

# **ZONAL DEVELOPMENT PLAN FOR ZONE- J (SOUTH DELHI - II)**

**Modified based on the approval of Govt. of India vide letter No. K-12011/23/2009-DDIB dt. 08.03.2010 under Section 9(2) of DD Act, 1957.**

**ZDP for Zone-J (South Delhi-II)  
Authenticated on behalf of the  
Government of India vide letter  
No. K-12011/3/Zone-J/2010-DD.IB  
Dated 17-5-2010**

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



**DELHI DEVELOPMENT AUTHORITY**

## **PREAMBLE**

- The Zonal Development Plan for Zone J has been approved by The Central Government, vide letter no. K-12011/23/2009-DDIB dated the 8<sup>th</sup> March, 2010 under Section 9(2) 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. 3.0 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.

## CONTENTS

<b>S. No.</b>	<b>Items</b>	<b>Page No.</b>
<b>1.0</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Statutory Provisions and Objectives	1
1.3	Earlier Draft Zonal Development Plan	2
1.4	Special Characteristics of the Zone	3
<b>2.0</b>	<b>Zonal Development Plan Proposal</b>	<b>3</b>
2.1	Population and Employment	3
2.2	Residential Development	4
2.3	Work Centre	5
2.4	Social Infrastructure	5
2.5	Transportation	5
2.6	Environment	7
2.7	Urban Design	10
2.8	Conservation of Built Heritage	10
2.9	Utilities	11
2.10	Land Use Plan	12
2.11	Phasing & Implementation	13
2.12	Plan Phasing	13
2.13	Sub-division of ZDP in Sub Zones for preparation Local Area Plan	14
2.14	Concept of Village Periphery Development	15
<b>3.0</b>	<b>Regularization of existing Health Care, Educational, Cultural &amp; Religious (including spiritual) institutes existing prior to 01.01.2006 on self owned land not including gram sabha or Ridge land.</b>	<b>16</b>
<b>4.0</b>	<b>Farm Houses</b>	<b>17</b>
	<b>List of Annexures</b>	<b>18</b>
1	Census Town /Rural Village population in Zone –J	19
2	List of Villages & area of abadi in Zone –J	20
3	Tentative list of unauthorized colonies falling in Zone J	21
4	List of Commercial/Mixed use streets in Zone –J	27
5	Modifications incorporated in the Zonal Plan – Notification for Change of Land Use in MPD 2021 issued under section 11-A of DD Act.	28
6	List of centrally protected monuments under Delhi circle Archaeological Survey	29
7	List of protected monuments – INTACH	30
8	Facilities at Zonal Plan Level as per MPD 2021	31
9	List of applications of pre-existing Institutions (owning land) & rendering Cultural, Religious (including Spiritual) Health Care and Educational services in response to the Public Notice issued by M.P. Section on 1.5.08.	33

## **1.0 INTRODUCTION**

### **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 automatic right to the owners to use their property/land for the designated use. Based on the availability of infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan 2021. The hierarchy of Urban Development indicated in the Zonal Development Plan is to be in conformity with table 3.3 of Master Plan 2021.

### **1.1 Background**

1.1.1. The National Capital Territory of Delhi has been divided into 15 Planning Zones / Division as per MPD-2021, out of which 8 zones ('A' to 'H') are in the Urban area and 6 zone 'J' to 'P' (Except 'I') are in Urban Extension / Rural Area, whereas Zone 'O' is designated for river Yamuna/Yamuna Front.

1.1.2 Location, Boundaries and Area

Planning Zone-J located in the South Delhi, is bounded by Mehrauli Badarpur road in the North, National Highway No.8 in the West, and National Capital Territory of Delhi boundary in the South and East. The total area of the zone as per MPD-2021 is about 15,178 Ha., out of which around 6,200 Ha. comprises of the 'Regional Park'/ 'Ridge'. There are 30 villages/census towns falling in the zone.

### **1.2 Statutory Provisions and Objectives**

1.2.1 The Delhi Development Act 1957 under section 8 provides a framework for the preparation of Zonal Development Plan. A Zonal Plan may contain a site plan and land use plan with approximate locations and extent of land-uses such as public and semi public buildings, work centres, roads, utilities, housing, recreational areas, industries, markets, open spaces, etc. It may also specify standards of population density and various components of development of the zones. Section 10 of the Act prescribes the procedure to be followed in preparation and approval of the Zonal Development Plans.

1.2.2 Objectives

The basic objectives of the Zonal Development Plan for the planning zone-J are as follows:

- a) Improve and provide accessibility / connectivity to both, Existing Urban Areas and Proposed Urban Extension
- b) Balanced development of the zone and integration with existing Urban Areas;
- c) Preservation of the natural resources and Eco-system,
- d) Conservation of Heritage and Archaeological sites
- e) Master Plan for Delhi 2021 states-

The Zonal plans shall detail out the policies of the Master Plan 2021 and act as link between layout plan and master plan. The development schemes and layout plans indicating various use premises shall conform to the Master Plan/Zonal Plans. The Zonal Plans of the area shall be prepared under section 8 and processed under section 10 and simultaneously the modifications of land uses shall be processed under section 11(A) of the Delhi Development Act 1957. Already approved sub-zonal (earlier zonal) plans in conformity with the master plan shall continue for the areas where the zonal plans have not been approved. The Zonal Plans in the form of Structure Plans shall be prepared within 12 months of the approval of MPD 2021.

In absence of zonal plan of any area, development shall be accordance with provisions of the master plan. No activity shall be permitted in the proposed urban extension without change of land use/modification to the master plan as per the Delhi Development Act 1957.

### **1.3 Draft Zonal Development Plan - 2001**

Draft Zonal Development for Zone 'J' was approved by Authority on 28/06/06 for inviting objection / suggestions. Total 90 objections / suggestions were received during statutory period. A Board of Enquiry and Hearing was constituted for the purpose of processing of objections/suggestions. Subsequently Master Plan for Delhi 2021 was notified on 07/02/07. The Board of Enquiry & Hearing decided to synchronise the ZDP with the proposals of MPD-2021.

### **1.4 Special Characteristics of the Zone**

- 1.4.1 Zone J bound by NH-8 on West and NH 2 on East provides a gateway to Delhi from Haryana, Rajasthan and also acts as main access to the Airport via Mahipalpur Road. Along the southern boundary of NCTD a green buffer in the form of Southern part of Reg. Park is proposed.

In addition to above following landmarks can be noted –

- i) Asola Bird Sanctuary
- ii) Tughlakabad Shooting Range
- iii) Sultan Garhi Tomb
- iv) Adilabad Fort
- v) Chhattarpur Mandir
- vi) Ahimsa Sthal

This zone contains several historically important and ecologically significant sites.

- 1.4.2 Vision – The vision of the zone is to develop it as an inclusive and integrated zone with special emphasis on conservation of the Regional Park and heritage areas. At the same time, it will focus upon the issues of slums, up-gradation of villages, dilapidated areas, provision of adequate infrastructure services, conservation of the environment, preservation of Delhi's heritage and blending it with the emerging development. This should be carried out within a framework of sustainable development, public-private and community participation, a spirit of ownership and a sense of belonging among its citizens.

## **2.0 ZONAL DEVELOPMENT PLAN PROPOSAL**

### **2.1 Population and Employment**

- 2.1.1 As per MPD – 2021 to accommodate the projected additional population @ 250-300 pph average city level density, the requirement for urban extension would be 20,000-22,000 ha of land within development time frame of 15-16 years. The immediate urban extension could be zones of J to L,N&P (I&II).The land required for urban extension will have to be acquired / assembled for planned development.

Total area of Zone J is 15,178 Ha. ,out of this 6200 Ha. Area is under Regional Park and 410 Ha under Green Belt, 300 Ha under Asola Bird Sanctuary. Remaining area available for urbanization is 8268 Ha. It is expected that total 20,67,000 persons will be accommodated in this zone.

