

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

**Approved by Ministry of Urban Development (Delhi Division),  
G.O.I vide letter no. K-12011/23/2009-DDIB dated 4<sup>th</sup> June, 2010  
(In file no. F. 4(4) 2008/MP/ Pt. IV-A/Pt./37-G)**

Authenticated on behalf of  
Government of India vide letter No.  
K-12011/3/Zone P-II (North Delhi)/  
2010- DDIB dated 30<sup>th</sup> June, 2010.

Sd-  
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**NARELA PROJECT & ZONE- "C"**

**DELHI DEVELOPMENT AUTHORITY**

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## **PREAMBLE**

- The Zonal Development Plan for Zone P-II has been approved by Ministry of Urban Development, Govt. of India, vide letter no. K-12011/23/2009-DDIB dated the 4<sup>th</sup> June 2010 under section 9(2) of the DD Act, 1957 and notified under section 11 by DDA on 02.08.10.
  
- The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the conditions as given in the para no. 12.2 of text report of ZDP P-II/ Government 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 corridors shall be undertaken at the stage of Layout plans / Local Area Plans, as per provisions of MPD-2021 and the Guidelines/ Conditions as notified by DDA with the approval of Government of India from time to time.

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

### **1.0 INTRODUCTION**

**1.1** The NCT of Delhi has been divided in 15 planning zones (divisions) designated from 'A' to 'P' (except Zone-I) in the Master Plan for Delhi (MPD) - 2021. P-Zone is further sub-divided into two zones designated as P-I & P-II zones. As per Master Plan for Delhi-2021, P-II zone covers an area of 8534 Ha.

**1.2** The area under Bio-diversity park etc. (about 340 Ha. area) falls in Zone 'O' has been excluded from the Zonal Area of Zone P-II, **which makes 8194 Ha. for Zone P-II (North Delhi)**. This Zone has a heterogeneous character having rural areas, unplanned areas and few planned areas.

### **2.0 STATUTORY PROVISIONS**

**2.1** 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 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 the Master Plan-2021.

### **3.0 LOCATION, BOUNDARIES AND AREA**

**3.1** P-II Zone is located in the North of NCTD & the boundaries are as under:

North:	NCTD/Haryana Boundary
South:	Outer ring Road (90m R/W)
East:	River Yamuna
West:	G. T. Karnal Road (NH-I).

### **4.0 POPULATION AND WORK FORCE**

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

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

### **5.0 PLAN PROVISIONS**

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

Bhalaswa Lake Complex for 92 Ha.

Govt. Hospital (Burari) 4.6 Ha.

Wholesale Fruit & Vegetable Market (DAMB) 28.58 Ha. (70.62 Acre)

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

### **5.2 MPD-2021 provisions**

#### **(a) Population**

The urban extension areas are proposed to be planned with an overall city level density of 250-300 persons per Ha. Hence Zone P-II is estimated to have a proposed population of 19 lakhs including existing settlements.

**(b) Development of Green Belt**

Land upto one peripheral revenue village boundary along the border of NCTD, wherever available, would be maintained as **green belt**.

This zone covers a green belt area of about 1924 Ha. (approx.).

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

**6.0 PLAN OBJECTIVES**

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

**7.0 EXISTING PROFILE**

**7.1 Physical Characteristics**

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

## **7.2 Existing Development**

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

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

## **8.0 PLANNING CONCEPT & STRATEGIES**

### **8.1 Development Concept**

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

- i) Synergy between transport and landuse by concentrated / intensive landuse development along new corridor of mass movement.
- ii) Development of blue and green network .i.e. a green network overlapping the blue network to protect the ecology of aquifers and for pleasant environment.
- iii) River Yamuna should be saved from pollution and the development of zone should connect with this unique natural asset together with improvement of drainage, waste water treatment and pollution abatement.
- iv) Water conservation : Existing water bodies to be retained and concept of zero run off drainage should be encouraged through proper Rain Water Harvesting.

- v) Areas for super tall buildings/urban design projects as identified in the plan taking care of all the necessary parameters.

