

ZONAL DEVELOPMENT PLAN
FOR
ZONE G (WEST DELHI - I)

Modified based on the approval of Govt. of India vide letter no. K-12011/23/2009-DDIB dated the 8th March, 2010 under section 11(A) of DD Act, 1957

ZDP FOR ZONE G (WEST DELHI I)
Authenticated on behalf of the
Government of India vide letter
No.K.12011/3 Zone G/2010-DDIB
Dated 9th June 2010

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



DELHI DEVELOPMENT AUTHORITY

ZONAL DEVELOPMENT PLAN ZONE 'G'

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PREAMBLE

- The Zonal Development Plan for Zone ‘G’ (West Delhi I) has been approved by Ministry of Urban Development vide letter no. K-12011/23/2009-DDIB dated the 8th March, 2010 under section 11A of DD Act, 1957 .
- The regularization of Cultural, Religious (including Spiritual), Educational and Healthcare Institutions shall be subject to fulfillment of the conditions as given in para no. 2.4.1 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 OF ZONE –‘G’ (WEST DELHI -I)

1.0 INTRODUCTION

1.1 BACKGROUND

As per the Master Plan for Delhi – 2021, the National Capital Territory of Delhi has been divided into 15 zones (Divisions), designated ‘A’ to ‘P’ (except zone ‘I’). The Zonal Plans of eleven zones including Zone G under MPD 2001 were approved by Ministry of Urban development.

Zone ‘G’ (West Delhi – I) is located in the West Delhi covering an area of about 11,865 Ha. and consists of 18 sub-zones. The zone is having its boundary, Delhi Rohtak Railway Line in the North, National Highway - 8 in the South -East, Pankha road and Najafgarh drain in the South-West and Union Territory in South, on its East side – boundary of zone B and zone D and Rewari Line, on its West side – Zone K-I.

The zone has been developing since pre-independence era and through MPD-1962, MPD-2001 and now MPD-2021. As such, the zone has a heterogeneous character, where the unplanned areas and planned areas developed under the norms of various plans which co-exists.

1.2 ZONAL DEVELOPMENT PLAN

A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use zones designated in the 9 ‘land use’ categories stated in the Master Plan according to which the area in the zone is to be finally developed. Uses indicated in the Zonal Development Plan will not give an automatic right to the owners to use their property / land for the designated use.

Based on the availability of the infrastructure services from the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of the urbanization envisaged in the Master Plan 2021. The hierarchy of the urban development indicated in the Zonal Development Plan is to be in conformity with the table 3.3 of Master Plan – 2021.

As per the provisions of the MPD-1962 sub zonal plans of some of the zones were prepared. The status of these sub- zonal plans is as under :

Table 1

S. No.	Sub Zone	Name	Status	Area in Ha.
1.	G-I	Najafgarh Road Industrial Area		246.00
2.	G-2	Ramesh Nagar	Approved	372.00
3.	G-3	Moti Nagar		183.00
4.	G-4	Jai Dev park Area		169.00
5.	G-5,6,7,11,12 &15	Cantonment Area and Airport Area		4934.00
6.	G-8	Rajouri Garden		866.00

7.	G-9	Tatar Pur Area		320.00
8.	G-10	Madipur Area		535.00
9	G- 13	Janakpuri Area	Approved	681.00
10	G-14	Tilak Nagar		507.00
11.	G-16	Vikas Puri/ Bodella		514.00
12.	G-17	Jwalaheri/ Paschim Vihar	Approved	1063.00
13.	G-18	West of NH-8 Area(Mostly rural)		1475.00
Total		Sub Zone 1 to 18		11,865.00

Zonal Development Plan of Zone-G prepared as per MPD-2001 was approved by the Ministry of Urban Development vide letter no. K-13011/7/2006 DDIB dated 26.05.06.

1.3 SPECIAL CHARACTERISTIC OF THE ZONE

The zone has major road such as Rohtak Road, Najafgarh Road, NH-8, and Ring Road etc. Important features of the zone and their Planning provisions are as follows:

1.3.1 GREEN BELT

Southern part of the zone along the border of NCTD earlier designated as Rural / Agriculture land is shown as Green Belt, in synergy with the provision of Regional plan 2021 of NCR/MPD-2021. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible. There are two villages namely, Bijwasan and Kapeshera village which are falling within the Green Belt.

Part of sub-zone G-18 which was also earlier designated as Rural use zone in MPD-2001 is now considered for new planned urban extension / urbanisable area as per MPD-2021 . The area is bounded by Rewari Railway Line in the West. Airport on the North, NH-8 on the East and U.T. boundary line on the South. In this area land is proposed to be broadly used for Residential, Commercial, *Recreational, Public and Semi-public facilities and Circulation etc.*

Permissibility of activities and development in the Green Belt are to be in accordance with the provisions stipulated in the Master Plan.

1.3.2 CANTONMENT AREA

The Cantonment Area is consisting of five sub-zones viz G-5, 6,7,11 and 12. The development of these sub-zones will be taken up as per the provision of the Master plan by the concerned land owning agency.

1.3.3 AIRPORT AREA

Sub-zone G-15, comprising of Airport area, approximately about 2260 Ha. is bounded by Rewari Railway Line on the West, Cantt. Area on the north, NH-8 in the East and sub-zone G-18 on its South

The international and domestic Passenger movement in Delhi is catered by Indira Gandhi International Airport and Palam Airport respectively. Both the Airports have been linked to other part of the city and urban extension through the transport network to facilitate fast movement.

AAI should prepare Master Plan of airport and have an arrangement with local bodies so that Master Plan of the airport does not violate the Master Plan of Delhi and Local Bodies.

Further it is suggested that while working out the development plan of the Airport, the following is ensured:

- a. Connecting International Airport and Domestic Airport Terminals by internal road network.
- b. To connect the Airport with the city by Metro in consultation with DMRC.
- c. Traffic Management improvement and widening of the roads within and surrounding the airport.
- d. Augmentation of parking facilities, including buses and taxis.
- e. Integrating the airport with the proposed Metropolitan Railway Passenger Terminal at Dwarka, ISBT, Metro corridor and other public transport.

As compared to the present volume of traffic to the Airport to the tune of 16.2 million passenger per annum, the forecast for 2007 is 20.4 million passenger which will be enhanced to 66.4 million passenger per annum in the year 2021. To cater to such a heavy volume of traffic from redevelopment of Airport, Hotel accommodation, adequate road network will have to be worked out and integrated with other part of the city.

The development of Airport will require augmentation of utilities particularly power, water supply and drainage facilities. Accordingly, Service plans to be prepared in consultation with the Service Agencies/DJB/MCD. It is proposed that existing village Shahbad Mohammadpur be resited if need be by the Airport Authority within the airport complex.

1.3.4 TIHAR JAIL

The Central Jail is located in sub-zone G-13. This is a high security central jail and is the only of its kind in Delhi. Programmes for redevelopment of the Jail area are to be prepared by concerned authority/ GNCTD, whenever required and approved by the local body.

2.0 ZONAL DEVELOPMENT PLAN PROPOSALS

2.1 POPULATION AND EMPLOYMENT

Master Plan stipulates following estimated holding capacity and existing population for zone-G

- a. Holding capacity In MPD – 2001 - 14,90,000
- b. Existing population 2001 - 16,29,000
- c. Holding Capacity as per MPD-2021 - 19,55,000
- d. Participation rate of employment - 38%

2.2 RESIDENTIAL DEVELOPMENT

A Redevelopment Strategy for accommodating proposed population as per MPD - 2021 is to be taken up by efficient utilization of the existing urban land both in planned and unplanned area, considering the infrastructure provisions. The additional projected population of about 3.2 lacs shall be accommodated in all the sub-zones including the urbanisable area of G-18..

2.2.1. URBAN EXTENSION:

Sub-zone G-18 with an area of about 1475 Ha. Which is having rural use such as built up area, farm houses, village abadi and its extension and motels etc. is proposed as a part of urban extension / urbanisable area as envisaged in the Master Plan for Delhi – 2021. It is proposed to be developed as under:

- (a) Green Belt - 870 Ha.
- (b) Urbanisable Areas - 605 Ha.

About 283 ha. of area is proposed to be developed under residential use zone and facility corridors comprising of non-residential activities such as commercial, recreational, Public and Semi Public facilities and other utilities. The proposed Urban Extension will accommodate population of about 1.6 lacs. In the zone, urban uses, Facility Corridor and Farm Houses shall be as per provisions of MPD-2021.

2.2.1.1 FACILITY CORRIDOR :

The facility corridor indicated in the Zonal Dev. Plan will be detailed out into specific uses as per Master Plan at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts/corridors will thus be governed by the approved layout plans. However, width of Facility Corridor on Western side of NH-8 and Eastern side of Old Gurgaon Road shall be 250 mtrs. and average width of the Facility Corridor on South of Dwarka Link Road shall be 200 mtrs. or more as indicated on the land use plan.

2.2.1.2 FARM HOUSES:

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

2.2.2 RESTRUCTURING AND UPGRADING/REDEVELOPMENT OF EXISTING AREAS:

It is proposed that additional population shall be accommodated through restructuring and upgradation of existing built up areas for which schemes are to be taken up by the local body in different sub-zones, as per norms prescribed in the Master Plan.

