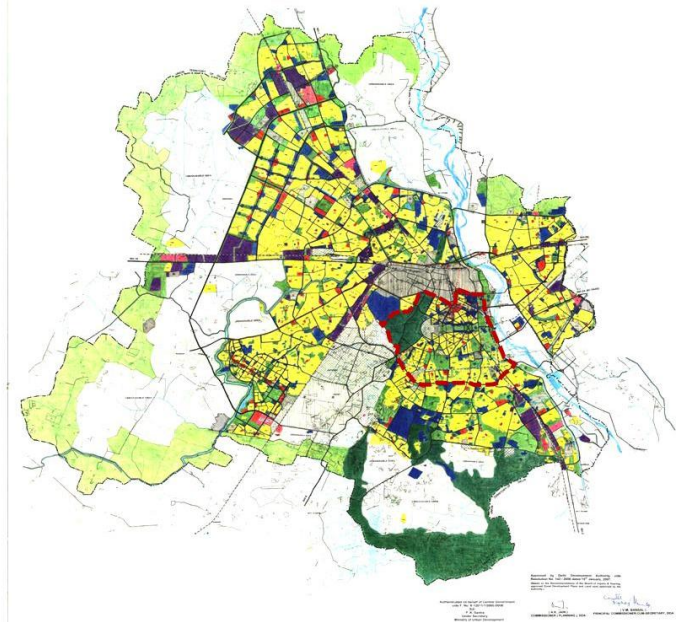


ZONAL DEVELOPMENT PLAN (DRAFT) ZONE-D, NEW DELHI (AS PER MPD-2021)

{EXCLUDING LUTYENS BUNGALOW ZONE (LBZ) AS CONTAINED IN THE
MINISTRY OF URBAN DEVELOPMENT, GOVERNMENT OF INDIA GUIDELINES
DATED 08.02.1988 AND THE AMENDMENTS ISSUED BY GOVERNMENT OF INDIA
FROM TIME TO TIME}



DELHI DEVELOPMENT AUTHORITY

*Approved by DDA vide item No. 14/2017 dated 10.02.2017 for
inviting objections/ suggestions from the public.*

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1.0 BACKGROUND

The Master Plan for Delhi-2021, notified on 7.2.2007 divides the National Capital Territory of Delhi into 15 Zones, of which 8 zones are in Urban Area (A to H), 6 are in Urban Extension and Rural Areas (J to N and P except I) and one is for River Yamuna Zone (O).

1.1 Location, area & Boundaries

Zone 'D' (New Delhi), covering an area of 6855 Ha. (approx.), situated between river Yamuna and the Ridge, comprises mainly of Lutyens Delhi and its extensions. The Zone is centrally located, surrounded by the historic Shahjahanabad in the North, River Yamuna (Zone- O) in the East, Pre 1962 Rehabilitation colonies like Paharganj, Karol Bagh, New Delhi Railway Station and Pusa Institute in West and Ring Road in the South. The zone is unique with number of historical monuments and important landmarks which have significant architectural value like Rashtrapati Bhawan, North and South Blocks, Sansad Bhawan, Supreme Court, Delhi High Court and Central Government Ministry Offices alongwith its tree-studded character.

1.2 Statutory Provisions and Objectives

Section 8 of Delhi Development Act, 1957 provides for the preparation of Zonal Development Plans simultaneously with the preparation of the Master Plan for each of the zones into which Delhi may be divided. The Zonal Development Plan details out the policies of the Master Plan and acts as link between the layout plan and the Master Plan. 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 centers/ utilities, roads, housing, recreation, industries, business, markets, school, hospitals, open spaces etc. Section 10 of the Delhi Development Act, 1957 provides procedure to be followed for the preparation and approval of the Zonal Development Plan.

Zonal Development Plan means a plan for a zone (division) of the National Capital Territory of Delhi containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use-zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. Uses indicated in the Zonal Development Plan will not give automatic right to the owners to use their property/ land for the designated use.

1.3 Status of Zonal Plan:

The Sub Zonal Development Plans (earlier known as Zonal Development Plans) were formulated and processed under MPD-1962 (Annexure-I). The Zonal Plan of Zone 'D' (excluding LBZ area) prepared under MPD-2001 was approved by the Govt. of India, MoUD on 1.10.1999.

The MPD-2021 recommends development of LBZ as per the approved plans and the guidelines as may be issued by the Government of India from time to time. Already approved sub-Zonal Development Plans earlier named Zonal Plans to the extent that are in conformity with the Master Plan provisions shall continue to be operative.

2.0 SPECIAL CHARACTERISTICS AND ASPECTS

2.1 New Delhi was planned by Sir Edwin Lutyens in 1916 in a geometric pattern over a triangular base, with three major functions at its apex namely Commercial, Government and Recreational and proposed Connaught Place, Government Complex (Vice Royal Lodge/ Parliament House and Secretariats) and the India Gate as respective centres of these major activities. Connaught Place, located at the geographical centre of the old and New Delhi was conceived as the city centre and linking the two settlements with Railway station adjacent to it to cater to the region.

The new Capital was carefully juxtaposed between the two natural features viz. River Yamuna in the east & the Aravali ranges / ridge towards the west and was conceived as a garden city with buildings below tree height, except the prestigious buildings. The Government Complex was planned towards the south west of Connaught Place and India Gate, National Stadium and recreational activities towards the south east of the Connaught Place. India Gate and Government Complex are linked by the Central Vista which is a beautifully landscaped stretch between the Ridge and the river Yamuna. This stretch with quality of space is a unique epitome of urban design and monumentality. A hexagonal grid provided visual continuity of the city with the ancient monuments, like Purana Qila, Jama masjid, Safdarjung Tomb, Feroz Shah Kotla, Lodhi Tomb, Humayun's Tomb etc.

The buildings in between the Government Complex and Jama Masjid including Connaught Place were kept below 14.4m height so that the Jama Masjid was visually linked with Parliament House and Connaught Place with an uninterrupted view.

2.2 This zone is unique in terms of large parks and recreational facilities which include Delhi Flying Club, National Stadium, Delhi Polo Club, Race Course, Jawahar Lal Nehru Stadium, Pragati Maidan (Trade Fair Grounds), Lodhi Garden, Buddha Jayanti Park, Mahavir Vanasthali, Central Vista, Nehru Park, Zoological Garden etc.

