

278

कार्यव्रत पुस्तिका

बैठक 17-12-2008, राजनिवास

कार्यव्रत सूची

सदसंख्या, 9 से 26 तक - - -

दिसम्बर 2008

पेज नम्बर 177 से 307 तक

II

		Table 2.1 : Sub zone wise population and holding capacity	iv: Participation rate of employment 38% (Objection no.2847)
9.	6	<b>2.2 Residential Development</b> The additional population of about 3.2 lacs (1.6 lacs in G-18 area and 1.6 lacs in other sub-zones) are to be accommodated within the zone.	The additional projected population of 3.2 lacs shall be accommodated in all the zones including the urbanisable area of G-18. (Objection no: 2847, 2489)
10.	6	<b>2.2.1 Urban Extension</b> About 283 hac. of area is proposed to be developed under residential use zone <u>which will create approximately 3,200 dwelling units.</u> Facility corridors along major roads comprising of non-residential activities such as commercial, recreational, Public and Semi Public facilities and utilities are proposed along major transport network	About 283 hac. of area is proposed to be developed under residential use zone Facility corridors along major roads comprising of non-residential activities such as commercial, recreational, Public and Semi Public facilities and utilities are proposed along major transport network  (Objection no. 2847)
11.	7	<b>2.2.3 Unplanned Areas : Rehabilitation colonies</b> These include Ramesh Nagar, Kirti Nagar, Moti Nagar, Punjabi Bagh East, Subhash Nagar, <u>Rajouri Garden</u> , Tilak Nagar etc.	(Rajouri Garden colony has been deleted ) These include Ramesh Nagar, Kirti Nagar, Moti Nagar, Punjabi Bagh East, Subhash Nagar, lak Nagar etc.  Objection no. 1838, 381 dt.23.1.08
12.	9	<b>2.3.1 Industry</b> The major extensive industrial areas located in this zone are: Najafgarh road Industrial Area, <u>North Industrial Area</u> , Karam Pura Industrial area, Kirti Nagar Industrial Area, Lakkad Mandi, Mayapuri ( Rewari line ) Ph. I - II and Udyog Nagar, DSIDC Rohtak Road. These are the major employment centres of the division contributing employment around 2/5 <sup>th</sup> of	(In this para North Industrial Area has been deleted as it was not qualifying for any location.)  The major extensive industrial areas located in this zone are Najafgarh road Industrial Area, Karam Pura Industrial area, Kirti Nagar Industrial Area, Lakkad Mandi, Mayapuri ( Rewari line ) Ph. I - II and Udyog Nagar, DSIDC Rohtak Road. These are the major employment centres of the

		the total work force of the division.	division contributing employment around 2/5 <sup>th</sup> of the total work force of the division.
13.	9	<p><b>2.3.2 Redevelopment Schemes</b>                      The redevelopment schemes cover the following aspects:                      Modernization and upgradation of Industrial planned areas and redevelopment of areas which have become Industrialized over the period of <u>Master Plans</u> even though these are not designated as 'Industrial'.</p>	<p>In this para the word " of Master Plan' has been deleted.</p> <p>The redevelopment schemes cover the following aspects:                      Modernization and upgradation of Industrial planned areas and redevelopment of areas which have become Industrialized over the period even though these are not designated as 'Industrial'.</p>
14.	12	<p><b>2.3.6 Community Centres</b>                      Presently 18 community centres are existing and 7 are proposed in the zone. The area under G-18 forming part of West of NH-8 area shall have separate requirement of commercial activities which are indicated in the proceeding paras. The existing built up Community Centres may be upgraded as per norms stipulated in the Master Plan, in consultation with the owners/association for upgradation of the commercial unit. Details of Community Centres in the zone are as follows:</p>	<p>Table 2.3.6 on page 13. has been deleted</p> <p>These lines have been deleted and instead of giving the details of the existing and the new proposed sites the additional lines are :</p> <p>The existing built-up Community Centres may be upgraded as per norms stipulated in the Master Plan in consultation with the Owners' Association, subject to levy of charged for additional FAR wherever applicable. The existing sites of Community Centres in zone are 18. As per proposed population two new sites shall be required which may be identified as per provisions of the MPD-2021.</p>
15.	13	<p><b>2.3.7 Local Shopping centres (LSCs) / Convenience Shopping Centres (CSCs)</b></p>	<p>Details of Table 2.3.7 about the LSCs has been deleted as these are not zonal plan facility area indicated as Residential in Land Use Plan.</p> <p>New sites of LSC in zone shall be provided as per mpd-2021.</p>

16.	15	<p><b>2.3.10. Wholesale Market and Warehousing</b>                  These are proposed near Mayapuri Industrial area and near Janakpuri area &amp; Third Dilli Haatt project in an area of 3.92 hact (8 acres) Near Janakpuri area (warehousing area) is proposed to be developed by Delhi Tourism and Transportation Development Corporation Ltd.</p>	<p>The para has been modified as under :</p> <p>In the zone 'G', Food Corporation of India Warehousing is existing on the Northern side of the Rewari Line in G-8 area.</p>
17	16	<p><b>2.4.1 Health</b>                  A list has been prepared by the Directorate of Health Services, Govt. of NCT as per provisions made in MPD-2021, where new hospitals and health centres are proposed. The proposals/ land requirement shall be taken up as and when implemented by GNCTD/ the local body in a Phased manner.</p>	<p>This para has been deleted and modified as under :</p> <p>In the zone health facilities and the general and intermediate hospital would be made available based on the availability of the land as per Master Plan 2021 provisions.</p> <p>Table 2.4.1 has been deleted</p>
18.	16  17 & 18	<p><b>2.4.2 Education Colleges :</b>                  The details of existing and proposed colleges are given below.</p> <p><b>Sr. Sec. Schools</b>                  At present there are 93 Sr. Sec. Schools functioning in the zone. Many of Sr. Sec. Schools are running in double shifts. New Schools as per Master Plan norms are proposed.</p>	<p>These lines have been deleted including the Table 2.4.2(1) at page No.17                  Additional sites of the colleges shall be identified based on the availability of the land in the zone as per MPD-2021 norms.</p> <p>Sr. Secondary schools are facility of residential area of layout level which shall be provided in the zone as per MPD-2021.                  The para and Table 2.4.2 has been deleted as Sr. Sec. School sites are not facility to be indicated in the zonal plan level.</p>
19.	19 & 20	<p><b>2.4.6 Disaster Management</b>                  Part of the land thus vacated is</p>	<p>Part of the land thus vacated is proposed for Disaster Management</p>



		proposed in G-10 area in the proposed Community centre. 2 No. are proposed in G-18 Area and 3 No are proposed in other community centers as per requirement. New Bus terminals need to be planned, and developed in strategic location to make the use of BRTS and Metro stations	The new sites of the Bus Depot and Bus terminal shall be identified while preparing the details of the Zonal Plan, Redevelopment Plan or Local Area Plan.
24	27	2.5.15 Proposed surface parking Out of 100 new surface parking proposed in different parts of Delhi, following sites have been proposed in the zone :	New surface parking sites proposed by MCD in different parts of Delhi and the sites suggested in the zone shall be developed by Local Body.
25	27	2.5.17 Multi level Parking Some Multi-Level Parking Sites are proposed in the zone, like – Rajouri garden, Sant Nagar, Ravi Bagh Market, etc. in addition, the concerned agencies shall finalise other sites from time to time.	Some Multi-Level Parking Sites are proposed in the zone, like – Rajouri garden, Sant Nagar, etc. the concerned agencies shall finalise other sites from time to time.  (Ravi Bagh market has been deleted as it is not part of zone 'G').
26	35	2.12 Plan Review & Monitoring : Table 2.12.1, 2.12.2, 2.12.3 & Note	Most of the areas under planning zone 'G' are under built up residential, industrial, recreational etc. it is proposed that plan be implemented by the local body. Tables have been deleted as these are additional details which are to be worked out on the basis of population.

**Modification in Land Use Plan**

- i. In urbanisable area of G-18 :
  - i. Continuity of Facility Corridor along NH-8:  
Two Green Pockets along NH-8 have been changed to the facility Corridor to bring the continuity as MPD-2021 permits Recreational use also within the Facility Corridor.
  - ii. Deletion of the facility Corridor along proposed 24m road ROW behind village Samalka:

The road as well as Facility Corridor have been deleted and the equivalent area of the facility corridor has been adjusted along the eastern side of the old Gurgaon Road in a portion between the crossing of the Kapeshera village and "T" junction of the road with Dwarka Link Road.

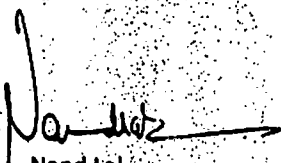
- iii. Correction in the boundary of the existing Oil terminal;  
In the draft land use plan the area of the oil terminal was shown a bit larger that has been corrected based on the available information about the boundary of the oil terminal and the remaining portion has been shown under the Residential.
- iv. Continuation of existing Rajokri Kapeshera Road;  
In the land use plan this road was discontinued while the existing road again has been proposed to continue with a 30m road ROW.
- v. Diversion of proposed 80m road in between Old Gurgaon Road and NH-8;  
80m road which is coming from Bijwasan has been proposed to be linked with 100m Dwarka Road in a portion Kapeshera to Dwarka link road, considering that connectivity of 80m road with NH-8 is not feasible because of the already flyover near the crossing of Rajokri Kapeshera Road which is only about 150-200m away from proposed road junction. This requires modification in MPD-2021 and Land use Plan also. (O/S No. 1866, 1965 (sl.No.70), 560, 3973, 2379 (Sl.No.79)


Other Area :

2. Location of the Facility centre 59 along Rohtak Road near Golden Park;  
The correct location has been indicated under the PSP use and in place of portion becomes available with the slight shifting of the location the area has been shown as Residential land use. This requires modification in MPD-2021 and Land use Plan also. (O/S No. 1845 sl.no.88, 1828 sl.no.41)
3. Land use of the railway line near Punjabi Bagh crossing in between Rohtak Railway Line and Rohtak Road;  
The land use of the PSP indicating the Disaster management Centre has been shown as the Transport use (Railway Line) in conformity with the MPD-2021. The Disaster Management Centre of 1 hect. will continue in the same area as the PSP. This requires modification in MPD-2021 and Land use Plan also.
4. Corrective measures in the site of the Service Centre near Peera Garhi;  
In the land use plan of MPD-2021 the land use shown as PSP has been shown in two portion, one as PSP for which already approved LOP is available and partly as the Manufacturing where DDA has already made allotment. This requires modification in MPD-2021 and Land use Plan also.
5. Land use of part of the Hari Nagar Sports Complex; In area of about 3 acres of privately owned land where Residential building exist even prior to MPD-1962, has

- been changed to PSP considering that this use will be in conformity of the sports complex which have also been proposed in MPD-2021 under the PSP category.
6. Corrections in the land use from Green to manufacturing and Residential along Shivaji Road:  
Drafting error has been corrected as per approved Zonal Plan approved by MOUD on 26.5.06 for Zone 'C' (O/S No. 4599 sl. no. 89).
  7. Deletion of 18-24m road from the Zonal Plan:  
8m - 24m road in the MPD-2021 has been categorized as local streets, therefore the roads of 18m has been deleted from the zonal plan.
  8. Deletion of Local Shopping Centre, Sr. Sec. School, Neighbourhood Park:  
As per MPD-2021 Table 3.3 these are not zonal plan level facilities thereby have been deleted.
  9. Land use of CRPF Camps:  
The land use has been changed from Residential to PSP (Public and Semi-Public).
  10. Indicating the Grid Station of 220 KV;  
Grid stations which were not shown in the zonal plans have been indicated under the utility which are permitted as per Master Plans in all the use zones.
  11. Green belt (Distt. Park) on the northern side of the CRPF camp in Vikas Puri:  
The land use which was shown as Residential has been now corrected as the District Park (Green) in accordance with the land use of MPD-2021.

The other objections / suggestions were related with the inclusion of the mixed use street, commercial streets, alternate location for the wholesale market for the Iron & Steel Trade, influence zone along the metro corridor, inclusion of the non conforming public and semi-public facilities, inclusion of the extended village Abadi area / unauthorized colony as residential, providing the multi level parking sites. All these are related with the Master Plan and require to be taken up either in the Text Report of the Zonal Plan or the Land Use Plan.

  
Nand Lal,  
Finance Member, DDA  
Chairman of Board

  
B.R. Chugh,  
Engineer Member, DDA  
Member of Board

  
J.B. Kshir Sagar  
Chief Town Planner, TCPO  
GOI, Member of Board

Mange Ram Garg  
Member Authority, DDA

Item No. 88/2008

17/12/2008

Sub: The Zonal Development Plan of Zone 'H' (Draft) prepared under the provisions of  
MPD - 2021.  
F.117/2006/MP/Pt

**1.0 Background:**

The draft Zonal Development Plan of Zone 'H' (North West Delhi-I) was prepared as per the provision of MPD - 2021 by DDA which was approved by the Authority in its meeting held on 19.11.2007 vide item no. 100/2007. A public notice was issued for inviting objections / suggestions from general public under section 10 (1) of Delhi Development Act 1957. In response to this public notice 71 objections / suggestions were received which were heard individually or in group.

**2.0 Objections / Suggestions :**

A summary report of objection / suggestion were circulated to all members of Board of Enquiry & Hearing.

These objections / suggestions basically concerned to the individual property, policy and generic issues.

(a) Individual / Property related issues: Some of the suggestions were for individual / property related issues, widening of the roads affecting their individual properties, commercial streets / mix land use street which have not been included.

(b) Policy and generic issues

- i) The details of the facility corridor and the influence zone to be indicated along the metro corridor and the major roads.
- ii) Village Badli as a concentration of the industrial unit which is to be indicated as the industrial area.
- iii) Some of the unauthorized colonies and village extended area to be included in the list of the unauthorized colonies.
- iv) Updating of the mix use and the commercial streets based on the notification issued by the GNCTD on 15.9.2007

**3.0 Constitution of Board:**

The Board of Enquiry & Hearing conducted its hearing on 8.8.2008. The constitution of the Board was as under:

1. Finance Member, DDA  
Chairman
2. Engineer Member, DDA  
Member
3. Chief Town Planner, TCPO,  
Member

4. Shri Mange Ram Garg,  
Member of Authority, DDA
5. Dr. P S Rana, (Special invitee)  
Urban Planner
6. Prof. E F N Riberio, (Special Invitee)  
Urban Planner,  
Shri Sudesh Bhasin  
Member of Authority,
8. Commr. (Plg.) DDA. (Special Invitee )  
Addl. Commr. (Plg.) II (Special Invitee)  
Director (AP) I Convenor.

4.0 Recommendations of the Board of Enquiry & Hearing :

After hearing the individual or group of people and going through the summary of the objections / suggestions which was circulated to all the members before the hearing. The Board recommendations with respect to individual objection / suggestion has been given after giving consideration for the Master Plan provisions, ground reality. These recommendations are annexed at 'A' along with its incorporation in summary report.

5.0 Proposed modification in the land use plan and the draft Zonal Plan Report :

Based on the recommendations of the Board of Enquiry & Hearing the draft Zonal Plan land use and Text report have been prepared wherein certain modifications in the text as well as land use plan have been carried out. Details of such modifications is annexed at 'B' and modified Report at 'C'.

6.0 Recommendations :

The Draft Zonal Plan as modified based on the recommendations of the Board of Enquiry & Hearing is placed before the Authority for its consideration and the recommendations of the Authority shall be forwarded to the Ministry of Urban Development for consideration and approval of the Government.

### Resolution

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI  
TEL.NO.23378167

Subject: Recommendations of the Board of Enquiry & Hearing on Zone 'H'

Draft Zonal Plan of Zone 'H' was notified for inviting objections suggestions on 2.3.2008. In response to this 71 objections / suggestions were received which were heard by the Board of Enquiry & Hearing in its meeting held on 8.8.2008.

Based on the hearing on these objections / suggestions individually or in group and going through the summary report, following are recommendations:

(i) Regarding the change in Road R/W of Road No. 43

This be kept as 45 mtrs. in view increasing traffic on the road in the built up area its feasibility be widening of the road feasibility be checked.

(ii) The Road R/W of Auchandi Road has 60 mtr. The Road R/W be kept as the same except in the portion of the built up village Abadi Area, its feasibility in this built up portion be checked.


(iii) Indicating Badli Industrial area in this village more than 70% Industrial concentration is in existence therefore be indicated under the industrial use as per the govt. policy of GNCTD

(iv) Change of land use for the pocket identified for institution redevelopment in Jailerwala Bagh from District Park to Residential as this pocket be taken up as Residential and referred to the Ministry under section 11 A for modification in the land use.


(v) Change of land use of the railway owned land from Residential to Transport  
The land use as indicated Residential to continue and for any change of land use, action be initiated as per the procedure

(vi) Change of land use from Transport (Bus Terminal) to Commercial (District Centre) in view of the lay out already approved layout in year 2002 by the Competent Authority for its use and increasing parking requirement of the District Centre. This pocket be considered as part of the District Centre.

(vii) The other objections / suggestions in this zone related with the Influence Zone, Mixed use, Commercial streets, Road R/W etc. which do not require any modification either in the land use or in the context of the Zonal Plan Report.

  
Nand Lal,  
Finance Member,  
Chairman of the Board

  
B.K. Chugh,  
Engineer Member,  
(Member)

  
J.B. Sheersagar,  
Chief Town Planner, TCPO  
GOI, (Member)

Mange Ram Garg,  
Member Authority, DDA

-186-

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI  
TEL.NO.23378167

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Based on the hearing on these objections / suggestions individually or in group and going through the summary report, following are recommendations:

(i) Regarding the change in Road R/W of Road No. 43

This be kept as 45 mtrs in view increasing traffic on the road in the built up area its feasibility be widening of the road feasibility be checked.

(ii) The Road R/W of Auchandi Road has 60 mtr. The Road R/W be kept as the same except in the portion of the built up village Abadi Area, its feasibility in this built up portion be checked.

(iii) Indicating Badli Industrial area in this village more than 70% Industrial concentration is in existence therefore be indicated under the industrial use as per the govt. policy of GNCTD


(iv) Change of land use for the pocket identified for institution redevelopment in Jailerwala Bagh from District Park to Residential as this pocket be taken up as Residential and referred to the Ministry under section 11 A for modification in the land use.

(v) Change of land use of the railway owned land from Residential to Transport

The land use as indicated Residential to continue and for any change of land use, action be initiated as per the procedure

(vi) Change of land use from Transport (Bus Terminal) to Commercial (District Centre) in view of the lay out already approved layout in year 2002 by the Competent Authority for its use and increasing parking requirement of the District Centre. This pocket be considered as part of the District Centre.

(vii) The other objections / suggestions in this zone related with the Influence Zone, Mixed use, Commercial streets, Road R/W etc. which do not require any modification either in the land use or in the context of the Zonal Plan Report.

  
Nand Lal,  
Finance Member,  
Chairman of the Board

  
B.K. Chugh,  
Engineer Member,  
(Member)

  
J.B. Sheersagar,  
Chief Town Planner, TCPO  
GOI, (Member)

Mange Ram Garg,  
Member Authority, DDA



Item No. 89/2008

17.12.2008

Sub:- Zonal Development Plan of Zone 'E' (East Delhi).

Sl. No. - F.A (1) 2006/MP

1. **BACKGROUND:-**

The draft Zonal Development Plan of Zone 'E' was considered and approved by Authority in its meeting held dated 3.10.07 and on 30.10.07 vide Item No. 89/2007 for inviting objections and suggestions.

Thereafter getting approval of MOUD a public notice was issued in the leading newspapers on 10.4.08 under Sections 10(1) of D.D. Act 1957 for inviting objections/ suggestions. In response to the public notice, there were 160 objections/ suggestions received during the stipulated period of 90 days.

**EXAMINATION:-**

The objections/ suggestions received were scrutinized, verified and a summary report was prepared for consideration of Board of Enquiry meeting. The Board was constituted under F.M, DDA under the Delhi Development rules 1959 and consisting of four members and five special invitee. The Board of Enquiry & Hearing meeting was held under the chairmanship of F.M., DDA on 20.8.08, wherein the objection were heard by the Board in person who appeared before the Board. As per the decision taken in the said meeting a site inspection was held on the 30.9.08 to assess the ground conditions by the Chairman of the Board.

The draft summary report was circulated among the Board Members to finalize the recommendations of the Board of Enquiry meeting. Further a final meeting of the Board was held in the Chairmanship of F.M., DDA on 20.10.08, in which the draft recommendation of the Board was finalized.

2. **PROPOSAL:-**

Zone 'E' comprises of an area 8797 hect (approx.) as given in MPD-2021 and the Draft Zonal Plan was prepared and approved by the Authority in its meeting held on 3.10.2007 and 30.10.2007 for calling objection/ suggestions and accordingly a public notice was issued on 10.4.2008.

In the Draft Zonal Plan it was considered that the area of Trans Yamuna is old area and are characterized by unplanned development of number of unauthorized colonies and densely built up areas. Since there is no scope for open up area unless otherwise the redevelopment plan is taken up. Therefore in the Draft Zonal Plan an area of about 1090 hect was taken from adjoining Zone 'O' for facilitate to cope up the requirement of deficient recreational and Public & Semi Public facilities of Zone 'E'



The issue was discussed during the meeting of Board of Enquiry Members on 20.10.08 it was principally agreed and decided in fringing of other zone areas would cause other planning problems. Therefore it was decided that the area which was taken from 'O' Zone i.e. 1090 may be deleted from the total area 9887 hect. and therefore the total area of the zone will remain 8797 hect. as given in MPD-2021 and the deficient facilities i.e. 'Recreational' and 'Public & Semi-Public' will be achieved while planning the redevelopment schemes and urban renewal schemes to provide the adequate 'Recreational' & 'PSP' facilities as per MPD-2021 provisions.

The other modifications of change of land use, revision of areas has been made in text report and land use plan which is annexed as Annexure 'A' Annexure 'B' respectively. The recommendations of Board of Enquiry are annexed as Annexure 'C'.

**PROPOSED LAND USE**

Land use	Area (ha)	%age
Residential	5657.00	64.30
Commercial	460.86	5.23
Industrial	190.54	2.16
Recreational	929.00	10.57
Transportation/circulation	898.00	10.21
Public & Semi-public facilities	441.60	5.03
Utilities	220.00	2.50
<b>TOTAL</b>	<b>8797.00</b>	<b>100.00</b>

4. The matter contained in para (3) of the proposal is placed before the consideration of the authority.

**RESOLUTION**

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications in the proposals and subject to changes indicated in the common text:

- i) Some of the pre-existing institutions shown at annexure-F do not fall under the institutions covered in the preamble to the draft Zonal Plan viz. sr. no. 13 where the existing user is mentioned to be commercial. Such institutions shall not be regularised.
- ii) Some of the institutions shown in the pre-existing institutions at annexure-F for example at sr. no. 34 are located on recreational/green land and do not qualify under the preamble of the draft Zonal Plan.

Item No. 90/2008  
17/12/2008

-189-

Sub: Zonal Development Plan for Zone P-I, Narela  
File No: F.15 (285)08/NP/Pt.III

### PRECIS

#### 1.0 Background:

- 1.1 The draft Zonal Plan of Zone P-I was approved by the Authority vide item no. 85/2007, dated 30/10/2007 u/s 10 of D.D. Act 1957 for inviting objections/suggestions.
- 1.2 Draft Zonal Plan for Zone P-I as approved by the Authority was published vide file no. F.4 (3)98/MP/Pt.I & F.3 (3)2008/MP/Pt.I dated 07/01/2008 and 04/02/2008 for inviting objections/suggestions within 90 days from the date of Public Notice.
- 1.3 In response to the publication, in all 79 objections/suggestions were received. This includes Govt. organizations/depts., Professionals, Members, Associations and of General public/individuals.
- 1.4 These objection/suggestions were considered by the Boards of Inquiry and Hearing constituted by the Authority on 11/08/2008. The representatives who have filed these objections/suggestions and present were heard in person.

#### Examination/Action taken:-

- 2.1 The following actions have been taken :-
  - a) The approved recommendations of the Board of Inquiry and Hearing placed at - (Appendix - A)
  - b) The Booklet consisting of all the objections/suggestions summary with recommendations of the Board (page no.1 to 36) placed at - (Appendix-B)
  - c) Modified Text Report placed at - (Appendix C)
  - d) Modified Draft ZDP of Zone P-I placed at - (Appendix L).
- 2.2 Some of the salient features are as under:
  - 2.2.1 The Institutions rendering cultural, religious (including spiritual), health care and educational services (existing before 1/1/2006) contents has been added at para 12.0 of the text report (Appendix-C).
  - 2.2.2 Minor corrections have been carried out in the text report.

#### 3.0 Recommendations:-

The Draft Zonal Plan of P-I, Narela modified on the basis of the Recommendations of the Board of Inquiry and Hearing is placed before the Authority for its consideration.

### RESOLUTION

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

Item No. 91/2008

17/12/2008

Subj: Zonal Development Plan of Zone-A (Other Than Walled City) and Walled City  
(Part Zone A&C)  
File No. P-4(3)2008/At

**1.0 BACKGROUND:**

Zone-A is basically in two parts - one is Walled City and the other is Other Than Walled City. The Walled City has an area of 569 hectare and the other part has an area of 559 hectares to serve a total population of 5.7 lac (as per MPD-2021).

Zone-A is assigned as a part of Special Area in MPD-2021, where emphasis was given for redevelopment with application of Special Area Norms/Regulations.

The Draft Zonal Plans (MPD-2021) for Zone-A & Walled City (Part Zone A&C) were earlier placed in the Authority for its consideration and the same were approved by the Authority for inviting objections/suggestions vide Item No. 94/2007 dated 30.10.2007 and Item No. 95/2007 dated 30.10.2007 respectively. Further, Public Notice was issued inviting objections/suggestions on 17.1.2008, in response to which, 32 number of objections/suggestions were received within the stipulated period (i.e. 17.1.2008 to 16.4.2008) for Zone-A and Walled City (Part Zone A&C).

**2.0 PROCESSING OF OBJECTIONS/SUGGESTIONS:**

The objections/suggestions were summarized and further examined broadly from planning point of view to facilitate in understanding the issue in specific context for the Members of the Board of Enquiry & Hearing. Thereafter, the hearing was conducted in a meeting of Board of Enquiry & Hearing on 09.8.2008 under the chairmanship of Engineer Member, DDA in which objections/suggestions were presented by the public.

**3.0 RECOMMENDATIONS OF BOARD OF ENQUIRY & HEARING:**

The major issues/aspects, which are in concern under objections, are mainly related to change of land use, clarification on mixed use streets, status of roads, emphasis on Special Area Redevelopment, provision of facilities etc. etc. The objections were examined in detail from planning point of view in the light of MPD-2021 as well as D.D. Act and further discussed in the next Board meeting to finalize the views/recommendations after taking into consideration of the presentations made by the public. A final meeting was convened by the Board of Enquiry & Hearing on 05.12.2008 in which the recommendations were finalized and the same were minuted, copy of which is enclosed.

**4.0 RECOMMENDATION:**

The Zonal Plan of Zone-A (Other Than Walled City) and Walled City (Part Zone A&C) as per recommendations of Board of Enquiry & Hearing is further placed before the Authority for its consideration and approval.

**RESOLUTION**

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development, for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

For

ZDP for Zone-A

**DELHI DEVELOPMENT AUTHORITY**  
(AREA PLANNING-II UNIT)

No. F.4(3)2008/MP/D-

Dated: 27.11.2008

Subj. Minutes of the meeting of the Board of Enquiry & Hearing held on 09.08.2008 under the chairmanship of Engineer Member, DDA for Zone-A (Walled City & other than Walled City).

A meeting of the Board of Enquiry & Hearing for Draft Zonal Development Plan for Zone-A was held under the chairmanship of Engineer Member, DDA on 09.8.2008. Draft report containing summary of the objections/suggestions received and planning remarks were circulated to the Board members.

Following were present:

1. Engineer Member, DDA, Chairman, Board for Enquiry & Hearing
2. Finance Member, DDA, Member
3. Chief Town Planner, Member
4. Sh. Jile Singh Chauhan, M.L.A./Authority Member, Member
5. Sh. D.S. Meshram, urban planner, Special Invitee
6. Prof. J.H. Ansari, Special Invitee
7. Sh. Sudesh Kumar Bhasin, Special Invitee
8. Commissioner (Design Planning), DDA, Special Invitee
9. Addl. Commissioner (Planning) II, DDA, Special Invitee
10. Director (PIg) AP-II, DDA, Convener

A. The recommendations of the Board of Enquiry and Hearing for modification/suitable incorporation in the Draft Zonal Development Plan for Zone-A (Walled City & other than Walled City) are:

Serial No./Date of objection/suggestion	Name of Applicant	Summary of Objection/Suggestion	Recommendation of Board of Enquiry & Hearing
1 & 2 1. P.C.S-2047/3.4.08 2. P.C.S-316/27.2.08 3. P.C.S-397/05.3.08	Pankaj Kumar	Request for C.U. of Parda Bagh, Darya Ganj from Green to Residential.	The proposal to remain as given in the draft Zonal Plan.
2. P.C.S-393/04.3.08	Manjit Singh	Request for C.U. of Lehna Market, Parda Bagh, Darya Ganj from Green to Commercial.	