2.2.3 UNPLANNED AREAS :

2.2.3.1 URBAN VILLAGES : There are 19 villages falling in Zone ‘G’ (excluding cantonment area) . The socio-economic changes in these villages have been substantial. The redevelopment plans should ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas. Village Redevelopment Schemes must be prepared for villages for development and upgradation by the local body. The list of Urban Villages falling in zone “G” (excluding Cantonment area and Airport Area)) is given in **Annexure “A”**

2.2.3.2 REHABILITATION COLONIES : There are several large rehabilitation colonies which provided accommodation for the displaced person after the independence of the country. These include Ramesh Nagar, Kirti Nagar, Moti Nagar, Punjabi Bagh East, Subhash Nagar, Tilak Nagar etc. These have become very congested, mainly due to non-residential activities in the residential premises. It is therefore, necessary that for certain pockets where there is a heavy congestion urban renewal/redevelopment schemes be prepared and required infrastructure be provided by the local body. The list of Rehabilitation Colonies falling in zone “G” is given in **Annexure “B”**.

2.2.3.3 UNAUTHORISED COLONIES IN ZONE “G”

The process for regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. Regularisation of unauthorised colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorized colonies falling in the zone has been annexed in **Annexure C**.

It must be ensured that for improvement of physical and social infrastructure, the minimum necessary/feasible level of services and community facilities are provided as per norms given in MPD-2021.

2.2.3.4 RESETTLEMENT COLONIES: The resettlement colonies falling in the zone is given at **Annexure ‘D’**. These are to be redeveloped as per stipulated norms in the Master Plan.

2.2.4 LOCAL AREA PLANS :

Local Area Plans are to be prepared by the local body as a part of comprehensive scheme and development programme are to be taken as per approved norms for different use zones. Accordingly Services, community facilities, recreational and transport network need to be strengthened as per the redevelopment plan/norms.

2.2.5 MIXED USE:

Mixed use means the provision for non-residential activities in residential premises. Mixed use streets and commercial streets etc. have been notified by the GNCTD .

The extent of mixed use permissible in various categories of colonies and permissible/non Permissible Uses on mixed use streets are as given in MPD-2021, which are to be followed. The list of Commercial/Mixed Use Streets falling in zone ‘G’ is given in **Annexure ‘F’**.

2.3 WORK CENTERS

2.3.1 INDUSTRY

The major extensive industrial areas located in this zone are Najafgarh road Industrial Area, Karam Pura Industrial area, Kirti Nagar Industrial Area, Lakkad Mandi, Mayapuri (Rewari line) Ph.I - II and Udyog Nagar, DSIDC Rohtak Road etc . These are the major employment centres of the zone contributing employment around 2/5th of the total work force of the zone.

It is proposed that Industries listed under prohibited category in the Master Plan shall not be permitted in the zone.

2.3.2 REDEVELOPMENT SCHEMES

The redevelopment schemes cover the following aspects:

Modernization and upgradation of Industrial planned areas and redevelopment of areas which have become Industrialized over the period even though these are not designated as 'Industrial'.

2.3.3 STRATEGY

- a. MPD-2021 provides that polluting industries which are under prohibited category need to shift themselves outside Delhi, within a period of three years. Lists of such industries need to be prepared by Industries Deptt. GNCTD, in accordance with the provision of Master Plan.
- b. To maintain better environmental conditions the present industrial outlets require to adopt modern technologies which are not labour intensive.
- c. For up gradation of industries in old industrial areas it is recommended that industrial units should take suitable measure and restrict pollution.
- d. Activities in Household industries are to be restricted as per activities prescribed under Group 'A' of MPD-2021 which should adhere to pollution control norms.
- e. Besides planned industrial scheme, it is recommended that other industrial units functioning in the zone must adhere to norms stipulated in the MPD.
- f. Redevelopment programme for upliftment of industrial units should be prepared by the local body.

2.3.4 REDEVELOPMENT OF UNPLANNED AREAS

Besides planned Industrial areas, the Govt. of Delhi has notified following non conforming clusters of Industrial concentration having more than 70% plots in the clusters within Industrial activities for redevelopment which has been notified by GNCTD. These are:

- a. Peeragarhi Village.
- b. Khyala.
- c. Basai Dara Pur

The redevelopment process involves preparation of re-development plans for widening of roads, laying of services development of open spaces and parking etc. the re-development of above areas needs to be based on clearly defined parameters in terms of types of Industries which may be permitted. The redevelopment plans of these industrial areas are to be prepared as per norms prescribed in the Master Plan..

2.3.5 TRADE AND COMMERCE

With the Mixed use strupulation of MPD – 2021, the shopping and commercial areas are going to increase substantially in the Zone . It is proposed that scattered district centres and other commercial areas of the zone are to be linked properly by the MRTS corridor.

2.3.5.1 DISTRICT CENTRES

The District Centres are meant to serve as the apex of the hierarchy of the Commercial centres which are conceived as major work & commercial centres, while serving the

community with a reasonable variety of shopping, services and social, cultural activity.

The District Centres already developed or in advance stages of development in the zone are as follows:-

- a. Peeragarhi (Rohtak Road G-17)
- b. Paschim Vihar (G-17)
- c. Janak Puri (G-13)
- d. Raja Garden (G-9)

2.3.5.2 SUB DISTRICT CENTRES

One sub-district centre at Hari Nagar is proposed. This centre to be developed on the basis of integrated schemes and needs upgradation in terms of infrastructure, parking spaces, hawking plaza and other physical infrastructure facilities.

The implementing agency/land owning agency can undertake review for overall upgradation of this centre. The maintenance of this centre should be periodically checked and reviewed by the local body for better environmental condition.

2.3.6 COMMUNITY CENTRES

The existing Community Centres may be upgraded as per norms stipulated in the Master Plan. Besides existing sites of community centres in the zone, additional sites shall be identified as per provisions of the MPD-2021 subject to availability of land.

2.3.7 LOCAL SHOPPING CENTRES (LSCs)/CONVENIENCE SHOPPING CENTRES (CSCs)

The LSCs and CSCs will cater to the day to day needs of the local population. The area developed prior to 1962 may continue subject to conditions prescribed in the Master Plan. The existing built up LSCs/CSCs may be redeveloped and new sites of LSC in the zone shall be provided as per MPD-2021 subject to availability of land.

2.3.8 SERVICE MARKETS

Special attention is required for low turn over and day to day needs shops for fruits and vegetables, service and repairs, junk and scrap material (Kabari), building materials, automobile workshop etc. the grouping of such activities with planned retail markets leads to conversion of shops into high profit commercial activity. To avoid such situation, it is proposed to develop service market on unutilized LSC/CSC sites.

2.3.9 INFORMAL TRADE

Informal Trade in various use zones and activities such as informal shops, weekly markets, organized eating places, Handicraft Bazar etc. may be taken up. The Provision of informal trade as per norms in the MPD should be ensured. Utilities, Public conveniences shall also be provided as per the requirement.

2.3.10 WHOLESALE MARKET AND WARE HOUSING

Regional wholesale markets along with warehousing and other facilities are proposed to be developed on the major entry routes to Delhi. In the zone 'G', Food Corporation of India Warehousing is existing on the Northern side of the Rewari Line in G-8 area.

2.3.11 GOVERNMENT OFFICES:

The Govt. areas are mainly Cantonment area comprising of sub-zone G-5, 6,7,11 and 12, Covering an area of about 2674 Ha. The Govt. of India Press is located in Mayapuri Indl. Area (G-8). Other central Govt. offices and offices of NCTD, are located in different parts of the zone. For optimum utilization of Govt. Land, it is recommended that redevelopment plan may be prepared and approved by the local body as per norms stipulated in the Master Plan.

2.4 SOCIAL INFRASTRUCTURE

2.4.1 Regularisation of existing Health Care, Education, Cultural & Religious (including Spiritual) institutes existing prior to 01.01.2006 on self owned land not including gram sabha or Ridge land.

2.4.1.1 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 ‘E’** shall be examined as per the Authority resolution and as per the directions of the Central Government issued from time to time. However, the regularization of existing institutions located in the immediate vicinity of notified Ridge/Reserved Forest/Regional Park shall be subject to finalization & demarcation of the boundaries of the aforesaid respective use zones/areas.

2.4.1.2 In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 01/01/2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions vis a vis the land presently owned by them, 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 01/01/2006 shall only be considered and d) the remaining area shall be kept as “green area” with no construction to be permitted in future.

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

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

2.4.1.3 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 use at any time, and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

2.4.2 HEALTH

There is a considerable amount of deficient hospital beds in the zone. Besides existing Hospitals in the zone, health facilities and the general and intermediate hospital would be made available based on the availability of the land as per Master Plan 2021 provisions.

2.4.3. EDUCATION

2.4.3.1 COLLEGES:

In the zone presently 6 No. of colleges are existing. As per UGC / AICTE norms, 5 lac of population may have one general college/ professional college. Additional sites of the colleges shall be identified based on the availability of the land in the zone as per MPD-2021 norms.

Other/ educational facilities such as vocational training centers, ITI, Polytechnic, training institute, management institute, ITI are proposed to be developed as per norms of MPD-2021/requirement from time to time.

2.4.3.2 SR. SEC. SCHOOLS :

Sr. Secondary schools are facility of residential area at layout level which shall be provided in the zone as per MPD-2021 subject to land availability.

