

**ZONAL DEVELOPMENT PLAN**  
**FOR**  
**ZONE – “N”**  
**(North West Delhi-III)**



**Modified based on the approval of Govt. of India vide letter  
No.K-12011/23/2009-DDIB dt.8.3.2010 under section 9 (2) of  
DD Act, 1957**

**ZDP of Zone-N (North West Delhi-III)  
Authenticated on behalf of  
Govt. of India vide letter  
No.K-12011/3/Zone-N (NW Delhi-III)/  
2010-DD.IB Dated 1<sup>st</sup> June, 2010.**

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

**ROHINI PROJECT OFFICE  
DELHI DEVELOPMENT AUTHORITY**

## **PREAMBLE**

- (i) The Zonal Development Plan for Zone-‘N’ has been approved by Govt. of India, vide letter No.K-12011/23/2009-DDIB dated the 8<sup>th</sup> March, 2010 under Section 9(2) of DD Act, 1957.
- (ii) The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the conditions as given in Para Nos. 11.6.3 of the ZDP/Govt. directions issued from time to time.
- (iii) 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 Govt. of India from time to time.

## **ZONAL DEVELOPMENT PLAN-ZONE-N**

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## 1.0 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. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property/ land for the designated use. Based on the availability of the infrastructure services by the respective departments, the urban sable 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 the Urban Development indicated in the Zonal development plan is to be inconformity with table 3.3 of the Master Plan 2021

## 2.0 INTRODUCTION:

The National Capital Territory of Delhi is divided into 15 zones as per the Master Plan of Delhi 2021. Out of these A to H, P, M & K1 are in Urban Delhi and J,K2,L,N & P2 fall in Urbanisable Area/urban Extension. Zone O covers the area of river Yamuna(River Front Area) As part of the urbanisable area, the MPD-2021 stipulates that the 77 lacs population is to be accommodated in new planned areas at a city level density of 250-300 pph for which lands needs to be extended to about the range of 20,000-22,000hact.This include the existing population of about 29 lacs in villages and unauthorized area /colonies

Zone 'N' mainly comprises of the proposed Urban Extn./green belt and forms part of urban sable area under the Master Plan of Delhi (MPD-2021). The zone is situated on the North West part of Delhi and mainly constitutes of rural settlements and the industrial area of Bawana. It is connected by railway line towards Rohtak. Urban Extension Road -I is passing through this zone.

## 3.0 LOCATION, BOUNDARIES AND AREA:

Mainly 'N' is situated in the North West Delhi. The area of the Zone is bounded by the following:

North East	:	Western Yamuna Canal/Narela Project
South	:	Rohtak Railway line/Zone 'L'
South East	:	Existing H.T Line/proposed 100 mt wide road boundary of Zone 'M'(Rohini Ph.IV,V)

West&North : National capital of Delhi  
West /Haryana State boundary

The total area of the Zonal Plan is	13975.0 ha.
Existing Bawana Udyog Nagar	606.90 ha.
Peripheral green belt	4305.0 ha.
Net urbansiable area	9063.1 ha.

#### 4.0 POPULATION, EMPLOYMENT AND WORK FORCE:

As per the MPD-2021, the Urbanisable areas are proposed to be planned with in overall gross density 250-300 persons per Ha.

The population of this zone as per the census 2001 is 3,50,000. The projected population of this zone by 2021 is about 24,17,500. As per MPD-2021, the anticipated workforce participation rate is about 39% by 2021 and thereby the workforce in this zone would be about 9,65,250.

#### 5.0 EXISTING PROFILE:

Break-up of major land uses as per MPD-2021 to be provided in Zonal Development Plan is given in table no. 1 below.

**Table No.-1**

<b>Landuse</b>	<b>Percentage</b>
Residential	45-55
Commercial	4-5
Industrial	4-5
Recreational	15-20
Public and Semi Public	8-10
Circulation	10-12

#### 6.0 PHYSICAL CHARACTERISTICS:

The location of the proposed sub-city is on the terrain which is ideally suited for Urban development. The entire terrain is very well connected and has a extremely good drainage system and good soil for construction. The entire area has a contoured topography with land gradually slopping towards the south.

#### 7.0 EXISTING DEVELOPMENT:

The significant existing developments in Zone-N are as under:

- ( i ) The abadies of 29 villages and the census town of Bawana falls within the zone area. The list of these villages which include 10 villages in peripheral green belt is given in Annexure-1.