#### **2.1.2 Employment**

As per MPD-2021, the Urban Extension area is proposed to be planned with an overall gross density of 250 persons per ha. The total population of the 23 villages existing in the zone, as per 2001 Census is 4,00,000 (Ref. Annexure 1 & 2). Based on the gross density of 250 PPH, proposed population in the Urban Extension area will be about 20,67,000 persons. The MPD-2021 has envisaged work force participation @38% and accordingly the work force in the zone is estimated to be about 7,85,000 persons.

### **2.2 Residential Development**

The area in the zone is predominantly occupied by the farm houses. The development of residential areas is expected to provide dwellings for about 4.5 Lac families of all income groups. The village abadi areas and unauthorized colonies like Sainik Farms, Sangam Vihar etc, would be dealt as per the statutory provisions and policy decisions of the Government.

Urban renewal areas are to be identified for up-gradation in Local Area Plans(LAP). Unplanned areas including villages and unauthorized colonies, regularized colonies should be taken up for rejuvenation and redevelopment.

### 2.2.1 Unauthorized Colonies

The process for regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. Regularization of unauthorized colonies is subject to the Government orders / 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 abadies, the 'land use' of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundary specified by the competent authority, would be 'residential'. The tentative list of unauthorized colonies falling under this zone is given in Annexure 3.

### 2.2.2 Redevelopment Strategy

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development, redevelopment schemes will be prepared by the respective local body / land owners / residents.

Redevelopment of existing urban areas and villages to be taken up as per MPD 2021 provisions after identification of such areas at the time of micro level planning.

## 2.3 Work Centre

As per the MPD-2021, provisions 4 District Centers and 20 Community Centers are required in the zone. These will be indicated at the stage of detailed planning.

## 2.4 Social Infrastructure

The requirement of public and semi public facilities up to the zonal level have to be calculated as per MPD– 2021 norms, which may be located either within:

- i) Facility Areas to be identified at the stage of detailed planning.
- ii) Facility corridor/ belt along major roads

These will include zonal level recreational uses and utilities, besides all other facilities. Location specific land uses shall be determined at the time of detailing of the area plans.

Sports Complexes will be provided as per MPD 2021 norms. Existing sports complexes will be included in the total number.

## 2.5 Transportation

Following Strategies are proposed for efficient transportation network -

### 2.5.1 Integration with surrounding zones through major roads of 'J' zone.

- 2.5.2 Integration with MRTS, High capacity Bus System and other modes of mass transportation. Encourage multimodal transportation system with passenger change over facilities.
- 2.5.3 As far as possible existing road needs to be considered while planning new areas to exploit full potential of existing road network.
- 2.5.4 Optimal use and utilization of the existing road network and full development of ROW by removing all impediments.
- 2.5.5 Parking policy
- i) Parking to be made available by concerned agencies at public places and at multi modal transportation nodes/passenger changeover points like MRTS stations etc..
  - ii) Following multi level parking sites are proposed:-
    - a. In the vicinity of Ghitorni Metro Station.
    - b. Within proposed facility corridor along proposed 100 Mtr. wide road at strategic location to intercept traffic at MRTS & LRT junctions
    - c. In the vicinity of Metro Station near Arjun Nagar & Ayanagar Village where there is proposed confluence of MRTS /LRT & M.G. Road traffic.
- 2.5.6 Establishment of a quick and efficient transport network between the NCR and the NCT of Delhi. 'J' Zone is sharing its southern border with Haryana, where large no. of habitations have come up in the close vicinity of border of GNCTD. Mutually beneficial road connections needs to be put in place.
- 2.5.7 Grade Separators should be proposed on all 30 Mt.& above roads along with traffic management plans.
- 2.5.8 Circulation Network.

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

The existing circulation system in the zone is based on surface transport, which needs to be upgraded to meet the requirement of the proposed population. A 100 M R/W road along the existing H.T. line, connecting National Highway No.8 to the National Highway No.2 had been approved by the Authority while considering the Urban Extension Plan in 1987. The road alignment is proposed to be modified in view of the existing unauthorized residential development along the H.T. line and in the surrounding areas. The R/W will also accommodate proposed future MRTS/Mass Transport Modes.



A major road network of 45M and 30M road R/W has been proposed to effectively cater to the circulation requirements of the zone. This road system would be further connected to a hierarchy of roads of 20M and 12M R/W as per the detailed plans.

As per Authority resolution no. 65/2006, dated 28.06.06, it was decided, CRR I being an Expert Body, the development of Kapashera Junction should be carried out in accordance with advice of CRR I.

a) MRTS Corridor –

MRTS corridor along Mehrauli Gurgaon Road is under implementation. It enters in the 'J' zone near Andheria Mor through Regional Park and follows the alignment of M.G. Road up to NCTD border. The metro stations are proposed near Sultanpur, Ghitorni & Aya Nagar village.

b) Air connectivity -

Indira Gandhi International Airport is undergoing modernization and expansion plan as being provided with Metro link. Connectivity to the airport is through NH-8 as well as Mahipalpur road and both these major roads form part of peripheral arteries of this Zone. Taking into consideration strategic location of this Zone from transportation point of view proper inter-change points, passenger facilities need to be created near entry point at Gurgaon Border and near airport while preparing plans for integration of multimodal traffic and transportation system.

c) NCR Plan – 2021

The NCR Plan has earmarked Zone 'J' as urban Area with Regional Park & Green Belt, above major corridors in transport network system with the prime objective of controlling growth of Delhi. The National Highway-8 forms one of the boundaries of this zone.

## **2.6 Environment**

2.6.1 MPD 2021 states a threefold approach to be adopted is given below:-

- i) Management of Natural Resources.
- ii) Conservation and Development of the Natural Resources.
- iii) Development and preservation of open spaces.

As shown in the Zonal Plan, Zone 'J' has major natural resources in the form of Regional Park & Asola Bird Sanctuary. Most of the area under Regional Park land use forms part of Aravali ranges. The general topography of the zone is undulating and rocky in nature with valleys towards the south and depression in the center forming a bowl shape. Abandoned stone quarries exist near the southern boundary of the zone.

### 2.6.2 Natural Features

The Delhi Ridge is defined as the rocky out-crop and extension of Aravali ranges. The area of the Regional Park in Zone 'J' is 6,200 Ha.

### 2.6.3 Green Belt

The Plan provides a Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral revenue village boundary, wherever possible/available. Land-Use Plan MPD 2021 has identified about 410 ha. of land near Delhi-Gurgaon Border along the Eastern side of NH-8. Southern Regional Park identified by MPD 2021 along GNCTD border Gurgaon border also acts as green buffer.

### 2.6.4 Recreational Areas / Parks At Sub City Level

As per Master Plan stipulation of the 3-Tier system of Parks/ Recreational Areas, the proposals for Zone 'J' are as given below in Table No. 1:

Table No. 1

Sl.No.	Category	Planning Norms & Standards		Total Units Required
		Population/Unit Approx.	Plot Area (Ha)	
1	City Park	10 lakh	100	2
2	Distric Park	5 lakh	25	4
3	Community Park	1 lakh	5	20

Apart from MP Level Recreational Use, the hierarchy of neighborhood / Local Parks proposed in the Zone, which will be indicated in the Zonal Area plan/Layout Plan, are as given below in Table No.2:

Table No. 2

Sl.No.	Category	Planning Norms & Standards		Total Units Required
		Population/Unit Approx.	Plot Area (Ha)	
1	Neighbourhood Park	10000	1.0	220
2	Housing Area Park	5000	0.5	400
3	Tot lot at housing Cluster level	250	0.0125	4000

2.6.5 As proposed in the MPD-2021, the Zone shall have the following Multipurpose Grounds:-

Multipurpose grounds should be located near metro stations wherever possible.