2.4.4 SPORTS FACILITIES:

The requirement of sports activities have been considered with the aim of development of sports and play areas for all age groups at appropriate levels.

- a. It is proposed that sports facilities shall be developed according to proper layout plan.
- b. The existing sports infrastructure shall be up-graded and efficiently re-planned to provide better facilities.
- c. New play field shall be preferably provided/developed in the vicinity of educational institutions and landscape areas.
- d. The sports facilities areas should be accessible by a network of pedestrian and cycle tracks wherever feasible.

2.4.4.1 SPORTS COMPLEX

Sports Complexes are built by DDA in Hari Nagar, Paschim Vihar, and Maya Puri Indl. Area. Two more such centres are proposed in G-10 and G-17.

2.4.5 COMMUNICATIONS

Besides existing facilities in different sub-zones, communication facilities including Post and Telegraph and Telephone Services, have been proposed to be upgraded in different sub-zones, to meet the requirement of projected population.

2.4.6 SECURITY & SAFETY

2.4.6.1 POLICE:

The main agency looking after security aspect in the city is Delhi Police. Police Stations and Police Posts are located in different parts of the zone. Additional areas are to be developed as per the norms of the Master Plan.

Distt. Jail known as Tihar Jail is situated in sub-zone G-13. It is proposed that redevelopment programme of the Jail should be taken up for improving existing conditions.

Existing CRPF Camp in sub-zone G-14 on Outer ring Road and at Vikas Puri in sub-zone G-16 may be developed as per norms, if required.

2.4.6.2 FIRE:

The existing Fire Stations and fire training centre functioning in the zone may be redeveloped as per stipulated norms and requirement of the Department.. One fire station is proposed in the disaster management centre proposed at Sub-Zone G-10

2.4.7 DISASTER MANAGEMENT

According to the Indian Seismic Zone map, Delhi is placed in Seismic Zone iv, which means high damage risk zone. Such natural and man made disasters neither can be prevented nor predicted. However, with the technological advancement to some extent mechanism can be developed to mitigate the after effects of the disaster.

Shakur basti Oil Depot in sub zone G-10 has been shifted to a site between Ghevra and Tikri kalan, which will be a major storage site for oil. Part of the land about 1.0 Ha. thus vacated is proposed for Disaster Management Centre.

2.4.8 DISTRIBUTIVE FACILITIES

Distributive Facilities include Milk Booths, Fruit & Veg. and LPG Services as basic requirements of day to day life.

- a. Milk Booths are proposed within 1Km. of distance for a population of 5000.
- b. Fruit & Veg. Booths are proposed in the Traditional Centres, weekly Markets and other areas as per requirements and on mixed land use streets as per norms.
- c. Besides existing LPG depots new depots required for the energy requirement of increased population shall be developed in the NCR region and supply should be through pipelines.

2.4.8.1 OTHER COMMUNITY FACILITIES:

Other community facilities include:

(a) Development of old age home, care centre for physically, mentally challenged, working Women hostels, adult education center, orphanage and children centers, (b) Religious facilities, (c) Anganwari etc. These are proposed to be developed as per norms/requirement and availability of land.

2.4.9 CREMATION GROUND / BURIAL GROUND & CEMETERY

Besides existing such sites, New sites may be developed subject to availability of land and requirement.

2.4.10 SOCIO - CULTURAL FACILITIES

Socio cultural facilities includes Banquet Hall, Multi/ purpose Community Hall, Community/recreational Club, Auditorium, Exhibition Ground and Science Center etc. These are to be developed as per feasibility, requirements and availability of land and as per planning norms and standards prescribed in the Master Plan while preparing Local Area Plan /Redevelopment Plan.

2.5 CIRCULATION NETWORK

The Zonal Plan indicates circulation network which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report / site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans.

2.5.1. ROADS

The zone is well connected by roads and major roads of the zone are Rohtak Road/ NH-10, Ring Road, Outer Ring Road, Jail Road and Pankha Road etc, NH-8 is passing through the Southern Portion of the zone. Urban extension road connecting Mathura Road, NH-8 and NH-10 passes through zone 'G'.

2.5.2 RAIL

The zone is well connected with following railway lines.

- a. Rohtak Railway Lines.
- b. Ring Railway lines.
- c. Rewari/ Jaipur Railway lines.

It is proposed that proper up-gradation of Railway Line with modern technology and facilities be undertaken for facilitating safe and speedy movement of the passengers.

2.5.3 RAILWAY STATIONS/YARDS

Presently there are four railway Stations/ yards existing in this zone. These are:

- a. Kirti Nagar
- b. Delhi Cantt.
- c. Shahbad Mohammadpur
- d. Bijwasan

Other 4 railway stations located on the periphery of this zone are as follows:

- a. Mangol puri
- b. Shakur Pur
- c. Daya Basti
- d. Patel Nagar / Prem Nagar

The railway stations are proposed to be taken up for upgradation and modernization by the Railways.

2.5.4 MRTS CORRIDOR

The Metro Railway system is the most important component of a Rapid Transport System in the City. Following MRTS Corridors are Proposed in the zone. These are marked on the Zonal development Plan.

- a. Inderprastha to Dwarka Corridor Passing through Najafgarh Road.
- b. Mundka to Inderlok passing through Rohtak Road.
- c. Mundka to Patel Road via Rama Road passing through Ashok Park Corridor
- d. Linking Patel Road and Rohtak Road.
- e. Central Sectt. Corridor linking Indira Gandhi International Airport.

Further, the extension of MRTS may be taken up to other parts of the zone as per plan and programme.

2.5.5 MRTS IN AIRPORT AREA

Presently the modernization and improvement/ up gradation of Airport Authority has been taken by Delhi International Airport Ltd. (DIAL) In order to meet the requirements of growing air traffic at International standard it is proposed that concerned land owning authority may initiate development programme in a phased manner. The airport may be connected with MRTS providing railway stations close to the Passengers terminal to shorter journey time. Augmentation of physical infrastructure facilities as per requirement / norms are to be taken up simultaneously with the concerned local body.

2.5.6 EXISTING / PROPOSED GRADE SEPARATORS AND EXISTING BRIDGES.

It is proposed that major road intersections may be provided with grade separators to ease out the traffic. The emphasis has also been given to grade separators for pedestrian and cyclist wherever required. In the zone 6 Nos. of grade separators are existing.

- a. Patel Nagar (R.O.B.)
- b. Mayapuri R.O.B. (Ring Road)
- c. Delhi Cantt. R.O.B.
- d. Near Punjabi Bagh (Transport Centre) R.O.B.
- e. Zakhira R.U.B.

And five existing bridges on Najafgarh drain are at Khayala, Raghubir Nagar, Basai Darapur, Patel road Extn. and the other one is near East Punjabi Bagh Club, Rohtak Road.

Looking in to the overall future development of National capital Union Territory of Delhi, and specifically Western part of Delhi, it is proposed to have 8 nos. more grade separators to improve the traffic flow. These are proposed in the following locations :

- a. Punjabi Bagh (On Outer Ring Road and Rohtak Road)
- b. Peera Garhi Chowk (on Outer Ring Road and Rohtak Road)
- c. Lajwanti Garden (On Jail Road and Mayapauri Road)
- d. Raja Garden (On Ring Road and Najafgarh Road)
- e. Pankha Road (R.O.B on Delhi Rewari Railway Line)
- f. Tilak Nagar Grade Separator
- g. Grade Separators, (Distt. Centre Janakpuri)
- h. Grade Separators Raja Garden (on Najafgarh Road and Ring Road)

The existing / proposed grade separators and bridges are shown on the plan. Other proposals are to be taken up in connection with proposed transport route in the zone.

2.5.7 MPORTANT INTERSECTIONS :

New road intersections in the zone are to be planned and the details have to be worked out for the individual intersections as per the requirement of the area and adequate pedestrian, cycle tracks may be incorporated for safety of the commuters.

“All the Road owning agencies in the Zone shall get Road Alignment Plan prepared alongwith details of junction/intersection, falling in the alignment showing location of bus stop, metro station & the pedestrian linkage for smooth changeover from one mode to another.”

2.5.8 INFLUENCE ZONE

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

In Zonal Dev. Plan prepared, number of colony roads, local drains, high tension wires, heritage area etc. are not indicated. Therefore, boundary of influence zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans which are more site specific.

2.5.8.1 BRTS CORRIDOR

BRTS Corridor proposed in the second phase in zone –‘G’ has been incorporated in the road network along Ring Road, Moti Ngar, Jaidev Park and Rohtak Road, Punjabi Bagh, Paschim Vihar, Khyalla, Nagloi Sayed, Vikas Puri and Najafgarh Road. It is proposed that the network be laid at the earliest for efficient movement of BRTS, to facilitate daily passengers and decongest traffic movement.

2.5.9 BUS DEPOT

Presently Bus Depots are located at Mayapuri, Hari Nagar, Peera garhi, Kesho pur and Nangloi. Area etc.

2.5.10 BUS TERMINALS

It is envisaged in the MPD – 2021, that one Bus terminal be provided for 1 lac population. The required number of Bus Terminals for the entire zone is about 20. Presently Bus terminals are existing in the zone around Vikas Puri, Hari Nagar, Janak Puri, Raja Garden, Punjabi Bagh, Karam Pura, Tilak Nagar, Nangloi Sayyed, Peera Garhi , Kapeshera, Shahbad Mohammadpur, Dhaula Kuan.

