

31st May 2006

Res.No. 34 to 48

256

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 31<sup>st</sup> May, 2006 at 10.15 A.M. at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri B.L. Joshi  
Lieutenant Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Patnaik  
Finance Member
4. A.K. Sarin  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana  
Councillor, MCD

**SECRETARY**

Shri V.M. Bansal  
Principal Commissioner-Cum-Secretary

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri O.P. Kelkar  
Pr. Secretary (UD), GNCTD
2. Mr. V.K. Sadhu  
Principal Commissioner, DDA
3. Shri R.K. Vats,  
Commissioner (LM), DDA
4. Shri R.K. Singh  
Commissioner (LD), DDA
5. Shri Sunil Sharma  
Commissioner (Personnel)

6. *Shri A.K. Jain*  
*Commissioner (Planning), DDA*
7. *Mrs. Asma Manzar*  
*Commissioner (Housing), DDA*
8. *Mr. Rajeev Malhotra*  
*Chief Regional Planner (NCR Planning Board)*
9. *Shri S.K. Goyal*  
*Chief Accounts Officer/  
Financial Adviser (Housing)*
10. *Shri C.K. Chaturvedi*  
*Chief Legal Adviser*
11. *Shri V.K. Bugga*  
*CTP, MCD.*
12. *V.P. Rao*  
*Pvt. Secy. & Addl. Secy. to LG*
13. *Shri Alok Swaroop*  
*OSD to LG*
14. *Shri J.B. Kshirsagar*  
*TCP, TCPO*
15. *Shri Arvind Gupta*  
*Addl. Commr. (Planning)II.*
16. *Shri S.P. Bansal*  
*Addl. Commr. (Planning)III.*
17. *Shri B.K. Jain*  
*OSD (Planning)/DDA*
18. *Shri J.S. Sodhi*  
*Director (Planning)*
19. *Shri P.M. Parate*  
*Director (Planning)/DDA*
20. *Shri R.K. Jain*  
*Director (Planning) Dwarka*
21. *Smt. Neemo Dhar*  
*Director (PR), DDA*
22. *Shri D. Sarkar*  
*Director (Sports) DDA*

I. The Lt. Governor explained that all the remaining zonal plans had been prepared and it would be appropriate to consider them expeditiously, as also directed by the Hon'ble Supreme Court. It was, therefore, decided that the agenda items relating to the zonal plans should be considered in today's meeting and other agenda item nos. 35 to 44 be deferred.

ITEM NO. 34/2006

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 24.3.2006.  
F.2(2)2006/MC/DDA

Minutes of the Authority meeting held on 24.3.2006 were confirmed as circulated.

ITEM NO. 35/2006

Sub: Approval of guidelines for permission to TV Serials/Documentaries in Green Areas in DDA.  
F.1(156)05/Mon./DDA

This item was not taken up for consideration.

ITEM NO. 36/2006

Sub: Permission for installation of dish antenna/ Communication Towers.  
F.48(01)92/CL

This item was not taken up for consideration.

ITEM NO. 37/2006

Sub: Recruitment Regulation for the post of Planning Assistant (Group-B).  
F.7(92)98/PB-I/Pt.

This item was not taken up for consideration.

ITEM NO. 38/2006

Sub: Departmental proceedings against Shri R S Sharma, Suptdg Engineer (Retired on 31.10.2004)  
F.26(3)05/Vig.-I

This item was not taken up for consideration.



ITEM NO. 39/2006

Sub: Departmental proceedings against Shri K P Sharma, Dy. Chief  
Legal Adviser (Admn.) (Retired on 31.8.2002).  
F.26(3)05/Vig.-I

This item was not taken up for consideration.

ITEM NO. 40/2006

Sub: Departmental proceedings against Shri Y L Banka, CE(Retd.)  
(Date of Retirement 31.1.2001).  
F.4(15)82/Vig./DC.

This item was not taken up for consideration.

ITEM NO. 41/2006

Sub: Departmental proceedings against Shri B R Sehgal, EE (Retd.)  
(Date of Retirement 30.9.1997).  
F.27(842)87/Vig./DC.

This item was not taken up for consideration.

ITEM NO. 42/2006

Sub: Departmental proceedings against Shri R L Verma, AE (Retd.)  
(Date of Retirement 31.1.2005).  
F.26(30)93/Pt./EE(Vig.)V.

This item was not taken up for consideration.

ITEM NO. 43/2006

Sub: Departmental proceedings against Shri I K Sharma, Executive  
Engineer (Retd.) (Date of Retirement 31.5.2004).  
SH: Deciding quantum of punishment under Major Penalty.  
F.27(243)98/Vig./GC-702/98.

This item was not taken up for consideration.

ITEM NO. 44/2006

Sub: Departmental proceedings against Shri N C Gupta, CE (Retd.)  
(Date of Retirement 31.12.2004)  
F.27(58)2001/EE(Vig.)III/DDA

This item was not taken up for consideration.

ITEM NO. 39/2006

Sub: Departmental proceedings against Shri K P Sharma, Dy. Chief Legal Adviser (Admn.) (Retired on 31.8.2002).  
F.26(3)05/Vig.-I

This item was not taken up for consideration.

ITEM NO. 40/2006

Sub: Departmental proceedings against Shri Y L Banka, CE(Retd.)  
(Date of Retirement 31.1.2001).  
F.4(15)82/Vig./DC.

This item was not taken up for consideration.

ITEM NO. 41/2006

Sub: Departmental proceedings against Shri B R Sehgal, EE (Retd.)  
(Date of Retirement 30.9.1997).  
F.27(842)87/Vig./DC.

This item was not taken up for consideration.

ITEM NO. 42/2006

Sub: Departmental proceedings against Shri R L Verma, AE (Retd.)  
(Date of Retirement 31.1.2005).  
F.26(30)93/Pt./EE(Vig.)V.

This item was not taken up for consideration.

ITEM NO. 43/2006

Sub: Departmental proceedings against Shri I K Sharma, Executive Engineer (Retd.) (Date of Retirement 31.5.2004).  
SH: Deciding quantum of punishment under Major Penalty.  
F.27(243)98/Vig./GC-702/98.

This item was not taken up for consideration.

ITEM NO. 44/2006

Sub: Departmental proceedings against Shri N C Gupta, CE (Retd.)  
(Date of Retirement 31.12.2004)  
F.27(58)2001/EE(Vig.)III/DDA

This item was not taken up for consideration.

II. The non-official members made the following observations/suggestions on the zonal plans.

A. Shri Mahabal Mishra:

- i] The DDA has already approved draft MPD 2021, whereas, the zonal plans were being finalized for MPD 2001.
- ii] Zonal plans relevant for the MPD-2021 should be immediately brought before the Authority.
- iii] The zonal plans were not in tune with the ground realities as the existing industrial, residential, commercial pockets, unauthorized colonies had not been reflected in the plans. These zonal plans if produced before the Courts would put the inhabitants to disadvantageous position.
- iv] The date of the field survey has not been indicated.

B. Shri Jile Singh Chauhan:

- i] Decisions regarding mixed land use roads, location of major roads etc. should be taken by the DDA and not by the MCD. There should be a high level committee to take these decisions
- ii] We must take immediate necessary steps within the moratorium period of one year to ensure that there are no demolitions/sealings in future.
- iii] Zonal Plan for zone P 2 should be urgently finalized as the Zonal Plan of Zone P 1 (Narela Sub-city) has already been approved recently.

C. Shri Mange Ram Garg:

- i] These proposals require detailed consideration and should not be approved in a hurry.
- ii] The local area plans have not been prepared. These should be finalized immediately.

- iii] *The Zonal plans/Master Plan should be based on the actual population, including the persons living in unauthorized colonies and JJ clusters where the density is far more than planned.*
- iv] *Increasing population and water scarcity are the two biggest problems which need practical solutions. The Plans are not equipped to handle a population of 23 million.*
- v] *Government/DDA lands are being encroached upon even today. We must clear our lands and re-settle the occupants in a time bound manner.*

D. *Shri Virender Kasana:*

*The proposed zonal plans are contrary to the ground realities. It would be desirable to get videography of all the areas done so as to know the correct status of every site before deciding its land use pattern. This fact should not be ignored in the urgency of clearing the zonal plans.*

ITEM NO. 45/2006

*Sub: Zonal Development Plan of Planning Zone 'J', South Delhi-II.  
F.4(1)98/MP*

*Presentation on the proposed Zonal Plan was made by the Planning department. However, keeping in view the above observations/suggestions of the non-official members it was decided to send full details to them within a week and consider the item in the next meeting of the Authority on 15<sup>th</sup> June 2006, when an electronic presentation shall be made.*

ITEM NO. 46/2006

*Sub: Zonal Development Plan of Zone 'K'; (Part) Dwarka Sub-City.  
F.4(5)98/MP*

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

ITEM NO. 47/2006

Sub: Zonal Development Plan of Zone 'L' (South West Delhi-III).  
F.4(6)98-MP

In addition to the points mentioned above, Shri Mahabal Mishra and Shri Mange Ram Garg pointed out that a number of markets viz., marble shops, timber shops, building material shops which are already existing in these areas should be shown on the Plan.

ii] Shri Mahabal Mishra and other members also pointed out that rather than declaring large chunks of areas as 'green belt' it would be appropriate to bring a transparent policy of change of land use. There was no justification in leaving green belts along major roads and along the periphery of Delhi, which decision is against the ground realities and against the interests of the persons living in these areas.

After detailed discussions it was decided that full details should be sent to the members within a week and the item should be considered in the next meeting of the Authority on 15<sup>th</sup> June 2006, when a detailed electronic presentation should be made.

ITEM NO. 48/2006

Sub: Draft Zonal Development Plan for River Yamuna Area (Zone 'O' and Part Zone 'P').  
F.4(2)98/MP

Shri Jile Singh Chauhan suggested that the land between Palla Mazra and Wazirabad should be used for long term water storage to meet the water shortage in Delhi.

ii] Shri Virender Kasana pointed out that the river bed is having villages/ unauthorized colonies/JJ clusters which have not been shown in the Zonal Plan. He specifically mentioned the villages Badarpur, Jaitpur, Aali, Molar Bandh and Shahin Bagh.

iii] The members pointed out that some of these habitations were included in the list of 1071 colonies which are under regularization and the Zonal plan shall, therefore, have to be modified accordingly.

*After detailed discussions it was decided that full details should be sent to the members within a week and the item should be considered in the next meeting of the Authority on 15<sup>th</sup> June 2006, when a detailed electronic presentation should be made on the Plan.*

*The meeting ended with a vote of thanks to the chair.*

\*\*\*\*\*

**DELHI DEVELOPMENT AUTHORITY**  
(Office of the Pr. Commr. Cum. Secretary)

List of the Agenda items to be discussed in the next meeting of the Delhi Development Authority.

**INDEX**

SLNo.	Item No.	Subject	Page No.
1	34/2006	Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 24.3.2006. F.2(2)2006/MC/DDA	1-15
2	35/2006	Approval of guidelines for permission to TV Serials/Documentaries in Green Areas in DDA. F.1(156)05/Mon./DDA	16-17
3	36/2006	Permission for installation of dish antenna/Communication Towers. F.48(01)92/CL	18-20
4	37/2006	Recruitment Regulation for the post of Planning Assistant (Group-B). F.7(92)98/PB-1/Pt.	21-22
5	38/2006	Departmental proceedings against Shri R S Sharma, Suptdg Engineer (Retired on 31.10.2004) F.26(3)05/Vig.-I	23-25
6	39/2006	Departmental proceedings against Shri K P Sharma, Dy. Chief Legal Adviser (Admn.) (Retired on 31.8.2002). F.26(3)05/Vig.-I	26-28
7	40/2006	Departmental proceedings against Shri Y L Banka, CE(Retd.) (Date of Retirement 31.1.2001). F.4(15)82/Vig./DC	29-30
8	41/2006	Departmental proceedings against Shri B R Sehgal, EE (Retd.) (Date of Retirement 30.9.1997). F.27(842)87/Vig./DC	31-32
9	42/2006	Departmental proceedings against Shri R L Verma, AE (Retd.) (Date of Retirement 31.1.2005). F.26(30)93/Pt./EE(Vig.)V.	33
10	43/2006	Departmental proceedings against Shri I K Sharma, Executive Engineer (Retd.) (Date of Retirement 31.5.2004). SH: Deciding quantum of punishment under Major Penalty. F.27(243)98/Vig./GC-702/98	34-36
11	44/2006	Departmental proceedings against Shri N C Gupta, CE (Retd.) (Date of Retirement 31.12.2004) F.27(58)2001/EE(Vig.)III/DDA	37-38

**DELHI DEVELOPMENT AUTHORITY**  
(Office of the Pr. Commr. Cum. Secretary)

List of agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Wednesday, the 31<sup>st</sup> May, 2006 at 10.15 A.M. at Raj Niwas, Delhi.

**INDEX**

Sl.No.	Item No.	Subject	Page No.
1	45/2006	Zonal Development Plan of Planning Zone 'J', South Delhi-II. F.4(1)98/MP	39-52
2	46/2006	Zonal Development Plan of Zone 'K'; (Part) Dwarka Subcity. F.4(5)98/MP	53-78
3	47/2006	Zonal Development Plan of Zone 'L' (South West Delhi-III). F.4(6)98-MP	79-121
4	48/2006	Draft Zonal Development Plan for River Yamuna Area (Zone 'O' and Part Zone 'P'). F.4(2)98/MP	122-147



Item No.  
34/2006

Sub :- Confirmation of the minutes of the meeting of the Delhi Development Authority held on 24th March, 2006.

File No. E.2(2)2005/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 24th March, 2006 are submitted for confirmation of the Authority ( Appendix 'A' Page 2 to 15 )

R E S O L U T I O N

Minutes of the Authority meeting held on 24.3.2006 were confirmed as circulated.

\*\*\*\*\*

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 24<sup>th</sup> March 2006 at 4.00 P.M. at Raj Niwas.

Following were present:

CHAIRMAN

- 1 Shri B.L. Joshi  
Lieutenant Governor, Delhi

VICE-CHAIRMAN

- 2 Shri Dinesh Rai

MEMBERS

3. Shri Mahabal Mishra, MLA
4. Shri Jile Singh Chauhan, MLA
5. Shri Mange Ram Garg, MLA
6. Shri Virender Kasana  
Councillor, MCD
7. Shri A.K. Patnaik  
Finance Member

SECRETARY

Shri V.M. Bansal  
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri V.K.Sadhu,  
Pr. Commissioner, DDA
2. Shri Chander Bhushan Kumar  
Addl. Secretary to LG
3. Shri A.K.Jain,  
Commissioner(Plg.), DDA
4. Shri R.K. Singh  
Commissioner (LD), DDA
5. Sh.C.K.Chaturvedi, CLA, DDA
6. Mrs. Asma Manzar  
Commissioner (Housing), DDA

7. *Sh.V.K.Bugga, Chief Town Planner, MCD*
8. *Shri Sunil Sharma  
Commissioner (Personnel)*
9. *Shri J.P.S. Chawla  
Chief Accounts Officer, DDA*
10. *Shri S.K. Goyal  
Financial Adviser (Housing)*
11. *Sh.A.P.Singh  
Chief Engineer(HQ), DDA*
12. *Sh.J.B.Kshirsagar, Town & Country Planner, TCPO*
13. *Sh.Ashok Kumar,Addl.Commr.(Plg.), DDA*
14. *Sh.Alok Swaroop, OSD to LG*
15. *P.V.Mahashabdey, Dir(Plg.) MPD-2021*
16. *Sh.D.P.Dwivedi, Dir(Vig.), DDA*
17. *Smt. Neemo Dhar  
Director (PR), DDA*
18. *Sh.Ompal Singh, Director(Hort.)South, DDA*
19. *Shri Prahlad Singh  
Director (LC), DDA*
20. *Smt.Poonam Dewan, Dy.Dir.(Landscape),DDA*

ITEM NO. 13/2006

Sub: Confirmation of the Minutes of the meeting of the Dehi Development Authority held on 19<sup>th</sup> January, 2006.  
F.2(2)2005/MC/Pt./DDA

Minutes of the Authority meeting held on 19<sup>th</sup> January, 2006 were confirmed with the following additions against different items as detailed below:

i) Addition to item 3/2006:

"The Principal Commissioner -cum- Secretary informed that the non-official members had suggested in the last meeting that there was no need to continue their Committee which examines the quantum of penalty in the vigilance cases, which was agreed to"

ii) Addition to item no. 4(a)(i) moved by Shri Mahabal Mishra:

"All those officers who do not have further channel of promotion should be given the next higher Govt. of India scale of pay along with suitable re-designation on their reaching maximum of the pay scale".

iii) Amendment to item No. 10/2006 moved by Shri Mahabal Mishra, Shri Jile Singh Chauhan, Shri Mange Ram Garg and Shri Virender Kasana:

"They had reservation to this proposal and they left final decision in the matter to the LG."

Amended minutes against this item will read as under:

"The proposal of auction of school sites of DDA was discussed in detail. Shri Mahabal Mishra and Shri Virender Kasana expressed certain reservations in respect of the proposal about auctioning of school sites. But after discussions they left final decision in the matter to the L.G. who advised that all the primary school plots should be offered to the MCD and 50% of the senior secondary school sites in

every neighbourhood should be offered to Govt. of Delhi and 50% disposed of by way of auction.

ITEM NO.14/2006

Sub: *Disciplinary action against Shri Raghunath Singh Gupta,  
Executive Engineer (Retd. On 31.5.2004)  
F.9(95)/PB-I*

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

ITEM NO.15/2006

Sub: *Allotment of alternative land for Petrol Pump sites  
F.13(70)94/CRC/DDA*

*Proposal was noted and approved by the Authority.*

Item No.16 / 2006

Sub: **Revised Budget Estimates for the year 2005-06 and  
Budget Esitmates for the year 2006-07  
F.4(3)Budget/2005-06**

Finance Member, DDA presented the Budget Estimates of the Authority for the ensuing year 2006-07 and Revised Budget Estimates for the current year 2005-06. He explained that Section 6 of DDA Act is the mandate for DDA and Budget Estimates of the Authority in respect of all receipts and payments are compiled in accordance with provisions contained in Section 24 of DD Act 1957 and chapter 3 of DDA Budget and Accounts Rules 1982. He further explained that DDA prepares its Budget under three broad heads viz. Nazul Account I, Nazul Account II and BGDA.

FM also explained that Nazul Account I records transactions pertaining to the old (1937) Nazul estate entrusted to DDA for Management & Development. Nazul Account II exhibits the receipts and expenditure pertaining to the scheme of large scale acquisition,

development and disposal of land in Delhi and BGDA records transactions of houses and shops etc.

FM further informed that DDA is a self sustaining organization receiving no grants nor it has any loans.

FM explained that the budget for the year 2006-07 is surplus budget and total receipts are anticipated as Rs. 2868.16 crores with expenditure anticipated as Rs.2865.00 crores.

FM explained the consolidated receipts and payments position of all the three accounts of the Authority. He further explained that in RE 2005-06 receipts were projected as Rs.2031.10 crores against payments of Rs.2339.14 crores. He also explained that the deficit in the RE 2005-06 would get wiped off as the actual receipts from disposal of land are expected to be on higher side as compared to receipts projected in RE 2005-06.

FM informed that for acquisition of land a provision of Rs.930.00 crores has been made in the BE 2006-07. He also informed that in RE 2005-06 the provision has been kept as Rs.990.00 crores against a provision of Rs.700.00 crores provided in BE 2005-06.

As regards construction of houses and shops, FM, DDA informed that in the 2006-07 a provision of Rs.533.81 crores has been made. During the year construction of 17950 houses will be taken up for EWS. Besides this construction of houses will also be taken up under the other categories.

FM, DDA informed that for the Development of land, a provision of Rs.1007.40 crores has been made in BE 2006-07 and development works to meet with the requirement for residential, industrial, commercial and institutional land, DDA has undertaken development programmes at Rohini, Jasola, Shahdra, Shalimar Bagh, Chilla Dallupura, etc. Major schemes are in Rohini Phase IV and V, Dwarka Phase-I and Bakkarwalla.

FM further informed that for the construction of Master Plan Roads a provision of Rs.40.93 crores has been kept in BE 2006-07.

For the construction of new work of three remaining clover leaves at Noida More Flyover and two clover leaves at Karkari More with widening of existing bridge on trunk drain No.1 under Flyover Project lot II, a consolidated provision of Rs.18.00 crores has been kept in BE 2006-07.

For funding the further construction of Metro line from Sector-9 to Sector-22, Dwarka, a provision of Rs.100.00 crores has been made in BE 06-07.

FM informed that for the Commonwealth Games 2010, a provision of Rs.150.00 crores has been made in BE 2006-07. Consultants will be appointed for the work by the end of May 2006 and the work is likely to start in early 2007..

FM pointed out that DDA is taking major initiatives in regard to comprehensive computerisation, e-governance & construction of an IT Park in Dwarka. The International Convention Centre in Dwarka is also on the planning stage. He also pointed that DDA has taken a major initiative for private sector participation in development of Tehkhand project for the in-situ rehabilitation and development of about 3500 EWS dwelling units & 750 other dwelling units.

*Following suggestions were given by the members:*

(a) **Shri Mahabal Mishra**

i) *He sought information on physical and financial performance for the last year's budget, itemwise and projectwise.*

*The LG advised that a detailed performance report on the last year's budget should be brought in the next meeting of the Authority and it should be circulated in advance.*

ii) *He pointed out that the Delhi Metro should be requested to operate in all the areas of Delhi i.e. along the Ring Roads, Mehrauli - Badarpur Road, Mathura Road, Nizamuddin Road leading to Ghaziabad so that the traffic problems of Delhi could be sorted out. He drew the attention to the fact that Metro had decided to extend its operations to NOIDA and Gurgaon without fulfilling the more urgent requirements of all the areas of Delhi. He also sought widening and better maintenance of all the Master Plan roads and requested that DDA should spend its money on expansion of Metro to all the places in Delhi and on better up-keep of roads rather than keeping it in the banks.*

iii) He suggested that DDA should develop markets like HUDCO Place.

iv) Accepting his suggestions a provision of Rs.10.00 crore was agreed for providing staff colonies for DDA employees.

v) He pointed out that lower level staff of DDA was not being allowed to become member of Sports Complexes, especially the Siri Fort Complex and requested that they should have preferential rights and facilities to become members of all the Sports Complexes, including Siri Fort Sports Complex.

The LG informed that there was no bar on the DDA employees of any level to become member of any complex, rather the DDA employees had to pay at the concessional rates for their membership.

vi) He sought income and expenditure details of the Sports Wing of the DDA.

The LG advised that this should be sent to all the non-official members.

vii) The LG accepted the suggestion of Shri Mahabal Mishra that there should be separate schools for the children of DDA employees on the pattern of schools being run by Delhi Police.

viii) He suggested that officials should be appreciated and rewarded for good performance.

ix) Jhuggis from Dayal Singh Colony should not be removed without providing proper civic amenities at the place of shifting.

(b) **Shri Jile Singh Chauhan**

i) He drew the attention towards water problems of Dwarka.

ii) He suggested that the earth excavated by DMRC is available free of cost and should be taken by the DDA.



iii) Land worth about Rs.50.00 crore is stuck up due to non-shifting of about 300 jhuggis from Outram Lines.

iv) He pointed out that excess payment had been made towards land acquisition in Narela which needs to be enquired into.

v) More emphasis should be laid on conservation and development of water bodies.

vi) More sites should be added for marriage functions.

(c) **Shri Mange Ram Garg**

i) He sought increased budget allocation for resettlement and relocation of jhuggis.

ii) More emphasis should be given on water harvesting.

iii) Development of River Yamuna should be made priority.

iv) He pointed out that there was heavy traffic on G.T.Karnal Road which will multiply with the increase in activity in Narela. Similarly there was heavy traffic on Nangloi Road. He sought ways and means to smoothen traffic on these roads.

v) More sites should be added for holding marriage functions.

vi) School managements should be asked to run evening shifts at subsidized rates.

viii) DDA should develop and run Community Centres which could be used as marriage / banquet halls.

(d) **Shri Virender Kasana**

i) He sought increased budget allocation for sports infrastructure. He suggested that there should be Sports Complexes and Multi-gyms in all the constituencies.

His suggestion was accepted and it was decided to increase the budget allocation under this head to Rs.50.00 crore.

ii) DDA should construct boundary walls in front of the flats facing main roads so that the residents enter from side lanes.

iii) He sought details of expenditure proposed to be made on different parks / greens and advised equitable distribution of finances towards old and new greens.

(e) Member Secretary, NCR Planning Board suggested that the concept of in-situ development of jhuggi clusters should be given a thrust.

(f) Joint Secretary, Ministry of Urban Development sought provision of sufficient funds for integrated development of urban villages and for development of cultural centres across the city.

After detailed discussions, the Authority approved the receipts of Rs.2031.10 crores and payment of Rs.2339.14 crores for RBE 2005-06 and the BE of receipt of Rs.2868.16 crores and payment of Rs.2865.00 crores with a total surplus of Rs.3.16 crores for the year 2006-07. The Authority also approved the proposal for the utilization of RBE 2005-06 and BE 2006-07 pending formal confirmation of the minutes of this meeting.

ITEM NO.17/2006

Sub: Report on the follow-up action on the resolutions passed  
By the Authority in its meeting held on 19.10.2005  
File No.F.2(2)2006/MC/DDA

It was desired by the LG that a separate meeting may be fixed for discussing the Action Taken Notes on decision taken in the various meetings of the Authority.

ITEM NO. 18/2006

Sub: Change of land use of 788 hectares of land of Ph.IV(Pt.)  
Rohini from rural to various urban uses.  
F.3(49)05-MP

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

ITEM NO. 19/2006

Sub: Approval of guidelines for permission to TV Serials/Documentaries in green areas in DDA.  
F.1(156)/-6/Mon/DDA

Consideration of this item was deferred.

ITEM NO. 20/2006

Sub: Extending benefit of office order No.F.2(10)2001/Coordn/H/79 dated 19.4.2002 to the allottees of FHS-2004.  
F.2/355(322)/FHS-04/2005/SV

Shri Mahabal Mishra pointed out that we should not permit any relaxation at this stage as it could lead to litigation and corruption.

Commissioner (Housing) informed that the proposal was restricted to the applicants who had deposited total premium within the stipulated period of 180 days but were not aware of their interest liability.

The Authority agreed to allow relaxation in time to clear the interest liability by those allottees who had made payment of 100% principal amount within the stipulated period, with the direction that no such relaxation would be given in future schemes.

ITEM NO. 21/2006

Sub: Standard costing for flats- Plinth Area Rate from 1<sup>st</sup> April, 2006 to 30th September, 2006  
File No.F.21(1671)2001/HAC

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

ITEM NO. 22/2006

Sub: Permission for installation of dish antenna/Communication Towers.  
F.48(01)91/CL

Consideration of this item was deferred.

ITEM NO. 23/2006

Sub: Fixation of Pre-determined Rates (PDRs) in Narela for the  
Year 2006-07  
F.4(21)2005/AO(P)/DDA

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

ITEM NO. 24/2006

Sub: Fixation of Pre-determined Rates (PDRs) of Land Premium  
for allotment in Plastic Bazar Tikri Kalan for the year  
2006-07  
F.4(22)2005/AO(P)/DDA

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

ITEM NO. 25/2006

Sub: Review Petition against penalty orders by Sh.R.K.Girdhar,  
Sr.A.O.  
F.26(60)93/Vig./DC

Review Petition filed by Shri R.K. Girdhar was rejected by the  
Authority.

ITEM NO. 26/2006

Sub: Review Petition against penalty orders by Sh.H.P.  
Aggarwal, AE(C)  
F.27(317)89/Vig./DC

Review Petition filed by Shri H.P. Aggarwal was rejected by the  
Authority..

ITEM NO. 27/2006

Sub: Regularisation of W/C staff into W/C(Regular)  
F.7(12)99/P&C(P)

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

ITEM NO. 28/2006

*Sub: Status position and time schedule for finalization of  
Cadre Review proposals for various cadres in DDA  
F.7(1)2006/P&C(P)*

*The information was noted by the Authority.*

ITEM NO. 29/2006

*Sub: Rehabilitation of Squatters/Refugees under the  
Gadgil Assurance Scheme  
F.S1(10)71/Pt./OSB*

*The information was noted by the Authority.*

ITEM NO. 30/2006

*Sub: Agenda for adoption of Annual Accounts for the financial  
Year 2002-03 after certification of Annual Accounts by the  
Office of the Accountant General (Audit) Delhi  
F.A/Cs(M)/6(44)2003*

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

ITEM NO. 31/2006

*Sub: Fixation of Pre-determined Rates (PDRs) for Rohini  
Ph.IV & V for the year 2006-07  
F.4(20)2005/AO(P)/DDA*

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

ITEM NO. 32/2006

*Sub: Proposed change of land use for about 1.62 hectares  
(4 acres) of land in Sector-22, Dwarka, Phase-II from  
"Transportation" to "Public & Semi Public Facilities  
(Haj House)"  
F.4(22)93/Plg./DWK/Part-II*

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

ITEM NO. 33/2006

**Sub: Mixed Use Regulations  
F.20(4)2005-MP**

This item was laid on the table and was presented by the Commissioner (Planning).

Sh.Mahabal Mishra and other non-official Members welcomed this initiative of the DDA. Some suggestions were given by the Joint Secretary, Ministry of Urban Development and the Chief Planner, MCD. Amendments were moved by Sh.Mahabal Mishra and other members and all these were discussed. After detailed discussions it was decided by the Authority to approve the proposals contained in the agenda item with the following modifications:-

Para 15.1, page -153 Sub-para (4)	<p>To delete <b>"Only one type of mixed use activity shall be permissible in a residential premises"</b></p> <p>To delete the following line from the last para of (4), page - <u>153</u> <b>"In consultation with the Residents' Societies/RWA"</b></p>
Para 15.4 - Page -154 <u>Retail</u> Shops- Under Sub- Para 1	Under Retail Shops- to delete the words:-  <b>"Timber products"</b>
Under Sub- Para 2	To add the line "Except only minor repair activities on 30m and above road ROW" after the following line in Sub-Para 2:- <b>"Automobiles repair and workshop"</b>
Sub-Para 7 (ii)	Sub-para 7 (ii) shall be amended to read as follows:- <b>"The front setback should not have boundary wall and shall be used only for parking."</b>
Under Sub- Para 7 (iii)	Following shall be added at the end of Sub-Para 7 (iii):- <b>"to the concerned local body".</b>

**OTHER POINTS:**

Shri Jile Singh Chauhan sought expeditious action for development of Bhalaswa Lake, marriage place in Jahangirpuri and towards sanitary landfill site. He also asked for early development of

*water bodies and parks in his area. The LG assured that where action had not been initiated on these issues, it will be taken up for discussion in a separate meeting.*

Item No.  
35 / 2006

**SUB: APPROVAL OF GUIDELINES FOR PERMISSION TO TV SERIALS /  
DOCUMENTARIES IN GREEN AREAS IN D.D.A.**  
Precis F 1 ( 156 ) 05/MON/DDA

DDA permits holding of religious and social functions in green areas. The rates for such purposes are decided by Land Costing Branch as per policy from time to time. Till date no guidelines have been framed for shooting (films) in DDA garden / parks. The green area at the Master Plan level are under the control of DDA, Horticulture Department for development and maintenance. Earlier permission was sought for shooting of films / TV serials in DDA park and the rate for TV serials were decided as per below :-

- Rs. 35,832/- per day for per 1000 Sqm. or Rs. 10,74,960/- per month for 1000 Sqm.
- Security Charges @ Rs.25,000/- per 1000 Sqm. (refundable)
- Cleaning charges @ Rs. 1000 per day for per 1000 Sqm. as approved by Finance Member, DDA.