The planning norms, standards for multipurpose grounds are as given below in Table No. 3

Table No. 3

Sl.No.	Category	Planning Norms & Standards		Total Units Required
		Population/Unit Approx.	Plot Area (Ha)	
1	City Multipurpose Ground	10 lakh	8	2
2	District Multipurpose ground	5 lakh	4	4
3	Community Multipurpose Ground	1 lakh	2	20

#### 2.6.6 Wildlife and Bird Sanctuary

A Wild Life advisory board constituted in Sept.1984 under the Wild Life Protection Act 1972, decided to establish a national Botanical garden and bird sanctuary in the union territory of Delhi. Accordingly, an area comprising of about 906 Ha. (2238 Ac.) was identified in the South Delhi near Sharurpur / Asola villages, forming part of this zone.

#### 2.6.7 Water Harvesting Sites

INTACH in a study entrusted by the Irrigation & Flood Control Deptt., Govt. of Delhi, has prepared a comprehensive report on various aspects of water augmentation through advanced techniques of water harvesting.

The study recommends use of abandoned quarries available in the vicinity; Several sites for small or large check-dams have been identified in the zone for storage of water and recharging of ground water table. Suitable integration of the identified sites and catchment areas needs to be put in place.

### 2.7 Urban Design

#### 2.7.1 City Gateways

- a) Road – Entry points near Gurgaon Border on NH-8 and Gurgaon Mehrauli Road need to be treated carefully. A proper scheme with entry plaza ,toll booths,

parking areas and passenger facilities/change over points etc needs to be put in place.

- b) Rail - Entry of Metro from Gurgaon border to Delhi City should be treated as a major land mark from aesthetic point of view and passenger facilities/change over point.
- c) Air – Area around Airport is going through major change over. The Dwarka Sub City on the Western side of Airport offers an enhanced visual experience from Air. Similar ideas may be kept in mind while developing areas in the vicinity of Airport by revitalizing surrounding natural and built environment.
- d) MRTS CORRIDOR passing through this Zone is mostly elevated along the Mehrauli-Gurgaon road except for few stretch. It will also form a GATEWAY to Delhi from Gurgaon border. Areas around MRTS corridor should be revitalized to enhanced activities and visual quality.

## **2.8 Conservation Of Built Heritage**

### **2.8.1 Heritage Zones –**

Following areas have been identified as Heritage Zones in the zonal plan –

#### **i. Adilabad Fort –**

It is one of the capital city of seven cities of ancient Delhi. Taking into consideration its historical importance Zonal Development Plan for Zone 'J' has earmarked area under Adilabad Fort as monument in Land-Use Plan.

#### **ii. Archaeological Park-**

##### **Sultan Garhi Area (11 Ha)**

Archaeological Park is an area of heritage resource and land related to such resources, which has potential to become an interpretive and educational resource for the public in addition to the value as a tourist attraction.

All decisions related to Built heritage in general and Archaeological Parks in particular should be based on evaluation of the pertinent aspects like form and design, materials and substance, use and function, traditions and techniques, location and setting, spirit and feeling and other internal and external factors.

### **2.8.2 Special Conservation Plans-**

The development plans/schemes for such areas shall conform to the provisions, in respect of Conservation of Heritage Sites including heritage Buildings, heritage Precincts and Natural Feature Areas.

Following areas have been identified for preparation of special conservation Plans:-

- i) Quila Rai Pithora Wall near Ahimsa Sthal
- ii) Gyasuddin Tughlakabad Tomb, Tughlakabad
- iii) Adilabad

The list of centrally protected monuments under Delhi circle Archaeological Survey is given in Annexure 6 & the list of protected monuments – INTACH is given in Annexure 7.

## **2.9 Utilities:**

### 2.9.1 Water Supply

At present water supply requirement is met through individual sources / tube wells as no water supply system exists except in the Vasant Kunj housing scheme. The water harvesting /augmentation techniques proposed by INTACH may meet water requirement to the extent of 10 MGD. Provision of water supply @70 MGD will be required for the proposed population.

### 2.9.2 Sewerage

Presently no sewerage system exists in the zone except in the Vasant Kunj housing area and one STP existing in the vicinity of Ghitorni village. Provision for sewerage system and treatment plants will be required to be made for the proposed population in the Urban Extension area.

### 2.9.3 Storm Water Drainage

Provision of appropriate storm water drainage will be required to be made in the Urban Extension area, after conducting detailed feasibility studies, considering the undulating topography of the terrain. Presently no drainage system exists in the zone.

### 2.9.4 Power

In the zone one 220 KV Grid Sub station at Mehrauli Mahipalpur road and two 66KV Sub stations exists in the zone. The main power line passes through the zone. To cater to the needs of proposed population, provision of suitable sites for grid sub stations could be made in the facility area.

## **2.10 Land Use Plan**

The land-use plan for the zone is proposed on the area recommended in the Urban Extension Plan of DDA and NCR plan including the existing and proposed circulation system and the residential density pattern. The Urban Extension area is proposed to be increased. The land-use break-up proposed for the zone is as follows:

### 2.10.1 Land use at zonal level:

Total area of the Zone as per MPD-2021	15,178 Ha (A)
(i) Area under Regional Park / Ridge	6,200 Ha (B)
(ii) Green Belt	410 Ha (C)
(iii) Area under Asola Birds Sanctuary outside Regional Park	300 Ha (D)
(iv) Area for proposed Urban Ext. {A - (B+C+D)}	= 8,268 Ha (E)
Population in Urban Extn. Area @ 250 PPH	
Total Projected population for the zone	20,67,000 persons

2.10.2

- a) Existing Population  
(Village Abadis + Unauthorised Colonies) 10 Lakhs (Approx)  
(For which facilities will put in place as per re-development plan)
- b) Proposed Population in New Area 10 Lakhs (Approx)  
MPD 2021 has provided for reduced standards of facilities up to Neighborhood level for areas earmarked for redevelopment.

The proposed land use break up of urban extension area is as given below in Table No. 4:

Table No. 4

Landuse	Area in Ha.	Percentage
Residential	4547	55
Commercial	413	5
Public & Semi Public	827	10
Govt. Use		
Govt. Offices	165	2
Use Undetermined	165	2
Recreational Use	1239	15
Circulation	912	11
<b>Total</b>	<b>8268</b>	<b>100</b>

The list of Commercial / Mixed use streets in Zone-J is given in Annexure-4 and modifications incorporated in the Zonal Plan-Notification for Change of Land Use in MPD 2021 issued under section 11-A of DD Act. is given in Annexure-5

2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) 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.

**2.11 Phasing and Implementation**

- Area for Redevelopment
- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub-standard areas needs to be identified for redevelopment.

## **2.12 Plan Phasing**

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served, Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.
- 2.12.2 The area between Mahipalpur Badarpur Road in the North, M.G .Road in the West and proposed 100 M. wide road in the South mostly consists of unauthorized colony like Sangam Vihar, Sainik Farms and Abadies of villages. This area will have to be dealt as per the policy of Government from time to time and provisions of MPD 2021.

## **2.13 Sub – division of ZDP in Sub-Zones for preparation of Local Area Plan.**

Total area of Zone–J can be divided into 3 sub zones taking into consideration transportation network, existing development, ground realities and contiguous areas available for planning.

### **2.13.1 Sub-Zone J- 1**

Area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of NCT in the South.

- i) As per the policies of MPD 2021 w.r.t. SPECIAL AREA and VILLAGES AS GIVEN IN PARA 4.2.2.2-A, following village should be taken up for preparation of redevelopment plans on priority due to its proximity to existing/proposed roads and metro stations.