The new site of the Bus Depot and Bus Terminal shall be indentified while preparing the details of the Zonal Plan, Redevelopment Plan or Local Area Plan.

2.5.11 FUEL STATIONS

The main fuel types /being used include Petrol, Diesel and CNG. These fuels are being made available from Petrol Pumps and CNG stations. With the advancement of technology some new types of clean fuels may also be used in future as per Master Plan norms.. Besides existing Petrol Pump sites, new sites are to be developed subject to land availability.

2.5.12 BICYCLE/CYCLE RICKSHAW

Bicycle / Cycle Rickshaw are important modes of travel, particularly with reference to short and medium trip lengths. It is proposed that on all arterial roads fully segregated cycle tracks should be provided with provision for safe parking in part and ride lots. Rickshaw as a non authorized mode of transport should be concisely planned along with pedestrianisation

2.5.13 PARKING :

The use of DTC terminals and depots for development of public parking along with parking of DTC buses, private buses, and chartered buses, should be explored and specific projects developed. Based on the site feasibility, parking facility can be created under the open space without disturbing the green area on the surface and surrounding environment. Public parking and under ground parking are to be developed by the local body where ever feasible, as per master plan norms.

2.5.14 PROPOSED SURFACE PARKING

New surface parking as proposed by MCD in different parts of Delhi. Sites suggested in the zone shall be developed by the local body.

2.5.15 NIGHT PARKING

The parking of buses during night time be restricted to approved general parking area of District Centres, Community Centres, Local Shopping Centres, Facility Centres, Service Centres etc. and policy be framed by concerned lands deptt. and enforcement agencies.

2.5.16 ULTI LEVEL PARKING

Multilevel parking facility should preferably be developed in the designated parking space or in the residential, public – semi- public facilities, commercial, transport node, DTC depot, etc. Multi-Level Parking Sites are to be taken up in the zone by Local Body / concerned agencies while preparing the Local Area Plan / Redevelopment Plan.

2.5.17 OTHER PARKING AREAS

In all new commercial / Business/ Industrial centers, adequate parking on the surface as well as below and above the ground must be provided. The use of basement wherever provided for parking, must be strictly adhered to Master Plan norms. All encroachments on land earmarked for public parking should be removed. However, Public parking areas may be used for second hand car Bazaar on payment basis, only during holidays subject to meeting requirement / condition of the concerned authorities.

2.5.18 PARK AND RIDE

To encourage use of Public transport, such facilities should be provided to reduce traffic congestion on the main roads.

2.6 ENVIRONMENT

2.6.1. The essential aspects to improve the urban living conditions should essentially be seen in terms of urban management and service management.

The Urban Management includes area in terms of noise, in terms of water bodies and land w.r.t. open space and green areas.

The Service Management includes proper management of water supply, sewerage, solid waste disposal and transport network. It is proposed that these components should be managed by the local body in such a way that natural resources and natural features are utilized to its optimum capacity. Considering these aspects following are the recommendations:

- a. Existing drainage basin Such as Najafgarh and other drains as identified on the Plan shall be made self-sustainable and proper water management should be made by integrating water, sewerage and drainage system.
- b. Development of parks and green corridor along major drains Nallahas should incorporate conservation of water and water bodies.
- c. To increase sub surface soil water through seepage of rain water, proper paving of tiles should be used in the pavements and parking areas.
- d. Provision for rain water harvesting be made in all new developments.
- e. STP/CEPT be developed as per norms by the local body and concerned land owning agency.
- f. For Pollution Control, level of noise pollution, air pollution be monitored periodically and suitable measures like proper land use planning along major transport arteries and industrial belt with green belt buffer be created.

2.6.2 CREATIONAL AREA :

Recreational area in the zone are available in the form of District Park / City Parks / Community Parks etc.

In addition to this, large chunk of green area is also provided in the zone within the residential area in the form of Neighbourhood Parks and tot lots. Etc.

Other recreational area may be developed subject to availability of land and as per approved Landscape Plan of the area and as approved by the Competent Authority from time to time.

The area which are surrendered for extensive industries in compliance of Supreme Court's orders are to be utilised for recreational use as per norms.

2.6.3 DISTRICT PARKS

District Parks as indicated in the Land Use Plan of the Zone has to be developed as per approved Land Scape Plan.

2.6.4 NEIGHBOURHOOD PARKS / PLAY AREAS (NHP)

The green areas in the form of neighborhood parks are distributed in most of the residential colonies of the zone. The area is computed as part of Residential area. These calculations for the green areas have not been done for sub-zones falling in the Cantt.Area, Airport and sub-zone G-18.

2.6.5 POLLUTION CONTROL

The present industrial belt i.e. Kirti Nagar, Mayapuri and Udyog Nagar at Rohtak Road forms most polluted areas in the zone. This needs to be developed or redeveloped as per norms stipulated in the Master Plan.

2.6.6. MULTI PURPOSE GROUNDS :

A network of the multipurpose grounds, which are basically of parks and open spaces are categorised in MPD-2021 at three levels viz. City Multipurpose Ground. District Multipurpose Ground and community Multipurpose Ground.

These multipurpose grounds may be developed as per land availability in the zone. Already approved parks on 60'.0' road for holding marriages by the local body/MCD are designated as multi-purpose grounds.

2.7 URBAN DESIGN.

For assemblage of built up areas and process of arranging these elements functioning and beautifully as a part of urban design are to be made for different use zones within the prescribed guidelines of the Master Plan.

2.8 CONSERVATION OF BUILT HERITAGE/ARCHAEOLOGICAL SITES IN THE ZONE

There are five nos. of heritage/archaeological sites in the zone. These are falling in sub-zone G-15 as per the statement given below :

- a. Sarai Sohel - Near Indira Gandhi International Airport
- b. Tomb of Sohel- Inside Jet Engine Overhaul Complex, IGI
Airport
- c. Sarai Mehram Nagar -Near Palam Airport Hotel, Mehram Nagar
- d. Katra - Near Airport Hotel, Mehram Nagar
- e. Garden of Mehram North of Mehram Nagar, Near Palam Airport
Khan

Heritage sites are to be maintained as per prescribed norms.

2.9. PHYSICAL INFRASTRUCTURE

2.9.1. WATER SUPPLY

Based on the norms the total requirement of water supply for the entire zone will be around 131.30 MGD (Million Gallons per day) which includes domestic, Industrial, Commercial and community, Fire Protection requirement etc.

2.9.2 SEWERAGE

Assuming that 80% of the total water requirement will go into the sewerage, the total sewerage for the entire zone would be around 85 MGD. In the zone a large sewerage treatment plant Keshopur is already existing. The existing capacity of the plant is 32 MGD, which is proposed to be augmented to 170 MGD.

2.9.3 DRAINAGE

Najafgarh drain is the major drainage system in the zone. It is proposed that the drainage falling in the zone partly be covered and in the available area Dilli Hatt be proposed and implemented subject to the approval of the Tech. Committee. For other drains in the zone, covering of Nallas can be taken up after ascertaining their feasibility.

2.9.4 ELECTRICITY

The location of existing sub-stations including 220 KV sub-station are indicated on the zonal Plan. Proposed Power Grid Stations in the Urbanisable area to be worked out as per norms.

2.9.5 SOLID WASTE

Keeping in view the norm of 0.68 per kg. Per capita per day, the total solid waste disposal of the entire zone works out to around 2500 Tonnes per day. A large part of this solid waste could be accommodated in the sanitary land fill sites identified as per MPD-2021.

2.10 PROPOSED LAND USE

The land use plan for Zonal Dev. Plan, 'G' Zone is prepared on the basis of :

- a. Master Plan of Delhi - 2021
- b. Approved Zonal Development Plan 'G' Zone and land use modifications thereupon.
- c. Information received from different organizations.
- d. Considering approved Plans.
- e. Requirements of additional population as per projections made in MPD-2021.

The proposal of Land use distribution are as follows:

LANDUSE DISTRIBUTION FOR ZONE 'G' (WEST DELHI – I)

Table 2

S.NO.	LANDUSE ANALYSIS	AREA IN HA.
1.	Residential	3729.82
2.	Commercial	210.15
3.	Manufacturing	363.97
4.	Recreational	581.10
5.	Transportation	3070.91
6.	Utility	151.10
7.	Government	2849.81
8.	Public/Semi-Public	38.14
9.	Green Belt	870.00
	Total	11865.00

2.11 PHASING & IMPLEMENTATION:

For effective implementation, the proposal in the Zonal Dev. Plan is to be monitored periodically with respect to housing infrastructure requirements and other facilities requirement with reference to proposed population of zone. It is also proposed that Redevelopment Plan be prepared by the local body as per MPD-2021 provisions.

2.12 PLAN REVIEW & MONITORING

Most of the areas under planning zone 'G' are under built up residential, industrial, recreational etc. it is proposed that plan be implemented by the local body.