- 2.3 Major Public and semi-public facilities near Ramlila Ground and Social and Cultural Institutions located near Mandi House serve the whole city. Besides, national level institutions like, National Archives, National Museum and National Gallery of Modern Art, Teen Murti Bhawan and Indira Gandhi National Centre for Performing Arts, Indira Gandhi Memorial are located in this zone. There are prominent Medical Colleges and Hospitals, viz. Maulana Azad Medical College, Lady Harding Medical College, Ram Manohar Lohia Hospital and educational institutions namely Lady Irwin College, School of Planning & Architecture, Mata Sundari College, Dayal Singh College and various Professional institutes like the Indian Institute of Public Administration, Institution of Engineers, Institute of Town Planners, India, Institute of Chartered Accountants of India, Indian Medical Association, World Health Organization etc. are located here.
- 2.4 Supreme Court, Delhi High Court, Union Public Service Commission (Dholpur House), Government complex near the Tilak Bridge / I.P. Marg including Central Government Offices, DDA and Delhi Government Offices are also located here. Major residential areas comprised of large bungalows, Foreign Missions, State Guest Houses, Government colonies, private colonies and rehabilitation colonies.

3.0 LUTYENS BUNGALOW ZONE (LBZ)

Lutyens Bungalow Zone (LBZ) boundary was delineated along with the development control norms by Ministry of Urban Development (MoUD), Government of India vide letter dated 08.02.1988. The boundary was further re-delineated by the MoUD vide letter No. K-13011/31/90-DDIB (Vol.IX) dated 22.12.2003, including the one plot depth areas along the boundary which are governed by the provisions of the LBZ Guidelines.

3.1 MPD-2021 provisions for Bungalow Zone:

Master Plan for Delhi-2021, notified on 07.02.2007, while recognizing the importance and low intensity development and the character of the Lutyens Bungalow Zone has recommended the following for this area.

3.1.1 Bungalow Area

Lutyens Bungalow Zone comprises of large sized plots and has a very pleasing built environment comprising of a low rise structures, avenues/vistas and the extensive number of trees. This character has significant heritage value which needs to be conserved. Mixed use, high intensity development along MRTS corridors and reduction of green cover is not permitted.

3.1.2 Conservation of Built Heritage

Delhi has a tremendous diversity of built form, colour, scale and texture with a heterogeneous and aesthetic built form. Visual integration may be achieved by identifying features such as appropriately conserved

historic buildings and heritage zones, which need to be integrated and enhance robustness, visual appropriateness and variety.

It is imperative that the built heritage of Delhi needs to be protected, nourished and nurtured by all citizens and passed on without compromising sustainability issues. It is suggested that with the aim of framing policies and strategies for conservation, appropriate action plans may be formulated by all agencies concerned. These should include promotion of conservation of the civic and urban heritage, architecturally significant landmarks, monuments, memorials and gardens, river front, city wall, gates, bridges, vistas, public spaces, edicts and the Ridge. The major recommendations of the MPD-2021 are as follows:

- i) Suitable integration of built heritage while preparing layout plans / schemes. In case of major monuments, it is necessary that the surrounding area should be identified in the layout / detailed plan and should have building controls in relation to height, material and spatial expanse of the monuments.
- ii) Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. Heritage Zones identified in MPD 2021 are Specific Heritage Complex within (a) Lutyens Bungalow Zone and within (b) Nizamuddin and Humayun Tomb Complex.
- iii) Each local body / land owning agency should formulate “Specific Development Plans” for the conservation and improvement of listed Heritage Precincts and their appurtenant areas. Alteration or demolition of any listed heritage building is prohibited.

The Development Plans / Schemes for such areas shall conform to the provisions, in respect of conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas. There are 52 protected monuments in this zone (Annexure- II).

4.1 CENTRAL VISTA & V.I.P. ROUTES:

In the planning of New Delhi, the Central Vista was designed as a landscape stretch to form continuity between the Ridge and the River Yamuna. This stretch of green with the Rashtrapati Bhawan at one end and the India Gate at the other has tremendous visual appeal and is one of the finest examples monumental scale grandeur and urban design quality of space. The Central Vista including areas in its north and south, the historical monuments, zoological garden are important elements and need to be suitably conserved.

5.0 ZONAL DEVELOPMENT PLAN PROPOSALS

5.1 POPULATION AND WORK FORCE

The following is the growth of population of the zone:

YEAR	POPULATION (Persons)
2001	5,87,000
2021(Projected)	8,13,000

The work force in this zone is mainly engaged in Government, Private Sector and Retail Business. As per conservative estimates, it is expected that the workforce and visiting workforce will be about 20-25 lakh by the year 2021.

5.2 LAND USE

The distribution and composition of various land uses in the zone is unique, with about one third area under recreational land use (green area) and another one third under Residential use. The details of existing land uses are as follows.

LAND USE	AREA	PERCENTAGE
Residential	2443.65 hect.	35.65
Commercial	216.10 hect.	3.15
Manufacturing	28.75 hect.	0.42
Recreational	2291.35 hect.	33.43
Transportation	780.78 hect.	11.39
Utility	109.61 hect.	1.60
Governmental	483.43 hect.	7.05
Public & Semi-public facilities	501.33 hect.	7.31
TOTAL	6855.00 hect.	100

5.2.1 RESIDENTIAL LAND USE:

The Bungalow Area comprises mainly of large sized plots, government housing area, group housing pockets and plotted development. The details are as under:

- i) Government Bungalows
- ii) Privately leased Bungalows
- iii) Group Housing
- iv) Government Housing Area (Kaka Nagar, Bapa Nagar)
- v) Plotted Development (Golf Links, Bengali Market etc.).
- vi) Pre-1962 built up residential and rehabilitation colonies.