Lot of requests are being received for shooting in gardens / parks from different agencies. Thus a committee was constituted by VC/DDA to allow permission for shooting of films in the greens of DDA.

Vice-Chairman / DDA had constituted a Committee under the chairmanship of Engineer Member, DDA to finalize the modalities in respect of allowing permission for shooting of films etc in the greens of DDA. The Committee's role also was to recommend the charges / rates for booking of greens for shooting of films etc.

The Committee comprised of the following:

- |    |                              |   |                  |
|----|------------------------------|---|------------------|
| 1. | Engineer Member, DDA         | - | Chair person     |
| 2. | CAO, DDA                     | - | Member           |
| 3. | Director (PR), DDA           | - | Member           |
| 4. | Director (Hort.) North/South | - | Member           |
| 5. | Director (LS), DDA           | - | Member Secretary |

The committee has proposed the guidelines to permit the shooting of TV serials, documentaries in green area in DDA. The care has been taken while formulating the guidelines that DDA should get mileage / publicity for green areas. The schedule of rates have been worked out after giving the consideration to all relevant aspects.



PROPOSED GUIDELINES

1. All applicants will have to submit their application in the prescribed format giving details of the film/purpose of the film to be shot in the green area.
2. Details of shooting time, the number of crew/ cameras involved, should be specified in the application form.
3. A rate of Rs.15,000/-per day will be charged for a shooting duration of six hours. Flexibility in fixing the shooting hours will be given subject to approval of the concerned Director incharge of the particular green in which the shooting is proposed to be done.
4. All security arrangements for shooting without any disturbance to the green and general public will be made by the producer/applicant seeking permission.
5. A security deposit @ Rs. 10,000/- (refundable) will be required to be deposited along with application form out of which cleanliness charges @ Rs. 1,000/- per day, if not paid in advance by the Applicant, will be deducted.
6. The area to be used by the Applicant would have to be cordoned off by the Applicant so that it does not disturb the normal activity in the park and the visitors in the park.
7. Any damages done in the plantation, walkways and other garden features like light fixtures, garden shelters, footpath and boundary walls will have to be got repaired by the Applicant. The security deposit will not be refunded till such repairs are carried out.
8. The shooting of green if around the monument or any forest areas will involve permission from other agencies like ASI, forests deptt. and other related offices. Seeking NOC from all concerned departments will be the sole responsibility of the applicant. Applicant will have to submit such an NOC from the concerned agencies before seeking final approval from DDA.
9. The Applicant will have to give due credits at prominent places in the film to DDA green specifically mentioning " developed and being maintained by DDA."
10. No vehicles of the agency/visitors will be allowed in the green areas during the period of permission granted by DDA.
11. All general conditions for the maintenance/upkeep of the Park shall be strictly adhered by the Applicant.
12. No permanent sets will be set up or digging done in the green area. Temporary sets will require prior permission from Director ( Horticulture ).

The matter is placed before the authority for its consideration.

RESOLUTION

This item was not taken up for consideration.

\*\*\*\*\*

Item No. 36/2006

**Sub:** Permission for installation of dish Antenna / Communication Towers.  
**File No.** F.48 (01)92/C.L.

1. Different Tele Communication agencies/firms have been approaching DDA for fixing the telecommunication Tower etc. on the top of buildings erected on the land leased by the DDA.
2. The issue of granting permission for installation of such equipments i.e. dish antenna/ communication tower on the roof tops of buildings on the leased plots has been under consideration for quite some time, but permission could not be granted due to absence of a policy.
3. This issue was discussed in the Technical Committee meeting held in the month of August 1995, vide item No. 66/95, where the representative of M/s Sterling Cellular Ltd. were invited. The Technical Committee decided as under:-

“ The request for NOC by the Essar Cellphone for installation of prefab structure on roof top of building and power load was discussed in detail and the Technical committee observed that such request may be allowed considering the technological needs as well as a very special case, subject to maximum power load of 10 KW and such installation be on buildings other than residential, except multi-storeyed group housing. In case of Lutyen's Bungalow Zone area, such installation be only on commercial buildings while in case of Civil Lines Bungalow Zone area such installation would be on buildings other than residential. It was also recommended that betterment charges be levied by the respective Local Bodies while giving permission for such use / installation”.
4. The issue was earlier examined in the Authority in the year 1996, as Agenda Item No. 132/96, titled as NOC to Essar Cello phone for installation of prefab structure on roof top of building and power load in Delhi. The Authority had resolved that betterment charges should be levied by the respective local bodies.
5. The issue was again examined in the year 1998, as Agenda Item No. 86/98, where it was resolved that no amendment is required in the Master Plan and that the telecommunication requirements, if any, should be accommodated within the existing height restrictions and the FAR provisions as per the Master Plan.
6. The issue had also been examined by the Finance Dept. of DDA where they decided that in case of Antenna on top of the built up commercial property, DDA may recover Rs.20000/-, as one time fee for space upto 4 sqm. This was to apply where roof rights vest with the DDA. In case of leased plot permission fee was proposed to be charged for area of 400 sq.ft. @ Rs.1 lacs and on pro-rata basis for area above that.
7. But no final decision was taken on this proposal of Finance.
8. A meeting was also held on 26<sup>th</sup> July 2002 at Raj Niwas, when the representatives of cellular companies along with the representative of NDMC, MCD, DDA Dept. of Telecommunications were present, wherein it was decided by the Hon'ble Lt. Governor to grant permission to the cellular companies considering the need of the modern technology.
9. Meanwhile, NDMC has framed a policy for granting permission to the Cell Operators and others in NDMC Buildings. It was decided that similar policy may also be adopted by DDA by passing a Resolution in the Authority.
10. In NDMC, a one time permission charges of Rs.2 lacs is taken and monthly license fee of Rs.25/- per sq.ft. per month subject to a minimum of Rs.25,000/- per site from the date of grant of permission. But this is applicable for the roof tops of the building owned by NDMC. In DDA, the position is different in respect of commercial properties leased out by DDA, as the roof top rights are with the lessees.

11. MCD takes one time permission fee of Rs.1 lacs. Rs. 50,000/- is charged for sharing of towers.
12. Hence, the following stipulations are proposed for grant of permission for such structure on leasehold properties of DDA i.e. commercial, residential & institutional: -
  - I. Rs.1.00 lac as one time permission fee may be charged for installation of cellular tower / Antenna.
  - II. No monthly permission fee need to be levied on leased properties where the buildings are constructed by the developers and also maintained by them.
  - III. The fee of Rs.1.00 lac will be payable by the lessee before granting permissions.
  - IV. Permission fee be also recoverable from the lessee of the plot without interest, if they have erected the tower without permission in the past within three months from the issuance of the guidelines, failing which it would be considered as unauthorized. Permission will be given subject to fulfilling the criteria given in the guidelines.
  - V. The above permission fee will be reviewed by the DDA after 3 years and the received license fee will be applicable to the applicants at the time of granting of licence during that period.
13. In case the property is owned and maintained by DDA itself i.e. DDA Offices, Parks, etc. following additional conditions will apply:-
  - i) The licensee shall pay to the licensor a rental of Rs.30/- per sq.ft. per month, subject to minimum of Rs.30,000/- per month besides the permission fee of Rs. 1 lacs payable in advance on annual basis.
  - ii) The licensee will obtain separate electricity & water connections for their use, if needed.
  - iii) Licensor will be no way be responsible for permissions/sanctions from other local authorities / departments.
  - iv) Licensee shall make arrangements at its own cost, the security of the rented premises.
  - v) Licensee shall pay all applicable charges like service tax, property tax etc. on account of the usage of licensed premises.
  - vi) The licensee shall on expiry, cancellation or termination of the licence, hand over peaceful and vacant possession of the premises to the licensor on, as is where is basis.
  - vii) The security amount of equal to permission fee will be taken for the installation of cellular / Telecom tower / Antenna on the buildings.
14. The following mandatory conditions will have to be fulfilled before grant of permission.
  - a. To obtain structure stability certificate from the lessee/operator specific to building/site issued by qualified structural engineer from any of the following institutions viz. IIT Delhi, CBRI Roorkee, IIT Roorkee, RITES & ESL Delhi & NCBM, Faridabad.
  - b. To consider the grant of permission to install telecom tower on the commercial buildings to only those companies who have been issued licence by Dept. of Telecom, M/o Communications.
  - c. To obtain Indemnity Bond from the lessees as well as operators to indemnify DDA from any kind of loss/damage etc. due to installation of equipment in case the title of the property is transferred from the existing lessee.

- d. The permission be not granted in any listed heritage buildings. In case of Lutyens Delhi, NOC from NDMC would be mandatory.
  - e. Generator sets installed, if any, should conform to the emission and noise norms of D.P.C.C. (Here, we may not insist on NOC but the operator will have to conform to the emissions and noise norms prescribed by D.P.C.C.)
  - f. Permission for installation of Towers/antennae on a building may be granted on fulfillment of the conditions prescribed.
  - g. The structure will conform to the fire norms of Delhi Fire Services. (We will not insist on NOC, but this would be a condition while granting permission). Adequate precautions be taken for lightening damages.
  - h. The operator will be solely responsible for damage to the building and for public safety.
  - i. The Licensees can share the towers for fixing their respective antennas provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing ones. In such cases an additional licence fee of Rs.50,000/- will be charged if required for every additional antenna fixed on the terrace.
  - j. Structure will be erected only after obtaining NOC from A.A.I. wherever required.
15. In case the building is found to be unauthorized or which may be so declared at a later point of time, permission granted in such cases shall not imply any change whatsoever in the status of the unauthorized building, and shall be without prejudice to the right of the civic body to demolish the said building through the due process of law. In undertaking such a demolition the civic body will not be under any obligation to send prior intimation to the owners of the towers / antennae, nor will it be liable for loss of the towers as a consequence of the demolition of the unauthorized building.
16. Commissioner (Planning) will be the competent authority for granting permission for installation of communication towers by Cellular and Basic Telecom Operators.
17. The jurisdiction for granting permissions between MCD & DDA has also to be decided for areas transferred to MCD. Logically, if the above permission is to be treated as a use charge, then DDA should grant permission of all its lease hold buildings/plots, and MCD should collect it from the private buildings and free hold buildings. On the other hand, if it is treated as a part of building bye-laws / regulations; then MCD should grant permissions for all those areas where building activities are with the MCD and DDA should grant permissions in the Development Area where building activities are with the DDA.

The matter is accordingly submitted to the Authority for a decision.

**R E S O L U T I O N**

This item was not taken up for consideration.

\*\*\*\*

Item No. 37/2006

Sub: Recruitment Regulation for the post of Planning Assistant (group 'B').

File No. F7(92)98/PB-I/Ft.

This proposal is for amendment of the recruitment regulations for the post of Planning Assistant (group -B post) in DDA.

2. In the course of processing direct recruitment certain discrepancies in regard to the educational qualification requirement for direct recruitment have come to notice as brought out in the following paras.

(i) The required educational/professional qualification for direct recruitment for the post of Planning Assistant as provided in the RRs is indicated below;  
"Degree in Physical Planning from a recognized institution or equivalent".

As per the above requirement a candidate should have the degree of bachelor of Physical Planning to be eligible for consideration for direct recruitment. However, several applications in response to notification for direct recruitment vacancies of Planning Assistant have been received where the candidates possess the qualification of Masters in Urban/Regional/City Planning whereas these candidates do not have the Bachelor Degree in Physical Planning.

Going strictly by the aforesaid provision of the *Recruitment Regulations*, the above candidates will not be eligible as they do not possess the *Bachelors Degree in Planning*.

(ii) In the hierarchy of the Planning Deptt. the post immediately above the post of Planning Assistant is the Group-A post of Assistant Director (Planning). The RRs for the post of Assistant Director(Planning) provide for following educational/professional qualification requirement for direct recruitment:-

Post Graduate degree in City/Town/Urban Planning from recognized University/Institution, or equivalent; and,

Degree in Architecture/Physical Planning/Civil Engineering from a recognized University/Institution, or equivalent".

It emerges from the above that a candidate having Post graduate qualification in City/Town/Urban Planning along with bachelors degree in Architecture/Civil Engineering will be eligible for consideration for the post of Assistant Director(Planning) against direct recruitment whereas the same candidate will be ineligible for consideration for the post of Planning Assistant which is a post lower in the hierarchy. Thus the above provisions in the RR have given rise to an anomalous situation where a candidate who is eligible for a higher level post is ineligible for the lower level post in the same cadre.

3. To set right the above anomalous situation, following amendment in the recruitment regulations for the post of Planning Assistant are proposed.

Aspect of RR	Existing provision in the RRs	Amendment proposed
Education & other qualification required for direct recruitment	Degree in physical planning from a recognized institution or equivalent	Bachelor's degree in Architecture or Civil Engineering or Physical Planning from a recognized University/Institution or equivalent and persons having bachelor's degree in Architecture or Civil Engineering should have post graduate degree in City/Town/Urban Planning, from a recognized University/Institution, or equivalent.

4. The matter is placed before the Authority for approval of the proposed amendment as indicated under para-3 given above.

**RESOLUTION**

This item was not taken up for consideration.

\*\*\*\*\*

**Agenda Item No:**

38/2006

**Sub: Departmental Proceedings against Sh. K.P. Sharma, Dy. CLA (Admn.) [Retired on 31.8. 2002].**

No. F 26(3)05/EE(Vig.)-I

Major Penalty proceedings under Regulation 25 and Regulation 29 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 were initiated against Sh.K.P. Sharma, Dy. CLA (Admn.) (Now Retd.) Vide Minutes recorded by V.C./DDA at NP-34. Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired), while functioning as Dy.CLA(Admn.) during the period March, 2000 to August, 2002, was in-charge of the Administration (Legal Branch). The proposed imputation of misconduct or misbehaviour in support of articles of charge framed against Sh. K.P.Sharma, Dy.CLA (Admn.) (Retired) are as under:

**ARTICLE-I:**

That the said Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired) while functioning as Dy.CLA(Admn.) during the period March, 2000 to August, 2002, failed to ensure adequate monitoring of Court case in Suit No.625-A/1995.

M/s Bhasin Associates invoked arbitration clause 25 for appointment of arbitrator for the work of construction of 448 DU's under SFS at Kalkaji near Yamuna Co-op. Society, Alaknanda, 224 three bedroom category III, 224 two bedrooms category-II, 336 scooter garages including internal development of land. SH: (i) C/o 96 three bed room Cat.III, 96 two bed room Cat.II and 144 scooter garages (ii) C/o 56 three-bed room Cat.III, 56 two bed room Cat.II and 84 scooter garages.

Initially, Sh. O.P. Mittal was appointed as sole arbitrator by E.M./DDA. Due to sudden demise of Sh. O.P. Mittal, EM/DDA appointed Sh. A.C. Panchdhari, as sole arbitrator. EE/SWD-2 presented this case on behalf of DDA before the learned arbitrator, Sh. Panchdhari published the award on 22<sup>nd</sup> Feb. 95 in favour of M/s Bhasin Associates amounting to Rs.22,24,045/- + simple interest @ 11% per annum from the date of award to the date of decree or actual payment whichever is earlier.

M/s Bhasin Associates had filed a suit in Hon'ble High Court Delhi for making this award as Rule of the court. Against this award, objections were filed by DDA through Sh. R.K. Khanna, Panel Lawyer, High Court. Sh. R.K. Khanna resigned from DDA Panel on 28.9.98 and the case was entrusted to Ms. Sangeeta Bharti, Panel Lawyer. Ms. Bharti also resigned from DDA's panel in March, 2000.

**ARTICLE-II.**

That the said Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired) failed to receive back the concerned file No.21 (30)/95/HC/ Legal along with other files from Ms. Sangeeta Bharti, Panel Lawyer who resigned from the panel of DDA in March, 2000.

The files of the said case were neither retrieved back from Ms. Sangeeta Bharti after her resignation from the Panel of DDA in March, 2000 nor the said case was re-entrusted to any other Panel Lawyer for defending the case on behalf of DDA. Despite of the status intimated by the then J.L.O.-in-charge (HC Chamber) vide her note dated 24.9.2001 diarised in the office of Dy. CLA (Admn.) on 26.9.2001 at Sl. No.8057, no action for re-entrustment of the case to another Panel Lawyer was taken.

**ARTICLE-III.**

That the said Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired) failed to re-entrust the case to some other Panel Lawyer within reasonable time and knowing fully well that Ms.Sangeeta Bharti Panel Lawyer has resigned from DDA Panel in March 2000. Due to which, none was present to defend the case on behalf of the respondent on 22.4.2002 and Hon'ble Judge dismissed the objections filed by DDA in default vide his judgment and made the award rule of the court. The suit was decreed for Rs.22, 24,045=00 with simple interest @11% per annum from the date of award till its realization.

**ARTICLE-IV.**

That the said Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired) failed to re-entrust the case to some other Panel Lawyer within reasonable time. This negligence on the part of Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired) has resulted



into dismissal of appeal filed before Double Bench of High Court Delhi in Suit No.625A/1995 and cost of Rs.25, 000/- was imposed for frivolous appeal vide order dated 8.10.2004. The Hon'ble High Court has held the Engineering Department and the Legal Department responsible and also directed for recovery of cost from the responsible officers.

That the said Sh..K.P.Sharma, Dy.CLA(Admn.) (Retired), by his above act exhibited lack of devotion to duty and conduct unbecoming of an employee of the Authority thereby violating sub-rule1(i), 1(ii) & 1(iii) of Regulation 4 of the DDA Conduct, Disciplinary and Appeal Regulations, 1999.

Considering the facts that the officer has retired and events have happened upto 22.7.2002 when the orders of execution of decree was received, the Disciplinary Authority i.e. V.C. /DDA, proposed for major penalty proceedings against Sh. K.P. Sharma, Dy. CLA (Admn.), since the period of four years from the date of occurrence have not been elapsed. Accordingly, the CVC extended 1<sup>st</sup> stage advice vide CVC UO No.005-W&H-136/14203 dated 4<sup>th</sup> January 2006)

as under:-

*"The commission would in agreement with DDA advise, initiation of major penalty proceedings against S/Sh. K.P. Sharma, Dy. CLA (Admn.) Retd; Ramdhan, Dy. CLA (HC); R.S. Sharma, SE (Retd.); Krishan Pal, AAO & H Kerketta, AD and recovery of cost of Rs.25,000/- from these officials; DDA may appoint their own I.O. in case oral inquiry becomes necessary against aforementioned officials.*

*Moreover, regarding common proceedings, DDA may check their service rules and decide accordingly."*

In view of above, V.C./DDA had accepted CVC advice vide his note-dated 12.1.2006 and draft charge sheet approved.

Accordingly, the proposal for issuing charge-sheet memo to Sh. K.P. Sharma, Dy. CLA (Admn.) (Retd.) is submitted for consideration and approval of the Authority.

#### **RESOLUTION**

**This item was not taken up for consideration.**

\*\*\*\*\*

**Agenda Item No: 39/2006**

**Sub: Departmental Proceedings against Sh. R.S. Sharma, S.E.(Retired on 31.10.2004).**

**Nc. F 26(3)05/EE(Vig.)-I**

Major Penalty proceedings under Regulation 25 and Regulation 29 of DDA Conduct, Disciplinary and Appeal Regulations, 1999 were initiated against Sh. R.S. Sharma, S.E.(Retd.) vide minutes recorded by VC/DDA at NP-34. Sh. R.S. Sharma, SE(Retd.), while functioning as Ex. Engineer/SWD-2 during the period November 1998 to December 2002, was in-charge of the Division SWD-2(South West Zone) and responsible for monitoring the court cases pertaining to the Division, pending before the various courts of Delhi. The proposed imputation of misconduct or misbehaviour in support of articles of charge framed against Sh. R.S. Sharma, S.E.(Retd.) are as under:

**ARTICLE-I:**

That the said Sh. R.S. Sharma, S.E.(Retd.), while functioning as Ex. Engineer/SWD-2 during the period November 1998 to December 2002, failed to ensure adequate monitoring of Court case in Suit No.625-A/1995.

M/s Bhasin Associates invoked arbitration clause 25 for appointment of arbitrator for the work of construction of 448 DU's under SFS at Kalkaji near Yamuna Co-op. Society, Alaknanda, 224 three bedroom category III, 224 two bedrooms category-II, 336 scooter garages including internal development of land. SH: (i) C/o 96 three bed room Cat.III, 96 two bed room Cat.II and 144 scooter garages (ii) C/o 56 three bed room Cat.III, 56 two bed room Cat.II and 84 scooter garages.

Initially, Sh. O.P. Mittal was appointed as sole arbitrator by E.M/DDA. Due to sudden demise of Sh. O.P. Mittal, EM/DDA appointed Sh. A.C. Panchdhari, as sole arbitrator. EE/SWD-2 presented this case on behalf of DDA before the learned arbitrator, Sh. Panchdhari published the award on 22<sup>nd</sup> Feb., 95 in favour of M/s Bhasin Associates amounting to Rs.22,24,045/- + simple

interest @ 11% per annum from the date of award to the date of decree or actual payment whichever is earlier.

M/s Bhasin Associates had filed a suit in Hon'ble High Court Delhi for making this award as Rule of the court. Against this award, objections were filed by DDA through Sh. R.K. Khanna, Panel Lawyer, High Court. Sh. R.K. Khanna resigned from DDA Panel on 28.9.98 and the case was entrusted to Ms. Sangeeta Bharti, Panel Lawyer. Ms. Bharti also resigned from DDA's panel in March, 2000. Sh. R.S. Sharma, S.E.(Retd.) failed to ensure adequate monitoring of Court case in Suit No.625A/1999.

**ARTICLE-II.**

That the said Sh. R.S. Sharma, S.E.(Retd.) failed to receive back the concerned file No.21 (30)/95/HC/ Legal from Ms. Sangeeta Bharti, Panel Lawyer who resigned from the panel of DDA in March, 2000.

The files of the said case were neither retrieved back from Ms. Sangeeta Bharti after her resignation from the panel of DDA in March, 2000 nor the said case was got re-entrusted to any other Panel Lawyer for defending the case on behalf of DDA.

**ARTICLE-III.**

That the said Sh. R.S. Sharma, S.E.(Retd.) failed to get the case re-entrusted to some other Panel Lawyer within reasonable time. Due to which, none was present to defend the case on behalf of the respondent on 22.4.2002 and Hon'ble Judge dismissed the objections filed by DDA in default vide his judgment and made the award rule of the court. The suit was decreed for Rs.22,24,045=00 with simple interest @11% per annum from the date of award till its realization.

**ARTICLE-IV.**

That the said Sh. R.S. Sharma, S.E.(Retd.) failed to get the case re-entrusted to some other Panel Lawyer within reasonable time. This negligence on the part of Sh. R.S. Sharma, S.E.(Retd.) has resulted into dismissal of appeal filed before Double Bench of High Court Delhi in Suit No.625A/1995 and cost of Rs.25,000/- was imposed for frivolous appeal vide order dated 8.10.2004. The

Hon'ble High Court has held the Engineering Department and the Legal Department responsible and also directed for recovery of cost from the responsible officers.

That the said Sh. R.S. Sharma, S.E. (Retd.), by his above act exhibited lack of devotion to duty and conduct unbecoming of an employee of the Authority thereby violating sub-rule 1(i), 1(ii) & 1(iii) of Regulation 4 of the DDA Conduct, Disciplinary and Appeal Regulations, 1999.

Considering the facts that the officer has retired and events have happened upto 22.7.2002 when the orders of execution of decree was received, the Disciplinary Authority i.e. V.C./DDA, proposed for major penalty proceedings against Sh. R.S. Sharma, SE (Retd.), since the period of four years from the date of occurrence have not been elapsed. Accordingly, the CVC extended 1<sup>st</sup> stage advice vide CVC UO No.005-W&H-136/14203 dated 4<sup>th</sup> January 2006) as under:-

*"The commission would in agreement with DDA advise, initiation of major penalty proceedings against S/Sh. K.P. Sharma, Dy. CLA (Admn.) Retd; Ramdhan, Dy. CLA (HC); R.S. Sharma, SE (Retd.); Krishan Pal, AAO & H Kerketta, AD and recovery of cost of Rs.25, 000/- from these officials; DDA may appoint their own I.O. in case oral inquiry becomes necessary against aforementioned officials.*

*Moreover, regarding common proceedings, DDA may check their service rules and decide accordingly."*

In view of above, V.C./DDA had accepted CVC advice vide his note-dated 12.1.2006 and draft charge sheet approved.

Accordingly, the proposal for issuing charge-sheet memo to Sh. R.S. Sharma, SE (Retd.) is submitted for consideration and approval of the Authority.

**RESOLUTION**

**This item was not taken up for consideration.**

\*\*\*\*\*

Sub.: Departmental proceedings against Sh.Y.L. Banka, CE(Retd.)  
Date of retirement - 31.01.2001.  
File No. F.4(15)82/Vig./DC  
\*\*\*\*\*

Major penalty proceedings were initiated against Sh.Y.L. Banka, EE [now CE (Retd.) vide Memo. dated 12.02.1998. Sh.Y.L. Banka while working as EE in CD-VI(now ND-2) DDA during the period December 1981 to January 1983 was incharge of the work of "C/O 288 LIG Houses at Motia Khan, Gr.I" The V.C.,DDA inspected these houses in Dec., 1982 and found the quality of work executed very poor. The work was thereafter inspected by C.E.(QC) and observation memo was issued on 21.12.1982 pointing out various deficiencies in the work. The defects relate to Door and Window frames, CC Flooring, Plaster work, RCC Tank and poor quality of Bricks and Brick work, as such Sh.YL Banka was found responsible for acceptance of sub-standard work and releasing payment from 1<sup>st</sup> to 7<sup>th</sup> R/A Bill. He also failed to recover the additional/extra cost spent on rectification of defects of the work from the contractor.

Sh.Praksah Singh, IPS(Retd.) was appointed as Inquiry Officer to enquiry into the charges framed against Sh.Banka vide Order No.169/vig. dated 30.3.2000. He submitted his report vide letter dated 5.3.2001 and held the charges as not proved against him.

The L.G. being the disciplinary authority in the matter was requested to take a view on the findings of the I.O. L.G. disagreed with the findings of I.O. The Inquiry Report, aforesaid views of the L.G. along with relevant records was sent to CVC on 12.4.2002 for its advice.

CVC in its recommendations dated 25.11.2002 advised DDA to convey 'Government's Displeasure' to Sh.Y.L. Banka, CE(Retd.). Since disciplinary authority had not agreed with the findings of I.O. the matter was referred back to C.V.C. for reconsidering its advice. The CVC vide its letter dated 31.3.2003 re-iterated its earlier advice of conveying 'Government's Displeasure' to Sh.Y.L. Banka, CE(Retd.). The matter was referred to CVC again for reviewing its advice. The CVC vide its letter dated 2.1.2004 informed that Commission has already communicated its advice to DDA and as such DDA may decide the matter on their own without further reference to the Commission.

Sh.Y.L. Banka, CE(Retd.) was served with the copy of the Inquiry Report along with the disagreement note on 18.10.2004 for making representation, if any. Sh.Y.L. Banka, CE(Retd.) replied to the notice vide his letter dated 30.10.2004 stating that I.O. has given a reasoned findings and there is no pecuniary loss suffered by the Deptt., therefore, he may be exonerated of the charges.

- 30 -

The Hon'ble L.G. being the disciplinary authority vide his minutes dated 20.09.2005 has recommended imposition of the penalty of 5% cut in pension for five years on Sh.Y.L. Banka, CE(Retd.)

Now, therefore, the proposal for imposition of the penalty of 5% cut in pension for a period of five years on Sh.Y.L. Banka, CE [Retd.] is submitted for consideration of the "Authority".

RESOLUTION

This item was not taken up for consideration.

.....

Agenda Item No. 41/2006

Sub.: Departmental proceedings against Sh.B.R. Sehgal, EE (Retd.)

Date of retirement - 30.09.1997.

File No. F.27(842)87/Vig./DC

\*\*\*\*\*

In the instant case in pursuance of CVC UO No. DP-DLH-169 dated 21.5.1986(59/N) major penalty proceedings were initiated against Sh.B.R.Sehgal, EE(now Retd.) along with other C.Os vide Memo. No.F.27(842)87/Vig. dated 20.7.1989 on the ground that while working as EE during the period 3/82 to 12/82 in DD-5 and incharge of the work of "Constn. of 320 LIG Houses at Jahangirpuri" committed following irregularities in execution of the above said work :-

- (i) He failed to exercise effective control in the supervision of work of the contractor by himself as well as through his subordinates resulting in the acceptance of sub-standard work.
- (ii) He paid the secured advance on the material which was not actually brought at site. The secured advance allowed on brick were below specifications.
- (iii) He made the payment to the contractor from 1<sup>st</sup> R/A Bill to Vith R/A Bill amounting to Rs.32,35,173/- , this work ultimately had to be demolished resulting in infructuous expenditure and a further expenditure in demolishing the said block was incurred to the tune of Rs.10,62,956/-.

Sh.S.K.Malhotra, SE(Arbn.) was appointed as Inquiry Officer to enquire into the charges framed against Sh.BR Sehgal,EE(Retd.) vide Order No.440/vig. dated 24.10.1996 who submitted his findings vide his letter dated 23.4.1998 (kept in folder placed below) and held the charges as proved against Shri B.R.Sehgal,EE(Retd.).

Sh.Sehgal,EE challenged the proceedings and filed CWP No.3319/97 in the High Court of Delhi. The High Court vide its orders dated 3.9.1997 ordered that ".....inquiry proceedings may continue but the orders against petitioner be not implemented till the next date of hearing.....".

The said CWP was disposed off by the High Court vide its judgement dated 19.12.2003 and the writ was dismissed. Thereafter the case was submitted to the disciplinary authority i.e. V.C., DDA who vide his minutes dated 15.4.2005 has accepted the findings of IO and observed that keeping in view the seriousness of the charges it is proposed to impose major penalty. Since Sh.BR Sehgal has already retired from the services of the DDA on attaining the age of superannuation, as such the proceedings now are to be initiated under the Pension Rules.

Accordingly notice was issued to Sh.BR Sehgal,EE(Retd.) vide notice dated 28.7.2005 which has now been replied to him vide representation dated 5.8.2005. In his reply he has mainly contended that during his entire service in DDA initially as JE/AE he was posted in Planning and not for even a single day he was given a chance to work in the field of Engineering and lastly on the promotion to the post of EE he was given the charge of a Division where number of housing projects were in progress; new housing projects were started, besides a number of other works in resettlement colonies and developed colonies. There were about 950 work-charged employees in that Division and it is well known established matters of such number of work charged employees is a Time Consuming and exhausting process. It has been pleaded that it was not possible for him to handle satisfactorily a large number of works immediately on his promotion to the post of E.E.

In view of the facts stating in foregoing paras, the case was submitted to V.C., DDA for imposition of the penalty. V.C. vide his minutes dated 1.2.2006 proposed for imposition of the penalty of 25% cut in pension for 10(Ten) years on Sh.B.R. Sehgal, EE(Now Retd.)

Now, therefore, the proposal for imposition of the penalty of 25% cut in pension for a period of 10(Ten) years on Sh.B.R. Sehgal, EE [Retd.] is submitted for consideration of the "Authority".

#### RESOLUTION

This item was not taken up for consideration.