- *Ghitorni Village due to proximity to proposed Metro Station.*

2.13.2 Sub – Zone J-2

Area between Mehrauli Gurgaon Road in the West, proposed 45 M. wide road in the North (passing near village Chandanhula) and Regional Park/NCT Boundary in the South and Asola Bird Sanctuary in the East.

- i) As per the policies of MPD 2021 w.r.t. SPECIAL AREA and VILLAGES AS GIVEN IN PARA 4.2.2.2-A, following villages should be taken up for preparation of redevelopment plans on priority due to its proximity to existing/proposed roads and metro stations.
- *Ayanagar Village due to proximity to proposed Metro Station.*
  - *Chandan Hula, Jaunapur, Fatehpur Beri and Asola Villages due proximity to existing/proposed road network.*

2.13.3 Sub – Zone J-3

Area between MB Road in the North, MG Road in the west, proposed 45 M. wide Road in the south and Asola Bird Sanctuary/NCT Boundary in the East.

- i) As per the policies of MPD 2021 w.r.t. SPECIAL AREA and VILLAGES AS GIVEN IN PARA 4.2.2.2-A, following villages should be taken up for preparation of redevelopment plans on priority due to its proximity to existing/proposed roads and metro stations.
- *Sultanpur Village due to proximity to proposed Metro Station.*
  - *Chhatarpur Village due to proximity to existing/proposed road network & Temple complex.*

The villages which have potential to provide immediate public facilities like multi purpose grounds for marriages /social functions and large parking areas near Metro Stations / road network should be taken up on priority for redevelopment. Gaon Sabha land in these villages / areas should put to PSP use and integrated with overall planning of the zone.

Similarly unauthorised colonies / regularized unauthorised colonies / PSP facilities should be identified as per the provisions of MPD-2021 under para 15.11.2

In addition to above following to be identified/located in Village Development plans & Local Area Plans:-

- a. Influence zones along MRTS / major Transportation Corridors as per MPD 2021
- b. Archaeological Park
- c. Mixed Use streets
- d. Existing authorized CNG Service Stations
- e. PSP uses like Hospitals, Dispensaries, Colleges, Schools, Police Stations, Fire Stations. Post offices, Local Govt. offices, Parking etc shall be retained in their



present locations and additional sites could be indicated in the redevelopment scheme/Zonal plans as per para 3.3.2 (viii) MPD 2021.

## **2.14 Concept for Village Periphery Development**

In order to control unintended horizontal expansion of villages in urban area a continuous peripheral road may be proposed along the periphery of villages. Particularly Villages which are surrounded by Agriculture Land. A 10-12 M. wide road along the periphery of the village should be planned and developed.

## **3.0 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.**

3.1 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 Mater Plan. The application of the existing institutions as listed in the Annexure-9 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.

3.2 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 are 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 to the buildings, which re 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 those listed in the Annexure-9 o the 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 or 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 exiting/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.
- 3.3 Further, regularization orders of these categories of Institutions shall not be considered as approved, unless the requisite payment of penalty/levy/additional FAR changes 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, however, be entitled to put the land to any other use at any time, and doing so shall invite take over of land by the DDA for alternative uses, on payment of reasonable compensation.

#### **4 FARM HOUSES**

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

\*\*\*\*\*

**LIST OF ANNEXURES**

- ANNEXURE 1** : Census Town /Rural Village population in Zone –J
- ANNEXURE 2** : List of Villages & area of abadi in Zone –J
- ANNEXURE 3** : Tentative List of unauthorized colonies falling in Zone - J
- ANNEXURE 4** : List of Commercial/Mixed use streets in Zone –J
- ANNEXURE 5** : Modifications incorporated in the Zonal Plan – Notification for Change of Land Use in MPD 2021 issued under section 11-A of DD Act.
- ANNEXURE 6** : List of centrally protected monuments under Delhi circle Archaeological Survey
- ANNEXURE 7** : List of protected monuments – INTACH
- ANNEXURE 8** : Facilities at Zonal Plan Level as per MPD 2021
- ANNEXURE 9** : List of applications of pre-existing Institutions (owning land) & rendering Cultural, Religious (including Spiritual) Health Care and Educational services in response to the Public Notice issued by M.P. Section on 1.5.08.

## ANNEXURE 1

## CENSUS TOWN/RURAL VILLAGE POPULATION IN ZONE –'J'

S.NO	Name of the Village	Status	POPULATION	
			1991	2001
1	Aya Nagar	Rural Village	405	13925
2	Asola	Rural Village	4812	5003
3	Bhati(CT)	Rural Village	14255	15888
4	Chandan Hula	Rural Village	2468	5484
5	Chhattarpur	Census Town	11657	25354
6	Deoli(CT)	Census Town	33112	119468
7	Fatehpur Beri	Rural Village	1982	10499
8	Gadaipur	Rural Village	1296	2655
9	Ghitorni(CT)	Rural Village	6253	9152
10	Hauz Rani *	Rural Village	8293	
11	Jaunapur(CT)	Rural Village	4879	7419
12	Khanpur	Census Town	4373	
13	Khirki *	Rural Village	2197	
14	Lado Sarai *	Census Town	10499	
15	Ladha Sarai	Rural Village		
16	Maidan Garhi	Rural Village	2759	8159
17	Mandi	Rural Village	6705	6664
18	Masudpur *	Rural Village	1482	
19	Mehrauli *	Census Town	30476	
20	Neb Sarai	Rural Village	2722	11541
21	Pul Pehladpur(CT)	Rural Village	13907	52856
22	Rajokri(CT)	Census Town	11462	12761
23	Rajpur Khurd	Rural Village	2100	6209
24	Rangpuri	Rural Village	3250	19297
25	Said-ul-Ajab(CT)	Rural Village	4466	14080
26	Sarurpur	Rural Village	1281	1820
27	Sat Bari	Rural Village	2154	3250
28	Sultanpur (CT)	Rural Village	8244	11364
29	Tigri (CT)	Census Town	33207	44897
30	Tughlakabad *	Census Town	6759	
TOTAL :			2,37,455	4,07,745

\* ABADI falls in 'F' Zone

SOURCE : Census of India 2001

## ANNEXURE 2

## List of villages and area of abadi in Zone –J

S.No.	Name of Village	Kh.No.	Area of Abadi	Tehsil	(Approx. are in Ha.)
1	2	3	4	5	6
1	Aaya Nagar	1708	35-16	H K	2.92
2	Bhati	1861	43-04	H K	3.53
3	Jauna Pur	35	51-13	H K	4.22
4	Mandi	230	62-01	H K	5.07
5	Dera	331	46-19	H K	3.83
		332	9-17	4.63 Ha	0.80
6	Gadaipur	298/1	37-13	H K	3.07
		298/6	5-08	3.89 Ha	0.44
		298/7	4-13		0.38
7	Fatehpur Beri	660	63-08	H K	5.18
		781	0-03	5.27 Ha	0.01
		783	0-19		0.08
8	Asola	482	22-16	H K	1.86
		49	44-19	5.53 Ha	3.67
9	Chandan Hula	429	19-18	H K	1.62
10	Sat Bari	40	34-17	H K	2.85
11	Chhattar Pur	619/21	71-19	H K	5.87
12	Raj Pur Khurd	39/1	19-19	H K	1.63
13	Neb Sarai	316	23-04	H K	1.89
		322	29-11	4.30 Ha	2.41
14	Saidulajeb	279	13-05	H K	1.08
15	Maidan Garhi	558	66-15	H K	5.45
16	Deoli	135	40-12	H K	3.81
17	Khanpur	418	30-12	H K	2.50
		425	0-12	2.68 Ha	0.05
		433	0-10		0.04
		434	0-12		0.05
		435	0-11		0.04
18	Sultanpur	362/1	11-17	H K	0.97
		362/2	0-01	2.60 Ha	0.004
		365	19-19		1.63
19	Tigri	56	3-15	H K	0.31
20	Pulpehladpur	185	9-2	Kalkaji	0.74
		185/1	2-1	0.99 Ha	0.17
		185/2	0-19		0.08
21	Ghitorni	298/1	38-07	Vasant Vihar	3.13
22	Rangpuri	599	32-11	Vasant Vihar	2.66
23	Rajokri	1089	7-17	Vasant Vihar	0.64
		1039	0-11	0.68 Ha	0.04
<b>TOTAL</b>					<b>71.72 Ha</b>