## **8.2 Development strategy: -**

- i) Involvement of private sector, public sector and co-operative sectors in planning, development and disposal mechanism of city development process as per the policy.
- ii) To limit the existing unplanned settlement / villages from further unplanned growth and to integrate them with future planned development and provision of green/ facility belt around such settlements to provide space for reorganization / redevelopment of these settlement with community facilities and services through public, community, individual and joint efforts.
- iii) To safeguard the natural drainage pattern and to secure the entire urban area from the flood.
- iv) To provide major city level recreational, commercial, public / semi-public facilities along major arterial/ sub-arterial roads in linear form as facility corridor.
- v) To develop aesthetically pleasing urban gateways and corridors with the state of the art buildings.
- vi) Upgradation of network and intersection nodes with adequate provision of space for future expansion.
- vii) Development of Bhalsawa lake complex for enhancing the built environment by creation of forestry, inter-linked water bodies & network of ponds having a green network area overlapping the blue network to protect the ecology of aquifers.
- viii) To provide the green belt in the north of this sub-city as a buffer between urban development in Haryana & zone P-II.
- ix) To develop major storm water drainage points with water recharging areas linking with the open space system to act as storm water collection and



recharging points and to supplement water supply regularly through water management by using recycled water.

- x) To provide housing with physical & social infrastructure for all section of people for balanced & integrated development.
- xi) Adoption of innovative technologies for energy conservation by using solar PV and use of energy efficient devices. The following parameter will be adopted as per the notification of GNCTD.
  - Minimum 25% of the outdoor lighting should be solar based
  - Solar water heating system be installed in institutional / government buildings and all building above 500 Sq.Mt. area.
- xii) Green building bye laws shall be followed for institutional / hi-tech/office/industrial and other building.

All the institutional, commercial, industrial and government buildings should have 'low-e' window glasses and energy efficient artificial lighting (CFL etc) as per ECBC (Energy Conservation Building Code) guidelines issued by Bureau of Energy Efficiency (BEE)
- xiii) All the parking spaces at institutional, commercial, industrial and government buildings should have semi pervious paving material to create zero run off drainage.

## **9.0 PROPOSALS**

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

- i) A landuse plan showing the Zonal Plan level uses.
- ii) The plan indicates subdivision of entire urban area under P-II zone into 13 sectors / sub zones for the purpose of development. Each sector / sub zone contains multiple landuse categories.

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

## 10.0 LAND USE PLAN

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

**Table 1.0 Proposed Land-use Breakup -**

<b>Landuse</b>	<b>Area (Ha.)</b>	<b>% age</b>
Residential	3293	52.53
Commercial	299	4.77
Public & Semi Public	598	9.54
Industrial	216	3.44
Government	40	0.64
Recreational	807	12.87
Transportation	751	11.97
Utility	266	4.24
<b>Total</b>	<b>6270</b>	<b>100.00</b>

## **10.1 Residential Development**

### **10.1.1 Existing Development**

A part of residential development has taken place in the form of unauthorized colonies, extension of villages etc. The list of unauthorized colonies is given at Annexure 'B'.

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

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

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

The Public and Semi public uses and services like Hospitals, Dispensaries, Colleges, Schools, Police Station, Fire Station, Post Office, Local Government Offices and Parking etc. shall be retained in their present locations and additional sites could be indicated in the Redevelopment Scheme / Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

- ii) **Unauthorized colonies** - The process of regularization of unauthorized colonies is being coordinated by the govt. of GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the

Government guidelines approved from time to time. The tentative list of the unauthorized colonies falling in each Zone has been annexed to the Zonal Plan. As in the case of village Abadis, the landuse of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

- iii) **Farm Houses** – Farm Houses were permitted and sanctioned under the provision of Master Plans 1962 and 2001. As per MPD-2021, 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.

### **10.1.2 Residential use zone**

About 3293 Ha. has been proposed for residential use zone, which includes about 1100 Ha. under existing settlements, including villages. Rest of the residential landuse is proposed for new development.

#### **i) Existing Settlements**

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

#### **ii) New Housing Areas**

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

## **10.2 Commercial**

About 299 Ha. of land has been proposed for various commercial uses at Community, District level, a DAMB wholesale fruit & vegetable market of 28 Ha. has been proposed on NH-I. About 20 Ha. of land has been proposed for wholesale trade in Sector II along the 80m R/W bye pass road. 15 community centers have been proposed, which will serve commercial, social, cultural & recreational need of the community population in each sector / sub-zone. District Centres (4 nos.) have been proposed along major arterial roads.