<p>3,4&amp;5 3/32 PCS-2449/16.4.08 4/32 PCS-2333/11.4.08 5/32 PCS-2332/11.4.08</p>	<p>Jagdish Lal Ramesh Kumar  Harlal Gupta &amp; Sons  Murti Jagannathji Maharaj Tenants Welfare Association</p>	<p>Request for the land under reference to be declared as religious/commercial.</p>	<p>Commercial/ religious activities are not permitted in 'Recreational' Use Zone under the MPD 2021 provision.</p>
<p>6 6/32 PCS 2505/17.4.08</p>	<p>Mr. Abdul Khaliq</p>	<p>Request of new school building to be constructed on this site in state of police station</p>	<p>Provision of Sr. Sec. School is a layout level activity and not to be indicated in the Zonal Plan.</p>
<p>7,10&amp;11 7/32 PCS-2455/16.4.08 10/32 VC-7582A/18.3.08 PCS-1891/17.4.08 11/32 C(Plg.)G-342/27.2.08 PCS-312/25.2.08 C(Plg.)G-312/21.2.08</p>	<p>Manohar Lal Kumar  Devraj Baweja  Bhai Meharban</p>	<p>Request to declare sub zone A-9 Sadar Bazar as Commercial which is shown as Residential (Redevelopment area) in Zonal Plan.</p>	<p>The Zonal Plan is based on the provisions of MPD-2021. As per provisions, redevelop- ment schemes for the Special Area are to be prepared by the local authority.</p>
<p>8 8/32 VC-2457/16.4.08 PCS-2456/16.4.08</p>	<p>Narendra Gupta</p>	<p>Request to declare entire Qutab Road as commercial area.</p>	<p>Commercial/mixed land use streets are notified by GNCTD on the basis of MCD recommendations. As per GNCTD list, Qutub Road is indicated as commercial street.</p>
<p>9 9/32 PCS-782/13.2.08 PCS-783/13.2.08</p>	<p>President, Shyama Prasad Mukherjee Market Association</p>	<p>Request to declare Shayama Prasad Mukherjee Market as Commercial area.</p>	<p>As the area is part of 'Recreational' (Distt. Park), commercial activities are not allowed under MPD 2021 provision. Shifting/ relocation of activities is to be considered as per provision of MPD-2021.</p>

<p>12/32 PCS-1900/17.4.08</p>	<p>V.P. Chaudhary</p>	<p>Request to ensure the character of Darya Gunj as a Residential. Community center/Multilevel Parking site in/on around Darya Gunj be identified.</p>	<p>The character of the area under reference shall be governed as per predominant land use assigned in the Zonal Plan.</p> <p>Enforcement matters are of administrative nature and not part of Zonal Plan provision.</p> <p>Provision of community hall/ parking sites are layout level activity, which needs to be dealt with while preparing redevelopment scheme/layout plan.</p>
<p>13/32 PCS-2450/15.4.08 PCS-1836/15.4.08</p>	<p>Gurubachan Singh</p>	<p>Request to show Netaji Subhash Marg, Darya Ganj as commercial.</p>	<p>Commercial/mixed land use streets are notified by GNCTD on the basis of MCD recommendations. As per GNCTD list, Netaji Subhash Marg is indicated as commercial street.</p>
<p>14/32 PCS-1838/15.4.08</p>	<p>Yashvir Singh</p>	<p>Request to show Gali No.9. from H.No.1943 to 1956 Chuna Mandi, Pahar Ganj as MLU Streets.</p>	<p>Commercial/mixed land use streets are notified by GNCTD on the basis of MCD recommendations. As per GNCTD list, the street under reference is indicated as mixed use street.</p>
<p>15/32 PCS-2362/15.4.08</p>	<p>Basant Kamal</p>	<p>Request to show Zorawar Singh Marg &amp; Hamilton Road as commercial Streets.</p>	<p>Commercial/mixed land use streets are notified by GNCTD on the basis of MCD recommendations. As per GNCTD list, Zorawar Singh Marg is indicated as commercial street.</p>

<p>16/32 PCS-2363/15.4.08</p>	<p>Jaiwant Kumar Jain</p>	<p>Clarification regarding ROW of Zorawar Singh Marg</p>	<p>The road under reference is a Master Plan road and the right of way as prescribed is 30 mt.</p>
<p>17/32 MUD REF/21.04.08 Commr.(Plg)A 2347/11.4.08</p>	<p>Vijay Singh Deputy Commissioner.</p>	<p>*The concerned local body should promote private land owners to take up assembly and redevelopment.  *Redevelopment scheme to entail an enumeration of the monuments and old buildings within heritage areas which must be conserved.  *The Havelis of heritage value should be used for residential purpose and strictly not for commercial use or warehousing.</p>	<p>The suggestions are related to redevelopment plan and to be seen at the time of preparation of redevelopment schemes to be dealt by the local authority.</p>
<p>18/32 VC-2376/11.4.08</p>	<p>Shakti Malik Hon.Gen.Sect.</p>	<p>Request to confine the publishing activities only on Ansari Road and its adjoining areas.</p>	<p>Redevelopment plans in Special Area are to be dealt by the local authority as per land use assigned in the Zonal Plan under MPD-2021 provisions.</p>
<p>19/32 PCS-2361/15.4.08</p>	<p>Kamal Kanth</p>	<p>*Encroachment by tehbazary stall at Tis Hazari and Hamilton Road which needs to be removed. * Old Buildings need to be rebuilt. *FAR and Ground coverage as per MPD-1962 should be maintained.</p>	<p>The issues are not of Zonal Plan's concern.  Layout level activities are to be dealt with while preparing the redevelopment schemes/ layout plan.  Development controls are applicable as prescribed in Special Area Regulations of MPD-2021.</p>

<p><u>20/32</u> PCS-1889/16.4.08</p>	<p>Satender Jain Gen. Secy.</p>		<p>Zonal Plans are as per provision of Master Plan and are under the statutory provisions in D.D. Act.</p> <p>Processing of Zonal Plan is done as per provision of D.D. Act. 1957 at Master Plan and Zonal Development Plan Regulations. 1959 and its amendment done from time to time.</p>
<p><u>21/32</u> F.S-2365/15.4.08</p>	<p>M. Naved Yar Khan Secretary. RWA. Ballimara</p>	<p>Objections are as follows:</p> <ul style="list-style-type: none"><li>*In clause 6.1.2 under the caption Shahanabad (walled city at page no. 5, the plan to restructure street patterns is very objectionable since it tantamount to spoliation of the heritage city.</li><li>*The plan to MCD to prepare special area redevelopment scheme is objectionable.</li><li>*The plan is also objectionable since it reduce flora, greenery, natural environment.</li><li>*Bus terminal is wrong that buses operate from area west of Subhash Marg.</li><li>*Gurudwara Management is unauthorized encroaching upon Kotwali Road.</li></ul>	<p>The issues under reference do not relate to Zonal Plan provisions.</p>



<p><u>22&amp;23</u> 22/32 PUS-1613/31.3.08</p>	<p>Sandeep Jain General Secretary Transport Asson.</p>	<p>Whole sale trade involves booking, storage and all type of goods transportation for whole sale trade. Presently it is covering about 11 Hact. Area in the special area excluding roads and it is requested to project the area up to 55 Hact. for whole sale trade. Zonal Plan do not provide any detail where these whole sale Market to be shifted and how much time/land shall be made available for these wholesale Market.</p>	<p>Wholesale activities are to be operated in the Integrated Freight Complex (IFC) as provided in MPD-2021. There are no IFCs planned in Zone-A.</p>
<p>23/32 6086/10.3.08</p>	<p>S.Sharma</p>	<p>Request to plan sufficient space for steel traders</p>	<p>The objections/suggestions mainly relate to MPD-2021, which stands notified vide S.O.141-(E) dated 7.2.2007.</p>
<p><u>24/32</u> Cmirr.(Plg) Dy.No.A-2083</p>		<p>Applicant under reference have submitted as follows The categories of green areas in the MPD-2021 have been changed from the earlier ones as stated below. Earlier Categories 1. Regional Parks 2. District Parks 3. Play ground and stadia 4. Historical monuments The changed Categories as stated in MPD-2021 1. Green Belt 2. Regional Park 3. City Park 4. District Park 5. Community Park 6. Multipurpose ground. However no classification of these categories has been shown in any of the zonal plan.</p>	<p>Categorization of Recreational Use Zone has been indicated in Zonal Development Plan as classified in of MPD-2021 (i.e Table 3.3 - Hierarchy of Urban Development).</p>

		<p>*Sport facilities was a part of recreational land uses in Mpd-2021 which has now been named as a part of semi-public uses in MPD-2021.</p> <p>** There is no mention about the loss of green areas to other uses which was categorically emphasized in MPD-2001 that 34% of the green was lost to other uses from Master Plan 1962 to 2001.</p>	
<p>25/32 PCS-126/5.2.08 PCS-128/5.2.08</p>	<p>Rajeev Malhotra (NCRPB)</p>	<p>*The Draft ZDP of zone A prepared under MPD-2021 need to be examined in the purview of importance of heritage value while improving the quality of life &amp; environment.</p> <p>** In the plan area for redevelopment should be clearly identified and detailed guidelines with norms &amp; standards in consultation with concerned agencies should incorporated in the plans.</p> <p>*** Proposed influence zone along the Metro corridor needs to be detailed analyses specially area falling conservation/heritage zone.</p> <p>**** Percentage of green areas should made to increased as per as possible.</p> <p>***** In ZDP the information on existing details need to be detailed out so that on the development, which has taken place legally</p>	<p>The Zonal Plan has been formulated based on the provision of MPD-2021.</p>

<p>16/32 PCS-2495/6.4.08 PCS-2496/6.4.08</p>	<p>Prakash Narayan &amp; (Engineering planning consultants)</p>	<p>(approval of C.U.) like DMRC. The ZDP are made user friendly. Suggestion indicated are as follows:  *ROW are to be incorporated only after amendment under provision of DD Act.  *500 mts. MRTS corridor to be defined/delinate with detailed development code.  *Zonal residential density to be indicated on land use plan.  *Policy required to identify hawking and non-hawking zone for the city.  *The ZDP should take in account the impact of redevelopment proposal of New Delhi Railway Station.  *The report needs mention of high capacity bus system.</p>	<p>The Zonal Plan has been formulated based on the provision of MPD-2021. Layout level activities are to be dealt at the time of preparation of layout/local level plans.</p>
<p>27&amp;28 27/32 PCS-2453/16.4.08</p>	<p>Er.Sarabjit Roy</p>	<p>The objections of the applicant are as follows:  *The applicant objected draft ZDPs on basis of information to public from Govt. of India.  *Objection on the time extension of 90 days.  *The draft does not match the DD Act, 1957.  *Again ZDP is objected as per Section 8 of DD Act.</p>	<p>The objections focuses on procedural formality and do not relate to the Zonal Plan.</p>

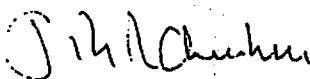
28/32 PCS-2452/16.4.08	Mrs. Nilanjana Roy	*The applicant's objection is that he was not given time to explain before Board and the Member of the Board was biased about him.  Applicant comments on the draft zonal plans - there is considerable confusion about the nomenclature of the planning zones, the legal status of MPD-2021, the legal status of DD Act and Rules, the dates for lodging these objections etc.	
29/32 PCS-2207/07.4.08	Dewan Singh	<u>Carrying capacity</u> In many of these plans there is an effort to increase the holding capacity through redensification, horizontal or vertical expansion. <u>Ridge not Demarcated</u> It is really a paradox that on one hand we have been developing NCR to decongest the city and connecting the NCR regions by wide roads and Metro, whereas, on other hand we are talking of growing within the city.  My suggestions are to preserve the available open spaces in the city in whatsoever form they exist.	The suggestions are for the city level augmentation of densities etc. and their implication in terms of environment, transport network etc. The MPD-2021 envisage densification of existing urban area and has provided the holding capacity of different sub-zones.
30/32 PCS-1595 DT. 28/3/08	Mr. Vipin Gupta	It is basically clarification about Dal Mill given as under:  That 'Dal Mill' are located on wider roads and occupies sufficient space of 800 sq. mt. per unit. Loading/unloading activities are to be done within the	The issue does not concern Zone-A.

		<p>premise. No encroachment is made on access road. No unauthorized parking of tempo/truck is done on the road. Each establishment employs around 10 persons per unit who are engaged in activities as well as live within the premises.</p> <p>However, the area referred to in the representation relates to North Delhi.</p>	
<p>31/32                  PCS-2485                  DT.16/4/08</p>	<p>Gita Dewan Verma</p>	<p>Applicant requested for clarification about procedure for objection/suggestion.</p>	<p>The objections focuses on procedural formality and do not relate to the Zonal Plan.</p>
<p>32/32                  PCS-2451                  DT.16/04/08</p>	<p>Swayamjit Roy</p>	<p>Applicant objected on behalf of international community of Barhmo Religionists:</p> <ul style="list-style-type: none"> <li>*The Draft ZDPs as unconstitutional, unsecular and Un-Brahmic etc.</li> <li>*All these Draft ZDPs as illegal and unlawful in terms of Laws of India in force covering Religious matters.</li> <li>*All draft ZDPs are illegal and unlawful under DD Act 1957 and Master Plan/ Zonal Plan Rules of 1959.</li> <li>*Religion and community (Constitution of India and secular principles enshrined) has been insulted and gravely provoked by the 'Preambles' to these (and other) draft ZDPs.</li> <li>*Objection on the time extension of 90 days.</li> </ul>	<p>The issue is not of a Zonal Plan's concern.</p>

B. Besides above, following are the modifications agreed by the Board, which are necessitated on account of inadvertence:

- (i) As under the provisions of MPD-2021, facilities such as Sr. Secondary School, I.SCs, N.H. Park etc. etc. are considered a part of layout level facilities which are covered under the residential use zone, the same has been considered as a part of residential use zone only and indicated accordingly in the Draft Zonal Plan.
- (ii) The list of mixed use/commercial streets as notified by GNCTD [as circulated by the Office of Director (UC), DDA] are given in the form of annexure in the Report.
- (iii) Bus Terminal (Sub Zone A-5) is shown in Land Use Plan 2001 whereas it is not shown in the Draft Land Use Plan 2021. The same has been corrected in the Zonal Plan under reference.
- (iv) As under the MPD-2021 provisions, Gas Godowns are not covered at zonal level, the information as given in para 6.13 in the Report of Zone-A (Other than Walled City) has been deleted.

  
(Chief Town Planner, TCPO)  
Member

  
(D.D.A. Member)  
Member

(Finance Member, DDA)  
Member

  
(Engineer Member, DDA)  
Chairman

Item No. 92/2008  
17/12/2008

-202-

Sub: Zonal Development Plan of Zone-B (Karol Bagh - City Extension)  
File No. F4(2)2008/MP

**1.0 BACKGROUND:**

Zone-B (Karol Bagh & City Extension) covers an area of 2304 hec. (approx.) and is located in Central West Delhi adjoining South-East of Delhi-Rewari Railway Line. As per MPD-2021, part of Zone has been designated as Special Area. The Draft Zonal Plan (MPD-2021) was earlier placed in the Authority for its consideration and the same was approved by the Authority for inviting objections/suggestions vide Item No. 96/2007 dated 30.10.2007.

Further, Public Notice was issued inviting objections/suggestions on 17.1.2008, in response to which, 93 number of objections/suggestions were received within the stipulated period (i.e. 17.1.2008 to 16.4.2008).

**2.0 PROCESSING OF OBJECTIONS/SUGGESTIONS:**

The objections/suggestions were summarized and further examined broadly from planning point of view to facilitate in understanding the issue in specific context for the Members of the Board of Enquiry & Hearing. Thereafter, the hearing was conducted in a meeting of Board of Enquiry & Hearing on 30.8.2008 under the chairmanship of Engineer Member, DDA, in which objections/suggestions were presented by the public.

**3.0 RECOMMENDATIONS OF BOARD OF ENQUIRY & HEARING:**

The major issues/aspects, which are in concern under objections, are mainly related to provision of facilities, change of land use, clarification on status of roads, information on right of ways, confirmation of status of facilities as per approved plan etc. etc. The objections were examined in detail from planning point of view in the light of MPD-2021 as well as D.D. Act and further discussed in the next Board meeting to finalize the views/recommendations after taking into consideration of the presentations made by the public. A final meeting was convened by the Board of Enquiry & Hearing on 05.12.2008 in which the recommendations were finalized and the same were minuted, copy of which is enclosed.

**4.0 RECOMMENDATION:**

The Zonal Plan of Zone-B as per recommendations of Board of Enquiry & Hearing is further placed before the Authority for its consideration and approval.

**Resolution**

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

- Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.



For Restricted Use

-203-

ZDP for Zone-B

**D.D.A. DEVELOPMENT AUTHORITY**  
(AREA PLANNING-II UNIT)

No.F.4(2)2008/MP/D-

Dated: 27.11.2008

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 30.08.2008 under the chairmanship of Engineer Member, DDA for Zone-B (Karol Bagh - City Extension).

A meeting of the Board of Enquiry & Hearing for Draft Zonal Development Plan for Zone-B was held under the chairmanship of Engineer Member, DDA on 30.8.2008. Draft report containing summary of the objections/suggestions received and planning remarks were circulated to the Board members.

Following were present:

1. Engineer Member, DDA, Chairman
2. Finance Member, DDA, Member
3. Chief Town Planner, TCPO, Member
4. Sh. Jile Singh Chauhan, M.A./Authority Member, Member
5. Sh. D.S. Meshram, Urban Planner, Special Invitee
6. Prof. J.H. Ansari, Special Invitee
7. Sh. Sudesh Kumar Bhasin, Councillor, M.C.D. Special Invitee
8. Commissioner (Design Planning), DDA, Special Invitee
9. Addl. Commissioner (Planning) II, DDA, Special Invitee
10. Director (Plg) AP-II, DDA, Convener

A. The recommendations of the Board of Enquiry and Hearing for modification/suitable incorporation in the Draft Zonal Development Plan for Zone-B (Karol Bagh - City Extension) are:

Serial No./Date of objection/suggestion	Name of Applicant	Objection/ Suggestion	View/Recommendation of Board of Enquiry & Hearing
1, 2 & 3 1/93 PCS- 1799/24.3.2008	Salish Narang	1) ZDP of B-6 i.e. Patel Nagar area was approved by Central Government under Section 9 (2) of DD Act, 1957.	As per MPD-2021, Convenient Shopping Centres are considered part of 'residential' use zone and, therefore, the same are not indicated in the Zonal Plan. However, being an approved layout level provision, CSCs are to be a
2/93 AC(Plg.)-1 4798 7.4.08	Shopkeeper of Rehabilitation Colony, Hospital Road, West Patel Nagar	Commercial areas/streets/stretches in residential area, where commercial	



3/93 PCS-1925/31.3.08	Gaurav Afom & Ors.	use was allowed before 1962 and also permissible in MPD-1962. Applicant requested to restore the status quo in ZDP of Zone-B.  2) Shopkeeper of the Patel Nagar Area has requested to demarcate the convenient shopping centre on the ZDP of Zone-B.	part of layout/ local level plan.
4 to 9 4/93 PCS-2431/15.4.08	Anand	1) Closure of Guest houses and Nursing Homes existing at present location as they have already deposited conversion and parking charges to the local body.	The permissibility for running of guest houses/ its continuance in the residential premises are to be governed as per mixed use regulations of MPD-2021.
5/93 PCS-2430/15.4.08	South Indian Hotel, Padam Singh Road		
6/93 PCS-2426/15.4.08	Clark International Hotel	2) Shifting/Relocation will be the cause of harassment, loss of business and time consuming.	Individual cases are to be examined separately by the concerned local body as per policy/MPD-2021 provision, land use. NOC's required/obtained.
7/93 PCS-2424/15.4.08	Sandeep Khandelwal		
8/93 PCS-2429/15.4.08	Hotel Sri Nandk		
9/93 PCS-2428/15.4.08	Deluxe Otani Hotel		
10 to 23 10/93 PCS-2409/15.4.08	Gulshan Kumar Anand	1) ZDP of B-6 i.e. Patel Nagar area was approved by Central Government under Section 9 (2) of DD Act, 1957.	As per MPD-2021, Convenient Shopping Centres are considered part of 'residential' use zone and, therefore, the same are not indicated in the Zonal Plan. However, being an approved layout level provision, CSCs are to be a part of layout/ local level plan.
11/93 PCS-2408/15.4.08	Maximum Fitness Academy		
12/93 PCS-1852/26.3.08	Hasreen Ghai	Commercial areas/streets/ stretches in residential area, where commercial use was allowed before 1962 and also permissible in MPD-1962. Applicant requested to restore the status quo in ZDP of Zone-B.	Retail shopping, bank, ATM etc. are permitted activities within the CSC as classified in MPD-2021.
13/93 PCS-1387/7.3.08	Nisha Marwah		
14/93 PCS-1388/7.3.08	Dil Bagh Singh		
15/93 PCS-1383/7.3.08	Pick Fresh Fish		
16/93 PCS-1385/7.3.08	Kapil Mohan	3) Permission to continue the functioning of bank in convenient shopping centre.	
17/93 PCS-1384/7.3.08	Sumit Ahuja		
18/93 PCS-1386/7.3.08	J.S. Chopra		

0/93 PCS-1410/7.3.08	Nilam Verma		
10/93 PCS-1390/7.3.08	Nik-Nax		
21/93 PCS-1389/7.3.08	Baldev Singh		
22/93 PCS-1285/3.3.08	Surinder Nath Vig.		
23/93 PCS-390/3.3.08	Surinder Nath Vig		
24&25 24/93 PCS-1385/14.3.08	S.R. Sawhney	1) Name of the Khajoor Road was missing in the list of commercial/mixed use roads in Karol Bagh Municipal Zone.	Commercial/mixed use streets are notified by GNCTD on the basis of MCD recommendations.  The status of Khajoor Road be verified as per GNCTD list and be indicated accordingly in the Zonal Plan document as part of annexure.
25/93 PCS-1894/27.3.08	Gurdeep Singh		
26 26/93 PCS-2421/15.4.08	Gurpreet Singh Sachdeva	1) Request to consider the Patel Road as commercial street instead, as it is not feasible for anyone to stay on the upper floors of such main road where there is heavy traffic during the day time.	Commercial/mixed use streets are notified by GNCTD on the basis of MCD recommendations.
27/93	Jitender Singh Nagpal	1) Objections/Suggestions of the applicant are as follows:  * ZDP for Zone-B under MPD 2021 should clearly mention section 5.1 of MPD 2021 in which commercial use allowed in MPD-1962 is continued.  * Convenient Shopping Centre (CSC) should be depicted in ZDP-B under MPD-2021.	Convenient Shopping Centres are part of layout level activities and the same are not indicated in the Zonal Plan.  Under the provisions of MPD-2021, Karol Bagh falls under Special Area and the redevelopment schemes are to be undertaken by the local authority.

		<p>* We propose to change the line "The Zonal Plan for Karol Bagh when approved it would supersede the earlier plan."</p>	
<p>28/93 P.S-903/15.2.08</p>	<p>Manohar Vatecha</p>	<p>*In the draft zonal plan, the area of small markets and commercial street has been shown as the area for redevelopment of residential area.</p> <p>*Applicant requested that area i.e. Naivala, Karol Bagh (Category E) to be included as a commercial area in zonal plan.</p> <p>*In the redevelopment (if any) done in the area should be for both the residents and traders working in this area.</p>	<p>The proposal to remain as given in the draft Zonal Plan. Under the provision of MPD-2021, redevelopment schemes for local areas are to be dealt by the local authority.</p>
<p>29/93 PCS-2437/15.4.08</p>	<p>Gurpreet Singh Sachdeva</p>	<p>Suggestions of the applicant are as follows:</p> <p>*For proper road widening, Metro Station structures and fixtures should be removed.</p> <p>*Either Patel Road R.O.W. should be done like Pusa Road or status quo should be maintained.</p>	<p>Pusa Road is a Master Plan Road, which to remain as proposed in the draft Zonal Plan.</p>

30 to 36 30&32/93 PCS-2464/16.8.08 PCS-2466/16.8.08	V.K. Bajaj	Request of the applicant are as follows:	The proposal to remain as given in the draft Zonal Plan.
31,33,34&35/93 PCS-2463, 2465, 2-68 & Commr. (Plg.)-G-888/16.4.08	S.K. Tandon	*Land use of the area on both sides of H.R. Road is to be corrected from residential to industrial.	The area under reference is designated as residential use zone in the draft Zonal Plan, which is formulated under MPD-2021 provisions.
36/93 PCS-2369/15.4.08	Ranjit Singh	*CLU of vacant land/park to the industrial use as industries are existing on both sides of Gali No. 10.	Club/Community Halls/Dispensaries are part of layout level activities, which are to be seen while preparing the layout/local area plan.
		*CLU of area between New Rohtak Road and Railway line side to be changed from residential to industrial.  *The land about 1.5 acres available opposite Ranjas Sr. Sec. School may be allotted to the Society of Entrepreneurs of the area for construction of flats on self-finance basis.  *Site for ESI dispensary.  *Site for club/community centre/parking site may be included in the plan.	In the redevelopment plan of Anand Parbat area, a site has already been earmarked for parking/ general parking.
37 37/93 PCS-497/19.3.08	Suraj Tyagi General Secretary	*Both the sides of Gali No. 10 of Anand Parbat Indl. Area has probably not included in the Zonal Development Plan.  * Applicant request for the both side of Gali No. 10, Block PP. of Anand Parbat in the Zonal Development Plan of Zone-B as light and service industrial area.	The land use be verified on the basis of Redevelopment Plan/ Special Area Plan and be indicated accordingly.

<p>38 to 44 38 to 44/93 Commr.(Plg.) A-2244, G-581, G-582, A-1700, G- 323, A-667, A-666. Dt. 22/4/08, 31/3/08, 25. 13 &amp; 18/2/08.</p>	<p>Surinder Singh</p>	<p>*Declaration of left-out pocket of Anand Parbat Industrial Area as Conforming Industrial Area in the MPD-2021.</p> <p>* Request to give the status of Conforming Industrial Area to Anand Parbat.</p>	<p>The proposal to remain as given in the draft Zonal Plan, which is formulated under the MPD-2021 provisions.</p>
<p>45 45/93 P/S-2500/16.4.08</p>	<p>Prakash Narain</p>	<p>Suggestion indicated are as follows:</p> <p>*ROW are to be incorporated only after amendment under provision of DD Act.</p> <p>*500 mts. MRTS corridor to be defined/delinate with detailed development code.</p> <p>*Zonal residential density to be indicated on land use plan.</p> <p>*Policy required to identify hawking and non-hawking zone for the city.</p> <p>*The ZDP should take in account the impact of redevelopment proposal of New Delhi Railway Station.</p> <p>*The report needs mention of high capacity bus system.</p>	<p>The Zonal Plan has been formulated based on the provision of MPD-2021. Layout level activities are to be dealt at the time of preparation of layout/local level plans.</p>
<p>46 46/93 PCS-1881/16.4.08</p>	<p>Hari Singh Yadav</p>	<p>*Applicant submitted that area named Anand Parbat (Residential Area) has been inadvertently shown as 'recreational area' in the map of MPD.</p> <p>*Request for rectification in MPD: Anand Parbat Industrial Area (Residential Area).</p>	<p>The area may be checked/verified whether or not a part of listed unauthorized colonies for consideration of regularization by GNCTD. The issue under request may be examined accordingly on the basis of approved policy (if any) for the same.</p>

47 47/93 PCS-127/5.2.08	Rajeev Malhotra (Chief Regional Planner), NCRPB	*In the plan area for redevelopment should be clearly identified and detailed guidelines with norms & standards in consultation with concerned agencies should be incorporated in the plans.	The Zonal Plan has been formulated based on the provision of MPD-2021.
48 48/93 PCS-756/1.2.08	Ankush Maheshwari	<p>*In Zone-B, Sub-Zone B-1 the area bounded by Rani Jhansi Road and DCM Road i.e. Bara Hindu Rao has been shown as "residential redevelopment area".</p> <p>*Clarification of FAR/density permissible in redevelopment plan.</p> <p>*Influence zone along 500 mt. wide from the centre line of MRTS has been identified on the plans but the scheme for redevelopment of influence zone has not been provided. A detailed scheme be prepared by authority and objections must be invited for the same.</p> <p>*The levy of additional FAR under the redevelopment scheme of influence zone and redevelopment of developed areas be specified.</p> <p>*Khasra wise draft Zonal Development Plan shall be prepared.</p>	<p>*The land uses indicated in the draft Zonal Plan is based on MPD-2021.</p> <p>*As per MPD-2021, there are Special Area Regulations to be applicable for development/redevelopment schemes for the Special Area.</p> <p>*Redevelopment Scheme for Influence Zone along MRTS are to be dealt by the local authority once the extent of area of influence zone is finalized in consultation with GNCTD.</p>
49 49/93 PCS-1837/15.4.08	Hirinder Chadha	*The area named Anand Parbat (Recreational Area) has been inadvertently shown as "Residential Area" in the map of MPD.	The area may be checked/verified whether or not a part of listed unauthorized colonies for regularization by GNCTD. The issue under request.

		*Applicant request for rectification in map of MPD with regard to the position of over area Anand Parbat (Residential Area).	may be examined accordingly on the basis of approved policy (if any) for the same.
50 & 54 50 & 54/93 PCS-2214/8.4.08 PCS-1837/15.4.08	Shikar Jain & Others	Applicant's request to consider to plan 30 ft. minimum width of road at Naraina Village (Facing towards DDA B-Block of Naraina Vihar).	The issue does not pertain to Zonal Development Plan. The matter relates to layout level and the layout plan/redemption plan of village is dealt by the local body.
51 51/93 Commr.(Plg.)-G-705 5.4.08	K.B.Baluja	My premises lies in zone B-II (Karol Bagh), New Delhi. This is to be developed as per MPD-2021- Residential Redevelopment. The said premises were given to us by Improvement Trust (Now DDA) in 1954 to carry out Commercial activities.  It is requested that the Commercial status be maintained to avoid hardship to us.	Master Plan 2021 has determined the use zones based on which Zonal Plans are prepared. As per MPD provisions, redevelopment schemes are to be undertaken by the Local Authority within the specified time period.
52 & 53 52 & 53/93 PCS-2175/7.4.08 Commr.(Plg.)A-1853 5.4.08	K.Mohan	Request to mark Pusa Road as commercial street.	Commercial/mixed Land use Streets are notified by GNCTD on the basis of MCD recommendations.  Pusa Road is to be verified as per list of GNCTD and to be indicated/incorporated accordingly in the Zonal Plan as part of annexure.
55 55/93 PCS-1631/1.4.08	Radha Soami Satsang. Beas	Request to incorporate the land belong to Radha Soami Satsang at Pusa Road Centre which is used for religious/spiritual purposes.	The site under reference stands earmarked for religious activity in the draft Zonal Plan.

56 56/93 PCS-2280/10.4.08	Rohas Chandra	*Request to declare the Southern Side of Patel Road from Pillar No. 206 to 233 as influence zone instead of residential redevelopment area.  *The redevelopment of the area is to be prepared by MCD and it shall be declared as influence zone by changing its land use.	As per MPD-2021, influence zone along MRTS corridor is to be assigned in consultation with GNCTD. Further, redevelopment scheme for the area are to be dealt by the concerned local authority.
57 57/93 PCS-2485/16.4.08	Gita Dewan Verma	*Applicant filed objection/suggestion in the sealed cover - in protest against non-transparency.  *Clarification about procedure for objection/suggestion.  *Applicant requested before the Board to decide if they are willing to hear with blind faith for objection/suggestion.	The objection does not relate to planning aspect.
58 58/93 PCS-2453/16.4.08	Sarabjit Roy	My objections and suggestions to the Draft Zonal Development Plan for Planning Zon (s) A, A (Walled City), A (Other than Walled City), B, G, K-II and N inviting public comments date extended vide undated public notice file No. F.3(3)2008/MP/Pt.I and combined corrigendum.	Objection focuses on procedural formalities and do not relate to the planning aspect.
59 59/93 G-265/13.2.08	Madhukar Jt. Secretary (U.C), UDD	Request for the location of unauthorized colonies and its land use to be indicated in the Zonal Plan before they are finalized.	The unauthorized colonies falling in the Zone may be listed and included in the plan document as part of annexure. Further, details may be considered as per approved provision/policy for the same.




60 to 93			
60/93	A-1654/28.3.08	Madan Lal	*Request for allotting plots to Steel Traders in MPD-2021.
61/93	A-1631/28.3.08	Rajender Kumar	
62/93	A-1640/27.3.08	Anil Kumar	* Applicant's request to plan sufficient space for Steel Traders as material is bulky and consume large space in storage. A minimum plot size of 1000 sq. mt. should be provided.
53/93	A-1630/28.3.08	Pawan Swami	
54/93	A-1641/27.3.08	Rajesh	* In Zonal Plan of Zone-B, the Naraina Indl. Area is assigned for the use of Steel and Iron traders, which is developed and existing site.
65/93	A-1468/18.3.08	Gupta Iron Steel Co.	
66/93	A-1467/18.3.08	Jindal Steel	
67/93	A-1469/18.3.08	V K. Aggarwal	
68/93	A-1466/18.3.08	Gupta Steel Corpn.	
69/93	A-1426/18.3.08	Vinay Kumar Anand	
70/93	A-1427/18.3.08	Vikas Dhingra	
71/93	A-1425/18.3.08	Praveen Tandon	
72/93	A-1561/25.3.08	Prabha Harlalka	
73/93	A-1424/18.3.08	Dhingra Hardware Store	
74/93	A-1567/25.3.08	Hanuman Iron Traders	
75/93	A-726/15.2.08	Ram Kumar Gupta (President)	
76/93	A-1636/27.3.08	Bansal Iron Steel	
77/93	A-2445/6.5.08	S.Sharma	
78/93	A-2006/10.4.08	Prem Kumari Verma	
79/93	A-1764/2.4.08	Aggarwal Steel Corporation	
80/93	A-1765/2.4.08	Kailash Chand	
81/93	A-1769/2.4.08	Bimla Jindal	
82/93	A-1775/2.4.08	Kailash Chand	
83/93	A-1773/2.4.08	Balaji Steels	

84/93 A-1774/2.4.08	R.K. Gupta		
85/93 A-1717/1.4.08	Subhash Steels		
86/93 A-1718/1.4.08	Ram Kali		
87/93 A-1719/1.4.08	Suraj Bhan		
88/93 A-1723/1.4.08	Manoj Singh		
89/93 A-1722/1.4.08	Surinder Kumar		
90/93 A-1720/1.4.08	Rajiv Gupta		
91/93 A-1724/1.4.08	Mittal Sheet Cutter		
92/93 A-1725/1.4.08	Hare Krishna Steels		
93/93 A-1763/1.3.08	Lal Ceramica		

B. Besides above, following are the modifications agreed by the Board, which are necessitated on account of inadvertence:

- (i) An area of 10.5 hectare of Public Semi-Public (Facility Centre 1) has been considered under residential use zone in respect of land use analysis (refer para 13.3 of ZP Report).
- (ii) An area of 11.5 hectare of Recreational (Sports Complex) has been considered under Public Semi-Public use zone in respect of land use analysis (refer para 13.3 of ZP Report).
- (iii) As under the provisions of MPD-2021, facilities such as Sr. Secondary School, LSCs, N.H. Park etc. etc. are considered a part of layout level facilities which are covered under the residential use zone, the same has been considered as a part of residential use zone only and indicated accordingly in the Draft Zonal Plan.
- (iv) The list of mixed use/commercial streets as notified by GNCTD [as circulated by the Office of Director (UC), DDA] are given in the form of annexure in the Report.