**NOTE :** Above information is subject to verification by Revenue Deptt., GNCTD.

## ANNEXURE 3

**A. Tentative list of Unauthorised Colonies falling in Zone 'J' as per the list provided by GNCTD**

S.No	Name of the colony	Sl.No as per GNCTD List	Registration No. as per List of GNCTD
1	B-Block, Sangam Vihar, New Delhi-62	14	649
2	C-Block, Sangam Vihar, New Delhi-62	15	656
3	D-Block Phase-I, Chhattarpur Enclave, New Delhi-68	40	735
4	Khirki Extn. Colony Carriappa Marg, M.B. Rkoad, Delhi-62	63	738
5	J Ist Sangam Vihar, New Delhi-62	68	563
6	Block-C, Part-I Sangam Vihar, New Delhi-62	81	397
7	Ambedkar Colony, C-Block, Andhera More, Chhattarpur, Mehrauli, New Delhi-74	121	718
8	Sangam Vihar L-Block, New Delhi-62	138	354
9	E-Block, Sangam Vihar, New Delhi-62.	146	745
10	Bhawani Kunj, Sector D-2, Vasant Kunj, New Delhi-70.	150	576
11	Adarsh Enclave, F-22, Aya Nagar Extn., New Delhi-47.	151	860
12	Chattarpur Pahar, Mehrauli New Delhi-74	157	851
13	1-2 Sangam Vihar, New Delhi-62	167	350
14	L-Block, Sangam Vihar, New Delhi-62	172	714
15	B-1 Block, Sangam Vihar, New Delhi-62	182	706
16	C-2 Raju Park, Near Devli Gaon, New Delhi-62	185	662
17	I-Block, Sangam Vihar, New Delhi-62	189	665
18	C-75, Duggal Colony, Devali Road, Khanpur Extn., New Delhi-62	193	681
19	Vasant Kunj Enclave Housing Welfare Society(Regd.) New Delhi-70	208	425
20	Anupam Garden Residents Welfare Association Village Saidulajaib, New Delhi-68	250	519
21	Bhim Vikas Samiti, Bhim Basti Pahari, Johapur, New Delhi-30	255	589
22	Shri Sai Kunj, Khasra No. 53/13, 13, 17, 18 & 26 Teshil Mehrauli New Delhi-70	275	504
23	Jawahar Park, Block-A, B, C, D & E, Khanpur, Devali Road, South Delhi-62	278	621
24	Block J-2, Sangam Vihar New Delhi-62	280	518
25	1-2 Block, Sangam Vihar, New Delhi-62	293	517
26	Rajpur Khurd, B-3,m Maidangarhi New Delhi-68.	296	537
27	Chattarpur Enclave, Mehrauli, New Delhi-68	307	480
28	Avasiya Sudhar Sumitti, Sangam Vihar, New Delhi-62	316	603
29	Mahipal Pur Extn., Block-K, New Delhi-37	345	515
30	Sangam Vlihar, Block-H, New Delhi-62	352	359
31	Sangam Vihar, Block-L-IA, New Delhi-62	355	390
32	Defence Services Enclave, Sainik Farms, Khanpur, Delhi-62	384	453
33	Sangam Vihar, Block-J-IIB New Delhi-62	392	429

*Zonal Development Plan for Zone -J*

34	Sangam Vihar, Block G-I, New Delhi-62	393	431
35	Sangam Vihar, Block-D, New Delhi-62	396	433
36	Rajpur Khurd Extn., South Colony/Rajpur Extn., Tehsil – Hauz Khas New Dehi-68	410	394
37	Chhattarpur Extn., Block-1, N.D.-74	414	375
38	Sangam Vihar, Block-M II, New Delhi-62	417	358
39	Sultan Appartments, Gali no. 2, Saidulajab, M.B. Road, N.D.-30	424	374
40	Sangam Vihar, Block L Ist, N.D.-62	426	492
41	Freedom Fighters Enclave, Neb Sarai, N.D.-68	434	459
42	Aya Nagar Extn., Block-C-3/24, Mehrauli, N.D.-47	495	259
43	Sangam Vihar, Pocket L-I-C, N.D.-62	497	312
44	Charch Colony(L-Block) Sangam Vihar, New Delhi-62	509	203
45	J/3(Gyan Jyoti Budh Vihar) Sangam Vihar, New Delhi-62	510	210
46	I Block, Ratia Marg, Sangam Vihar, New Delhi-62	534	1354
47	Asha Kunj Adjoining B/Block, Shanti Kunj, Vasant Kunj, Mehrauli, New Delhi-17	536	1343
48	Freedom Lfighter Colony Mehrauli	566	165
49	J-II, Sangam Vihar, New Delhi-62	574	208
50	Mandi Pahari Abadi, Shanti Colony, Delhi-47.	594	335
51	K-II Block, Mahipalpur Extn., New Delhi-37	616	138
52	J-1, Sangam Vihar, New Delhi-62	627	209
53	Indira Enclave, Neb Sarai,	657	330
54	Neb Sarai Extn. Ph-II IGNOU Road Delhi	698	1244
55	Vishwakarma Colony M.B. Road, Pul Pahladpur Delhi-44	699	1246
56	Neb Sarai Harijan Colony, Delhi-68	702	1067
57	Pul Pehladpur Extn., New Hamdard Garden, Delhi-44	718	1095
58	Shanti Kunj (Main) Mall Road Near Church Vasant Kunj, Delhi.	734	1112
59	Neb Valley IGNOU Road, Delhi-68	739	1119
60	Har gobind Enclave Rajpur Khurd, Delhi-68	740	1121
61	Rangpuri Extn. A-Block, Vasant Kunj, Delhi 37	746	1130
62	Rangpuri Extn., B-Block Vasant Kunj, Delhi-37	747	1131
63	Neb Sarai Road, Delhi-68	752	1172
64	Krishna Park D2-3 & 8 D-299 Khanpur Devli Road	768	1231
65	Krishna Park Extn. Block D, Devli Road, Delhi-62	769	1232
66	F-2 Block Sangam Vihar Hamdard Batra M.B. Road	775	1256
67	Sainik Farms Western Avenue N. Delhi	793	1295
68	Freedom Fighter Enclave Delhi-68	799	1389
69	Vishwakarma Colony B-Block, M.B. Road, pul Pahladpur Delhi-44	826	1247
70	J-Block Saidulatab Extn. Prya Baran Complex, Delhi-30	890	1415
71	Raju Park C-Block devli Vill.Delhi-62	907	1186
72	Raj Pur Khurd Extn. Mehrauli Delhi-68	913	1208
73	E Block Sangam Vihar Delhi-62	915	1221
74	L-1 Block Sangam Vihar Delhi-62	916	1222
75	Jonapur Extn. New Delhi-47	924	1261
76	Saidullajab extn. Near M.B. Road	931	1312