District Centres should be integrated with the Zonal level district parks for pleasant environment and should be accessible from the surrounding residential areas through the pedestrian approach or by subway etc. to be utilized for creating public spaces.

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

## **10.3 Public Semi-public Facilities**

### **Facility corridor:**

In MPD-2021, 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 Plan will be detailed out into specific uses as per MPD-2021 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, *wherever applicable*.

- 10.3.1** About 598 Ha. of land is proposed for various Public Semi-Public facilities at community, District and sub-city level, which will provide all Health, Education, Social and Sport facilities. The requirement of public and semi-public facilities (social infrastructure) upto the zonal plan level have been identified and located in various facility area of sector wise as per the norms. A list of cremation ground and burial grounds in the zone given in Annexure 'D'.

Some of the major facilities proposed are as given below:

Medical College (2 Nos.), International Exhibition Cum Fair Ground & Science City (1 No.), Divisional Sport Centre (2 Nos.), District Sport Centre (3 Nos.), Knowledge Park.

The community level facilities of gross residential use zone could be accommodated at the time of preparation of detail plan / layout plan as per the MPD-2021 norms. However some facilities have been given at Annexure 'E'.

An Exhibition Ground / Amusement Park of 58.5 Ha. has been proposed on the North-East side of the Sub-city along marginal bund.

#### **10.4 Government Offices**

An integrated office complex covering 40 Ha. has been proposed in Sector-II & VI.

#### **10.5 Industrial**

About 216 Ha. of land has been proposed for Industries use, Hi-Tech / Electronic Industry along NH-1 to provide city level specialised industry and to enhance the visual quality on NH-1 entry corridor. Emphasis should be on establishing non-polluting, low volume- high value added industries which are not labour intensive.

#### **10.6 Utilities**

About 266 Ha. of land has been proposed for Sewage Treatment Plant (2 Nos.), 220 KV Substation (3 Nos.), 66 KV Substation (30 Nos.), One Grid Station (400 KV), One Water Treatment Plant (20 Ha.) along the bundh road and near village Mohammadpur, Ramjanpur) have been indicated in the Zonal Plan.

#### **10.7 Recreational**

About 807 Ha. of land has been proposed under Recreational Use, out of which, a recreational complex with a lake, 9 hole golf course and other facilities is

provided in Bhalswa Lake complex, A City Park (100 Ha. approx.) is proposed for a Socio-cultural node, having Museum, Art Galleries, Library, Auditorium, Concert Hall, Open Air Theater, Conventional Hall, Dance- Drama, Music Centre etc.

### **Green / Recreational area**

- i) The green cover in this Zone is to be provided @ 15%-20% of the total land in the form of city / Zonal / District / Community parks including Multipurpose parks, Amusement park etc. However 12.87% (approx.) Recreational area has been proposed.
- ii) Green belt – Extending from the NCTD boundary upto a depth of one peripheral revenue village, wherever possible, with permissible activities.
- iii) This existing land filling site in the corner of NH-1 and outer ring road junction on eastern side is proposed for zonal level recreational area which could be developed as District Park to enhance the aesthetic image of sub city due to its important location as well as serve the recreational need of the population.
- iv) An Amusement Park has been proposed along 100m R/W road along bund.
- v) Multi-purpose grounds & network of the multi-purpose grounds, a category of park/ open grounds for holding marriages and other special functions has been proposed. Already approved party/marriages by the local body/MCD are designated as multi-purpose ground. These multi-purpose grounds will be as per MPD-2021 provisions.
- vi) The zone is located along River Yamuna and it is proposed to develop recreational areas, sports facilities, bio-diversity park, bird sanctuaries, boulevards etc. as part of river front development in zone P-II & zone ‘O’.

## **10.8 Environment, Water Bodies and Green / Recreational Area**

### **a) Environment**

One of the major objectives of the plan is creation of a sustainable physical and social environment for improving quality of life. The starting point of evolving

the zonal plan is ecological features of the zone, which is having frontage of River Yamuna, number of water bodies and natural drains. The network of water bodies and drains is proposed to overlap the green network and the drain waste is proposed to be developed as green corridor on the pattern of Leisure Valley. This will be surrounded by socio-cultural, educational and recreational landuses.