5.2.2 BUNGALOWS:

There are large sized bungalow plots in the South of Central Vista which are being used by various functionaries of the Government like MPs, Ministers, Senior Armed forces officers, Senior bureaucrats etc. These bungalows are designed in the colonial style of Architecture with a driveway, porch, verandahs and sited as detached units with the main building occupying about 7% of ground area with low boundary walls (now raised with security fencing) and a number of out-houses. Most of the bungalows are single storey except at a few places, where double storey buildings are also in existence like, in South / North avenues etc. The most important aspect of bungalow area is that the extent of construction and their height do not dominate the tree height.

The bungalow zone of New Delhi comprises the areas of sub-zones D-3 (Kasturba Gandhi Marg – Part), D-4 (Sansad Marg – Part), D-6 (Ridge Area Part), D-8 (India Gate), D-9 (Central Secretariat), D-10 (Ridge Area part), D-11 (Khan Market Part etc.), D-12 (Akbar Road etc.), D-13 (Chanakyapuri-part), D-14 (Safdarjung Area part). The boundary runs from Dhaula Kuan, Upper Ridge road, Link Road, Mandir Marg, Park Street, Talkatora Road, Service lane parallel to Bishamber Das Marg, Pandit Pant Marg, Ashoka Road, Ferozshah Road, Copernicus Marg, boundary of the Mandi House, Bhagwandas Road, Barakhamba road, Tolstoy Marg, School Lane Bridge, Railway Line, Tilak Marg, Boundary of the Supreme Court, Mathura Road, Lala Lajpat Rai Marg, Lodhi Road, Aurobindo Marg, Railway Line, Vinay Marg, Satya Marg, Niti Marg, Panchsheel Marg along the nallah, Sardar Patel Marg then Dhaula Kuan (as per Ministry's letter dated 8.2.88 and 7.12.92).

5.2.3 DEVELOPMENT / REDEVELOPMENT PROPOSALS FOR LBZ:

5.2.3.1 MPD-2021 provisions for LBZ:

- (i) The strategy for development in this zone will be as per the approved plans and the LBZ guidelines, as may be issued by the Government of India from time to time.

5.2.3.2 LBZ guidelines issued by MOUD vide letter dated 08.02.1988.

Ministry of Urban affairs and Employment vide its D.O. No. K-13011/31/90-DDIB (Vol. V) dated 06.10.1995 communicated that the existing guidelines for Lutyens Bungalow Area conveyed to DDA and local bodies vide Ministry's letter No. 13011/17/86-DDIIA dated 08.02.1988 should be strictly enforced. The LBZ Boundary was further re-demarcated in the year 2003, by a Committee constituted by the MoUD, GOI.

- (i) The demarcation line of the Lutyens' Bungalow Zone should not run along prominent roads, because if it does so, there will be bungalows on the side of the road and the high rise buildings on

the other side. It has, therefore, been decided that the demarcation of the Lutyens' Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is park, ridge or green area on the other side of the road.

- (ii) The new construction of dwelling on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.

5.4 RESIDENTIAL AREAS OUTSIDE LBZ

5.4.1 Government Housing Areas

In addition to the Government housing in the bungalow area, there are other large Government housing pockets located in this zone. These are Minto Road, part of DDU Marg area and part of schemes known as Gole Market, Chanakyapuri, Moti Bagh, Sarojini Nagar, Netaji Nagar, Laxmi Bai Nagar, Lodhi Estate, and other areas accommodating Government employees. Along the railway line, railway quarters exists. Most of these areas are proposed for re-densification for which comprehensive redevelopment schemes with provision of community facilities within stipulated norms should be prepared by the implementing agency. Piecemeal development without a comprehensive scheme is not to be sanctioned.

5.4.2 Residential Plots - Plotted Housing:

Residential plotted development outside LBZ shall be developed as per the MPD-2021 norms with provision of requisite community facilities.

5.4.3 Residential Plots- Group Housing

Residential-Group Housing outside LBZ shall be developed as per the MPD-2021 norms with provision of requisite community facilities.

5.4.4 Use Zone RF-Foreign Mission

The Use Zone RF- Foreign Mission is beautifully planned towards the south-west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. MPD-2021 norms applicable for Foreign Mission and based on urban design studies should be followed in the use zone RF-Foreign Mission, to maintain a pleasant garden city character of this sub-zone.

5.4.5 Pre-1962 Built Up Residential & Rehabilitation Colonies

Various rehabilitation colonies were developed in this zone for the displaced persons, after Independence of the country. It is recommended that a local area plan should be prepared for such areas based on MPD-2021 norms and wherever necessary, augmentation of infrastructure should be undertaken by the local bodies concerned.

5.4.6 Villages

There are a few urbanized villages like Kotla Mubarakpur, Pijanji, Sarai Kale Khan, Nizamuddin etc. existing in this zone. Redevelopment Schemes should be prepared by the local bodies concerned for these villages with the aim of provision of optimal facilities and services within the abadis, regulating the mixed use and integration with the surrounding areas as per MPD 2021 provisions.

5.4.7 Resettlement Areas

There are few sub-standard areas like Amritpuri, Sunlight Colony, Kasturba Nagar, Pant Nagar etc. for which redevelopment schemes should be prepared by the local body concerned / land owing agency based on MPD-2021 provisions.

5.5 URBAN DESIGN

Urban Design Scheme for plots along the following routes to the extent of one plot depth should be prepared by the concerned Local Body based on MPD-2021 norms.

- a) Republic Day Parade Route forming part of this zone.
- b) VIP route to Delhi Airport and to Rajghat forming part of this zone.

The Image Studies done by DUAC for Delhi may be referred by the concerned Local Bodies at the time of preparation of Local Area Plans.

6.0 MIXED USE

As per MPD-2021 Mixed use is not permitted in the Lutyens' Bungalow Zone, Govt. Housing, Institutional / Staff Housing of public and private agencies and listed Heritage Buildings / Precincts. However mixed use is permitted in the residential areas outside LBZ as per provisions of MPD-2021. The extent of mixed use permissible in various categories of colonies shall be as per MPD-2021. Mixed use streets (including local commercial streets) are identified / notified by the various Local Bodies within their jurisdiction.