- (ii) An important feature of this zone is Bawana Industrial area(Udyog Vihar) which is the urban area approved as part of Narela sub-city zonal development plan.
- (iii) Slum pocket with an area of 105 ha. exists at Saveda Ghevera.
- (iv) Reserved forest of 72 ha. of area also exist in this zone.

## 8.0 CONCEPT:

The concept of the Zonal plan is based on land use transport interface so as to provide an environment friendly, safe, comfortable and efficient sub-city with a congenial residential environment.

Zone N is in continuation with the present zone –M(Ph.IV & V)where land is under acquisition. It is anticipated that this area will be developed by 2021.

Facility/Infrastructure corridor is mainly proposed along the major roads of 45 mtrs and above ROW with 2.5 times of proposed ROW.

The suggested facilities which can be provided at district and community level as given in Table No.2 below:

**Table No.2**

Use	Facilities	Agency involved
Utilities	Land reservation for utilities like water supply, sewage, storm water drainage.	DDA, DJB,MCD
	Electricity:220 kv HT line grid connecting with the northern grid with 440 kv,220 kv sub-station. 1000 MW power generation plant	Service providing agencies.
	Gas pipeline: IPG, CNG pipe lines by private and public sector.	GAIL,Inderprastha Gas Agency, Indian Oil, Reliance etc.
	Optical fibre network: For satellite transmission	MTNL, VSNL etc. Cellular service providers.
Facilities	District Centre/Community Centre service market, MRTS station	DDA DMRC
	Transportation terminals education and health facility	GNCTD Public & Private sector

## 9.0 RURAL AND GREEN BELT AREA:

The green belt has been identified along the NCT Delhi boundary. The criteria for delineation has been taken as boundaries of all the revenue villages abutting the NCTD boundary as shown in MPD-2021 land use plan. The policy outline for this area is as follows:

- i) Low intensity development shall be permitted in this

zone to stop unauthorized development of residential areas, such as farm houses. Govt. activities requiring large area like camping sites, firing range etc. could be located here.

- (ii) There are 10 revenue villages in the propose green belt, covering an area 4305 ha. (Annexure-I)

## **10.0 LINKAGES:**

### **10.1 Regional Linkages:**

The existing MRTS Shahdara-Rithala route can be further extended through Zone-M(Rohini Project Ph.IV & V). In addition of this the proposed MRTS net work as part of 100 & 80 m wide road will provide accessibility to other areas.

### **10.2 District Level Linkages:**

- (i) The confluence point of the MRTS routes connecting central part of the proposed urban area to other part of zone has been proposed as the sub-city node.
- (ii) The influence area along the proposed MRTS Shahdra-Rithala route extension in the zone has been conceived as the sub-CBD of the proposed urbanisable area.

### **10.3 Community level Linkages:**

The structure plan envisaged the proposed development at 4 levels. The development of major transportation routes of the zone comprises the first level. The development of the community centre at intersection point of major routes comprises the second level. The growth the commercial zones along the transportation route and the development of residential areas within the commercial zones comprise of the third and forth levels of development respectively.

## **11.0 PROPOSED LAND USE:**

### **11.1 Residential**

The land use plan of urban area is based on the framework of MPD-2021 together with its existing and proposed circulation system and the differential residential density pattern to be followed for the various residential pockets.

### **11.2 Existing Settlements:**

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

### **11.3 Redevelopment Projects of existing village/settlement areas under clause 3.3.2(viii) of MPD-2021:**

The redevelopment plan for the villages shall be prepared by the concerned local agency with the aim of provision of optimal facilities like community hall, schools, playground within the abadies in an integrated manner with the surrounding areas. Mixed land use shall also be permissible as per the mixed use regulations of MPD-2021 as given for existing village abadi and unauthorized regularized colonies.

#### **11.3.1 Farm Houses:**

The Farm houses were permitted and sanctioned under the provisions of Master Plans 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 Govt. policy on Farm Houses.

#### **11.4 Commercial**

Linear Commercial development along the MRTS radial routes an integrated Freight complex is proposed near the proposed transport node. Community centre shall be developed at the intersection points of 45m & 60m wide road. Wholesale market and ware housing/IFC are proposal in the zonal plan.

#### **11.5: Industrial:**

Area measuring about 989.90 Ha. has been proposed for industry. Bawana Industrial area (Udyog Vihar) measuring about 606.90 ha. has been developed by the DSIDC. Another area measuring about 383 ha. is proposed for allotment to DSIDC for industries.