**b) Water Bodies (surface and ground)**

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

**c) Green / Recreational Area**

The zone has very large green coverage in the form of orchards, forest (declare as reserved forest) and farms lands. This sub-city covers a green belt of an area of 1924 Ha. all along the northern boundary of the subcity. The other area under recreational / green use i.e. 807 Ha. is in the form of district parks, city parks, community parks, roads side green etc. comprising 12.87% of the total urban land area.

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



The Recreational area includes the City Park/District Park and Community Park. The other level of the park i.e. neighborhood, housing area shall be provided in the residential area. Besides, these open spaces in the green area for multipurpose ground at city level, district level and community level shall also be provided, out of the green area earmarked in the zone. Since, people are becoming more conscious about the recreational activities, sports activities, amusement park, theme park and other open spaces for the socio-cultural activities shall be suitably located in the zone.

Multipurpose grounds: A network of the multipurpose grounds, a special category for holding marriages and other special functions has been proposed. Sizes will be as per MPD-2021 provisions.

## **10.9 Transportation**

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

**10.9.1 Peripheral Arterial Ring** – Comprising / peripheral of NH-1 (100 m R/W) in the West, outer ring road (90 m R/W) in the South and proposed (80 m R/W) circular / peripheral road along river front/green belt in the North upto UER II and 100 m R/W from UER – II upto outer ring road in the East.

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

### **a) Circulation 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.

**b) Multi-Modal Transport System**

- (i) Metro line / corridors on East-West diversion and North-South diversion passing through the heart of the subcity would ensure high level of Public Transport linkages with the main city and other subcities. All the metro stations would have non-motorised / pedestrian linkages to make a favorable condition for the metro users.
- (ii) Public Transport route would generally follow the major Arterial / Sub- Arterial roads, which have been carefully planned to make the public Transport System accessible within 0.5 – 1 Km. walking distance. All the road owning agencies shall get Road Development Plan prepared for 30 m & above R/W roads shown in MPD-2021 alongwith interchange details of junction/intersection falling in the alignment showing location of bus stop, metro station & the pedestrian linkage for smooth changeover from one mode to another.

**c) Influence Zone**

As per MPD-2021 (Para 3.3.2), Influence Zone along MRTS Corridors and the Sub Zones for redevelopment and renewal will be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of monuments / heritage areas, etc. This identification will be done in consultation with GNCTD, Wherever applicable. In Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more site specific.

### 10.9.2 Petrol Pumps/CNG Station & Gas godowns:

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

i) Two fuel stations (one petrol pump & one CNG station) per 150 Ha. of gross residential area : 3165 Ha.	40
ii) Two fuel stations (one petrol pump & one CNG station) per 40 Ha. of gross industrial area; 483 Ha.	12
iii) Four fuel stations (two petrol pump & two CNG station) in each district center : (4 Nos.)	16
iv) Two fuel stations (one petrol pump & one CNG station) in each community center (19 Nos.)	38
v) Two fuel stations (one petrol pump & one CNG station) in each PSP facility area (20 Nos.)	20

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

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

## 11.0 URBAN DESIGN

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

- i) Leisure Valley
- ii) River front Boulevard
- iii) Specialised Institute / IT Complex corridor along with NH-1.
- iv) City Park Complex.
- v) Bhalswa Lake Complex – covering about 102 Ha. land is proposed to be developed as an integrated tourist complex/city park, along-with lake (22 Ha.), amusement park (12 Ha.), commercial (8 Ha.), residential (12 Ha.),

recreational (46.0 Ha.) along with other facilities, amenities and utilities. The exact demarcation of areas shall be as per approved layout plan.

- vi) Facility corridor.
- vii) Super tall building with Heliport/Helipad facility: This zone is suitable for such development being far away from Air Funnel. Three such complexes are proposed to be developed as landmark points in Delhi. One in PSP use zone, one in Commercial use zone and one in Residential use zone as shown in the zonal development plan of zone P-II. Apart from main land use 25% of FAR shall be allowed for other uses. The FAR shall be determined while working out the detailed schemes. These complexes of super tall buildings can effectively tackle transportation and vehicular pollution in addition to releasing land for green spaces in abundance. This will not only change the skyline of Delhi but also and facilitate international investors to develop state-of-the-art urban design projects. These complexes shall also have helipad/heliport facilities, which will provide direct accessibility to various cities in North India.