ANNEXURE – A

Urban Villages Falling In Zone ‘G’ (Excluding Cantonment Area

S. No.	Name of Village	Sub-Zone
1.	Basai Darapur	G-3
2.	Tihar	G-8
3.	Tatar pur	G-9
4.	Madi pur	G-10
5.	Nangal Raya	G-13
6.	Posangi pur	G-13
7.	Aslat pur khadar	G-13
8.	Nangli jaleeb	G-13
9.	Khyala	G-14
10.	Chaukhandi	G-14
11.	Shahbad Mohammad pur	G-15
12.	Kesho pur	G-16
13.	Bodella	G-16
14.	Nangloi Sayyad	G-17
15.	Jwala Heri	G-17
16.	Peera Garhi	G-17
17.	Kapas hera	G-18
18	Bijwasan	G-18
19	Samalka	G-18

ANNEXURE – B**List of Rehabilitation Colonies Falling In Zone-G**

1.	Ramesh Nagar	G-2
2.	Kirti Nagar	G-2
3.	Moti Nagar	G-3
4.	Punjabi Bagh	G-4
5.	Subhash Nagar	G-8
6.	Tilak Nagar	G-14
7.	Mansarover Garden	G-2
8.	Multan Nagar	G-17
9.	Tihar I & II	G-8
10.	Shivaji Park	G-10

Tentative List of unauthorized colonies in Zone G

Sl. No.	Name of unauthorized colony	Sub-Zone	Regn. No. of list
1.	Saini Mohalla Extn, Bijwasan,	G-18	59-Extended Lal Dora
2.	Extended abadi of. Bijwasan Extn. Bijwasan village,	G-18	83-ELD
3.	Kapeshera Extn. Attached Phirmi Road and Old NH, vill.Kapesheera	G-18	86-ELD
4.	Saini Mohalla, Extn. 'B' Block , Bijhwasan vill.	G-18	74-ELD
5.	Extended abadi of Kapeshera village	G-18	37-ELD
6.	Extended abadi of Vill. Basai Dara Pur	G-3	08-ELD
7.	Extended Abadi vill. Basai Darapur,	G-3	15-ELD
8.	Village Madipur Extn.	G-10	124-ELD
9.	Village Fateh Nagar, Janak Puri	G-13	126-ELD
10.	Vilalge Nangli Jalib Extn. B-1,Janakpuri,	G-13	50-ELD
11.	Extended abadi of Samalka village	G-18	58 Left out portion
12.	NW Block, Vishnu Garden, Vill. Khyala	G-14	1581
13.	Village Samalka (A & B Blocks) Delhi Gurgaon Road	G-18	1132
14.	Samalka Extn. (East)	G-18	839
15.	Salahapur Khera, vill. Bijwasan,	G-18	1508
16.	Ambedkar colony, Bijwasan,	G-18	1239
17.	Kapeshera Extn. C Block,	G-18	1139
18.	Palam Apartment, Bijwasan	G-18	859
19.	Raja Garden Extn. (Left out area)	G-3	1190
20.	Manak Vihar Extn. Tihar Vill. (Near Beri Wala Bagh)	G-8	1115
21.	Ravi Nagar Extn. , Khyala	G-14	1560
22.	Samalka Extn. Kapeshera chowk	G-18	901
23.	Rajouri Garden Extn. Tatar Pur	G-9	386
24.	Yawantika Colony, Salahpur Khera, Bijwasan,	G-18	500
25.	A Block, Narsingh Garden, Near village Khayala	G-14	1543
26.	Vill. Basai Darapur, Extn.	G-3	1125
27.	Shahabd Mohammadpur, Extended area	G-15	1229
28.	Kapeshera, B Block,	G-18	1266
29.	Kapeshera A Block Extn. ,	G-18	1278
30.	Janta colony, Rghubir Nagar,	G-9	56 Left out portion
31.	BE Block Hari Nagar	G-8	39 Left out portion
32.	R-2-C Block, Vishnu Garden, Khyala Vill.	G-14	1591

Source : GNCTD

ANNEXURE – D**List of resettlement colonies falling in Zone –G**

1.	Khyala Phase-I	G-14
2.	Khyala Phase-II	G-14
3.	Khyala Phase-III	G-14
4.	Chaukhandi	G-14
5.	Raghubir Singh	G-14
6.	Jwala Puri Phase-I	G-17
7.	Jwala Puri Phase-II	G-17

ANNEXURE – E

List of applications of pre-existing institutions (owning land) & rendering Cultural, Religious (including Spiritual) Healthcare and Educational services in response to the Public Notice issued by M.P. Section on 1.5.08

Sl. No.	NAME & ADDRESS	AREA OF PLOT
1.	Nav Jeeva Model School WZ-III, A/16, Vishnu Garden	159.33 sq.mtr.
2.	Shri Kalicharan Saraswati Shishu Mandir (School), WZ-1065, Rajouri Garden, Village Tatarpur	754.00 sq.mtr.
3.	CPS Junior School J-11/24, Rajouri Garden	212.50 sq.mr.
4.	CPS Junior School C-12, Vikas Puri	329.00 sq.mtr.
5.	Vandana Model School WZ-31-B, Navyug Road Vishnu Garden, Vill. Khyalla	1555.5 sq.mtr.
6.	St. Sophia Academy, D-23, Kirti Nagar	
7.	Doon Public School D-1/24, Janak Puri	34 sq.,mtr.
8.	Gyan Ashram Public School G-20, Mansarover Garden	337 sq.mtr.
9.	S.N. Public School, RZ-54,Ravi Nagar Extn. Khyalla	334 sq.mtr.
10.	Guru Nanak Convent School 97-98 Shyam Nagar Extn.	188.1 sq.mtr.
11.	Capital Model School WZ-36, Mukherji Park, Tilak Nagar	140.15 sq.mtr.
12.	Adarsh Monntessori School, G-14/A, Mansarover Garden	337 sq.mtr.
13.	Bhardwaj Model School N-11, Sham Nagar	125.4 sq.mtr.
14.	Modern Era School WZ-146, A/2, Virender Ng. Vill. Tohar	156 sq.mtr.
15.	Adarsh preparatory School B-26/11 & 12 Ramesh Nagar	106.7 sq.mtr.
16.	Gian Jyoti Modern School WZ-33/2, Gurudwara Road, Sant Garh, H.B.S. Nagar	209 sq.mtr.
17.	Shiv Model Nursery School WZ-62/63A Sant Garh	188.1 sq.mtr.
18.	Shiv Modern Primary School WZ-68/68A Sant Garh	334.40 sq.mtr.

Note :

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

ANNEXURE – F

List of Commercial Streets in Zone -G (West Zone)

(As per the list received from GNCTD)

S. No	Name of Road/Street	Stretch of Road	ROW (in mtr)
1.	Chowkhandi Road to Subhash Nagar Drain WZ-72, Mukherjee Park to Chowkhandi	NG Road to Chowkhandi Chowk	9.00
2.	Road adjacent to Ganesh Nagar M.C. Pry. School	NG Road to Krishna Park Gali No. 8	9.00
3.	Main Market Road Sudershan Park	Shiv Setu to D-Block Sudershan Park	9.00
4.	Mall Road Tilak Nagar	Chowkhandi Road to 1-Block Tilak Nagar	11.00
5.	Tanga Stand Road, Moti Nagar	B-8 Moti Nagar to B-35 Moti Nagar	12.00
6.	Road in front of Block No. 6 & 23 Moti Nagar	2/24 Moti Nagar to 23/24 Moti Nagar	12.00
7.	Dividing Road of Meenakshi Garden & Ajay Enclave	Meenakshi Garden Red Light on NG Road to D-80 Ajay Enclave	12.00
8.	Dividing Road 17-Block & 24-Block Tilak Nagar	Post Office Tilak Nagar to Mall Road Tilak Nagar	12.00
9.	Dividing Road B-Block Ganesh Nagar & S-4 Block Old Mahavir Nagar	NG Road to Mangla Hospital C-127	18.00
10.	Vedic Marg (Towards Ashok Nagar)	3-Block Ashok Nagar to Jail Road	24.00
11.	Jagdish Sachdeva Marg Moti Nagar	Natraj Cinema to Arya Samaj Mandir	24.00
12.	Road in Sudershan Park	Balmiki Mandir to A-Block Gurudwara	24.00
13.	Pauri Wala Gurudwara Road Old Mahavir Nagar	S-1/1 Old Mahavir Nagar to Gali No.-17 Krishna Puri	9.00
14.	Budhela Road, Krishna Puri	Ganesh Nagar Road near A-Block Ganesh Nagar to Outer Ring Road near L-11 Block Krishna Puri	9.00
15.	Ugrsen Market Road to Meenakshi Garden	NG Road Near Tilak Nagar Police Station to 36-Block Ashok Nagar	9.00
16.	Old Market Road Tilak Nagar	Tilak Nagar Hospital to 25/15 Tilak Nagar	11.00
17.	Ganesh Dass Khatri Marg	NG Road Red Light to Outer Ring Road	13.50