7.0 OTHER AREAS / POCKETS:

7.1 Ridge & Re-plantation:

The Aravali Range in the NCT of Delhi comprises of the rocky outcrop stretching from the Delhi University in the North to the NCT Border in the South and beyond and sizeable areas of the same have been designated as the Ridge / Regional Park in successive Master Plans. This is not in continuous as various intervening stretches have over a period of time, been urbanized. The Central Ridge, covering an area of about 864Ha. forming part of this zone, shall maintain in its pristine glory and not even Billboards, Hoardings etc. to be permitted. It shall be preserved and developed as a forest and no construction shall be allowed. Re-plantation of trees in New Delhi area is an important aspect as most of the existing trees have outlived their life and shall be taken up by the Forest Department of GNCTD expeditious in time bound manner.

7.2 Road Side Plantation, Street Furniture & Landscape Rejuvenation:

New Delhi area is unique with its tree studded avenues and shall be replanted with compatible indigenous species in a phased manner. In addition, provision of street furniture, transport systems infrastructure etc. shall be taken up by the local body concerned in a time bound manner.

Planting / Replanting of trees within a bungalow plot shall be in consonance with the existing green cover. Trees to be planted / replanted shall be at the rate of one hundred trees per Ha. as per National Building Code. A Landscape Plan needs shall be developed by NDMC for the New Delhi since the life of the existing trees may not be more than 15 to 20 years.

7.8 Government Office & Government Land (Use Undetermined)

This zone has concentration of offices of Government of India and Public Sector Undertakings, Delhi Government offices and offices of Local Bodies etc., mainly situated in (Connaught Place & Extensions), Indraprastha Estate, (Sansad Marg Area), D-9 (Central Vista) etc. Most of the offices have been set up immediately after Independence. Large areas in these offices remain under- utilized. Due to the rightsizing of the Govt. employment, optimum utilization of these existing Govt. offices shall be achieved. Parking and other related facilities shall be upgraded as per the requirement for these offices.

8.0 WORK CENTRES

The following important work centres are located in the zone :-

- i) Connaught Place & Extn. (D-1)
- ii) Central Sectt. Area (D-8 & 9)
- iii) C.G.O. Complex (D-16)
- iv) Proposed Office complex at INA (D-15)
- v) Proposed office complex at Moti Bagh (D-21)
- vi) Indraprastha Estate Office Complex (D-2)
- vii) Other areas like DDU Marg, Lodhi road, Khan Market, District Centre, Subdistrict Centres, Non-Hierrarchical Commercial Centres etc.

8.1 TRADE AND COMMERCE

(a) Metropolitan City Centre:

The development of the Metropolitan City Centre in harmony with the existing urban design of the Connaught Circus and multi-storey buildings in its extension is envisaged to bring in visual integration.

The area included in the Metropolitan City Centre shall be Connaught Place & Extensions (Janpath, Sansad Marg, Baba Kharak Singh Marg, Panchkuian Road, Barakhamba Road, Kasturba Gandhi Marg) Gole Market, Mandi House, Pragati Maidan, Indraprastha Estate. An integrated plan incorporating urban design, landscape, traffic and transportation, cycle tracks, safe pedestrian walkways, parking areas, recreational and cultural areas etc. shall be prepared for its development.

The proposals/schemes incorporate the following:

- i) Detailed Urban Design and Landscape Schemes should be prepared to integrate MRTS stations, cycle tracks, safe pedestrian walkways, parking areas, recreational and cultural areas, etc.
- ii) The intermediate public transport such as monorail, battery operated/high capacity buses, and sky busses should be introduced to increase the mobility within the City Centre.
- iii) Activities such as viewing galleries, open – air theatres, amusement parks, mini-golf courses/sports activities, food courts etc. shall be suitably designed and implemented to make spacious and more attractive even after working hours.

- iv) The envelope, FAR, architectural features of the buildings in the Connaught Circus-Connaught Place should be retained as existing.
- v) Continuity of the footpaths shall be maintained in terms of the width, surface treatment, curbs cuts, tree and street furniture locations, for the pedestrians and differently disabled.
- vi) Use of alternative renewable sources of energy should be encouraged for new buildings (especially those of commercial or institutional nature), traffic signals and public signage, etc.

b) Community Centres (6 Nos.- 29.46 Ha.)

The locations are at Deen Dayal Upadhyay Marg, Gole Market, Khan Market, Malcha Marg (Chanakyapuri), Yashwant Place (Chanakyapuri), and Kotla Mubarakpur. The Community Centre at Kotla Mubarakpur and Deen Dayal Upadhyay Marg are yet to be developed, while the remaining are in existence.

c) Non-hierarchy Commercial Centres: (8 Nos.- 29.8 Ha.)

These are Central Market (Lajpat Nagar) Laxmi Bai Nagar, INA Market, Palika Bazar (Connaught Place), State Emporia, Sen Nursing Home, Press Area (Bahadur Shah Zafar Marg) and Sarojini Nagar market.

8.2 INDUSTRY

This zone has no major industry, except the existing Hindustan prefab at Jangpura and is shown in the Zonal Development Plan.

9.0 COMMUNITY FACILITIES & SOCIAL INFRASTRUCTURE

In this Zone, facilities such as health, education, socio-cultural etc. cater to the city. However, any deficiency in facilities due to the increased population as indicated, shall be taken care of while formulating the Local Area Plan by the respective Local Authorities i.e. NDMC.

The total projected population of the zone works out to 8,13,000 persons. This is without assigning any population to the area namely Metropolitan City Centre, Ridge, Central Vista, Safdarjung Airport and CGO Complex, Lodhi Road.

Multi-purpose grounds for public meetings/ social functions, with podium etc. shall be provided by the Local Agency / L&DO, NDMC, MCD as identified/ identify the sites for the purpose in the local area

Plan to be prepared by the Local Authorities. The redevelopment plan should ensure provision of various facilities as per MPD – 2021.

9.1 Sports Facilities

Zone 'D' comprises of many important sports centres of national importance such as National Stadium, Jawaharlal Nehru Stadium, Firoze Shah Kotla Stadium and Dr. Ambedkar Stadium, Talkatora stadium etc. These have been upgraded / redeveloped as part of sports infrastructure for the Commonwealth Games 2010. Besides these, there are other sports facilities provided in this zone such as Delhi Flying Club, Polo Grounds etc.