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

## **12.0 REGULARIZATION OF EXISTING HEALTH CARE, EDUCATIONAL, CULTURAL AND RELIGIOUS (INCLUDING SPIRITUAL) INSTITUTES EXISTING PRIOR TO 1/1/2006 ON SELF OWNED LAND NOT INCLUDING GRAM SABHA OR RIDGE LAND**

- 12.1** In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/activities in the 'Public & Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the Annexure 'G' 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 finalisation & demarcation of the boundaries of the aforesaid respective use zones/areas.

- 12.2** In case of cultural, health care and educational institutions, the structures of such institutes as existing 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 vis a vis the lands 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- ‘G’ of this plan or those cases recommended by DDA to the Govt. on or before 8th March, 2010 and shall be undertaken only after ensuring that the change of the land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located:

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

**12.3** Further, regularization orders of these categories of institutions shall not be considered as approved, unless the requisite payment of penalty / levy / additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Govt. are fulfilled and formal 'regularization orders' are issued by the DDA. None of the above institutes shall be entitled to put the land to any other use at anytime and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

## CHANGE OF LANDUSE

**Table 2.0:** Already notified through Gazette notification / MPD-2021.

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

**ANNEXURE – ‘A’**

**LIST OF VILLAGES/CENSUS TOWNS IN ZONE P-II**

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

**ANNEXURE – ‘B’****TENTATIVE LIST OF UNAUTHORISED COLONIES IN ZONE P-II**

<b>Sl. No.</b>	<b>Name of Unauthorized Colony</b>	<b>Regn. No.</b>
1.	Baba Colony, A-Block, Burari, Delhi-84.	646
2.	Amrit Vihar, Burari.	448
3.	Shiv Kunj, Area No-5, B-Block, Sant Nagar, Burari.	486
4.	Baba colony, B-Block, Sant Nagar, Burari, Delhi-84.	196
5.	Vashisht Enclave, Baba Colony, Burari, Delhi-84.	302
6.	Kushak No-1, B-Block, Kadipur Village, Delhi-36.	862
7.	Chandan Vihar, West Sant Nagar, Burari, Delhi-84.	113
8.	Bakhtawarpur Extn., Delhi-110036.	ELD-28
9.	Guru Nanak Colony, Bhalaswa Dairy, Delhi-42.	778
10.	Gauru Nanak Nagar, Balaswa Dairy, Delhi-42.	1348
11.	Hardev Nagar, Jharoda Majra, Burari.	70
12.	Harijan Basti, Jharoda Majra, Delhi-84.	622
13.	Himgiri Enclave, Burari Road, Delhi-84.	151
14.	Himgiri Enclave, Mukand Pur, Extn.-I, Near Burari Authority, Delhi-84.	245
15.	Indraprastha Colony, Part-I, Extn. Burari, Delhi-84.	1368
16.	Ibrahim Pur Extn. D.C.M. Colony, Delhi-110084.	464
17.	Ibrahimpur Extn., DCM Colony, Part-II, Delhi-36.	465
18.	Indraprastha Colony, Nathupura, Burari, Delhi-84.	8
19.	Indraprastha Colony, Part-I, Burari.	122
20.	Ishwar Nagar Extn., Swarup Nagar, Delhi-42.	779
21.	Swaroop Nagar, J & K Block, Samaypur, Badli, Delhi-42.	535
22.	Sushant Vihar, Delhi-36.	Left out portion Reg. No.3
23.	Jharoda Extn. Part-I, Majra, Burari.	388
24.	Jharoda Extn. Ph-II, Cross Road, Burari, Delhi-84.	471
25.	Kadi Vihar Near, Nathupura, Delhi-36.	821
26.	Kadi Pur Extn. Nangloi Road, Delhi-36.	612
27.	Kamal Vihar, Kamal Pur, Burari, Delhi-84.	809
28.	Kaushik Enclave, B-Block, Part-II, Burari, Nathupura Road, Delhi-84.	696
29.	Kaushik Enclave, Burari Extn., Delhi-84.	725
30.	Kaushik Enclave, A-Block, Burari Road, Delhi.	287
31.	Keshav Nagar, Burari Nathurpura Road, Delhi-36.	952
32.	Kushak No-1, Extn., Delhi-36.	729
33.	Extended Abadi, Kushak No-2, Delhi-36.	728
34.	Kadi Vihar Extn., Delhi-36.	Left out portion Reg. No.27
35.	Mukanpur Vistar, Delhi-42.	772
36.	Mukand Pur Extn., Part-I, Delhi-42.	530
37.	Nangli Puna Extn., G. T. Karnal Road, Delhi-36.	45
38.	Nathu Colony, Nathupura, Delhi-84.	688
39.	Nathupura, D-Block, Burari, Delhi-84.	929
40.	A-2 Block, Nehru Gali, Bhagat Colony, Sant Nagar West, Burari.	87
41.	Bakhtawarpur, Extn.-III, Bakhtawarpur, Delhi-110036.	Left out portion Reg. No.32
42.	Parashu Ram Enclave, Salupur Nazra, Delhi-36.	1154
43.	Parvitya Anchol, Block-C, Sant Nagar, Burari, Delhi-84.	282
44.	Pawan Dham, Triveni Colony, Delhi-36.	1341
45.	Phool Bagh Place (Shastri Park Extn.) Nathupura More, Delhi-36.	951
46.	Pradhan Enclave C & D Block Mazra Burari, New Delhi-84.	307
47.	Premnagar, Nathupura, Delhi-84	207