*Zonal Development Plan for Zone -J*

77	J-3 Sangam Vihar, Delhi-62	950	1408
78	Pur Pahladpur M.B. Road N.D.-44	962	908
79	Duggal Housing Complex School Road Khanpur New Delhi-62	968	914
80	A-Block Sangam Vihar, New Delhi-62	971	921
81	Rajpur Khurd Extn. Colony Mehrauli Delhi-68	974	935
82	Vill. Saidulajab IGNOU Road Saidulajab Delhi-30	977	1012
83	Chandan Hula Extn. East Shahurpur Delhi-74	980	1152
84	F-1 Block Sangam Vihar N.D.	995	1336
85	H-Block Sangam Vihar Delhi	999	1396
86	K-Block Sangam Vihar near Batra Hospital Delhi-62	1004	865
87	Sangam Vihar G-Block, N.D.-62	1006	868
88	Block C, Part-II, Sangam Vihar, Delhi-62	1011	873
89	Tigri Extn. Ph. II, New Delhi-62	1015	877
90	Vill. Pur Pahladpur Mehrauli Badarpur Road, Delhi-19	1030	962
91	I-Block, Sangam Vihar, Delhi-62	1035	986
92	Fatehpuri beri extn. Mehrauli Delhi-74	1041	1000
93	Raju Park C-I Block Khanpur New Delhi-62	1053	787
94	F-3 Block Sangam Vihar New Delhi-62	1064	813
95	F-1 Sangam Vihar New Delhi	1083	840
96	Sangam Vihar Block K-1 New Delhi-62	1089	848
97	F-Block, Khanpur extended Abadi Khanpur, New Delhi-62	1101	42
98	Chhattarpur Enclave Ph.-I, Block-A, Maidan Garhi, Village Rao.	1108	56
99	Aaya Nagar Extn. Ph. 1, New Delhi-47	1118	78
100	Sahurpur Extn., Satbari, Mehrauli	1119	96
101	Dr. Ambedkar Colony, Andheria More, Chhatarpur	1130	211
102	Freedom Figher Enclave Neb Sarai Delhi-68	1149	1031
103	Bhawani Kunj Behind Sector D-II, Vasant Kunj, New Delhi-70	1154	5
104	Sangam Vihar, A-Block, New Delhi-62	1155	6
105	Vasant Kunj Enclave, B-Block, Malikapur Kohi, Village Rangpuri	1166	62
106	Shanti Kunj, Behind Sec.D, Pocket III & IV Vasant Kunj	1168	83
107	Dr. Ambedkar Colony, Chhatarpur	1174	180
108	L-Block (Pkt.1) Sangam Vihar New Delhi-62	1185	806
109	Shiv Park Khanpur Extn., New Delhi-62	1193	832
110	Freedom Fighter Enclave IGNOU Road, Neb Sarai New Delhi-6	1226	143
111	Freedom Fighter Vihar, Neb Sarai New Delhi	1239	294
112	1-2 Block, Sangam Vihar, New Delhi	1241	348
113	Club Drive Colony, M.G. Road, Gadaipur (opp. Ghitorni)	1251	37
114	Dang Complex IGNOU Road Saidullojab Extn. New Delhi	1275	154
115	K-11, Sangam Vihar, New Delhi-62	1285	291
116	G-Block Sangam Vihar Delhi-62	1294	1025
117	J-2 B Sangam Vihar Tuglakabad	1296	1043
118	Saidulajab Extn. Mehrauli, New Delhi-68	1308	126
119	Sambav Bapu Colony, Jaunapur Mandi Pehari Abadi,	1310	135



	Mehrauli		
120	Block M-1, Sangam Vihar New Delhi-72	1313	162
121	Tigri Extn. Ambedkar Nagar Sec. 1 New Delhi-62	1334	999
122	Hamdard Colony RZA Block Pul Pehladpur West Delhi-44	1339	1013
123	Maidan Garhi Extn., Maidan Garhi Chattarpur Road Delhi-68	1341	1015
124	Mahavir Campus Rajpur Khurd Extn. Delhi-68	1343	1022
125	Rajpur Vihar Extn. Mehrauli Delhi-68	1354	934
126	Neb Sarai Extn. Area Delhi-68	1369	978
127	Dr. Ambedkar Colony Amrai Road Satberi Delhi-54	1379	1036
128	Saidulajab Extn. Paryavaran Complex Delhi-30	1387	1054
129	Jawahar Park F-Block New Delhi-62	1392	1137
130	Shanti Kunj (Vasant Kunj) Delhi-70	1398	1144
131	Green Meadows, Satbari Mehrauli	1408	591
132	Chhattarpur Mini Farms	1415	866
133	Chhatarpur Extn. Mehrauli New Delhi-74	1416	916
134	Durga Vihar Devli Extn. Delhi-62	1423	1296
135	Saidullajab Extn. N.D.-30	1424	1315
136	Freedom Fighter Extn. Delhi-68	1426	1355
137	Saidulajab Extn. New Delhi-30	81/88	1513
138	Amaltas Avenue, Amaltas Avenue RWA, Samalkha, Rajokri, New Delhi -38	29	556

Note :

Source : List provided by GNCTD

**B. LIST OF EXTENDED LAL DORA HABITATION FALLING  
IN ZONE 'J' RECEIVED FROM GNCTD**

S. No.	Registra- tion No.	Name of the Unauthorized Colonies
--------	-----------------------	-----------------------------------

*Zonal Development Plan for Zone -J*

1.	2	Gadaipur Extension, MG Road, New Delhi
2.	6	Masoodpur Distt, South West New Delhi-110070
3.	12	Defence Service Enclave, Khapur, New Delhi-110062
4.	13	Harijan Basti (Poorvi Shetra) Rajokari Pahari, New Delhi-110038
5.	23	ELD Abadi, Village, Aya Nagar, New Delhi-110047
6.	25	Harijan Narden Basti Lal Kuan, M B Road, New Delhi
7.	29	E.L.D. Abadi Village, Aya Nagar, New Delhi-110047
8.	31	Silver Oak Enclave, Village Jonapur, Gadaipur, Mandi Road, ND-47
9.	38	Chhattarpue Near Durga Ashram New Delhi-110074
10.	39	Shanti Kunk Chhattarpur New Delhi-110030
11.	56	Rajokari Villager Extension Abadi New Delhi-110038
12.	68	Sanskritik Aur Vikas Sanstha, Osho Drive Gadaipur Extension, of Village Gadaipur, Mehrauli, New Delhi
13.	80	Extended Colony, New Manglapur, New Delhi-110030
14.	82	Phase-II, Aya Nagar, New Delhi-110048
15.	88	Sultanpur Extension, Delhi-110039
16.	90	Ghitorni Extension, New Delhi
17.	103	Village Sultanpur, New Delhi- 110030
18.	106	Village Rajpur Khurd, Maidan Garhi
19.	108	Neb Sarai, New Delhi 110068
20.	114	Saidullajaib Village, RWA, New Delhi
21.	122	Rajokari Harijan Basti, New Delhi-110038
22.	128	Neb Sarai Saidullajaib Market Association, New Delhi-110068
23.	132	Vill. Chattarpur, New Delhi
24.	143	Ruchi Vihar, Rangpuri, Abuting Block New Delhi-110037
25.	146	Vill. Malikpur, New Delhi-110073

**C. LIST OF LEFT OUT POCKETS OF UNAUTHORIZED COLONIES ALREADY  
REGULARIZED RECEIVED FROM GNCTD FALLING IN ZONE 'J'**

<b>S. No.</b>	<b>Registration No.</b>	<b>Name of the Unauthorized Colonies</b>
1	28	C-4, C-5 & G-1, Block, Vill. Aya Nagar, New Delhi
2	29	B-1, Block Bandh Road, Aya Nagar, New Delhi
3	30	H-1, Block, Villsage Aya Nagar, New Delhi
4	31	Neb Sarai Extension, New Delhi
5	44	Freedom Fighters Community Development & Welfare Association, Neb Sarai, New Delhi
6	47	Silver Oak Enclave Vill. Janapur, Gadaipur Mandi Road, New Delhi
7	59	Sanjay Colony, Bhatti Mines, Bhaghirath Nagar, New Delhi-110074