  
(Chief Town Planner, TCPO)  
Member

  
(D.D.A. Member)  
Member

  
(Finance Member, DDA)  
Member

  
(Engineer Member, DDA)  
Chairman

Item No. 93/2008 - 214 -  
17.12.2008

F.4(5).006/MP/

Date:

Sub: Draft Zonal Development Plan for Zone-C (Civil Lines) as per MPD-2021

### 1.0 BACKGROUND

(i) The Zonal Development Plan of Zone-C (Civil Lines) within the provisions of MPD-2001 was earlier notified by Govt. of India on 24.9.1998. Subsequently Master Plan for Delhi 2021 was notified on 7.2.2007.

(ii) Draft Zonal Development Plan of Zone-C (Civil Lines) is prepared on the basis of provisions in MPD-2021. The plan was approved by DDA in its meeting held on 30.10.2007 vide item No.82/2007.

(iii) A public notice No. F4(5)2006-MP-Pt dated 7.1.2008 was issued under section 10 (1.) of Delhi Development Act 1957 (No.61 of 1957) read with rule 5 of Delhi Development (Master Plan & Zonal Development Plan) rules, 1959, for inviting Objections/Suggestions (up to 6.4.2008) for Draft Zonal Development Plan of Zone-C.

### 2.0 BOARD OF ENQUIRY & HEARING

The Board of Enquiry & Hearing for Board-II was constituted vide notification dt.10.9.2007 with the following members for Zone-C:

1. Engineer Member	Chairman, Board-II
2. Finance Member	Member
3. Sh.Zile Singh Chauhan, M.L.A.	Authority Member
4. Sh.Sudesh Bhasin	Authority Member
5. Addl. Chief Planner, TCPO	Member
6. Sh.D.S.Meshram, Urban Planner	Special Invitee
7. Prof. J.H. Ansari, Urban Planner	Special Invitee
8. Commissioner (Design & Plg.), DDA	Special Invitee
9. Addl. Commr.(Plg.)-III, DDA	Special Invitee
10. Director (Plg.)Rohini, DDA	Convenor

The meeting of the Board of Enquiry & Hearing of Board-II was held under the chairmanship of E.M., DDA on 30.10.2008 where all the applicants who had filed their Objections/Suggestions were invited to present their case.

**3.0 BRIEF OF OBJECTIONS / SUGGESTIONS**

About 187 objection/suggestions were received for Zone-C on the following major aspects.

- Requests for Change of land use.
- Requests for Regularization of Unauthorized Colonies
- Requests for declaring mixed land use Streets/Commercial Streets
- Existing religious/Educational/Health Institutions
- Suggestions given by Professionals.

A general site inspection of a few sites in Zone-C was held along with E.M., DDA, Chairman of Board-II on 5.11.08. The tentative recommendations of the Board of Enquiry & Hearing held on 30.8.08 are enclosed as Annexure-I

**4.0 PROPOSAL**

The Summary of the recommendations of the Board of Enquiry & Hearing is placed at Annexure-I. The draft ZDP is modified based on the recommendation of the Board and modifications under taken in the land use plan & Draft ZDP report is given in Table as Annexure-II A & B. Modified draft report with land use plan is enclosed as Annexure-III. *Booklet*

*Lat Page No. 217 to 238* *Lat Page No. 239 to 245*

The Following change of land use cases are under process as per section 11-A and have been incorporated in the draft ZDP of Zone-C.

S.NO	LOCATION	AREA (Hac. App.)	CLU		STATUS
			From	To	
1.	Left over part of Samaipur Badli	42.5	Residential	Industrial	*As per minutes of the Authority held on 30.10.07 vide item no. 82/2007
2.	Graveyard at Mukarba Chowk near Jahangirpuri.	1.0	Utility (E.S.S)	Public & Semi- Public Facility (PS-1)	*Approved by T.C. Meeting held on 1.10.07 vide item No. 88/2007
3.	Development controls for sports facilities and associated infrastructure at North Campus, Delhi University for commonwealth games -2010.	-	Recreational (Distt. Park)	Public & Semi Public (PS-3-Sports facilities /complex/Stadium/Sports Centre).	* Approved by T.C. meeting held on 07.03.2008 vide item No.13/2008.
4.	Land use clearance for Fire Station at Chandrawal water works.	1.00 hac.	Utility	Public & Semi Public	Approved by T.C.meeting on 15.05.08 vide item No.41/2008.
5.	Request for change of land use at Azadpur MRTS station.	3.00 hac.	Recreational	Transportation - T-2 MRTS Property Development/Composite Development.	Approved by T.C.meeting on 23.09.08 vide item No.146/2008.
6.	Request to show Part Gujrawala town, CHBS, part-III, as residential in draft ZDP.	1.00 hac.	Recreational	Residential	Gujrawala part-III. CHBS plans sanctioned by Building Section, DDA in File no. F.23(17)75 Bldg. on 22.7.76.

As per the meeting of the Board of Enquiry & Hearing held on 5.12.08 in the Chamber of EM.DDA, the following change of land use cases are recommended :

S.N O	LOCATION	AREA (App.) sq.yds	CLU		STATUS
			From	To	
1.	2. Under Hill Road. Grand Hotel	23,000 sq.yds	Residential	Commercial(Hotel)	Recommended by the Board
2.	Adjoining Land of Azadpur Police Station.	540 Sq.yds	Police Station(PSP)	Compatible Use PSP	Recommended by the Board

The Board recommends that as per the Draft Zonal Plan of Zone-C, the Land use of 21, Rajpur Road is Residential only.

As per preamble given in draft ZDP-C & in response to public notice issued to 1.5.08 for regularization of existing religious/educational/health institutions, 12 cases have been received and are given as Annexure-IV. at Page No: 246 to 247.

The following drafting errors have been corrected in draft ZDP-C plan:

- (i) Police lines has been shown as PSP.
- (ii) Part of sanitary land fill site on Outer Ring Road near Majnu Ka Tila is shown as Recreational.
- (iii) Minor modifications in road network in Dheerpur Ph.I have been done as per approved Structure plan prepared by HUPW.DDA

#### 5.0 RECOMMENDATIONS

The recommendations of the Board of Enquiry & Hearing, the modified draft report with Land use Plan are placed before the Authority for consideration & Approval for forwarding to MOUD, G.O.I. for according final approval as per the provisions of Delhi Development Act, 1957.

### Resolution

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 with the following modifications to the recommendations made by the Board of Inquiry and Hearing and subject to changes indicated in the common text:

- i) The Authority decided not to change the land use of plot no. 2 Under Hill Road and decided that its land use will continue to be residential in accordance with the draft zonal plan.
- ii) At the request of Shri Sudesh Bhasin, non-official member, it was decided to delete entry at serial no. 14 annexure-10, subject to reconfirmation that it is no longer shown in the list of Archeological Survey of India.

-217-

For Restricted use only

Annexure-I  
Draft ZDP for Zone-C

Annexure-I of item No. 93/2008  
17.12.2008

DELHI DEVELOPMENT AUTHORITY

F. 5)2006/MP/

Dt:

Draft Minutes of the Board of Enquiry & Hearing held on 30.8.08  
under the Chairmanship of E.M., DDA for Zone-C (Civil Lines Zone)

A meeting of the Board of the Enquiry & Hearing for Draft Zonal Development Plan for Zone-C, (Civil Lines Zones) was held under the Chairmanship of E.M., DDA on 30.08.08. Draft report containing summary of the objections / suggestions received along with the planning remarks were circulated to the Board Members. The persons/ Organization who have submitted objections/suggestions in DDA before the last date of filing i.e. 8.4.2008 were invited for hearing.

Following members were present:

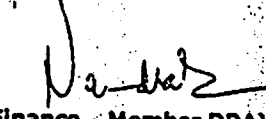
- |                                      |                    |
|--------------------------------------|--------------------|
| 1. Engineer Member                   | Chairman, Board-II |
| 2. Finance Member                    | Member             |
| 3. Sh.Zile Singh Chauhan, M.L.A.     | Authority Member   |
| 4. Sh.Sudesh Bhasin                  | Authority Member   |
| 5. Addl. Chief Planner, TCPO         | Member             |
| 6. Sh.D.S.Meshram, Urban Planner     | Special Invitee    |
| 7. Prof. J.H. Ansari, Urban Planner  | Special Invitee    |
| 8. Commissioner (Design & Plg.), DDA | Special Invitee    |
| 9. Addl. Commr. (Plg.)-III, DDA      | Special Invitee    |
| 10. Director (Plg.) Rohini, DDA      | Convener           |

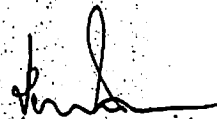
The draft recommendations of the Board & Enquiry of the Hearing for modification/suitable incorporation in the draft ZDP-C (Civil Lines) are enclosed.

Date:

  
(Chief Town Planner, TCPO)  
Member

  
(DDA Member)  
Member

  
(Finance Member, DDA)  
Member

  
(Engineer Member, DDA)  
Chairman

**SUMMARY OF OBJECTIONS/SUGGESTIONS RECEIVED FOR DRAFT ZONAL DEVELOPMENT PLAN-C**  
**Public Notice No. F 4(5)2006/MP/Pt. Dated 07.01.08**  
**OBJECTIONS/SUGGESTIONS RECEIVED FOR CIVIL LINES BUNGALOW AREA**

SI.NO/ Date Of Obj./Sugg.	Name of the Applicant	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
1) 10/4/08 2) 24/3/08 3) 24/3/08	FRIENDS CORPORATION	Request for reversal of Land use of Property No 21, Rajpur Road from Hr. Sec. School to Residential. *In 1960 Res. LOP was app. By Std. Comm.,MCD. *As/MPD-62,in Comp. Draft ZDP, Land use was Residential. * Delhi High Court quashed the Land Acquisition proceedings twice. *GNCTD & MCD Have given NOC for Residential accommodation.	As per Zonal Development Plan the Land use is Residential.
4) 18/11/08 5) 20/11/08	PRATAP KHANNA	Exchange store should be called Exchange Building or Exchange stores Building.	The Board recommends that the "Exchange Store" be modified as "Exchange Store Building" in annexure-9.
6) 1/2/08 7) 31/1/08. 8) 1/2/08 9) 5/2/08 10) 6/2/08 11) 5/2/08 12) 22/2/08 13) 22/2/08	SUPERIOR EXIM (P) LTD,	In the year 1936 a Hotel known as "Grand hotel" was constructed and the same was registered with the concerned authority on 14.09.1936. Since then, till 1969, the hotel had been continued in the premises. You are requested to issue necessary /directions to the concerned authorities for declaring property No.2. Under hill Road, civil line, Delhi as commercial property and to earmark the as commercial property.	From all circumstantial evidences, old records and physical appraisal of the campus, it is apparent a hotel was running from 1936 in an area of 23,000 Sq. yards approx. and hence, the same activity may be permitted. The Board recommends change of Land use from Residential to Commercial (Hotel).

**OBJECTIONS/SUGGESTIONS RECEIVED FOR SPECIAL AREA (REDEVELOPMENT SCHEMES/ MIXED LAND USE STREETS)**

SI.NO/ Date Of Obj./Sugg	Name of the Applicant	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
14,15) 14/1/08	LALIT JAIN	Chandrawal Road part of Roshanara Road (From Ghanta Ghar to Malka Gang) is declared Commercial as per Annexure-A3/1, Serial No-3, in Civil Line Zone and as per Annexure-A8, Serial No-30 as per Sadar Paharganj Zone list mentioned in notification of GNCTD dated 15 <sup>th</sup> September- 2006. The objection is our Road's name is by mistake is not mentioned in the list of Commercial Roads in Draft Zonal plan.	Roshanara Road from Ghanta Ghar to Malka Ganj is declared as commercial street as per Annexure A3/1 mentioned by the applicant. As such, the Board recommends that Annexure of the Draft ZDP be modified as per notification of MLU streets.

16) 20/3/08	PARMINDER SINGH	(i) The Sindhora Kalan Village of Civil Lines Zone-C, but this Village has not been mentioned in the list of notified Villages.	(i) The name of Sindhora Kalan village is in the list of Urbanised villages. As such, the Board recommends list of all urbanized villages be added in Annexure-2.
17) 20/3/08.	HARESH, SAMBHER	(i) The MPD -2021 at Serial Nos. 9, 14, 39 the names of Colonies Like ( Gulabi Bagh, Jawahar Nagar and Prem Nagar ) have not been mentioned in the Draft ZDP.	(ii) Gulabi Bagh & Prem Nagar do not fall in Zone-C. The Board recommends the name of Jawahar Nagar be incorporated in Annexure-3.
18) 20/3/08.	ANIL GOEL	(iii) In Annexure-7 of Draft ZDP Zone-C, Annexure-D, A-3/1, B-3/1 & X-2 have not been shown.	(iii) The Board recommends Annexure-D, A3/1, B-3/1 and X-2 be modified as per notification of MLU streets.
19) 8/4/2008	1) SH.BRID NARAIN GOENKA 2) MASTER VARUN 3) MASTER VENKAT GOENKA	Request, for change of land use from senior secondary school to commercial/mixed use/residential.	Schools are part of Gross residential Land use and are indicated at layout plan. Hence this is not a Zonal Plan level issue as per provisions of MPD-2021. The Board recommends that Redevelopment schemes be prepared by MCD.
20) 8/4/2008	THE MANAGING DIRECTOR, DELHI FLOUR MILLS COMPANY LTD,	(i) The Delhi Flour Mills Company LTD. owns freehold land measuring 1.6 hectares at 8381, Roshanara Road, Delhi-110007, which is used under a functioning flour milling unit since 1920. The Master plan for Delhi -1962. This land was zoned for Industrial Use (Flatted Factory), whereas in Master plan for Delhi 2001 and 2021 this plot falls in the area earmarked as 'Special-Area'. (ii) Earlier in the sub zone c-5 of zone c (civil lines) zonal Development plan, this plot was earmarked as part of urban renewal area (conservative Surgery) for which comprehensive redevelopment scheme was envisaged to be prepared. (iii) This property is located within 500 meters wide belt of influence zone along MRTS. It is therefore requested that this property should be incorporated for intensive development. (iv) In these notifications Roshanara road from Rani Jhansi road to roundabout is already notified as commercial street. Whereas draft zonal Development Plan does not	(i) Individual properties are not shown in the ZDP. The area under reference is a part of Gross Residential use.  (ii) The Board recommends Redevelopment schemes be prepared by MCD.  (iii) Influence Zone be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text. Redevelopment Schemes be prepared as per MPD -2021 provisions by the Local body.  (iv) The Board recommends that the Annexures of ZDP-C be modified as per notification of MLU Streets.



	<p>take cognizance of this.</p> <p>(v) This property should be earmarked as local commercial area to be development as part of influence zone of metro.</p> <p>(vi) It is acknowledged Under 7.7 of MPD 2021 that a very sizeable number of industries would need to be relocated in Delhi and for that new industrial areas should be planned for the purpose of relocation of existing industries. It is suggested that the plot size limit should be kept flexible and may be decided case by case.</p>	<p>(v) Influence Zone be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text. Redevelopment Schemes be prepared as per MPD -2021 provisions by the Local body.</p> <p>(vi) Zone -C is already a developed zone. As such the Board recommends that no new industrial areas can possibly be planned for the relocation of industries in this zone.</p>
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**OBJECTIONS/SUGGESTIONS RECEIVED FOR INDUSTRIAL USE**

SI.NO/ Date Of Obj./Sugg	Name of the Applicant	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
21) 5/2/08.	NEGOLICE INDIA LTD	<p>(i) Ajudhia Textile Mills Land at Azadpur from National Textile Corporation (GOI Undertaking) surrendered 5.36 acres (being 57% land) to DDA for development of Greens as per Supreme Court orders,                      a. The land use of Ajudhia Textile Mills of 4.54 acres is show as "Residential."                      b. The Land use of 5.36 acres surrendered to DDA should be shown as "Green Belt".</p> <p>(ii) our plot must be identified in the influence zone along MRTS corridor and higher density and FAR be permitted.</p> <p>(iii) Our plot should also be identified under Redevelopment scheme with higher density &amp; FAR to meet the additional housing requirement of the city. Also 10% of the FAR for Community Use and 10% of FAR for Community needs must be extended to our plot.</p> <p>(iv) Accommodation Reservation policy i.e. Allowing construction of community facilities without counting in FAR—should be allowed on this plot.</p>	<p>(i) Surrender of land is to be as per orders of hon'ble Supreme Court Dtd. 10/5/1996 and 1/3/2001 and as per these orders no change in land use is required.</p> <p>Hence the Board recommends there is no need to show the surrendered land as green (Recreation).</p> <p>(ii) Influence Zone be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text.</p> <p>(iii) The Board recommends Redevelopment Schemes be prepared as per MPD -2021 by the Local body.</p> <p>(iv) The Board recommends that the matter may be dealt as per the approved policy by the Local body.</p>

		<p>(v) To meet the additional parking requirement as per MPD 2021, we should be allowed to construct multi-level parking within our plot.</p> <p>(vi) The Land of 5.36 acres surrendered to DDA for "Green Belt" development should be allowed for development of multi-level underground parking</p> <p>(vii) Detail Khasra-wise plan must be prepared by DDA for inviting objections.</p> <p>(viii) Main road &amp; GT road should be declared as a "No Hawking Zone".</p>	<p>(v) The Supreme Court Orders be followed.</p> <p>(vi) Surrendered land be utilized as per orders of Hon'ble Supreme Court.</p> <p>(vii) The ZDP is prepared as per the provision of DD Act/MPD-2021. However, for khasra no. etc., it is recommended that Inter Departmental Committee may take necessary action in the matter separately.</p> <p>(viii) Outside the Scope of ZDP. It pertains to MCD.</p>
22) 7/4/08	DAMODAR DAS AGGARWAL	Request to include the whole area of Libaspur (as notified by GNCTD) in the Proposed land use change as industrial use zone.	<p>As per MPD-2021, Libaspur is one of the Unplanned Industrial Area.</p> <p>The Board recommends Unplanned Industrial Areas be dealt as per policy. Redevelopment scheme be prepared by the Local body.</p>

**OBJECTIONS/SUGGESTIONS RECEIVED FOR COMMERCIAL/PSP USE**

SI.NO/ Date Of Obj./Sugg	Name of the Applicant	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
23) 25/1/08.	ZAHOOOR AHMED	13 Cinema halls including Hans Cinema have been functioning for more than 20 years under valid license from the Government in the recreational use zone should be protected under Zonal Plan	The Board recommends it to be dealt as per approved policy.
24,25) 1/2/08	JAIKISHAN AGGARWAL	A Fuel Station site on Road No. 49, near Rajan Babu T.B. Hospital was shown in ZDP-2001. As this Fuel Station is not shown in Draft ZDP-C, what are the other alternatives given for the adjoining Residential areas and T.B. Hospital.	As per the Survey of this area, no fuel station exists. The Board recommends this to be dealt as per policy.
26) 3/4/08. 27) 4/4/08	DR. PARVEEN JAIN	land measuring 0-11 Biswas of Khasra No. 400/87/1/2 in the Revenue Estate of Azad Pur Main G.T. Road can be put to effective use as commercial and should be left to the local area planning which has been incorporated as one of the series of innovative concepts in the MPD-2021.	The Board recommends the land adjoining Police station at Azadpur be considered for compatible PSP facilities.

**OBJECTIONS/SUGGESTIONS RECEIVED FOR DECLARING MIXED LAND USE STREETS**

SI. NO/ Date Of Obj./Sugg	Name of the Applicant	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
28) 14/3/08	ANIL GAURI	Request for Change of Land Achint Ram Marg, (80'wide) Zonal Road No.3, Derawal Nager, to Mixed a Land use category of Streets in Zonal Draft Plan.	M . L . U Streets are notified by MCD/GNCTD. The road in question is not given in the list/notification issued by GNCTD. Hence no change is recommended by the Board.
29) 14/03/08	SH. YASH BRAR		
30) 14/03/08	SH. JAIN		
31) 14/03/08	M. S. VEENA SIKRI		
32) 14/03/08	SH. DAVINDER SINGH		
33) 14/03/08	SH. M. L. ARNEJA		
34) 14/03/08	SH. R. N. KAPOOR		
35) 14/03/08	SH. KULMOHAN SINGH		
36) 14/03/08	SH. SATIJA		
37) 14/03/08	SH. SHIV PRASAD CHAURISIA		
38) 14/03/08	SH. JAGDISH		
39) 14/03/08	SH. SANJAY KUMAR BEDI		
40) 14/03/08	GULATI ASSOCIATES		
41) 14/03/08	SH. SHANKER LAL		
42) 14/03/08	SH. MANISH BHALLA		
43) 17/03/08	SH. JADEV KUMAR		
44) 17/03/08	SH. ARORA		
45) 17/03/08	SH. K. S. NANDWANI		
46) 17/03/08	SH. GAGAN KUMAR		
47) 17/03/08	SH. ASHWANI SACHDEVA		
48) 14/03/08	MRS. RAJINDER KAUR		
49) 17/03/08	SH. DUA		
50) 17/03/08	MRS MEENU THAREJA		
51) 13/03/08	SH. LUCKY CHAWALA		
52) 13/03/08	SH. MANINDER SINGH		
53) 13/03/08	SH. VIJAY CHAWLA		
54) 17/03/08	SH. PARVEZ KHAN		
55) 14/03/08	SH. RAJIV KUMAR		
56) 14/03/08	SH. SANJIV MATTA		
57) 14/03/08	SINGH CLOTHINGS CO.		
58) 14/03/08	SH. SANDEEP NANDA		
59) 14/03/08	SH. RAJIV NASWA		
60) 14/03/08	SH. AMARJEET SINGH		
61) 14/03/08	SH. MUKESH AGARWAL		
62) 14/03/08	SH. SURAJ MATTA		
63) 17/03/08	SH. RAJIV NASWA		
64) 17/03/08	SH. VPIN KUMAR		
65) 17/03/08	SH. MUKESH AGARWAL		
66) 17/03/08	SH. AMARJEET SINGH		
67) 17/03/08	SH. SINGH DEVINDER		

-223-

68) 17/03/08	SH.RAKESH GULATI		
69) 17/03/08	SH.NARESH JAIN		
70) 17/03/08	SH.SANJEEV MATTA		
71) 17/03/08	SH.KARTIK GARGA		
72) 17/03/08	SH.SACHDEVA		
73) 17/03/08	SH.SURAJ MATTA		
74) 17/03/08	SH.RITESH CHAWLA		
75) 17/03/08	SH.VIJAY CHAWLA		
76) 17/03/08	MRS.RENU		
77) 17/03/08	SH.SANJEEV NASWA		
78) 17/03/08	SH.BOBBY BEDI		
79) 17/03/08	SH.HARDEEP SINGH LAMBA		
80) 18/03/08	SH.RAMESH KUMAR		
81) 18/03/08	SH.P.S.GUPTA		
82) 18/03/08	SH.RAJ KUMAR		
83) 18/03/08	SH.JALANI		
84) 18/03/08	SH.RAJ KUMAR KAPOOR		
85) 18/03/08	SH.SANDEEP NANDA		
86) 18/03/08	SH.KISHORE AHUJA		
87) 18/03/08	SH.SANDEEP BHANDARI		
88) 18/03/08	MRS.RENU KAPOOR		
89) 18/03/08	SH.RAJENDRA SACHDEVA		
90) 18/03/08	SH.KWATRA		
91) 18/03/08	MR.N.KAPOOR		
92) 17/03/08	MR.VIPIN KUMAR		
93) 17/03/08	DR.SANJEEV ARORA		
94) 17/03/08	MR.SANJEEV NASWA		
95) 17/03/08	MR.RAJEEV DHALL		
96) 20/03/08	MR.WATSAN		
97) 20/03/08	MR.S.THUKRAL		
98) 20/03/08	MR.BHANDARI		
99) 20/03/08	DR.SANJEEV ARORA		
100) 20/03/08	MR.AMIT MENDIRATTA		
101) 20/03/08	MR.SONI		
102) 20/03/08	MR.M.L.VERMA,		
103) 20/03/08	MR.S.LAMBA,		
104) 20/03/08	MR.V.CHAWLA,		
105) 20/03/08	MR.S.K.KAPOOR		
106) 20/03/08	MR.SACHIN CHAWALA		
107) 20/03/08	MR.SAGAR,		
108) 27/03/08	MR.RAJIV		
109) 27/03/08	MR.KATARIA		
110) 27/03/08	MR.SUNIL KUMAR CHUGH		
111) 27/03/08	MR.ALOK GUPTA		
112) 27/03/08	MR.S.K.SHARMA		
113) 27/03/08	MR.HANS RAJ BALANI		
114) 27/03/08	MR.SANJAY MADAN		
115) 27/03/08	MR.RAJIV KUMAR		
116) 27/03/08	MR.ABHISHEK		

117) 27/03/08	CHAWALA MR.MANISH GOYAL		
118) 27/03/08	MR.PUNEET GROVER		
119) 27/03/08	MR.R.KHURANA		
120) 27/03/08	MR.PAWAN NANDA		
121) 27/03/08	MR.KARTIK GARG		
122) 27/03/08	MR.ANIL KAKKAR		
123) 27/03/08	MR.VIKRAM ARORA		
124) 27/03/08	MR.BHAGWAN DASS KHURANA		
125) 27/03/08	MR.JAGDISH GOYAL		
126) 27/03/08	MR.RAJIV DHALL		
127) 24/03/08	MR.VIPIN KUMAR		
128) 25/03/08	MR.RAJ KUMAR KAPOOR		
129) 31/03/08	MR.RAKESH GULATI		
130) 03/04/08	MR.H.C.CHABBRA		
131) 03/04/08	MR.DARSHAN MALHOTRA		
132) 03/04/08	MR.N.K.MATTA		
133) 03/04/08	MR.S.N.THUKRAL		
134) 03/04/08	MR.AKASH JI		
135) 03/04/08	MR.RAMESH BHATIA		
136) 03/04/08	MR.V.K.BHATIA		
137) 03/04/08	MR.HANS RAJ THUKRAL		
138) 03/04/08	MR.PREM SETHI		
139) 03/04/08	MR.RAKESH ARORA		
140) 03/04/08	MR.SATWANT SINGH BABBAR		
141) 04/04/08	MR.B.D.BHARDWAJ		
142) 07/04/08	MR.ANIL KUMAR		
143) 07/04/08	MR.SURESH LAL		
144) 07/04/08	MR.VICKY KAPOOR		
145) 07/04/08	MR.HARISH KUMAR		
146) 07/04/08	MR.P.S.CHAUHAN		
147) 07/04/08	MR.LALIT BHARDWAJ		
148) 04/04/08	MR.RAJ KUMAR GANDHI		
149) 07/04/08	DEEPAK CHOUDHARY	The list detailed in these annexure 6,7,8 is incomplete as it does not include streets notified vide notification No.F 13/46/2006/UD/PF/16085.	Annexures of ZDP-C be modified as per notification of MLU Streets by the local body/Govt.

**OBJECTIONS/SUGGESTIONS RECEIVED FOR CHANGE OF LAND USE/REGULARISATION OF UNAUTHORIZED COLONIES**

SI.NO/ Date Of Obj./Sugg	Name of the Applicant & Address	Summary of Objections/Suggestions	Recommendatins of the Board of Enquiry & Hearing
1	2	3	4
150) 7/4/08	DEEPAK CHOUDHARY	Request to earmark property No 1 ,Canal road as commercial.	Individual properties are not shown in the ZDP. Board recommends scrutiny of documents by

		That the road, on which property is located, has been notified as commercial street and specifying its land use as commercial shall be in tune with planning process, in accordance with law of the land and judicial pronouncements.	the local body with respect to, pre-1962 use activity permissibility of MPD-2021 for processing land use modification accordingly. Further, Board is of the view that the approved Alignment of Road No.48 be considered and for this if Land is required to be surrendered the same be made available as per policy.
151) 8/4/08	DIRECTOR/GEN.MANAGER), ASHOK MANUFACTURING CO. PVT.LTD, 1, CANAL ROAD	Request to show Property no.1 Canal Road as Industrial Use	Same as in case of Sr.No.150
152) 4/3/08 153)18/1/08 154)21/1/08 155)18/1/08 156) 8/4/08	RAM KISHAN CHILLAR RAJENDER SINGH,  RAMESH RALHAN,	Temple Colony (Mandir Mohalla) colony, Samaypur, Near Badli village, which is 100% built up and which is already regularized/passed by Delhi Govt. /Central Govt. on 25.01.1983 vide decision No.3009/Stg., has been Wrongly shown as green belt in zonal plan "C-Zone" (near Sanjay Gandhi transport Nagar). This temple colony was passed/regularized with other Around lot of 600 unauthorized colonies in the year 1983. Kindly rectify this green belt as per present Status of the Land.	The name of this Colony does not figure in Annexure-5 of Draft ZDP. This is to be dealt as per Policy of Regularization of Unauthorized Colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/ notification.
157)28/1/08.	JANHIT KALYAN SAMITI (REGD.)	Dhaka Johar has been wrongly shown as green area in the Zonal Development plan 2021 .	The name of this Colony figures in Annexure-5(ii) of Draft ZDP-C. Provisional Certificate issued by GNCTD was submitted by the applicant during hearing. This is to be dealt as per Policy of Regularization of Unauthorized Colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.
158) 1/2/08	KANWAR SINGH, MLA  KARAN	Gujrawala Town, CHBS, has been shown as a park. The residents of this area have been allotted plots for residential use by DDA .  An area of about two acres on the corner is being used for an animal hospital by the animal friend's society to whom the area was allotted and the lease deed was executed by DDA .This has been shown as Park.	This is an approved Scheme of DDA. The Board recommends this for processing of CLU as/DD Act.  Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy/regulations of Existing Institutions.

159)17/3/08	MRS. SUJATA SHARMA MRS. VEENA GUPTA MRS. RADHIKA SETH SHRI BHARAT GUPTA MRS. ANITA TREHAN	We are amongst the owners of 4, University Road, New Delhi. Our property 4, University Road, has been shown as in the draft Master Plan and marked C-13 which is not residential. We submit that the said area in which our property 4, University Road, is situated has to be shown as residential area. We hereby raise the following objections to the aforesaid Draft Master Plan. The property known as 7, Court Road, Civil Line has been marked in the Draft Master Plan also to remain residential, we wish to point out if 7 Court Road, Civil Line and other areas such as C-3 in the vicinity can be marked for use as residential there is no reason for 4 University Road, not to be marked for is as residential.	Individual properties are not shown in the Zonal Plan. The Board recommends that this be examined at LOP level taking note of the approved LOP of University Area and permissibility of Land use Provisions in MPD-2021 by the Local body.
160) 2/4/ 08:  161)2/4/ 08.	DEVENDER SINGH	We request that the Draft Zonal Lay out plan may please be amended to indicate the existence of Mahendru Enclave, Model Town, Delhi in sub-zone C-18.	The name of this Colony figures in Annexure-5(ii) of Draft ZDP-C. This is to be dealt as per Policy of Regularization of Unauthorized Colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.

**OBJECTIONS/SUGGESTIONS RECEIVED FROM EXISTING INSTITUTIONS**

SI.NO/ Date Of Obj./Sugg	Name of the Applicant & Address	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
162)31.3. 08	G.S. GROVER	The Kirpal Ruhani Satsang Society is dedicated to spirituality, peace and service to humanity. It is registered with the registrar of Society vide Registration No's/587 dated 17.12.1957. Kirpal Ruhani Satsang Society was allotted a piece of land admeasuring 4.65 acres by the Delhi Development Authority, on Bhamashah Road, Delhi, vide Lease Deed dated 3.6.1983 for Satsang purpose. The said land is being used for Satsang purpose since then.  The building is also running the Darshan Academy which is run not as a mere educational institution but as a center for human excellence. It is already recognized by Government of India up to Secondary	Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy/regulations of Existing Institutions.



		level and we are seeking further recognition up to Senior Secondary level. In view of the activities as set out hereinabove, being carried on by Kirpal Ruhani Satsang Society on the said land, It is submitted that the land use of the above mentioned land deserves to be changed from "green" to Institutional.	
163) 3-3-08	CAPT. G.P.S. BHALLA	Radha Soami Satsang Beas is a religious/spiritual organization of International repute engaged in the uplift of mankind, irrespective of caste, creed, religion or country. It is a Society registered under the Societies registration Act No.XXI of 1860, with its Headquarter at Beas, Amritsar  Details of our Radio Colony centre, (Khasra Nos.572/105, 576/526, Village Dheerpur measuring 3 Bighas-19 Biswa equivalent to 3983 sq. yards) in Delhi, has been in existence prior to 1.1.2006,	Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy/regulations of Existing Institutions.
164) 7/4/ 08.	AJIT BAHL	LOP of DDA Land at Kalyan Vihar shows the land use as religious, old age home and convenience shopping which now has been shown as Green in plan.	Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy/regulations of Existing Institutions.
165) 7/4/08	R.L. SINGLA		
166) 31/1/08 167) 1/2/08 168) 1/2/08	PANKAJ NAKRA	The animal's friend's charitable society is the lessees of a plot of land measuring 1.78 acres on Bhamā Shah Road, Delhi. In the Draft Zonal plan of this area our land meant for animal Hospital has been shown as a park. This land was allotted to the animal friend's Society for running a Shelter/Hospital for animals in 1969. The area around Institutional plot has been shown as Regional Park. However, the Ground Reality is totally different as the area adjacent to our plot is totally built up with both Residential and Commercial Development. It appears that while preparing the Zonal Plan the Ground Reality of this area has been totally ignored.	Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy/regulations of Existing Institutions.