48.	Rajiv Nagar Extn. Near Bhalswa Dairy, Delhi-42	666
49.	Rajiv Nagar, Bhalswa Dairy, Delhi-42	204
50.	Sant Nagar, Block A-1, Burari Raod, Delhi.	237
51.	Sant Nagar, Block A-1, Extn. Burari Road, Delhi-84.	987
52.	Satya Vihar (Kamal Pur) Burari, Delhi-84.	845
53.	Shastri Park Extn., Nathupura More, Burari, Delhi-84	808
54.	Shastri Park, Nathupura More Burari, Delhi-84	406
55.	Shiv Vihar, Burari, Bakhtawarpur Raod, Ibrahim Pur, Delhi.	1429
56.	Shiva Enclave, Hiranki Alipur, Delhi-36. (KMC)	990
57.	West Kamal Vihar Near Kamal Pur, Burari, Delhi-84.	928
58.	Laxman Colony Village, Zindpur, Delhi-36.	ELD-70
59.	Swami Shradhanand Park Colony, G. T. Road, Village Samaypur & Bhalaswa.	606
60.	Swaroop Nagar, South Part-II, G. T. Karnal Road, Burari Road, Delhi.	1404
61.	Tomar Colony (Kamalpur), Burari, Delhi-84.	271
62.	Uttaranchal Enclave, Burari, Delhi.	233
63.	Vijay Colony, Salempur Mazara, Burari Extn., Delhi-84.	507
64.	Zindpur Extn., Delhi-36.	1084
65.	Zindpur Village Extn., Alipur, Delhi-36.	1236
66.	Pradeep Vihar, Nathu Pur More, Delhi-110036.	773
67.	(i) Ajit Vihar, Burari, Garhi, Delhi-84. (ii) Ajeet Vihar, Burari. (iii) Ajit Vihar Extn. Burari, Delhi-110084.	329 329 329
68.	Bhagwan Park Colony, Jharoda Mazra, Burari, Delhi-110084.	33
69.	Left out portion of J & K block, Swaroop Nagar, Delhi-42.	Left out portion Reg. No. 63
70.	Swaroop Nagar, Part-II, East G. T. Road to Burari Road, Delhi-42.	Left out portion Reg. No.64
71.	West Sant Nagar, Colony A-2 block, Burari, Delhi-84.	683
72.	Harit Vihar, Kamalpur, Burai, Delhi-84.	843
73.	Saroop Vihar (Kadipur), Block A, B, C, D Near Nathupura, Delhi-36.	470
74.	Shastri Park Extn. Nathupura More, Burari.	1487
75.	WXYZ block Extn., Swaroop Nagar, Delhi-42.	49
76.	Keshav Nagar, Garhi Khusro, Burari, Delhi.	Left out portion Reg. No.61
77.	Bakhtawarpur, Extn.-II, Bakhtawarpur, Delhi-110036.	ELD-64
78.	Om Vihar Colony, Akbar Pur Mazra, Near Alipur, Palla Road, Delhi-36.	578
79.	Krishna Vihar, Kham Pur (Alipur), Delhi-110036.	1410
80.	Kadipur Extn., C-Bock.	54
81.	Mukti Ashram Colony, Ibrahimpur.	1588
82.	Sushant Vihar, Ibrahim Pur Extn., Delhi-110036.	173
83.	Saroop Nagar Extn. (South), Delhi.	697
84.	Extended abadi of Kushak No-1, Kadipur Village, Delhi-36.	ELD-17
85.	Zindpur Village Extn., Zind Pur, P. O. Alipur, Delhi-110036.	ELD-24
86.	Sant Nagar, 'B' Block, Burari, Delhi-84..	444
87.	Govind Colony, Near Jhangola No-2, Alipur, Delhi-36.	957
88.	Swarup Nagar, Block A, B, C, D, E, F, G, H, I, G. T. Road, Libaspur, Delhi-42.	905
89.	Swarup Nagar Extn., W, X, Y, Z Block, P-II, East Village Libaspur, Delhi-42.	904
90.	Village Singhu Extn., Delhi-40.	ELD-134
91.	Lal Dora of Village Singhu, Delhi-40.	ELD-133
92.	Extended Abadi of Kadipur Village.	ELD-141
93.	Tando Bakhtawarpur Extn., New Delhi-110036.	ELD-87
94.	Nangli Puna Extn., Part-II, Delhi-110036.	ELD-44