## ANNEXURE 4

**List of Commercial / Mixed use Streets Falling In Zone"J"**

S. No.	Name of the Street	Extent of the Street	Width of the Street	Page no. of Gazette/ Annexure	
1	Tigri Road No. 1	From M.B. Road to Devli Ex.	9	26	A-11
2	Post Office Road, Khanpur	From the wall of Khanpur Bus Depot to wall of Sainik Farm	9	26	A-11
3	Devli Road	From M.B. Road T. Junction to Devli Vill Bus Stand	18	27	A-11
4	M.B. Road	Aggarwal Sweet (Khanpur Depot)	45	27	A-11
<b><u>Identification of Mixed Land Use Street In Zone "J"</u></b>					
1	Tank wali Gali(Rd) Tigri	from Ram Deo Mandir to Toilet Block	6	54	B-10
2	Tigri Road No. 2	From M.B. Road to Khanpur Extension	7	54	B-10
3	Shutter wali Gali(Rd.) Khanpur Gaon	T. Point Devli Road to Transformer	9	54	B-10
4	School Road Khanpur village	T. Point M.B. Road to Shiv Park	18	54	B-10
<b><u>Identification of Zone 'J' Pedestrian Shopping Streets</u></b>					
	Mother Dairy Road, Tigri	Tigri Road No. 1 to Tigri Road No. 2	5	81	C-9

Source : Gazette Notification No. K. F. 13/46/2006-UD/16071, dt. 15 Sep. 2006.

## ANNEXURE 5

**Modifications incorporated in the Zonal Plan – Notification for Change of Land Use in MPD 2021 issued under section 11-A of DD Act.**

1.	The Land-use of an area 6.50 HAC falling in Zone 'J'. Proposed to be changed from Agricultural and Water Body to P.S.P., Recreational, P.S.P. - 4.59 HAC Recreational - 0.39 HAC - 1.07 HAC	K-113011/24/2005-DDIIB Dt. 24th June, 2008	6.5 HA	PSP ILBS Hospital GNCTD Mehrauli
2.	The land-use of an area measuring 29.968 falling in Zone 'J' near Sultangarhi Tomb proposed to be changed from 'Agriculture and Water Body' (Rural) to 'Govt. Land'(Use Undetermined) (Approved by Authority vide resolution No. 1/2007 dt. 19.01.2007)	No. K-13011/4/2007/DDIIB Dt.16 <sup>th</sup> May, 2008	29.968	Govt. Land (Use Undetermined) (MAP for Army)
3.	The land use of an area measuring 100 acres falling in Zone "J" (South Delhi-II) changed from Agricultural and Water body (Rural) / Urbanisable area to Public and Semi Public Facilities (South Asian University)	No.K-13011/4/2008-DDIB Dt. 14 July, 2009	100 acres (40 ha.)	South Asian University at village Maidangarhi
4.	The land use of an area measuring 96.98 ha. (239.64 acres) of land at Ghitorni falling in Zone "J" proposed to be changed from Agriculture to : i) Residential – 65.18 ha. ii) Govt. offices - 28.18 ha. iii) Roads 30 mt. and above - 3.62 ha. Total : 96.98 ha. (239.64 acres)	1. No.K-13011/2/2009-DDIB Dt. 14 July, 2009 2. Corrigendum: No.K-13011/2/2009-DDIB Dt. 10 March 2009	96.98 ha. (239 acres)	Govt. CPWD land at village Ghitorni.

## ANNEXURE 6

## List of centrally protected monuments under Delhi circle Archaeological Survey

S.No.	Monument and Locality	Name of Monument as Appeared in Gazette Notification	Gazette Notification No. and Date
1	Adilabad	Wall gates and bastions of Adilabad (Muhammadabad and causeway leading there to from Tughlaqabad	293 Edu. Dt. 11.01.1919 2324 dt. 25.3.1918
2	Azim Khan Tomb Lado Sarai	Unknownn Tomb said to be of Azum Khan	S.O. 2713 dt. 10.08.88 S.O. 0035 dt. 21.12.89
3	Giasuddin Tughlaqabad Tomb, Tughlaqabad	Tomb of Giyasu-d-Din, Tughlaqabad, Walls, Bastions, Gates and Causeway including The Tomb of Daud Khan	293 Edu dt. 11.01.18 2324 Edu. Dt. 25.03.18
4	Nai-da-Kot, Tughlaqabad	Nai-ka-Kot in Tughlaqabad	293 Ed. Dt. 11.01.1198
5	Rai Pithora's Fort, Ramp and Gateways, Adchini	Ramp and gateways of Pithora's Fort	9767 edu. Dt. 21.11.1917 1708 Edu. Dt. 04.03.1918
6	Rai Pithora's Fort Gateways, Lado Sarai	Gateways of rai Pithora's Fort	9767 Edu. Dt. 21.11.1917 1708 Edu. Dt. 04.03.1918
7	Rai Pithor's Fort, from a ruined gateway near Bagh Nazir to a bastion immediately to the North of Qutb Tughlaqabad Road	Wall of Rai Pithori's Fort including gateways and bastions	9767 Edu. Dt. 21.11.1917 1708 Edu. Dt. 04.03.1918
8	Sultan Garhi Tomb, West of Mehrauli	Tomb of Sultan Ghari	8752 Edu. Dt. 9.12.1914 782 Edu. Dt. 4. 2. 1915

Source : A.S.I. (Centrally Protected Monuments under Delhi Circle)

**ANNEXURE 7****The list of heritage buildings & monuments in Zone 'J'**

<b>S.No</b>	<b>S.No./INTACH</b>	<b>MONUMENTS</b>
1	108-112	Sultan Garhi Tomb
2	105	Bund
3	198	Plinth of MOSQUE
4	197	Walls of JAHAN OANAH
5	212	Embankment
6	211	Nai-Ka-Kot
7	210	Adilabad Fort
8	209	Tomb of Zafar Khan
9	208	Tomb of Ghiyasuddin Tughlaq
10	207	Fortification
11	206	Causeway
12	454	Baoli Behind Ahimsa Sthal
13		Parenala Masjid
14		Qila Rai Pithora

**ANNEXURE 8****FACILITIES AT ZONAL DEVELOPMENT PLAN LEVEL**

Sl. No.	Facility	Total No.	Unit Area (In sq. M.)	Total Area Required (In Sq. M.)
<b>A DISTRICT POPULATION 5,00,000</b>				
1	Hospital 'A'	4	45000	1,80,000
2	Hospital 'B'	4 X 2	25000	2,00,000
3	Veternity Hospital	4	2000	8,000
4	Vocational Training Centre	4	4000	16,000
5	School for Mentally Challenged	4 X 2	2000	16,000
6	School for Physically Challenged	2	2000	16,000
7	General College	1	As per the UGC Norms	
8	Professional College	1	As per AICTE Norms	
9	Police Station	4 X 2	10000	80,000
10	Fire Station	4 X 3	10000	1,20,000
11	Old Age Home	4	1000	4,000
12	Care Centre for Physically Challenged	4	1000	4,000
13	Working Hostel	4	1000	4,000
14	Adult Edu. Centre	4	1000	4,000
15	Orphanage/ Children's Centre	4	1000	4,000
16	E.E.S 220 KV	4	29,600	1,18,400
17	District Centre	4	4,00,000	16,00,000
18	Service Market	4	60,000	2,40,000
19	Bus Terminal	4	2000	8,000
20	Bus Depot	4	4000	16,000
21	Distt. Parks a. Park b Multipurpose	4 4	2,50,000 40,000	10,00,000 1,60,000
22	District Sports Centre	4	30,000	1,20,000
23	Cremation Ground	4	4000	16,000