9.2 Communications

Microwave Routes, interlinking telecommunication networks of railways / communications agencies pass through this zone. The route height should be such as not to conflict with the maximum height of the building, falling in the alignment of the Microwave Route.

9.3 Safety and Security

A major part of this Zone is within VIP area where security is a prime subject matter, requiring special infrastructure provision. As per MPD-2021 norms, four Police Stations and six Fire Stations are required in the Zone.

9.4 Disaster Management

As per MPD-2021, Delhi Fire Services being the nodal agency for Disaster Management should identify vulnerable areas having high density with poor accessibility in the city and propose suitable measures. A Disaster Management Centre should be set up in one of the Fire Stations in 'D' Zone, preferably by upgrading the Connaught Place Fire Station.

10.0 TRANSPORTATION NETWORK

10.1 Metro Corridors

The following Metro Corridors (existing & proposed) pass through this zone-

- (i) Gurgaon to Badli.
- (ii) Dwarka to NOIDA/ Anand Vihar.
- (iii) New Delhi Railway Station to IGI Airport.
- (iv) Badarpur to Kashmiri Gate.
- (v) Mukundpur to Yamuna Vihar.

The scheme for redevelopment of Influence Zone along MRTS corridor shall be prepared on the basis of provisions given in MPD-2021,

whereby, the following areas are excluded from the enhancement of FAR.

- i) Lutyens' Bungalow Zone, Chanakyapuri, DIZ Area and Mata Sundari Area.
- ii) Monument Regulated Zone (As per ASI guidelines).
- iii) Comprehensive commercial schemes.

10.2 Hierarchy of Roads

The Zonal Development Plan indicates roads of 24m and above right of way. A hierarchical system of arterial roads, as given below, has been proposed for smooth flow of traffic.

- a) 90 m R/W: Ring Road
- b) 60 to 64m R/W: Ring Road, Sardar Patel Marg (Part), Park Street, Talkatora Road, Dr. Rajendra Prasad Road, Purana Quila Street, Aurobindo Marg, South Avenue and North Avenue.
- c) 45m R/W: Upper Ridge Road, Sardar Patel Marg (Part), Mother Teresa Crescent, Shanti Path, Vinay Marg, Duplex Road, Maulana Azad Road, Prithviraj Road, Panchkuian Road, Baba Kharak Singh Marg, Sansad Marg, Janpath, Kasturba Gandhi Marg, Barakhamba Road, Ferozshah Road and Dr. Zakir Hussain Road.
- d) 30 to 38m R/W: Copernicus Marg, Rafi Marg, Deen Dayal Upadhyay Marg, Jawahar Lal Nehru Marg, Ashoka Road, Jai Singh Road, Church Road, Humayun Road, Cornwallis Road, Aurangazeb Road, Tughlak Road, Akbar Road, Motilal Nehru Marg, Mandir Marg, Tolstoy Marg, Asaf Ali Road, Minto Road, Thyagraj Marg, Satya Marg and Chandra Gupta Marg.
- e) 24 to 27m R/W: Shaheed Bhagat Singh Marg, Upper Ridge Road (Part), Jor Bagh Road, Pandara Road, Golf Course Road, Raj Path and Jantar Mantar Road.

10.3 Urban Relief Roads (URR)

In order to reduce congestion on the existing roads, MPD 2021 recommends to identify additional / alternative links and access corridors. Such links termed as URR, may be proposed subject to feasibility, along drains (including over them), identification of new alignment, or upgradeable strengthening of existing road / alignment or roads / grade separators etc. One such elevated link road along the drain, starting from Sarai Kale Khan to INA Market, meeting Aurobindo Marg has already been constructed. More such roads may be identified in the zone for smooth traffic movement.

10.4 Metropolitan Passenger Terminal & ISBT

- (i) Metropolitan Passenger Terminal (MPT) has been proposed at Hazarat Nizamuddin (SW Delhi).
- (ii) The existing ISBT Bus Terminal at Sarai Kale Khan should be upgraded and linked to Hazarat Nizamuddin Railway Station.

10.5 Cycle Tracks And Pedestrian Movement Corridors:

For safety, channelisation of pedestrian traffic and segregation of cyclists and pedestrian traffic, have been proposed. Three of cycle tracks fall partly in this zone, (a) one of these cycle tracks links Chiragh Delhi, Defence Colony along with nallah and leads to Inderprastha Estate Office Complex, along Mathura Road (b) the other cycle track coming from Yamuna area, along ITO bridge, connects Connaught Place and further down along Punchkuian Road (c) third cycle track connects Talkatora Stadium and Mathura Road via Kushak Nallah.

10.6 Pedestrian Movement

The pedestrian movement is proposed through green areas with special treatment of surfaces and street furniture. To facilitate easy movement of pedestrians, it is recommended that all inter-sections and other important places, like the road between Pragati Maidan, Purana Quila and Zoological Gardens, between important bus stands and MRTS railway stations shall have sub-ways.

10.7 Bus Transport

Bus connectivity needs to be planned in the form of feeder services to the Metro Rail Stations and the Ring Rail System. Park and ride facilities shall be developed at important Bus Terminals. Within the zone the existing bus terminal at Sarai Kale Khan shall be upgraded and linked to Hazrat Nizamuddin Station.

10.8 Parking

Parking areas shall be provided for different types of development as per MPD-2021 norms. Parking areas have been developed at JLN Stadium, Baba Kharak Singh Marg near State Emporia, Bhairon Road in front of Pragati Maidan etc. This apart, the following parking areas are proposed to be developed:-

- i. Between Barakhamba Road and Kasturba Gandhi Marg (D-1)
- ii. Between Janpath and Kasturba Gandhi Marg (D-1)
- iii. Underground Parking near Kamla Market (D-2)
- iv. Underground Parking near Turkman Gate (D-2)
- v. Mandir Marg (D-5)

The following multi-level parking sites are proposed as per MPD-2021 and the list can be further extended.

NDMC Area

- (i) Baba Khadak Singh Marg (under construction).
- (ii) Behind Hindustan Times Building, Kasturba Gandhi Marg.
- (iii) Sarojini Nagar (constructed and operational)

MCD Area

- i) Lajpat Nagar.
- ii) Bahadur Shah Zafar Marg.
- iii) South Extension Part-I.
- iv) Ramlila Ground

It is proposed to municipalize major parking areas located in planned commercial centres, including the Central Business District (CBD). The parking areas in and around metro stations and other important transport nodes in the zone, are also to be municipalized.