#### **11.6: Public & Semi Public Facilities:**

P.S.P. facility in this zone has been provided as facility corridors mostly along major roads as per norms. These facility corridors include PSP areas/facilities, commercial and recreational as per norms.

##### **11.6.1: Facility Corridor**

In Master plan it is mentioned that for the zonal development plans in the urban extension the facility belt/corridor shall be detailed out in the layout plan. The exact boundary of the facility belt/corridor will thus be governed by the approved layout plan.

##### **11.6.2: Existing Institutional activities/PSP facilities.**

The following facilities are permissible under clause-8 (2) of MPD-2021 as part of the approval of layout plan or as a case of special permission from the authority.

- (i) Hospital (upto 100 beds)
- (ii) Primary health centre/family welfare centre/maternity home/dispensary etc.
- (iii) Nursing home/polyclinic/Clinic/Clinical laboratory etc.
- (iv) Dispensary for pets & animals.

- (v) Primary school/middle school. School for mentally/physically challenged.
- (vi) Technical training centre (ITI/Polytechnic/vocational/training institute/Management Institute/ Teacher Institute etc.
- (vii) Facilities- Bus terminal, taxi stand, milk/vegetable booth, religious premises, vending booth, petrol/CNG filling pumps, recreational club, police post, police station, fire station, post office, telegraph office & telephone exchange.

**11.6.3: Regularization of existing Health care, Educational, Cultural and Religious (including Spiritual) Institutes existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge land.**

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-V 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.

In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 1.1.2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions and viz-a-viz the land presently owned by them regularization shall be subject to the conditions that (a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; (b) shall be confined to the buildings, which are directly related to the use activities- religious (including Spiritual); (c) the structures as existed on 1.1.2006 shall only be considered; and (d) the remaining area shall be kept as "green area" with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in the Annexure-v of this Plan or those cases recommended by DDA to the Government on or before 8<sup>th</sup> March, 2010, & shall be undertaken only after ensuring that the change of land use u/s 11/A of DDA Act, 1957 is notified in conformity with the provision 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.

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, however, be entitled to put the land to any other land use at any time, and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

#### 11.7 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 under go 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 and rehabilitation of project affected person is recommended.

The circulation system of the sub-city is based on mainly surface transport/roads. However, it should be strengthened by MRTS as a major public transport to the urban area. The details of which are as under:-

- (a) **Road network:** The major road network of 100m, 80m, 60m and 45mt ROW. The proposed radial roads have been taken as the extension of the roads in Rohini Ph.IV & V in zone-M. 30M and 24M roads are also provided.

Part of proposed roads passing through Lal Dora shall be reviewed for appropriate alternative as per site conditions.

- (b) **Freight Terminal:** A freight terminal has been proposed adjacent to the proposed intra city node so that an integrated traffic circulation system is worked out considering requirement of the long distance/intercity freight movement bringing goods from outside the city and intercity movement of goods to the wholesale market and other part of the sub-city.
- (c) **Fuel Stations:** Petrol pumps and CNG stations shall be provided as per norms and to be indicated while preparing the re-development, local area and lay out plans. Approved motel and petrol pumps and CNG stations sites shall continue.
- (d) **CNG Stations:** CNG stations as per MPD- 2021 are permitted in all use zones except in Regional Park/Ridge/Developed District Parks. Petrol pumps are permissible in all use zones except recreational use zone. At the time of preparation of layout plans of various use zones namely residential, commercial, Industrial, PSP facilities and other areas, fuel stations are to be earmarked as per norms given in MPD-2021.
- (e) **Multi Model Transport System:**
  - (i) Metro line/corridors would ensure high level of public transport linkages with the main city and other sub-cities. All the metro stations would have non-motorized/pedestrian linkages to make a favorable condition for the metro users.
  - (ii) Public transport route would generally follow the major arterial/sub arterial roads, which have been carefully planned to make the public transport system assessable in 0.5-1km walking distance.
  - (iii) All the road owing agencies shall get road development plan prepared for 30m & above R/W roads shown in MPD-2021 along with inter-change details of junctions/intersection falling in the alignment showing location of bus stop, metro station and pedestrian linkage for smooth change over from one mode to another.