--



<b>B ZONAL/SUB-CITY POPULATION 10,00,000</b>				
1	Medical College	2		As per MCI
2	Nursing Institute	2	2000	4,000
3	Tel. Exchange	2	2500	5,000
4	RSU	2		
5	Sub-city wholesale	2	1,50,000	3,00,000
6	Bus Depot	2	As per requirement	As per requirement
7	Head Post office	2	2500	5,000
8	Sewage Pumping Station	2	2500	5,000
9	Municipal office	2	1000	2,000
10	Sewerage Treatment Plan	2	2,34,000	4,68,000
11	City Parks	2		21,62,000
12	Old Age Home	2	1000	2,000
13	Div. Sports Centre	2	3,00,000	6,00,000
14	Burial Ground	2	10,000	20,000
15	Rel. Centre	2	40,000	80,000
16	Science Centre			As proposed
<b>TOTAL</b>			<b>(Approx.) 760 Ha</b>	

Source : MPD 2021

## ANNEXURE- 9

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

Sl. No.	Name & address of organization	Type of Institution
1	RSSB Environmental Society Part 1 and Part 2 of 2 Bhatti Mines Road	Educational
2	Maharaja Jagat Singh Medical Relief Society Part 1 of 2 and Part 2 Bhatti Mines Road	Educational
3	Radha Soami Satsang Beas Society Bhatti Mines Road	Educational
4	Bhavan's Sawan Public School Bhatti Mines Road, New Delhi-30	Educational
5	Modern Green Valley Public School Sangam Vihar, New Delhi	Educational
6	Shardha Public School, Mehabali Puram Bhati Khurd	Educational
7	Bhatti Science of Soul Research Centre Bhatti Mines Road, New Delhi	Educational
8	Bhatti Sant Mat Research Foundation Bhatti Mines Road, New Delhi	Educational
9	Aroma Public School. Jaunapur New Delhi-47	Educational
10	Kathuria Public School, Mahipalpur Road Vasant Vihar. New Delhi-70	Educational
11	Socio Cultural Institution and Meditation Centre of Mata Amritanand, Mayi Math, D-3, Shanti Kunj, D-III	Spiritual
12	Shanti Sport Club, Kh No. 369/21-32, 355, 35, 369/36,37, 354/33 at Vasant Kunj, New Delhi-70 <b>(Already stands rejected)</b>	Sports Club
13	South Point Educational Society (Regd) 1365 Sector C Part-1 Vasant Kunj, New Delhi-62	Educational
14	RBR Educational Welfare Society, Sultanpur Mehrauli, New Delhi	Educational
15	Sanskriti Pritishthan, C-11, Kutub Institutional Area, New Delhi-16	Cultural
16	Raj Public School, Aya Nagar, Mehrauli Gurgaon Road	Educational
17	Malik Vidhya Bhawan, D-349, Krishna park Devli Road, New delhi-62	Educational
18	The Cambridge Internationall School, C-198 Jawahar Park, Main Khanpur, Devli Road, New Delhi-62	Educational

*Zonal Development Plan for Zone -J*

19	Tinu Modern School, 268, Devli Village New Delhiu-110062	Educational
20	Satya Sai Public School, 68211, gali No. 1 Nai Basti, Devliu Village, New Delhi	Educational
21	CS Public Schol, 586, Devli Village New Delhi	Educational
22	Sona Modern Public School A-3/4, Devli Road, Khanpur, New Delhi-62	Educational
23	New Motherland Public School B-159 Pul Prahladpur, New Delhi-44	Educational
24	Lakshya Deep Public School, L-1/104 Gali No. 15, Sangam Vihar, New delhi-62	Educational
25	Savitri Public School, G-314, Sangam Vihar New Delhi	Educational
26	RD Memoriual Ideal Public School, A-357/2 Sangam Vihar, New Delhi-62	Educational
27	Jagriti Public School, F-2/152 Main Road Sangam Vihar, New delhi-62	Educational
28	Amichand Kanger Public School, H. No. 46 Gali No. 9, Ratiya Marg, Sangam Vihar, New Delhi-62	Educational
29	Happy Modern School, G-9/173, Ratiya Marg Sangam Vihar, New Delhi -62	Educational
30	Children Tinu Public School, B-1185 Sangam Vihar, New Delhi -62	Educational
31	Tinu Public School, B-5/1189, Sangam Vihar, New Delhi -62	Educational
32	Himgiiri Public School, B-1265. Sangam Vihar, New Delhi -62	Educational
33	BDK Public School, L-1666, Sangam Vihar, New Delhi -62	Educational
34	New Sangam Public School, K-1/30, Sangam Vihar, New Delhi	
35	Modern Saviitri Public School,L-1/2 Sangam Vihar, New Delhi	Educational
36	The Sangam Public School, L Block,, Gali No. 4, H. No. 222, Sangam Vihar, New Delhi	Educational
37	New Greenland Ideal Public School, C-1 Holi Chowk, Sangam Vihar, New Delhi	Educational
38	S S Public School, B-545, Sangam Vihar, New Delhi	Educational
39	Hari Vidhya Bhawan, K-11/600, Sangam Vihar, New Delhi	Educational
40	Amrita Public School, K-II/474, Sangam Vihar, New Delhi	Educational
41	New Satyam Public School, F—6218 Sangam Vihar, New Delhi	Educational
42	Ch. Sahib Singh Memorial Public School, L-	Educational

	1/198, Asthal Mandir Marg, Sangam Vihar, New Delhi	
43	Shiv Shakti Modern Public School, L-1, B-106 Sangam Vihar, New Delhi	Educational
44	Maya Goel Vidhya Niketan, G-70, Sangam Vihar, New Delhi-62 Sangam Vihar, New Delhi	Educational
45	Jeevan Jyoti Public School, D-5/346 Sangam Vihar, New Delhi	Educational
46	New Little Star Public School Vill. Ghitorni, Mehrauli, New Delhi	Educational
47	Shiv Shakti Modern Public School, Rangpuri Kh. No. 1183, 1252, 1245 New Delhi-73	Educational
48	Sant Sri Asha Ramji Trust, Vande Mataram Road, New Delhi-110060	Religious
49	WON Bhuddist Charitable Society India, 69/167, Rajpur Extn. The. Mehrauli, New Delhi-68.	Religious
50	Cultural Space at 10, DLF Farm, 5 North Drive Village Chhattarpur, New Delhi-74 <b>(Already stands rejected)</b>	Educational
51	India Modern School, C-Block, Chhattarpur Enclave, New Delhi-74	Educational
52	Chaman Literacy & Recreational Centre, A- 357, Chhattarpur, New Delhi	Educational
53	Nanda Charitable Trust, Kh. No. 819 Chhattarpur Main Road, New Delhi	Health Care Centre
54	Sri Adhya Katyanii Shakti Peeth (Mandir) Trust Chhattarpur, New Delhi-74	Religious
55	The Executive Club, Dolly Farm Resorts Pvt. Ltd, 439, Village Shoorpur, N. delhi-74 <b>(Already stands rejected)</b>	Health Club / Recreational Club
56	Raj Vidhya Kender Shahurpur, Chhattarpur, New Delhi-74	Religious / Spiritual
57	The Indian Institute of Planning & Management, 133/4, Outab Enclave, Ph-II New Delhi-16	Educational
58	Col. Satsangi Kiram Memorial Public School Satbari, Chhattar Pur, New Delhi-74	Educational
59	EMPI Business School, Satbari, Chhattar Pur, New Delhi-74	Educational
60	Santa Maria Integrated Learning Environmental, 4, Green Avenue Lan Vasant Kunj, New Delhi-70	Educational
61	Sakya Heritage Society Farm House No. 62 Village Asola Satsang, Beas, Ph IV, N. Delhi- 74	Religious

**Note:**

Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter No. K-12011/23/2009/DDIB dated the 8<sup>th</sup> March 2010 from the Central Government. 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.

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)