**Source:** The list is in accordance with 1639 unauthorised colonies 2007-08, GNCTD.

**ANNEXURE -‘C’**

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

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

**ANNEXURE-‘D’**

**LIST OF CREMATION GROUNDS / QABRISTAN UNDER THE JURISDICTION OF MCD IN ZONE P-II**

<b>Sl. No.</b>	<b>Name of Cremation Grounds</b>
1	Singh
2	Tajpur
3	Alipur
4	Mohammadpur Majra Ramzan pur

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

**ANNEXURE-‘E’**

**LIST OF COMMUNITY LEVEL FACILITIES AT RESIDENTIAL LAND USE**

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

**LIST OF VILLAGE PONDS – ALIPUR BLOCK**

<b>Sl. No.</b>	<b>Name of the village / Census town (CT)</b>	<b>No. of Ponds</b>	<b>Land Ownership</b>	<b>Surface Area (Sq. Mt.)</b>
1	Bhalaswa (CT)	a	BDO	15,000
		b	BDO	15,000
2	Burari	a	BDO	8,000
		b	BDO	12,000
		c	BDO	7,000
		d	BDO	3,500
3	Bhaktawarapur	a	BDO	3,000
		b	BDO	600
4	Tajpur	a	BDO	2,500
		b	BDO	2,500
		c	BDO	4,500
5	Palla	a	BDO	1,500
6	Hiranki	a	BDO	2,000
7	Mohammadpur, Ramjanpur	a	BDO	600
8	Mukandpur	a	BDO	2,000
9	Ibralmpur	a	BDO	2,000
10	Bankroli	a	BDO	1,200
		b	BDO	1,200
11	Akbarpur	a	BDO	2,000
		b	BDO	400