### 11.8 Recreational:

In the Zonal plan, 18.5% of the urbansable area of the zone has been kept under the green/recreational activities. This will include the city park/Distt. Park and Community Park. The other level of the park i.e. neighborhood, housing area shall be provided in the residential area. Beside these open spaces in the green area for multipurpose ground at city level, Distt. Level & community level shall also be provided, out of the green earmarked in the zone. Since people are coming more conscious about the recreational activities. Sports activities, amusement park, theme park and other open spaces shall be suitably located in the zone.

**11.8.1 Multipurpose Grounds:** A network of the multipurpose grounds, a special category for holding marriages and other special functions has been proposed. These multi purpose grounds at



the community level shall be upto 2 ha. at the distt. Level, of 4 ha and the city (Zone) level shall be upto 8 ha. Already approved parks and farm houses on 60 m roads approved by the local body/MCD for holding marriages are designated as multipurpose ground. The area requirements for 24 lac population proposed in this zone have been given in the Annexure-III.

### **11.9. Water Bodies**

Existing water bodies are proposed to be conserved within green area around.

### **11.10 Urban Design**

Along the important main movement corridor i.e. MRTS corridor, major roads i.e 80 m. & 60 m. wide road, Urban design aspect shall be considered at appropriate places. Corridor of heritage buildings and the urban form exercise shall be taken up while preparing detailed plans for the following:

- i) Green corridors along existing drains.
- ii) Specialized institutes and commercial centres.
- iii) City park complex.
- iv) Facility corridor.
- v) Super tall building with Heliport/Helipad facility:

This zone is suitable for such development being far away from air funnel. Three such complexes are proposed to be developed as a land mark points: One for PSP use zone, one for commercial use zone and one for residential use zone. The schemes shall be worked out within the frame work and provisions of MPD-2021. These complexes of super tall building can effectively tackle transportation and vehicular pollution in addition to releasing land for green spaces in abundance. This will not only change the sky line of Delhi but also and facilitate international investors to develop state of the arts urban design projects. These complexes shall also have Helipad/Heliport facilities, which will provide direct accessibility to various cities in North India.

### **11.11 Utilities /Physical Infrastructure**

The main source of water supply is the Western Yamuna Canal which is in the north eastern side of Zone-N. The area adjoining the canal of north of the Bawana town has been ear marked for utility. Water treatment plant has also been proposed. A power generation plant of 1000 MW is also proposed in this zone. Two STP sites are also proposed one on North side and another on the Southern side. Sanitary landfill sites will be as identified as per MPD-2021.

### **12.0 RE-DEVELOPMENT OF VILLAGES:**

As per census of 2001, there are 19 villages in the list (Annexure-II) coming under urban sable area and 10 villages in (Annexure-I) peripheral green belt.

It is proposed to redevelop these villages by providing required facilities around the village with proper access from the major road to satisfy the need of village population in one hand and to also provide a buffer of facility between the existing village and the proposed development to control unauthorized construction of village extension areas.

### 13.0 LANDUSE BREAK-UP:

(i).	Total area of zone N	13975 ha.
(ii)	Peripheral Green	4305 ha.
(iii)	Urbanized area( Refer Table No.3)	9670 ha.
	(a) Already built up	606.90 ha.
	(b) Remaining area	9063.1 ha.

**Table No.3**  
**Break-up of urbanized (9670 hact) area**

Land use	Area in ha.	Percentage
Residential	4704.00	48.64
Commercial	415.40	4.30
Industrial	989.90	10.23
Recreational	1789.86	18.50
PSP	796.62	8.23
Transportation	974.22	10.10
<b>Total</b>	<b>9670.0 ha.</b>	<b>100%</b>

### 14.0 UNAUTHORIZED COLONIES:

The process of regularization of unauthorized colonies is being coordinated by the GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorized colonies falling in the Zone has been annexed at Annexure-IV in the Zonal Plan. As in the case of village Abadis, the 'Land use' of the finally approved unauthorized colonies located in any use Zone, at any point of time, within the boundaries specified by the Competent Authority, would be 'residential'.

**ANNEXURE-I****VILLAGES FALLING IN PERIPHERIAL GREEN BELT**

<b>Sl. No.</b>	<b>Name of the village</b>	<b>Population</b>
1.	AUCHANDI	3,975
2.	MUNGESHPUR	3,193
3.	QUTABGARH	6,304
4.	KHOR PUNJAB	2,308
5.	CHATESAR	1,965
6.	JAUNTI	4,560
7.	GARHI RINDHALA	1,202
8.	NIZAMPUR-RASHIDPUR	3,649
9.	TIKRIKALAN (Part) *	--
10.	HAREOLI	2,474

\*Only part of revenue area falls in this Zone. Whereas Village Abadi with remaining area is in Zone – L.

