनिक
- सार्वजनिक एवं अर्ध सार्वजनिक सुविधाएं
- पुलिस स्टेशन, पुलिस लाइन, सुकिया केंद्र
- शमशान भूमि / कब्रगाह
- स्नान घाट
- खेल सुविधाएं / स्टेडियम
- वितरण सेवाएं
- पेट्रोल पंप / सी.एन.जी. स्टेशन / गैस गोदाम
- कृषि और जल संग्रह
- नदी और जलाशय / तालाब
- सीमाएं
- क्षेत्रीय सीमा
- राष्ट्रीय राजधानी क्षेत्र दिल्ली सीमा

NOTE:  
APPROVED BY DELHI DEVELOPMENT AUTHORITY  
VIDE RESOLUTION No. 34/2008 DATED 18.05.2008  
FOR INVITING OBJECTIONS / SUGGESTIONS.

उपसहायक योजना सहायक  
PLG. ASSISTANT

मनीष कुमार वर्मा  
सहायक निदेशक(योजना)  
ASST. DIRECTOR(PLG.)

प्रमोद बेहरा  
संयुक्त निदेशक(योजना)  
JT. DIRECTOR(PLG.)

अमित राव  
निदेशक(योजना)  
DIRECTOR (PLG.)

डी.के. जैन  
अ. आ.यु.के. (योजना)  
ADDL. COMMISSIONER(PLG.)

ए.के. जैन  
आयुक्त (योजना)  
COMMISSIONER(PLG.)

**ZONAL DEVELOPMENT PLAN**  
Zone 'O'(River Yamuna / River Front)  
क्षेत्रीय विकास योजना  
जोन - 'ओ' (यमुना नदी / नदी का अग्रभाग)

SCALE  
1000 M  
10000 M  
20000 M

**DELHI DEVELOPMENT AUTHORITY**  
दिल्ली विकास प्राधिकरण