---



Item No. 42/2006

**Sub: Departmental proceedings against Sh. R.L. Verma, AE(Retd.)**  
**Date of Retirement: 31.1.2005**

**File No.F.26(30)93/Pt./EE(Vig.)V**

Sh. R.L. Verma, A.E.(Retd.) was proceeded against under Regulation-16 of the DDA (Salaries, Allowances and Conditions of Service), Regulation, 1961 vide Memorandum No.F.26(30)93/Vig./2052-55/4984 dated 4.5.95. Sh. R.L. Verma, AE (Retd.) was found responsible for the following irregularities:

- (i) The detailed estimate was not prepared as per actual site requirement which is evident from the huge deviation which occurred in the work.
- (ii) The quantities were deviated without obtaining the written approval of the Competent Authority.
- (iii) The estimated cost put to tender was grossly on lower side and huge deviations resulted in less amount of earnest money, recovery of less security deposit and effected eligibility of contractor.
- (iv) The required formation levels were not fixed and finished surface was not found to be uniform.
- (v) Recovery not proposed under Clause-36 of the agreement.
- (vi) The test check of levels was not conducted independently as laid down in CPWD Manual Vol.II.

Sh. S.M. Madan, was appointed Inquiry Officer to inquire into the charges framed against Sh. R.L. Verma vide Order No.121/Vig./96 dated 17.4.96. Sh. S.M. Madan submitted inquiry report vide letter dated 3.10.01 (Copy of extract enclosed) and has held the charges as partly proved.

CVC in their 2<sup>nd</sup> stage advice also recommended cut in pension, which has been accepted by the Disciplinary Authority.

The Disciplinary Authority has proposed 2% cut in pension for 1 year, subject to approval of the authority in terms of Authority Resolution No.36/6-A/3 dated 16.7.93.

The case of Sh. R.L. Verma, A.E.(Retd.) is submitted before Authority for consideration.

Resolution

**This item was not taken up for consideration.**

-----

**ITEM NO. 43/2006**

**Sub: Departmental Proceedings against Sh. I. K. Sharma,  
Executive Engineer(Retd.)(Date of Retirement 31.5.04).  
SH: Deciding quantum of punishment under Major  
Penalty.**

**No.F.27(243)98/Vig./GC-702/98**

A charge sheet for major penalty was issued to Sh.I.K.Sharma,  
Executive Engineer(now retired) vide no.F.27(243)98/Vig./1003 & 1008 dt.

28.1.02 for the following lapses:

1. Sh.I.K.Sharma, while functioning as EE/RPD-5 during the period 21.3.94 to 12.10.98, failed to check the deficiency/tampering in the Work Order Register for the year 1997-98.
2. Sh.I.K.Sharma, while functioning in the aforesaid office, had approved the Work Order NO.10/EE/RPD-5/98-99 and passed the 1st and Final Bill for the same but failed to point out the overwriting and tampering in work order, 1<sup>st</sup> & final bill and entries made on page no. 40 MB-392.
3. Sh.I.K.Sharma, while functioning in the aforesaid office, while issuing the W.O. no.10/EE/RPD-5/98-99 had failed to check that two dates 23.6.98 & 24.7.98 were mentioned as the date of issue of work order, whereas, the work was taken up on 23.6.98, prior to issue of work order & Technical Sanction of the said work.
4. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had allowed the execution of work related to W.O.No. 10/EE/RPD-5/98-99 in the absence of any approval/ work order.
5. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had taken-up the said work pertaining to Work Order No.10/EE/RPD/5/98-99 without

formulating the scope of work. In the sub-head Design & Scope of the history of the detailed estimate, it has been mentioned that a katcha path is to be constructed by filling earth & rolling with mechanical transport, while the item considered for Technical Sanction, for the said work, pertains to earth work in excavation.

6. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had forwarded the case for ex-post facto sanction for said Work Order No.10/EE/RPD-5/98-99 on 21.7.98 & had referred two letters of the Principal Rayon International School, which relates to construction of road, linking Sector 25 with Sector-5 which were not related to said work. Thereby, he has attempted to mislead the SE/C.C.14 by giving wrong information.
7. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had forwarded the case for ex-post facto sanction for Work Order No.10/EE/RPD-5/98-99 to SE/C.C.14 on 21.7.98 whereas the work amounting to Rs.97,203/- was under his competency. Thus, he has attempted to evade his responsibility.
8. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had forwarded the case to SE/C.C.14 for accord of ex-post facto sanction relating to Work Order no.10/EE/RPD-5/98-99 for proposed rate of (Rs.466.60 +1%)=471.26) per cum, which was an extra ordinarily high rate, with the intention of benefiting the contractor & causing a loss of Rs.78,384/- to the DDA. He had attempted to mislead SE/C.C.14 by stating that the justification was proved on the basis of rates already adopted in the Circle/Zone.
9. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, had accepted the abnormally high

rate (Rs.1975/- per Trip) for the work D/o 472.4 Hact. of land in Sector-23,24 & 25 Rohini, Phase-3, SH: 2<sup>nd</sup> phase treatment on Sectoral & Peripheral road(80 M, 60M, 40M, 30M & 28M RW)SH: Cartage of AC pressure pipe from Azadpur Store to Sector-23,24 and 25, Rohini at various locations resulting into a loss of Rs.4025/- to the DDA.

10. Sh.I.K.Sharma, while functioning in the aforesaid office and during the aforesaid period, made payment on hand receipts w.e.f. 6/98 to 7/98 for various works/items, total amounting to Rs.25800/- which is in violation of provision in para 16.1. page 1.286 of the CPWD Manual Vol.II (Nabhi Publication),1998.

Sh.I.K.Sharma denied all the charges, levied against him, vide his letter dated 12.4.02 As such, I.O. and P.O. were appointed. Sh.S.K.Garella, I.O. submitted his findings in the case and concluded that on the basis of the documentary and oral evidence brought before him during the inquiry, the charges in respect of eight articles of charge out of total 10 no. are proved. The charges in respect of article No.V and VI (Sl.no.5&6 above) are not proved against Sh.I.K.Sharma,EE(Retd.).

The I.O.report was put up to VC, DDA being the Disciplinary Authority in this case, for acceptance and deciding the quantum of penalty.

VC, DDA has proposed a penalty of " 10%cut in pension for 5 years".

The case file was sent to CVC for 2<sup>nd</sup> stage advice.

Director,CVC vide letter no. 001-W&H-031/23427 dated 02-05-06 conveyed that CVC , in agreement with DDA, advises a suitable cut in the pension of Shri I.K.Sharma, EE(Retd).

The case is put up before the Authority for deciding the penalty.

### **RESOLUTION**

This item was not taken up for consideration.

-----

ITEM NO. 44/2006

Sub: DEPARTMENTAL PROCEEDINGS AGAINST SHRI N.C. GUPTA, CE(RETD.), DATE OF RETIREMENT 31.12.04

No. F.27(15)03/EE(Vig.)III/DDA/Vol.IV & F.27(58)01/EE(Vig.)III/DDA

Sh. N.C. Gupta, Chief Engineer (Retd.) while functioning as Superintending Engineer in Civil Circle-17, DDA during the year 1999-2000 has approved the proposal and allowed E.E./WD-13 & E.E./WD-15 for release of watch & ward service charges of Rs. 12,22,980/- for three works and Rs. 11,36,631/- for six works respectively. The copy of the charge sheet was issued vide No.F.27(58)01/EE/Vig.III/531-537/324/330 dt. 13.1.2004 & No. F.27(15)03/EE/Vig.III/4771-77 dated 28.6.04.

The Disciplinary proceedings under Regulation 25 of DDA Conduct Disciplinary & Appeal Regulation, 1999 were initiated against Sh. N.C. Gupta vide Memo No. F.27(15)03/EE(Vig.)III/4771 dt. 28.6.04. Sh. M.K. Ghosh, Dir. CVC was appointed as I.O. in this case. Sh. M.K. Ghosh inquired into the charges framed against Sh. N.C. Gupta and has held para ii & para iii of charges contained in Article I as proved and para iv & v of charges contained in Article-I as partly proved. L.G. Delhi has accepted the I.O. report. On the basis of I.O. report, L.G. Delhi has recommended 5% cut in pension for five years.

In case file No. 27(58)01/EE/Vig.III, Sh. B.K. Roy was appointed as I.O. Sh. B.K. Roy has also held para i, iii, iv & v of the charges contained in Article-I as proved and para ii of the charges contained in Article-I as not proved. The I.O. report has been accepted by L.G. Delhi. On the basis of I.O. report, L.G. Delhi has recommended 5% cut in pension for five years.

2<sup>nd</sup> stage advice of CVC has been received in respect of both the cases vide U.O.No. 004/W&H-038/2925 dated 29.7.05 & U.O. No. 003/W&H-078/4822 dated 24.8.05 advising suitable cut in pension of Sh. N.C. Gupta (CE Retd.). L.G. accepted CVC 2<sup>nd</sup> stage advice in both the cases. Show cause notices were served to Sh. N.C. Gupta vide No. F.27(15)03/EE/Vig.III/879 dated 16.9.05 and F.27(58)01/EE/Vig.III/9388 dated 28.9.05 to represent his case if he wished to do so. The reply against these notices given by Sh. N.C. Gupta was also placed before the Hon'ble L.G. L.G. Delhi has already recommended 5% cut in pension for five years to Sh. N.C. Gupta in both cases subject to approval of the Authority and in terms of Authority Resolution No. 36/6-A/3 dated 16.7.97.

For both the cases mentioned on pre-page, L.G. Delhi has recommended 5% + 5% = 10% cut in pension for five years.

The case of Sh. N.C. Gupta (Retd.) is submitted before the authority for consideration.

RESOLUTION

This item was not taken up for consideration.

-----

Item No. 45/2006

Sub : Zonal Development Plan of Planning Zone 'J', South Delhi - II  
File No : F.4(1)98/MP

## 1.0 INTRODUCTION

- 1.1 Zone 'J' South Delhi-II covers an area of 15178 hect. as per MPD-2001 and part of the same is proposed as urban extension I-a & I - b in the urban extension plan approved by the authority.
- 1.2 The draft Zonal Development Plan of Zone 'J' was placed before the Authority in its meeting held on 21.1.2002 vide item no. 4/2002 and the decision of the authority is reproduced below :-

"Agreeing with the advice of the Member Secretary, NCR (Planning Board) and the Joint Secretary, Ministry of Urban Development & Poverty Alleviation, the Authority decided that the Zonal Development plans should be in conformity with the new Master plan proposals and should, therefore, be taken up only after the finalisation of MPD-2021.

It was, however, decided that specific proposals for change of landuse in the cases where developmental activities/construction of flats were already under process/proposed to be done in pursuance of specific approvals or orders of the competent authority should not be linked with the above decision and should be approved."

- 1.3 Hon'ble Supreme Court vide its orders dt. 11.5.2006 in IA no. 22 in CWP 4677 of 1985 in M C Mehta v/s UOI & others, while examining the following recommendations of the report dt. 4.5.2006 of the Monitoring Committee directed Govt. of India to approve and notify the Draft Zonal Development Plan as per the recommendation but before doing, the Govt. of India shall also examine the aspect of impact on infrastructure :-

"The Ministry of Urban Development - Govt. of India to approve and notify the draft Zonal Plans already prepared and pending with the DDA in respect of the remaining nine zones wherein mixed landuse roads have already been identified for which not more than 15 days time is required. Simultaneously the work regarding the survey and preparation of Draft Zonal Plans in accordance with the Master Plan 2021 may continue."

## 2.0 EXAMINATION

- 2.1 The Draft Zonal Plan of Zone 'J' was modified based on the recommendations of the Technical Committee meeting held on 15.2.2000 vide item no. 58/99/OC and was placed before the authority in its meeting held on 19.2.2001 vide item no. 5/2001. The decision of the authority is reproduced below:-

"The LG desired to know whether the proposed plans was in conformity with the ground realities and the extent to which the proposals were implementable on the ground. He also wanted to know whether the planning was in accordance with the pending proposals of land acquisition and the judgement of the various courts on the subject.

After detailed discussions, it was decided that the Vice Chairman would have an in-depth examination done of all the planning proposals. He would get prepared a 'presentation' to the members to discuss various aspects of the proposals before the matter is put up for consideration of the Authority."

2.2 Subsequently the draft Zonal Development Plan of Zone 'J' was prepared with the help of latest available Survey of India base maps available. The proposed network was practical and best possible in relation to ground realities. The land had been notified/under acquisition mainly in the two areas:-

- i. The urbanization proposed in the Urban Extension plan approved by the Authority on 30.6.1987 and
- ii. Development Area No. 176 declared in 1993.

2.3 The proposed landuse plan and the detailed report for the draft Zonal Development Plan with the following landuse breakup of proposed urban area was placed before the authority in its meeting held on 21.1.2002 vide item no. 4/2002 and the decision of the authority is given at para 1.2 above.

**LANDUSE BREAKUP :-**

LANDUSE	AREA IN HAC.	PERCENTAGE
Residential	2393	54.00
Commercial	267	06.00
PSP facilities	443	10.00
Govt. Use		
(i) Govt. Offices	66	01.50
(ii) Use Undetermined	109	02.46
Utilities	110	02.50
Recreational Use	555	12.54
Circulation	487	11.00
<b>TOTAL</b>	<b>4430</b>	<b>100.00</b>

2.4 In connection with the orders of Hon'ble Supreme Court regarding infrastructure while preparing the Zonal Development Plans, the provisions of physical and social infrastructure have been made as per MPD-2001 norms. Further, it is to mention that under Sections 8, 9 & 10 of DD Act 1957, the Zonal Plans are to be notified only after inviting objections/suggestions from the public and processing under the act.

**3.0 PROPOSALS**

3.1 In view of the above referred orders of Hon'ble Supreme Court, the proposed landuse plan as well as detailed report of the draft Zonal Development Plan of Zone 'J' is placed before the authority for its consideration.

Report of zonal development plan (Draft) for planning Zone -J (South Delhi-II) is enclosed ( Appendix-A from page 41 to 52)

**RESOLUTION**

II. The non-official members made the following observations/suggestions on the zonal plans:

A. Shri Mahabal Mishra:

- i) The DDA has already approved draft MPD 2021, whereas, the zonal plans were being finalized for MPD 2001.



- ii] Zonal plans relevant for the MPD-2021 should be immediately brought before the Authority.
- iii] The zonal plans were not in tune with the ground realities as the existing industrial, residential, commercial pockets, unauthorized colonies had not been reflected in the plans. These zonal plans if produced before the Courts would put the inhabitants to disadvantageous position.
- iv] The date of the field survey has not been indicated.

B. Shri Jile Singh Chauhan:

- i] Decisions regarding mixed land use roads, location of major roads etc. should be taken by the DDA and not by the MCD. There should be a high level committee to take these decisions
- ii] We must take immediate necessary steps within the moratorium period of one year to ensure that there are no demolitions/sealings in future.
- iii] Zonal Plan for zone P 2 should be urgently finalized as the Zonal Plan of Zone P 1 (Narela Sub-city) has already been approved recently.

C. Shri Mange Ram Garg:

- i] These proposals require detailed consideration and should not be approved in a hurry.
- ii] The local area plans have not been prepared. These should be finalized immediately.
- iii] The Zonal plans/Master Plan should be based on the actual population, including the persons living in unauthorized colonies and JJ clusters where the density is far more than planned.
- iv] Increasing population and water scarcity are the two biggest problems which need practical solutions. The Plans are not equipped to handle a population of 23 million.
- v] Government/DDA lands are being encroached upon even today. We must clear our lands and re-settle the occupants in a time bound manner.

40-B

D. Shri Virender Kasana:

*The proposed zonal plans are contrary to the ground realities. It would be desirable to get videography of all the areas done so as to know the correct status of every site before deciding its land use pattern. This fact should not be ignored in the urgency of clearing the zonal plans.*

*Presentation on the proposed Zonal Plan was made by the Planning department. However, keeping in view the above observations/suggestions of the non-official members it was decided to send full details to them within a week and consider the item in the next meeting of the Authority on 15<sup>th</sup> June 2006, when an electronic presentation shall be made.*

**Subject : ZONAL DEVELOPMENT PLAN (DRAFT) FOR PLANNING ZONE-'J'  
(SOUTH DELHI-II)**

F 4(1)98-MP

**1.0 BACKGROUND**

The National Capital Territory of Delhi has been divided into 15 zones/divisions as per MPD-2001. The Zonal Plan shall detail out the policies of Master Plan and act as a link between the layout plans and Master Plan. The development schemes/layout plans indicating use premises should conform to the Master Plan/Zonal Plan. MPD-2001, further emphasises that the zonal plan for Zone-J to P, as per the development needs, shall be prepared under Section-8 and processed under Section-10 of the Delhi Development Act 1957.

**2.0 OBJECTIVES**

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

- (i) Improve and provide accessibility / connectivity to both, Urban Extension and the Rural Area;
- (ii) Balanced overall integrated development of the zone;
- (iii) Preservation and conservation of the natural resources, heritage and Eco-system.

**3.0 OBSERVATIONS OF TECHNICAL COMMITTEE**

The Draft Zonal Development Plan for Zone 'J' was considered by the Technical Committee in its meeting held on 15-2-2000 under Item No. 58/99/TC. Decision of the Technical Committee is reproduced as under :

After detailed discussion, the draft Zonal development plan for *planning zone-J* (South Delhi II) was recommended for further processing, as per Section 10 of Delhi Development Act, 1957 with following conditions :

- (i) Development scheme for the DDA Development Area No. 176 be prepared and suitably incorporated in terms of land use break up, circulation and utility networks etc.

- (ii) At the proposed major intersections, adequate land reservations for cloverleaf be made of future improvements.
- (iii) A green belt of about 2 KM depth all along the border of NCT Delhi, as per the provisions of MPD-2001 be established and incorporated.
- (iv) With the proposed modifications as discussed in the meeting, the revised text and the map be circulated to all concerned local bodies for planning of services/utilities and then be draft zonal plan be processed further as per the provisions of Delhi Development Act.

#### 4.0 FOLLOW UP ACTION ON DECISION OF TECHNICAL COMMITTEE

In compliance to the decision of the Technical Committee the draft Zonal Development Plan for zone-J and the Text Report have been modified. Following actions have been taken :

- (i) Landuses along with circulation network have been proposed in the 'Development Area' No. 176 and an area measuring approximately 900 ha. forming part of the Development Area has been incorporated in the proposed Urban Extension and landuse break-up of Zone 'J'.
- (ii) Major intersections have been identified on the plan for the proposed fly-overs/cloverleaves on major roads.
- (iii) Boundary of the 'Regional Park'/'Ridge' as per MPD 2001 shown in the zonal plan has been incorporated as 'green belt' in the Zone. The depth of the 'green belt' varies from place to place all along the NCTD boundary.
- (iv) The modified Draft Zonal Development Plan and the Text Report as per the decision of the Technical Committee were circulated among various Local Bodies / Organisations, in response to which comments/observations were received—from Delhi Jal Board Delhi Urban Arts Commission, and NCR Planning Board. These observations have been examined and detailed comments are given (refer Appendix- X)

Comments in brief on the observations of various organisations/local bodies are as under :

##### (A) DELHI JAL BOARD

Delhi Jal Board has stated that at present potable water is not available with Jal Board to cater to the needs of Zone 'J' and further there seems to be no possibility of availability of additional water in near future.

It is to mention that the Urban Extension plan was approved by the Authority on 30-6-1987. The draft Zonal Development Plan for zone 'J' has been prepared considering the proposed Urban Extension in the Zone. To supplement the water requirements partially for the proposed population, advanced techniques of water harvesting, re-charge of ground water, construction of check dams etc. as recommended by INTACH have been proposed.

**(B) DELHI URBAN ARTS COMMISSION**

In response to the observations of DUAC, it is to state that the circulation network for the Zone has been proposed which is integrated with the existing City's Primary road network system. Reservation of land has been proposed for the future MRTS in the proposed 100 m R/W road, connecting the NH-2 to NH-8. The other suggestions of the DUAC have been incorporated in the plan.

**(C) NCR PLANNING BOARD**

In response to the observations of NCRPB following are the comments :

- (i) The pre-dominant landuses i.e. 'Residential', 'Circulation' and 'Recreational' have already been indicated in the Draft Zonal Plan. The other zonal level landuses i.e. Commercial, PSP facilities etc. are proposed to be provided in the facility belt/area of 100 m to 300 m width running along the major roads. The landuses are proposed to be finalised at the time of preparation of detailed area plans.
- (ii) In the Urban Extension plan approved by the Authority in 1987, an area measuring 5121 ha. was proposed for Urban Extension in Zone 'J' which included a part of the Regional park area. As per the decision of the Technical Committee, the area forming part of the 'Development Area' No. 176 in the Zone is proposed to be urbanised, alongwith some of the adjoining 'rural Area', with a view to have an integrated overall development of the Zone. With these inclusions, however, the Urban Extension area proposed in the plan is within the limits as per the Urban Extension Plan & NCR Plan.

**5.0 SALIENT FEATURES**

Salient Features of the Zone 'J' are as under :

- (i) Location - The Zone is located in the South Delhi with the following boundaries.
  - North - Mehrauli Mahilpalpur Road
  - South & East - NCTD boundary
  - West - National Highway No. 8
- (ii) Area - 15,178 Ha.
- (iii) Area under Regional Park/Ridge - 6,200 Ha.
- (iv) The Zonal plan has been prepared considering the overall gross density of 200 PPH envisaged in the MPD-2001 for Urban Extension area.
- (v) The Urban Extension Plan, approved by the Authority on 30-6-1987 proposed 5121 Ha. (approx.) for the Urban Extension in the zone and envisaged to accommodate a population of 300,000 persons. An area measuring 900 Ha. (approx.) in this Zone forms part of the Development Area No. 176, notified by the DDA in 1993 which is proposed to be urbanized, in addition to the adjoining rural areas. Accordingly, the Urban Extension area proposed in the zone works out to be around 4,430 Ha. and is proposed to accommodate a population of 900,000. The 'Rural Area' in the zone is proposed to accommodate a population of 300,000. A total population of 12 lakhs is proposed to be accommodated in the zone. The anticipated work-force in the zone @ 32%, as envisaged in the MPD 2001, works out to be around 3,88,000.

**6.0**

**PROPOSED LAND USE**

(i) Residential :

Urban Extension Area in the zone is proposed to be developed at an overall gross density of 200 PPH, which will accommodate around 900,000 population. The development of residential areas through public/private participation is expected to provide about 1,80,000 dwellings for all income groups.

**(ii) Commercial :**

Based on the MPD-2001 standards, two District Centres and 9 Community Centres are required for the proposed population. Further the requirement of petrol pumps and gas godowns has also been considered as per the MPD 2001 norms for the proposed population. These facilities are proposed to be provided in the facility belts/areas of 100 M to 300 M., running along the major roads.

**(iii) Public & Semi Public Facilities :**

Requisite Public and semi public facilities as per the MPD 2001 norms are proposed to be provided in the facility belt/areas running along the major roads.

**(iv) Utility and Physical Infrastructure :**

At present, water supply, sewerage and drainage is available in the planned area of Vasant Kunj Housing Scheme. Water supply, sewerage and power requirements to an extent are met through individual sources. Considering the undulating topography of the zone, provision of physical infrastructure will be required to be made after conducting detailed feasibility studies.

In the zone one 220 KV Grid Sub-station and two 66 KV sub-stations exist. The main power line also passes through the zone. Provision of suitable sites for grid sub-stations could be made in the facility area as per the requirement.

**(v) Circulation :**

The circulation system of the zone is based mainly on surface transport which needs to be upgraded to meet the requirement in the urban extension area.

Proposal for a 100 M R/W road along the existing HT Line, connecting National Highway No. 8 to the National Highway No. 2 was approved by the Authority in 1987. The road alignment has been modified in view of the existing heavily built unauthorised residential areas along the HT Line and in the surrounding areas. A part of the proposed road passes through the Asola Wildlife sanctuary due to locational constraints. The R/W will also accommodate proposed future MRTS connecting Faridabad Delhi-Rewari Line. In addition, road network of 45M and 30M R/W roads, connecting to hierarchy of roads has been proposed, to effectively cater to the circulation requirements of the zone.

7.0 The proposed landuse break-up for the Urban Extension area for Zone 'J' emerges is as under :

**LAND USE BREAK UP OF URBAN EXTENSION AREA**

<i>Land Use</i>	<i>Area in Ha.</i>	<i>Percentage</i>
Residential	2393.00	54.00
Commercial	267.00	06.00
PSP Facilities	443.00	10.00
Govt. Use		
(i) Govt. Offices	66.00	01.50
(ii) Use Undetermined	109.00	02.46
Utilities	110.00	02.50
Recreational Use	555.00	12.54
Circulation	487.00	11.00
<b>TOTAL</b>	<b>4430.00</b>	<b>100.00</b>

**Note :** Proposed landuses i.e. Commercial, PSP facilities, Govt use, Utilities and Recreational shall be provided in the facility belt/area running along major roads, at the time of preparation of detailed area plans.



**COMMENTS ON THE OBSERVATIONS RECEIVED FROM VARIOUS LOCAL BODIES/ORGANISATIONS**

**OBSERVATIONS**

**COMMENTS**

**(A) DELHI JAL BOARD**

At present potable water is not available with Jal Board to cater to the needs population of Zone 'J'. Further there seems to be no possibility of availability of additional water in near future.

Urban Extension Plan was approved by the Authority on 30-6-87. The draft Zonal Development Plan for Zone 'J' has been prepared considering the proposed Urban Extension area in the Zone, and the additional area proposed to be urbanised. To supplement the water requirement partially for the proposed population, advanced techniques of water harvesting recommended by INTACH are proposed which include recharge of ground water, construction of check dams and water harvesting sites in the Zone.

**(B) DELHI URBAN ARTS COMMISSION**

1. The area for which zonal plan has been envisaged has a population of over 1 million. It is imperative that the city's primary roads network connects to the zone to avoid a situation wherein the roads terminate in a cul-de-sac.

1. In the draft Zonal Development Plan, circulation network has been proposed integrating with the existing primary road network system of the city.

2. In order to integrate with the rest of network, land for MRS proposals need to be identified and reserved.

2. In the proposed 100 mtr. R/W road, land for the future MRTS proposal is to be reserved, which will be integrated with the rest of the network system.

3. It is not clear as to what will be the policy for large rural areas falling in the zone.

3. 'Rural Area' forming part of the Draft Zonal plan shall be governed as per the provisions of the Master Plan.

- |   |   |
|---|---|
| 4. Not less than 5% of low areas should be reserved for water collection ponds.   | 4. Considering the topography of the area in the Zone, the low areas proposed for Water Collection/ponds may work out to be more than 5%. This will be considered while taking up detailed planning.            |
| 5. The land use proposals along movement corridors was a positive aspect of the plan.   | .....   |
| 6. The development strategy for the area should be short term measures and long term measures.                                      | 6. These are operational aspects and are to be considered after approval of the plan.   |
| 7. The aspect of implementation enforcement need to be given due importance.  | 7. Same as above.   |
| 8. With regard to the areas like Sangam Vihar, a policy framework should be strictly laid down.                                     | 8. The policy regarding unauthorised colonies is under consideration of the High Court. As already mentioned in the text report, such colonies shall be governed as per the policy, approved by the Government. |
| 9. Provision of rail corridor linkages through the area connecting the existing network at the ends of area need due consideration. | 9. Land reservation for the rail corridor in the proposed 100 mtr. R/W road is made, which is to be integrated with the rest of the network system.   |
| 10. The proposal of National Highway Authority of India for long flyover near Radisson Hotel at NH-8 need to be taken into account. | 10. The proposal is to be incorporated as per details, as and when finalised/approved.  |

(C) NATIONAL CAPITAL REGION  
PLANNING BOARD

1. The Draft Zonal Development Plan for Zone-J is an indicative Plan and detailed landuses as per the provisions under Section 8 of the Delhi Development Authority Act 1956 have not been shown. 1. Predominant landuses i.e. 'Residential' Circulation, 'Recreational' have been indicated in the draft Zonal Development Plan. The other zonal level landuses viz 'commercial', 'Public & Semi-Public facilities' etc. (as already mentioned in the plan) are proposed to be provided in the Facility belt/ area proposed along the major roads, at the time of preparation of detailed area Plans.
2. Draft Zonal Development Plan has been prepared for the population of 9.0 lakhs based on density norms of 20 PPH whereas the MPD-2001 has fixed a density of 166 PPH. It is not clear why DDA is planning for higher density in the Zone than the norms fixed for the urban extension in the MPD-2001. 2. The densities proposed in the MPD-2001 for Urban Extension are indicative. The density of 200 PPH proposed in the draft Zonal Development Plan is as per MPD-2001 for planning of Urban Extension Areas.
3. The total area of the zone-J as per the Draft Zonal Development Plan is 15,178 ha. of which an area of 4430 ha. is proposed to be urbanised. At the zonal level about 40% of the area is proposed to be kept as Regional Park and about 29% for Urban use remaining 31% as Rural use. As per the existing land use analysis made through study of recent satellite imageries 'Survey of India 3. In the Draft Zonal Development Plan out of 15,178 Ha., an area measuring 6200 Ha. comprises of 'Recreational use' (Regional Park/ Ridge) as per MPD-2001. As per Urban Extension plan, approved by the Authority in 1987, an area measuring 5121 ha. was proposed for Urban Extn. in Zone 'J' which included part of the 'Regional Park' area.  
In compliance to the decision of the Technical Committee, an area

sheets about 21% of the area is under built up and 32% is under farm houses and 47% under rural use at zonal level. At the urban extension level i.e. 4430 ha. about 43% is built up an 42% under farm houses and only 15% is available for development. DDA has not supplied any existing landuse map with the Draft Zonal Plan.

measuring 900 Ha. aprox., forming part of the Development Area No. 176 is proposed to be urbanised. Hence the proposed Urban extension Area in the zone comprises of Urban Extension as per MPD-2001, NCR Plan, Development Area No. 176 and some part of the Rural Area, which works out to be 4430 Ha. This is within the limits as per the NCR Plan.

Farm Houses form part of the 'Rural Area' being a permissible, use as per MPD-2001.

The change of landuse has been proposed from 'Rural Use' to 'Residential', 'Circulation' and other uses in the Draft Zonal Plan.

4. The Zonal Development Plan may be prepared within the urbanisable limit of Delhi as indicated in the RP-2001 and the areas falling outside would be required to be planned as per the proposed landuse of Regional Plan-2001 i.e. regional recreation, green belt/green wedge and forest.
- 4&10. Urbanisation has been proposed in the area beyond Urban Extension as earmarked in the NCR plan with a view to have overall integrated balanced development in the Zone. However the proposed for development is less than the total area proposed for Urban Extension in the Zone. asd per NCR Plan and Urban Extention Plan.
5. In the Draft Zonal Plan the green belt of 2 km. depth all along the border of NCT-Delhi as per the Master Plan of Delhi-2001 has not been shown on the Plan. Provision of 2 km 'green belt' along the border of NCT-Delhi should be
5. The 'Regional Park' boundary indicated in the Draft Zonal Plan has been proposed to form the boundary of the 'green belt' all along the border of NCTD, which varies as per site conditions.

incorporated and shown on the Zonal Development Plan.