**OBJECTIONS/SUGGESTIONS RECEIVED FROM PROFESSIONALS/OTHERS**

Sl.NO/ Date Of Obj./Sugg	Name of the Applicant & Address	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
169) 7/4/2008	SAVITA BHANDARI, Director (Landscape	It has been observed that MPD-2021 has changed the categories of green	ZDP has been prepared within the framework of MPD-2021 and DD



<p>170) 7/4/2008</p>	<p>&amp; Environment Planning Unit), 11<sup>th</sup> Floor, Vikas Minar DDA.</p>	<p>areas in the Master Plan and the earlier categories were as per below.</p> <ul style="list-style-type: none"> <li>a) Regional Parks</li> <li>b) District Parks</li> <li>c) Play Ground &amp; Stadia</li> <li>d) Historical monuments</li> </ul> <p>In the MPD-2021, the Categories have been changed as per below.</p> <ul style="list-style-type: none"> <li>a) Green belt</li> <li>b) Regional Park</li> <li>c) City Park</li> <li>d) District Parks</li> <li>e) Community Park</li> <li>f) Multipurpose ground</li> </ul> <p>There is also the category of city multipurpose ground, district multipurpose ground and community multipurpose ground. The categories have been defined as per the area norms and population also; However, no clarification on these categories has been shown in any of the zonal plans.</p> <p>(i) Sport facilities was a part of recreational land use in MPD-2001 which has now been named as a part of semi-public use in MPD-2021. This will definitely reduce the total green area and there is no mention of the percentage of Recreational use in most of the Zonal plans.</p> <p>(ii) There is also no mention about the loss of green areas to other uses on account of urbanization which was categorically emphasized in MPD-2001 that 34% of the green area was lost to other uses from master plan 62 to 2001.</p> <p>(iii) In the Zonal plan C under mentioned has been made about the city forest within the city and the notified protected forest by the Govt. is also not mentioned on marked on the plan. The areas and boundaries of these forest areas need to be defined.</p> <p>(iv) The land use of the area around coronation pillar specifies sports activities in the Zonal plan which is not as per the historical background of the monuments.</p> <p>(v) There are specific orders from</p>	<p>Act.</p> <p>The Board recommends that suggestions be noted for suitable incorporation at the time of preparation of detail Development Plans/Schemes.</p> <p>(i &amp; ii) This has been suitably modified.</p> <p>(iii) There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan of Delhi (Land use plan ) as regional park shall continue.</p> <p>(iv) There is no other Existing/Proposed sports complex in Zone-C. The Board recommends suitable shifting of Sports Complex site within the District Park to keep the sanctity of Historical monuments.</p> <p>(v) List of water bodies in Zone -C is</p>
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		<p>Hon' ble High Court regarding the water bodies to be preserved and conserved and the specific list has been issued by the High Court which is to be put up in each of the Zonal Plan.</p>	<p>already given in Annexure -12 of the draft ZDP-C Report.</p>
<p>171)15/1/08</p>	<p>RAJEEV MALHOTRA, Chief Regional Planner, NCRPB, 1st Floor, Core-IVB, India Habitat Center, Lodhi Road, New Delhi-110003.</p>	<p>(i) For the provisions of various facilities in MPD- 2021 it is mentioned that it should be road with minimum width of 9m/12m/18m. However, in the proposed Land use map this information is incomplete. This should be incorporated in the draft plan both in text as well as spatial. Details on the hierarchy of road should be included.</p> <p>(ii) To maintains the overall percentage of area under 'recreational use' (District parks) proposed in the MPD-2021 and maintain conformity to the RP-2021 policies related to area under forest/green area, DDA for any conversion of land use should reserve an equivalent area of district parks proposed for conversion anywhere within the zone of the urbanisable limit of MPD-2021.</p> <p>(iii) The percentage of green areas excluding the ridge and green belt should be to the extent of 20% of the land use.</p> <p>(iv) In Master Plan-2021, Micro zonaton should be done before preparation of zonal plan is mentioned so to avoid high residential development on the land with higher risk for earthquake.</p> <p>(v) More locations suitable for land fill sites should be identified. There are only a few sites proposed. There is hardly any provision/attempt for recycling of the solid waste.</p> <p>(vi) All the drains/ water channels should be development as green corridor which will facilitate the widening of drains in future and it will also protect the drains from encroachment.</p> <p><b>General /others</b></p> <p>(vii) In section 8 of Delhi Development Authority Act, 1957 the contents of the Zonal Development Plan are elaborated. All the ZDPs should be prepared as per the provisions under this section.</p> <p>(viii) While preparing these spatial plans, a uniform scale needs to be adopted i. e., 1:10000 or 1:5000 or 1:2000</p>	<p>(i) Hierarchy of Roads in the ZDP is as per the provisions of MPD-2021.</p> <p>(ii and iii) Zone - C is already a developed Zone. Change of Land Use is under taken as per DD Act 1957.</p> <p>(iv) Zone-C is already a developed Zone.</p> <p>(v) Zone -C is already a developed Zone and new sites are not possible. Recycling etc. is part of S.W.M. policy given in MPD-2021. (Chapter 14.6 page-110).</p> <p>(vi) Large Drains are already indicated as green Corridors in Draft ZDP.</p> <p>(vii) Zonal Plan is prepared as per the provisions of D.D.Act,1957.</p> <p>(viii) Noted.</p>

	<p>which DDA is using for creation of GIS database. The Zonal Development Plans both the text and proposed land use should have the signature of the concerned officer (s)/official (s)/technical staff(s).</p> <p>(ix) the Development which have taken place legally (approval of land use), new Development (like DMRC) and illegal Development need to detailed out. These will help in avoiding the litigation on later stage as well as prioritizing the Development within the zone.</p> <p>(x) The Zonal Development Plans should incorporate various Programmers/schemes/sector specific plans prepared by different agencies/local bodies to improve and enhance the character of the city.</p> <p>(xi) Provision of mixed land use has been made in MPD-2021 as well as in Draft Zonal Development Plans mention of mixed land use. However, this is not incorporated in the Map under the land use classification.</p> <p>(xii) Since the Draft Zonal Development Plans are linked to effective and proper implementations of the policies of regional plan and MPD, details regarding action plan, phasing and estimated cost/funds should be included. The time-period for preparation of next level of plans should also be indicated.</p> <p>(xiii) The Zonal Development Plans are not user friendly as lots for information are missing.</p> <p><b>C. Zone 'C' (Civil lines) Specific</b></p> <p>(xiv) It is proposed to integrate ISBT with Delhi main Railway Station. It is a very good proposal but no time frame has been mentioned. It should be done on priority.</p> <p>(xv) Najafgarh drain is passing through this area. It is proposed to develop all the drains as green corridor. This is a good attempt and it should be followed for all the drains all over Delhi.</p> <p>(xvi) Effluent Treatment plants are proposed at out fall into the drains. It should be developed in a time bound manner to check the pollution in Yamuna River.</p> <p>(xvii) It is mentioned that landfill site in Timarpur has been filled up. Instead</p>	<p>(ix) Zone-C is already a developed Zone. Land uses are proposed as per MPD-2021/DD Act.</p> <p>(x) Planned Schemes are to dealt as part of Plan Review &amp; Monitoring frame work of MPD -2021.</p> <p>(xi) Declarations of MLU Streets is done by GNCTD/Local Body.</p> <p>(xii) ZDP is prepared within the framework of MPD-2021 &amp; DD Act.</p> <p>(Xiii) Details to be worked out at local area plan level.</p> <p>(xiv) To be dealt as per Monitoring frame work given in MPD - 2021.</p> <p>(x) It is proposed to develop Najafgarh drains as a green corridor.</p> <p>(xvi) To be dealt as per Monitoring frame work given in MPD - 2021.</p> <p>(xvii &amp; xviii) Zone -C is an already developed Zone and new site is</p>
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		<p>of proposing a new site in this zone or in the adjoining zones the responsibility of locating the land has been left to DJB/GNCTD.</p> <p>(xviii) Land must be allotted for land site and considering the land constrains recycling should be promoted.</p> <p>(xix) Proposed areas for re-development in the zone are not clearly identified.</p> <p>(xx) As per the Regional plan-2021 policies no regional level wholesale trade market should be development in Delhi! The new wholesale market at Samayapur Badli should be removed from the Draft Zonal Development Plan as this of regional level market.</p> <p>(xxi) Proposals for up gradation of distribution system of water supply and details on the up gradation of distribution system of power are not included in the plan. Details on the same should be incorporated in the Draft Zonal Development Plan.</p> <p>(xxii) Will the change of land use proposals till now not incorporated in the draft plan will be included after the final notification?</p>	<p>not possible.</p> <p>(xix) Redevelopment Areas are recommended to be identified by MCD/Local body as per Policy.</p> <p>(xx) Wholesale market is proposed as per MPD-2021.</p> <p>(xxi) Perspective plans for physical infrastructure given by service agencies is recommended to be incorporated as per MPD-2021.</p> <p>(xxii) ZDP to be notified after approval by GOI, as per policy.</p>
172)13/3/08	RAGHUNATH BUILDERS PVT LTD.	<p>We are the owners of plot No.6926 Clock Tower, Subzi Mandi; New Delhi-110007. The said plot is situated on the G.T Karnal Road.</p> <p>The G.T. Karnal Road, 45 mtrs ROW to be designated as Influence Zone.</p>	<p>Influence Zone: be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text.</p>
173)13/2/08	ANKUSH MAHESHWARI	<p>(i) The Influence Zone of 500 mtrs. Wide belt on both sides of the center line of the MRTS where redevelopment activity will be permitted with higher FAR as per MPD-2021 guidelines has not been identified. The scheme for Redevelopment of Influence Zone must be prepared and objections be invited.</p> <p>(ii) Redevelopment of developed areas with higher density &amp; FAR to meet the housing required has not been identified. Annexure 15 has not been enclosed with the ZDP.</p> <p>(iii) The identification of Draft Zonal Development plan into Khasra has not been provided therefore it is impossible to identify the exact nature of land use shown for various areas and comment on the same. Khasra wise Draft Zonal Development plan shall be prepared for inviting objections from the public.</p> <p>(iv) The monorail planned from junction</p>	<p>(i) and (ii) Redevelopment Schemes be Prepared as per MPD -2021 by the local body and the Influence Zone be identified on Plan in consultation with GNCTD at local area Plan level within the frame work of MPD-2021. The Board recommends this to be appropriately incorporated in the ZDP text.</p> <p>(iii) The ZDP is prepared as per the provision of DD Act/MPD-2021. However, for khasra no. etc., it is recommended that Inter Departmental Committee may take necessary action in the matter separately.</p> <p>(iv) It is recommended that proposal</p>

4)14/2/08	GITA DEWAN VERMA	of mall road & GT Road i.e. opposite the Azadpur MRTS station under construction towards Shakti Nagar should be marked on the Zonal Development Plans.	to be dealt as per Govt. approval.
		<p>(i) Compliance with S.8 of DD Act before publishing the draft ZDP for objections/suggestions, to be PRELIMINARY. The impugned ZDP patently not a ZDP in terms of S.8 of DD Act, and in it all relevant MPD-2021 provisions are not detailed out, and not all that are detailed out are clearly detailed out.</p> <p>It was pointed out in the letter submitted during hearing that the proposals of Sub zone-C-1 are made in this draft plan as well as draft plan of Zone-A.</p>	<p>As per notification No.1124 dt. 6.8.08, modifications have already been made indicating Rule '9' be read as Rule '8'.</p> <p>Suggestions are noted for suitable incorporation at the time of preparation of detail Redevelopment Plans.</p> <p>The matter was examined and reconciled with Zone-A.</p>
1:5)8/4/08.	PRAKASH NARAYAN	<p>(i) The policy should be to retain the right of way of MPD -62 until and unless these have been revised as per the provision of DD Act.</p> <p>(ii) The proposed belt of 500 mts along MRTS corridor needs to be indicated as it is likely to cover Green, Commercial and Institutional plots along with residential plots.</p> <p>(iii) The zonal plan may clearly elaborate the concept in details of MRTS Corridor.</p> <p>(iv) The problems arisen due to the declaration of streets as mixed land use streets needs details examination to deal with its impact on physical facilities.</p> <p>(v) MCD has permitted parking on streets having R/W of 24 mts or less to meet the demand of mixed land use.</p> <p>(vi) Property for mixed land use should be liable to pay the actual cost of required infrastructure similar to the persons having paid planned commercial, residential areas.</p> <p>(vii) In MPD -2001 the group housing is permitted on 3000 sq.mts plots. Is there any specific reason to permit group housing on 4000 sq.mts plot on bungalow plots in notified bungalow area of C.</p> <p>(viii) As per MPD -2021 10% Of FAR of surplus government lands can be utilized for commercial use to make restructuring process financially feasible.</p> <p>(ix) There is a proposal to shift existing IP</p>	<p>(i) MPD-62 has been followed.</p> <p>(ii and iii) Influence Zone be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text.</p> <p>(iv) MLU Streets are notified by GNCTD/MCD.</p> <p>(v and vi) Dealt by MCD as per Policy.</p> <p>(vii) Civil Lines Bungalow Zone was approved as Part of ZDP on 24.9.98.</p> <p>(viii) Part of Specific Scheme.</p> <p>(ix) Zone-C is a developed Zone.</p>

		<p>University to a new campus but the site for new campus has not been identified in Zonal Plan report zone C.</p> <p>(x) The Zonal Plan may mark land use as MPD 2021. The method of development is to be decided by land owner/lessee.</p> <p>(xi) The requirement of all missing links/parts/ full section of master plan roads may be considered &amp; if required than only ensuring the feasibility these be incorporated in Zonal Plan.</p> <p>(xii) DDA act: DDA can change the land use of the legally allotted property without the consent/ request of the legal owner for regularizing the misuse of the property by tenant/ legal owner.</p> <p>(xiii) The approach to proposed Wazirabad bridge on Yamuna is towards south of existing approach road. That road needs to be correctly incorporated in the zonal plan.</p> <p>(xiv) It may be useful to get the environmental clearance at Zonal Plan level.</p>	<p>(x) Land use already indicated as per MPD-2021.</p> <p>(xi) Implementing agencies to prepare alignment/feasibility as per MPD/ZDP.</p> <p>(xii) Beyond the scope of Zonal Plan.</p> <p>(xiii) To be dealt as per approved Alignment plan.</p> <p>(xiv) Zone-C is already a developed Zone. Clearance to be obtained for individual Schemes, as per policy.</p>
176) 7/4/08	DIWAN SINGH	<p>(i) CARRYING CAPACITY: There is no where described the factors that can determine the carrying capacity of a zone.</p> <p>(ii) WATER: the city is currently drawing water from three river system i.e. Yamuna, Ganga and Beas and the DJB is able to supply less than 700 MGD after sourcing from these basins.</p> <p>(iii) The question arises if we cannot sustain the current population load of the city, how can we dream of further expansion?</p> <p>(iv) SEWAGE DISPOSAL: Today more than 750 MGD of sewage that originated in Delhi is released into Yamuna. Only 50 MGD of sewage generated in the city is treated. we are unable to handle the current sewage generation, can we afford to afford to create further generation of the sewage through further expansion of the city.</p> <p>(v) SOLID WASTE DISPOSAL: Our major landfills are currently full to the brim. Has any state really given us sites for landfills; if not, then, why are we expanding?</p> <p>(vi) AMENITIES TO UNAUTHORISED</p>	<p>(i)-(v) Perspective plans for physical infrastructure given by service agencies is recommended to be incorporated as per MPD -2021.</p> <p>(vi) To be dealt as per Govt.</p>

		<p>COLONIES AND SLUMS: We have more than 1500 unauthorized colonies. The major question is the amenities to these colonies are yet not available but we are talking of further expansion.</p> <p>(vii) RIDGE NOT DEMARCATED: it is not demarcated anywhere on the ground.</p> <p>(viii) WHY EXPANSION WITHIN THE CITY, WHEN WE HAVE NCR FOR THE SAME PURPOSE.</p> <p>(ix) ROADS: We are continuously expanding roads within the city. The department has no studies to show further traffic increase &amp; plan to handle it.</p> <p>(x) CONDITIONS OF DELHI DIFFERENT THAN OTHER METROS: We must remember that unlike other metros the geographical situation of Delhi is not so conducive to handle so much of load.</p> <p>(xi) ACCOUNTABILITY OF PLANNERS: What is the accountability of the planners but also those who have preferred to keep silent inspite of their knowledge, capacity and duty to intervene ?</p> <p>(xii) My suggestion is to preserve the available open spaces in the city in whatsoever form they exist. Agricultural land still forming a large part of green belt in the city should be immediately preserved rather than opening for constructions.</p>	<p>policy of regularization of Unauthorized Colonies ..</p> <p>(vii) There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan of Delhi (Land use plan ) as regional park shall continue</p> <p>(ix) ZDP has been prepared as per the provisions of MPD-2021 and Zone-C is already a developed Zone.</p> <p>(x) Zone-C is already a developed Zone</p> <p>(xi) Not a Zonal Plan issue.</p> <p>(xii) Zone-C is already a developed Zone.</p>
177)17/3/08	RAJ SISODIYA,  KUMAR	<p>I would like to draw your attention towards urban village of Malikpur, Model town - I.</p> <p>This village is almost inhabited for last 200 years, having a population of almost 10,000 but inspite of this no facilities like parks, Community Centre, Dispensaries etc. have been provided in the area.</p>	<p>Village Development Plans are to be prepared by local body , as per provision in MPD-2021.</p>



-235-

**OBJECTIONS/SUGGESTIONS RECEIVED AFTER 8.4.2008**

SI.NO	Name of the Applicant & Address	Summary of Objections/Suggestions	Recommendations of the Board of Enquiry & Hearing
1	2	3	4
178)17/4/08 179)17/4/08 180)17/4/08	DR.(MRS.)POONAM PRAKASH,	<p>(i) One of the reasons for preparation of the zonal plans in twelve months was to ensure accommodating housing need. Housing programme and detailing of its provision in the zonal plan.</p> <p>(ii) Considering that main thrust of the Master plan is on redevelopment. Zonal plans have adopted population figures given in the Master Plan which are only planning guidelines and required further detailing at Zonal plan level taking into account redevelopment and other proposals of the Master Plan.</p> <p>(iii) Another major concern has been the proposals for mix use. Potential commercial space that can be generated through this proposal is more than allocation for planned commercial space made at all levels. It is therefore suggested that planned commercial allocation be put to compensatory residential use or suitable provisions be framed for the same.</p>	<p>(i and ii) The Boards recommends that suggestions be noted for suitable incorporation at the time of preparation of detail Development Plans/Schemes</p> <p>(iii) Planned Commercial centers are dealt as per MPD -2021. Since the residential areas have been redensified. The Board recommends that reduction in commercial space is not desirable.</p>
181)30/4/08	S.C.SHARMA	NDPL has marked grid station sites as per the list already sent to DDA. It has been further stated by NDPL vide their letter No. ND/NPAG/03-08 dt: 13.3.2008 that the grid stations at Tripoli and shakti nagar station falls in ;C; It is requested to kindly indicate this on the ZDP.	As per MPD-2021, Sub-Clause 14.5, the Board recommends that land for transmission network and Grid Stations be identified in the ZDP
182)17/4/08 183)26/5/08	RAVI TANDAN	<p>(i) Some portion of Kushal Cinema road is passing through Mahindra Park Colony which has been regularized by the DDA. Vide Res. No.22 dt: 23.01.1985 where in there is a little curve in the road.</p> <p>(ii) In the Zonal plan the road alignment passing in Mahindra Park has been shown in straight direction which needs correction in accordance with regularized plan of 1985.</p> <p>(iii)shah Alam Bandh of 200' widths has been constructed on other side of 'H' block which is serving all purposes. in view of Para above kushal cinema</p>	The matter is subjudice. Records have been transferred to MCD. The Board recommends this for examination by the local body/MCD for suitable incorporation accordingly.



		road passing through Mahindra Park may be dropped. This will save the Demolition of about 60 Resident's houses. This action will reduce one Red light at G.T.KARNAL Road and one Red light at outer Ring Road.	
184) 4/3/08	SINGH CLOTHING COMPANY	(i) I am one of the shopkeepers running my business on the 80 ft. main road namely Lala Achint Ram Marg Zonal Road No.3, Derawal Nagar, Delhi-9. There are dozens of shop on this road running business for the last 10 to 15 years.  (ii) This road comes under the influence zone under the redevelopment area along the metro corridor & is within the 500 mts. distance from the upcoming Derawal Nagar metro station.	(i) MLU Streets are notified by MCD/GNCTD as per policy  (ii) Influence Zone be identified in consultation with GNCTD and be shown as part of local area Plan. The Board recommends this to be appropriately incorporated in the ZDP text. Redevelopment Schemes to be prepared as per policy in MPD-2021.
185) 4/3/08	SANDEEP KAPOOR	Request for Change the Status of Main G.T.K Road from Shah Alam bandh to Sanjay Enclave from MLU to Commercial Street .(Road noted on S.No.134, MLU Street in Notification dt:11.09.06.	Mixed Land Use Streets & Commercial Streets are notified by MCD.
186) 14/5/08	FAKIR CHAND TYAGI RAJIV TYAGI	My residence is shown as green in Khasra No. 41/3 & 42 respectively of Village bharola which was residential before MPD-1962. It is therefore requested to show the same as residential.	Individual properties are dealt at layout plan level. ZDP is prepared as per MPD-2021 provisions.
187) 17/6/08	MOHAN INFRACON PVT. LTD.	In Draft ZDP -C, at Annex. - 10 at SI No. 14, Siege Battery, Compound of House No. 7, Court Road, Kashmiri Gate, Delhi has been shown as a Centrally Protected Monument of ASI, Delhi Circle & Objection in this regard	The Board recommends that the list is subject to change as per modifications done by ASI from time to time.

-237-

**MODIFICATIONS APPROVED BY TECHNICAL COMMITTEE FOR INCORPORATION IN THE ZDP**

Ref. NO. / TC	Summary of Agenda and minutes	Recommendation of the board of Enquiry and hearing
1	2	3
Item No.13/2008. Approved by TC On 07-03-2008 vide Item No. 13/2008 In File No. F3 (15) 2008/MP.	Development controls for sport facilities and associated Infrastructure of North Campus, Delhi university for Commonwealth Games-2010. <b>MINUTES OF THE TECHNICAL COMMITTEE:</b> The item was presented by Director (AP)-II. It was informed that the MCD has already given approval to the layout plan. The proposal along with Development controls as per MPD-2021 for sport facilities was approved by the technical committee with the direction that the land use (Sport Facilities) be indicated in the Zonal Plan of Zone 'C'.	Land use change from Recreational (District park) to PSP/ PS3-Sports Facilities /Complex/Stadium/Sports Centre) Is recommended for further processing under Sec. 11A.

<b>2)MODIFICATIONS APPROVED BY TECHNICAL COMMITTEE FOR INCORPORATION IN THE ZDP</b>		
Ref. NO. / TC	Summary of Agenda and minutes	Recommendation of the board of Enquiry and hearing
1	2	3
Approved by TC On 15.5.08 vide item no. 41/2008 In file No. F3 (109)2006-MP.	Land use Clearance for Fire Station at Chandrawal Water Works. <b>AGENDA</b> Delhi Fire Service has acquired from DJB on perpetual lease measuring about 5500 sq. mts. for fire station and staff quarters. The land is abutting outer ring road and is part of Chandrawal Water Works. Delhi fire service has requested for necessary correction in the zonal plan and also gets the land use changed as this is a pre-requisite condition of the planning department of MCD for sanction of building plans. <b>MINUTES OF T.C</b> Clearance of Bldg. plans by the MCD, Proposed up gradation of Fire Station to Disaster Management center be given land use clearance, and incorporation Zonal Plan (Zone 'C')	Land use change From utility (Chandrawal Water Works) to public & semi public ( Fire Station) is recommended for further processing under Sec.11 A.

<b>3) MODIFICATIONS APPROVED BY TECHNICAL COMMITTEE FOR INCORPORATION IN THE ZDP</b>		
S.No.	Summary	Recommendation of the board of Enquiry and hearing
1	2	3
Approved by T.C. meeting on 23.09.08 vide item No.146/2008. In File No. F-20(2)2000/MP/Pl.IV	Request for change of land use at Azadpur MRTS station from Recreational to Transportation - T-2 MRTS Property Development/Composite Development. <b>MINUTES OF T.C</b> Hon'ble LG has already approved the proposal in file, therefore the item was approved.	change of land use from Recreational to Transportation - T-2 MRTS Property Development/Composite Development

**ISSUES LAID ON TABLE ON 30.08.2008 BEFORE THE BOARD OF ENQUIRY & HEARING**

S.No	Summary	Recommendation of the board of Enquiry and hearing
1	2	3
Laid on the table on 30.8.08	<p>1. Land use of Police Lines in sub-zone-C-16 has been indicated as Residential by mistake. This may be corrected as Police Lines and shown as Public &amp; Semi-public use.</p> <p>2. Part of Sanitary Landfill Site on Outer Ring Road near Majnu ka Tilla has been shown Residential by mistake. This has been corrected and shown as Recreational.</p> <p>3. Alignment of Road between Zone-C and Narela (Zone-PI) to be justified.</p> <p>4. Minor Modifications in the Road Network in Dheerpur Ph.-I as per the approved Structure Plan prepared by HUPW.</p>	<p>Land use of Police Lines in sub-zone-C-16 is recommended to be in line with MPD-2021 land use.</p> <p>Land use of is recommended to be in line with MPD-2021 land use.</p> <p>As per site conditions the road is not feasible. The Board recommends that a Committee under the Chairmanship of Chief Engineer (NZ) may further examine its feasibility.</p> <p>The Board recommends Minor Modifications in the Road Network.</p>

  
(Chief Town Planner, TCPO)  
Member

  
(DDA Member)  
Member

  
(Finance Member, DDA)  
Member

  
(Engineer Member, DDA)  
Chairman

-239-

Annexure-II Item No. 93/2008  
17.12.08

Annexure-II

2. Modifications proposed in the Draft ZDP-C Report based on the recommendations of the Board of Enquiry & Hearing:

S.No.	Chapter/Page No.	Existing	Proposed modifications /Additions	SI.NO./Name of the applicant
1.	Preamble/P -4	Preamble	Deleted	Authority decision
2.	1.0/Pg-4	---	1.0 ZONAL DEVELOPMENT PLAN  A Zonal Development Plan means a plan for one of the Zones (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. A proposed use indicated in the Zonal Development Plan will not give an automatic right to a owner to use his property for the proposed use permitted. Based on the availability of the infrastructure services from the respective departments, the proposed 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 the Urban Development indicated in the zonal development plan is to be inconformity with table 3.3 of master plan 2021.	As per the Standard Language circulated by Comm. (Plg.)
2.	1.1/P -5	"Hetrognious"	"Diverse"	174 Mrs. Geeta Dewan Verma
3.	1.2/P -5	Sub-para 1.2.1	Deleted	-do-
4.	2.2./P-6	-----	Sub-para 1.2.2. added	-do-
5.	3.1./P-6	"Zonal"	"Divisional"	-do-
6.	1.3.2./P-6	"Stipulated"	Estimated	-do-
7.	3.2./P-6	"The Sub-Zone-----"	Deleted	-do-

		(refer Annex. 15)		
8.	1.3.2/P-6	"Stipulated"	"Envisages"	-do-
9.	1.3.3/P-6	"Stipulated"	"Estimated"	-do-
10.	Pg-6/1.2.2		As per Gazette notification No. 1124 dt. 6.8.08, published by Authority. Rule 9 of Delhi Development Act 1957 be read as Rule 8.	174 Geeta Dewan Verma
11.	Pg-6/1.3.3	MASTER PLAN FOR DELHI-2021	The programme of action including the various agencies involved in the implementation process shall be as per sub-clause 1.8.6 of MPD-2021.	174 Geeta Dewan Verma
12.	Pg-16/2.2.2	TRADITIONAL INNER CITY AND UNPLANNED AREAS	B. Villages The recommendations of the Expert Committee on Lal Dora appointed by the MOUD in 2006 shall be considered.	174 Geeta Dewan Verma
13.	Pg-16/2.2.2	TRADITIONAL INNER CITY AND UNPLANNED AREAS	C. Unauthorized / Regularized Unauthorized Colonies The process of regularization of unauthorized colonies is being coordinated by the Govt. of GNDI. The tentative list of the unauthorized colonies falling in Zone-C has been annexed. As in the case of village Abadi the Land use of the finally approved unauthorized colonies by the Govt. as per the boundaries specified by the competent authority located in any use zone would be considered as residential.	As per the Standard Language circulated by Comm. (Plg)
14.	Pg-19	RE-DEVELOPMENT AREA ALONG METRO CORRIDOR (INFLUENCE ZONE)	As per Master plan 2021 sub-para 3.3.2. Influence Zone along MRTS Corridors and the sub-zones for re-development and renewal should be identified on the basis of physical features such as Metro roads, drains, high tension lines and control zones of monuments / heritage	As per the Standard Language circulated by Comm. (Plg).

			<p>area etc. This identification is to be done in consultation with GNCTD.</p> <p>In the zonal development plan prepared number of colony roads, local drains, high tension lines, heritage areas etc. are not indicated. Therefore, boundary of the 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. However, if there is any proposal received within 500 mtrs. of the central line of the MRTS/major transport corridor, it will be examined as per the guidelines given for redevelopment in the Master Plan by the Technical committee and the Authority</p>	
15	Pg.23/2.3.2.5	WHOLESALE TRADE	<p>The existing planned wholesale markets, warehousing and transport centers in Zone-C are as under:</p> <p>5. G.T.Karnal Road 6. Near Nangia Park round about (adjoining Railway Line).</p>	Typing error
16.	Pg.28/2.4.10	-----	<p>2.4.10 Regularization of existing Health, Educational, Cultural and Spiritual /Religious Institutes subsisting on or prior to 1.1.2006 on self-owned land not including gram sabha or ridge land.</p> <p>The area of regularization in case of schools and hospital will be as per norms laid down in the MPD 2021. In respect of land being used for religious (including spiritual and cultural) purposes, the existing area under such usage will be regularized subject to the condition that built up area will</p>	As per the Standard Language circulated by Comm. (Plg)

			condition that built up area will not exceed FAR of 15 with 15% of ground coverage and such buildings will be directly related to the particular land use activity viz. religious including spiritual or cultural being regularized. The institutions concerned will not be entitled to out up the land to any other land use at any time. Doing so may invite take-over of the land by the DDA for alternative uses, on payment of reasonable compensation. The list of applications received is enclosed as Annexure-13	
17	Pg.28/2.5.1	-----	2.5.1 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.	As per the Standard Language circulated by Comm. (Plg.)
18	Pg.30/2.5.3	-----	2.5.3 URBAN RELIEF ROADS  iii) A Relief Road is suggested by covering Najafgrah drain along with road No.48, from G.T.Karnal Road to Ring Road.	EM/DDA
19	Pg-35/2.6.1	-----	2.6.1 NORTHERN RIDGE / REGIONAL PARK  There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan of	Director(Landscape)

			Delhi (Land use plan ) as regional park shall continue.	
20.	Pg.40/2.10.1.1	----	2.10.1.1 CHANGE OF LAND USE UNDER PROCESS AS PER SEC.11-A This has been modified.	T.C./ Authority decision / Sanctioned by Building section
21.	Pg.41/2.10.2	----	2.10.2 LAND USE ANALYSIS  Taking into consideration the Change of Land use cases and Zonal , Development Plan proposals / Modifications Land use analysis is modified.	Director(Landscape) /Geeta Dewan Verma
22.	Pg.46/ Annexure-2	----	Urbanized Villages in Zone-C: 8. Sadhora Kalan 9. Sadhora Khurd 10. Rajpur Khurd	16,17,18 North Delhi Traders Federation, Kamla Nagar
23.	Pg.47/ Annexure-3	----	Pre-1962 Built up Residential & Rehabilitation Colonies as per MPD-2021. 13. Jawahar Nagar	16,17,18 North Delhi Traders Federation, Kamla Nagar
24.	Pg.51 to 52 Annexure-7	----	Commercial Streets as per GNCTD Notification No.149 dt. 15.9.2006  ANNEXURE -A-3	14,15,16,17,18,20, 149 North Delhi Traders Federation, Kamla Nagar
25.	Pg.57/ Annexure-8	----	MIXED USE STREETS IN CIVIL LINES ZONE-C ANNEXURE-B3	14,15,16,17,18,20 North Delhi Traders Federation, Kamla Nagar Delhi Flour Mills
26.	Pg.58/ Annexure-8	----	MIXED USE STREETS IN CIVIL LINES ZONE-C ANNEXURE-B3/1	14,15,16,17,18 North Delhi Traders Federation, Kamla Nagar



27	Pg.59 Annexure-8		PEDESTRIAN SHOPPING STREETS IN CIVIL LINES, ZONE-C ANNEXURE-C-3	14,15,16,17,18 North Delhi Traders Federation, Kamla Nagar
28	Pg.60/ Annexure-8		ALREADY NOTIFIED MIXED LAND USE STREETS BEING DECLARED AS COMMERCIAL STREETS IN CIVIL LINES ZONE-C ANNEXURE-D	14,15,16,17,18 North Delhi Traders Federation, Kamla Nagar
29	Pg.61/ Annexure-8		ALREADY NOTIFIED MIXED LAND USE STREETS BEING DECLARED AS COMMERCIAL STREETS IN CIVIL LINES ZONE-C ANNEXURE-D-1	14,15,16,17,18 North Delhi Traders Federation, Kamla Nagar
30	Pg.62/ Annexure-9		The listed heritage buildings as per the surveys conducted by DDA & INTACH Commercial: 1.Exchange Stores Building	4 Pratap Khanna
	Annexure-10	7. Court Road, 14. Siege Battery	*The list is subject to change as per modifications done by ASI from time to time	187 Mohan Infocon Pvt. Ltd.