18.	NG Road to Sabji Mandi (Prem Nagar to Jail Road)	NG Road To Jail Road	18.00
19.	Old Sabji Mandi Road, Moti Nagar	3/17 Moti Nagar to 1/56 Moti Nagar	12.00
20.	Durga Market Road, Moti Nagar	B-8 Moti Nagar to 4/1 Moti Nagar	12.00
21.	C-Block Old Market Road Hari Nagar	Hari Nagar Clock Tower to Gandhi Park	9.00
22.	A-Block Market Road Hari Nagar	C-Block Market Road to A-Block Market Road	9.00
23.	S-Block, Main Road Khyala	Old Khyala Road to new Khyala Road	9.00
24.	Post Office Road, Karam Pura	C-1 Karam Pura to B-35 Karam Pura	12.00
25.	Main Road H, 1 Block Karam Pura	Shivdass Puri Marg to Milan Cinema Road (Both Sides) New Moti Nagar 1-47 to H-1 Karam Pura	18.00
26.	Ambedkar Market Road Raghurib Nagar	PWD Road No.-29 to 12.5 Sq. Yard Road Raghurib Nagar	24.00
27.	Asalat Pur Village	Phirni Road	9.00
28.	Mandir Waali Gali New Mahavir Nagar on NG Road	NG Road to Budhela Road	9.00
29.	Milan Cinema Road	Shivaji Marg to Najafgarh Drain	18.00
30.	Main Road Back of H.I.L. Colony	Shivdass Puri Marg to Milan Cinema Road (One Side) New Moti Nagar	18.00
31.	Shiv Dass Puri Marg	Moti Nagar Crossing/Flyover to Najafgarh Drain	60.00
32.	State Bank Road, A-Block, R/C Khyala	Police Chowki to Maddi Wali Gali	6.00
33.	Mangal Bazar Road Vishnu Garden	Aggarwal Sweets to G-6 Vishnu Garden	6.00
34.	Maddi Waali Gali Vishnu Garden	283/368 to Old Khyala Road	7.50
35.	NA + NE Block, Vishnu Garden	N-9 to Mandir Gurudwara New Khyala	7.50
36.	Bhatta Sahib Gurudwara Road, Vishnu Garden	III-A/102 to A-6, Vishnu Garden	9.00
37.	B-1 Sunil Dairy Road Vishnu Garden	B-1/100 to B-1/9 Vishnu Garden	9.00

38.	Main Market Road R/C Madipur	PWD Road No. 29 Vishnu Mandir Marg	13.50
39.	Dispensary Road R/C Madipur	PWD Road No. 29 to Vishnu Mandir Marg	13.50
40.	Som Bazar Road R/C Madipur	H.No. F-1 R/C Madipur Ring Road to PWD Road No. 29	13.50
41.	Chand Nagar Road	Plot No. 10 to Plot No. 399 Chand Nagar	13.50
42.	Vishnu Mandir Marg R/C Madipur	Rohtak Road to B-46 New Slum Qtrs.	18.00
43.	Old Pankha Road	Pankha Road to NG Road	24.00
44.	Phirni Road Basai Dara Pur	WZ-408 to WZ-58A	9.00
45.	100' Road to RZ-Block, Major Bhupander Singh Nagar (30' R.O.W.)	100' Road to RZ-Block Major	9.00
46.	E-Block, R/C Khyala Road (30' R.O.W.)	DESU Office to Ashram	9.00
47.	Phirni Road Basai Dara Pur	Sheetla Mandir Chowk to WZ-59A	13.50
48.	Chakki Wala Road-I, (20' R.O.W.) Guru Nanak Nagar	WZ-9/3 to WZ-324	6.00
49.	Chakki Wala Road-II, (20' R.O.W.) Guru Nanak Nagar	WZ-7/1A to WZ-100A	6.00
50.	WZ-494 to NG Road Basai Darapur	WZ-494 to NG Road Basai Darapur	12.00
51.	A-Block, R/C Khyala Main Road	Saleti Building to Patel Chowk	12.00
52.	Chand Nagar Punjab Market	80' Road to BSES office Mukherjee Park	18.00
53.	Khyala Cement Store to NW-Chowk (60' R.O.W.)	Cement Store to NW-Chowk	18.00
54.	New Khyala Road 100' upto T.C. Camp Chowk & 45' upto NW Chowk	Subhash Nagar More to NW Chowk	30.00
55.	Phirni Road Madipur Village	WZ-156/8 to WZ-660	6.00
56.	Outer Ring Road to Wooden Bridge (20' R.O.W.)	Outer Ring Road to Wooden Bridge	6.00
57.	Tyagi Market Basai Darapur	WZ-480A to F-259A	7.50
58.	Possengi Pur Village	Phirni Road	9.00
59.	Phirni Road Jwala Heri	PWD Road No. 30 to Krishan Chand Complex	9.00
60.	Jwala Heri Market Road	52-B Jwala Heri to Kumar Sweets	9.00

61.	Jwala Heri Market Road	19-B Jwala Heri to Sharbati Extn. Shop No. 14	9.00
62.	Main Khyala Road 45' Vishnu Garden	B-123 Vishnu Garden to (Aggarwal Sweets), Sham Nagar	13.50
63.	Phirni Road Khyala Village (60' & 45')	B-1/100 to NW Chowk	18.00
64.	100' Road – Khyala (One Side	Patel Chowk to Park Hospital	30.00
65.	Rohtak Road (One Side)	Zakhira to Outer Ring Road	60.00
66.	Janak Puri Marg (Lal Sai Mandir Marg)	C-1 Pankha Road to Hari Nagar Depot Jail Road	30.00
67.	Outer Ring Road One Side Towards New Mahavir Nagar	NG Road to PWD Road No. 30 Paschim Vihar	60.00
68.	Najafgarh Road	Outer Ring Road to Dwarka More	60.00
69.	PWD Road No. 28 Raghbir Nagar	Ring Road to PWD Road No. 29	30.00
70.	Ring Road	Rajdhani College Raja Garden to Rama Road Crossing	60.00
71.	Main Road Bali Nagar	H- Block, Bali Nagar Najatgarh Road to B- Block, Bali Nagar	24
72.	Satguru Ram Singh Road	Between Kriti Nagar Maya Puri Chowk to Kirti Nagar, Patel Nagar Chowk	30
73.	Main Najafgarh Road	Laxman Sylvania, New Moti Nagar Chowk to Outer Ring road crossing i.e. Ganesh nagar	60
74.	Jail Road / Station Road	Lajwanti Garden Chowk to nangal Raya	45
75.	Subhash Nagar Road	Subhas Nagar to Deen Dayal Upadhyaya Hospital	24
76.	Jail Road	Tilak Nagar Chowk to nangal Raya Flyover i.e jail Road	45
77.	Arya Samaj Mandir Road, Nangal Raya	WZ-1185 to WZ-553, Nangal Raya	9.00
78.	Shyam Mandir Wali Gali, Nangal Raya	Vishnu Dutt Marg to WZ-1328, Nangal Raya	9.00
79.	B.K. Dutt Market, Rajouri Garden	Pind Baluchi Restaurant J-2/1 to Post Office J-2/23	15.00
80.	Phirni of village Bodella	Phirni of Village Bodella	9.00

ANNEXURE - G

List of Identification of Mixed Use Streets in Zone-G (West Zone – I) received from GNCTD

S. No.	Name of Road/Street	Stretch of Road	ROW (in mtr.)
1.	A-326 to A-566 JJ Colony Chowkhandi	A-326 to 566 JJ Colony Chowkhandi	9.00
2.	Dividing Road of 16-Block & 11-Block Tilak Nagar along Tilak Nagar Hospital	Tilak Nagar Market Chowk to 14/5 Tilak Nagar	11.00
3.	Dividing Road of Ashok Nagar & Ajay Enclave	Radha Swami Satsang Ghar Ajay Enclave to 36/1 Ashok Nagar	11.00
4.	Puri Mandir, Gurudwara Road Moti Nagar	B-137, New Moti Nagar to B-207 New Moti Nagar	12.00
5.	Tota Ram Ahuja Marg adjacent to House Tax Office MCD Ashok Nagar	Katyul Mandir Ashok Nagar to 68-Block Ashok Nagar	12.00
6.	Old Market Road 16-Block Tilak Nagar	16/1, Tilak, Nagar near Tilak Nagar Social Centre to 14/22 Tilak Nagar	12.00
7.	A-Block Sudershan Park	A-1 to Pumping Station	12.00
8.	Gurudwara to A-306, JJ Colony, Chowkhandi	Chand Nagar to A-306, Chowkhandi	13.50
9.	B-265 to B-566, JJ Colony, Chowkhandi	B-265 to 566, JJ Colony, Chowkhandi	13.50
10.	B-786 to Camp Central School Tagore Garden.	New Khayala Road to Central School	15.00
11.	A-306 to A-545, JJ Colony, Chowkhandi	A-306 to A-545, JJ Colony Chowkhandi	18.00
12.	100 ft. Chowkhandi Road.	NG Road to Round About Tilak Nagar	30.00
13.	C-Block Market Road Hari Nagar.	Maya Puri Road to Mangal Pandey Marg	9.00
14.	Shiv Mandir Road in Shiv Nagar	Jail Road, Shiv Nagar to Janak Puri	9.00
15.	Gurudwara Road in Shiv Nagar	Jail Road to H. No. WZ-530 Shiv Nagar	9.00
16.	MS-Block Hari Nagar	H. No. 14 to WZ-431	9.00
17.	MS-Block Hari Nagar	H. No. MS-11 to WZ-441	9.00
18.	MS-Block Hari Nagar	H. No. MS-114 to WZ-443	9.00
19.	H-101 to H-1 Sant Nagar Extn.	H-101 Sant Nagar Extn. To Subhash Nagar Drain	12.00
20.	Police Chowki Road, Raghubir Nagar	Bus Route Road to R-Block Raghubir Nagar	12.00