6. Proposals for change of landuse from 'rural use' to 'residential', public and semi-public facilities and recreational use' of an area measuring 56 Ha. in 3 pockets, in the South of Mehrauli-Mahilpalpur road and from 'recreational use' to 'residential use' of an area measuring 13.97 ha. in Pul Pehladpur village and the proposal for an area measuring 56 Ha. have not been received for consideration of change of landuse by the Board even though these areas are outside the urbanisable limits of Regional Plan-2001. The Board has also not received any change of landuse proposal with respect to IGNOU, C-DOT and VSNL.
7. The 100m ROW road which is proposed in the Delhi Zonal Development Plan connecting NH-8 with NH-2 is going to act as parallel road facility to the proposed Western Peripheral Expressway connecting NH-8 and NH-2 section and attract high volume of freight traffic. And thus this will not act as zonal arterial road, rather it will act as bye pass road. Environmental impact of such a road is immense in view of its

6. The change of landuse proposals of IGNOU, C-DOT and VSNL have already been notified by the Govt. of India and these form part of the amended MPD-2001.

The change of landuse proposal of area measuring 13.97 Ha. from 'Recreational use' to 'Residential use' at Pul Pehladpur and of 56 Ha. from 'Rural use' to 'Residential use' in south of Mehrauli Mahilpalpur road are under process.

7. The proposed 100m R/W road connecting the NH-2 and NH-8 is to have land reservation for future MRTS/Rail Link between the Delhi-Faridabad-Rewari line and as such this will be a Zonal Road. The proposed road was approved by the Authority while considering the Urban Extension Plan in 1987.

alignment through the environmentally fragile area. This alignment and ROW needs change simply to act as a zonal road.

8. The depth of water table in the Mehrauli Block falling in the zone is in the range of 22-30 mt. Excessive withdrawal of ground-water is leading to sharp fall in ground water level in this zone with or no possibility of further replenishment of ground water resources. However, with proper management, strategy of augmentation by recharging through monsoon rain or several measures of rain-water harvesting, the ground water potentiality can be increased.
9. Since this Zone is part of the Southern ridge and environmentally sensitive area, Environmental impact Assessment Study should precede the Zonal Development Plan.

The recommendations of INTACH with respect to the advanced techniques of water harvesting, recharging of water resources and proposed check dam sites have already been incorporated in the draft Zonal Development Plan.

The Environment Impact Assessment Study may be conducted after the approval of the plan by the Authority.

Item No. 46/2006

Sub: Zonal Development Plan of Zone 'K; (Part) Dwarka Subcity.  
File No. F.4(5)/98/MP

1. Background

As per the Master Plan of Delhi 2001 (MPD-2001) notified by the Central Govt. under Delhi Development Act, 1957 on 1.8.90, National Capital Territory of Delhi is divided into 15 zones, (8 zones A to H are in Urban Delhi, 6 zones are in Urban Extn./Rural Area and zone 'O' is River Yamuna). Zone 'K' in the south-west Delhi consists of Dwarka sub city for which the change of landuse under section 11A of Delhi Development Act have already been notified by the Ministry of Urban Development for 5648 ha. (App. 'A' page 55 & App. 'B' page 56)

2. Public objections/Suggestions

- i) Zonal Development Plan of Zone 'K' (Part) Dwarka Subcity was approved by Technical Committee of DDA on 1.9.98. Thereafter, Authority approved the draft Zonal Development Plan of zone 'K' (part) on 9.2.2000 vide item no.7/2000.
- ii) Subsequent to the approval conveyed by Competent Authority a public notice was issued for inviting objections/suggestions on 24.4.2000.

3. Processing of Objections/suggestions & the decision of the Screening Board

- i) In response to the public notice only three objections/suggestions were received and the same were discussed in the meeting of Screening Board on 24.12.2000. ( App. 'C' page 57)
- ii) Follow up action on decision of Screening Board  
Based on the suggestion received from Delhi Jal Board land has been identified and earmarked for Water Treatment Plant for future needs of Dwarka subcity (36 ha.). Already provision has been kept for the 6 Command Tanks, to meet out the requirements of water in the subcity Project. Out of these, 3 tanks have already been constructed and two are under progress.

4. Subsequent developments and other modifications in Dwarka subcity project:

During the period 2000-06, to improve the connectivity of Dwarka with rest of Delhi by Metro corridor, Flyover & Link Road proposals etc. have been executed after approval of the Technical Committee. In addition to this, specific change of landuse cases that have been processed/under process, have been summarised and are given as (App. 'D' page 58 to 59).

DDA has also taken up modification of the Master Plan for Delhi with perspective upto year 2021, It was notified for inviting objections/suggestions by Govt. in April 2005. In the meantime, MOUD vide letter no.K-13011/6/2005-DDIV dt. 5.3.05 desired to review the Zonal Plan with respect to the provision of draft MPD-2021. This exercise has been

taken up separately and shall be brought to the notice of Authority once the Master Plan of Delhi 2021 is notified.

5. **Recommendations**

The Zonal Development Plans of Zone 'K' (part) consisting area of 5648 ha. under the provisions of MPD-2001 including the projects/cases which have been notified/under process of notification is put up for consideration of the Authority based on the decision of Supreme Court in CWP No.4677 of 1985 dt. 11.5.2006. After approval of the Authority it would be recommended to the Ministry of Urban Development for its final notification.

Report of zonal development plan (draft) for planning zone K (part) is enclosed (Appendix-'E' page 61 to 78).

R E S O L U T I O N

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

\*\*\*\*\*



Government of India  
Ministry of Urban Development  
(Delhi Division)  
No. K-13011/3/SS-DDIA/IB. Dated 30-8-1994

Corrigendum

In partial modification of the notification No. K.13011/1/3/SS-DDIA/IB dated 27-12-1993 published in the Gazette of India Part II Section 3 sub-section (ii) the table given under the heading of Modification is replaced as below :

Modification :-

Area bounded by Najafgarh Road on North-West, Pankha Road and Janakpuri Scheme on North-West, Railway Line on East and Oil-Pipe Line, on the South-West, is changed from 'agricultural land, rural use zone' to :-

S.No.	Land Use.	Total Area in ha.
1.	Residential	2144.87
2.	Commercial	156.81
a)	Commercial	
b)	Service Centre	
3.	Govt. Use	62.51
4.	Public/semi public	265.71
5.	Public Utility	43.68
6.	Recreational	481.10
7.	Transportation	497.32
	Total	3652.00 ha.

Under Secretary to the Govt. \_\_\_\_\_

TO BE PUBLISHED IN THE GAZETTE OF INDIA  
PART-II SECTION 3 SUB SECTION (ii)

No.K-13011/15/93-DD/E  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION  
(DELHI DIVISION)

Nirman Bhawan, New Delhi,  
dated the 16 October, 2020.

NOTIFICATION

Whereas certain modifications which the Central Government propose to make in the Master Plan for Delhi/Zonal Development Plan regarding the area mentioned hereunder were published with Notice No.F.20(10)84-MP dated 23-8-93 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (81 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice;

2. WHEREAS 97 objections/suggestions were received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan;

3. NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India.

MODIFICATION

Area bounded by Oil Pipe Line in the North-East, Rewari Railway Line in the South-East, Bijwasan Road in the South, Najafgarh Drain in the West and Najafgarh Road in the North, measuring about 1996 (4930.12 acres), is changed from 'rural use zone' to residential, commercial, Government use, Public and semi public facilities, public utility, recreational and transportation in Dwaika Scheme, Phase-II Delhi as per the areas given below:

S.No.	Land Use	Area (Hectares)
1	Residential	785.12
2	Commercial	196.97
	a) Commercial 128.07 Ha.	
	b) Service Centre 68.00 Ha.	
3	Government Use	3.16
4	Public and semi public facilities	102.81
5	Public Utility	95.08
6	Recreational	533.08
7	Transportation	300.00
		<u>1996.06</u>

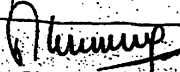
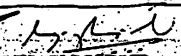
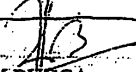
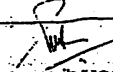
*M. Kumar*  
(MAHENDRA KUMAR)  
Under Secretary to the Govt. of India

Annexure-G

- 57 -

DECISION OF THE SCREENING BOARD TAKEN IN ITS MEETING HELD ON 24.12.2000 ON THE MATTER G. PUBL. C. OBJECTIONS/ SUGGESTIONS - ZONAL DEVELOPMENT PLAN OF ZONE 'K' (PART) - DWARKA SUB CITY

Sl. No	Objections / Suggestions	Comments of the Planning Deptt.	Decision of the Screening Board
1	Delhi Urban Art Commission, India Habitat Centre, Lodhi Road. The Commission had scrutinised Zonal development Plan for zone K(Part) at structure plan stage which is a statutory requirement on part of DDA. The commission was assured that the scheme is basically same as earlier seen by the Commission and took a note of draft ZDP.	No action required.	Screening Board noted the observations submitted by DUAC.
2	Asstt. Director (Plg.) Office of Development Commr., Govt. of Delhi. Development Deptt. has no objections/suggestions on the draft Zonal Dev. Plan for zone K(Part).	No action required.	Screening Board noted the observations of Govt. of Delhi.
3	Chief Engineer (C) VI Delhi Jal Board, Govt. NCT of Delhi. Delhi Jal Board has requested for construction of 60 mgd water treatment plant in Dwarka sub-city in lieu of 100 mgd water treatment plant at Bakarwala.	200 acres of land at Bakarwala, South of Rohtak Road for 100 mgd water treatment plant was identified, acquired and allotted to DJB. DJB has now requested for 60 mgd water treatment plant within the Dwarka Project area. This proposal has already been examined and it was decided that water treatment plan should be located outside the project area in consultation with DJB, since there is no suitable land available with the Dwarka Project. This matter is being dealt separately. No action is required in Draft ZDP.	The Screening Board desired that the suitable land as near as possible to Dwarka sub-city project be identified by Dwarka sub-city project be identified by DDA in consultation with DJB. The identification of land maybe made for 100 mgd plant keeping in view the requirement of Dwarka sub-city and future planned urban extension.

**D.S. MESHARAM**      **VIJAY RISBUD**      **V.K. BUGGA**      **K. K. BANDYOPADHYAY**  
 CHAIRMAN      COMMR. (PLG.), DDA      TOWN PLANNER, MCD      ADDL. COMMR. (DC&B)

Change of land uses and other modifications carried out in Zonal Development Plan K-(Part), Dwarka Sub-city:

In Dwarka Sub-city Project, during the period of year 2000-2006, following cases for modification in the change of land use have been taken up:

Sl. No.	Modification/change of land use	Status of approval.
i)	Adjustment of land use from transport, PSP & gross residential land to Govt. use, (land use undetermined) for area of 70 acres for in sector 8, allotted to Defense estate in lieu of land taken for construction of approach road from NH-8 (near Domestic Airport) to Rewari Railway Line near Palam Railway Station.	Approved by DDA Technical Committee on 15.3.2001.
ii)	60 m/100 m wide link road in Sector 25, 26, 24, 22, 21 & modification in circulation system in Sect. 25,26,24,22,21, etc.	Approved by DDA Technical Committee on 29.1.2004 vide Item No.5/2004 & later by Lt.Governor, Delhi on 20.4.04
iii)	Adjustment of Recreational area with Transport use (about 8 ha) in Sector 20 for parking facility of Metro Station.	The proposal was approved by VC, DDA & 246 <sup>th</sup> Screening Committee vide Item No.16/2006 on 21.2.06 for modification in the Zonal Plan. Change of land use is not required as parking & utilities are permitted in the all use zones.
iv)	Land for Judicial Academy (2.31 ha.) from "Govt. use to Residential in Sector 14 Dwarka.	Notification for the change of land use issued by the Ministry of Urban Development vide No.S.O. 307(E) dt. 10.3.2006.
v) (a)	Integrated Freight Complex (154 Ha.) in sector 25 & 26 Dwarka.	This is as per MPD 2001 & also has approval of 225 <sup>th</sup> Screening Committee as part of sector plan 25,26 dt. 25.8.03.
v) (b)	About 10 ha. is identified for I.T. park in Sector 25 forming part of IFC.	

*Sahyaleen*  
17/5/06

*Rajni*  
17/5/06

vi)	Change of land use for Haj House (1.62 ha.) from Transportation use to public & semi public use.	After approval by Technical committee, DDA on Public Notice has been issued for inviting objections/suggestion by the Ministry of Urban Development
viii)	International Convention Center (14 Ha.)	Approved by Technical Committee in its meeting held on 3.5.06 & MOUD.

Ministry of Urban Development has already notified change of land use in an area of 3652 ha in Dwarka Ph.I vide notification No.K-13011/3/88-DDIA/IB dated 6.11.1993 and corrigendum No. K-13011/3/88-DDIA dated 30.8.1994. Further Min. of Urban Development vide notification No.K-13011/15/93-DDIB dated 16.10.2000 notified the change of land for an area of 1996 ha. for Dwarka Ph.II.

As per the minutes of the meeting taken by Ministry of Urban Development the Zonal Development Plan of Zone-K is also being revised in the context of the MPD-2021 (draft) for holding population of 13 lakh, keeping already built up area as redevelopment area. Deficiencies of facilities shall be met out in the redevelopment area.

Rajani  
17/5/06

*Kalyan*  
17/5/06

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

Dt. 24.4.2000.

No.F.4(5)98/MP

PUBLIC NOTICE

Notice under section 10(1) of the Delhi Development Act 1957 (No. 61 of 1957) read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan), Rules, 1959 about the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.


Notice is hereby given that:

- a. A draft of a Zonal Development Plan for planning zone 'K' (Part) (Dwarka sub-city) of the National Capital Territory of Delhi, has been prepared.
- b. A copy thereof, will be available for inspection in the office of Jt.Dir.(Master Plan), DDA at 6th floor, Vikas Minar, I.P.Estate, New Delhi-2 as well as in the office of Dir.(Plg.) Dwarka, DDA at the Project Office in Manglapuri, Palam, Dwarka, New Delhi - 45 between hours of 11.00 AM to 5 PM on all working days till the date mentioned in para '3' hereinafter.

2. Objections and suggestions are hereby invited with respect to this draft Zonal Development plan.

3. The objection or suggestion may be sent in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi-23 before the 27th day of July, 2000.

Any person making the objection or suggestion should give his name and full address.

  
( V M BANSAL )  
COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY

NEW DELHI  
DATED 29.4.2000

- 61 -

Appendix 'G'

DRAFT

# ZONAL DEVELOPMENT PLAN

ZONE-K(PART) DWARKA SUB-CITY

DELHI DEVELOPMENT AUTHORITY

## CONTENTS

	<u>Page No.</u>
1.0 Introduction	1
2.0 Statutory Provisions	1
3.0 Location, Boundaries and Area	2
4.0 Population, Employment and Work Force	2
5.0 Plan Provisions	2-5
6.0 Existing Profile	5-6
7.0 Framework for the Preparation of Zonal Development Plan	6
8.0 Landuse	7-12

## ANNEXURES

ANNEXURE-I	: List of Facilities.
MAP-I	: Location of Zone K-Part (DWARKA)



1.0 INTRODUCTION

As per the Master Plan of Delhi-2001 notified by the Central Govt. under the Delhi Development Act. 1957 on 1/8/90, the National Capital Territory of Delhi is divided into 15 zones out of which 8 zones (A to H) are in urban Delhi, 6 zones (J to N&P) are in urban extension/rural area. Zone-O is for River Yamuna (River Front Area). A zone could be divided into sub-zones.

- 1.1 Dwarka Sub-City forms part of Zone-K and forms part of the urban extension plan approved by the Authority vide Agenda No. 79 dt 30.06.1987 as part of Master Plan of Delhi 2001.
- 1.2 The urban extension plan was prepared to accommodate the projected population and was conceived to be developed in four phases Dwarka Sub-city forms part of Phase 1A of the Urban extension plan.

2.0 STATUTORY PROVISIONS

- 2.1 As per MPD-2001, a Zonal Development Plan means a plan for a Zone (Division) of the Union Territory of Delhi. The Zonal Plan (Divisional Plan) details out the policy of the Master Plan and acts as a link between the layout plan and the Master Plan. The development schemes/layout plans indicating use premises should conform to the Master Plan/Zonal (Divisional) Plan.
- 2.2 MPD-2001 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plans after approval should supercede earlier approved sub-zonal plans.
- 2.3 Section -8 of Delhi Development Act provides for preparation of Zonal Development Plan simultaneously with the preparation of Master Plan or as soon may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi public buildings/work centres/utilities, roads, housing, recreation, industries, business markets, school, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zones.

The procedure to be followed for the preparation and approval of the Zonal Development Plan is laid down in Section-10 of the Act.

- 2.4 The zonal plan of the area has been formulated under section-8 and will be processed under Section-10 of the DD Act 1957.

### 3.0 LOCATION, BOUNDARIES AND AREA

The Dwarka Sub-city is situated in the south-west of Delhi and forms part Zone K, having an area of 12056 ha. It is bounded by Najafgarh Road on the north-west, Pankha Road on the north-east; the Rewari Railway line on the south-west and the Najafgarh drain on the west.

The total area of the sub-city is 5648 Ha. This is bisected by the underground Mathura-Jullandhar oil-pipeline into Phase I on the North East and Phase II on the South-West. Area under Phase I is 3652 Ha while under phase II, it is 1996 Ha. (Refer Map-1).

### 4.0 POPULATION, EMPLOYMENT AND WORK FORCE

- 4.1 As per MPD-2001 the urban extension areas are proposed to be planned with an overall gross density ranging from 160 to 200 persons per Ha. and based on the area under consideration the proposed population computes to 1.07 million including that of the existing settlements.
- 4.2 MPD-2001 has anticipated a participation rate of 32% and thereby the work-force in this zone works-out to about 0.348 millions.

### 5.0 PLAN PROVISIONS

- 5.1 MPD-2001: Following are the provisions as per MPD-2001. "To accommodate the balance 3-4 million population, the DUA 81 which could systematically hold 82 lacs population approximately need to be extended by about 18,000 to 24,000 Ha. over the next two decades to effectively respond to the growth of the capital land required for various developments in the extended time frame by the year 2001 may be acquired from time to time with due regards to the balance development of the city. In the plan, 4,000 Ha. (approx.) have been added to DUA-81 urban limits, thus the balance requirement would be of order of about 14,000 to 20,000 Ha. During the preparation of the plans of Urban Extension, Najafgarh, Narela and other important settlements in rural use zone like Nangloi, Bawana and Alipur shall be provided with infrastructure and integrated in the Urban Extension Plan".

The land in the Urban Extension (UE) would approximately be distributed under different land uses in the following manner:

<u>LAND USE</u>	<u>%AGE OF LAND</u>
Residential	45-55
Commercial	3-4
Industrial	6-7
Recreational	15-20
Public & Semi Public Facilities	8-10
Circulation	10-12

Further few specific proposals have been outlined by the MPD-2001 to be accommodated in Urban Extension in North which are as follows.

i) **INTEGRATED FREIGHT COMPLEX**

"For the integration of goods movement by road and rail, freight complexes have been recommended. These would consist of wholesale markets, warehousing, road(truck) and rail transport terminals so as to curtail the movement of heavy vehicles with the development.

The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view, the sites for freight complexes are:

Madanpur Khadar (NH-2)  
Patparganj (NH-24)  
G.T. Road (NH-1)  
Bharthal (NH-8)"

The proposed freight complex at Bharthal falls within the boundaries of Dwarka sub-city.

ii) INTER CITY PASSENGER MOVEMENT

To cater to the Inter City Passenger Movement in Delhi which has been growing at about 4% per annum, four metropolitan passenger terminals are proposed which would also serve the DMA. These are Trans Yamuna Area, Okhla, Bharthal and in North Delhi to cater to part of the proposed Urban Extension. The metropolitan passenger terminal at Bharthal falls within the sub-city area boundaries.

5.2 URBAN EXTENSION PLAN PROVISIONS

The DDA approved the urban extension plan in 30/6/87 vide resolution No. 79 which proposed the phasing of the plan based on the population projections given below:

Population Projection by	Population (Urban 2001 in million)	Population accommodation in DUA 81 in million	Balance in Million	Land Need Ha.
NCR	11.00	8.2	8.2	18,000
DDA	12.2	8.2	4.0	24,000
As per existing trends	14.4	8.2	6.2	35,000

SOURCE : Extensive Modifications to MPD-2001, Agenda dt. 30/6/87 DDA.

"The urban extension could be restricted upto phase-II if the population of Delhi could be restricted to 11 million by 2001. In case 12.2 million population by 2001, the urban extension would be upto Phase-III and in case 14.4 million population by 2001, the urban extension would be upto Phase-IV". As already mentioned, Dwarka Sub-city forms a part of Phase-IA of this Urban Extension Plan.

5.3 NCR PLAN PROVISIONS

The statutory board for NCR was set up in 1985 and the board prepared the first statutory Regional Plan-2001 which is in operation at present. The NCR region extends over an area of 34, 242 square kms. In the four states of Haryana, Rajasthan, Uttar Pradesh and National Capital Territory of Delhi.

The relevant recommendations are as under:-

- (a) The NCR plan has identified 9 major corridors in transport network system with the prime objective of controlling growth of Delhi. Dwarka sub-city area abuts on two corridors i.e. Najafgarh, Jhajjar Corridor & Gurgaon Corridor.
- (b) The Plan has suggested provision of 100 mts. Green belt along the National Highways and expressways and 60 mts. along the States Highways. Further large area under Green belt has been reserved which extends from proposed 100 mts expressway in the urban Extension Plan-2001 upto the NCT Delhi to act as buffer zone between the urbanisable areas of Urban Extension proposed in Delhi and DMA town of Kondli, Haryana.

## 6.0 EXISTING PROFILE

### 6.1 CHARACTERISTICS

Following are the salient features/characteristics within the sub-city area.

- \* Dwarka sub-city, located in South-West Delhi is in the vicinity of Janakpuri/Vikas Puri and is about 16 kms from Connaught Place.
- \* Indira Gandhi International Airport is also close to the sub-city.
- \* An area measuring about 1688 Ha. located along Pankha Road and Najafgarh Road is heavily built upon with unauthorised colonies.
- \* Some of the unauthorised colonies stand regularised under the policy of regularisation of unauthorised colonies of 1977 and its subsequent amendments.
- \* The area under Dwarka Scheme comprises of revenue estates of more than 20 villages, out of which, village Abadi of 15 villages fall within the sub-city area.

- \* Palam Drain running North East to South West almost bisects the sub-city and is a major carrier of sewage and storm water of this area to Najafgarh drain.
- \* I.O.C. pipe line is also passing through the sub-city, & has been identified for dividing the subcity into two phases i.e. Phase I and Phase II.

## 6.2 EXISTING DEVELOPMENT

Following are the major existing developments:

- (a) Phase I of the sub-city covering an area of about 1964 Ha. (excluding built-up area) is planned and is in the process of development.
- (b) The built up area of about 1688 (Ha.) is devoid of any physical & social infrastructure worth name.
- (c) A number of farm houses have come up on Bijwasan Road.

## 7.0 FRAME WORK FOR THE PREPARATION OF ZONAL DEVELOPMENT PLAN

Since Dwarka is part of the only belt available for urban extension & as this area was coming heavily under intensive pressure of further unauthorised & speculative encroachments, it was felt, development in a planned manner was the necessity. Accordingly DDA formulated a structure plan which was approved by DDA on 7.7.92 vide item no. 81/92. The structure plan provides 29 sectors. Subsequently preparation of sector plans was taken up and layout plans of 23 sectors stand approved.

The preparation of the Zonal Development plan as required under DD Act-1957 and MPD-2001 takes into consideration of the landuse proposal of the approved structure plan and sector plans.

## 8.0 LAND USE PLAN

Land Use  
dt 30.8.94

Zonal Development plan proposals have been detailed out with in the frame work of MPD-2001. Taking the cognisance of the structure plan approved by the Authority vide its item No. 81/92 Dated 7.7.92, the notification of MOUD Dt. 6.11.93 regarding change of land use in respect of Phase-I and proposed modification of land use approved by the Authority vide its item No. 86/96 Dated 27.8.96 in respect of Phase-II, the land use break up has been worked out. The plan takes care of the need of allocating 2% of total land (113.0 Ha) for 'Service Industry' as per the DDA resolution No. 43 Dated 27.3.91. This use has been considered within the land use category of 'commercial' as mentioned in the DDA resolution. Accordingly the land use break up for Phase I and Phase II is given as under

### LAND USE BREAK UP

#### PHASE - I'

S.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2144.87	59.75
2.	Commercial	156.81	4.29
	a) Commercial 111.81 (Ha)		
	b) Service Centre 45.00 (Ha)		
3.	Govt. Use	62.51	1.71
4.	Public & Semi Public	265.71	7.27
5.	Utility	43.68	1.20
6.	Recreational	481.10	13.17
7.	Transportation	497.32	13.61
	Total	3652.00	100.00

PHASE - II\*\*

S.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	Residential	765.12	38.33
2.	Commercial	196.07	9.82
	a) Commercial	128.07 (Ha)	
	b) Service Centre	68.00 (Ha)	
3.	Govt. Use	3.16	0.16
4.	Public & Semi Public	102.61	5.14
5.	Utility	95.08	4.80
6.	Recreational	533.08	26.71
7.	Transportation	300.15	15.04
	<b>Total</b>	<u>1996.00</u>	<u>100.00</u>

DWARKA SUB-CITY:

S.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2909.99	51.52
2.	Commercial	352.88	6.24
	a) Commercial	239.88 (Ha)	
	b) Service Centre	133.00 (Ha)	
3.	Govt. Use	65.67	1.16
4.	Public & Semi Public	368.32	6.52
5.	Utility	138.76	2.45
6.	Recreational	1041.18	17.95
7.	Transportation	797.47	14.11
	<b>Total</b>	<u>5648.00</u>	<u>100.00</u>

\* Change of land use in respect of Phase I was notified by MOUD vide notification No. K-13011/3/88-DDIIA/IB, dated 6-11-1993 and corrigendum No. K -13011/3/88-DDIA/IB, dated 30-8-1994.

\*\* Change of land use in respect of Phase II was approved by the DDA vide its resolution no. 86/96 dated 27.8.96.



### 8.1 RESIDENTIAL

Out of total area of about 2909 Ha. in Phase-I, 1228 Ha. is already built up and the balance area of about 916.97 Ha. is in the process of development primarily for allotment to Co-operative Group Housing Societies, DDA Group Housing Schemes, EWS and Janta Housing scheme squatter resettlements and Institutional housing.

The residential area in Phase-II may also accommodate second diplomatic enclave besides allotment of land to resettlement squatters, Co-operative, Group Housing Societies and DDA housing.

### 8.2 COMMERCIAL

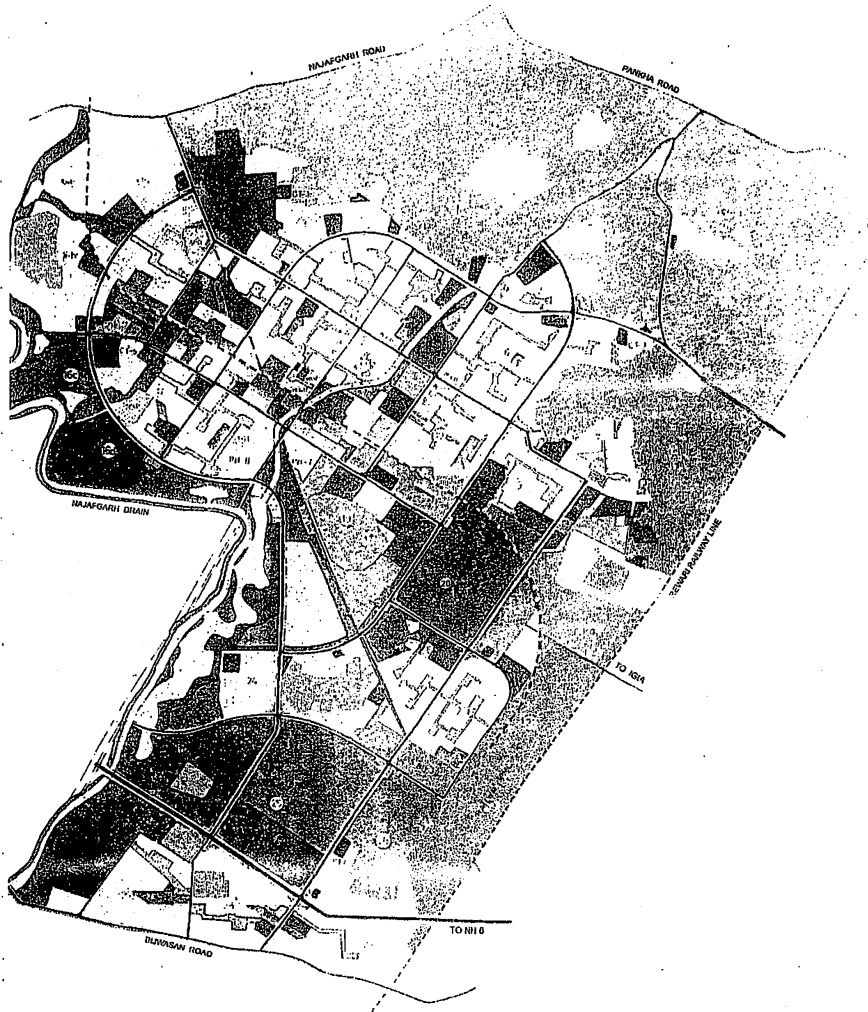
The commercial areas are planned in hierarchy as envisaged in MPD-2001. While the District Centre is conceived as a linear development along MRTS in 16 pockets of sizes varying from one Ha. to 11 Ha. totalling about 56.0 Ha. In addition 11 numbers of Community Centres are proposed to be provided. 3 service centers are also provided in the plan. Keeping in view of the recommendations of MPD-2001, one site for integrated Freight Complex has been proposed.

About 22 nos of Petrol Pumps and 27 No. of LPG Godown sites are required to be provided in the sub-city. The petrol pump filling stations will be provided in all the Community Centre and District Centre apart from the major roads. The gas godowns will be located in service centres. Exact location of Petrol Pumps and LPG Godown sites will be worked out at the time of detailed planning.

### 8.3 RECREATIONAL

The recreational area constitutes about 18% of the total sub-city area. The recreational area is provided in the form of district park (along with banks of the drain and adjacent to low lying area) and sports complex.

It is proposed to consider the development of an amusement park as a part of the development of subcity recreational area.



STRUCTURE PLAN OF DWARKA SUB-CITY

#### 8.4 TRANSPORTATION

Dwarka sub-city requires a highly efficient mass transportation system for enhancement of intercity and intracity movement. Therefore, a multimode transport system has been envisaged which consists of a hierarchy of road network supported with railway corridor.

The hierarchy of road system adopted in Dwarka sub-city are as under.

- (i) Express way - 100 mts R/w.
- (ii) Primary roads - 60 mts R/w.
- (iii) Primary Collector - 45 m R/w
- (iv) Secondary collector - 30 mts
- (v) Local Streets - 20 mts and 12 mts.
- (vi) Cycle track - 12 mts.

A total area of 797.47 Ha. (14.11%) is proposed to be under transportation use.

#### 8.5 UTILITY

The provision of the various utility infrastructure based on projected population of 10.68 lakhs for the entire Dwarka sub-city has been conceived as under.

##### 8.5.1 WATER SUPPLY

Based on the projected population, water supply demand for Dwarka sub-city is estimated to be 60 mgd. which would be supplied by the proposed Water treatment plant at Bakrawala. The water supply system will consist of underground reservoirs/command tank (One command tank to serve 1.5 lakhs to 2.0 lakhs population) inter-connected by drinking water mains. Each command tank has its own command area. 6 number of command tanks have been provided in Dwarka sub-city. Water treatment plant will be constructed and commissioned by M.C.D.

#### 8.5.2. SEWAGE TREATMENT PLANT

Based on the projected population, Dwarka sub-city will generate about 48 mgd. of sewerage discharge. A Sewage Treatment Plant has been planned in Dwarka. The location of Sewage Treatment Plant is guided by gradient and site conditions. The sewerage system consists of gravity main, sewage pumping station (SPS) and rising mains. The S.T.P. is located adjoining Nazafgarh drain which will carry treated discharge for disposal.