**Source:** Census of Delhi-2001

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## ANNEXURE-II

**VILLAGES OTHER THAN PERIPHERIAL GREEN BELT**

Sl. No.	Name of Village	Population
1.	BAZID PUR THAKRON	3,851
2.	NANGAL THAKRON	5,114**
3.	BAWANA (Part)*	27,739**
4.	PUTH-KHURD (Part)*	9,537**
5.	SULTANPUR DABAS	3,875
6.	SALAHPUR MAJRA	1,920
7.	KATEORA	2,896
8.	KHORJAT	1,955
9.	CHANDPUR KALAN	1,552
10.	LADPUR	4,601
11.	KANJHAWALA	8,906**
12.	KARALA (Part)*	19,100
13.	MOHAMMADPUR MAJRI (Part)*	---
14.	MADANPUR DABAS (Part)*	2,135
15.	RANI KHERA (Part)*	4,059
16.	RASULPUR	1,217
17.	GHEORA (Part)*	7,129**
18.	SAUDA	944
19.	DARYAPUR KALAN (Part)*	5,057

**Note: i)** (Part)\* Indicates that part area of Village revenue boundary is in this Zone and remaining is in adjoining Zones.

ii) \*\* Population estimated for 2001 based on Census of Delhi-1991 as not reflected in Census of Delhi-2001.

iii) **Source:** Census of Delhi-2001

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**ANNEXURE-III****LIST OF COMMERCIAL/PUBLIC/SEMI PUBLIC  
FACILITIES AND UTILITIES PROPOSED IN ZONAL  
PLAN OF ZONE-N**

Facilities	Nos.	Area( in Ha.)
<b>(A) <u>COMMERCIAL</u></b>		
1. District Centre	4	160.0
2. Community Centre	24	96.0
3. Informal Bazar	24	2.4
4. Service Market	5	30.0
5. Sub-city wholesale market	2	30.0
<b>(B) <u>UTILITY</u></b>		
1. ESS(220 kv)	5	14.8
2. ESS(66 kv)	48	41.04
3. Swerage Treatment Plant	2	4.68
4. Sewage Pumping Station	24	4.8
5. Sewage Pumping Station	2	0.2
6. Waste Water Treatment Facility	As per requirement	
7. MCD Office	2	0.2
<b>(C) <u>PUBLIC/ SEMI PUBLIC</u></b>		
1. Hospital(A)	5	22.5
2. Hospital(B)	9	22.5
3. Hospital(C)	24	24.0
4. Hospital(D)	24	12.0
5. Maternity Home	48	9.6
6. Nursing Home/Polyclinic	48	9.6
7. Vaternity Hospital	5	1.0
8. Multi purpose Community Hall	24	4.8
9. Vocational Training Centre	5	2.0
10. School for mentally challenged	8	1.6
11. School for physically challenged	8	1.6
12. Professional College(Engg.)	5	As per AICTE Norms
13. Police Station	9	9.0
14. Fire Station	14	14.0
15. Care Centre for physically/ Mentally challenged.	5	0.5
16. Working women hostel/Men Hostel	5	0.5
17. Orphange/ children centre (one each)	9	0.9
18. Cremation ground	5	2.0
19. Burial ground/cemetery	2	2.0

20.	Medical College	2	As per Medical council of India/Regulatory Body
21.	Telephone Exchange	2	0.5
22.	Head Post Office	2	0.5
23.	Old age home	5	0.5
24.	Religious Centre	2	8.0
25.	Science Centre		As per requirement
26.	District Office & Battalion	1	1.0
27.	Exhibition cum Fare Ground	1	Upto 40.0
28.	District Sport Centre	5	3 to 10 Ha. each
29.	Divisional Sports Centre	2	10 to 30 Ha. each
30.	Recreational Club	5	2.5
<b>(D) <u>RECREATIONAL</u></b>			
1.	Community Park	4	20.0
2.	City Park	2	200.0
3.	District Park	5	125.0
4.	Multi purpose park/ground	24	48.0
5.	Multi purpose ground	5	20.0
6.	Multi purpose ground	2	16.0
7.	Amusement Park	1	10.0
<b>(E) <u>TRANSPORTATION</u></b>			
1.	Bus Terminal	24	2.4
2.	Bus Terminal	5	1.0
3.	Bus Depot parking space	5	2.0
4.	Parking sites	48	14.4