**B. Modifications proposed in land use plan based on the recommendations of Board & Enquiry of Hearing which need processing under section-11A of Delhi Development Act.**

S.NO	LOCATION	AREA (Hac. App.)	CLU		STATUS
			From	To	
1.	Left over part of Samaipur Badli	42.5	Residential	Industrial	*As per minutes of the Authority held on 30.10.07 vide item no. 82/2007
2.	Graveyard at Mukarba Chowk near Jahangirpuri.	1.0	Utility (E.S.S)	Public & Semi- Public Facility (PS-1)	*Approved by T.C. Meeting held on 1.10.07 vide item No. 88/2007
3.	Development controls for sports facilities and associated infrastructure at		Recreational (Distt. Park)	Public & Semi Public (PS-3-Sports /complex/Stadium/Sports Centre).	* Approved by T.C. meeting held on 07.03.2008 vide item No.13/2008.

	North Campus, Delhi University for common wealth games -2010.				
4.	Land use clearance for Fire Station at Chandrawal water works.	1.00 hac.	Utility	Public & Semi Public	Approved by T.C.meeting on 15.05.08 vide item No.41/2008.
5.	Request for change of land use at Azadpur MRTS station.	3.00 hac.	Recreational	Transportation - F-2 MRTS Property Development/Composite Development.	Approved by T.C.meeting on 23.09.08 vide item No.146/2008.
6.	Request to show Gujrawala town part-III as residential in draft ZDP.	1.00 Hac.	Recreational	Residential	Gujrawala part-III CHBS plans sanctioned by Building Section, DDA in File.no. F.23(17)75 Bldg. on 22.7.76.

As per the meeting of the Board of Enquiry & Hearing held on 5.12.08 in the Chamber of EM,DDA,the Following change of land use cases are recommended.

S.NO	LOCATION	AREA (App.)	CLU		STATUS
			From	To	
1.	2. Under Hill Road, Grand Hotel	23,000 sq.yds	Residential	Commercial	Recommended by the Board.
2.	Adjoining Land of Azadpur Police Station.	540 Sq.yds	Police Station(PSP)	Compatible PSP Use	Recommended by the Board

The Board recommends that as per the Draft Zonal Plan of Zone-C, the Land use of 21, Rajpur Road is Residential only.

The following drafting errors have been corrected in draft ZDP-C Land use Plan:

- (i) Police lines has been shown as PSP.
- (ii) Part of sanitary land fill site on Outer Ring Road . near Majnu Ka Tila is shown as Recreational.
- (iii) Minor modifications in road network in Dheerpur Ph.I have been done as per approved Structure plan prepared by HUPW,DDA.

  
(Chief Town Planner,TCPO)  
Member

  
(DDA Member)  
Member

  
(Finance Member,DDA)  
Member

  
(Engineer Member,DDA)  
Chairman

**A. LIST OF EXISTING RELIGIOUS / EDUCATIONAL / HEALTH FACILITIES CASES RECEIVED AS PER PUBLIC NOTICE ISSUED ON 7.01.2008 FOR INVITING OBJECTIONS SUGGESTIONS FOR DRAFT ZDP-C :**

S.NO	NAME OF THE APPLICANT/INSTITUTION	LANDUSE AS /ZDP/ MPD-2001	LANDUSE REQUESTED	AREA
1.	Sh.G.S.Grover. (Gen.Sec.) Kirpal Ruhani Satsang Society. Sawan Ashram, Shakti Nagar. Near Gur Mandi, Delhi-110007 Ph.27459880	Recreational (Distt Park)	Public & Semi Public-PS-1 Religious	4.65 Acres. On Bhama Shah Marg
2.	Capt. G.P.S. Bhalla (Zonal Secretary), Radha Soami Satsang Deas. Guru Ravi Dass Marg, Gurgaon Road, New Delhi-110005. Ph. No.25747866-0483	Gross Residential	Public & Semi Public-PS-1 Religious	3 Bighas. 19 Biswas (3983 Sq.yds)
3.	Vijit Bahl, Executive (Trustee), Raja Narendra Nath Public charitable & Religious Trust, C-113, Ashok Vihar, Delhi-110052.  R.L. Singla, (Trustee), Raja Narendra Nath Public charitable Religious Trust, C-113, Ashok Vihar. Ph.-1, Delhi-110052.	Recreational (Neighbourhood Park)	Public & Semi Public-PS-1 Religious	
4.	Pankaj Nakra, The Animal's Friends, Bhama Shah Road, Delhi-110009	Recreational ( Distt. Park )	Public & Semi Public-PS-1 Hospital (Vet.)	1.78 Acres

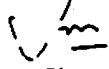
Note: As per the Authority Resolution No.25/2008 dated 10.4.08 the regularization of institutions shall be subject to detail examination by the Zonal Committee after fulfillment of all the conditions.

-247-

**B. LIST OF EXISTING RELIGIOUS / EDUCATIONAL / HEALTH FACILITIES  
 CASES RECEIVED AS PER PUBLIC NOTICE ISSUED ON 01.05.2008:**

S.NO	NAME OF THE APPLICANT/INSTITUTION	TENTATIVE LANDUSE AS /ZDP/ MPD-2001	LANDUSE REQUESTED	AREA
1.	Play-way Nursery School, Village Malikpur Chawni	Partially Recreational / Residential	Public & Semi Public-PS-I Educational	2156.97 sq.yds.
2.	B.S. Home Model School, C-2/6, Rana Pratap Bagh	Residential	-do-	233 sq.yds.
3.	Holy Child Public School, Village Azadpur, Railway Road, 476.D/E	Residential	-do-	201 sq.yds.
4.	Holy Heart School, C-1, 1 <sup>st</sup> & 2 <sup>nd</sup> floor, Vijay Nagar	Residential	-do-	200 sq.yds.
5.	Junior Public School, 12/13, Shakti Nagar			
6.	Genius Public School, 6/ UB, Jawahar Nagar, D. No. 110007	Residential	-do-	166.66 sq.yds
7.	Public Montessori School, Block-K, 1282-83, Near ITI, Jahangirpuri.	Residential	-do-	100 sq.yds.
8.	Ki. Ruhani Satsang Society, Sawan Ashram, Shakti Nagar, Near Gur Mandi	Recreational (Distt. Park)	Public & Semi Public-PS-I Religious	4.65 Acre on Bhama Shah Road
9.	Radha Swami Satsang Beas, Rakho Colony, Village Dhampur.	Residential	-do-	3 Bighas 19 Biswas
10.	Narain Model School, K-1048-49, K-1213, 1214, 1215 Jahangirpuri	Residential	Public & Semi Public-PS-I Educational	125 sq.yds.

Note: As per the Authority Resolution No.25/2008 dated 10.4.08 the regularization of Institutions shall be subject to detail examination by the Zonal Committee after fulfillment of all the conditions.

  
 (Chief Town Planner, TCPO)  
 Member

  
 (DDA Member)  
 Member

(Finance Member, DDA)  
 Member

(Engineer Member, DDA)  
 Chairman

Item No. 94/2008 - 248 -  
17.12.2008

F.4(1)2007/MP/ Pt.

Date:

Sub: Draft Zonal Development Plan for Zone-M/Rohini Sub City (For Zone North West Delhi-II) as per MPD-2021

**1.0 BACKGROUND**

The Zonal Development Plan of Zone-M pt./Rohini Sub City with in the provisions of MPD-2001 was notified by Govt. of India on 26.5.2006. Subsequently Master Plan for Delhi 2021 was notified on 7.2.2007. Draft Zonal Development Plan of Zone- M /Rohini Sub City is prepared on the basis of provisions in MPD-2021. The Draft Zonal plan was approved by DDA in its meeting held on 3.10.2007 vide item No.88/2007.

A public notice was issued under section 10 (1) of Delhi Development Act 1957 ( No.61 of 1957 ) read with rule '5' of Delhi Development (Master Plan & Zonal Development Plan) rules, 1959, of the preparation & publication of Draft Zonal Development Plan for NCT of Delhi on 7.1.2008 for inviting Objections/Suggestions up to 6.4.2008.

**2.0 BOARD OF ENQUIRY & HEARING**

Board of Enquiry & Hearing was constituted vide notification dt.10.9.2007 with following members of Board-III dealing with Zone-M;

1. Finance Member, DDA	Chairman
2. Engineer Member, DDA	Member
3. Chief Town Planner	Member
4. Sh. Mange Ram Garg, MLA Member of Authority	Member
5. Sh. E.F.N. Riberio, Town Planner	Special Invitee
6. Dr. P.S. Rana, Town Planner	Special Invitee

The meeting of the Board of Enquiry & Hearing of Board-III was held under the Chairmanship of F.M., DDA on 25.8.2008 Sh. Sudesh Bhasin and Sh. Rajesh Gahlot, both Member of Authority attended the meeting.

**3.0 BRIEF OF OBJECTIONS / SUGGESTIONS**

In all 250 objection/suggestions were received for Zone-M on the following major aspects.

- Requests for Change of land use.
- Requests for Regularization of Unauthorized Colonies.
- Existing religious /Educational/Health Institutions
- Suggestions given by Professionals.

A general site inspection of a few sites in Zone-M was held along with F.M. DDA, Chairman of Board-III on 25.9.08. The tentative recommendations of the Board of Enquiry & Hearing held on 25.8.08 are enclosed as Annexure-I (Page 29 to 33)

**4.0 PROPOSAL**

The draft ZDP is modified based on the recommendation of the Board of Enquiry & Hearing & Summary of modifications under taken in the land use plan & report is given in Table as Annexure-II A&B. Modified draft report with land use plan is enclosed as Annexure-III.

The Following change of land use cases are under process as per section 11-A and have been incorporated in the draft ZDP of Zone-M.

S.N O	LOCATION	AREA (Hac. App.)	CLU		STATUS
			From	To	
1.	Recreational area in Sec.36	10.0	Recreational	Transportation (Heliport)	The proposal was approved by the Technical Committee vide item No.112/2008 dt. 7.7.08
2.	Recreational area in Sect:-34	25.00	Recreational	PSP(Sports)	The proposal to be processed for approval under section 11-A of D.D.Act.

The loss of Recreational area due to heliport is compensated from reducing equal area. As per preamble given in draft ZDP-M & in response to public notice issued on 1.5.08 for regularization of existing religious/educational/health institutions. 24 cases have been received and are given as Annexure-VI.

The proposed modifications in the Text/ Zonal plan are indicated in Annexure II (Page 269 to 273) and the modified Draft Zonal plan as per Annexure III is placed before the Authority for consideration.

**5.0 RECOMMENDATIONS**

The recommendations of the Board of Enquiry & Hearing, the modified draft report with Land use Plan are placed before the Authority for consideration & Approval for forwarding to MOUD, G.O.I. for according final approval as per the provisions of Delhi Development Act, 1957.

**RESOLUTION**

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

For Restricted use only

DELHI DEVELOPMENT AUTHORITY

F.4(11)2007/MP/Pt.

Dt:

Sub:- Draft Minutes of the Board of Enquiry & Hearing held on 25.8.08 under the Chairmanship of F.M., DDA for Zone-M (North West Delhi-II)

A meeting of the Board of the Enquiry & Hearing for Draft Zonal Development Plan for Zone-M( North West Delhi-II) was held under the Chairmanship of F.M., DDA on 25.08.08. Draft report containing summary of the objections / suggestions received along with the planning remarks were circulated to the Board Members. The persons/ Organization who have submitted objections/suggestions in DDA were invited for hearing.

Following members were present:

- |                               |                     |
|-------------------------------|---------------------|
| 1. Finance Member             | Chairman(Board III) |
| 2. Engineer Member            | Member              |
| 3. Sh.Mange Ram Garg, M.L.A.  | Authority Member    |
| 4. Sh.Sudesh Bhasin           | Authority Member    |
| 5. Sh. Rajesh Gahlot          | Authority Member    |
| 6. Sh.E.F.N. Riberio          | Special Invitee     |
| 7. Dr. P.S. Rana              | Special Invitee     |
| 8. Commissioner ( Plg. ),DDA  | Special Invitee     |
| 9. Addl. Commr.(Plg.)-III,DDA | Special Invitee     |
| 10. Director (Plg.)Rohini,DDA | Convener            |

The draft recommendations of the Board of Enquiry & Hearing for modification/suitable incorporation in the draft ZDP- M (North West Delhi-II) are enclosed.

Date:

(Mange Ram Garg)  
M.L.A, Member of the Authority  
Member of the Board

(Sudesh Bhasin)  
Councillor  
Member of Authority/Board

(SH. B.K. CHUGH)  
EM/DDA  
Member of the Board

SH. NAND LAL  
FM/DDA  
Chairman of the Board

SH. J.B. KSHIRSAGAR  
Chief Town Planner  
T C P O



**SUMMARY OF OBJECTIONS / SUGGESTIONS RECEIVED FOR DRAFT ZONAL  
PLAN OF ZONE - M AND RECOMMENDATIONS OF THE BOARD OF INQUIRY &  
HEARING HELD ON 25. 8.2008**

Public Notice No. F-4(I) 2007 / MP / Pl. Dated 07.01.08

Sl. No./Date of Obj./Sugg.	Name of the Applicant	Summary / Brief of Obj./Suggestions	Recommendation of the Board.
Sl. No.1. 17/3.10.07 7/8.10.07 8/19.10.07 9/19.10.07 10/19.10.07 11/19.10.07 12/23.10.07 13/25.10.07 14/25.10.07 15/24.10.07 16/24.10.07 17/25.10.07 18/24.10.07 19/24.10.07 20/24.10.07 21/24.10.07 22/24.10.07 23/24.10.07 24/24.10.07 25/24.10.07 26/24.10.07 27/24.10.07 28/24.10.07  29/24.10.07 30/24.10.07 31/23.10.07 32/23.10.07 33/23.10.07 34/24.10.07 35/24.10.07 36/24.10.07 38/24.10.07 39/23.10.07 40/23.10.07 41/24.10.07 42/24.10.07 43/24.10.07 44/24.10.074 45/24.10.07 46/23.10.07 47/23.10.07 48/23.10.07 49/23.10.07 50/23.10.07 51/23.10.07	R-Blk. Kirari Extn, Karan Vihar Mrs. Ranbiri Devi Sh. Girander Singh & Neera Singh Sh. Jagdish Chander Sh. Ahsaan Ali Sh. Ram Chander Singh Sh. Shambo prasad Sh. Anil Kumar Sh. Parmatma Singh & Gopal Singh Sh. Om Prakash Sh. Nathu Ram Smt. Ram Vati Sh. Nek Ram Smt. Kamlesh Devi Smt. Ram Devi Sh. Sushil Kumar Smt. Keja Devi Sh. Gopi Prasad Gupta Sh. Satender Kumar Sh. Sher Singh Sh. Govind Ram Smt. Sumitra Devi Sh. Bijender Singh & Smt. Hem Lata Sh. Mohd. Abbi Shama & Abdul Munage Sh. Gori Shankar Sh. Omkar Singh Sh. Narayan Sh. Rajpal Singh Sh. Bharat Singh Sh. Hanuman Prasad Smt. Guddi Devi Sh. Manoj Kumar Sh. Prabhudh Prabhakar Smt. Sarita Devi Sh. Chiranjavi Lal Sh. Parmatma Singh Sh. Upinder Kumar Sh. Jagmohan Smt. Kavita Sh. Ram Bilas podar Smt. Mukeshwari Devi Sh. Ram Kishan Smt. Saraswati Devi Smt. Rekha Sh. Kumar Pal Smt. Urmila Devi	Residents of R-Block, Kirari Extn. Karan Vihar, Delhi has requested to indicate house in R-Block, Kirari Extn. Karan Vihar in the ZDP.	R Block, Kirari Extn., Karan Vihar is not indicated in the list of unauthorized colonies given in Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.



53/2.10.07	Sh. Gajraj Singh	Residents of R Block Kirari Extn., Karan Vihar, Delhi have requested to indicate their house in R Block, Kirari Extn., Karan Vihar in the Draft ZDP.
53/8.10.07	Sh. Amar Singh	
54/23.10.07	Sh. Ram Das Sharma	
55/18.10.07	Sh. Partap Singh	
56/18.10.07	Sh. Panch Ram Pal	
57/18.10.07	Smt. Binla Devi	
58/7.10.07	Smt. Vano	
90/26.10.07	Sh. Ram Niwas Sharma	
93/26.10.07	Smt. Rita Devi	
94/26.10.07	Smt. Sushma Devi	
95/26.10.07	Sh. Gopal	
97/29.10.07	Sh. Jogeshwar Das	
98/26.10.07	Smt. Anara Devi	
99/26.10.07	Sh. Bir Singh	
100/26.10.07	Sh. Ram Pandit	
101/29.10.07	Smt. Maya Devi	
104/29.10.07	Sh. Ram Chander Chourasia	
105/29.10.07	Sh. Mohinder Kumar	
106/29.10.07	Sh. Mohinder Rai	
107/29.10.07	Sh. Ashok Kumar Behra	
109/29.10.07	Sh. Radha Swami	
111/26.10.07	Smt. Laxmi Devi	
112/26.10.07	Sh. Ram Charan	
115/29.10.07	Sh. Vinod Kumar	
123/23.10.07	Sh. Kanahiya Lal	
124/23.10.07	Sh. Munna Lal	
125/23.10.07	Sh. Ram Banshi Lal	
126/23.10.07	Sh. Babu Lal	
127/23.10.07	Sh. Tejbir Singh	
128/23.10.07	Sh. Suraj Pal	
129/23.10.07	Sh. Sujat Ali	
130/23.10.07	Smt. Mumtaj Begam	
131/23.10.07	Smt. Runa Devi	
133/1.11.07	Sh. Ram Shankar Gupta	
134/1.11.07	Smt. Seeklaya Devi	
137/1.11.07	Sh. Rajinder Singh	
138/30.10.07	Sh. Ram Bhuj Singh	
141/30.10.07	Smt. Amlti Devi	
143/30.10.07	Sh. Subhash Chand	
144/5.11.07	Sh. Radhey Shyam Verma	
145/5.11.07	Smt. Jaiwanti	
146/2.11.07	Sh. Shiv Singh	
147/2.11.07	Smt. Kalawati Devi	
148/5.11.07	Sh. Shiv Pal	
150/2.11.07	Sh. Ravinder & Davinder	
152/2.11.07	Sh. Kailash	
153/2.11.07	Sh. Lotu Ram	
155/2.11.07	Sh. Kishan Lal	
158/2.11.07	Sh. Shankar Lal	
159/2.11.07	Sh. Sant Kumar Maurya	
160/31.10.07	Smt. Laxmi Devi	
161/31.10.07	Sh. Tilakdhari Ram	
162/2.11.07	Sh. Gulab Singh	

176/10.12.07	Sh. Hare Ram Parsad and Parsu Ram		
181/12.12.07	Smt. Ramvati Mathur		
199/15.11.07	Sh. Kishan Kanti		
Sl. No.2.0	Prem Nagar, J-Block	The residents of Prem Nagar J Block have requested to indicate J-Block, between Kirari Mubarakpur Road & Railway Line in the zonal plan.	Prem Nagar, J-Block is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.
2/15.10.07	Smt. Neera		
61/25.2.08	Smt. Neera		
91/31.10.07	Smt. Ratna Devi		
92/26.10.07	Smt. Asha Yadav		
102/29.10.07	Smt. Geeta Dubey		
103/29.10.07	Sh. Suresh Kumar		
108/29.10.07	Sh. S.K. Raju		
113/29.10.07	Smt. Kusum Devi		
114/29.10.07	Sh. K. Rao Sharma		
116/29.10.07	Smt. Poonam Devi		
117/23.10.07	Sh. Bali Yadav		
118/23.10.07	Smt. Kaushalya Devi		
119/24.10.07	Smt. Shakuntala		
120/23.10.07	Smt. Meena Devi		
121/23.10.07	Smt. Asha Devi		
122/29.10.07	Sh. Abhimanyu Yadav		
140/29.10.07	Sh. Amril Lal		
142/30.10.07	Smt. Santra Devi		
149/2.11.07	Sh. Rani Dev		
166/6.11.07	Sh. Shankar Kumar		
167/6.11.07	Sh. Jagbir Singh		
171/13.12.07	Sh. Nizam		
172/13.12.07	Sh. Abdul Menon		
173/13.12.07	Mohd. Shamcem		
174/6.12.07	Sh. Madhav Parsad		
175/10.12.07	Smt. Sonia		
177/10.12.07	Sh. Baldhari Lal		
178/10.12.07	Smt. Archana Rastogi		
179/12.12.07	Sh. Mangal Parsad		
180/12.12.07	Sh. Bahadur Singh Khareem		
182/12.12.07	Sh. Pawan Kumar		
183/5.12.07	Sh. Sita Ram		
186/5.12.07	Smt. Premwati		
191/11.12.07	Sh. Bholu Parsad		
195/2.12.07	Smt. Usha Devi Soni		
196/12.11.07	Smt. Saroj Bala		
198/12.11.07	Sh. Jai Vir Singh		
200/13.11.07	Smt. Neera		
210/6.12.07	Sh. Lalit Kumar		
219/3.4.08	Smt. Neera		
220/3.4.08	Residents Welfare Association J Blk.		
245/3.1.08	Sh. Parmod		
246/25/1/08	Smt. Neera		
Sl. No. 2.1	Prem Nagar, N-Block	* The applicant of N Block, Prem Nagar, has stated that according to Denik Jaagran dt. 14.10.07 Govt. is not	Prem Nagar, N-Block is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be
247/27.12.08	Sh. Saleti Ram		

		<p>liable to pay money for the land taken for "community facilities"</p> <p>• Alternate house should be allotted if their houses is taken by DDA</p>	<p>dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p> <p>The allotment of alternative houses is a policy matter outside the preview of Zonal plan.</p>
<p>Sl. No.2.2 13/28.12.07</p>	<p>Prem Nagar, O Block Smt. Suraj Devi</p>	<p>The applicant of O Block, Prem Nagar has requested to allot an alternate house before demolition.</p>	<p>Prem Nagar, O Block, is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p> <p>The allotment of alternative houses is a policy matter outside the preview of Zonal plan.</p>
<p>Sl. No.2.3 201/19.11.07 202/19.11.07 203/19.12.07 204/19.11.07 205/19.11.07 206/19.11.07 207/19.11.07 208/19.11.07 211/19.11.07</p>	<p>Prem Nagar, D Block Sh. Nazamul Huda and Mohd. Umer Sh. Vinod Kumar Sh. Sadhu Ram Smt. Usha Devi Sh. Jagdish Sh. Surender Kumar Sh. Ghanshyam Smt. Sushila Devi Smt. Krishna Shah</p>	<p>The applicants of D Block, Prem Nagar have requested to indicate their houses Prem Nagar-III, Part-II in the zonal plan</p>	<p>Prem Nagar, D Block, is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.2.4 79/23.4.08 80/23.4.08 81/23.4.08 82/23.4.08 184/5.12.07 185/5.12.07 227/30.4.08</p>	<p>Prem Nagar, M Block Sh. Sadhu Ram Sh. Hari Parsad Sh. Munna Lal Sh. Ram Kumar Sh. Nakhadu Ram Sh. Sita Ram Kamad Sh. Lal Babu Shah</p>	<p>Green is shown instead of M-Block Prem Nagar-II, Kirari Colony. So colony may please be shown instead of park in the Zonal Plan. Why 30 mtr. road is shown instead of Narayan Vihar, Prem Nagar II?</p>	<p>Prem Nagar, M Block, is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>

<p>Sl. No.2.5 59/30.11.07 110/29.10.07 139/30.10.07 151/2.11.07 192/10.12.07 212/19.11.07</p>	<p>Prem Nagar, C Block Smt. Mahi Devi Sh. Irfan Ahmed Sh. Dharmendar Khushwah Sh. Har Narain Pal Sh. R.D. Mishra Sh. Anar Shree</p>	<p>The residents of C Block, Prem Nagar have requested to locate the name of the colony Laxmi Vihar Extn., Prem Nagar-III in the Zonal Plan.</p>	<p>Prem Nagar, C Block is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.2.6 169/28.12.07 170/18.12.07</p>	<p>I Block, Prem Nagar Sh. Ram Parkash, Smt. Sangeeta Devi</p>	<p>The residents of I Block, Prem Nagar have requested to allot an alternate house before demolition.</p>	<p>The allotment of alternative houses is a policy matter outside the preview of Zonal plan.</p>
<p>Sl. No.3.0 236/7.2.08 244/7.2.08</p>	<p>Deep Vihar Sh. Kulwant Rana, ILA RWA Deep Vihar Welfare Society</p>	<p>* The colony of Deep Vihar which appeared at S. No. 216 in the list 1432 colony to be regularized by the GNCTD. * The applicant have requested to earmark the colony Deep Vihar on zonal plan &amp; "community facility" word should be omitted from the zonal plan.</p>	<p>Deep Vihar, is indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.4.0 249/3.1.08 250/3.1.08</p>	<p>Kirari Suleman Nagar Smt. Krishna Rani Smt. Rajni Devi</p>	<p>* The residents of Kirari Suleman Nagar have stated that according to Denik Jaagan di 14.10.07 Govt. is not liable to pay money for the land taken for "community facilities" * Alternate house should be allotted if their houses is taken by DDA</p>	<p>Kirari Suleman Nagar is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.  The allotment of alternate houses is the policy matter outside the preview of zonal plan.</p>
<p>Sl. No.5.0 216/7.3.08</p>	<p>Begampur Extn. Rajeev Nagar Residents &amp; Plot Holders Welfare Society Rajeev Nagar Extn.</p>	<p>* Begampur Extn. Rajeev Nagar is at S. No. 714 in the list of 1071 colonies &amp; at S. No. 1307 in the list of 1432</p>	<p>Begampur Extn. is indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be</p>

		<p>colonies. Most of the Kashmiri migrants settled in this colony.</p> <p>* Colony may be de-notified &amp; enlisted in the list of colonies to be regularized</p> <p>* Demolished area of the colony be got released to plot holders to construct their houses.</p> <p>* Existing colony (Thithankar Nagar, Jain Colony, Karala). Should be shown as fully developed.</p>	<p>dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.6.0 63/8.4.08 83/21.4.08 213/14.2.08 223/7.4.08</p>	<p>Rama Vihar RWA Rama Vihar RWA Rama Vihar RWA Rama Vihar RWA Rama Vihar</p>	<p>* The RWA Rama Vihar, have requested to indicate the colony i.e. Rama Vihar in Z.D.P.</p> <p>* Major roads are passing through Rama Vihar so, alignment of roads should be change.</p>	<p>Rama Vihar is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.7.0 165/6.11.07 193/12.11.07 194/12.11.07 197/12.11.07</p>	<p>Rattan Vihar Sh. Om Parkash &amp; Smt. Chanderkala Sh. Dinesh Mandal Sh. Vishva Nath Thakur Smt. Lalita Sharma</p>	<p>* The residents of Rattan Vihar, Kirari Suleman Nagar have requested to locate the name of the colony Rattan Vihar, Kirari, Suleman Nagar, Delhi in the Zonal Plan.</p> <p>* To locate Kirari Mubarak Pur Road</p>	<p>Rattan Vihar is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.8.0 89/6.11.08 209/31.10.07 240/5.2.08 241/5.2.08 242/6/2.08</p>	<p>Perhalad pur Bangar Indl. area Sh. K.K.Gupta Praladpur Manufacturer Association Sh. Devender Gupta Sh. Vikas Gupta Sh. Vijender Singh</p>	<p>* The residents of Prhaladpur Bangar Indl. Area land owner development society have stated that the industrial area has already been declared as</p>	<p>Perhalad pur Bangar Industrial area is not indicated in the list of un planned industrial area as per MPD-2021. Applicants however stated in the hearing that it is declared</p>

			to be dealt as per policy/notification.
Sl. No.12 235/12.2.08	Krishan Colony, Prahlad Vihar Sh. Shankar Lal Pathak	<p>* Name of the colony i.e. Krishan Colony, Prahlad Vihar does not appear on the zonal plan. Although it appears at S. No. 527 of 1432 colonies marked for regularization by GNCTD.</p> <p>* DDA has shown Group Housing flats instead the name of colony.</p> <p>* To remove anomalies i.e. Group Housing flats and the land use be marked as residential.</p>	Krishan Colony, Prahlad Vihar is indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.
Sl. No.13 234/11.2.08 238/6.2.08	Vikas Vihar, Patti Nithari, Kirari Sh. Sahdev Nishad Residents Vikas Vihar, Patti Nithari, Kirari Suleman Nagar	<p>* Name of the colony i.e. Vikas Vihar, Patti Nithari Kirari, Suleman Nagar. does not appear in Annx. V DDA's Zonal plan does not consider the existence of the colony.</p> <p>* Incorporate the name of the colony Vikas Vihar, Patti Nithari Kirari, Suleman Nagar in revised zonal plan.</p>	Vikas Vihar, Patti Nithari, Kirari, Suleman Nagar is not indicated in the list of unauthorized colonies given in the Annex.V of Draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.
Sl. No 14 229/24.4.08 239/7.2.08	Sh. Kulwant Rana, MLA Sh. Kulwant Rana, MLA	<p>1 In the M-zone plan the road width of Auchandi Bawana Road is shown 80 mtr. It should be 80 ft. wide.</p> <p>2 On both sides of Auchandi Bawana Road the land which pertains to local people "green belt is shown which is not possible it should be removed".</p> <p>3 On Auchandi Bawana</p>	<p>1.The Proposed road is indicated as 60m which is as per MPD 2021. The board however, felt that the part of road passing through Lal Dora may be reviewed for alternative solution. An Inter agency Committee under Chairmanship of CE/ Rohini may examine the matter.</p> <p>2. The green belt is as per MPD-2021 as well as earlier approved zonal plan. However, existing village Lal Dora is permitted in the green belt as per MPD-2021.</p> <p>3. The board recommends it</p>