#### 8.5.3. STORM WATER DRAIN.

The drainage system has been designed for a total catchment area of entire Dwarka project on the basis of storm intensities and 70% average run off. The existing natural gradient towards Nazafgarh drain side makes it vastly economical and eminently sensible to use the natural slope to its advantage for working out a proper drainage system. It is proposed to construct six major outfall drains which shall carry the discharge of Dwarka project. These drains will pass through the connected green areas so as to merge with the landscaping of the adjoining green. Few retention ponds have been proposed along the Nazafgarh drain which should receive the discharge from the outfall drain. These should also help to raise the water-table of the surrounding area and could be used for water sports etc.

#### 8.5.4. SOLID WASTE DISPOSAL

Considering the resident and floating population of Dwarka Sub-city daily waste works out to be about 720 MT. Dwarka sub-city, being adjacent to the international airport and its flight path requires advanced and sophisticated technology to handle the huge quantity of waste disposal. Identification of suitable land in and around Dwarka for treatment of solid waste into Bio-degradable and non-bio-degradable requires due consideration.

#### 8.5.5. ELECTRICITY

The total power requirement for Dwarka Subcity has been envisaged 400 Mega Watt. A grid station has been set up which will receive 400 KV power supply from overhead feeder and transforming to two 220 KV grid stations. These will be further transform to eleven 66 KV grid station & finally to 11 KV grid station. One sub-station shall cater for 5000-7500 population.

#### 8.6 GOVERNMENT

Three exclusive location for Govt use have been earmarked in Dwarka Sub-city. The district courts will come up in one of the sites. The area earmarked for Government use measures about 65.70 Ha which constitutes 1.16% of the total area.

#### 8.7 PUBLIC & SEMI PUBLIC

Total area of about 368 Ha. which constitutes 6.52% of the total area of sub-city is assigned for public and semi public facilities and will cater for major facilities like University, Delhi Institute of Technology, besides the facilities to be provided at neighbourhood level/layout plan level.

In the Zonal Development Plan, the major facilities of the level of Division (10,00,000 population), District (5,00,000 population) and community (1,00,000 population) have been shown as listed at Annexure-I. The requirements of facilities of the level of Neighbourhood (15,000 population) and Housing Area (5,000 population) based on MPD-2001 norms had earlier been worked out during preparation of sector plans and the provision for the same were made in the approved sector plans.

LIST OF FACILITIES SHOWN IN THE ZONAL DEVELOPMENT PLAN

Facility	Requirement as per M.P.D. 2001	Proposed in the Z.D.P.	Remarks
----------	--------------------------------	------------------------	---------

Division Level ( 10,00,000 Population)

1. Technical Education Centre (A)	1	1	
2. Technical Education Centre (B)	1	-	
3. Police Battalion & District office	1	1	
4. Socio Cultural Centre	1	2	
5. Divisional Sports Centre	1	1	
6. Engineering College (DIT)	1	1	
7. 440, KV Electric Grid Station	1	1	

District Level ( 5,00,000 Population)

1. General Hospital	4	3	
2. Telephone Exchange	2	3	
3. Fire station	4	4	
4. 220 K.V. Electric Grid Station (Depending upon load)	2	2	
5. Bus Terminal (Area 4000 Sqm per Terminal)	2	2	

Contd..

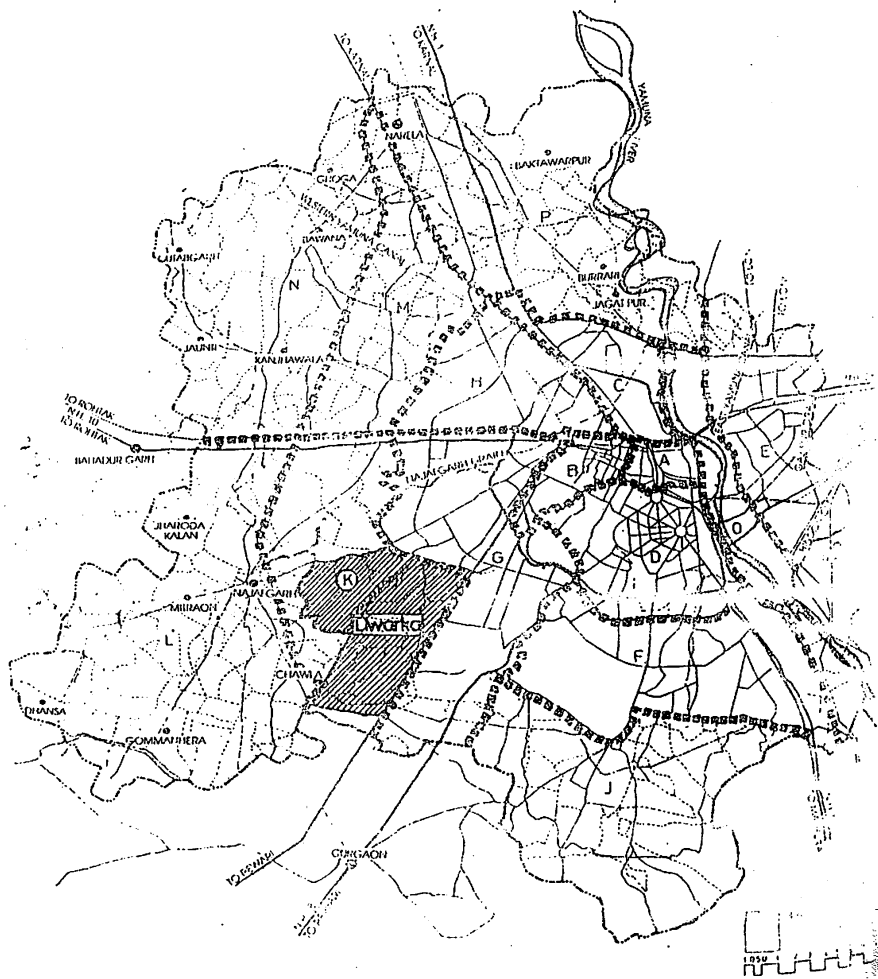
Community Level (1,00,000 Population)

1. Intermediate Hospital 'A'	10	8	*
2. Intermediate Hospital 'B'	10	8	*
3. Integrated School with Hostel facilities	10	8	*
4. Integrated School without Hostel facilities	10	7	*
5. College	10	3	**
6. Community Centre	10	13	
7. District Sport Centre	10	8	*
8. Bus Terminal (2000 Sqm.)	10	7	*
9. Bus Depot	4	2	***

- \* Remaining to be provided in built up area as and when land is available.
- \*\* Remaining requirement will be partially met with the proposed University Campus.
- \*\*\* One site will be provided in the proposed service centre in Ph.-II and another site will be provided in the built up area as and when land is available.

# LOCATION PLAN OF ZONE K - PART (Dwarka)

- UNION TERRITORY
- ZONES
- VILLAGE BOUNDARY
- N.H./MAJOR ROADS
- OTHER ROADS
- RAILWAY
- MAIN POWER LINE
- RIVER
- MAJOR DRAIN





Item No. 47/2006

Sub: Zonal Development Plan of Zone 'L' (South West Delhi-III).  
F.4(6)98-MP

1. **Background :**

The Master Plan Delhi-2001, has divided Delhi into 15 Planning Zones. Out of these zones, 8 zones are Urban, 6 Zones are rural and one Zone is River Yamuna. The Master Plan envisages that development is to be taken up as per the needs of the plan. Zone-L (South-West Zone of the Delhi) covers an area of about 22979 Ha. consisting of rural villages, Nazafgarh Urban Agglomeration, Jharoda Kalan, Dhansa, Chhawla, Mitraon, Gurnmanhera etc.

2. **Decision of Technical Committee :**

The Zonal Development Plan of Zone-L was considered initially by the Technical Committee in its meeting held on 1.9.98 vide item No.54/98 and as per the decision of the Technical Committee, it was forwarded to MCD, GNCTD (Deptt. of Rural Development), NCR Planning Board, Commissioner of Industries, Engg.-in-Chief of PWD for seeking their observations and comments. Based on their input Zonal Development Plan was again considered by the Technical Committee vide Item No.2/2001 on 20.2.2001, wherein the Technical Committee had taken the following decisions :

"That the land requirement for the infrastructure physical as well as social should be properly indicated. It was also observed that alignment of the proposed express way shown in the Zonal Plan, is still under finalization by Govt. of Delhi. Hence, the exact alignment would be incorporated as and when finalized. Tech. Committee recommended that it would be desirable that the proposed green belt shown in the Zonal Plan be reviewed to follow distinct Natural Physical features/physical boundaries to the extent possible for better understanding and implementation."

3. **Follow up actions :**

Land requirements for infrastructure, physical and social were identified and incorporated based on the provision of MPD-2001. As regards alignment of express way, it was noted that it no longer passes through Delhi. However, an 100 Mt. R.O.W. (Urban Extension Road No.II) has been finalized and it passes through the adjoining Planning Zone-K, instead of this Zone. The land use modifications upto 2006 proposed/under process have also been added in the report as Annexure- IVa. (Page-121)

4. **Recommendations :**

In view of Supreme Court Order in IA No.22 & CWP-4677 of 1985 of 11.5.06, the Zonal Development Plan of Zone-L earlier approved by the Technical Committee in 2001 is put up for consideration of Authority (within the framework MPD-2001) to forward it to MOUD for seeking approval of Government for inviting public objections/suggestions. Separately, as per the directions of MOUD the Zonal Development Plan of Zone-L is also being prepared within the framework of MPD-2021 (Draft). It would be processed further, after notification of MPD-2021.

Report of zonal development plan (Draft) for planning zone 'L' is enclosed (Appendix 'A' page 81 to 121)

**R E S O L U T I O N**

II. The non-official members made the following observations/ suggestions on the zonal plans:

A. **Shri Mahabal Mishra:**

- i] The DDA has already approved draft MPD 2021, whereas, the zonal plans were being finalized for MPD 2001.
- ii] Zonal plans relevant for the MPD-2021 should be immediately brought before the Authority.
- iii] The zonal plans were not in tune with the ground realities as the existing industrial, residential, commercial pockets, unauthorized colonies had not been reflected in the plans. These zonal plans if produced before the Courts would put the inhabitants to disadvantageous position.
- iv] The date of the field survey has not been indicated.

B. **Shri Jile Singh Chauhan:**

- i] Decisions regarding mixed land use roads, location of major roads etc. should be taken by the DDA and not by the MCD. There should be a high level committee to take these decisions

ii] We must take immediate necessary steps within the moratorium period of one year to ensure that there are no demolitions/sealings in future.

iii] Zonal Plan for zone P 2 should be urgently finalized as the Zonal Plan of Zone P 1 (Narela Sub-city) has already been approved recently.

C. Shri Mange Ram Garg:

i] These proposals require detailed consideration and should not be approved in a hurry.

ii] The local area plans have not been prepared. These should be finalized immediately.

iii] The Zonal plans/Master Plan should be based on the actual population, including the persons living in unauthorized colonies and JJ clusters where the density is far more than planned.

iv] Increasing population and water scarcity are the two biggest problems which need practical solutions. The Plans are not equipped to handle a population of 23 million.

v] Government/DDA lands are being encroached upon even today. We must clear our lands and re-settle the occupants in a time bound manner.

D. Shri Virender Kasana:

The proposed zonal plans are contrary to the ground realities. It would be desirable to get videography of all the areas done so as to know the correct status of every site before deciding its land use pattern. This fact should not be ignored in the urgency of clearing the zonal plans.

In addition to the points mentioned above, Shri Mahabal Mishra and Shri Mange Ram Garg pointed out that a number of markets viz., marble shops, timber shops, building material shops which are already existing in these areas should be shown on the Plan.

ii] Shri Mahabal Mishra and other members also pointed out that rather than declaring large chunks of areas as 'green belt' it would be appropriate to bring a transparent policy of change of land use. There was no justification in leaving green belts along major roads and along the periphery of Delhi, which decision is against the ground realities and against the interests of the persons living in these areas.

After detailed discussions it was decided that full details should be sent to the members within a week and the item should be considered in the next meeting of the Authority on 15<sup>th</sup> June 2006, when a detailed electronic presentation should be made.

\*\*\*\*\*

Appendix 'A'

- 81 -

DRAFT ZONAL DEVELOPMENT PLAN  
PLANNING ZONE - 'L'  
(WEST DELHI-III)

DELHI DEVELOPMENT AUTHORITY  
ZONAL PLAN UNIT.

<u>CONTENTS</u>		Page No.
<u>CHAPTER-I</u>		
STATUTORY PROVISIONS & OBJECTIVES:		3
1.0	Background	3
2.0	Objective	3
3.0	Content and the procedure	3
<u>CHAPTER-II</u>		
SALIENT FEATURES OF ZONE 'L' (WEST DELHI-III)		4
1.0	Location & Area	4
2.0	Population	4
3.0	Salient Features	5
<u>CHAPTER-III</u>		
Existing Planning Framework		8
1.0	Regional Plan-2001	8
2.0	Draft Sub-Regional Plan	9
3.0	Provisions of MDP-2001	9
4.0	Mini Master Plan Scheme of GNCTD	11
5.0	Development Controls and Building Bye-laws	12
<u>CHAPTER-IV</u>		
PROPOSALS		13
1.0	Integrated Rural Development	13
2.0	Delineation of Sub-Zones	13
3.0	Hierarchy of Settlements	13
4.0	Population Assignment-2001	14
5.0	Transportation	15
6.0	Infrastructure-Physical	15
7.0	Infrastructure-Social	17
8.0	Industry/Manufacturing	18
9.0	Commercial	21
10.0	Rural/Agriculture	21
<u>CHAPTER-V</u>		
1.0	Land Use and Development Controls	23
2.0	Land Use Proposals	23
3.0	Permissibility of Use Permisses/Activities in Rural Use Zone	25
4.0	Development Controls/Permissibility of Uses	26
	Strategy and Priority Areas of Development	26

Annexures

Annx-I	List of villages falling in Zone 'L'	27
Annx-II	List of villages with population	28
Annx-III	List of Industries Permitted in Rural Industrial Estate	30
Annx-IV	Land Use Modifications Processed/Under Process (as on Dec. 1997)	32
	(i) Notified	
	(ii) Published for inviting objections and Suggestions	
	(iii) Cases of change of Special Permission/Approved by the Technical committee/Authority	
	(iv) Proposed change of Landuse	

CHAPTER - I

STATUTORY PROVISIONS & OBJECTIVES

1.0 BACKGROUND:

The Zonal Development Plan is a statutory document under the provision of Master Plan and it is to be prepared & processed under the D.D. Act. It provides a link between the Master Plan and the Layout Plans.

- 1.1 According to MPD-2001, National Capital Territory of Delhi has been divided into 15 Planning Zones. Out of these, 8 zones (A to H) cover Urban Area as shown in the landuse Plan. Zone 'O' covers River Yamuna and the remaining 6 zones (J,K,L,M,N, & P) cover Rural area/Urban Extension (refer map 1).

2.0 OBJECTIVE:

The basic objectives of Zonal Plan for Planning Zone 'L' are:

- (i) Improve accessibility/connectivity with both the Urban Extension and the Rural Areas.
- (ii) Upgrade infrastructure.
- (iii) Preserve natural resources and eco-system.

3.0 CONTENT AND THE PROCEDURE:

- 3.1 The Delhi Development Act-1957 under section-8, provides a list of features that may be included in the Zonal Development Plan. Section-10 of the Act, provides for the procedure to be followed in the preparation of Zonal Development Plans.

- 3.2 The Zonal Development Plan for Planning Zone 'L' (West Delhi-III) has been prepared using the available information in respect of following :

- Census data - 1991
- Survey of India maps of 1979-80
- Updated Aerial Survey 1993 & Survey of India map 1996 (1.50,000)
- Draft Zonal Development Plan of Najafgarh (Zone 1-2) prepared in 1974
- Regional Plan - 2001 of NCR
- Draft Sub-Regional Plan for NCTD (1994)
- Mini Master Plan for intergrated dev. of Rural areas prepared by GNCT, Delhi (95-96)
- Existing Landuse (1980), provisions of MPD-2001 & its amendments
- Other such relevant report/data that was available





- 3.3 The proposal for different aspects of the Zonal Development Plan, zone 'L' (West Delhi-III) is based on the recommendations of MPD-2001, approved policies and proposal of integrated development for rural Delhi. The implementation of planning proposals in the zone such as MRTS, Express Way, Growth Centres, Growth Points etc. shall be in accordance with the approved plans prepared by the concerned agencies/authority.

CHAPTER II

SALIENT FEATURES OF ZONE 'L' (WEST DELHI III)

1.0 LOCATION & AREA:

The zone covers an area of 22,979 hac. & is surrounded by the following

- (i) NH-10/Rohtak Road and Railway Line, in the North.
- (ii) Zone 'K', mainly comprising of Dwarka sub-city, in the East, and
- (iii) The National Capital Territory of Delhi boundary on its Southern and Western sides.

1.1 Approximately, 46 villages fall in this zone (Refer Annexure I). Najafgarh is one of the major urban agglomeration. Other Settlements like Tikri Kalan, Dhansa, Jharoda Kalan, Jafarpur Kalan etc. are major rural settlements.

2.0 POPULATION

- (i) Population as per Census-1981 = 88,342
- (ii) Population as per Census-1991 = 1,57,561
- (iii) Projected population by the year 2001 (as per trend 1981-91) = 2,35,148  
(Refer. Annexure II)

2.1 POPULATION DISTRIBUTION

Villages falling in this zone have following population distribution pattern.

Category	Range of Population	No. of villages	
		1981	1991
I	Upto 199	1	1
II	200-499	4	4
III	500-1999	24	17
IV	2000-4999	15	19
V	5000-9999	2	4
VI	10,000-50,000	-	1
TOTAL		46	46

3.0 SALIENT FEATURES :

3.1 Najafgarh Drain Basin : Most of the planning zone 'L' forms part of Najafgarh drainage basin, which is a sub-basin of Yamuna River. The Topography of the zone depicts gentle slope from North to South. The Najafgarh drain originates from Najafgarh Jheel in South-West Delhi-Haryana Boarder and travers a length of about 51 kms before joining Yamuna. The inflow of water into the drain is mainly from the following sources:

- a) Northern flood waters through out-fall drain No. 8
- b) Sahibi water through out-fall drain No. 8
- c) Southern water spillover through Manesar and Gurgaon nullahs that joins the Jheel, and
- d) Run off from Najafgarh block through major channels such as Palam and Mungeshpur drains and a series of smaller drains, out falling up-stream of Kakrola.

3.2 Water supply situation: According to Delhi Jal Board the present availability of portable safe drinking water in this area is about 12 mgd from Haiderpur Water Treatment Plant and about 9 mgd from 180 tubewells in this area. However, the output performance of tubewells has shown a declining trend.

Irrigation needs of the area are fulfilled mainly by private tubewells, Govt. tubewells and canals. There are about 7,818 private tubewells and 92 Govt. tubewells in the Najafgarh block, according to BDO and the Deptt. of I & FC, GNCT Delhi. There is a declining trend of net sown area, whereas the demand for domestic water is rising strictly. The ground water table has declined due to over exploitation to the extent of 5 mt. to 20 mt. between 1983 and 1995. Fresh water is available upto about 40 mt. and thereafter with increasing depth the quality deteriorates with increase in salinity.

- 3.3 Hydrogeology: The thickness of the alluvium is 300 mt. or more in most part of Najafgarh block. The bed-rock consists of Alwar quartzite which is well stratify. Most part of the zone has non-calcareous soils with Iron and Manganese concentrations. The soil is well drained with moderate permeability.
- 3.4 Najafgarh drain: It is one of the very old drain, where phased improvements have been carried out over the years. The capacity of the drain is about 3000-8000 cuses in different segments, with very gentle gradient of 1:25,000.
- 3.5 Other features: The zone is on the fringe of upcoming sub-city of Dwarka in its East, and urban extension scheme along NH-10 in its North. Najafgarh town is the growing urban agglomeration with a population of 46,000 in 1991. The zone has major HT line corridor of 400 KV.
- 3.6 Forests:  
As per the information received from the Forest Deptt. of Govt. of Delhi, the Najafgarh range has 7 protected forests/green areas. Out of these, following protected forests fall in planning zone 'L'.  
i) Mitraon Area about 105 acres  
ii) Jainpur Area about 245 acres

Both these forests are indicated in the plan. These are proposed to be protected as per the provisions of Forest Act. In addition to these forests any additional area recommended for afforestation by the Forest Deptt. may be suitably incorporated in the Zonal Plan.

- 3.7 Monuments: Master Plan for Delhi 2001 recommends conservation of Urban heritage. As per the Archaeological Survey of India (1911), 1321 historical monuments, sites and buildings were identified of which only 170 monuments have been declared as protected monuments under ASI Act. Attempts are being made for identifying all the 1321 monuments and buildings on a plan. These once identified shall be suitably incorporated in the Zonal Plan for conservation on the basis of criteria specified in the Master Plan.
- 3.8 Major existing campus: Two major institutional campuses related to Para Military Forces are existing in the zone. The campus of Boarder Security Force is located in the Revenue area of village Chhawla whereas campus of Central Reserve Police Force (CRPF) is located in village Jharoda Kalan. These sites are existing for more than a decade and shall continue to function in near future.
- 3.9 Unauthorised colonies: According to Slum Wing of MCD, Delhi has about 1071 unauthorised colonies existing in different parts of the city. Final decision regarding upgradation of the existing housing stock in the existing unauthorised colonies is to be taken up on the basis of approved Govt. guidelines. Hence, such settlements are to be dealt as per the approved Govt. policy.

CHAPTER -III

EXISTING PLANNING FRAMEWORK

1.0 REGIONAL PLAN-2001 NCR:

Keeping in view the anticipated extension of NCR towns and also rate of environmental degradation in the region, the Regional Plan-2001 prepared under the NCRPB Act 1985, has categorised the land use in the following four distinct zones for application of land use control and balanced development.

These are as follows:

- a) **Urbanisable Area:** Under this category all the broad regional landuse as detailed out in the prescribed Master Plan prepared in consultation with NCRB shall be permitted, e.g. residential, commercial, industrial, government offices, recreational etc. In case of Delhi, this includes Delhi Urban Area as well as proposed urban extension-2001.
- b) **Green belt/green wedge:** The peripheral agricultural zone in the immediate vicinity of urbanisable area is threatened by expected unauthorised development. A "green belt/green wedge" is proposed with a view to arrest undesirable growth. The major landuses, which are permitted in this category are:

- Agricultural, particularly high value cash crops.
- Gardening.
- Dairying.
- Social forestry/plantation.
- Quarrying.
- Cemeteries.
- Social institutions such as hospitals, schools.
- Recreational or leisure.

In case of Delhi, the entire area outside the urbanisable limit, falls in this category. (Ref. map no. 2)

- c) **'Green- buffer'** along the major transport corridors: In order to control large scale development along the highways, and to check continuous urban development along the major transportation corridors beyond urbanisable limits, a width of 100 mtr. on either side along the National Highways and 60 mtr. on either side along the State Highways, is to be kept as green buffer. Only the activities that are permitted within green belt/green wedge are allowed.
- d) Remaining 'rural land' includes mainly the vast agricultural land, forest, ridge areas and rural settlements. Following major land uses can be designated, with strict prohibition/control on large-scale/hazardous industries:

### PROVISION OF REGIONAL PLAN-2001(NCR)

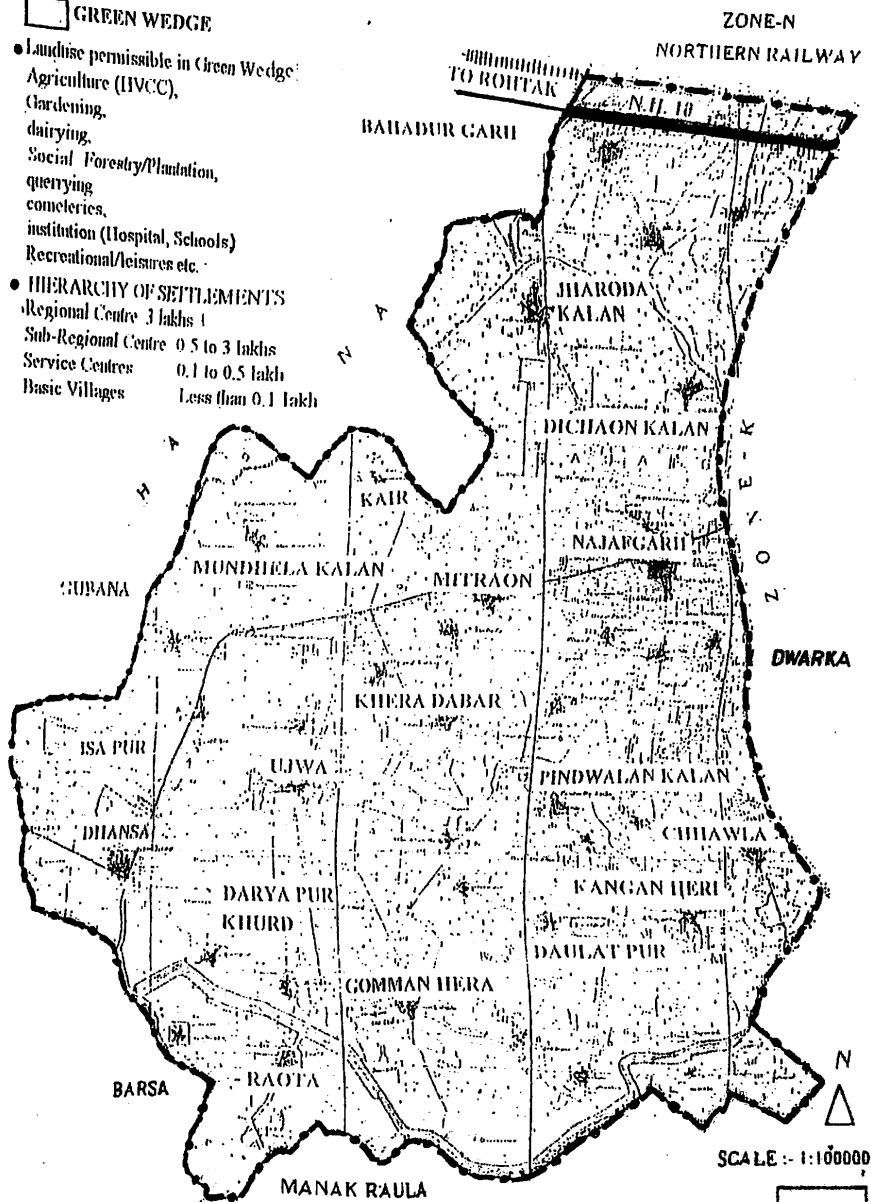
#### LEGEND

 GREEN WEDGE

- Land use permissible in Green Wedge:
  - Agriculture (IVCC),
  - Gardening,
  - dairying,
  - Social Forestry/Plantation,
  - quarrying
  - cemeteries,
  - institution (Hospital, Schools)
  - Recreational/leisures etc.

#### • HIERARCHY OF SETTLEMENTS

- Regional Centre 3 lakhs +
- Sub-Regional Centre 0.5 to 3 lakhs
- Service Centres 0.1 to 0.5 lakh
- Basic Villages Less than 0.1 lakh



SCALE : 1:100000

MAP NO.  
2

PLANNING ZONE -L (WEST DELHI III)

- 1) Intensive agriculture and allied activities.
- 2) Afforestation especially on the hill/rocky lands.
- 3) Regional recreational facilities such as regional parks, wildlife sanctuary.
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land, nor should it adversely affect a site or special scenic beauty or ecological interest.
- 5) Quarrying. (Subject to Supreme Court order)
- 6) Brick kilns. ( - do - )
- 7) Existing village mandies.
- 8) Rural industries etc.

**2.0 DRAFT SUB REGIONAL PLAN: NCT DELHI:**

The draft sub-regional plan for NCT Delhi proposes a 4-tier hierarchical system of settlements, consisting of Regional Centres (3 lakh and above), Sub-regional Centres (0.5 to 3 lakh), Service Centres (10,000-50,000) and Basic Villages (less than 10,000). In case of Delhi, Najafgarh is designated as a sub-regional centre, with following six villages: as Service/growth centres:

- Jharoda Kalan
- Dhansa
- Chhawla
- Mitraon
- ~~Ujma~~
- Gummanhera

The Draft plan recommends preparation of detailed development plans in r/o sub-regional centre as well as each of the proposed service centres, to serve the rural land mainly for collection and distribution of agricultural products and agro based warehousing and marketing facilities.

**3.0 PROVISIONS OF MPD-2001:**

The MPD-2001 describes zone 'L' mainly as "Rural Area" with part Urban Extension along the NH-10 between Railway line and the NH. The proposals related to rural area of zone 'L' are as follows:

- 3.1 GROWTH CENTRES:** Based on population, its growth rate and road linkages, following five villages, falling in zone 'L' have been identified for the location of major health facilities and markets,
- a) Jharoda Kalan : Hospital, dispensary, veterinary hospital, rural industrial area and commercial centre.
  - b) Dhansa : Dispensary, rural industrial area and commercial centre.











- c) Chhawla : Hospital, venterinary hospital, rural industrial area, and commercial centre.
- d) Mitraon : Dispensary and rural industrial area.
- e) Gummanhera : Dispensary and rural industrial area.