In order to provide for parking, the MCC area (Connaught Place and extension), it has been stipulated that within the right of ways of Barakhamba Road (45m) and Kasturba Gandhi Marg (45 m), 15.6m on both sides be reserved for parking, which make available generate about 4000 car parking spaces.

10.9 FUEL STATIONS (PETROL/ CNG)

Fuel Stations shall be located on roads of minimum 30 m R/W. The development control norms of Fuel Stations shall be as per MPD-2021.

11.0 PROPOSED LANDUSE PLAN

Based on MPD -2021 framework, the Zonal Development Plan land use as per the following table:

PROPOSED LANDUSE ANALYSIS – ZONAL PLAN LEVEL

Land Use	Area	%age
Residential	2321.93	33.67
Commercial	208.54	3.06
Manufacturing	21.07	0.30
Recreational	2127.52	31.00
Transportation	883.03	12.88
Utility	225.35	3.28
Governmental	380.21	5.54
Public & Semi-Public Facilities	704.36	10.27
	6855	100.00

Note: All approved change of land uses which have been notified till December,2016 have been incorporated and included in tabular form as Annexure III and proposed land use plan as Annexure IV. In addition to the above, the change of land use of an area measuring 17.0 ha. from 'Agriculture / Green Belt & Water Body (Plant Nursery)' to 'Recreational (District Park)' in respect of Sunder Nursery near Humayun's Tomb, New Delhi have been notified as per S.O. 1900 (E) dated 26.05.2016.

12.0 ENVIRONMENT

Part of the ridge which is the rocky outcrop of Aravali Hills, falls in this zone and is to be maintained in its pristine glory and is to be preserved and developed as a forest.

The Zone is unique in terms of large parks and recreational facilities which include Lodhi Garden, Budha Jayanti Park, Nehru Park, Zoological Garden etc. A continuous strip of open space about 3 and half km. long In south- north of Rajpath is the central part of the zone, named as Central Vista. An area of about hundred hact. Is required in the non-bungalow zone for neighbourhood parks, whereas in the Zonal Plan about 81 Ha of land is proposed under the neighbourhood parks As this zone has very high percentage of its area as regional and district park, the requirements are met. Due to the presence of large open spaces and recreational areas, there is no pollution areas in the zone.

Barapulla Nallah, Kushak Nallah, Sen Nursing Home drain, Delhi Gate Drain, Maharani Bagh Drain etc. should be developed as Green Corridors and pollution should be minimized. Covering of drains may be explored, wherever feasible for use of parking, pedestrian linkages with proper landscaping and beautification schemes. The concerned agencies must ensure that people are discouraged from throwing garbage into the drains. Regular de-silting of the drains should also be undertaken so that the overflow of the drains can be checked.

The part of this zone faces the river Yamuna and therefore Recreational / Green development may be taken up by the concerned agencies.

In this zone, as per the estimates about 450 tons of garbage/ solid waste is generated per day. No new sanitary landfill site has been identified in this zone.

12.1 Noise:

There are number of Railway tracks passing through this zone and it is proposed to provide Green buffers shall be provided through thin leaved trees, land formations, mounts, embankments etc. to reduce the infiltration of noise to the nearby localities/ areas.

No Honking Zones:

“No Honking Zones” shall be created near VIP areas, Hospitals, Educational Institutes and Residential Areas reducing disturbance to the people at large. The design and surface material of roads and pavements should also ensure reduction of noise. The authorities concerned should prepare area-wise noise monitoring and control plans. (NMCP).

12.2 Water Bodies:

As per MPD-2021 “Water Bodies having a minimum surface area of 1 Ha. shall be preserved by the authorities concerned. Further efforts shall be made at the local level to maintain smaller water bodies”. As per the MCD’s list two ponds (a) Zoo Lake (about 5 hact.) (b) Pragati Maidan (about 0.63 hact.) fall in this zone.

13.0 PHYSICAL INFRASTRUCTURE

13.1 Water Supply

The NDMC area is supplied 115 MLD water by the Delhi Jal Board (DJB) through metered connections. In addition, ground water is abstracted through 90 operational tube wells, yielding a total of 10 MLD. This seems to indicate that the water supply is more than adequate for the current residential population. However these estimates do not account for the variable floating population traveling to and through NDMC area. Water demand estimations for the NDMC area, undertaken by three different agencies, reflect large variations in assessment, which can be attributed to the lack of accurate information regarding floating population in the area.

The total available underground storage in the area is 50.52 MLD as against 130 MLD of water supply, i.e. 9.327 hours of average supply.

13.2 Sewerage

For the available water supply from all sources (130 MLD), the sewage generation @ 80% of water supplied is 104 MLD. As mentioned above, this estimate does not account accurately for the impact of the floating population in the area. Further it does not take into account private ground water abstraction into account. It is thus likely that waste water generation exceeds this estimate.

To improve sewerage and sanitation, the surface drainage and sewerage systems shall be developed in an integrated manner. Possibility of generating energy/ gas as fuel from sewage shall be explored. Low cost sanitation system by individual families could be adopted as a short-term provision.

13.3 Drainage

This zone is almost fully served by underground sewerage. However, it is suggested to augment the sewerage network in the old areas proposed for urban renewal.

There are several main drains within the zone which are as follows :-

- (i) Barapullah Nallah.
- (ii) Kushak Nallah Drain beneath Delhi Haat.
- (iii) Sen Nursing Home.
- (iv) Delhi Gate Drain,
- (v) Maharani Bagh Drain

The schemes for cleaning of water by providing Green corridors along these drains should be prepared by the local bodies concerned. Other measures to be taken for proper drainage are the following:

- i. Drainage shall be integral part of Road Development Plans / flyover / Grade Separators.
- ii. A proper database shall be prepared and GIS based drainage mapping shall be restored to.
- iii. Sub-wells need to be developed under flyovers for trapping rainwater.
- iv. Pump houses in low-lying areas shall be provided with back-up power.
- v. Re-modeling of selected drains shall also be taken up considering the upstream flow.