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**ANNEXURE-IV****List of Unauthorized Colonies \* (Zone-N)**

<b>S.No.</b>	<b>Name of Unauthorised colony</b>	<b>Regn.No. as per list of GNCTD.</b>
1.	Vardhman Enclave Blk-F Shiv Vihar Karala	561
2.	Rupali Enclave V&P Karala	629
3.	Shaheed Bhagat Singh Nagar Majri karala	218
4.	Ishwar Colony Extn. Ph.II Bawana, Kanjhawala Road	659
5.	Anandpur Dham, Karala	399
6.	Mahavir Vihar Kanjhawala	802
7.	Shiv Vihar Karala	110
8.	Harijan Colony, B-Block Village, Harewali	437
9.	Shiv Colony Katewara	570
10.	Shri Krishan Colony Harwwali	339
11.	Sanjay Nagar Bawana Extn	1482
12.	Ishwar Colony Extn. Ph.I & II. Left out portion Kanjhawala Road Bawana.	1494
13.	Shahed Bhagat Singh Nagar	218
14.	Indraj colony Bawana Extn.	658
15.	Ishwar Colony Extn. Ph.I, Kanjhawala Road Bawana.	86
16.	Uday Vihar Colony	1379

17.	Asthal Colony Narela Road Bawana.	477
18.	Kishan Vihar Colony Bawana	156
19.	Adhiwasi Kalyan Samiti Ishwar Colony Extn.-3	595
20.	Harijan Colony Block-A, village Harewali	25
21.	Upkar Vihar, Sawda village	30
22.	Nai Basti Qutubgarh Block-A	1205
23.	New Basti Qutubgarh Extn.	255
24.	Meer Vihar, Madan pur Dabas ( Block A to M ) (Part)	1395
25.	Meer Vihar, Madan pur Dabas (Block NOP) (Part)	1395
26.	Ramesh Nagar Bawana	858
27.	Balaji Enclave Punjab Khore	587
28.	New Basti Extn. Blk.B Qutubgarh	255
29.	Ishwar Colony Bawana	918
30.	Vijay Nagar Bawana	219
31.	Majri Village Extn. Majri karala	ELD 22
32.	Harijan Basti village Jaunti	ELD 48
33.	Extended Abadi of Ladpur village	ELD 142
34.	L.O.P. of Ruplai Enclave Karala	ELD 145.
35.	Village Sultanpur Dabas, Extended Abadi	ELD 88



36.	Anand Vihar Colony, Pooth Khurd Bawana.(Part)	981
37.	Rani Khera Village	ELD 36
38.	Qutub Garh Enclave village Qutub Garh.	992
39.	Uzah Colony, Hari Jan colony Qutub Garh	854
40.	Anand Pur Dham, Karala C-Block	1202
41.	Madanpur Dabas Extended Abadi.	ELD 41
42.	Qutub Garh Extension colony	255
43.	Durga/Vishan Enclave Punjab Khore Extn.	1170
44.	Baldev Vihar Karala Extn.	55
45.	Kishan Vihar Colony Bawana	156
46.	Extended Abadi of Sawda village.	ELD 07
47.	Shiv Colony, Nijampur (Garhi Ranhola village)	121

**\*Note:**

Regularisation of unauthorized colonies, as per MPD-2021 are to be dealt as per the Govt. policy. List of unauthorized colonies in the Annexure is tentative and based on the list supplied by GNCTD. All such unauthorised colonies in the list of GNCTD for regularization from time to time shall deem to be part of the Annexure..

**ANNEXURE-V**

**LIST OF APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) AND RENDERING CULTURAL, RELIGIOUS(INCLUDING SPIRITUAL) HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY THE M.P. SECTION ON 1.5.2008.**

Sl.No.	Name of file
1.	Haryana Shakti Sr. Sec. School, Kanjhawla Road
2.	Ganga international School, Village Sawda
3.	Sh. Chotu Ram Education Trust Kanjhawala(Ghevra)
4.	DAV public School, Ishwar Colony, Bawana
5.	White Leaf public School, Pooth Khurd
6.	Radha Swami Satsang BEAS, Karala
7.	Meer public School, Meer Vihar
8.	Vanasthali Public School, Green Valley Enclave, Ghevra
9.	Sh. Jugal Kishore Kewal Kishan Kumar, Charitable Trust Village, pooth Khurd

**Note:**

Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dt. 10.4.2008, 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 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 approves it, subject to fulfillment of all the conditions.