		<p>Road near the existing village Shahabad Daulatpur Dist. park &amp; Commercial has been shown in the plan. This area belong to Shahabad Extn-I it should be removed.</p> <p>4 From Auchandi Bawana Road to village Shahabad Daulatpur Extn. 28 mtr. road is shown passing through abadi area of the village. it should be removed.</p> <p>5 Near Shahabad Daulatpur there is a road leading to Sec. 27 Rohini it passes through abadi area of the village - it should be removed.</p> <p>6 In the village Shahabad Daulatpur, Sec-26 Rohini in the Abadi area Dist. Park is shown. It should be removed.</p> <p>7 On the main Auchandi Bawana Road in the main zonal draft plan annexure no. V Shahabad Daulatpur Part - I &amp; II are not shown.</p> <p>8 On the main Bawana Auchandi Road. Sec-16 in spite the abadi area of Guru Nanak Colony School &amp; park are shown on the private land. It should be made residential.</p> <p>9 In the M-Zone, Sec-23, Rohini Rithala Road behind Braham Shakti Hospital. Green belt is shown. This land should be reserved for school.</p>	<p>is to be dealt as per the regularization policy of the government.</p> <p>4. It is as per approved ZDP 2006 &amp; approved LOP of Sector-27 &amp; 28. However the board felt that a part of road passing through the Abadi area/Lal Dora may be reviewed for alternative. An Inter agency Committee under Chairmanship of CE/ Rohini may examine the matter.</p> <p>5. As Above.</p> <p>6. There is no Dist.park proposed at the location.. As such no action is required.</p> <p>7. The list of unauthorized colonies is tentative. Board recommends that all such colonies which are in the list of GNCTD for regularization may be incorporated in the annexure-V of draft ZDP.</p> <p>8. The schools &amp; parks are permissible as part of gross residential area. No school/park is shown at the site under reference in the ZDP.</p> <p>9. The board observed that this is a left over land between the unauthorized colonies which is shown as Green/Recreational in Draft ZDP. Board recommends that part of it may be utilized for Govt. school.</p>
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		<p>10 On the main Bawana Auchandi Road M-Zone near Shahabad Dairy Commercial is shown instead it should be kept reserved for school and community facilities.</p> <p>11. In the Rohini M-Zone draft in annexure V Deep Vihar is in the list of unauthorized colonies at Sl. No. 10 instead of Deep Vihar. "community facilities" have been shown. In place of community facilities "Deep Vihar" should be shown as residential.</p> <p>12 In the M zone the road from outer ring road passes through sec. 20, 21, 22, Mangolpur Kalan, Mangolpur Khurd &amp; Pooth Kalan. Its width is shown 40 mtr. in the zonal plan which is baseless. It should be kept as it is</p>	<p>and remaining land be retained as green/recreational.</p> <p>10. The commercial use referred by the applicant and request for school &amp; facilities are part of "gross residential" area as indicated in the draft zonal plan. As such no action is required.</p> <p>11. The name of this colony is indicated in the Annex. V of the Draft Zonal plan. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The board recommends it to be dealt as per policy/notification.</p> <p>12. The road R/W between outer ring road and supplementary drain is as per MPD-2021 and approved ZDP 2006. However, the stretch passing through Lal Dora, may be reviewed by an Inter agency Committee under the Chairmanship of CE/Rohini.</p>
<p>Sl. No. 5 62/18.2.08 84/15.4.08 217/9.1.08 232/31.08</p>	<p>Sh. R.K. Luthra &amp; Sh. Rahul Gupta, President &amp; Secy. Of Rohini Resdl. Scheme 1981</p>	<p>1. Plotted development has been changed to Housing development.</p> <p>2. When there is no land for waiting Rohini registrants under plotted development, how DDA has proposed 5543 hact. of land under ZDP-N. To allot the plots to remaining Registrants of Rohini Scheme-81.</p> <p>3. How much area has been reserved for the purpose of plotting allocation for pending registrants? Rohini area reserved for Rohini Scheme registrants only.</p>	<p>The matter is outside the preview of ZDP. However, Board is of the opinion that pending registrants of 1981 Rohini Resdl. Scheme may be given priority in the allotment.</p>

		<p>4. Already over-quota allotments has been made                  (a) Co-operative/Housing.                  (b) Housing for general public                  (c) Housing through private sector.                  (d) Already many facts of Rohini land has already been allotted illegally.                  Any further land allocation is not acceptable under this head.                  5. There is no provision for Rohini land under alternative allotment at the launch of Rohini Scheme in 1981.</p>	
<p>Sl. No. 16                  777.4.08                  2182.4.08                  2227.4.08</p>	<p>Sh. Ramdhari Jindal Memorial Trust</p>	<p>* In corporation of the existing educational use of 14 bighas and 18 biswas (1.26 hect.) land of Ramdhari Jindal Memorial Trust (Regd.) at village Shahabad Daulatpur, Delhi in the zonal plan of zone M.                  * Published zonal plan is not marked with khasra nos. and it is not possible to show exact location of educational institutes.</p>	<p>Recommended subject to fulfillment of different conditions as per policy/regulations approved by the Authority.</p>
<p>Sl. No. 17                  86/21.08                  22.7.08 and                  23.7.08</p>	<p>Sh. Rajesh Gahlot, Nigam Parshad Member/DDA</p>	<p>1. The width of Bawana Auchardi Road is proposed as 60m. The applicant wants to reduce road width to 80ft.                   2. Shahbad Daulatpur is densely populated. The green belt which is proposed on the both sides of Shahbad Daulatpur road is to be removed.</p>	<p>1. The Proposed road is indicated as 60m which is as per MPD 2021. The board however, felt that the part of road passing through Lal Dora may be reviewed by an Inter agency Committee under Chairmanship of CE/Rohini.                   2. The green belt as referred in suggestion is as per MPD-2021 as well as earlier approved zonal plan. Moreover existing Lal Dora is permitted in Green Belt as per MPD 2021.</p>

		<p>3. In the draft zonal plan public / semi public facilities are shown on the right of the sector-16. It is to be removed and shown as residential only.</p> <p>4. On the Bawana Auchandi Road in Shahbad Extn. Semi public and green belt is shown. These facilities to be removed &amp; shown as residential only.</p> <p>5. The 30.0m R/W which is connecting Bawana Auchandi Marg &amp; passing through Sec.27 is to be removed.</p> <p>6. 28 m road which is connecting Phimi of shahbad daulatpur village &amp; passing through sec-27 is to be removed.</p> <p>7. All the roads which are passing through the unauthorized colonies which are the part of Shahbad Daulatpur Vidhan Sabha Area are to be marked at some other place.</p> <p>8. Distt. Centre is shown instead of Deep Vihar.</p>	<p>3. The schools &amp; parks are part of gross residential area. No school/park is shown at the site under reference. The area is already shown as gross residential area in the draft ZDP.</p> <p>4. The green belt as referred in suggestion is as per MPD-2021 as well as earlier approved zonal plan. Moreover existing Lal Dora is permitted in the green belt as per MPD 2021.</p> <p>5. It is as per approved ZDP 2006 &amp; approved LOP of Sector-27 &amp;28. The part of road passing through the Abadi area/ Lal Dora may be reviewed by an Inter agency Committee under Chairmanship of CE/Rohini.</p> <p>6. As above</p> <p>7. To be examined as per approved Govt. policy.</p> <p>8. Deep Vihar is indicated in the list of unauthorized colonies given in the Annex.V of draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per</p>
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Sl. No.18 78/14.3.08 214/14.3.08	D.D. Educational Society	Zonal plan does not show ground reality. Khasra No.34/7, 34/3, 34/2 & 34/8 village (Barwala). The site w/r be proposed as institution.	Recommended subject to fulfillment of different conditions as per policy approved by the Authority.
Sl. No.19 76/24.3.08	Sh. Lajpat Rai Guel	<p>* The land structure built on khasra No.34/6, 34/7, 34/14 &amp; 34/4 measuring 14 biga and 18 biswas is adjacent to the boundary of Lal. Dora and village Barwala. Hence, the land in question can't be acquired and is liable to be denotified under the denotification policy. It may be shown as a farmhouse.</p> <p>* The land on which farm house has been built up is duly sanctioned by the competent authority and the objector is also paying house tax in respect of the said property.</p>	The board recommends that the sanctioned farm houses be dealt as per govt. policy/MPD 2021.
Sl. No.20 64/24.08 215/7.3.08	Tirthankar Nagar, Jain Conlony Sh. D.S. Mathur, Village Kurala Sh. H.K. Kaul, Social Activist	*This colony is in the list of 1071 unauthorized colonies at S. No. 943 & in the list 1432 at S. No.	Tirthankar Nagar, Jain Conlony, is indicated in the list of unauthorized colonies given in the

		<p>1064 most of the Kashmiri migrants settled in this colony.</p> <ul style="list-style-type: none"> <li>* Colony may be de-notified &amp; enlisted in the list of colonies to be regularized</li> <li>* Demolished area of the colony be got released to plot holders to construct their houses.</li> <li>* Existing colony (Thithankar Nagar, Jain Colony, Karala). Should be shown as fully developed.</li> </ul>	<p>Annex.V of draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.21 65/24.3.08 66/24.3.08 67/26.3.08 68/26.3.08 69/26.3.08 70/24.3.08 71/24.3.08 72/24.3.08 73/24.3.08 74/24.3.08 75/24.3.08</p>	<p>Iron &amp; Steel Traders Sunil Traders Somani Enterprises Goel Iron Store Ganesh Iron Store Shiv Iron Store Hanuman Traders Mohan Steels Anand Udoyg Surya Steels Jai Ambey Iron Store Saraswati Iron Traders</p>	<p>Make provision in MPD-2021 for giving plots/shops to iron and steel traders</p>	<p>Representative of Iron &amp; Steel Traders requested to make provision in MPD-2021 for giving plots/shops to Iron and Steel Traders and also to de-seal their premises till alternative allotments is made. The Board felt that the matter pertaining to de-sealing is outside the preview of ZDP. There is already a provision for wholesale trade/ware housing in the draft ZDP as per MPD 2021 norms.</p>
<p>Sl. No.22 248/3.1.08</p>	<p>Pappu Colony, Prahladpur Bangar Smt. Krishna Devi.</p>	<p>* The applicant of Pappu colony, Prahladpur Bangar has requested to indicate the plot Pappu Colony in the in Prahladpur Bangar.</p>	<p>Pappu Colony, Prahladpur Bangar is indicated in the list of unauthorized colonies given in the Annex.V of draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.</p>
<p>Sl. No.23 60/24.3.08</p>	<p>NCR Planning Board Sh. Rajeev Malhotra, Chief Regional Planner, NCR Planning Board</p>	<p>1. Information regarding minimum width of the roads-9m/12m/18mt. is missing. Details on the hierarchy of the roads should be incorporated. 2. The facilities indicated in the Annex.II and list</p>	<p>Hierarchy of roads in the ZDP is as per the provisions of MPD 2021.  2. Facilities shall be detailed out in sub-division.</p>

		<p>out in text part are to be incorporated on the zonal plan in a balanced way.</p> <p>3. Demarcate the green belt of one peripheral village</p> <p>(i) %age of the green area excluding the ridge and green belt should be to the extent of 20% of the land use.</p> <p>4. Microzonation of the zone is to be carried out to avoid high residential dev. On the land with higher risk of earthquake.</p> <p>5. To maintain the overall % of area under recreational use (Distt. Park and Forest) of the green area is to be proposed as per MPD 2021.</p> <p>6. %age of green area excluding the ridge and green belt should be to the extent of 20% of the Landuse.</p> <p>7. There is hardly any provisions/attempt for recycling of the solid waste. More locations suitable or landfill sites should be identified.</p> <p>(i) All drains/water channels should be developed as green corridor - it will facilitate the widening of drains in future.</p> <p>8. Road connecting from Delhi to various cities of the Haryana should be incorporated. Road should be finalized and marked on the Zonal Plan.</p>	<p>plans of facility areas.</p> <p>3. M Zone is not a peripheral Zone. As such no action is required regarding peripheral green.</p> <p>4. Suggestion is noted.</p> <p>5. Recreational use is proposed as per MPD 2021.</p> <p>6. Suggestion is noted.</p> <p>7. Recycling of solid waste etc. is not a zonal plan matter.</p> <p>i) The suggestion is noted.</p> <p>8. Roads have been proposed as per MPD-2021</p>
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<p>Sl. No.2: 87/5.7.0:</p>	<p>Smt. Geet. Dewan Verma</p>	<p>(a) In the public notice dt. 07.01.08 the title is mentioned as the DRAFT ZONAL DEV. PLAN (Rohini Sub-City, Ph-III, IV &amp; V).</p>	<p>a) The title of the draft zonal plan is as per MPD-2021.</p>



		<p>Whereas the draft zonal plan available at vikas sadan sales counter is titled as Zonal Development Plan (Zone-M/Rohini Sub City) for Zone North West Delhi - II</p> <p>(b) The Draft Zonal Plan is not signed anywhere and was sold without receipt.</p> <p>(c) The area of the zone mentioned in the draft zonal plan: 5543 Hact., whereas the area of zone 'M' mentioned in MPD-2021 is 5073 Hact.</p> <p>(d) The text is not properly referenced in relation to either an approved ZDP or MPD-2021 and is thus not a ZDP in terms of section 8.</p> <p>(e) Because draft ZDP is clearly short of the mandate of section 8 and too sketchy to allow meaningful comments, para wise objections / suggestions have been submitted as enclosed which mainly indicate text that needs to be inserted / substituted to make the topics covered in the ZDP conform to section 8 and comprehensible for public scrutiny and comments.</p>	<p>b) The approved plan shall be signed by the Competent authority.</p> <p>c) The area of zone mentioned in the draft zonal plan as well as in the earlier approved zonal plan for Zone M is 5543 Hact. The Board felt that necessary corrections may be done in MPD 2021.</p> <p>d) The draft zonal plan is based on the provisions of MPD 2021.</p> <p>e) Applicant did not attend the public hearing. However, suggestions made by her were noted by the board.</p>
<p>Sl. No.25 221/28.3.08</p>	<p>Delhi Dal Mills (Millers)</p>	<p>Delhi Dal Mills Association has requested to save the Agro based small scales Dal Mills Established in Lal Dora situated on</p>	<p>Permissibility of activities in Lal Dora to be as per MPD 2021/ govt. policy.</p>

-267-

		main wide roads. * These mills should be regularized.	
Sl. No.26 22/2.4.08	Begampur Extn., Rajeev Nagar Sh. D.S. Mathur	The areas falling within the boundaries of these colonies (Begampur Extn.) Rajeev Nagar may be excluded from the development area of DDA. Khasra No. 103/2/2.3.4.7.8.9/1/12/2, 13/14 and may also be deleted from the draft zonal plan of DDA.	Begampur Extn., Rajeev Nagar. is indicated in the list of unauthorized colonies given in the Annex.V of draft ZDP. This is to be dealt as per the policy of regularization of unauthorized colonies approved by GNCTD/GOI. The Board recommends it to be dealt as per policy/notification.
Sl. No.27 230/15.4.08	Smt. Nilanjala Roy	Regarding legal status of MPD-2021 & legal status of D.D. Act & rules.	Not specific to Zone M.
Sl. No.28 231/24.12.07	Deptt. of Higher Education Sh. A.K. Singh, Dy.Dir.(Higher Edu.)	<ul style="list-style-type: none"> <li>* Rural zones are lacking in respect of education facilities.</li> <li>* Change of land use from school to technical / higher education may be permitted.</li> <li>* The college / institution located on land which are in rural area but are not on agricultural green could therefore be permitted as P.S.P. facilities in the areas where they are located.</li> <li>* The institutes running in Laldora extended abadi be regularized on the land where they are running if not possible alternative plots may be provided in surrounded.</li> </ul>	Recommended subject to fulfillment of different conditions as per policy/regulations approved by the Authority.
Sl. No.29 225/7.4.08	Landscape Deptt./DDA Smt. Kalpana S. Khurana, Dy.Dir.& Smt. Savita Bhandari. Dir.(Landscape & Environmental) Planning Unit, DDA	<ul style="list-style-type: none"> <li>* No park of hierarchy i.e. city park or distt. park or community park has been given in this zone. The greens are only emerging as green belt along the transport corridor.</li> <li>* Services along the road</li> </ul>	The Board felt that the category of parks may be shown in the draft Zonal plan as per MPD-2021.  Suggestion is noted.

		<p>will disturb the proposed green.</p> <ul style="list-style-type: none"><li>* Pressure of future facilities like grave yard &amp; utilities like EES, STP all are added on the green areas hence further reducing it to a very minimum scale.</li><li>* The corridor along the roads do not emphasis even the pedestrian &amp; cycle path which are again given on the green areas later.</li><li>* List of water bodies to be given as per high court orders.</li></ul>	<p>Land for facilities/utility at Zonal level has already been provided in the draft Zonal plan.</p> <p>Foot paths and cycle tracks to be detailed out at sector level.</p> <p>Board recommends that the list of existing water bodies be provided.</p>
<p>Sl. No.30 226/7.4.08</p>	<p>Sh. Dewan Singh</p>	<p>*Regarding infrastructural crisis particularly i.e. water, sewage disposal, solid waste disposal</p> <ul style="list-style-type: none"><li>* Ridge not demarcated.</li><li>* Why expansion within in the city when we have NCR for the same purpose.</li><li>* To preserve the available open spaces in the city in whatsoever form the exist. The agricultural land still farming a large part of green belt in the city should be immediately preserved rather than opening for construction</li><li>* No further expansion both vertical &amp; horizontal growth of the city be allowed till the time a sustainable infrastructure for the current population is in place.</li></ul>	<p>The ZDP is prepared within the frame work of MPD 2021.</p> <p>The suggestion is not specifically related to Zone M.</p>

ANNEXURE II

**A. Modifications proposed in the Text of Draft ZDP of Zone 'M' based on the Obj./Sugg. and recommendations of Board of Enquiry & Hearing.**

No.	Chapter /Page No.	Existing	Proposed modifications																														
1.	1.1/page 1	Zone M covers an area of 5543 Hact.....	Zone M (Rohini sub-city Ph.III, IV & V) covers an area of 5543 Hact....																														
2.	1.2/Page 1	..... taken as 5543 Hact.	.....taken as "5543 hact. Ph. III of Rohini sub-city comprises of Sec.20 to 25 and Ph.IV & V of Sec.26 to 41.																														
3.	1.3/page 1	Para 1.3	Para 1.3 is deleted																														
4.	2.1/Page 1	....."Rohini sub-city" which .....	.....Rohini Sub-city (Ph.III, IV&V) which...																														
5.	4.1/Page 2	Para 4.1 Break up of major land use	Para 4.1 Break up of major land use is deleted.																														
	6.1/Page 5	<table border="1"> <thead> <tr> <th>LAND-USE</th> <th>AREA (Hact.)</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>-3049.00</td> <td>-55%</td> </tr> <tr> <td>PSP</td> <td>-444.00</td> <td>- 8%</td> </tr> <tr> <td>Recreational</td> <td>-787.00</td> <td>-14.20%</td> </tr> <tr> <td>Transportation</td> <td>-665.00</td> <td>-12.00%</td> </tr> </tbody> </table>	LAND-USE	AREA (Hact.)	%	Residential	-3049.00	-55%	PSP	-444.00	- 8%	Recreational	-787.00	-14.20%	Transportation	-665.00	-12.00%	<table border="1"> <thead> <tr> <th>LAND-USE</th> <th>AREA (Hact.)</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>-3039.00</td> <td>-54.82%</td> </tr> <tr> <td>PSP</td> <td>-469.00</td> <td>-8.46%</td> </tr> <tr> <td>Recreational</td> <td>-762.00</td> <td>-13.74%</td> </tr> <tr> <td>Transportation</td> <td>-675.00</td> <td>-12.18%</td> </tr> </tbody> </table>	LAND-USE	AREA (Hact.)	%	Residential	-3039.00	-54.82%	PSP	-469.00	-8.46%	Recreational	-762.00	-13.74%	Transportation	-675.00	-12.18%
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7.	7.1.2/Page 6	There is no such para on 7.1.2	<p>Para on Unauthorized colonies: The process of regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. The tentative list of the unauthorized colonies falling the Zone has been annexed. As in the case of village Abadi the Landuse of the finally approved unauthorized colonies by the Govt. as per the boundaries specified by the competent authority located in any use zone would be considered as residential</p>																														
8.	7.1.3/page 6	There is no para on 7.1.3	<p>Para on Farm houses The Farm houses were permitted and sanctioned under the provision of Master plan 1962 and 2001 and as per MPD 2021. The Farm houses can now be permitted only in the green belt area. However, all the existing farm houses would be dealt as per the policy of Farm houses and Public Private Partnership in the land assembly and its development.</p>																														

9.	7.3/ Page 6	There is no para on INDUSTRY	<p>Para on Industry is added at 7.3.... Area measuring about 332.0 Hect. is proposed for light and service industry. The major industrial area (light and service industry) measuring about more than 300 Hect. is proposed at the south of sector 40 &amp; 41 at the junction of UPR-II and Rohtak railway line. Remaining areas are proposed as service industry in small pockets in various sectors as indicated in the Zonal Plan.</p> <p>There is no unplanned industrial area in Zone-M recommended for redevelopment in MPD-2021. However as per objections/suggestions received in response to publication of draft ZDP, Hon'ble L.G. has approved industrial cluster in non-conforming area at Prahladpur Banger for redevelopment under MPD 2021. This shall be dealt as per provisions of MPD-2021/Govt.Policy.</p>
10.	7.4/ page 7	Fuel stations and Gas godowns	<p>Fuel stations (Petrol pump and CNG). The Gas godowns have been indicated separately as 7.4.1</p>
11.	7.4/ page 7	<p>Number of Fuel Stations indicated including Petrol pump and CNG.</p> <p>There is no para on CNG.</p>	<p>Number of petrol pump and CNG shown separately.</p> <p>Para on CNG is added as "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 and industrial, PSP facilities and other areas, fuel stations are to be earmarked as per norms given in MPD 2021".</p>
12.	7.4.1/ Page 7	Gas Godowns clubbed with Fuel Stations	Gas godowns indicated separately.
13.	7.5.1/page 8	No para on Facility Corridor	<p>Para on Facility Corridor</p> <p>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 plans. The facility corridors indicated in the zonal development plan will be detailed out into specific use as per Master plan at</p>

			the time of preparation of detailed layout and Sector plans on the basis of feasibility and ground realities. The exact boundary of the facility belt/corridor will thus be governed by the approved layout plan.
14.	7.5.2/ Page 8	No para on regularization of Existing Institutions	Para on Regularization of existing Health, Educational, Cultural and Spiritual/Religious Institutes: The area of regularization in case of schools and hospital will be as per norms laid down in the MPD 2021. In respect of land being used for religious (including spiritual and cultural) purposes, the existing area under such usage will be regularized subject to the condition that built up area will not exceed FAR of 15 with 15% of ground coverage and such buildings will be directly related to the particular land use activity viz. religious including spiritual or cultural being regularized. The institutions concerned will not be entitled to put up the land to any other land use at any time. Doing so may invite take-over of the land by the DDA for alternative uses, on payment of reasonable compensation.
15.	7.7/Page 10		A sentence is added after non-motorized corridors "part of proposed roads passing through Lal Dora shall be reviewed for appropriate alternative as per site conditions."
16.	Para 8	<b>INFLUENCE ZONE</b> As provided in MPD 2021 influence zone has been proposed on either side of MRTS corridor to the width of about 500mtr, which is to be delineated in local level plans.	Para on Influence Zone As per Master plan 2021 para 3.3.2 influence zone along MRTS Corridors and the sub-zones for re-development and renewal should be identified on the basis of physical features such as Metro roads, drains, high tension lines and control zones of monuments, heritage area etc. This identification is to be done in consultation with GNCTD. In the zonal development plan prepared number of colony roads, local drains, high tension lines, heritage areas etc. are not indicated. Therefore, boundary of the influence zone has not taken indicated in the Zonal development plan. It will be

			shown only in the local area plans which are more site specific. However, if there is any proposal received within 500 mtrs. Of the central line of the MKI's/major transport corridor, it will be examined as per the guidelines given for redevelopment in the Master Plan by the Technical Committee and the Authority.
17.	Para 11	There is no para 11.	New Para 11 regarding change of land use is added as under: "The technical committee vide Item No.112/2008 dated 7.7.08 approved the change of land use of land measuring 10 hect. (25 acres) from Recreational (District Park) to Transportation (Heliport) in Sector-36, Rohini. The change of land use is to be further processed for approval of the MOUD under Section-11-A of D.D.Act." About 25 Hact. of land in the Recreational area in Sec.34 is proposed for divisional and Distt. Sport Centre. As such change of land use from Recreational (Distt. Park) to PSP(Sports facility) is to be processed for approval of MOUD under Section 11 of DD Act.
16.	Annex.III	Source- GNCTD Notification	Source- the list is tentative and based for GNCTD notification
17.	Annex.IV	Source-GNCTD Notification	Source- the list is tentative and based for GNCTD notification
18.	Annex.V	Source- List of unauthorized colonies supplied by GNCTD.	The Source is deleted and is replaced by a Foot Note "Regularization of unauthorized colonies, as per MPD-2021 is to be dealt as per the Govt. Policy. List of unauthorized colonies in the Annexure is tentative and based on the list supplied by the GNCTD. All such unauthorized colonies in the list of GNCTD for regularization from time to time shall deem to be a part of the Annexure".
19.	Annex.VI	There is no Annex.VI	A new Annexure regarding tentative list of Spot zoning cases received in response to public notification/draft ZDP is added along with the Foot Note as under: " the regularization of institutions shall be subject to detailed examination by the Zonal Committee

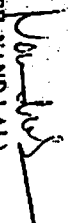



- 273 -

		as per Authority Resolution No. 25/2008 dt. 10.4.08 and subject to fulfillment of all the conditions.
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B. Modifications made in the Zonal Plan Drawing:

1. Land use category Regional park('r-1) is deleted
2. The land use category (T-1) Airport/Heliport under Transportation is added in the Legend
3. Of land in Sect. 36 is proposed for Heliport as the change of Landuse from Recreational to Transportation (Heliport) is approved by the Technical Committee vide item No. 112/2008 dt. 7.7.08.
4. In order to compensate the loss of 10 Hact. of Recreational area due to proposed Heliport additional recreational area is proposed out of Residential Landuse.
5. Hact. of land in Sec.34 is indicated as PSP Sports Facility which shall be processed for change of land use.

  
(SH. NAND LAL)  
FM/DDA  
Chairman of the Board

  
M.K. CHUGH  
EM/DDA  
Member of the Board

(MANGE RAM GARG)  
M.L.A., Member of the Authority  
Member of the Board

  
(SUDESH BHASIN)  
Councillor  
Member of the Authority/Board

Item No. 95/2008  
17.12.2008

-274-

No. PPR/2076/Pt.II/2007// Pt.

Date:

Sub: Draft Zonal Development Plan for Zone-N (Zone North West Delhi-III) as per MPD-2021

### 1.0 BACKGROUND

The Draft Zonal Development Plan of Zone-N under the provisions of MPD-2021 was approved by the Technical Committee held on 6.11.07 vide item no. 103/2007. Subsequently the Draft Zonal plan was approved in the Authority meeting vide item no. 109/2007 dt. 5.12.07 for inviting Obj./Suggestions

A public notice was issued under section 10 (1) of Delhi Development Act 1957 (No.61 of 1957) read with rule '5' of Delhi Development (Master Plan & Zonal Development Plan) rules, 1959, of the preparation & publication of Draft Zonal Development Plan for NCT of Delhi on 17.1.2008 for inviting Objections/Suggestions up to 16.4.2008.

### 2.0 BOARD OF ENQUIRY & HEARING

Board of Enquiry & Hearing was constituted vide notification dt.10.9.2007 with following members of Board-I dealing with Zone-N:

	Vice-chairman, DDA	Chairman
1.	Finance Member, DDA	Member
2.	Engineer Member, DDA	Member
3.	Chief Town Planner	Member
5.	Sh. Mahabal Mishra, MLA	Member
	Member of Authority	
5.	Sh.K.T.Gurumukhi, Town Planner	Special Invitee
6.	Sh. B.N.Singh, Town Planner	Special Invitee

The meeting of the Board of Enquiry & Hearing of Board-I was held under the Chairmanship of V.C., DDA on 27.8.2008 & 28.8.08 Sh. Sudesh Bhasin and Sh. Rajesh Gahlot, both Member of Authority were nominated as Members of the Board but they did not attended the meeting.

### 3.0 BRIEF OF OBJECTIONS / SUGGESTIONS

In all 750 objection/suggestions were received for Zone-N on the following major aspects:

- Requests for Change of land use.
- Requests for Regularization of Unauthorized Colonies
- Regularization of existing religious /Educational/Health Institutions
- Suggestions given by Professionals.

-275-

-2-

Objection to the proposed 100 mtr. R/W Urban Extension Road No.2 by the residents of Ekta Vihar, Jain Colony, Rani Khera.

The tentative recommendations of the Board of Enquiry & Hearing held on 30.8.08 are enclosed as Annexure-I (Page 276 to 291)

#### 4.0 PROPOSAL

The draft ZDP is modified based on the recommendation of the Board & Enquiry & Hearing & Summary of modifications under taken in the land use plan & report is given in Table as Annexure-II A&B. Modified draft report with land use plan is enclosed as Annexure-III (booklet) Page 292 to 294

As per preamble given in draft ZDP-N & in response to public notice issued on 1.5.08 for regularization of existing religious/educational/health institutions, 9 cases have been received and are given as Annexure-V.

The proposed modifications in the Text/ Zonal plan are indicated in Annexure II and the modified Draft Zonal plan as per Annexure III is placed before the Authority for consideration.

#### 5.0 RECOMMENDATIONS

The recommendations of the Board of Enquiry & Hearing, the modified draft report with Land use Plan are placed before the Authority for consideration & Approval for forwarding to MOUD, G.O.I. for according final approval as per the provisions of Delhi Development Act, 1957.

#### RESOLUTION

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

- Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

Restricted use only

DELHI DEVELOPMENT AUTHORITY

No.PPR/2076/Pt.II/2007

Dt:

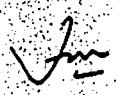
Sub: Draft Minutes of the Board of Enquiry & Hearing held on 27.8.08 & 28.8.08 under the Chairmanship of V.C., DDA for Zone-N(North West Delhi-III)


A meeting of the Board of the Enquiry & Hearing for Draft Zonal Development Plan for Zone-N (North West Delhi-III) was held under the Chairmanship of V.C., DDA on 27.8.08 & 28.8.08. Draft report containing summary of the objections/ suggestion received alongwith the planning remarks were circulated to the Board Members. The persons/Organisation who have submitted objections/suggestions in DDA were invited for hearing.

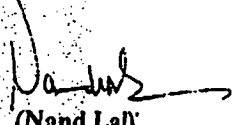
Following members were present:

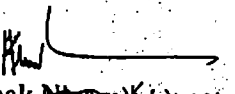
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|-----------------------------|--------------------|
| 1. Vice-Chairman, DDA.      | Chairman (Board-I) |
| 2. Finance Member, DDA      | Member             |
| 3. Engineer Member, DDA     | Member             |
| 4. Chief Town Planner, TCPO | Member             |
| 5. Sh.Mahabal Mishra        | Authority Member   |
| 6. Sh.K.T.Gurmukhi          | Special Invitee    |
| 7. Commissioner (Plg.)DDA   | Special Invitee    |
| 8. Addl.Commr.(Plg.)III,DDA | Special Invitee    |
| 9. Director(Plg.)Rohini.    | Convonor.          |

The draft recommendations of the Board of Enquiry & Hearing for modification/suitable incorporation in the draft ZDP-N (North West Delhi-III) are enclosed.