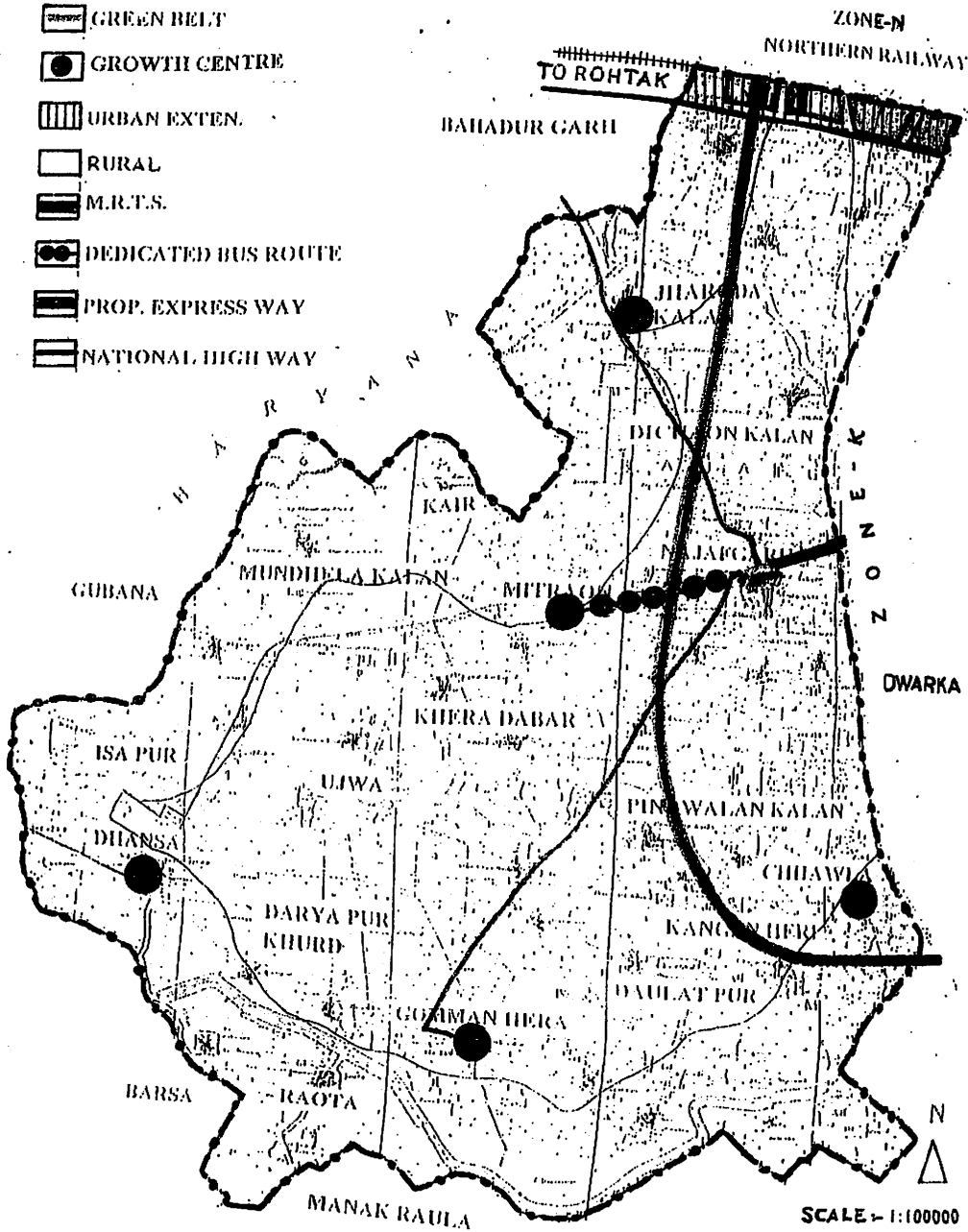
(Ref. map 3)

- 3.2 **COMMERCIAL CENTRES:** As part of each growth centre, MPD-2001 recomends a commercial centre (about 3 hect.) to accommodate cinema, shopping complex, bank, post office and co-operative store etc. Types of industries that are to be permitted in rural industrial area are to be in accordance with the provisions of MPD-2001 i.e. Annexure-III 'G' (Ref. Annexure-III).
- 3.3 **INFRASTRUCTURE UPGRADATION:** Each individual settlement requires improvement in water-supply and other facilities. Housing for the landless is required to be taken-up through Public Housing agencies.
- Following stretches of roads, which are connecting important settlements are recommended for upgradation:
- a) Bawana to Ghoga to Najafgarh.
  - b) Najafgarh to Jharoda Kalan, then to Rohtak Road.
  - c) Najafgarh to Ghumenhera.
- (Refer Map 3)
- 3.4 **GREEN BELT:** MPD-2001 recommends a green belt all around the border of Delhi Territory upto a depth of 2 Kms. However, lesser depth may be adopted, wherever such area is not available/already developed. (Refer map 3 for tentative location)
- 3.5 **URBAN EXTENSION:** 556.5 Hac. area out of the total area of zone 'L' (22,979 hact), has been designated as Urban Extension, which is situated between NH-10 and the Railway line in North. The major landuses proposed are Residential, Industrial and Recreational (Refer map-3).
- 3.6 **FARM HOUSES:** Farm house in a minimum of 0.8ha land could be allowed in the rural use zone. These could be developed for flowers, fruits, vegetables, poulitary farms etc. with development norms of MPD-2001. However, the present policy for development of farm houses is under review and shall be made applicable after its finalisation.

### PROVISION OF MPD-2001

#### LEGEND

-  GREEN BELT
-  GROWTH CENTRE
-  URBAN EXTEN.
-  RURAL
-  M.R.T.S.
-  DEDICATED BUS ROUTE
-  PROP. EXPRESS WAY
-  NATIONAL HIGH WAY



PLANNING ZONE - L (WEST DELHI III)




MAP NO.
3

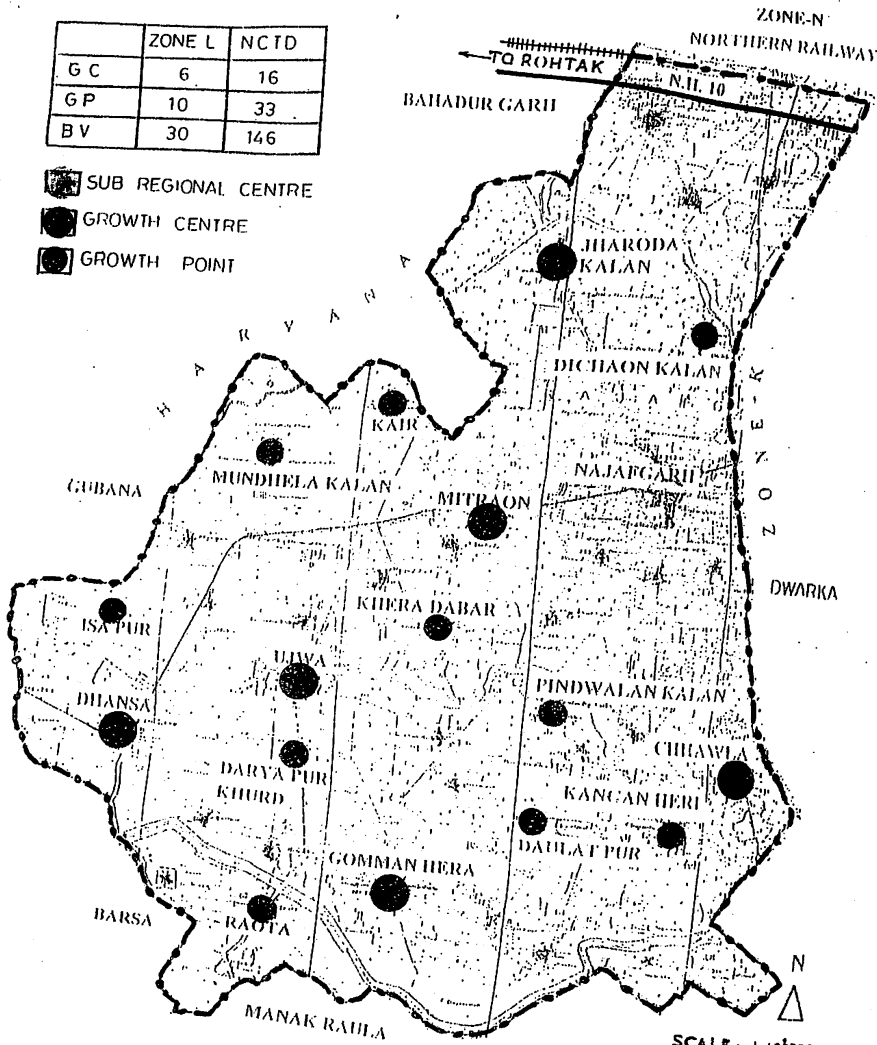
- 3.7 DRAFT SUB-ZONAL PLAN OF NAJAFGARH: The Draft Sub-zonal Plan of Najafgarh was published for inviting objections/suggestions, in 1974. The salient proposal of the draft plan were:-
- a) Planned expansion of Najafgarh town from 32.4 ha (80 acs) to about 809.4 ha (2000 acs) to accommodate the proposed population.
  - b) One Mandi (foodgrain market) in 30 acs & shops @ one shop for 200 persons, one College, four higher Secondary Schools, One Hospital, a civic centre (10 acs) etc. have been proposed.
  - c) The broad landuse break-up proposed in the draft plan, is as follows :
    - Residential 148.5 ha (367 acs) with average gross residential density of 157 ppha.
    - Commercial Five LSC 4.6 ha (11.42 acs).  
Town Centre 1.86 ha (4.6 acs).  
C.C 9.4 ha (23.26 acs).  
Mandi 12.14 ha (30 acs).
    - Manufacturing 36.8 ha (91.0 acs) in 3 pockets.
    - Recreational 49.5 ha (122.40 acs).  
68.8 ha (170 acs).
    - PSP 76.7 ha (194.5 acs).
- 3.8 LAND USE MODIFICATIONS: Section 11 (A) of the Delhi Development Act provides for modifications in the Master Plan/Zonal Development Plan. Over the years, few specific cases of land-use have been processed from Rural to Urban uses. The details of these may be seen at Annexure IV.
- 4.0 MINI MASTER PLAN SCHEME OF GNCTD.
- 4.1 The Mini Master Plan Project for integrated development of rural Delhi was considered by the Delhi Development Authority in its meeting on 17-6-96 as item no. 53/96. The salient features of the project, are as follows:
- i) To check the haphazard growth/encroachments & for planned development of rural areas (consisting of 135 villages ) three tier system of 16 Growth Centres (G.C.) 33 Growth Points (GP) & 146 basic villages (BV) is proposed. Ref map 4.
  - ii) Acquisition of about 2066 ha land @ about 75-80 ha for each GC, 20 ha for each GP, 2 ha for each BV for upgrading the physical & social infrastructure and land development for different landuse categories.

PROVISION OF MINI MASTER PLAN

LEGEND

	ZONE L	NCTD
GC	6	16
GP	10	33
BV	30	146

-  SUB REGIONAL CENTRE
-  GROWTH CENTRE
-  GROWTH POINT



PLANNING ZONE -L  
(WEST DELHI-III)

SCALE : 1:100000

MAP NO.  
4

11) Re-development of existing village abadis in phases and development of commercial & industrial estates at appropriate locations.

4.2 The project was approved in principle by the DDA, with the following conditions:-

a) The growth centre plans falling in the urban extension be formulated keeping in view the indicative landuse plan prepared by DDA.

b) Detailed layout plan for each growth centre be got approved from the Technical Committee of DDA.

c) This will be incorporated in MPD-2001 Review and therefore, change of landuse may not be required.

5.0 **DEVELOPMENT CONTROLS AND BUILDING BYE-LAWS:**  
MPD-2001 with its development code is applicable to the entire NCT Delhi. Therefore, landuses and development controls i.e. ground coverage, FAR, set backs, parking norms etc. are applicable on all properties including those that fall within the Lal Dora.

CHAPTER IV

PROPOSALS

1.0 INTEGRATED RURAL DEVELOPMENT :

Integrated development of rural area aims at upgradation of quality of life in terms of improved physical, social, economic and ecological infrastructure. The planning strategy therefore, emphasise both on maintaining the rural agricultural character as well as plan developed/upgradation, giving stress on control of unintended growth and minimising encroachments. Private sector be involved for speedy development and community participation at each stage of planning, implementation and management of works.

2.0 DELINEATION OF SUB-ZONES :

The zone is divided into 7 sub-zones on the basis of village revenue boundaries for functional planning and development. The earlier deliniation (as per MPD-62) sub-zone (I-2) has been incorporated as a part of sub zone I-2. Ref. map #) The details of each sub-zone are given below:




LIST OF GROWTH CENTRE, GROWTH POINTS & BASIC VILLAGES IN EACH SUB-ZONE

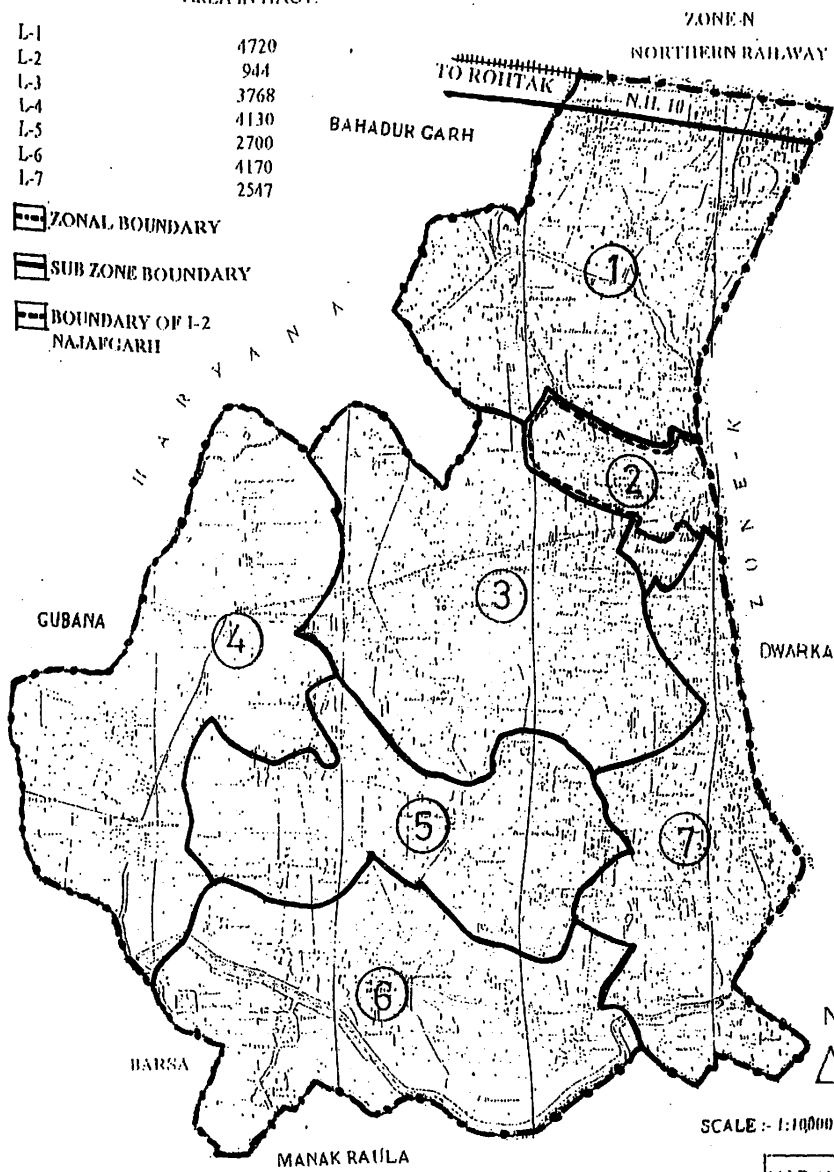
SUB ZONE	BASIC VILLAGES	GROWTH POINT	GROWTH CENTRE	REMARKS
L-1	Tikri Kalan Jafarpur alias (Hiran Kundna) Neelwal	Dichaon Kalan	Jharoda Kalan	
L-2				Najafgarh Sub-regional centre
L-3	Khera, Surakhpur, Jafarpur Kalan, Kharkhari Nahar, Kharkhari Jatmal, Surera, Paprawat	Kaly Khera Dabur	Mitraon	
L-4	Baqar Garh Shamas Pur Khalsa Quazi Pur Mundhela Khurd	Isa Pur Mundhela Kalan	Dhansa	
L-5	Malik Pur-Zer- Najafgarh, KharKhari Rond, Hasan Pur, Pindwalan Khurd	Darya Pur Khurd Pindwalan Kalan Daulat Pur	Ujwa	

**LEGEND**

**PROPOSED SUB-ZONES**

SUB-ZONES	AREA IN HACT.
L-1	4720
L-2	944
L-3	3768
L-4	4130
L-5	2700
L-6	4170
L-7	2547

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  BOUNDARY OF I-2 NAJAFGARH



**PLANNING ZONE -L ( WEST DELHI-III )**

MAP NO.  
**5**

L-6	Sarang Pur, Jhul Jhuli, Ghalib pur, Deorala, Asalatpur Khawand, Sikarpur, Jhatikara	Raota	Ghuman Hera
L-7	Nanakheri, Rewla Khanpur, Raghu Pur Bedusarai, Dindarpur	Kanganheri	Chhawla

Area and Population of Zone-L (Sub-zone wise)

Sub-zones	Area in Hac. (approx)	Population As per census. 1991.	Population Proposed 2001
L-1	4720	28356	41349
L-2	944	46168	60000
L-3	3768	24301	34366
L-4	4130	14839	25202
L-5	2700	14295	23159
L-6	4170	12772	22323
L-7	2547	17100	28749
<b>TOTAL</b>	<b>22979</b>	<b>157561</b>	<b>235148</b>

3.0 HIERARCHY OF SETTLEMENTS :

3.1 Proper road linkages and upgradation of infrastructure is proposed. Taking villages as the basic unit of development the objective is to upgrade the net work of social, physical and civic amenities and integrate the same in hierarchical pattern internally among the settlements and also with the adjoining major urban extension projects/urban areas.

Keeping in view the recommendations of MPD-2001, Regional Plan-2001, and Mini Master Plan scheme of GNCT Delhi; following hierarchy of settlement system is proposed in the zone:

- i) Najafgarh Town as an urban agglomeration with comparable level of infrastructure as that of planned urban area.
- ii) Growth Centres (6 nos.) Higher order settlements, namely, Ujwa, Gummanhera, Chhawla, Dhansa, Mitraon and Jharoda Kalan.
- iii) Growth points (10 nos.) Next level of settlements, namely, Dichaon Kalan, Kair, Mundhela Kalan, Khera Dabar, Sapur, Raota, Daulatpur, Kangan Heri, Pandwala Kalan, Dariyapur Khurd.



1. Basic Villages; (30 nos.); The list of these is placed at Annexure 'I'.

4.0 POPULATION ASSIGNMENT-2001:

Following population assignments have been made for higher order settlements i.e. Najafgarh and the proposed growth centres keeping in view the growth trends, location and other significant features. Also due consideration has been given to the provision of draft sub-regional plan for Delhi.

S.N.	NAME	POPULATION		GROWTH RATE	ASSIGNED POPULATION (GR)
		1981	1991		
1.	Ujwa	3084	3874	2.60	10000 (158.13)
2.	Gummanhera	2634	3142	19.29	10000 (218.26)
3.	Dhansa	4575	5360	1716	10000 (86.57)
4.	Mitraon	3666	4455	21.52	10000 (124.46)
5.	Chhawla	4355	7521	72.70	15000 (99.44)
6.	Jharoda Kalan	8148	11685	43.41	20000 (71.16)
7.	Najafgarh Town	17273	46168	167.28	60000 (29.96)

The population for the lower order of settlements i.e. the Growth Points and the Basic Villages has been estimated for 2001 as given in Annexure-'II'.

5.0 TRANSPORTATION:

5.1 ROAD IMPROVEMENTS: The Plan recommends inter-connection and upgradation of existing road corridors as per MOST guidelines between the proposed growth centres and growth points for improved circulation system. The heirarchy of road network has been proposed for improved functional linkages.

i) MAJOR ROAD LINKAGES: Following road stretches are been proposed with road right of way of 45 to 60 mtr. with about 15 mtr. green buffer, on both sides.

a) Najafgarh-Mitraon-Dhansa.

\* Ministry of Surface Transportation.

- i) ROAD UPGRADATION: Following stretches of the roads are proposed for upgradation to 30 to 36 mtr. right of way.
- a) Najargarh-Jarodakalan.
  - b) Najargarh-KharKhari rond-Gummenhera.
  - c) Raota-JhulJhuli-Daryapur Khurd-Ujwa-Shamaspur.
  - d) Najafgarh-Dindarpur, Daulatpur-Hasanpur.
  - e) Jaffarpur to Chhawla-Najafgarh.

The proposed major roads as well as road upgradations have been identified in the (map no. 3).

- 5.2 BUS TERMINAL/DEPOT: One bus terminal is proposed near the Najafgarh sub-regional centre. Specific area to be identified in the detailed development plan of Najafgarh. Bus Depots are proposed in each growth centres i.e. Dhansa, Jaroda Kalan, Chhawla, Gummanhera.
- 5.3 MRTS: Proposed MRTS corridor from Moti Nagar is to terminate at Najafgarh. The detailed alignment of the same is yet to be worked out. A Depot near Najafgarh is also proposed for MRTS, i.e. storage of equipments, etc. The proposal shall be implemented as and when approved by the competent Authority. The plan proposes a dedicated bus route as an extension of MRTS corridor from Najafgarh to Mitraon. The same could be extended upto Dhansa depending on the traffic volume.
- 5.4 PROPOSED EXPRESSWAY: The proposed Expressway of 100 mtr. right of way with (green buffer of 60 mtr. on either side) is proposed in MPD-2001, connecting the metropolitan terminals of Bijwasan (Dwarka sub-city) to Holambikalan (Nerala sub-city) passing through Neelwal, Hajbat Pur, Khaira, Kharkari Nahar, Pandwala Kalan, Pandwala Khurd, Kangan Heri villages etc.
- 5.5 INTER-STATE ROAD CONNECTIONS: To maintain the integrated and homogeneous character of the zone, the zonal plan does not encourage the provision of any new inter-state road networks.
- 5.6 RAIL IMPROVEMENTS: A railway line from Delhi Cantt. to Rohtak is existing in the North of the zone. Certain warehousing, storage and industrial use zones, are proposed between the railway line and the existing NH-10. In order to serve these requirements, railways may examine the possibility of developing Tikrikalan as one of the centres for loading/un-loading.

3.7 CYCLE TRACKS: While the major movement corridors are proposed in the zonal plan, provision of dedicated cycle tracks & improvement of existing road surfaces is proposed to encourage the cyclists for short distance travel. Proper landscaping shall further enhance their functional utility.

#### 6.0 INFRASTRUCTURE-PHYSICAL :

6.1 WATER: The major source of water is through ground water i.e. hand pumps, tubewells and village wells for domestic consumption. The domestic demand is also supplemented through tankers and village ponds. According to MPD-2001, the minimum domestic water supply in any residential area should be @ 135 ltr. per capita per day. The present population of this zone is about 1.5 lacs for which a minimum water requirement as per Master Plan norms works out to about 4.8. MGD & for projected population of 2.4 lacs the requirement is estimated as 7.2 MGD. In general, against the projected requirement there is scarcity of potable water and also Consumer reports have revealed that the water level is going down with time, due to excessive pumping. In order to improve the water situation, following specific proposals are made:

- i) Improvement of natural water bodies i.e. village ponds, natural depressions etc.
- ii) Rain water harvesting, wherever feasible.
- iii) Phased planning and design of water augmentation and distribution system.
- iv) Possibility of ground water recharge through Najafgarh jheel.

6.2 SEWERAGE: The zone does not have a regular sewerage system being predominantly rural in character. Most villages in the zone have conservancy system with septic tanks. Najafgarh town is partly served by sewerage system, which needs augmentation.

The Zonal Plan proposes development of sewerage and low cost sanitation systems for the entire zone, in a phased manner. The following priorities have been identified for the purpose.

- i) Najafgarh.
- ii) 6 growth centres.
- iii) 10 growth points.
- iv) Other basic villages.

6.3 POWER: All the villages in the zone have regular power supply to meet the domestic as well as agriculture power requirements. Diesel generating sets are also in use to supplement the power supply through DVB. The eastern boundary of the planning zone L has 220 KV HT corridor

connecting Bamnoli, Najafgarh & Bawana. The power network is proposed to be further upgraded by the Delhi Vidyut Board by erecting a 400 KV TC transmission line as indicated in the plan. In order to improve the availability of power in the zone, a detailed distribution network needs to be planned by the D.V.B. essentially to meet the additional requirement of Najafgarh Town, proposed Growth Centres and Growth Points. The requirement of additional land for new substations, as well as transmission corridors etc. have to be duly integrated with planning and development of the growth centres/growth points. Setting up of wind mills and Solar Energy Centres at appropriate locations with technical support of Department of Non-Conventional Sources of Energy may also be explored.

- 6.4 **DRAINAGE:** Najafgarh drain is the major natural drainage system in the zone. The other important drains are Mundela, Mungeshpur drain with "outfall" in the Najafgarh drain. During heavy rains, part of the area in the zone covering settlements in the South and South West, occasionally face problem of flooding. The plan recommends desilting of major drains and planning and development of flood protection measures, through construction of bunds at appropriate locations, as per the recommendation of the Flood Control Deptt.
- 6.6 **WASTE MANAGEMENT:** Most of the villages have no formal arrangements for disposal of domestic waste. In the absence of formal collection, transportation and disposal facility the waste is casually dumped outside the village abadi or along the roadside. There is a scope for definite improvement in the collection, treatment and disposal of waste by way of identifying sites for dustbins/dhallaos, land fill sites etc. Gobar Gas Plants and waste recycling centres may also be set up at selected location.
- 7.0 **INFRASTRUCTURE-SOCIAL :**
- 7.1 **HEALTH:** Delhi, being the capital city, enjoys specialised medical facilities not only for its population, but the population of surrounding towns. Master Plan proposes a six tier system of health facilities in the urban area, with norms of 5 beds per 1000 population. No separate standard of health facilities for rural area has been provided in the Master Plan. As per Directorate of Health Services, GNCT, Delhi, there are two hospitals and 36 dispensaries existing in this zone. For further upgrading and health facilities, following is proposed:-

S.N.	CATEGORY	NO. & LOCATION	AREA IN HACT.	REMARKS
1.	Intermediate hospital 'A' (200 bed capacity)	1 (in any growth centre)	3.725	Preferably for communicable diseases/drug de-addiction centre etc.
2.	Intermediate hospital 'B' (80 beds)	2 nos. (1 each in any growth centre)	1 to 2	One site to be developed as veterinary hospital.
3.	Maternity Home/Child Welfare/Nursing Home (25-30 beds).	As per the recommendation of GNCT, Delhi.	0.2 to 0.3	To be developed by Government or through Private Sector Participation.

The plan also recommends promotion of other forms of preventive and curative health facilities such as Homeopathy, Ayurvedic and Naturopathy as per the requirement and health policy of GNCT, Delhi.

7.2 **EDUCATION:** The zone has fair amount of educational facilities in terms of primary schools, middle schools, and Sr. Secondary Schools etc. The details of existing and proposed educational facilities of the zone are given below:

Existing-As per census 1991 Proposed-Additional as per proposal of ZDP (in accordance with MPD-2001).

S.N.	CATEGORY	EXISTING Nos.	PROPOSED Nos.	AREA IN HACT.
1.	Primary School	67	-	0.4
2.	Middle School	32	-	-
3.	Sr. Sec. School	15	-	1.6 to 3.5
4.	Special Schools			
	a) Integrated schools with Hostel facility		1	3.90
	b) School for Handicapped (400 students)		1	0.5 to 1
	c) School for blind.		1	0.5 to 1

5. College	7	-	4.0
6. Adult Education/ Vocational Training centre.	10	5	1.4 to 1.6
7. Technical Education Centre/ITI/Polytechnic	-	1	1.6 to 2.4
8. Physical Education	-	1	3 to 4

To be provided in growth centres as part of the Mini Master Plan Scheme of GNCT, Delhi.

- 7.3 TELE-COMMUNICATIONS: MPD-2001 recommends a norm of 10 telephone lines per hundred population and a telephone exchange (40,000 lines) for 1 to 4 lac population. The plan provides for a telephone exchange with Zonal Administrative Office near Najafgarh.

There are 18 post/telegraph offices existing within the zone. The plan recommends setting-up of at least one post and telegraph office in each of the growth centres, as part of Mini Master Plan scheme of GNCT, Delhi.

7.4 OTHER FACILITIES:

- a) POLICE/FIRE: To be provided as part of Mini Master Plan scheme of GNCT, Delhi as per Master Plan norms.
- b) MILK BOOTH AND DAIRIES: To be provided as part of Mini Master Plan scheme of GNCT, Delhi as per Master Plan norms.
- c) Petrol pumps/CNG-Petrol pumps to be permitted on govt./DDA/private lands in urban extn. areas, and in the rural use zones/green belt (on conversion fee), as per govt. policies. These will be subject to following conditions if located in Rural use zone/green belt:
- i) It shall be located on roads of minimum 30 mtr. R/w. And the premise will be used as filling/service station.
  - ii) The land between the existing R/W and the property line of the proposed retail outlet to be maintained as green buffer, where no construction shall be allowed.
  - iii) The minimum plot size to be 36 mtr. x 30 mtr., and the maximum plot size to be 60 mtr. x 45 mtr. The set back, the building norms etc. to conform to the standard designs of DDA/Ministry of Surface Transport/IRC.

- iv) The clearance from all concerned local bodies e.g. Police, fire, ULCAR etc. would be sought by the Oil Company.
- d) Storage of petroleum products - storage of petroleum products to be permitted on the basis of approved DDA guidelines. Whereas as per Master Plan, there is no objection for the storage of petroleum products within any Urban land use subject to the condition that:
- the plans for the premise are sanctioned by the concerned local body, and
  - the petroleum products are only for the captive use for activities performed on the premise.
- Specific commercial outlets of such products could be considered as part of planning and development of growth centres/growth points.
- e) LPG godown/SKO & LDO depot: In order to meet the domestic needs of rural population, specific provisions on the basis of Master plan norms be made for LPG godowns and SKO/LDO depots in the growth centre/growth point plans, prepared by GNCT Delhi.
- 8.0 **INDUSTRY/MANUFACTURING:**
- i) The development of industries shall be as per the provisions laid down in MPD-2001. The list of industries permissible in the rural industrial estates is at Annexure 'III'.
  - ii) Other than these industries any non-polluting & non-hazardous industry which form part of approved Growth Centre/ Growth Point plan may be permitted, if approved by DPCC, GNCTD, Authority.
- 9.0 **COMMERCIAL:**
- The commercial centres are to be developed as a part of the approved scheme of Mini Master Plan, such as Growth Points and Growth Centres. However, areas for other commerce related activities not specifically laid down in MPD-2001 may also be considered on merit by the Authority.
- 10.0 **RURAL/AGRICULTURAL:**
- The basic proposal of the zone is to retain the rural character and not to encourage any urban related activities which will hamper the rural/agricultural character of the zone. However, certain activities (prescribed in the earlier chapter III) may be permissible as a part of integrated development of the zone with special appeal from the Competent Authority/as per provisions of MPD-2001.
- Other facilities-Other than those specified above, could be considered as per the permissibility considerations of MPD-2001 as well as those forming part of any approved scheme of GNCT Delhi e.g. Mini Master Plan scheme etc. However, the

- 108 -

Development control norm of MPD-2001, sub-division zoning regulations and building bye-laws in force, shall be applicable.



CHAPTER - V

1.0 LAND USE & DEVELOPMENT CONTROLS:

Consistent with the Master Plan framework, the Zonal Development Plan has detailed out the provisions and proposals of the Master Plan. However, the basic objective of the Zonal Development Plan, where the Master Plan land use is 'Rural' is quite different than the land use proposals of other urban zones. The plan ensures retention of both green character and ecological balance as well as promote development of rural areas in terms of open spaces, activities, facilities & other related construction.

Hence a separate set of norms/development control has to be adopted for the permissible uses, which are not included in detail in the MPD-2001. Please refer table of permissibility of use "premises/activities in Rural Use Zone"

2.0 LAND USE PROPOSALS:

2.1 EXISTING LAND USE:

The existing land use analysis (approximate) of the zone is given in the following table:

LAND USE ANALYSIS AT ZONAL PLAN LEVEL-ZONE-L (WEST DELHI III)

S.N.	LANDUSE	EXISTING AREA (HAC.)	%
1.	Residential	552.80	2.41
2	Commercial	113.00	0.49
3.	Manufacturing	-	-
4.	Recreational	350.00	1.53
5.	Trans poration	-	-
6.	Utility	4.00	0.017
7.	Government	118.00	0.513
8.	Public/Semi-Public	-	-
9.	Rural/Agriculture	21841.20	95.04
Total		22979.00	

2.2 PROPOSED LAND USE :

S.N.	LANDUSE	PROPOSED AREA (HAC.)	%
1.	Residential	1105.00	4.81
2.	Commercial	101.00	0.44
3.	Manufacturing	422.00	1.84
4.	Recreational	794.00	3.46
5.	Transporation	480.00	2.09
6.	Utility	194.00	0.84
7.	Government	118.00	0.51
8.	Public/Semi-Public	388.00	1.69
9.	Agriculture and Water Lodies	19377.00	84.32
Total		22979.00	

- a) Out of the total area of 22979 hac, 556.5 hac. of land is designated as Urban Exten. as per MPD-2001. The major land uses are Residential, industrial and recreational.