13.5 Solid Waste

As per the NDMC, the area generates about 400 tonnes of municipal solid waste (MSW) per day, consisting of municipal garbage, horticulture waste and construction and demolition debris. As per MPD-2021, the total waste generation in 2001 was 245 tonnes per day, whereas the projected generation of municipal solid waste in 2021 is 550 tonnes per day.

Further, some more viable alternatives to landfills like vermiculture, fossilization, composting etc. shall be Waste Minimisation Circles (WMCs) should be constituted and made effective. Recycling shall be preferred than disposing off the waste in sanitary landfill sites' wherever possible.

13.5 Power / Electricity

As per the MPD-2021 norms, there is a need for 14 nos. 66 KV and one 220 KV ESS in the zone. Most of these are already existing. No overhead cables shall be permitted in the zone, keeping in view the

urban design character. Power Supply in NDMC Area is received from Delhi Transco Ltd (DTL) at following Points : IP Power Station; GT Station; 220 KV Park Street Sub-Station; 220 KV Lodhi Road Sub-Station; Ridge Valley Sub-Station; Kilokari Grid Sub-Station. The Electricity Department of NDMC look after the distribution of power within the area.

Following critical areas shall be attended for energy efficiency:

- (i) The concept of energy efficiency should begin with the idea of Zero-fossil Energy Development (ZED).
- (ii) Non-conventional energy sources like recovering energy from sewage, solar energy, etc. shall be used for street lighting, lighting at public spaces, open areas, traffic signals, hoardings, etc.
- (iii) Incandescent bulbs, neon tubes and fluorescent lamps have given way to light-emitting microchips that work longer and use less power.
- (iv) Replacement of low efficiency incandescent lamp with high efficiency fluorescent tubes (CFLs) without compromising with the lumens output.

14.0 MODIFICATIONS IN THE MASTER PLAN

The Zonal Plan is by and large MPD-2021 compliment. The change of land use modifications notified in MPD-2021 by Central Government has been incorporated upto December, 2016 at Annexure-III. The policy modifications notified by the Central Government in MPD-2021 have also been taken into consideration. The Zonal Development Plan will automatically stand updated based on notifications issued by the Central Government from time to time.

The notifications wherever public notice have been issued, approved by the Authority will be incorporated based on final notification by the Central Government while finalizing the Zonal Development Plan.

15.0 PLAN REVIEW AND MONITORING

Plan Review and Monitoring is essential to make course corrections. Properly phased development makes the Plan responsive to emerging new demands. Implementation of the Plan can be effective only when monitored and reviewed at appropriate intervals.

STATUS OF SUB ZONAL PLANS

SUB ZONE	STATUS	REMARKS
D-1 (Connaught Place & Extension)	Approved	Notified in April, 74
D-2 (Mata Sundari Area)	Approved	Notified in Nov., 66
D-3 (Kasturba Gandhi Marg)	Approved	Notified in Feb., 66 Further modifications approved by DDA on 2.6.84.
D-4 (Sansad Marg)	Approved	Notified in Sept.,67. Further modifications published in Oct. 80.
D-5(DIZ Area)	Approved	Notified in April, 67. Further modifications published in Oct. 80.
D-6 (Upper ridge Area)	Draft	Published on 7.11.80. Modified draft submitted to Govt. of India on 13.3.82.
D-7 (Purana Qila)	Approved	Notified in May, 81.
D-8,9 (India Gate & Central Sectt.)	Approved	Notified in Jan.,83.
D-10 (Budha jayanthi Park)	Approved	Notified in Jan.,83.
D-11, 12 (Khan Market & Akbar Road)	Draft	Published on 25.2.67 and submitted to Govt. of India on 13.3.82.
D-13,14,21 (Chanakyapuri, Safdarjung & Sarojini Nagar)	Draft	Published on 25.2.67 and submitted to Govt. of India on 13.3.82.
D-15,16 (Lodhi Colony)	Approved	Notified in Aug.,73.
D-17,18,19,20(Nizamuddin, Jangpura, Kilokri, Lajpat Nagar & Kotla Mubarakpur.)	Approved	Notified in Dec.,73

PROTECTED MONUMENTS IN ZONE 'D' LISTED BY THE ARCHAEOLOGICAL SURVEY OF INDIA

S.No.	Name of Protected Monuments
1.	Khan-I-Khan's Tomb
2.	Bara Pulla
3.	Najaf Khan's Tomb
4.	Tomb of Bara Khan
5.	Tomb of Chote Khan
6.	Tomb of Bhure Khan
7.	Tomb of Mubarik Shah
8.	Mosque at Kotla Mubarakpur
9.	Darya Khan's Tomb
10.	Tomb of Kale Khan
11.	Ajmeri Gate
12.	Delhi Gate
13.	Khooni Darwaza
14.	Kotla Ferozshah
15.	Jantar Mantar
16.	Uggar Sain-Ki-Baoli
17.	Purana Quila
18.	Sher Shah Gate and Adjoining
19.	Certain Walls
20.	Khaipul Manzil Mossque
21.	Kos Minar (In Zoological Park)
22.	Shikar Gah (Kaushak Mahal)
23.	Lal Bungalow
24.	Lakkar Wala Tomb
25.	Sunder Wala Burj
26.	Sunder Wala Mahal
27.	Baba Batasha Wala Tomb
28.	Chota Batasha Wala Tomb Unknown Tomb
29.	Tomb of Sikander Shah Lodhi
30.	Bridge aat Lodhi Garden (Athpula)
31.	Bara Gumbad
32.	Shish Mahal
33.	Mohammad Shah Tomb
34.	Safdarjung Tomb
35.	Baoli at Ghiaspur
36.	Atagh Khan's Tomb
37.	Bara Khamba
38.	Grave of Jahan Ara
39.	Grave of Mohammad Shah
40.	Grave of Mirza Jahangir
41.	Tomb of Amir Khusro
42.	Tomb of Nizamuddin Aulia
43.	Chaunsath Khambe
44.	Subz Burj
45.	Bu-Haalima Garden