  
V.S. (Kshir Sagar)  
Chief Town Planner, TCPO  
Member

  
(B.K. Chugh)  
EM/DDA  
Member

  
(Nand Lal)  
FM/DDA  
Member

  
(Ashok Kumar)  
Vice-Chairman/DDA  
Chairman of the Board

SUMMARY OF OBJECTIONS / SUGGESTIONS RECEIVED FOR DRAFT ZONAL PLAN -N

Name of the colony/Applicant	No. of Applicants	Summary Brief Obj/Sugg.	Recommendation of the Board.
Bhagya Vihar, Jain Colony, Rani Khera, Delhi - 110081	665 applicants: (Sl. No.86 to 750)	We strongly object to the parts of zone 'M' & 'N' particularly to the proposed 100 mtr. R/w road (UER - II). It is to inform that the colony of Bhagya Vihar, Jain colony is under the process of authorization having more than 70% built up area. It is in the list of 1432 + 107= 1539 unauthorized colonies submitted in the office of Addl. Secretary (UC)	UER II is as per MPD 2021 and approved ZDP of Zone N part and therefore, it is desirable to be implemented. However, more than 600 Obj. has been received from the residents of Bhagya Vihar, Jain colony requesting for diverting the road as it is passing through their colony. More than 600 people also attended public hearing and requested to re-align the road as their houses are being affected. They also submitted the alternative alignment of road. As such the Board recommends following suggestions based on ground realities and feasibility. i) Alternative alignment of this proposed road. ii) Elevated corridor covering unauthorized Bhagya Vihar Colony, Rohtak Railway line and Rohtak Road (NH-10) connecting Dwarka Project. iii) Encroachment under the road be removed. A Committed under the Chairmanship of Chief Engineer(Rohini) may examine and suggest a possible alternate solution.
Ekta Vihar, Rani Khera, Delhi.	17 Applicants (Sl. No. 67 to 83)	<ul style="list-style-type: none"><li>We strongly object to the parts of zone M and N particularly to the proposed 100 mtr. R/w (UER-II). It is to inform that the colony of Ekta Vihar, Rani Khera is more than 70 built up in Khasra No. 35/11.</li><li>As such it is suggested that 100 mtr vide urban extension road - II may be diverted from such areas to where no residential people are effected. This may be done keeping in view the larger interest of the residents of the colony and allow them to live in own developed habitation.</li></ul>	As above.

ZONE - N

<p>Delhi Loha Vyapar Association, Rajouri Garden/Shahdara</p>	<p>15 Applicants (Sl. No.35 to 49)</p>	<ul style="list-style-type: none"> <li>• Provision for giving Plots to all member traders</li> <li>• Market Planning may be made.</li> <li>• iii. Sufficient space for each member, trader of Iron &amp; Steel may be made in the Development Plan.</li> </ul>	<p>Members of Delhi Loha Vyapar Association attended the public hearing and requested to allot plots to Iron &amp; Steel merchants in all Zonal plans and till than their sealed premises may be de-sealed so that they can start their business.</p> <p>The Board felt that the matter pertaining to de-sealing does not come under the preview of Zonal Plans. Regarding allotment of plots it is observed that there is already a provision of whole-sale trade and ware-housing in the zonal plan as per MPD-2021 norms in which allotments could be made as per policy.</p>
<p>Chottu Ram Rural Institute of Technology, Kanjhawla (Ghevra) Delhi</p>	<p>6 Applicants (Sl. No.4 to 9)</p>	<p>The applicant has requested for change of Land-use at C.R.R.I.T. Kanjhawla where the institution is running polytechnic/Eng. College for many years.</p>	<p>To be examined/dealt as per approved policy of Spot Zoning. Recommended for regularization of existing facilities subject to fulfillment of different conditions as per policy /regulations of spot zoning.</p>
<p>St. Vivekanand Secondary School, Qutab Garh road, Ladpur Delhi</p>	<p>1 Applicant (Sl.No.13)</p>	<p>School is situated in Khasra No. 23/11/1, 23/20/1, 23/11/2, 23/12 in the revenue land of village Ladpur. School may kindly be added as a part of approved Zonal Plan</p>	<p>As above</p>
<p>Capt. G.P.S. Bhalla, Radha Swami Satsang Bias, Guru Ravi Dass Marg, Pusa Road, New Delhi 110005.</p>	<p>1 Applicant (Sl. No.18)</p>	<p>In Karala Centr.: Khasra No. 89/1, 2, 9, 10, 90/2, 3, 4, 5, 6, 7, 8, 15/1, 67/22/2) 11.81 acres land for spiritual purpose was not incorporated as D.D.A. passed a resolution dated 6.9.07 that land before 1.1.06 for religious purpose shall be incorporated as it is in the Zonal Plan - 'N'.</p>	<p>As above</p>
<p>Ganga International School, Sawda, Ghevra. Nizampur Road New Delhi-</p>	<p>1 Applicant (Sl.No.21)</p>	<ul style="list-style-type: none"> <li>• Objection against Omission of Ganga International School from Zone 'N'.</li> <li>• Suggestion for inclusion in the approved Zonal Development Plan.</li> </ul>	<p>As above</p>
<p>B.N. Dabas Chairman, Haryana Shakti Sr. Sec. School, Kanjhawala, Delhi</p>	<p>1 applicant (Sl.No.1)</p>	<p>Agricultural land under Khasra No. 110 &amp; 111 approx: 170 Bigha 5 Biswas of land at Village Kanjhawala. Has been shown as Amusement Park and exhibition ground Area, to be developed as commercial/ware housing/residential institutional.</p>	<p>The Land use proposed in the Zonal plan are as per MPD-2021 norms. Amusement park and exhibition ground are essential requirements and city level facilities. As such no change in the Landuse is recommended. Regarding the additional request of spot zoning of Sr. Sec. School made during the</p>

-279-

- 3 -

ZONE - N

Balbir Singh R/o H. No. 413 Village & P.O. Kanjhawala, Delhi-110081.	1 Applicant 10.	An amusement Park has been planned in the Khasra No. 89/17, 18, 19, 93/14, 15, 6, 7, 17, 92/10, 65/21, 22,23, 24, 25, 81/14, 66/21 which are surrounded by Industrial Plot. <ul style="list-style-type: none"><li>• The area should be developed in commercial way such as ware housing.</li><li>• An exhibition ground has been planned in these khasra which is surrounded by P.S.P. Facilities.</li><li>• The area be utilize for Residential/ Commercial/ Institutional purpose instead of exhibition ground.</li></ul>	hearing, it is to be dealt as per the approved policy. The Landuse proposed in the Zonal plan are as per MPD-2021 norms. Amusement park and exhibition ground are essential requirement and city level facilities. As such no change in the Landuse is recommended.
Rajesh Dabas Alaknanda - 616 Jalvayu Tower, Sector-56 Gurgaon(Haryana).	1 Applicant (Sl. No.11)	<ul style="list-style-type: none"><li>• An amusement Park has been planned in Khasra No. 75/2, 9, 12, 13, 19 which is surrounded by industrial plots.</li><li>• The area should be developed in a commercial way.</li><li>• An exhibition ground planned in Khasra No. 93/24, 98/34 which is surrounded by P.S.P. facilities.</li><li>• The area should be developed for residential and commercial use instead of exhibition ground.</li></ul>	As above
Amit E-1/6, Prashant Vihar, Delhi-110085.	1 Applicant (Sl. No.14)	<ul style="list-style-type: none"><li>• Objection regarding land-use of village Ladpur.</li><li>• Agricultural land consisting of Khasra No. 23/21/1 min, 26/1/1 and 10 shown as green belt/ P.S.P. in Z.D.P. 'N' while adjoining land shown as 'R' Zone. Request to put the land in 'R' Zone.</li></ul>	The land use proposed in the zonal plan are as per MPD-2021 norms. As such no change in the land use is recommended.
Sushil Daima 157-158, Village Nangloisyed, Delhi-110087.	1 Applicant (Sl. No.15)	Agricultural land consisting of Khasra No. 26/13/1, 18/1, 27/15, 2/2, 3, 4, 5/2, 6/1.21/1, 26/1/1/10/12, 13, 15, 19/1, 23/2/1/1 shown in green belt/ P.S.P. in Z.D.P. 'N'. Village Ladpur. While the adjoining land shown in 'R' Zone. Request to put the land in Zone 'R'.	As above



ZONE - N

Abhinav Gupta Space Nursery / Farm Ghevra More Ghevra. Delhi.	1 Applicant (Sl. No.19)	To change the Land-use of Green Belt adjoining U.E.R.I. to residential where the nursery / farm house of the applicant exist.	As above
Abhinav Gupta Space Nursery / Farm Ghevra More, Ghevra, Delhi.	1 Applicant (Sl. No.20)	To change the land use of green belt along UER-I to either commercial/ P.S.P. or Residential to make optimum use of Transport. 43.26% of Green is proposed in the zone while commercial is only 4%. • Zonal Dev. Plan does not clarify whether the UER-I as proposed is 60 mtr. or 80 mtr. wide.	The land use proposed in the zonal plan are as per MPD-2021 norms. As such change in the land use is not recommended.  UER- I is clearly mentioned in the ZDP as 80 mtr. R/W.
Smt. Promila Gupta, W/o Sh.Hari Om Gupta, R/o.2104 Bawana Road Narela, Delhi	1 Applicant (Sl. No.51)	<ul style="list-style-type: none"> <li>• My 8 Acre land situated in revenue boundary of village Bodhanpur Majara in Khasra No: 44/1/1/2, 44/21, 44/22, 44/23, 44/24, 48/1/2, 48/2, 48/3, 48/8, 48/9 and 48/10/2 falls under Govt. land use as per ZDP.</li> <li>• Land use does not show the Khasra No.</li> <li>• Z.D.P. displayed for sale is not in the proper scale.</li> <li>• While preparing these Z.D.P. ground realities has been over looked.</li> <li>• It is requested our land falling above khasra nos. may be changed from Govt. to either Residential or Commercial.</li> </ul>	The land use proposed in the zonal plan are as per MPD-2021 norms. As such no change in the land use is recommended.
World Brahma Council Swayamjit Roy (Minor) B-59, Defence Colony New Delhi.-110024.	1 Applicant (Sl. No.32)	<ul style="list-style-type: none"> <li>• All the Z.D.P. denounce as unconstitutional, unsecular and unbrahmic, illegal, unlawful in covering religious matters.</li> <li>• Z.D.P. fails to disclose its planning.</li> <li>• Our religion and community has been insulated and provoked by the 'Preambles to these Z.D.P. We object this noxious text denigrates against law abiding secular religion.</li> </ul>	No specific issue pertaining to Zone-N has been raised in the objection. As such there is no need to take cognizance.

ZONE - N

Mrs. Geeta Dewan Verma, 1356D-1, Vasant Kunj, N. Delhi	1 Applicant (Sl. No.52)	Objection on all the zones for non transparency.	• Zonal development plan has been proposed within the frame-work of MPD-2021 and DD A Act.
Mrs. Neelanjana Roy, B-801, Paarijat Apppts Plot-28, Sec-4, Dwarka, N. Delhi	1 Applicant (Sl. No.53)	Want to include herself as an objector and ensure to be called by the Board of Enquiry.	The applicant was invited to attend the hearing of the Board but she did not attend the hearing.
Sh. Sarabjeet Roy B-801, Paarijat Apartments Plot No. 28, Sector-4 Dwarka, New Delhi	1 Applicant (Sl. No.54)	<ul style="list-style-type: none"> <li>• Proceeding on zonal plan should be stopped as it does not follow the proper procedure.</li> <li>• Procedure and provision of D.D.A. Act should be strictly followed for finalizing the Z.D.P.</li> </ul>	No specific issue relating to Zone-N has been raised in the objection. As such there is no need to take cognizance.
Sh. B. Saikiya, D.M(S&E), Numaligarh Refinery Ltd. Tolstoy House, 6 <sup>th</sup> Floor, 15-17, Tolstoy Marg New Delhi-110001.	1 applicant (Sl. No.58)	We have applied for NOC for the retail outlet M/s / HSD at Village Pooth Khurd Khasra No. 66/3 & 66/8 which may be incorporated in the Zonal Plan.	Retail outlets are to be dealt as per policy of MPD-2021.
Sh. A.K. Singh, Dy. Director Higher Education, Govt. of NCT of Delhi (Directorate of Higher Education) 2 <sup>nd</sup> floor, B-wing, 5, Sham Nath Marg Delhi.	1 Applicant (Sl. No.65)	<ul style="list-style-type: none"> <li>• General objection for all the zones</li> <li>• to provide institute for higher education</li> </ul>	No specific issues relating to Zone-N has been raised in the objection. ZDP has been prepared within the frame work of MPD- 2021 and DD Act
Arun Kr. Khanna & Vivek Kumar Khanna, Shanti Farms, Shahoorpur, Mehrauli, New Delhi-110074.	1 Applicant (Sl. No.66)	<ul style="list-style-type: none"> <li>• Suggestions for Delhi master plan 2021 with special emphasis on zone J, P2, K1, L and Zone N.</li> <li>• With tremendous growth Delhi has not been able to provide necessary infrastructure residential, commercial, roads, water, electricity, sewerage, garbage disposal etc.</li> <li>• Planners should keep in mind the effect of global warming.</li> <li>• Architecture and designs are to be based on environment friendly consideration.</li> <li>• Acquisition of land for widening the road and other infrastructure the land owner is affected</li> </ul>	None of the issues raised by the applicant pertains to Zonal plan. ZDP has been prepared within the frame work of MPD- 2021 and DD Act

		<p>by this decision. The owner of land is not satisfied with the compensation given by Govt.</p> <ul style="list-style-type: none"> <li>• Private participation should be encouraged as they are more efficient in creating infrastructure and buildings.</li> <li>• The matter of nearly 1500 unauthorized colonies to be regularized is pending for a long time. The press regularly publishes the contradictory statement and citizen is totally confused.</li> <li>• Conversion of agricultural land into urban/SEZ area is a alarming trend. Every village has got land of various categories. The planners/Govt. should use only non agricultural land for further urban / industrial development.</li> <li>• Demarcation of land should be as per the revenue boundaries. We are unable to file the objections until the plans are made as per khasras.</li> <li>• Allow self employ Professionals/ technocrats to use the portion of residence as personal office space for decongestion of the roads and reduce pollution etc.</li> </ul>	
<p>Ram Kumar Gupta Agravibhushan Vaish Ratna Vaish Gaurav A-68 Rajouri Garden., New Delhi-110027.</p>	<p>1 Applicant (Sl. No.12)</p>	<ul style="list-style-type: none"> <li>• There will be scarcity of hotel, Motel, guest house, accommodation etc. during CWG (common wealth games).</li> <li>• F.A.R. of 175m plots enhanced to 350m in MPD 2021. Similar FAR of plots above 175m to 400m be enhanced to 500m.</li> <li>• F.A.R. of motels be enhanced from 15% to 60% and the height be enhanced from 9m to 36m.</li> <li>• In village extended Lal Dora plots are of bigger size i.e. 900m to 4000m. Multistoried building should be allowed up to 36m high.</li> </ul>	<p>The sanctioned motels may be incorporated in the zonal development plan after examining the permissibility and norms of Govt. policy/MPD-2021. Rest of the paras do not specifically pertains to the zonal plan.</p>



-283-

-7-

ZONE - II

		<ul style="list-style-type: none"><li>The motel has been sanction in the Khasra No. 66/8, 13, 14, 17, 18 &amp; 23 village Pooth-Khurd which may be incorporated in the Zonal Plan.</li></ul>	
<p>Dr. Jugraj Singh Chhatwal Anvit Farm Ghevra Village, Ghevra Nizampur Road, New Delhi-110081.</p>	<p>1 Applicant (Sl.No.34)</p>	<ul style="list-style-type: none"><li>ZDP is vague as it does not mention the Khasra Nos. of property.</li><li>I have constructed a farm house duly sanctioned by the Authority and has spent huge amount of money on construction.</li><li>Land measuring 16 Bighas 6 biswas having Khasra Nos. 13/22/1(3-03), 13/22/2(0-18), 13/23/1(3-04), 23/3/1(5-0), 23/8/2(1-15), 13/19/2 (2-06), Village Ghevra.</li><li>Over 250 trees exist on the property. 125 Sagwan Trees on the same.</li><li>It is requested that DDA is going to develop or redevelop the area where my property is situated but before taking any action an opportunity of hearing be afforded to owner.</li></ul>	<p>The sanction farm houses may be incorporated in the zonal development plan after examining the permissibility and norms of Govt. policy/MPD-2021. Rest of the paras do not specifically pertains to the zonal plan.</p>
<p>Kanjhawala Industrial Welfare Association (Regd.) Plot No.143/269, Industrial Area, Kanjhawala, Delhi</p>	<p>1 applicant (Sl.No.2)</p>	<ul style="list-style-type: none"><li>The Plan does not show the extended Lal Dora Abadi of Village Kanjhawala. Inclusion of Industrial plot in Mustil No. 1.13 and residential plot in Mustil No. 142 and 144 vide Delhi Guzet. Notificaiton To make necessary changes as per the scheme of L.G. Delhi published in Delhi Gazette notification.</li></ul>	<p>Govt. decision may be followed. The applicant may be requested to submit the details regarding allotment as per the Gazette notification and approved layout plan of the area only certified by GNCTD for incorporation in the Zonal Development plan.</p>
<p>Kanjhawala People Welfare Association 142/676 Extn. Lal Dora, Kanjhawala, Delhi</p>	<p>1 applicant (Sl.No.3)</p>	<p>Inclusion of Mustil No. 142, Khasra No. 1 to 863, Mustil No. 144 Khasra No. 1 to 151 are residential use. Mustil No. 143 Khasra No. 1 to 1032 are industrial use in the extended Lal Dora has been changed by the Under Secretary, Revenue, Govt. of N.C.T. Delhi. To include the above Land-use in the Zonal Plan.-</p>	<p>Govt. decision may be followed. The applicant may be requested to submit the details regarding allotment as per the Gazette notification and approved layout plan of the area only certified by GNCTD for incorporation in the Zonal Development plan.</p>



ZONE - N			
<p>Delhi Residential Welfare Association (Regd.), 334, Som Bazar, Main Market, Tirthankar Nagar, Jain Colony, (Opp. Robini Sector-22), Karala, Delhi-110081.</p>	<p>1 applicant (Sl.No.17)</p>	<p>Tirthankar Nagar, Jain Colony Karala. Land is defined by the Central Govt. as Private and Govt. land.</p> <ul style="list-style-type: none"> <li>• These unauthorized colonies to be regularized.</li> </ul>	<p>This colony does not figure in the annexure-IV of the Draft ZDP of Zone-N. This is to be dealt as per the policy of regularization of unauthorized colonies approved by the GNCTD/Govt. of India. The Board recommends it to be dealt as per the policy/notification.</p>
<p>Smt. Raj Goyal, Shurth International, Village Dariyapur Kalan., Delhi</p>	<p>1 applicant (Sl.No.22)</p>	<ul style="list-style-type: none"> <li>• Residential area in revenue village Dariyapur Kalan Khasra No. 22/14 min, 24/3 min, 25min, 17/1 min. not allowing contiguous area for residential; it becomes difficult for people to pool land for EWS,</li> <li>• Zonal plans needs to be improved which were drawn on old survey map.</li> <li>• For land that are marked for non residential, should also get tradable development right or transferable F.A.R. as in special area.</li> </ul>	<ul style="list-style-type: none"> <li>• The Board felt that the suggestions are not specific and suggestions like tradable FAR etc. is a policy matter and outside the preview of Zonal plan.</li> <li>• The Zonal plan is prepared on the survey of India sheets and all facilities and Land-uses are proposed as per MPD-2021 norms.</li> </ul>
<p>Sh.C.M.Goel, Selfish Company Dariyapur Kalan Delhi.</p>	<p>1 applicant (Sl.No.23)</p>	<ul style="list-style-type: none"> <li>• Revenue Village Khasra No. 33/5 min, 33/6 min, 33/15 min, 33/16 min. Not allowing contiguous area for residential it become difficult for people to pool land to provide for E.W.S.</li> <li>• Neighboring land who could well go for non residential purpose have been ignored and this land have been selected.</li> </ul>	<ul style="list-style-type: none"> <li>• As above.</li> </ul>
<p>Chander Mohan Goel Dariyapur Kalan Delhi</p>	<p>1 applicant (Sl.No.24)</p>	<ul style="list-style-type: none"> <li>• Revenue Village: Dariyapur Kalan Khasra No. 59/1, 59/22 min, 59/9, 59/10, 59/11 min, 59/12, 59/19/1 marked as W.T.P. should shift to Bawana and S.T.P. should shift to more down south of water canal.</li> <li>• Draft plan proposes S.T.P. right next to W.T.P. that to down stream of a canal. It affects and or pollute air around and also contaminates water besides affects sentiments of people.</li> <li>• Neighboring land could well go for W.T.P.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of STP and WTP are as per MPD 2021 norms and have been suitably located near major existing water distributory and drain.</li> </ul>

		<p>have been ignored &amp; these lands have been selected.</p> <ul style="list-style-type: none"> <li>For this land the applicants should get tradable development right or transferable F.A.R. or accommodation reserves on the pattern allowed in special area.</li> </ul>	<p>Issue regarding tradable development right, transferable FAR etc. are outside the preview of zonal plan.</p>
<p>Khasra No.30/2, 30/1, 31/1 Pooth Khurd Delhi</p>	<p>3 applicants (Sl.No.25,27,28)</p>	<ul style="list-style-type: none"> <li>Regarding Land in village Pooth Khurd Khasra No. 30/2, 30/3, 30/4.</li> <li>Influence zone not shown.</li> <li>Facility corridor in the zonal plan does not show the degree of private activity and the land uses.</li> <li>Zonal Plan to be redrafted.</li> <li>What is the latest land polity?</li> <li>Neighboring land could well go for facility corridor has been ignored and our land is selected.</li> <li>For the land they should get tradable development right on transferable FAR and accommodation reserve on the pattern allowed in special area.</li> </ul>	<ul style="list-style-type: none"> <li>Influence Zone be identified in consultation with GNCTD and be shown as part of local area plan. The board recommends this to be appropriately incorporated in the said ZDP text.</li> <li>Facilities have been indicated as per MPD 2021 norms and will be detailed out in local area plans.</li> <li>Land policy is yet to be finalized.</li> </ul>
<p>Anshul Goel, Khasra No.45/16, Bazidpur Village Delhi</p>	<p>1 applicant (Sl.No.26)</p>	<p>Regarding land in Bazidpur Khasra No. 45/16, 45/17, 46/20 (High tension wire zone).</p> <ul style="list-style-type: none"> <li>Zonal plans need to be improved in a more transparent manner.</li> <li>Zonal plans have been drawn on very old survey maps in which ground reality will not reflect.</li> <li>Neighboring land who could well go for high tension wire zone have been ignored and our lands have been selected.</li> <li>Land coming up to be marked as high tension wire zone should get tradable development, transferable F.A.R. or- accommodation reserve on the pattern as in special areas.</li> </ul>	<p>Zonal plan has been prepared on the available survey of India sheets and the existing Abadi is indicated as gross residential. Suggestions like tradable development and transferable FAR etc. are out of the preview of ZDP.</p>

<p>Yudhvir Singh R/o E-139, Saket, New Delhi Near HDFC Bank.</p>	<p>1 applicant (SE.No.29)</p>	<p>Regarding land in village Mundka and Mubarakpur Dabas. Zonal plan should be drafted on the Sajara map of Zonal Plan of Zone 'N' to figure out the land-use of our land and should be given 30 days time for objection.</p>	<p>Khasra plans are not available. Zonal plan has been prepared on the available survey of India sheets</p>
<p>Ankush Maheshwari</p>	<p>1 applicant (Sl.No.30).</p>	<ul style="list-style-type: none"> <li>To draft the zonal plan on khasras.</li> <li>The high-rise residential and commercial areas should be clearly demarcated.</li> </ul>	<p>Khasra plans are not available. Provision of high rise building is indicated in the text part. Specific location shall be identified in the detailed plans.</p>
<p>Ramesh Chander, S/o.Ch.Kawal Singh Thakran, Vill.&amp; P.O. Nangal Thakran,(Near Bawana) Delhi-110039.</p>	<p>1 applicant (Sl.No.31)</p>	<ul style="list-style-type: none"> <li>In the zonal plan can not find the location of the land as plan is not draft on Khasras.</li> <li>Division of any site in the plots is not specifying.</li> <li>Green Belt and commercial area are not distributed proportionately.</li> <li>No uniformity has been followed for facility corridors.</li> </ul>	<p>Khasra plans are not available. Land use has been prepared as per MPD 2021 norms.</p>
<p>Ram Kishan, S/o. Sh. Chandgi Ram, H.No. 32, Vill.&amp; P.O. Rani Khera Delhi-110081</p>	<p>1 applicant (Sl.No.33)</p>	<ul style="list-style-type: none"> <li>Regarding land in village Rani Khera having Khasra No.2/22, 10, 11, 20, 21 (pt) 15/16/2, 16/1/1.</li> <li>Zonal plan is not prepared on Khasra Nos. and no intimation of the documents sold by DDA or on web sites.</li> <li>The distribution/categories of land in draft zonal plan has not been properly earmarked.</li> </ul>	<p>Khasra plans are not available. Land use has been proposed as per MPD 2021 norms. Intimation of draft ZDP was given in the News Paper and also the plan is available on web site.</p>
<p>Diwan Singh A-9, Shaman Apartments Plot No. 9, Sector - 23 Dwarka, New Delhi-110075.</p>	<p>1 applicant (Sl.No.50).</p>	<p>Objections to all the Zonal Plans A to P Zone.</p> <ul style="list-style-type: none"> <li>Effort has been made to increase the holding capacity through re-densification/ horizontal or vertical expansion but carrying capacity of a zone is not mentioned.</li> <li>Water requirement is much more than supplied by the Delhi Jal Board thereby extracting ground water.</li> <li>Unauthorized colonies are not marked and amenities to these colonies are not available.</li> <li>Status of land is not clear.</li> <li>To preserve the open spaces.</li> <li>The farmer should given extra incentive for</li> </ul>	<ul style="list-style-type: none"> <li>The Board felt that suggestions are not specific for Zone-N.</li> <li>Individual colonies are not to be indicated in the zonal plan, however, the matter of unauthorized colonies shall be dealt with as per the approved policy of GNCTD/ Govt. of India regarding regularization of unauthorized colonies.</li> <li>Existing forests are retained in Zone N.</li> </ul>



<p>S.S. Handa J-395, G.F. New Rajinder Nagar, New Delhi-110060.</p>	<p>1 applicant (Sl.No.56).</p>	<p>doing water recharge, growing forest.</p> <ul style="list-style-type: none"> <li>As laid by Section 8(2)(c) of the DDA Act the proposed Z.D.P. does not give appropriate location and extents of land-use proposals.</li> <li>Proposed Z.D.P. does not specify every area in the zone declared for development or redevelopment.</li> <li>It does not fulfill the requirement of the 'Matter' particularly Roads etc.</li> <li>The legend is not readable nor the area where they fall are decipherable.</li> <li>Through the Z.D.P. one can not identify the exact location of land and their uses. So it is difficult to file effective objection as on khasra nos. are shown.</li> <li>Division of any site in plots is not specified within which residential planning permission shall be given. There are parcels of land which is less than 4.0 Hac. But fall in residential zone which do not fulfill the minimum requirement.</li> <li>Green Belt and commercial areas are not distributed proportionately.</li> <li>Roads are not properly shown.</li> <li>May be given opportunity of being heard before finalizing Z.D.P. 'N'.</li> </ul>	<p>The Board felt the objections are general in nature. Zonal development plan has been prepared within the frame work of MPD-2021 and DD Act and the existing roads have been retained to the extent possible. As such no specific modification is required</p> <p>Khasra plans are not available.</p> <p>Individual plots are to be shown in the LOP and not in the ZDP.</p> <p>The applicant did not attend the hearing.</p>
<p>Delhi State Industrial Development Corp. Ltd. DSIDC site office, Delhi-Auchandi Road, Bawana, Delhi-110039.</p>	<p>1 applicant (Sl.No.60).</p>	<p>To incorporate the housing project approved by Hon'ble L.G. in Gram Sabha lands measuring 113.79 acres in Kanjhawala and 27.96 acres in Bawana as residential area.</p>	<p>Approved projects may be incorporated in ZDP. The representative of the DSIDC was requested during the hearing to submit authenticated copy of approved plan of site under reference for examination.</p>
<p>1.Sh. Kulwant Rana (Member Vidhan Sabha) 2. Rajesh Gablot (member Delhi Vikas Pradhikaran)</p>	<p>2 applicants (Sl.No.52, 54).</p>	<ul style="list-style-type: none"> <li>To change the green belt along Railway line in village Ghevra.</li> <li>To change the semi public land use from main road running from Ghevra to Kanjhawala</li> </ul>	<ul style="list-style-type: none"> <li>The four objection/suggestions filed by the applicant/Member of the Authority are in response to Authority Resolution No.1091/2007 dt. 5.12.07 vide which the Zonal Plan of Zone-N was approved with</li> </ul>

		<ul style="list-style-type: none"> <li>To change the land use of green belt on main Kutab Garh Road in village Ladpur.</li> <li>To change the green land use around the pond in village Karala</li> </ul>	<p>the directions that land use plan should be up-dated/revised in accordance with the decision and guide lines of the Authority and the recommendations made by the Members.</p> <ul style="list-style-type: none"> <li>The VC, DDA also in the Authority meeting dt. 17.3.2008 assured that the suggestions given by the Members will be duly considered before finalizing the plan.</li> <li>In view of the above the board recommends that the suggestions made by the applicant/Member of the Authority may be incorporated in the ZDP along-with suitable adjustment to retain the percentage of proposed land use.</li> </ul>
<p>Mahabal Mishra (Member Delhi Legislative Assembly D.D.A.) ,RZ-D-1/41, Vinod Puri, Vijay Enclave, New Delhi-110045.</p>	<p>1 applicant (Sl.No.63).</p>	<ul style="list-style-type: none"> <li>Welfare of the villagers of Ladpur &amp; Karala has not been considered.</li> <li>In proposed ZDP Commercial benefits are given to the outsiders.</li> <li>Proper Planning is not done of the facility belt needs to improve.</li> </ul>	<p>Suggestions are not specific as such no action is recommended.</p>
<p>Chitresh (Student) IVth year School of Planning &amp; Architecture, C/o (Dr. (Mrs. Poonam Prakash) 12 S.P.A. Complex Taimur nagar /Delhi.</p>	<p>1 applicant (Sl.No.55).</p>	<ul style="list-style-type: none"> <li>The applicant has submitted the following for consideration- Provision of M.P.D. 2021 which require detailing at Zonal Plans may be included.</li> <li>Zonal Plan requirement may be as per D.D. Act and Rules.</li> <li>Redevelopment potential generated by the M.P.D. 2021, Proposal be worked out for the population estimates.</li> <li>Planned commercial allocation be put to compensatory residential use.</li> <li>To indicate detail wise break up of land uses as per MPD 2021 i.e. Shelter, industry, facilities, &amp; recreational.</li> </ul>	<p>The zonal development plan has been prepared as per MPD-2021 and DD-Act. The proposals have been worked out for the population on as envisaged in MPD-2021. Planned commercial can not be converted into residential.</p>
<p>Mrs. Savita Bhandhari Dir. (Land Scape) DDA, Vikas Minar, New Delhi.</p>	<p>1 applicant (Sl.No.61).</p>	<ul style="list-style-type: none"> <li>To change the categories of Green areas as given in Master Plan-2021 - Green Belt / Regional Park / City Park / District Park /</li> </ul>	<p>The categories of green belt are already indicated in the zonal plan in accordance with MPD 2021. However, the suggestion may be</p>

		<p>Community Park/ Multipurpose Ground.</p> <ul style="list-style-type: none"> <li>• There is also a category of City multipurpose ground, District multipurpose ground as per the area norms and population. No such categories have been shown in Z.D.P.</li> <li>• No mention about the loss of Green area to other uses on account of urbanization.</li> </ul>	<p>noted for incorporation at the time of preparing g LOP/Section plan.</p>
<p>Prakash Narayan Engg. &amp; Planning Consultnat 241, Somdutt Chambers, 9, Bhikaji Cama Place New Delhi-110066.</p>	<p>1 applicant (Sl.No.57)</p>	<p><u>At Policy Level</u></p> <ul style="list-style-type: none"> <li>• The proposed belt of 500 m along M.R.T.S. Corridor shall be applicable.</li> <li>• Z.D.P. may elaborate the details of procedure of amalgamation of plots, layout plans, Residential Lay-out, Green, Road etc.</li> <li>• Zonal residential densities indicated on land-use plan.</li> <li>• Policy to identify hawking and no Hawking Zones should be part of the ZDP.</li> </ul> <p><u>Specific</u></p> <ul style="list-style-type: none"> <li>• All locations of flyover (existing/ under construction/ at planning stage) may be marked.</li> <li>• List of change of land-uses has not been given in the report Zone 'N'.</li> <li>• Roads entering in other zones be properly integrated.</li> <li>• Percentage of commercial appears to be low.</li> <li>• P.S.P. area appears to be extra.</li> <li>• Villages falling in Green need development to avoid misuse.</li> <li>• Approach Road to village located in green belt needs to be protected from encroachment.</li> <li>• Location and development cost for multistoried parking be identified.</li> <li>• Road width can be fixed to accommodate M.R.T.S. and acquisition cost for M.R.T.S.</li> </ul>	<ul style="list-style-type: none"> <li>• The Influence zone along MRTS corridor may be identified in consultation with GNCTD and be shown as a part of local area plan. The board recommends this to be appropriately incorporated in the ZDP text.</li> <li>• Regarding other suggestion Board felt that the zonal plan has been prepared within the frame work of MPD 2021 and DD Act in which the points raised have mostly been already covered. However, suggestion may be noted for further examination at the time of preparing LOP/Sector plan.</li> </ul>

		<ul style="list-style-type: none"> <li>could be minimized.</li> <li>Facilities covered in authority resolution dated 6.9.07 be indicated on Z.P. at this stage otherwise, it will be difficult to ascertain the date of existence.</li> </ul>	
<p>Sh.Rajeev Malhotra, Chief Regional Planner, National Capital Region Planning Board, 1<sup>st</sup> Floor Core-IV-B, India Habitat Centre Lodi Road, New Delhi</p>	<p>1 applicant (Sl.No.59).</p>	<ul style="list-style-type: none"> <li>Details are not given in the plan regarding various requirements of the zone existing &amp; proposed land-use maps are missing.</li> <li>Green Belt of peripheral village should be clearly identified and activity permitted in it.</li> <li>Draft Plan should also have details related population, area, density.</li> <li>No new office/major economic activity be created. Existing details of both new development (like DMRC) and illegal development/ unauthorized colonies be clearly brought out.</li> <li>City level density be maintained in the range of 200-250 pph to be in conformity with NCR plan.</li> <li>The policies of NCR plan and MPD-2021 be further elaborated in zonal development plan &amp; uniform scale to be maintained. Plans should have signatures of officers.</li> <li>Environmentally stress zones should be identified and environmental Management Plan should be prepared and implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Hierarchy of roads in the ZDP is as per the provisions of MPD 2021.</li> <li>Green belt of peripheral village is as per MPD-2021.</li> </ul> <p>Required facilities are already mentioned in the text as listed out in the Annexure and these have been indicated as part of public /semi-public facilities on the zonal plan. The details of various facilities at various locations shall be worked out while preparing the subdivision plans of the facility areas. No action required at Zonal plan level: Land use break up is as per MPD 2021 norms. Details related to population/density/area shall be worked out at sector level. Final ZDP shall be signed by the concerned officers.</p>
<p>DSIDC, Site Office, Bawana</p>	<p>1 applicant (Sl.No.84).</p>	<ul style="list-style-type: none"> <li>Submission of layout plan of Bawana Industrial Complex.</li> <li>DSIDC has submitted the LOP at Bawana Indl. Complex for necessary action vide letter No. DSIDC/EE(GD-IX)/Bawana/2008/2932 dt. 25.7.08</li> </ul>	<p>Layout plan received from DSIDC may be suitably incorporated in the ZDP.</p>
<p>Rohini Project Office. Sector-3, Deepali Chowk, Delhi</p>	<p>1 applicant (Sl.No.85).</p>	<ul style="list-style-type: none"> <li>ROB/RUB have been indicated in the zonal plan, however, not indicated in the Legend.</li> <li>80 mtr. UER-I is not properly linked up with UER-I proposed by Dwarka Project.</li> <li>The land use of unplanned industrial cluster of Sultanpur Majra and other such existing</li> </ul>	<p>Screening board accepted the suggestion and recommended for suitable incorporation in the ZDP. Regarding linking of UER I with Dwarka Project it may be properly examined in consultation with Dwarka Project.</p>

ZONE-N.

		approved cluster to be suitable indicated.	
Anant Raj Industries Ltd. A.R.A. Centre Jhandewalan Extn. New Delhi-110055.	1 applicant (Sl.No.16).	The land under Mustil No. 31, Khasra No. 7, 8, 13, 14, 17, 18, 23, 24, 25. Mustil No. 4.5, 6.7 Village Tikri Khurd. Earlier shown as Residential Zone is now shown as Park. It has been requested to change the Land-use from Park to Residential.	Tikri Khurd is a part of Zone P-1 and as such does not pertain to Zone N and a copy of same is also with Director Zone P-1.