A scheme covering an area of 556.50 hac. along Rohtak Road between Urban limit and Haryana/UT, forming a part of zone 'L' has been proposed for development. The major land use breakup is as follows:

S.N.	LAND USE	AREA (HAC.)	%AGE
1.	Residential	112.10	20.14
2.	Commercial (whole sale & warehousing)	63.30	11.37
3.	Manufacturing (Light and service industries)	264.80	47.61
4.	Recreational	105.80	19.01
5.	Transportation/ Circulation	10.50	1.87
Total		556.50	

**3.0 DEVELOPMENT CONTROLS/PERMISSIBILITY OF USES:**

As per MPD-2001, the development control norms are applicable for the entire National Capital Territory of Delhi. However, norms for specific uses, which are not covered, are to be formulated taking into consideration, the use, location, and basic characteristics. In addition to the provisions of MPD-2001, the zonal plan in order to provide flexibility recommends land-use permissibility as per the details given in table, as a case of special permission from the DDA, provided there is no adverse environmental impact.

**4.0 STRATEGY AND PRIORITY AREAS OF DEVELOPMENT**

The purpose of the plan is to promote quality of life by organising the appropriate development of land in accordance with the policies and land use proposals contained in the plan. The basic priority of development is to

- i) Restrict urban related growth
- ii) To conserve the natural features, to sustain the eco system.
- iii) To develop scheme for supply of water, power and other utilities etc.
- iv) Special programme for job oriented education centre.
- v) Implementation of Mini Master Plan proposals.
- vi) To promote agricultural prospects/provision.

PERMISSIBILITY OF USE PREMISES/ACTIVITIES IN RURAL USE ZONE \*

S.N	USE /ACTIVITY	BASIC VILLAGE	GROWTH POINTS	GROWTH CENTRES	REMARKS
1.	Fodder market	P	P	P	As part of approved layout plan.
2.	Cinema	-	-	P	As part of Mini Master Plan Scheme, GNCT, Delhi
3.	Commercial Centres	-	-	P	As part of MMS, GNCT, Delhi.
4.	Mandi/Fruit & Vegetable Market	-	P	P	As part of MMS/approved layout plan.
5.	Motels	-	-	-	As part approved Govt. Policy.
6.	Govt./ Local body offices	P	P	P	As part of approved scheme of GNCT/Authority.
7.	Public & community services Personnal housing	-	P	P	-do-
8.	Resettlement/Govt. Housing	-	P	P	-do-
9.	Milk processing plant	-	-	P	As part of agro industrial estate.
10.	Dairies	-	P	P	As part of MMS, GNCT, Delhi
11.	Amusement Park	-	-	P	As part of approved commercial/recreational scheme/layout plan.
12.	Open air Theatre	P	P	P	-do-
13.	Veterinary Hospital	-	P	P	As part of MM Scheme GNCT Delhi.
14.	Health Club	-	-	-	As per approved scheme/layout plan.
15.	ITI/Poly-technic	-	P	P	As part of MM Scheme or approved layout plan.
16.	Multi purpose Community Hall	P	P	P	As part of MMS, GNCT, Delhi.
17.	Auto Workshop	-	-	-	As per approved shceme.
18.	Parking, Circulation, and utilities including windmill, biogas plant etc.	P	P	P	As per approved land use provisions/Govt. Scheme.
19.	Nursery	P	P	P	-do-
20.	Other public & Semi-public facilities	P	P	P	As part of MM Scheme (i) Public and Semi-public facilities to be permitted within 0.5 Km of village as per MPD-2001. (ii) Other Public and Semi-public facilities may be permitted subject to approval of the Authority.

\* Permissibility is subject to clearances of concerned depts. & payment of conversion charges/betterment levy/development charges etc. as per prevailing policy.

ANNEXURE - I

LIST OF VILLAGES FALLING IN ZONE 'L'

1. Tikri Lalan
2. Jaffar pur alias (Hiran Kudna).
3. Neelwal.
4. Jharoda Kalan.
5. Dichaon Kalan.
6. Surekh Pur.
7. Mundhela Khurd.
8. Kair.
9. Mundhela Kalan.
10. Mitraon.
11. Dindarpur Khurd.
12. Khera.
13. Paprawat.
14. Surera.
15. Zafarpur Kalan.
16. Baquargarh.
17. Shampur Khalsa.
18. Khera Dabar.
19. Kharkhari Jatmal
20. Pandwala Kalan.
21. Rewala Khanpur.
22. Chhawla.
23. Kharkhari Nahar.
24. Pindwala Khurd.
25. Kharkhari Rond.
26. Ujwa.
27. Qazipur.
28. Isapur.
29. Dhansa.
30. Malikpurzer Najafgarh.
31. Daryapur Khurd.
32. Hasanpur.
33. Asalatpur Khadar.
34. Daulatpur.
35. Kanganheri.
36. Badusaria.
37. Radhopur.
38. Nanakheri.
39. Jhatikara.
40. Shikarpur.
41. Ghumanhera.
42. Jhuljhuli.
43. Ghalibpur.
44. Sarangpur.
45. Raota.
46. Deorala.

ANNEXURE - II

LIST OF VILLAGES OF ZONE 'L' WITH POPULATION

S.N.	NAME OF THE VILLAGE	POPULATION		GROWTH RATE	PROPOSED POPULATION 2001 (AS PER G/R)
		1981	1991		
1.	Tikri Kalan	4545	5402	1.80	6374
2.	Jaffar Pur alies (Hiran Kudna)	3203	2300	3.80	3174
3.	Neelwal	1527	1997	3.00	2596
4.	Jaroda Kalan	8148	11685	4.10	20000
5.	Dichaon Kalan	5245	6972	3.20	9205
6.	Surakhpur	389	487	2.50	601
7.	Mundhela Khurd	1728	2065	1.90	2417
8.	Kair	2028	3742	2.50	4677
9.	Mundhela Kalan	1655	2250	3.70	3082
10.	Mitraon	3666	4455	2.10	10000
11.	Dindarpur Khurd	1724	3025	7.50	5293
12.	Khera	2696	3533	2.90	4557
13.	Paprawat	2597	3147	2.10	3807
14.	Surera	2202	2629	1.90	3128
15.	Jaffarpur Kalan	2006	2191	0.90	2388
16.	Baquargarh	326	431	3.20	569
17.	Shamapur Khalsa	1810	2281	2.50	2851
18.	Khera Dabar	1419	1951	3.70	2672
19.	Kharkhari Jatmal	765	1007	3.10	1319
20.	Pandwala Kalan	1612	2080	2.80	2462
21.	Rewala Khanpur	1084	1212	1.10	1345
22.	Chhawla	4355	7521	7.00	15000
23.	Pandwala Khurd	1014	1366	3.40	1730
24.	Kharkhari Nahar	644	889	3.70	1217
25.	Kharkhari Round	579	707	3.40	947
26.	Ujwa	3084	3874	2.50	10000
27.	Qazipur	1013	1226	2.00	1471
28.	Isapur	3506	1226	1.79	4812
29.	Dhansa	4575	5360	1.70	10000
30.	Malikpur Zer Najafgarh	2009	2398	1.90	2853
31.	Daryapur Khurd	1058	1505	4.20	2137
32.	Hasanpur	631	870	3.70	1192
33.	Asalatpur Khadar	339	355	0.40	369
34.	Daulatpur	1205	1495	2.30	1838
35.	Kanganheri	2576	3125	3.10	4093
36.	Badusarai	1034	1409	3.60	1916
37.	Raghupur	56	127	12.50	285
38.	Nanakheri	566	681	2.00	817
39.	Jhatikara	1231	1617	3.10	2118
40.	Shikarpur	1649	2291	3.80	3161
41.	Gummanhera	2634	3142	1.90	10000
42.	Jhuljhuli	941	1099	1.60	1274
43.	Ghalibpur	675	889	3.10	1164
44.	Sarangpur	656	667	1.60	773

45.	Raota	1909	2353	2.30	2894
46.	Deorala	224	359	5.90	570

ANNEXURE-III

LIST OF INDUSTRIES PERMITTED IN RURAL INDUSTRIAL ESTATE (AS PER MPD-2001)

GROUP-G

1. Activated carbon
2. Barley malt and extract
3. Ber candy and guava fruit bar
4. Cattle feed
5. Citrus fruit concentrate
6. Confectionery
7. Dal milling
8. Dehydrated vegetables
9. Eucalyptus lil
10. Four milling
11. Fuel briquettes
12. Garading, waxing and polishing of malta
13. Grape vinger and juice
14. Ground nut oil
15. Guar split
16. Gur and khandsari
17. Handmade paper
18. Ice-cream
19. Lactic and oxalic acids
20. Milling pulses
21. Mustard oil and powder
22. Pasturised milk and its products
23. Pickles, chutneys and murabba
24. Poultry feed
25. Processed fruit and vegetable products
26. Pycolysed glucose and starch
27. Rapeseed oil
28. Red chillis oleresin
29. Rice milling
30. Sesame oil
31. Spice grinding
32. Sugarcane wax
33. Straw boards
34. Surgical bandage
35. Tomato ketchup and vegetable sauce
36. Weaning food
37. The industrial units given in serial number 1 to 70 shall also be permitted.

GROUP-G-I

1. Biscuit, pappey, cakes and cookies making
2. Candies, sweets, rasmalai etc.
3. Agarbatti & similar products
4. Assembly & repair of electrical gadgets
5. Assembly & repair of electronic goods
6. Batic works
7. Embroidery
8. Gold and Silver thread, kalabattu
9. Hats, caps turbans including embroideries



10. Production of following items
  - i) Blanco cakes
  - ii) Brushes
  - iii) Crayons
  - iv) Kulfi & confectionery
  - v) Jam, jellies & fruits preserves
  - vi) Musical instruments (including repairs)
  - vii) Lace Work and Like
  - viii) Ornamental leather goods like purses, hand bags
  - ix) Small electronic components
11. Name plate making
12. Pith hat, garlands or flowers & pith
13. Perfumery & cosmetics
14. Photosetting
15. Photostate & cyclostyling
16. Preparation of Vadi, papad etc.
17. Processing of condiments, spices, groundnuts and dal etc
18. Pan masala
19. Repair of watches and clocks
20. Rakkee making
21. Sari fall making
22. Tailoring
23. Vermicelli and macaroni
24. Wool balling & lachee making
25. Wool knitting
26. Zari Zardozi
27. Atta Chakki and spices & dal grinding
28. Bread and bakeries
29. Dal mills
30. Electronic goods manufacturing
31. Ice-cream
32. Screen printing
33. Water meters repairing
34. Milk cream separators
35. Decorative goods
36. Ice-factory
37. Aerated water and fruit beverages
38. Confectionery candies and sweets
39. Cold storage and refrigeration
40. Electric lamp shades, fixtures
41. Fruit canning
42. Grinding works
43. Laundry, drycleaning and dyeing
44. Milkcream machines
45. Milk testing
46. Printing book binding, embossing and photograms etc.
47. Tobacco products (cigarette and bidies)
48. Cattle feed
49. Flour mill
50. Paper products
51. Polythene bags
52. Spice factory
53. Barley malt and extract
54. Ber candy and guava fruit bar
55. Citrus fruit concentrate
56. Dehydrated vegetable
57. Vineger and Juice

- 58. Ground nut oil
- 59. Guar split
- 60. Gur and Khandsari
- 61. Lactic and oxalic acids
- 62. Pasturised milk and its products
- 63. Pickles, chutneys and murabba
- 64. Poultry feed
- 65. Processed fruit and vegetables products
- 66. Tomato ketchup and vegetable sauce
- 67. Containers lids
- 68. Juicer (only assembling)
- 69. Readymade garments
- 70. Labels/stickers

ANNEXURE-IV

LAND USE MODIFICATIONS PROCESSED/UNDER PROCESS. (as on Dec. 1997).

I. NOTIFIED.

S.N.	SITE & AREA IN HAC.	LANDUSE AS PER MASTER PLAN	CHANGED TO
1.	Pindwalan Kalan 999.82 sq.m. plot no. 67.15	Agriculture Green Recreational	PSP Facility
2.	Tikri Kalan (Rohtak Road) 101 Hac. (250 acres)	-do-	Manufacturing Light & Service Industry (PVC Market)

II. PUBLISHED FOR INVITING OBJECTIONS AND SUGESTIONS:

S.N.	SITE	AREA IN HAC.	LANDUSE AS PER MASTER PLAN	PROPOSED FOR LANDUSE
1.	Pindwala kalan	1.42 hac.	Rural	PSP (Hospital)
2.	Area between Jaffarpur-Ujwa Agr. Green Belt	7.9 hac.	Agriculture/rural	PSP Hospital
3.	Near Northern Railway line	556.6 hac.	Rural Uses	Urban uses

III CASES OF CHANGE OF SPECIAL PERMISSION/APPROVED BY THE TECHNICAL COMMITTEE/AUTHORITY

S.N.	SITE	AREA IN HAC.	LAND USE AS PER MASTER PLAN	PROPOSAL	REMARKS
1.	Village Hybadput	10.0	Rural use zone	Commercial (fodder market)	Approved by T.C. dt. 2.5.96 item no. 55/96 file no. F.3(39)/96.

2.	Tikri Kalan	47.0	Rural use zone	Public semi-Public (Sports school)	Approved by T.C. 27.1.95 item no. 5/95 file no. 20 (6)/95-MP.
3.	Village Bakargarh	4.5	Rural use zone	Public semi-Public (School with Hostel)	Approved by T.C. vide item no. 83/96 dt. 27.8.96 file no. 9(1) 96-MP.
4.	Near Village Zafarpur	7.9	Rural use zone	Public semi-Public (Police Station)	Approved by T.C. on 27.2.89 vide item no. 53/89 file no. f.3(59) /87-MP.
5.	Near Village Jharodakalan	44+46.3	Rural use zone	Public semi-Public (PTS & PTC)	Approved by T.C. 27.2.89 vide item no. F.3 (2.31) 67 MP.
6.	Near Village Chhawla	3.28	Rural use zone	Governmental use (BSF Camp)	Approved by T.C. vide item no. 13 dt. 18.8.96 file no. 14(4)85-CRC/DDA.
7.	Near Village Tikri kalan	25	Rural use zone	Residential use zone Dev. of Janta, EWS, LIG, MIG, HIG Flats.	Approved by T.C. item no. 90/96 on 3.9.96 vide file no. F.20 (18)/96-MP.
8.	Village Dichaon Kalan	2.42 2.0 2.63	Rural use zone	Public semi-Public (School site)	Approved by T.C. vide item no. 59/95 dt. 8.8.95, file no. F.9(7) 94-MP.
9.	Near Zafar Pur Kalan	3.9	Agricultural	Public & semi-Public (School)	Approved by T.C. vide item no. 24/95 dt. 10.5.95 file no. F.9(1) 92-MP.
PROPOSED CHANGE OF LAND USE					
i)	Between Rohtak Road and Rly Line.	97.07	Agricultural green	Warehousing & Storage	Authority resolution no. 43 dt. 21.9.87 vide file no. F.3(81) 83-MP.
ii)	South of Rohtak Road	950	Agricultural green	Urban uses as per Scheme)	Being put up to Authority vide file no. F. 20(11) 97/MP
(iii)	Land in village Kair.	4.0	Agricultural	Utilities (SIF/Campsite)	Approved by T.C. on 6.8.96. File No. F.3(6)/95 MP.
(iv)	Land in village Deoralla	5.0			

Annexure-IV-A

LAND USE MODIFICATIONS UP TO 2006 IN PLANNING ZONE-"L".

- i) Change of land use of 15 Acres of land in the revenue village of Khera Dabhar, Najafgarh Block, Delhi from "Rural Use" to "Public & Semi-public facilities" for establishment of an Institute of Indian System of Medicine issued vide notification No. S.O.14(E) dated 4th Jan. 2002.
- ii) Change of land use of 3.9 Ha from "Rural use" to "Public & semi-public (Jawahar Navodaya Vidyalaya) vide notification No. K - 13011/33/95 - DDIB dated 26.7.2001 ( F.9(1)/92-MP ). This case has been indicated at serial No. 9 of III at Annexure-IV.
- iii) Change of land use of an area measuring 80 Ha on South of Rohtak Road is being processed under Section 11-A for the change of land use from "Rural Use" to "Manufacturing (Light & Service Industry)".
- iv) Change of land use of an area measuring 25 Ha (modified to 32 Ha as per site survey) in the revenue village of Tikri Kalan from "Rural Use Zone" to "Residential". This case was processed and objections/suggestions were invited and it has further to be put-up to the authority for approval. This has been indicated at serial No. 7 of III at Annexure-IV.
- v) The policy of the Master Plan for Delhi 2001 regarding permissibility of Public/Semi-public facility in the specified distance from the rural settlement had been kept in abeyance as per the decisions of the Technical Committee meeting held on 11.3.2003. Therefore, the case listed at serial No. III of Annexure-IV of report may also be kept in abeyance.
- vi) Change of land use of an area measuring 250 Acres from "Rural" to "Government land" (use determined) for existing CRPF Campus in Jharoda Kalan.

Item No. 48/2006

Sub: - Draft Zonal Development Plan for River Yamuna Area (Zone 'O' and Part Zone 'P')

F4 (2)98/MP

1.0 Introduction: -

As per the Master Plan of Delhi-2001 notified on 1.8.1990, the National Capital Territory of Delhi has been divided into 15 Planning Zones (divisions). Out of these eight zones (A to H) constitute the Urban Delhi, six zones (J, K, L, M, N & P) for Urban extension and rural zone and zone-'O' (River Yamuna) is under landuse category of A4 i.e. Agriculture & Water Body. Part stretch of River Yamuna also passes through the part of Zone- P, thus, the Zonal Plan of river Yamuna zone covers zone-'O' and part zone- 'P'. The Zonal Development Plan of River Yamuna is primarily a policy document, and is based on various studies conducted by different agencies for the action plan for the eco-friendly development, in the city.

2.0 Background: -

2.1 River Yamuna enters in union territory of Delhi from the north at Palla and leaves at Jaitpur in the South side, after traversing a distance of about 50 km within the NCT of Delhi. It covers an area of about 9700 ha. Its spread varies from 1.5 km to 3.0 km. 19 major drains discharge untreated effluent in the river.

2.2 MPD-2001, and NCR Regional Plan- 2001 and the Steering Committee recommendations on review of MPD-2001 have emphasized the need to make River Yamuna pollution free, and to develop the river front as a project of special significance for the population, not only of Delhi but of the region, as a whole.

2.3 The draft Zonal Plan of zone-'O' was first considered in the Technical Committee meeting held on 7-4-1998 vide Item no- 22/98/TC wherein the following was observed:

*"A presentation of draft zonal plan (River Yamuna ) zone- 'O' and part of zone 'P' was made before the Technical Committee . Keeping in view that this project involves various agencies, copies of draft zonal plan may be circulated to concerned agencies which will include Land & Bldg deptt, GNCTD, Irrigation & flood, CWC, NCRPB, MCD, TCPO, L & DO and NDMC for obtaining their observations".*

2.3 The Draft Zonal Plan was again discussed in the meeting of the Technical Committee held on 1-9-1998 in which the following was recommended :

*"Technical Committee decided that the Zonal Plan of River Yamuna may be first discussed in a separate meeting where the representatives of concerned departments/organization may be invited. Also, the environmental impact assessment study being conducted by NEERI may be followed up".*

2.4 Thereafter the Zonal Plan was referred to the NCR Planning Board where it was discussed in a number of meetings. Finally in a meeting held on 28-1-2005, it was recommended that the Draft Zonal Plan may be prepared within the framework of MPD-2021 and based on the final study of NEERI together with incorporating the comments/suggestions given by various agencies as well as the members of the Planning Committee of NCR Planning Board of Zone 'O'.

2.5 As such the processing of Zonal Development Plan has not yet been done under Section- 9 & 10 of DD Act 1957. However, with reference to the Supreme Court order in IA No- 22N CWP 4677 of 1985 dated:- 11.5.2006, the Zonal Plan of zone-'O' and part 'P' is submitted for consideration.

### 3.0 Proposals: -

3.1 The MPD-2001 envisages pollution free River Yamuna through various measures and development of large recreational areas on its bank integrating it with Urban areas so that the River is an integral part of the city physically and visually. It further recommends the channelisation of River and along with the River front development as has been done in the major Metro cities of the world like on river Thames in London and seine in Paris etc .

3.2 Keeping in view the above objectives and various studies done for the river zone, the Zonal Plan of Zone 'O' and part- 'P' (River Yamuna) has been prepared.

3.3 The area is proposed to be divided into eight sub-zones characterised by distinct physical features & attributes. The measures for pollution abatement, land management and suggestive use zones activities in respective sub zones enunciated in the Zonal Plan report, further the zonal plan proposals suggest the overall circulation network and broad landuses. The location, extent and intensity of development will be detailed in the river front development based on flood plain zoning and identification of safe zones based on actual flood propensity.

### 4.0 Recommendation :

The Zonal development plan of zone 'O' and part 'P' is placed before the Authority for consideration for approval in principal.

Zonal development plan for river yamuna area ( zone 'O' & zone 'P'-Part) is enclised Appendix 'A' from Page 124 to 147)

### R E S O L U T I O N

*Shri Jile Singh Chauhan suggested that the land between Palla Mazra and Wazirabad should be used for long term water storage to meet the water shortage in Delhi.*

*ii] Shri Virender Kasana pointed out that the river bed is having villages/unauthorized colonies/JJ clusters which have not been shown in the Zonal Plan. He specifically mentioned the villages Badarpur, Jaitpur, Aali, Molar Bandh and Shahin Bagh.*

123-A

iii] *The members pointed out that some of these habitations were included in the list of 1071 colonies which are under regularization and the Zonal plan shall, therefore, have to be modified accordingly.*

*After detailed discussions it was decided that full details should be sent to the members within a week and the item should be considered in the next meeting of the Authority on 15<sup>th</sup> June 2006, when a detailed electronic presentation should be made on the Plan.*

\*\*\*\*\*



**ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA  
(Zone 'O' & Zone 'P' PART)**

**1.0 Introduction**

- 1.1 As per MPD-2001 notified on 1.8.90, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions), eight in Urban Delhi (A to H), six in Urban Extension and rural areas (J to N&P) and one Zone-O (River Yamuna and River Bed Area) which falls under the landuse category of A-1 (Agricultural and Water Body) as per MPD-2001 Landuse Plan.
- 1.2 The Zonal Development Plan for River Yamuna Area (Zone-O and part of Zone-P) has to be different from that of the other zones due to its characteristics.
- 1.3 Based on Various studies conducted so far, the Zonal Development Plan of zone 'O' and part P is conceived primarily as a policy document, setting strategies for formulation of action plans for eco-friendly development in the city.

**2.0 Statutory provisions and objectives**

- 2.1 The Zonal (divisional) Plan of the area is prepared under section-8 to be processed under section-10 of the Delhi Development Act, 1957.
- 2.2 MPD-2001 states that in the absence of a Zonal Plan of any area the development shall be in accordance with the Master Plan.
- 2.3 Section 8 of the Delhi Development Act also defines the contents of the Zonal Plan. As per the MPD-2001, a Zonal Development Plan means a Plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provisions of social infrastructure, parks and open spaces and circulation system. The Zonal (divisional) plan, details out the policies of the Master Plan.
- 2.4 MPD-2001 further states that
  - a) A zone could be divided into sub-zones by the Authority.

- b) The Zonal (Divisional) plans shall detail out the policies of the Master Plan, and act as a link between the layout plans and the Master Plan.
- c) The development schemes, layout plans indicating use premises shall confirm to the Master Plan/Zonal (Divisional) plans.

- 2.5 As per MPD-2001 this Zonal Development Plan for River Yamuna area is for part of Zone-P (North of Wazirabad Road) upto the Northern boundary of National Capital Territory of Delhi) and Zone-O, south of Wazirabad Road upto the Southern boundary of the National Capital Territory of Delhi.
- 2.6 The area under reference bears a special characteristics in terms of being an eco-sensitive area, consisting natural feature with large stretches of land between water course and existing bunds on the sides of river Yamuna. The whole expanse of these stretches are not to be used for development, therefore need to be taken up of Section-8 of the DDA Act, but once approved in principal will act as policy framework for formulating action/area plans leading to eco friendly development.

### 3.0 Location Boundaries and Area

- 3.1 River Yamuna enters from Palla traverses through Union Territory of Delhi and leave it at Jaitpur in the South side.
- 3.2 River Yamuna is bounded as under :
- North: NCTD Boundary
  - South: NCTD Boundary
  - East: Marginal Bund and NCTD Boundary
  - West: Marginal Bund, Ring Road and proposed NH-2 along Agra canal.
- 3.3 The total area of river Zone is about 9700 Ha:-
- i) Part of Zone -'O'  
(Area south of Wazirabad Barrage) - 6100 Ha.
  - ii) Part of Zone-P  
(Area north of Wazirabad Barrage) - 3600 Ha.
  - Total - 9700 Ha.
- Out of the total area of 9700 Ha. approximately 1600 Ha of land is under water and 8100 Ha is under dry land.

#### 4.0 Existing Characteristics/Developments

4.1 The following are the predominant characteristics of River Yamuna and its environs.

- i) Its spread varies from 1.5 kms to 3.0 kms.
- a) Nine Road Bridges and two Railway Bridges and three fair weather Pontoon Bridges cross River Yamuna.
- b) Seventeen major drains are discharging untreated effluents into the river.
- c) The river bed gently slopes from 210 MSL in the North to 199 MSL in the South.
- d) The area has an assortment of authorized and unauthorized uses like Delhi Secretariat, Samadhi, Cremation Grounds, Sports Complexes, and Thermal Power Stations.

Bathing Ghats, Delhi Secretariat, Sewerage Treatment Plant, Unauthorized uses and fly-ash dumping ponds are mostly in the South of Wazirabad road i.e. Zone O.

Some of the pockets are also under thick plantation and most of the river bed area in Zone O is being used for Agriculture, Horticulture and as a wealth of flora and fauna.

The encroachments in the River bed area aggravate the pollution in River Yamuna i.e. the land beyond the water course, ie being gradually filled up to attracting different kind of construction activities in unplanned manner.

Existing characteristic of various stretches of River Yamuna and these adjoining areas on either side are as under:-

S.No	Zone	Development in & along River Yamuna Banks	
		West	East
1	NCTD Boundary to Wazirabad Barrage	Agriculture Biodiversity Park, Jagatpur Village, Unauthorized colony, Water works,	Agriculture, Water works, Facility centre CRPF Camp, Delhi Police Firing Range, Unauthorized colony

2	Wazirabad Barrage to ISBT Bridge	Metcalf house, Chandrawal water works, Budh Vihar Camp, bathing Ghat	220 KV ESS water Pond grass farms & Marshes
3	ISBT Bridge to Old Yamuna Rail cum Road Bridge	Nigambodh Ghat, unauthorized development of Yamuna Bazaar, Salimgarh fort	Unauthorized encroachment. Agriculture, DMRC Depot, IT Park
4	Old Yamuna Bridge to ITO Barrage	Red Fort Electric Crematorium, Vijay Ghat, Shanti Van, Shakti Sathal, Raghat, I.G. Stadium, Power house, Delhi Secretariat, unauthorized encroachment	Unauthorised encroachment, Agriculture, cremation ground
5	ITO Barrage to Nizamuddin Rly Bridge	I P Power house, Gas Turbine power house, STP, IP Depot, Exhibition ground	Unauthorized encroachment Agriculture, Forest,
6	Nizamuddin Rly Bridge to N H 24	Fly ash pond Fly Brick plant unauthorized encroachment, Indraprastha Millenium park	Agriculture, PSP area Akshardham Temple Complex
7	NH24 to Okhla Barrage	Electric crematorium, Rajiv Gandhi Smriti Van, unauthorized encroachment, Electric sub-station, Sarai Kale Khan ISBT, Okhla STP, Sarita Vihar Group Housing Friends colony	Agriculture, New Residential colonies along the embankment
8	Okhla barrage to NCTD Boundary	Unauthorised colonies water Body, agriculture, Madanpur Khadar resettlement Scheme LPG Bottling Plant	Agriculture water body

Certain change of land uses have been approved/under process subsequent to the promulgation of MPD-2001, is annexed.

## 5.0 Studies and Recommendations on River Yamuna

### 5.1 MPD - 62 Proposals.

The entire area north and south of Wazirabad barrage has been shown as floodable and has recommended development of District Parks, Play Grounds.

Open Spaces on the western bank of River Yamuna in the area South of Wazirabad Barrage. If further recommends shifting of existing Thermal Power Stations of Rajghat and Indraprastha after their machinery becomes obsolete and formulation of scheme for discontinuing sewage outflow into the River Yamuna.

### 5.2 MPD-2001 Proposal

River Yamuna is to be made pollution free through various measures. On the big expanse of its banks large recreational areas are to be developed and to be integrated with other urban developments so that the river is an integral part of the city physically and visually.

It has also recommended channelisation of river and the recommendations for the same are as under.

- i) Rivers in the major metropolitan cities of the world like Thames in London and seine in Paris have been channelised providing unlimited opportunities to develop the river fronts. After the result of the model studies for the channelisation of the river Yamuna become available, development of river front should be taken up, considering all the ecological and scientific aspects as project of special significance for the city.
- ii) River Yamuna now has high level of pollution which is mainly from untreated sewage and waste water from industrial areas. Strict enforcement of water pollution act is needed to keep the river clean. Channelisation of the river as proposed shall provide scope for a major River front Development scheme and shall further help in improvement of the river front.

### 5.3 DUAC-Conceptual Plan-2001

The Delhi Urban Arts Commission in its Conceptual Plan-2001, stipulates that, "the landscape potential of the Yamuna should be explored through proper channelisation. It can yield a sizeable area for recreation, activities such as a sports complex, a cultural centre, a bird sanctuary, a botanical garden safari park lakes, water sports facilities etc. A comprehensive river development scheme is thus essential". It further recommends that some areas on either side of the river should be preserved for three dimensional developments.

### 5.4 NCR-Regional Plan-2011

The National Capital Region-Regional Plan-2001 and the Sub Regional Plan-2001 provide for cultivated landuse for the river bed in NCTD. A small portion of the river bed however, in the southern part is designated as Urbanisable Area. The Plan also stipulates that river channelisation; pollution control and river front development is to be taking up by the DDA as a project of special significance.

**5.5 Steering Committee Recommendations On Review of MPD-2001**

On the recommendation of the Steering Committee, the Ministry of Urban Affairs and Employment, Govt. of India constituted eight Expert Groups on various aspects of Master Plan/Development Plan including the Group on Environment to critically appraise the existing provisions of MPD-2001.

The Expert Group on Environment has made the following observations on the River Yamuna. "The length of river Yamuna in the NCTD is about 48 Km with 50% of the length in present urban limits and the balance is rural areas with a width varying between 1.5 km-3 km. River Yamuna has been polluted to such an extent that in half of its length the quality of water is not even fit for animal consumption due to the untreated discharge of 17 large storm water drains. It is essential to intercept all drains discharging pollution in the river. This needs a complete review of the existing system of dealing with waste water and suitable land use revisions is called for. A separate comprehensive plan considering the ecological and landscape value of the river needs to be prepared." It, further observes that, pollution concerning nature can be tackled to large extent by development of large projects like planning and development of River Yamuna.

As a medium term strategy, it has been suggested that a detailed plan for the conservation of river Yamuna needs to be prepared.