21.	17-Block Subhash Nagar	Subhash Nagar Bus Route to 14-Block Road	13.50
22.	Main Road A & B Block, New Moti Nagar	1/5, T.C. Block to C-1 Moti Nagar	18.00
23	Subhash Nagar Bus Route	NG Road to Maya Puri Road	18.00
24.	Between C & D Block 25 Sq. yards Raghbir Nagar	Police Chowki Road to 12.5 Sq. Yard Road.	18.00
25.	Between D & R Block Raghbir Nagar	Police Chowki Road to 12.5 Sq. Yard Road	18.00
26.	N-Block 1-Nagar Raghbir Nagar	Bus Route Road to P-Block Raghbir Nagar	18.00
27.	Road Between L & K Block Raghbir Nagar	PWD Raod No. 28 to Ambedkar Market Road Raghbir Nagar	18.
28.	Road Between A & B Block 25 Sq. Yards Raghbir Nagar	PWD Road No. 28 to Bank Road.	18.00
29.	Maharishi Road R/C Madipur	PWD Road No. 29 to Shiv Mandir Road	18.00
30.	Cambridge Road (Subhash Nagar)	Subhash Nagar Bus Route to Cambridge School	24.00
31.	Maha Kavi Tulsi Dass Marg, Subhash Nagar	Maya Puri Road to Subhash Nagar Bus Route	24.00
32.	Bus Route Road Raghbir Nagar	PWD Road No. 28 to 12.5 Sq. Yards Road	24.00
33.	12.5 Sq. Yards Raghbir Nagar	PWD Road No. 29 to R-Block	24.00
34.	Shaheed Mangal Pandey Marg.	Road No. 32 to Maya Puri Road	24.00
35.	PWD Road No. 29 Raghbir Nagar	PWD Road No. 28 to NG Drain	30.00
36.	Central Road Budhela	Bank of India No. 28 to NG Drain	6.00
37.	Sant Garh Road (30' R.O.W.)	Tilak Vihar School to WZ-1/1, Sant Garh	9.00
38.	100' Road to D-Block, M.c. Pry. School, Major Bhpinder Singh Nagar (30' R.O.W.)	100' Road to D-Block, M.C. Pry. School Major Bhpinder Singh Nagar, R.C. Khyla.	9.00
39.	Tanwar Marg Basai Dara Pur	N.G. Road to Mandir	15.00
40.	Bhirwa Road, Tagore Garden	N.G. Road to PWD Road No.-28 (D-525 to PWD Road No. 28) One Side	30.00
41.	PWD Road No. 30 Paschim Vihar	PWD Road No. 29 to Outer Ring Road.	30.00
42.	Road between Pkt I & III of Paschim Puri slum & JJ	PWD Road No. 29 to Baba Nivriti Marg	9.00

43	Main road Pkt-III Paschim Puri Slum & JJ	Gate of Pragati Apartment to H. No. 101 Pkt-III Paschim Puri	9.00
44	Post office road, Ramesh Nagar	Water Fall to 2- B Block single Storey, Ramesh Nagar	13.50
45	Naksha Road, Ramesh Nagar	2-A Block (N.G. Road) to Chacha Neharu Park, Ramesh Nagar	15.00
46	Shaheed Rajguru Marg Vikas Puri	Guru Virjanand Marg to shankar Chowk N.G.-I Vikas Puri	18.00
47	F- Block Main road Vikas Puri	Guru Virjanand Marg to H- Block Vikas Puri	18.00
48.	Pankaj Batra Marg, Ramesh Nagar	Bali Nagar Crossing to Sarvodya Vidyalaya Mansarovar Garden	18.00
49.	Fire Station to C- 4F Janak Puri	Janak Puri Marg to C-4F Block Janak Puri	18.00
50.	Vidya Marg to C-4A Janak Puri (Shani Bazar Marg)	Vidya Marg to Dabri Road	18.00
51.	C-4E market to C-4B Block Janak Puri	C-4E to C-4B Block Janak Puri	18.00
52.	Devki Nandan Marg Tagore Garden	PWD Road No 28 to Devki Nandan Chowk	18.00
53.	BG-6, Peripheral Road Paschim Vihar	PWD Road No 29 to BG-8,DDA Market	18.00
54.	Ramesh Nagar Road	B-1Rajouri Garden to Block 7, Sr. Sec. School, Ramesh Nagar	18.00
55.	Major Suresh Gadhok Marg, Rajouri Garden	N.G. Road to Major Sudesh Marg	18.00
56.	Mansarovar Garden Road	Ring Road M.S Garden D-1 to D-7 upto MCD Pry. School M.S Garden and E-103 to E-107 Ring Road M.S Garden	18.00
57.	Guru Virjanand Marg Vikas Puri	N.G. Road to Outer Ring Road	24.00
58.	80' Road, sharda Puri U-Ring Road	Ring Road to Ring Road Mansarover garden	24.00
59.	Dabri road C-Block Janak Puri	Pankha road C-2D to Janak Puri Marg C-2B	24.00
60.	Ram Mandir Marg Janak Puri	Vidya Marg C-5B to Dabri road C-3	24.00
61.	S. S. Mota Singh Marg Janak Puri A-Block	Major Deepak Tyagi Marg to Lal Sai Marg	24.00
62.	Major sudesh Kumar Marg Rajouri Garden	Ring Road to NG Road	24.00

63.	Road in Rajouri Garden	NG Road to J-19 Rajouri Garden	24.00
64.	Vishal Cinema Road, Vishal Enclave	N.G. Road to PWD Road No. 28	24.00
65.	Ch. Balbir Singh Marg	PWD Road No. 30 to Rohtak Road	24.00
66.	Vikas Puri Main Road from H-3 Block, to J-Block (80' R.O.W)	H-3 Block to J- Block	24.00
67.	Mall Road between C-5C& C-6B Janak Puri	Vidya Marg Janak Puri to Pankha Road	24.00
68.	B-1 Marg (80') Janak Puri	Najafgarh Road to C-2B Janak Puri Marg	24.00
69.	B-2 Marg (80') Janak Puri	Najafgarh Road to Janak Puri Marg (Bharti College)	24.00

ANNEXURE – H

List of Identification of Mixed Use Streets in Najafgarh MCD Zone received from GNCTD

Sl.No.	Name of Road/Street	Stretch From - To	ROW (in mtrs.)
1.	Road of G-17 area	From Outer Ring Road to Aggarwal Sweets (national Market Road)	24
2.	Road of G-17 area	From Outer Ring Road to G-H-8	24
3.	Main Road Jwala Puri	JE Store, Jwala Puri, Rohtak Road to IP-VIII, Health Centre, R Block, Jwala Puri	18
4.	Phirni Road Peera Garhi village	Prem Sukh Road to MC Primary School, peera Garhi	13
5.	Nangloi Sayyed	Phirni Road	9
6.	A Block Road, Jwala Puri	ESI Dispensary to Masjid Road	9
7.	A Block Road, Jwala Puri	Masjid to S.D Mandir	9
8.	A Block Road, Jwala Puri	Barat Ghar to B-425	9
9.	R Block Road, Jwala Puri	R-1 to R-224	9
10.	Rohtak Road	Peeragarhi to Nangloi Extn./JJ colony	60.00
11.	Outer Ring Road	N.G. Drain to Peeragarhi	60.00
12.	Rohtak Road Peeragarhi village	Cremation ground to Aggarwal Sweet on Premsukh Road (National Market)	9.00
13.	Pankha Road (Left Hand side)	1185 to Railway Crossing (Stretch of Nangal Raya)	45.70
14.	Pankha Road (Left Hand side)	1390 to 1390/4 Extension I, Nangal Raya	45.70
15.	Pandit Vishnu Dutt Marg	1668 Nangal Raya Jail Road to 1667A Nangal Raya	24.43
16.	Bazar Wali Gali Lajwanti Garden	WZ-304A to WZ-173 Lajwanti Garden	7.00
17.	Road along DDA Market ,Lajwanti Garden	WZ-44 Jail Road to WZ-282 Lajwanti Garden	9.00
18.	Suhag Road One side Towards Hari Nagar Fateh Nagar	EL-6 Hari Nagar to Vedic Marg, Ashok Nagar	18.00
19.	Central Road of Fateh Nagar	H.No.27 Fateh Nagar (Ashok Nagar Road) to H.No.A-183/2 Fateh Nagar	6.00
20.	Asha Park Central Road	H.No.B-65 to M.C. Primary School	9.00
21.	Road along DDU Hospital Residential Complex Janak Park (one side only)	Mangal Pandey Road to WZ-85 Janakpuri	13.00
22.	B Block Ramgaria Gurdwara Road, hari Nagar	H.No. BE 130B-361 Hari Nagar (C Block market road) to T-Junction of DDA flats	9.00
23.	Road in C Block Hari Nagar	C-246 Hari Nagar to C-84C	6.00