**Annexure-II**  
**Modifications proposed in the text of draft ZDP of Zone-N based on the**  
**obj./sugg.and recommendations of the Board of Enquiry & Hearing.**

Sl. No.	Chapter/Para No.	Existing	Proposed Modification
1.	Para 1	There is no para on Zonal Development Plan	<b>Zonal Development Plan</b> A Zonal Development Plan means a plan for one of the Zones (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. A proposed use indicated in the Zonal Development Plan will not give an automatic right to a owner to use his property for the proposed use permitted. Based on the availability of the infrastructure services from the respective departments, the proposed 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 the Urban Development indicated in the zonal development plan is to be in conformity with table 3.3 of master plan 2021.
2	11.3.1	No para on Farm houses	<b>Para on Farm Houses:</b> The Farm houses were permitted and sanctioned under the provision of Master plan 1962 and 2001 and as per MPD 2021. The Farm houses can now be permitted only in the green belt area. However, all the existing farm houses would be dealt as per the policy of Farm houses and Public Private Partnership in the land assembly and its development.
3	11.5/page-6	There is no para on industry.	The para of industry is added at 11.5- Area measuring about 1059 is proposed for Industry. There are two major Industry area of DSIDC proposed in this Zone. The industrial area known as Bawana Udyog Nagar measuring about 676 Hact. is already existing in this Zone. Another land measuring about 383 Hact. is proposed for allotment to DSIDC for Industries.
4	11.6.2	There is no para on Facility Corridor.	<b>Para on Facility Corridor</b> 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 plans. The facility corridors indicated in the

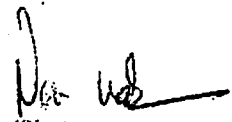
			zonal development plan will be detailed out into specific use as per Master plan at the time of preparation of detailed layout and Sector plans on the basis of feasibility and ground realities. The exact boundary of the facility belt/corridor will thus be governed by the approved layout plan.
5	11.6.3/page 7	There is no para on regularization of institution.	Para on Regularization of existing Health, Educational, Cultural and Spiritual/Religious Institutes: The area of regularization in case of schools and hospital will be as per norms laid down in the MPD-2021. In respect of land being used for religious (including spiritual and cultural) purposes, the existing area under such usage will be regularized subject to the condition that built up area will not exceed FAR of 15 with 15% of ground coverage and such buildings will be directly related to the particular land use activity viz. religious including spiritual or cultural being regularized. The institutions concerned will not be entitled to put up the land to any other land use at any time. Doing so may invite take-over of the land by the DDA for alternative uses, on payment of reasonable compensation.
6	11.7	No para on Circulation Network	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!
6	11.7/page 8		Following is added after para of road network: part of proposed roads passing through Lal Dora shall be reviewed for appropriate alternative as per site conditions.
7	11.7-c/page 8	No para on permissibility of CNG.-	Para on CNG is added regarding permissibility as under: 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, and industrial, PSP facilities and other areas, fuel stations are to be earmarked as per norms given in MPD-2021.
8	Para 13	Break up of land use Commercial-386.8 (4%) Industrial- 1059(10.95%) Recreational- 1740.6(18%)	Break up of land use Commercial 415.4 (4.3%) Industrial -1006.6 (10.4%) Recreational-1764.3 (18.18%)



9	14.0	Unauthorized colonies. Unauthorized colonies which are existing will be governed by prevailing Govt. policies.	Para on Unauthorized colonies: The process of regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. The tentative list of the unauthorized colonies falling the Zone has been annexed. As in the case of village Abadi the Landuse of the finally approved unauthorized colonies by the Govt. as per the boundaries specified by the competent authority located in any use zone would be considered as residential
10	15/page 11	Influence Zone.	Influence zone is applicable for urban area and therefore deleted since zone-N is a rural zone.
11	Annexure-iv	There is no foot note.	Foot note is added as under:- Regularization of unauthorized colonies, as per MPD-2021 is to be dealt as per the Govt. Policy. List of unauthorized colonies in the Annexure is tentative and based on the list supplied by the GNCTD. All such unauthorized colonies in the list of GNCTD for regularization from time to time shall deem to be a part of the Annexure.
12	Annexure-V	There is no Annexure-V	A new Annexure regarding tentative list of Spot zoning cases received in response to public notification/draft ZDP is added along with the Foot Note as under: " the regularization of institutions shall be subject to detailed examination by the Zonal Committee as per Authority Resolution No.25/2008 dt. 10.4.08 and subject to fulfillment of all the conditions.

**B. Modifications made in the Zonal Plan Drawing:**

1. Layout plan of Bawana Industrial Complex is incorporated.
2. 30 Mtr. Road near Village Karala deleted which is passing through Govt. School.



(Sh. N. and Lal)  
FM DA  
Member of the Board



(Sh. B.K. Chug)  
EM/DDA  
Member of the Board

(Sh. J.B. Kshir Sagar)  
Chief Town Planner, TCPO  
Member of the Board

(Sh. Mahabul Mishra)  
MLA  
Member of the Board



(Ashok Nigam)  
Vice-Chairman, DDA  
Chairman of the Board

Item No. 96/2008  
17.12.2008

-295-

Sub: Draft Zonal Development Plan for Zone "J"  
File No. F.4(1)98/MP

**P R E C I S**

**1.0 Background:**

- 1.1 Draft Zonal Plan of Zone "J" was approved by the Authority for inviting objections/suggestions vide Item No. 101/1007 dated 19.11.2007 under Section 10 of DD Act 1957 for inviting objections / suggestions.
- 1.2 After approval of the Authority, Draft Zonal Plan for Zone "J" was published vide notification No. SO 518(E) dated 17.03.2008 (File No. F.4(1)98-MP) for inviting objections / suggestions within 90 days from the date of Public Notice.
- 1.3 In response to the Public Notice, total 1131 objections / suggestions were received. This includes Govt. organizations / depts., Professionals, Members, Associations and of General public / individuals.
- 1.4 These objections / suggestions were considered by the Board of Enquiry and Hearing constituted by the Authority under the Chairmanship of VC, DDA and hearing for the same was held on 21 & 22-08-2008. Individuals and representatives who have filed objections / suggestions and those who presented themselves before the Board were heard in person by the Board.

**2.0 Examination / Action taken-**

- 2.1 Recommendations have been formulated and approved by the Board of Enquiry and Hearing on the basis of objections/suggestions received. In respect to Public Notice and public hearing held on 21&22 August 2008 by the Board. The report of Board of Enquiry and Hearing with recommendations is placed at Annexure-1. at Page No. 297 to 300.
- 2.2 Modified text report with land use plan after incorporation of the modifications on the basis of recommendations of the Board of Enquiry & Hearing as placed at Annexure-II. Booklet
- 2.3 The Institutions rendering Cultural, Religious (including Spiritual), Health Care and Educational Services (existing before 1/1/2006) contents has been added at para 3 of the text.

Contd.....2

-296-

-2-

2.4 The recommendations of the Board have been incorporated in the text as well as Draft land use plan.

3.0 Recommendations:-

The Draft Zonal Development Plan for Zone "J" modified on the basis of Board of Enquiry and Hearing is placed before the Authority for its consideration.

### Resolution

Suggestions made by the National Capital Region Planning Board vide their letter dated 16.12.2008 were placed before the Authority.

2. Proposals contained in the agenda item were approved by the Authority for forwarding to the Ministry of Urban Development for according final approval under the provisions of the Delhi Development Act, 1957 subject to changes indicated in the common text.

- 297 -

ANNEXURE - I

DELHI DEVELOPMENT AUTHORITY (Unauthorized Colonies Cell)  
12<sup>th</sup> Floor : Vikas Minar  
I.P. Estate : New Delhi

Annexure-3 abt/m NO.

96/2008

17.12.2008

No. F.4(1)98/MP/D-

Dated :

**SUB : Board of Enquiry & Hearing held on 21.08.08 and 22.08.08 for Objections / Suggestions for Draft Zonal Development Plan for Zone 'J'.**

1. The meeting of Board of Enquiry & Hearing under the Chairmanship of VC, DDA was held on 21<sup>st</sup> August & 22<sup>nd</sup> August, 2008 as per schedule.

2. Following were present :-

i)	Vice Chairman, DDA	In Chair
ii)	Finance Member, DDA	Member
iii)	Engineer Member, DDA	Member
iv)	Addl. Chief Planner, TCPO	Member
v)	Sh. K.T. Gurumukhi Urban Planner	Spl. Invitee
vi)	Commissioner (Design Planning)	Spl. Invitee
vii)	Addl. Commissioner(Ptg.)-III	Spl. Invitee
viii)	Director (Ptg.) UC	Convener

3. The Members of the Board were apprised of Draft Zonal Development Plan for Zone 'J' notified on 15.03.08 for inviting Objections/Suggestions and total 1131 Objections/Suggestions were received. Draft Report containing summary of the Objections/Suggestions with Planning remarks were circulated to the Board members. The persons/organizations, who have submitted the Objections/Suggestions in DDA within stipulated period were invited for hearing.

4. Summaries of all the Objections / Suggestions were prepared and placed before the Board. It was also informed to the Board that the Draft Zonal Development Plan for Zone 'J' was prepared under MPD 2001 earlier in 2006 for inviting Objections / Suggestions. Since MPD 2021 was notified in February, 2007, the then Board of Enquiry & Hearing under the Chairmanship of EM, DDA decided that the Draft Zonal Development Plan for Zone 'J' should be synchronized with MPD 2021 and all the Objections / Suggestions received in response to earlier Zonal Plans should be placed before the Board of Enquiry & Hearing constituted for new Draft Zonal Development Plan for Zone 'J' under MPD 2021. Accordingly, the Board went through the earlier Objections / Suggestions and it was found that most of the Objections / Suggestions are similar in nature. Therefore, the Objections / Suggestions received recently may take care of all old Objections/ Suggestions also.

5. Observations of the Board :-

- Out of 1131, 960 Objections/Suggestions were received within the stipulated period.
- 171 Objections / Suggestions were received after the due date.

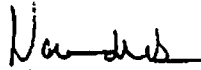
The Board went through all the Objections / Suggestions summary and also heard the persons those who present themselves before the Board. Taking into consideration volume of Objections / Suggestions the Board decided to categorize Objections./Suggestions, which are repetitive in nature and represent popular sentiment. The Board will deal with all the Objections / Suggestions, which have been presented before the Board in above said manner and also records its recommendations on the basis of categories, which may further be recorded opposite each Objections / Suggestion as per category. The broad categorization of the Objections/Suggestions is as follows :-


	Broad Categories of Objections/Suggestions bundled together OR Merged together	Recommendations
1	Draft Zonal Development Plan on Khasra Plan	1. Draft Zonal Development Plan for Zone 'J' has been prepared within the framework of MPD 20-21 and DD Act. The Draft Plan does not indicate Khasra Nos. or status of land, which is related with Plans at the implementation stage. As per the provisions of MPD 2021 preparation of Village Plan is the responsibility of Local Body as a follow up action
2	Insertion of CNG Service Stations in Draft Zonal development Plan for Zone 'J'	Suggestions accepted to the extent that insertion of word 'CNG Service Station' in place of 'CNG Station' in Draft Zonal Development Plan for Zone 'J' in Para 2.14 (c) as MPD 2021 uses the same terminology in Chapter of Transportation Para 12.12.3.
3	Unauthorized colonies	Recommended to be dealt as per Government policy & MPD 2021.
4	Regularization of existing Health, Educational, Cultural & Spiritual / Religious Institutes	Recommended subject to fulfillment of various conditions as per policy. Regularization of such institutions as decided by the Government.
5	Farm Houses	To be dealt as per MPD 2021 & as per Govt. Policy.
6	Road Network etc.	Individuals filed Objections/Suggestions on proposed road alignment. Realistic view needs to be taken at the time of finalization of alignment plans.
7	Boundaries of (a)Regional Park and Boundaries of (b) Green Belt & related issues	(a) To be dealt as per provisions of MPD 2021 & Government policy. (b) The Board recommended that the boundary of the Green Belt along the NH 8 should follow the boundary of revenue village, which is Rajokari. The MPD 2021 of stipulated one village revenue depth for Green Belt and same should be incorporated.
8	Inclusion of Motels and Influence Zones in Draft Zonal Development Plan for Zone 'J'	Influence Zone - As per provisions of MPD-2021, Para 3.3.2 A) Guidelines for re-development of schemes as per the provisions of MPD 2021 Para 3.3.1.1 - Planned area B) Motels as per provisions of MPD 2021 & Government Policy.

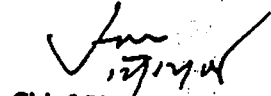
9	Inter state connectivity / Regional Roads	Recommended that all the state highways & roads connecting "NCR" to be incorporated as per recommendations of the Government & policy
10	Individual Cases Of Land Uses	Zonal Plan has been prepared as per the provisions of DD Act and MPD 2021 and Micro level issues of lay out plans is a separate process.
11	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 corridor indicated in the Zonal Development Plan will be detailed out into specific uses as per Master Plan at the time of preparation of detailed layout and Sector Plans on the basis of feasibility & ground realities. The exact boundary of facility belts/corridors will thus be governed by the approved layout plans.
12	Abadies and Villages	Recommended to be dealt as per the provisions of MPD 2021 and Government Policy
13	Others/Misc.	As per Govt. Policy. How ever the Board observed that change of land use cases of Govt./DDA may be taken up separately under Section 11-A of DD Act as process of draft ZDP may take some time to firm up its proposals.
14	<b>Modifications in Text &amp; Map.</b> <b>A. Text</b> i) Para 1.4.1  ii) Para 2.5.8 (a) iii) 2.6 (b) iv) Para 2.14 (c)  <b>B. Map</b> i) Modification in 45 mtr. wide road          ii) Facility Corridor	Insertion of Text "and NH 2 on East side" after following :-  1.4.1 Zone J bound by NH 8 on West.  Word "Sultanpuri" to be replaced by "Sultanpur"  Insert word "/available" after "wherever possible"  "Existing authorized CNG stations" to be replaced by "Existing authorized CNG service stations"  A large number of Objections/Suggestions received with regard to proposed 45 Mtr. road starting from M.G. Road and meeting existing Mandi Road in Jaunapur. Based on the ground reality the Board recommended shifting of this proposed road towards the boundary of Wireless Station starting from M.G. Road in continuity with the 45 Mtr road coming from Mahipalpur Road and meeting M.G. Road near Ghjitorni and passing through to vacant land towards Aaya Nagar.  a) PSP Area above C-DOT to be confined to the area under Temple only. b) Deficient facility area to be adjusted along NH 8.

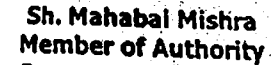
	iii) Regional Connectivity	The existing Mandi Road with proposed 60 Mtr. wide road has been extended up to NCTD boundary as per existing alignment on the basis of minutes of meeting of Planning Commission dtd.27.10.08 on this issue.
	iv) Drafting Errors	Proposed 45 Mtr. wide road on existing Bund road which crosses existing Chhattarpur road has been modified in such a way that proposed road beyond existing Chhattarpur road has been shifted southwards to existing Executive Club road, as it is existing alignment and it serves acquired DDA land.  Similarly, alignment of 80 Mtr. wide road and 30 mtr. wide road near IGNOU has been adjusted to follow existing alignment / vacant pockets and serve proposed SAARC University campus near Maidan Garhi etc.
C. Change of Land Use (CLU)		i) Change of land use of 100 Acres for SAARC University near Maidan Garhi Village as approved by the Authority vide Item No. 44/2008, dated 18 <sup>th</sup> June, 2008 to be incorporated in Land Use Plan along with supporting road network. ii) Lay Out Plan of CPWD land near Ghitorni to be incorporated in the Draft Zonal Development Plan

6. Total 753 no. of representations of Rangpuri Pahari were also received after due date. Same were placed before the board, it was observed by the Board that request for hearing from them is received very late but, there concerns may be noted.
7. Objections/Suggestions of similar nature and contents are to be merged / bundled together and to be dealt on the basis of above categories of recommendations of the Board.

  
Finance Member  
Member of Board

  
Engineer Member  
Member of Board

  
Chief Planner,  
T.C.P.O.  
Member of Board

  
Sh. Mahabal Mishra  
Member of Authority  
Co-opted Member  
of Board

  
Vice Chairman /  
Chairman of Board



Item No. 97/2008  
17.12.2008

-301-

Sub: Relaxation of Service Floor from FAR in Hotels - Amendment in MPD-2021.  
F.10 (01)2008/MP

### 1.0 BACKGROUND :

Govt. of India, MOUD vide Gazette Notification No. S.O.2034 E dated 12.8.08 has modified the development control norms for Hotels in MPD-2021. Building Department, DDA has been receiving requests from several owners for relaxation / exclusion of Service Floor from FAR in Hotels, which is essentially required for housing services like sewer, plumbing and air-conditioning for the guest rooms located above the public areas.

### 2.0 EXAMINATION:

There is no mention of Service Floor in MPD 1962, MPD 2001 and the Building Bye-laws. In the Authority meeting held on 21.6.98 it was decided that Service Floor be given free of FAR in Hotels and Hospital buildings with restricted height of 2.0 Mt. and accordingly the Ministry of Urban Development was requested for its inclusion in Building Bye-laws and issuance of notification in this regard. However, since then, building plans were being sanctioned without counting the service floor in FAR.

As per the MPD 2021, Service Floor is exempted from FAR only in Hospitals, whereas, under Clause 8(3) under the head of "Regulations for building controls within use premises" General Notes stipulate as follows:

**"2. The mezzanine floor & service floor, wherever provided, shall be considered as a part of total FAR."**

3.0 The proposal for modification in the MPD 2021 was considered by the Technical Committee in its meeting held on 23.9.08, vide Item No.132/08 ( Annexure I), where the following was decided:

*"The proposal was presented by Director (Plg.) Building Section. It was informed that as per MPD 2021, the area of service floor in hospital buildings is free from FAR whereas in hotel building, norms are not clear. Under the head Regulations for building controls within the premises, the mezzanine floor & service floor, wherever provided shall be considered as part of the total FAR.*

*After detailed discussions it was decided that service floor should be free of FAR in Hotels. The issue be processed for amendment in MPD 2021 under Section 11 A of the DD Act. For building Plans of Hotels under consideration of Building Department in DDA and other local bodies, the approval be sought for immediate operation from Hon'ble L.G."*

4.0 In compliance to the decision of the Technical Committee, an Office Order has been issued by the Building Department, vide No.F.10(01)/2008/MP/212 dated 18.11.2008 for processing the building plans for Hotels, based on the relaxation of Service Floor up to 2.0 Mtrs. (clear) non habitable height, being exempted from FAR calculations with the approval of the Competent Authority ( Annexure II).

**5.0 Proposal:**

In view of the above, the following modification is proposed in the MPD 2021 on page 36, Table 5.4 Development Controls - Commercial Centres, in the Notes, following item is to be added after v):

**"vi) In case of Hotels, Service Floor with non habitable height of 2.00 Mtrs. (clear) is exempted from FAR calculations."**

The proposal as contained in para. 5.0 above is placed before the Authority for consideration for further processing under Section 11 A of the DD Act 1957.

**RESOLUTION**

Proposals contained in the agenda item were approved by the Authority.

AGENDA FOR TECHNICAL COMMITTEE

ITEM NO. 5/08

DATE: \_\_\_\_\_

F 10 (a) 2008/MP

SUBJECT: RELAXATION OF SERVICE FLOOR FROM FAR IN HOTEL BUILDINGS.

File No: PA/DD(B)C&I/Hotel/07/818g.7P

BACK GROUND

Commonwealth Games 2010 are to be held in Delhi and there is an essential need of additional accommodations to accommodate the guests. To meet the requirement, some new hotels are proposed/coming up in the NCT, Delhi, and G.O.I vide its notification K-12011/5/2007-DDI(B) dated 12.8.2008 has also raised the F.A.R. of hotel buildings from 150 to 225. Building section, DDA has received requests from some of the hotel owner regarding relaxation/exclusion of service floor from FAR for hotels.

EXAMINATION

The services (mechanical, electrical & plumbing) in the guest rooms are provided through services shaft (typically one shaft between two rooms). These services eventually need to be taken out of the building and connected to the main source at the ground level for further disposal. As the hotel, guest rooms are situated over the public floors and public floors which are typically large span areas, shafts cannot be taken through public areas. Therefore, services have to be diverted in the service floor and are taken out through the periphery of the building. The entire vertical pipelines of plumbing and HVAC etc. coming through the shafts, when turned horizontally are provided with suitable connection and inspection chambers which need to be accessed regularly for maintenance purpose. Internationally & Nationally, all hotel & hospital projects are provided with a service floor. All running hotels in Delhi and NCR have a function service floor which is free of FAR.

Earlier, there was no mention of service floor in MPD-1962, MPD-2001 and building bye-laws. However, in Authority Meeting held on 21.06.98 it was decided that service floor be given free of FAR for hotel & hospital buildings with restricted height of 2.0 meter and accordingly, the Ministry of Urban Development was requested for its inclusion in building bye-laws and issuance of notification to this

effect. However, since then plans were being sanctioned with service floor free of FAR for hotel & hospital buildings.

The Master Plan-2021 notified on 7.2.2007 stipulates certain new provisions and modifications in the development control norms. As per MPD-2021 the area of service floor in hospital building is free from FAR (Page 35 Clause C) whereas in hotel building the norms are not clear. But, as per MPD-2021 Page No. 127 clause 8(3) under the head of "Regulations for building controls within use premises" general notes points 2 states:

"2. The mezzanine floor & service floor wherever provided shall be considered as a part of the total FAR."

From the above, it is clear that service floor is free from FAR calculation in hospital buildings whereas the same is not exempted in hotel buildings though the requirement is same in both the buildings.

PROPOSAL:

In view of the above ambiguity in the Master Plan, the following proposal is submitted for the consideration of the Technical Committee:

It is recommended that:

- a) The service floor in hotels may be considered for free from FAR calculations and necessary amendments be made in MPD-2021 and a new clause be added on page No. 36 in table 5.4, Development Controls—Commercial Centres notes as para (vi) as under:

"In case of hotels, service floor with non habitable height of 2.00 mtrs. (clear) is exempted from FAR calculations."

- b) Till the time above amendments are made in MPD-2021, Technical Committee may consider/allow building section to process the cases of approval of building plans as per earlier decision taken in Authority Meeting held on 21.6.98 for service floor free of FAR in hotels and hospitals, keeping in view the urgency on account of Commonwealth Games-2010.

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25/8/2008  
DIR (Plan)

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25/8/08  
Sr. Dir. (B) C&I

- 305 -

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F.1(13)/2008/MP/303

Dated: 30-09-

Minutes of 10th Technical Committee meeting held on 23.9.2008.  
List of participants is annexed.

Before taking up regular Agenda Item A.C.(Pig.)II referred to the decision of the last Technical Committee regarding permitting Petrol Pumps on private land in which action to be taken has been indicated to be on part of A.C.(Pig.)II while action was to be taken by the Directors (Pig.) of individual units. Also the matter regarding policy of Petrol Pumps on private land needs to be reviewed.

Hon'ble VC directed that the minutes of the Technical Committee should be confirmed in the preceding meeting and a motion taken report is to be submitted for confirmation of the minutes.

Item No. F32/2008

Sub.: Relaxation of service floor from FAR in Hotel Buildings.  
F.10(1)2008/MP.

The proposal was presented by Director (Pig.) Building Section. It was informed as per MPD 2021 the area of service floor in hospital buildings is free from FAR where as in hotel building norms are not clear. Under the head Regulations for building controls within the premises the mezzanine floor & service floor wherever provided shall be considered as part of the total FAR.

After detailed discussions it was decided that service floor should be free of FAR in Hotels. The issue be processed for amendment in MPD 2021 under section 11A of DD Act. For buildings plans of Hotels under consideration of building Deptt. in DDA and other local bodies the approval be sought for immediate operation from Hon'ble L.C.

Action: Director (Bldg.)

Item No. 133/2008

Sub.: Modified layout plan of DDA land (vacated from encroachment) in Anand Parbat area).  
F.3(85)05/MP.

The proposal was explained by Director (Pig.) AP-II, after detailed deliberations it was decided that the layout plan should be revised incorporating facilities required for the industrial area as well as multi level parking, basement parking etc.

Action: Director (AP-II)

*mallo*

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-306-

ANNEXURE II



**DELHI DEVELOPMENT AUTHORITY  
BUILDING DEPARTMENT  
C-BLOCK VIKAS SADAN,  
NEW DELHI-110023**

No. F.10 (01)/2008/MP/ 2/2

Date: 18.11.2008

**OFFICE ORDER**

**Sub: Relaxation of Service Floor from FAR in Hotel Buildings.**

The issue of relaxation of Service Floors from FAR in hotel buildings was considered in the 10<sup>th</sup> Meeting of the Technical Committee, held on 23.9.08 vide Item No.132/2008. The Technical Committee decided as under:

*"The proposal was presented by Director (Plg.) Building Department. It was informed that as per MPD-2021, the area of Service Floor in Hospital buildings is free from FAR whereas in Hotel buildings norms are not clear. Under the head 'Regulations for Building Controls' within the premises, the mezzanine floor and service floor wherever provided, shall be considered as part of the total FAR.*

*After detailed discussions it was decided that service floor should be free of FAR in hotels. The issue be processed for amendment in MPD-2021 under Section 11-A of the DD Act. For building plans of Hotels under consideration of Building Department in DDA and other local bodies, the approval be sought for immediate operation from Hon'ble L.G."*

The above amendment in the Master Plan for Delhi -2021 under Section 11-A of the DD Act is being processed separately. There are number of cases of sanctioning of building plans of hotels presently under consideration in the Building Department, DDA and other local bodies. These building plans are required to be processed and sanctioned on priority as hotel rooms have to be generated for Commonwealth Games-2010.

It has, therefore, been decided with the approval of LG to immediately implement and operationalise the decision that the building plans of Hotels be processed, based on relaxation of Service Floor up to 2 meters (clear) non habitable height, being exempted from FAR calculations:

This issues with the approval of the Competent Authority.

P.V. Mahashabdey  
Director (Bldg.)

- Copy to:
- i) OSD to LG, Raj Niwas, Delhi for Information.
  - ii) OSD to VC, DDA for Information.
  - iii) All Concerned.

ITEM NO. 98/2008  
17.12.2008

Sub: **Extension of concessional period in the cases of death of DDA Employees/allottees of DDA staff quarters for retention of staff quarters by their legal heirs.**

File No.F.21(1)89/SQ/DDA

With the approval of Authority, allotment of staff quarters in DDA is presently being done in accordance with the Directorate of Estate Rules & Regulations. For retention of staff accommodation in case of death SR 317-B-11 provides that permissible period of retention is one year on payment of normal rates of license fee. However, retention of accommodation for a period of one more year is permissible under provision of SR-317-B-22 on payment of normal rate of license fee. The extended period of retention under SR-317-B-22 is however not permissible in cases where the deceased officer or his/her dependents own a house at the place of posting.

2. Representations have been received in DDA from legal heirs of the deceased staff for more concession as they are finding it extremely difficult to vacate the staff accommodation because they have no source of income to get a house on rent in open market as rates in open market are beyond their reach. Further we have not been able to offer compassionate appointments within the above period in the cases where applicants fulfill the DDA guideline for appointment on account of availability of vacancies beyond 5%.
3. It is therefore proposed that in the cases of death where legal heir of the deceased fulfill the DDA guidelines for compassionate appointment, permission to retain DDA staff quarter be allowed on the existing terms & conditions (normal license fee) where cases are being considered for ad-hoc appointments till he/she is appointed on regular basis against physical vacancies as and when it arises.
4. The proposal mentioned in para-3 are submitted for consideration and approval of the Authority. This facility is proposed to be extended to those categories of employees whose legal heirs are eligible for compassionate appointments and where DDA has decided to make ad-hoc appointment. Old cases will not be re-opened.

#### RESOLUTION

Proposals were explained in detail. The Lt. Governor however advised that exact number of flats which will thus get reallocated/regularized should be informed to the Authority before taking final decision in the matter.

2. The Lt. Governor also directed that DDA should consider floating a special housing scheme for its Class-III, IV employees so that a long term solution is provided to their problems.

The meeting ended with a vote of thanks to the Chair.

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3/4/09  
प्र. अध्यक्ष  
दिल्ली विकास प्रा. नि. सं. सं. सं.  
बई दिल्ली



ITEM NO. 98/2008  
17.12.2008

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The meeting ended with a vote of thanks to the Chair.



*Jehanna*  
सहयुक्त  
3/1/09 दिल्ली विकास प्राधिकरण  
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