**5.6 Yamuna Action Plan for NCTD**

Under the Yamuna Action Plan of Ministry of Environment and Forests, Govt. of India, the following components are funded by the Central Govt.

- i) Low Cost Toilets
- ii) Sewage Treatment plants
- iii) Electric Crematoria
- iv) Bathing Ghats
- v) Plantation

## 6.0 Studies Undertaken

### 6.1 CWPRS, Hydraulic Model Studies on Channelisation

In order to meet the requirement of planned development and meet the objective as recommended by MPD-62, MPD-2001, DUAC conceptual Plan etc. as mentioned above, DDA considered the possibilities of developing the areas on both side of the river by channeling it. For this purpose DDA approached Central Water and Power Research Station, Pune way back in 1977 to conduct model hydraulic studies for channelisation the river Yamuna, and finally conveyed its Terms of Reference in the year 1988. The CWPRS, Pune submitted its Technical Report No.3062 in May, 1993. The summary of findings and recommendations are given as under.

*"The Perspective Planning Division of the Delhi Development Authority (DDA) has been considering the possibility of developing river-front area on both sides of the river Yamuna by channelising the river. The project authorities desired that model studies be carried out at CWPRS to examine the technical feasibility of the channelisation proposal. Studies were carried out in mobile bed model of the river Yamuna at Delhi, constructed to a horizontal scale of 1:300 and vehicle scale of 160. Studies were carried out by reproducing channelisation funds from Palla to Okhla Barrage and with three discharges namely, 7022 cum/s, 9,910 cum/s and 12,750,cum/s".*

22 kms reach of the river Yamuna; from Wazirabad barrage to Okhla barrage is extremely vulnerable to the population pressure. The width of the river in this reach varies from 1 km to 3 kms. In this reach, several hydraulic structures, such as bridges, barrages, wier etc. are existing across the river which hold the river at their locations. Indraprastha barrage, Nizamuddin Railway Bridge and Nizamuddin road bridge are closely located in river reach of 3 kms. The waterways provided for these structures are around 550 m. The river flow between these structures is more or less confined in a width of 550 m. Therefore, by joining the guide bunds of these structures in this reach, it was seen that there was no increase in water level or change in flow conditions

### 5.5 Steering Committee Recommendations On Review of MPD-2001

On the recommendation of the Steering Committee, the Ministry of Urban Affairs and Employment, Govt. of India constituted eight Expert Groups on various aspects of Master Plan/Development Plan including the Group on Environment to critically appraise the existing provisions of MPD-2001.

The Expert Group on Environment has made the following observations on the River Yamuna. "The length of river Yamuna in the NCTD is about 48 Km with 50% of the length in present urban limits and the balance is rural areas with a width varying between 1.5 km-3 km. River Yamuna has been polluted to such an extent that in half of its length the quality of water is not even fit for animal consumption due to the untreated discharge of 17 large storm water drains. It is essential to intercept all drains discharging pollution in the river. This needs a complete review of the existing system of dealing with waste water and suitable land use revisions is called for. A separate comprehensive plan considering the ecological and landscape value of the river needs to be prepared." It further observes that, pollution concerning nature can be tackled to large extent by development of large projects like planning and development of River Yamuna.

As a medium term strategy, it has been suggested that a detailed plan for the conservation of river Yamuna needs to be prepared.

### 5.6 Yamuna Action Plan for NCTD

Under the Yamuna Action Plan of Ministry of Environment and Forests, Govt. of India, the following components are funded by the Central Govt.

- i) Low Cost Toilets
- ii) Sewage Treatment plants
- iii) Electric Crematoria
- iv) Bathing Ghats
- v) Plantation



## 6.0 Studies Undertaken

### 6.1 CWPRS, Hydraulic Model Studies on Channelisation

In order to meet the requirement of planned development and meet the objective as recommended by MPD-62, MPD-2001, DUAC conceptual Plan etc. as mentioned above, DDA considered the possibilities of developing the areas on both side of the river by channeling it. For this purpose DDA approached Central Water and Power Research Station, Pune way back in 1977 to conduct model hydraulic studies for channelisation the river Yamuna, and finally conveyed its Terms of Reference in the year 1988. The CWPRS, Pune submitted its Technical Report No.3062 in May, 1993. The summary of findings and recommendations are given as under.

*"The Perspective Planning Division of the Delhi Development Authority (DDA) has been considering the possibility of developing river-front area on both sides of the river Yamuna by channelising the river. The project authorities desired that model studies be carried out at CWPRS to examine the technical feasibility of the channelisation proposal. Studies were carried out in mobile bed model of the river Yamuna at Delhi, constructed to a horizontal scale of 1:300 and vehicle scale of 160. Studies were carried out by reproducing channelisation funds from Palla to Okhla Barrage and with three discharges namely, 7022 cum/s, 9,910 cum/s and 12,750 cum/s".*

22 kms reach of the river Yamuna; from Wazirabad barrage to Okhla barrage is extremely vulnerable to the population pressure. The width of the river in this reach varies from 1 km to 3 kms. In this reach, several hydraulic structures, such as bridges, barrages, wier etc. are existing across the river which hold the river at their locations. Indraprashtha barrage, Nizamuddin Railway Bridge and Nizamuddin road bridge are closely located in river reach of 3 kms. The waterways provided for these structures are around 550 m. The river flow between these structures is more or less confined in a width of 550 m. Therefore, by joining the guide bunds of these structures in this reach, it was seen that there was no increase in water level or change in flow conditions

due to channelisation. Hence it is appeared technically feasible to channelise the river in this reach.

Waterways of structure upstream of Indraprastha barrage upto Wazirabad barrage varied between 455 m and 800 m and downstream of Nizamuddin road bridge upto Okhla barrage varied between 552 m and 791 m. With further channelisation from Indraprastha barrage to Wazirabad barrage and from Nizamuddin barrage to Wazirabad barrage and from Nizamuddin road bridge to Okhla barrage by smoothly joining the guide bunds/allotments of the structures and from Wazirabad barrage to Palla with channelisation width of 550 m indicated maximum afflux of 3.5 m. at Palla with channelisation width of 550 m indicated maximum afflux of 3.5 m at Palla with river discharge of 12,750 cum/s. Computation indicated that effect of this afflux would reach upto 20 to 30 km upstream of Palla. With increased channelisation width of 850 m in the reach from Wazirabad barrage to Palla, the afflux at Palla was 2.1 m whereas with channelisation width of 1000 m the afflux at Palla came down to 1.35m.

The bottom of the old rail-cum-road bridge is at RL 206.3 m and it was seen that with discharges above 7.022 cum/s the bund was getting submerged with channelisation. With channelisation the water level observed at this bridge was RL 209.3 m when river discharge of 12.750 cum/s. In case of wazirabad barrage the bottom of decking is RL 209.75 meter. With the channelisation, water level observed was RL 211.1 m with a discharge of 12.750 cum/s. Thus channelisation between Indraprastha barrage and Wazirabad barrage could be taken up only after renovation of these two bridges. Also the guide bunds of the structures which are not designed for water discharge of 12.750 cum/s will have to be strengthened as 17 drains discharging into the river Yamuna would face the problem of blockage due to increased water level in the river by channelisation. At the outfall of these structures cross regulators would have to be provided along with arrangements for pumping the drain water into the river, whenever water level in the river would be higher than the permissible water level in the drain. It may be mentioned that due to channelisation the storage capacity at the three barrages namely, Wazirabad Barrage, Indraprastha barrage and Okhla

barrage would reduce. Overcoming all these limitation/constraints, channelisation in three phases as mentioned below could be implemented.

- i) Phase-I Indraprastha barrage to Okhla barrage
- ii) Phase-II Indraprastha barrage to Wazirabar barrage
- iii) Phase-III Wazirabad barrage to Palla

## 6.2 Inland Waterways Authority of India (IWAI)

The Inland Waterways Authority of India (IWAI), an autonomous body for the development, management, maintenance and better utilization of national waterways carried out a pre-feasibility study for navigational potential of River Yamuna for passenger service, cargo service, development of water sports, recreational facilities in River Yamuna in November/December, 1988 and submitted its report in January, 1989 to the Hon. Lt. Governor Delhi.

The study based on Talwegs Soundings Survey conducted between Wazirabad Barrage and Okhla Barrage noted that for the entire stretch, except for few isolated locations, a 2.0 m deep water channel is available. The study suggested that to make available a 300-450 m wide continuous channel of min 2.0 m depth, dredging efforts have to be made by excavating 90000 cum of earth every season, which is possible using a single portable cutter suction dredger.

The study recommended that in stream navigation should be integrated with the scheme for development, pollution abatement and flood control.

## 6.3 SPA Study On Planning & Development of Yamuna River Bed

A study was assigned to the School of Planning and Architecture, New Delhi for identifying alternative approaches to planning and development. Three alternative approaches have been suggested in this study. They are:

### i) Ecosystem Based Concept Plan

This is purely an environmental approach to the river bed development and comprises of the following components.

- a) Augmenting water recharge potential – be made possible by extended storage of water in the form of retention and detention ponds.
- b) Reducing pollution of Yamuna water – through installation of STP with detention facilities at the outfall points and effluent management of adjoining rural areas.
- c) Conservation of Natural areas – like natural swamps, marshes and special aggregation of flora and fauna, with proper mechanism, to inhibit misuse through protective barriers and sound management.
- d) Hierarchy of Green Areas – to be developed depending on Existing accessibility and viability of development of areas with varying use intensities like remnant forests. Landscaped parks, zoological and botanical gardens with significant emphasis on pollution control.
- e) Recreation – to be limited to 'ecotourism' as in development of near passive greens and water sports facilities where environmentally viable.
- f) Continuation and Renewal of existing Areas is envisaged with special emphasis on improvement in the built environment. Agriculture and allied activities like horticulture and floriculture is also proposed to be promoted in limited manner.

**ii) Integrated Development Scenario**

With proper use and integration of the river into the urban fabric development is to be accomplished through appropriate consideration of the local and transient requirements of facilities of adjoining areas and also and also through inclusion of such uses that would give citizens desirable proximity to the river. The various features of this scenario are:

- a) Retention of essential features of the Eco based scenario such as augmentation of ground water recharge, pollution control and conservation of natural areas.
- b) Assignment of uses, according to demand and suitability, mainly incorporating those uses which are either presently under consideration or are derived to facilitate improvement of the perceived quality of life of other areas.

- c) Modification of certain existing/ongoing uses to improve their respective environmental qualities.
- d) Integrated Tourism development, through development of appropriate infrastructure, networks and facilities.
- e) Higher levels of recreational activities are also proposed under the scenario. These will include, water sports and other recreational uses, which are presently wanting in the city.
- f) Inland water transportation is also envisaged for development, subject to feasibility.
- g) Management of higher order is also identified as a essential requirement to ensure economic viability and sustenance of integrated development.

### iii) Post Channelisation Development Scenario

It is essentially an extension of the Integrated Development Scenario with partial/limited channelisation as a precondition. This Scenario also requires.

- a) Reduction of peak flood water release, as flow volumes are likely to increase on channelisation.
- b) Pumping regulation to prevent backflow of existing drains and consequent flooding in other areas of Delhi.
- c) Limited assignment of religious and other water bound facilities as channelisation will restrict the stream width will not permit stream bifurcation and will permit limited in stream uses.
- iv) The study also outlines a Development strategy which involves a substantial degree of alternatives models of public - private partnerships, and proposes a stringer land management system with a project based approach in the Development Plan.
- v) *A significant observation of the study is that Channelisation (as envisaged in the CWPRS study) considering the enormous investments/resource requirements, the adverse impacts on the areas upstream and downstream and the major implementation constraints may not yield any justifiable benefit. It may therefore be more appropriate to adopt the integrated Development Model, which foresees only partial channelisation.*

**6.4 NEERI Study on Environment Management Plan for Rejuvenation of River Yamuna.**

The DDA assigned a study an "Environment Management Plan for Rejuvenation of River Yamuna" in NCT to the NEERI. Accordingly the NEERI has submitted the final study report which gives the study of the existing situation in the flood plains and guidelines for further development. The NEERI has recommended sub-zone wise development proposals, based on which the Zonal Development Plan proposals have been worked out.

The recommendation of NEERI are as under :

Category	Use/Activity	Suggested Location	
		Sub Zone	Segment
<b>One:</b>	<b>Low Development, No Built up</b>		
	Botanical Garden	06	East
	Nurseries	02	East & West
		03	West
	Forest & Picnic Spots	05	East
		02	East
	Golf Course & Polo Ground	07	East
	Special Parks (Like Herbal Garden)	07	West
		06	East
		07	East
<b>Two:</b>	<b>Moderate Development, Low built up</b>		
	Open Air Stadia	07	East
	Amphitheatre	07	East
	Race Course	07	West
	Theme Parks(Like Rock Garden)	07	West
	Zological Garden	07	West
	Aqua Sports	01	West
	Camping Grounds	08	West
	Recreational Clubs	06	East
	Congregation grounds	07	East
	Idle Parking	07	East
		06,08	West
		03	East
<b>Three:</b>	<b>Extensive Development, Moderate built-up</b>		
	Convention Centres	07	East & West
	Secretariat & Assembly	04	West
	Museums	04	West
	Financial District	07	East

PROPOSED LANDUSE

Sub Zone	Land Availability under Return Year Flood				Proposed Landuse	
	10	50	100	Safe	Western Bank	Eastern Bank
1: Balla to Vazirabad Barrage	-	-	-	-	Water Storage, Flood Water Moderation & Tube wells.	Water storage, Flood Water Moderation & Tubewells
2: Vazirabad Barrage to ISBT Bridge	475	342	180	39	Nil	Play grounds, park, zoological & Botanical gardens, picnic spots, nurseries (10 & 50Yr) Sport complex, theater, food shops, parking area (100
3: SBT Bridge to Old Railway Bridge	82	25	-	-	Nil	(Metro Rail), Nurseries, idle parking
4: Old Railway Bridge to ITO Barrage	192	78	19	-	Heritage Park, Museum, Garden	Play Fields
5: ITO Barrage to New Railway Bridge	179	10	50	-	City cultural centre	Play Fields (10 yr) Parks, picnic spot (50yr) Botanical garden, mini-sport complex (100 yr)
6: New Railway Bridge to NH-24 Bridge	206	104	60	-	Fly ash brick plant, parking and constructed wet land	Garden, parking, camp site (10 & 50 Yrs), Public / semipublic use (100 Yr)
7: NH-24 Bridge to Okhla Barrage	1063	474	236	78	Block 1 & 2 : Play grounds, golf course (10yr) Botanical garden, zoological park, rock garden, tourist cottages, camping sites with public conveniences (50 & 100 Yrs) Convention centre, small shopping plaza, pleasure parks, parking facility (Safe) Block 3: Nil	Block 1: Golf course, polo ground, race course (10 & 50 Yrs) Congregation ground (100 Yr) Open-air and amphi-theatres (Safe) Block 2 & block 3: Nil
8: Okhla Barrage to Jaitpur	-	-	-	-	Agriculture and Tubewells	Agriculture and Tubewells

Total 2197 1129 545 117

## 7.0 Objectives and Framework for the Zonal Development Plan

7.1 Keeping in view the recommendation made in the various statutory plans, studies undertaken and the conclusions arrived at, the Zonal Development Plan for River Yamuna has to address for the following objectives.

- a) Water Supply Augmentation
- b) Pollution Abatement
- c) Land Utilization/Management
- d) Eco-friendly development

7.2 A few other critical concerns for the development of the river areas are as under:-

- a) Involvement of multiple agencies
- b) High resource requirement
- c) Special significance of the area and its linkage with the other states upstream and down stream, development/re-development of the existing areas.

7.3 The development should not increase the pollution within the River Yamuna area rather it should regenerate a healthy environment.

7.4 Any kind of development should be safe from flood damage even at peak flood level.

7.5 The resource requirement is partially recovered with the development of land in the River Bed Area without imposing compromises on the quality of the environment.

7.6 Identifying the stretches which can be/should be developed on priority and which do not require large financial resources and are prone to encroachments.



7.7 To mitigate the constraints of land for public and semi-public uses in the adjoining areas more so particularly on the eastern banks of River Yamuna.

## 8.0 Proposal

### 8.1 Amalgamation of Zone-O and part of Zone-P

At present as per MPD-2001 the designated river area is contained in Zone-O and Zone-P (Part). Keeping in view the fact that the whole river Yamuna area in the NCTD is to be treated as one entity, it is proposed that boundaries of Zone-O with an area of 9700 Ha should read as under:

North	NCTD Boundary
South	NCTD Boundary
East	NCTD Boundary, Eastern Marginal Bund
West	Marginal Bund, Existing Ring Road proposed NH-2 alignment along Agra Canal.

### 8.2 Delineation of Sub-Zones

Keeping in view the magnitude of the area and the nature of the problems which different stretches of river Yamuna are exposed to in its different reaches, it is proposed to divide the entire area into sub zones keeping in view the following.

- i) Natural and man-made features/barriers
- ii) Recommendation/conclusions arrived at by the statutory plans and studies made so far.

Accordingly following are the broad sub zones.

Sub Zone	Reach	Approx. Area (Ha)
01	UP Border - Wazirabad Barrage	3620.0
02	Wazirabad Barrage - ISBT Bridge	1100.0
03	ISBT Bridge - Old Rly Bridge	225.0
04	Old Rly Bridge - I.P. Barrage	800.0
05	I.P. Barrage - New Rly Bridge	365.0
06	New Rly Bridge - NH 24 Bridge	390.0
07	NH 24 Bridge - Okhla Barrage	1300.0

08	Okhla Barrage - Haryana Border	1900
<b>Total</b>	<b>River Yamuna Area (MCTD)</b>	<b>9700.0</b>

8.3 River Yamuna is the primary source of water for meeting the water requirement of the city. The area north of Wazirabad Barrage is presently being used for storing water which is allowed to be continued and if feasible the storage capacity of this area should be increased through adoption of suitable measures in consultation with the neighboring states.

In addition to the above it is proposed that the area between ITO Barrage and Wazirabad Barrage is predominantly used for water harvesting and pondage etc. so as to suitably recharge the ground water. This could be achieved by adopting appropriate technologies.

#### 8.4 Pollution Abatement

Pollution in River Yamuna Area is mainly on three counts: due to falling of 17 large water drains with high BOD resulting in the quality of water to be of category 'E' (Even unfit for animals consumption), second, on account of unauthorized development taken place/taking place within the River Area without service/infrastructure, and thirdly, due to large amount of fly ash being emitted by 3 power plants located along River Yamuna Bed.

In order to take care of pollution due to out falling of storm water drains it is proposed that an action plan to develop sewage treatment facility at the outfall points of the drains or at suitable location be drawn up on priority so that the River water is made fit for at least bathing purposes and the sanctity of River Yamuna is restored to its pristine glory.

In the River Bed Area large scale unauthorized construction/colonies have come up mostly in the reach South of Wazirabad Barrage due to its easy accessibility along the important transport corridors.

NTPC and the Delhi Vidyut Board flyash Brick, to utilize the large quantity of flyash being generated by the Thermal Power Stations on the Western bank of River Yamuna which is only as short term measure for disposal/utilization of flyash. However, as long term measure there is a

need to set up more eco-friendly power plants to meet the growing requirement of power in Delhi so as to phase out the existing power plants in a planned manner.

#### 8.5 Land Management

For the purposes of management of the vast stretches of land in the river bed area having without any kind of flood protection measures the following short term measures could be adopted till the planned schemes are finalized and ready for implementation.

Short-term leasing of the land to policing agencies like S.P.G., CISF, C.R.P.F., Delhi Police, B.S.F, I.T.B.P. etc. for care and maintenance and development of vast stretches of green areas at their own cost.

#### 8.6 Land utilization

Keeping in view the existing development in the various sub zones, their proximity to the transportation network and other essential infrastructure, land availability and suitability and flood zoning etc. the following uses are proposed in the various sub zones. The extent of land which can be utilized for various uses/activities can be determined at the time of the formulation of detailed schemes.

Sub-Zone	Segment	Proposed Predominant Use
01	East	Recreation, Pondage (Water Harvesting), PSP
	West	Recreation, Pondage (Water Harvesting).
02	East	Recreation, Pondage (Water Harvesting), Utility
	West	Recreation, Pondage (Water Harvesting).
03	East	Recreation, Pondage (Water Harvesting), Transport, PSP.
	West	Recreation, Pondage (Water Harvesting).
04	East	Recreation, Pondage (Water Harvesting), Ghats
	West	Recreation, Govt. Offices. Utility
05	East	Recreation, Public & Semi Public facilities. Metro Depot
	West	Utilities, Recreation, Ghats
06	East	Recreation, Public and Semi Public Facilities, Transport.
	West	Manufacturing, Transport
	East	PSP, Recreational

07 (NH 24 to IL & FS Bridge)	West	Recreation, Public and Semi Public Facilities. Utilities
08 (IL & FS bridge to Okhla Wier)	East	Recreational
	West	PSP, Recreatinal
09	West	Public & Semi Public Facilities, Agriculture and Water body.

The above landuse distribution and detailed layout plans in time bound manner would be able to address the other critical issues to a large extent.

The area known as Yamuna Bazar located south of Nigam Both Ghat may be considered for redevelopment/urban renewal within the framework of Govt. policies. The existing Jhuggies and Unauthorised Colonies in the river bed area to be dealt with as per Govt. policy/orders.

8.7 Some of the important uses which have been proposed in the zone are given below:

SNO.		SUB ZONES
1.	ha Water Treatment Plant at Sonia Vihar north of Wazirabad Road.	01
2.	70 ha land for Delhi Police north of Wazira bad Road	01
3.	60 ha land for CRPF north of Wazirabad Road	01
4.	9.09 ha area for Facility Centre at Khajuri Khas	01
5.	ha land for 220KV ESS south of Wazirabad Road.	02
6.	51.9 ha land for Metre Depot and 6 ha for IT Park south of ISBT Road in the eastern side	03
7.	ha for recreational west of Vijay Ghat	04
8.	4.04 ha land for fly Ash Brick Plant, 0.4 ha for Electric crematorium near Rajghat	04
9.	30 ha land for Socio-Cultural Complex south of Vikas Marg	05
10.	39 ha land for Metro Depo between Vikas Marg & Rail line.	05
11.	60ha Land for future International Games north of New Rly. Line	05
12.	42.5 land for PSP, 11 ha land for Residential, 5.5ha land for commercial/Hotel.	06
13.	Ha land for fly ash brick plant east of Ring Road at Nangla Machi	06
14.	175 ha land for future Olympic/ Asiad Games south of NH-24 in the eastern bank	07
15.	16 ha land for 400KV ESS east of Ring Road opposite Sarai Kale Khan	07
16.	85 ha land for Cricket & Football Stadium Complex south of DND fly way	07

17.	5.5 ha land for STP, 0.5 ha for water Reservoir and 0.4ha for Electric Crematorium at Sarai Kale Khan	07
18.	28 ha land for LPG Bottling Plant at Madan Pur Khadar.	08
19.	51 ha land for Residential & 1.05 ha land for PSP at Madan Pur Khadar	08
20	28 ha land for fly ash brick Plant at jaitpur	08

As development is a continuous process and has to appropriately respond to the needs and aspirations of its beneficiaries, the Zonal Plan does not limit the variety of possible uses. However, it is absolutely necessary that any future use/activity has to be in keeping with the overall spirit of this Zonal Plan i.e. all uses/activities should be either environment regenerating or atleast should not degrade the existing environment on any count and this may be interpreted to include even social and other physical aspects like safety, aesthetics etc.

#### 8.8 Urban design

The River Front Development provides a unique opportunity for developing a strong city image. Keeping this in view, broad urban design guidelines have been formulated.

Two levels of urban design inputs are envisaged:

- i) *River Front Development*: At present the width of the river bed varies between 1.5 kms to 3.0 kms. and at most sections neither the water course nor the opposite banks are visible. In order to integrate the river within the larger framework of the city and to bring the river closer to the citizens, at certain stretches, 'aesthetic' and 'active' river front development is desirable. These stretches may comprise of

- a) Bathing Ghats
- b) Pedestrian Boulevards
- c) Landscaped venues

with full complement of recreational activities for all sections of citizens. Wherever feasible, for short stretches of 2.3 kms light motorways may be developed, suitably grade separated from the pedestrian corridors to provide exclusively for pleasure drives. Strong emphases needs to given to selection and design of appropriate hard and soft landscapes, signage system and outdoor furniture. Outdoor publicity in the form of large hoardings should be totally discouraged.

*Development of other areas within existing bunds:* In keeping with the vision of the MPD 2001 and DUAC (Conceptual Plan 2001) restricted three dimensional development is envisaged in the central areas which have good locational potential and are either comparatively free from inundation or can be made free from inundation expeditiously and/or at low cost.

## **8.9 Transportation**

### **8.9.1 Road**

A number of Master Plan roads and Railway lines are passing over the River Yamuna connecting both sides of the city. This zone has come to prominence after the proposed location of the Commonwealth Games Villaage. The eastern bank of the sub-zone 5,6 & 7 has been proposed for locating the facilities for future International sports events. Hence, in addition to the present roads the following roads are proposed which will not only increase the efficiency of movement over the existing traffic corridors but also provide access to the new areas proposed for future development in the sub-zones.

1. Signature Bridge Road (30m R/W) connecting NH-2 and Marginal Bund Road south of Wazirabad Road
2. Geeta Colony Bridge Road(30m R/W) connecting Marginal Bund Road and Ring Road
3. 30m R/W road from Salim garh fort to Yamuna Velodrome behind Samadhi Complex to function as a diversion route for Ring Road.
4. N.H-2 bypass(90m R/W) from Ring Road at DND fly way to UT Border along Agra canal.
5. 30m R/W road from Ring Road along Barapula Nallah to Mayur Vihar
6. 45m R/W Road in the alignment of existing 45m Embankment Road connecting areas south of Vikas Marg and south of NH-24.

### **8.9.2 MRTS corridor**

Presently the MRTS corridor from Shahadara to Rithala is passing along the ISBT Road. Another Metro corridor from New Ashok Nagar to Barakhamba Road has been proposed to pass along Marginal

Road connecting the proposed Commonwealth Games Village site to Connaught Place. Further a MRTS corridor from Anand Vihar to Barakhamba Road has been proposed which will meet the New Ashok Nagar corridor in the Zone south of Vikas Marg, thus providing a changeover point.

#### 9.0 Development Phasing

Keeping in view the fact that the area presents different characteristics in different proposed sub-zones and also that the total area which is to be judiciously planned is more than 9000 Ha phasing of development is imperative. The phasing of the development works could be on the following bases.

- I) Certain proposals may not require any major development works and have relatively low financial implications. Some such proposals also covered under the Yamuna Action Plan like afforestation and plantation etc.
- II) Certain pockets in the zone are outside the designated River Bed area and therefore, will not require technical clearances of CWC (Yamuna committee).
- III) Land under public ownership, with no specific assignment of uses and having good accessibility is highly susceptible to encroachment and unauthorized development and construction. Priority development of such lands will ease stress on the land management system.

The suggested phasing is as follows:

Phase	Stretch	Segment	Sub Zone	Approx Area(Ha)	Suggested Predominant Use
1	i) New Rly Bridge -NH 24 Bridge ii) NH24 Bridge -Proposed IL&FS Bridge	East & West	06	To be decided based on data from concerned agencies considering safety	Recreational, P&SP, large Idle Parking, Residential, Commercial  P&SP Recreation, Utilities
			07		

				against floods.	
2	i) ITO Barrage - New Rly Bridge	East	05	-do-	P&SP, Recreational, Transport
	ii) Okhla Barrage -UP Border	West(Part)	08		P&SP
	iii) Wazirabad Barrage -ISBT Bridge	East & West	02		P&SP, Recreation, water Harvesting
3	i) IL&SF Bridge -Okhla barrage	West	07	-do-	Recreation, Transport
	ii) ISBT Bridge -ITO Barrage	East & West	03 & 04		Recreation, Water Harvesting
4	i) Wazirabad barrage - Haryana border	East & West	01	-do-	Water Harvesting Recreation
	ii) Okhla Barrage -UP Border	West (Part)	08		Recreation

However, all areas susceptible to encroachments and/or unauthorized occupation will be taken up for planning and development on priority irrespective of the phasing suggested above.

#### 10.0 Master Plan Modifications

9.1 The area of Zone-O would increase from 6081 Ha to 9700 Ha and that of Zone-P will reduce from 15707 Ha to approx. 12107 Ha. and the Northern boundary of Zone-O will be the Haryana-NCTD border.



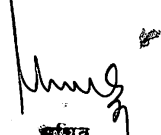
Annexure


**1. NOTIFICATION CONTAINING AMENDMENTS TO THE MASTER PLAN IN ZONE 'O' UPTO 2005.**

S. No.	Total Area	Change of Landuse		Location	Notification
		From	To		
1.	26.0 Ha	Agriculture & Water Body	Manufacturing (M-2)	Near Jaitpur	K-13011/13/92-DDIB dated 1..09.97
2.	4.04 Ha	Agriculture & Water body	Manufacturing (M -2)	Near Rajghat Thermal Power Station	K-13011/12/91-DDIB dated 12.03.98
3.	42.5 Ha	Agriculture & Water Body	Public & Semi-Public	North of NH -24, near Akshardham Temple Common wealth Games Village.	K-20013/21/93-DDIB dated 21.09.99
4.	4.0 Ha	Agriculture & Water body	Manufacture (M -2)	Near Nangla Machi	K-13011/12/91-DDIB dated 12.10.2000
5.	14.21 Ha	Rural use Zone	Residential	Madanpur Khadar Resettlement colony	K-13011/2/2001 /DDIB dated 18.04.2001
6.	51.9 Ha	River bed/Green	Transportation	Near Shastri Park in River Bed	SO1273(E) dated 5.11.2003
7.	6.0 Ha	Agriculture & Water Body	Commercial	Near Shastri Park	ESO(E)5733 dated 25.04.2005

**2. PROPOSALS APPROVED BY AUTHORITY**

S. No.	Location	Total Area	Change of Landuse	Resolution / Notification
1.	Madanpur Khadar	28 Ha.	'Agriculture & Water Body' to 'Commercial' (IOC Bottling Plant)	Dt.11.09.95 Vide resolution no 90/95 dt.11.9.95. Public notice for objections/suggestions invited on 25.1.97. Again considered by the Authority in the meeting held on 9.6.97 vide item no 23/97.
2.	Common Wealth Games Village Complex.	16.5 Ha.	'Recreational' to 'Residential (11.0 Ha) and Commercial (5.5 Ha.)	Public notice No.F.3(73)2003/MP dated 28.08.2006 Inviting objection / suggestion
3.	Madanpur Khadar	37.0 Ha. & 1.05 Ha.	'Agriculture & Water Body' to "Residential & Public & Semi-Public" respectively.	Public Notice No.S.O.294(E) dated 8.03.2006 Inviting objection / suggestion
4.	Buland Masjid Shastri Park Extn.	1.74 Ha.	'Agriculture & Water Body' to 'Public & Semi-Public	Resolution No.5/2006 dt.19.01.2006

  
सचिव  
दिल्ली विकास प्राधिकरण  
एनई दिल्ली

  
सचिव  
दिल्ली विकास प्राधिकरण  
एनई दिल्ली

No. 161


The Register contains:

1. The Agenda items of meeting held on 31<sup>st</sup> May 2006  
(a) Minutes of meeting of 24/3/06 put up for confirmation

As Agenda items

2. The minutes of the meeting of 31<sup>st</sup> May 2006  
If may kindly sign

Lt.  
2/2/06

  
22/16/06

JSD needs to  
have a look  
before putting to sign  
for signature PL  
2/2/06