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

Nirman Bhawan, New Delhi.  
Dated the 8<sup>th</sup> March, 2010

To

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

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

Ref: DDA's letters -

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

Sir,

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

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

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

*Applies*

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


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

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

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

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

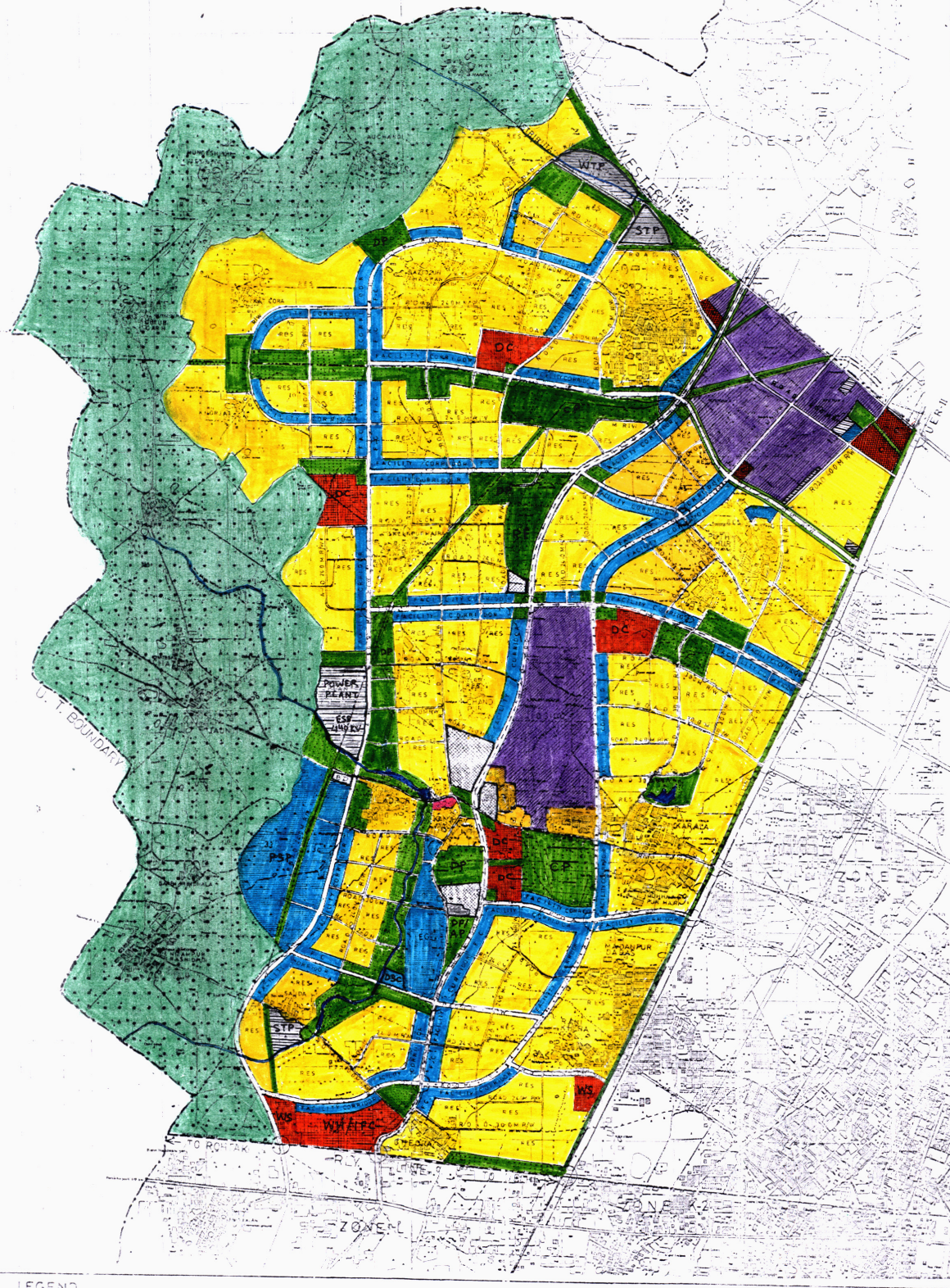
Yours faithfully,

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





# LANDUSE PLAN (MAP-1)



## NOTES:

THE ZONAL DEVELOPMENT PLAN FOR ZONE 'N'  
HAS BEEN APPROVED BY GOVERNMENT  
OF INDIA VIDE LETTER NO.K-12011/23/2009-  
DDIB DATED 8.3.2010 UNDER SECTION 9(2) OF  
DD ACT, 1957.