		Block, Market Road Hari Nagar	
24.	Road in Subhash Nagar	14/69 to Bus Route H.No.13/82 Subhash Nagar Bus Route	12.00
25.	Road in Subhash Nagar	16/1 Subhash Nagar to 8/18 Subhash Nagar	18.00
26.	Road in Subhash Nagar	1 Block, M.C. Primary School to 4 Block Dispensary/Subhash Nagar	12.00
27.	Road in Subhash Nagar	1-BlockSr. Sec. School Bus Route to 7 Bus Route	12.00
28.	Keshav Marg, Rajouri Garden	11/120 to 11/115 Subhash Nagar	24.00
29.	A-11 Blok Road Moti Nagar	A-11/121 Moti Nagar to A-11/132 Moti Nagar	9.00
30.	Side Road, Block 1, Moti Nagar	1/49 Moti Nagar to 1/55 Moti Nagar	10.00
31.	School/Hospital Road Moti Nagar	10/1 Moti Nagar to C-152 Moti Nagar	12.00
32.	Road in Ramesh Nagar	B-1/1 to B/18/1 Double Storey , Ramesh Nagar	12.00
33.	Road in Ramesh nagar	B-33/15 to B-19/1 Double Storey Ramesh Nagar	21.00
34.	Road in Sharda Puri	C-21 Sharda Puri (Ring Road) to A-121 Sharda Puri	9.20 & 11.80
35.	Road in Sharda Puri	C-58 Sharda Puri (80' Road) to Sr. Sec. School Ramesh Nagar	9.30
36.	Road in Saraswati garden	80 Road F Block Market M.S. Garden U Turn Road to B-1 in Saraswati Garden	18.00
37.	Dividing Road of 5 Block (Double Storey) and 6 Block (Double Storey) Tilak Nagar	From (Double Storey) 6/65 to 6/75 Douoble Storey Tilak Nagar	15.00
38.	Dividing road of 3 Block D.S. Tilak Nagar and 4 Block D.S. Tilak Nagar	From 3/47 D.S. Tilak Nagar to 3/33 D.S. Tilak Nagar	12.00
39.	Block D.S. Tilak Nagar		12.00
40.	Gurdwara / Arya Ramjas Road, Tilak Nagar	From 11/14 Tilak Nagar to Harijan Colony Tilak Nagar	8.00
41.	Internal Road of A Block, Ganesh Nagar	From A-135 to A-141 Ganesh Nagar	9.00
42.	New Market Road, Tilak Nagar	From Tilak Nagar Metro Station on NG Road to Tilak Nagar Market Roundabout Mall Road	24.00
43.	Dividing road of 7 & 8 Block Tilak Nagar Double Storey	From 7/77 to 7/87 Tilak Nagar	12.00
44.	Dividing road of 17 Block, Tilak Nagar	From 17/16 Mall Road to 17/52 Tilak Nagar	9.00
45.	Dividing road of 17 Block, Tilak Nagar	From 17/11B Mall Road to 17/47 Park, Tilak Nagar	9.00
46.	Dividing road of 17 Block, Tilak Nagar	From 17/42 A Mall Road to 17/45B , Tilak Nagar	20.00
47.	Dividing road Double Storey and 5B, Block, Ashok Nagar	From Katyal Mandir to Vedic Marg	24.00

48.	WZ-256 MBSN (Outer Ring Road) to T-Junction Tilak Vihar Road ROW (9.00 mtr. – 13.00 mtr. , 18.00 mtr. & 22.0 mtr.)	WZ-256 to T-Junction Tilak Vihar Road	9.00 13.00 18.00 22.00
49.	WZ-186 Guru Nanak Nagar to Sant Garh Road	WZ-185 to Sant Garh Road	6.00 & 9.00
50.	Road in Shivaji Park	Rohtak Road to H.No.12 in Shivaji Park	12.00
51.	Road in Shivaji Park	North Avenue Road to C-34 Shivaji Park	9.00
52.	U-Shape Road in Shivaji Park (Around Shivaji Park market)	C-7 to C-12 Shivaji Park	

No.K-12011/23/2009-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated the 8th March, 2010

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Sub: Approval of the Central Government to the Zonal development Plans (ZDP)-2021 forwarded by DDA.

Ref: DDA's letters -

- i) No. F.3(3)2008/MP/159-G, dated 11.9.2009.
- ii) No. F.4(3)/2008/MP/43-G, dated 16.02.2009 (Zone 'A' and 'Zone A & C').
- iii) No. F.4(2)2008/MP/42-G, dated 16.02.2009 (Zone 'B').
- iv) No. 4(5)2006/MP/Part-II/39-G, dated 13.02.2009(Zone 'C').
- v) No. F.4(01)2006/MP/Pt.35-G. dated 13.02.2009 (Zone 'E')
- vi) No.F.3(44)2005/MP/Pt./34-G dated 13.2.2009 (Zone-F).
- vii) No. F.4(2)2007/MP/Pt./32-G, dated 13.02.2009 (Zone-G).
- viii) No. F.4(4)2006/MP/Pt./33-G, dated 13.02.2009 (Zone 'H').
- ix) No. F.4(1)98/MP/Pt./31-G, dated 13.02.2009 (Zone-'J').
- x) No. F.4(14)2007/MP/Pt./37-G, dated 13.2.2009(Zone 'K-I').
- xi) No. 4(5)/98/MP/Pt./38-G, dated 13.02.2009 (Zone 'K-II').
- xii) No. F.4(6)98/MP/Pt./36-G, dated 13.02.2009 (Zone 'L').
- xiii) No. F.4(11)/2007/MP/Pt./40-G,dated 13.02.2009(Zone 'M').
- xiv) No.F.4(15)2007/MP/41-G, dated 13.02.2009 (Zone 'N').
- xv) No. F.4(3)98/MP/44-G, dated 16.02.2009 (Zone 'P-I').
- xvi) No.F.4(10)2007/MP/664 dated 17.09.2009 (Zone 'O')

Sir,

I am directed to refer to DDA's above mentioned letters whereby the ZDPs of various zones pursuant to the notification of MPD-2021, as approved by the Delhi Development Authority, were forwarded to the Ministry for approval of the Central Government and to state that the proposals contained in the above-mentioned letters and other relevant

references have been examined, and approved by the competent authority with the following stipulations / conditions:-

- i) The ZDPs forwarded by DDA for zones 'A' to 'H' (except zone D) are approved u/s 11A of The DD Act, 1957.
- ii) The ZDPs forwarded by DDA for the zones 'J' to 'P' (except P-II) are approved u/s 9(2) of The DD Act, 1957.
- iii) Since the ZDPs also entail certain proposals recommended by DDA for change in land use which may not be in conformity with the Master Plan of Delhi (MPD)-2021, in-principle approval of Central Govt. to initiate the process of change of land use u/s 11 A of the DD Act is hereby granted for each such individual case subject to the stipulation that those individual cases may not be processed for forwarding to the Ministry if the site in question is located:
 - a) on public/govt. land; or on land acquired by DDA; (the only exception to this shall be those unauthorized colonies which may be eligible for regularization as per the Revised Guidelines/ Regulations issued by the Government in this regard in October, 2007 and March, 2008);
 - b) on encroached land, or on illegally occupied land;
 - c) in notified or reserved forest area;
 - d) in area of right of way infrastructure such as of existing/proposed railway lines/ master plan roads, major trunk water supply and sewerage lines except in cases where it is meant for the conforming use;
 - e) or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
 - f) or in cases where there is a court order restraining change of land use or for eviction/vacation of premises.

Applies

→ iv) The above mentioned stipulation would also be applicable for the proposed regularization of cultural, religious (including spiritual), educational and health care institutions, subject to final notification regarding change of land use in each case by the Central Government.


v) The approval above would be limited to those cases which form part of the ZDPs submitted by DDA, and only to those cases which have been recommended thereafter by the DDA to the Ministry upto the date of issue of this letter.

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

- a) as part of this exercise, the structures of the cultural, educational and health care institutions, as existed as on 1.1.2006, but not beyond the prevailing relevant provisions in this regard in the MPD-2021, shall be regularized.
 - b) In case of the religious (including spiritual) institutions, the structures as existed on 1.1.2006 would be permitted to be regularized subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
 - c) It may be further stipulated that for availing the benefit of regularization, additional FAR charges/penalty in respect of the above categories of institutions shall be notified by DDA with prior approval of the Central Government.
 - d) Formal regularization orders of these categories of institutions shall not be approved by DDA unless the requisite payment of penalty/levy/additional FAR charges etc. is undertaken by the applicant institutions.
 - e) While approving the proposal to regularize a large number of institutions in the abovementioned manner so as to avoid inconvenience to the public, it is also clarified that DDA shall ensure that the provisions made for such facilities in MPD-2021 will continue to be acted upon.
- vii) While accepting the proposal of DDA that the indication of Influence Zone along the MRTS/major transport corridor as well as the indication of uses other than 'residential' and 'facility corridor' shall be undertaken at the stage of layout plans/local area plans. This would be subject to the following conditions:
- a) DDA shall, with prior approval of the Central Government, finalize clear and unambiguous, policy guidelines, for-

- i) the preparation and sanctioning of local area plans in all land use categories,
 - ii) the guidelines for preparation and sanctioning of re-development of Influence Zone along the MRTS corridor, as required; and
- b) that the work of finalizing the local area plans/layout plans may be completed by the DDA/local bodies *within three years* of notification of the ZDPs-2021.
2. It is clarified that this approval is restricted to the ZDPs of Zones A, B, C, E, F, G, H, J, K, L, M, N, O, and P-I only, which have been recommended by DDA. ZDPs for Zones D & P-II, duly approved by the Authority are yet to be forwarded by DDA to the Ministry.
3. Further necessary action to notify the Zonal Development Plans may be taken by the DDA accordingly.

Yours faithfully,


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