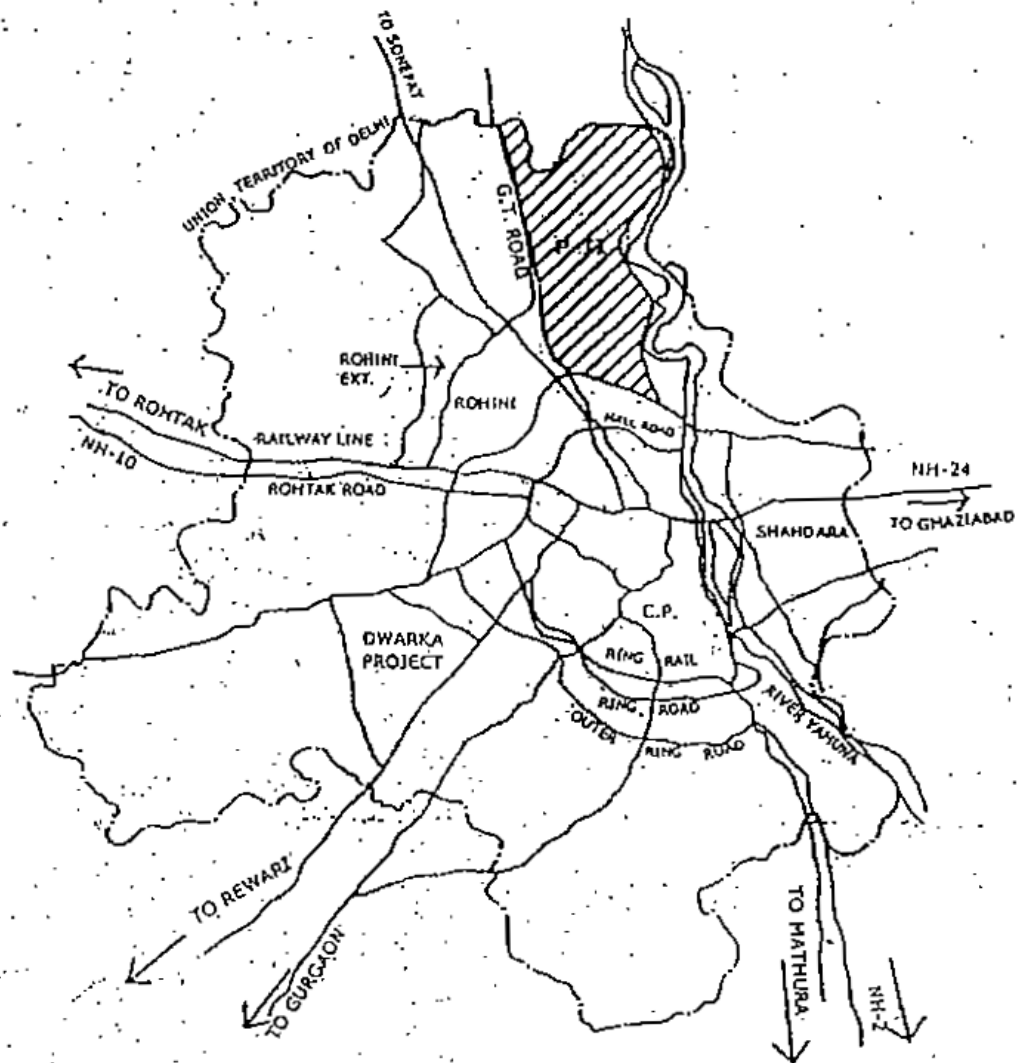
**Source:** As per the list of MCD.

**ANNEXURE -'G'**

**THE LIST OF THE 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 01.05.08:**

<b>Sl. No.</b>	<b>Name &amp; Address</b>
1.	Delhi Institute of Rural Development (DIRD) near Kapoor Diesel , G. T. Karnal Road, Nangli Poona.
2.	Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084.
3.	Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084.
4.	Little Star Convent School, Parasram Enclave, Burari, Delhi-110084.
5.	Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084.
6.	D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084.
7.	Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084.
8.	Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084.
9.	Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084.
10.	Bright Star Model School, 154,41 Feet Road, Uttranchal Enclave, Kamal Pur, Burari, Delhi-110084.
11.	Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042.
12.	Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082.
13.	M. P. Model School, C-18, Main Road Mukand Vihar, Delhi.
14.	J. C. Gaur – Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha)
15.	J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084.
16.	Baunk Pura Public School, Burari, Delhi-110084.
17.	Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School.
18.	Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036.
19.	Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur.
20.	Upadhyay Convent School Kadi Vihar, Nathupura, Delhi.
21.	Sant Nirankari Mandal, Spiritual Centre
22.	Sawan Kirpal Ruhani Mission.
23.	Mata Sukh Devi Public School, Nangli Poona.

**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 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.



NATIONAL CAPITAL TERRITORY OF DELHI