Authenticated on behalf of  
Govt. of India vide letter  
No K-12011/3/Zone-N (NW Delhi-III)  
2010-DDIB Dated 1<sup>st</sup> June, 2010.

Sd/-  
1.6.10  
U VISHWANADHAM  
Under Secretary to the Govt. of India  
Ministry of Urban Development  
Nirman Bhawan, New Delhi.



LOCATION PLAN

## LEGEND

### RESIDENTIAL

- R0 RESIDENTIAL AREA
- R1 EXISTING AGRI
- C1 DISTRICT CENTRE
- C2 COMMUNITY CENTRE
- C3 SERVICE MARKET
- C4 NATIONAL BAZAR
- C5 SUB CITY WHOLESALE MARKET
- C6 WAREHOUSING/ IFC

### INDUSTRIAL

- I1 MANUFACTURING/SERVICE INDUSTRY
- I2 SERVICE CENTRE

### RECREATIONAL

- P2 DISTRICT PARK
- P3 A PARK
- P4 MULTIPURPOSE/AMUSEMENT PARK
- P5 CITY PARK
- P6 A PARK
- P7 MULTIPURPOSE PARK
- P8 COMMUNITY PARK

### TRANSPORTATION

- T2 BUS TERMINAL/DEPOT
- T3 HODS ROUTE
- T4 MONO RAIL/METRO RAIL
- T5 RAILWAY LINE
- T6 ROAD/MSD, 10/15/20/30M R/W

### UTILITY

- U1 WATER TREATMENT PLANT
- U2 SOLID WASTE (SANITARY LANDFILL)
- U3 SEWAGE TREATMENT PLANT
- U4 DRAIN / WATER BODY
- U5 ELECTRIC SUB STATION 400KV
- U6 ELECTRIC SUB STATION 220KV

### GOVERNMENT

- G1 GOVERNMENT OFFICE/COURTS
- G2 MUNICIPAL OFFICE FOR WATER & SEWERAGE
- G3 GOVERNMENT LAND

### PUBLIC AND SEMI PUBLIC FACILITIES

- P51 HOSPITAL A (501 beds & above)
- P52 HOSPITAL B (201 beds to 500 beds)
- P53 HOSPITAL C (151 beds to 200 beds)
- P54 HOSPITAL D (101 beds to 150 beds)
- P55 NURSING HOME/PO/CLINIC
- P56 MATERNITY HOME
- P57 VETERINARY HOSPITAL
- P58 MULTIPURPOSE COMMUNITY HALL
- P59 PROFESSIONAL COLLEGE
- P60 MEDICAL COLLEGE
- P61 VOCATIONAL TRAINING CENTRE
- P62 CARE CENTRE FOR PHYSICALLY/MENTALLY CHALLENGED
- P63 SCHOOL FOR PHYSICALLY/MENTALLY CHALLENGED
- P64 EXHIBITION CUM FAIR GROUND
- P65 ORPHANAGE/CHILDREN'S CENTRE
- P66 OLD AGE HOME
- P67 WORKING WOMEN'S HOSTEL
- P68 RECREATIONAL CLUB
- P69 CREMATION GROUND
- P70 BURIAL GROUND/CEMETERY
- P71 TELEPHONE EXCHANGE

- P51 HEAD POST OFFICE & ADMINSTR
- P52 ATQV OFFICE
- P53 DIVISIONAL SPORTS CENTRE
- P54 RELIGIOUS CENTRE
- P55 SCIENCE CENTRE
- P56 POLICE STATION
- P57 DISTRICT OFFICE AND BATTALION
- P58 FIRE STATION

### GREEN

- GREEN BELT
- RESERVE FOREST

### BOUNDARY

- U.T. BOUNDARY
- ZONE BOUNDARY

## ZONAL DEVELOPMENT PLAN OF ZONE - 'N' ( North West Delhi - III )

DATE: APRIL, 2010  
BY: DIRECTOR PLD  
P.G. ASST: V. Mohan  
DIRECTOR PLD: V. Mohan  
PROJECT OFFICE: NEW DELHI