46. Isa-Khan's Tomb
47. Isa-Khan's Mosque
48. Afsaarwale Tomb
49. Afsarwale Mosque
50. Humayun's Tomb
51. Nila Gumbad
52. Arab –Ki-Sarai

Source: ASI, Delhi Circle

Annexure-III

Modifications incorporated in Zonal Plan as per Notifications already issued

(From 07.02.2007 till December 2016)

S.No.	Location	Area	Land use (MPD-2021)	Land use changed to	Boundaries
1.	Area bounded by Railway Area in the North	19.53 ha	Government Office	Residential	---
	Netaji Nagar in the East, 2 4m R/W road and Part of a Ring Road in the South, Shanti Path (45.72m R/W) in the West (S.O.458(E) dated 28-03-2007)	1.62 ha	Government Office	Commercial	---
2.	Kasturba Gandhi Marg (Curzon Road) (S.O.1103(E) dated 05-07-2007)	2.328 ha. (5.75 acres)	Residential	Government Office	North- Government land. South- Jaswant Singh Marg (Canning Lane) East- Kasturba Gandhi Marg (45.72m R/W) West- Lady Irwin School
3.	Rouse Avenue, DDU Marg (S.O.1907(E) dated 12-11-2007)	0.8 ha. (2 acres)	Government Office	Public and Semi-Public Facilities	East : Road (20 m R/W) West : Pocket 9 (Govt. Use) North : Kotla Road (30.48m R/W) South : Deen Dayal Upadhaya Marg (36.58 m R/W)
4.	Race Course Road 45m R/W in Zone-D (S.O. 2187(E) dt.27-12-2007)	19668 sqm.	Circulation/Road	Residential (Official Residence of the Prime Minister)	East- Recreational (Gymkhana Club) West - Residential (7 Race Course Road Complex) North / West- Junction of Akbar Road and Teen Murti Marg South- Club Road 36.57m R/W
5.	ITPO, Pragati Maidan in Zone-D (S.O.272 (E) dated 7-02-2008)	12.19 acre	'Recreational'	Government office	North : Railway line/Metro station East and South : Pragati Maidan Complex West : Mathura Road
6.	Adjacent to Delhi High Court at Bapa Nagar in Zone-D	(i) 9648 sqm.	'Residential'	Government Office/ Courts	East : Delhi High Court West : Dr. Zakir Husain Marg (45 m R/W)

	(S.O.274 (E) dated 07-02-2008)				North : Wellesley Mess South : Residential Quarters (Bapa Nagar)
		(ii) 3334 sqm.	'Residential'	Government Office/ Courts	East : Neighbourhood Play Area/Green Spaces West : Delhi High Court North : Sher Shah Suri Marg (45.72 m R/W) South : Residential Quarters (Bapa Nagar)
7.	Adjacent to Raj Nagar and Sarojini Nagar in Zone-D (S.O.1134 (E) dated 14-05-2008)	1.70 ha	'Recreational (District Park)	"Residential" (Students Hostel/Staff Quarters)	East : 24m R/W Road West : Sarojini Nagar North : Nallah South : Safdarjung Hospital Staff Quarters
8.	24, Tilak Marg, New Delhi in Zone - D (S.O.2113 (E) dated 27-08-2008)	2.58 acre (1.04 ha)	'Public and Semi Public Facilities'	'Government Office'	East : Tilak Marg West : Plot No. 7 North : Sikandra Road South : College of Arts
9.	Chanakya Puri in Zone-D (S.O. 510(E) dated 19-02-2009)	0.9666 ha.	Residential (Foreign Mission)	Public and Semi-Public Facilities (Socio-Cultural)	East : Existing road and Embassy of UAE West : 24.38m wide existing road North : Embassy of Russia South : Embassy of Bulgaria
10.	Indraprastha Estate in Zone-D (S.O. 2471(E) dated 29-09-2009)	1832.75 sqm.	Public & Semi Public use	Government Office	East - 9m. wide road and existing building West - Existing Sales Tax Building premises North - 9m. Wide road South - 9m. Wide road and AGCR premises.
11.	Aliganj (Jorbagh) in Zone-D (S.O. 2632(E) dated 20-10-2009)	9000 sq.m.	Residential	Government Office	East - NDMC, Type-I Quarters and NDMC Community Hall and proposed road of 15 mtrs. ROW (Approach road to GPRA) West – DDA Flats, Jorbagh and B.K Dutt Colony and 12 mtrs. ROW approach road North - 24 mtrs. ROW and Lodhi Colony South -GPRA Colony of Aliganj (existing Type-I quarters scheduled for redevelopment as Type –IV Spl. and Type-V)
12.	Thayagraja Nagar in Planning Zone 'D'	(i) 780.03 sq.m.	Residential	Public and Semi-public facilities	North : Residential (Existing Park)

	(S.O.2261(E) dated 29-09-2011)			(Socio-Cultural activity)	South and East: Thayagraj Sports Complex West: Residential (Sr. Secondary School)
		(ii) 64686.20 sq.m.	Recreational (District Park)	Public and Semi - public facilities (Socio-Cultural activity)	North: Shri Ganganath Marg(24.38 m R/W) South: Chandu Lal Balmiki Marg and drain East: District Park West: Residential (Sr. Secondary School)
13.	Centre for Railway Information System(CRIS) office at Safdurjung, New Delhi in Planning Zone 'D' (S.O. 46(E) dated 09-01-2012)	18557.82 sq.m	'Recreational'	Government (Government Office) subject to the condition that development control as per MPD-2021 for foreign mission shall be applicable for this premises	North: Czech and Slovak Embassies. East: Road leading to the footover bridge of the Safdurjung Railway Station from Akbar Bhavan along the Czech Embassy. South: Railway Track. West: Shanti Path.
14.	Pocket-6A, DDU Marg, New Delhi in Planning Zone 'D' (S.O.732(E) dated 04-04-2012)	8095.80 sq.m.	Residential	Public and Semi-Public Facilities	North- DDU Marg (36.58m R/W) South- 10.0 m wide Road East- Pocket-6B West- Informal Bazar/ Rehri Bazar (1275 sq.m.)
15.	Pocket-4 at the junction of Minto Road and DDU Marg, New Delhi in Planning Zone-D (S.O. 1602(E) dated 17-07-2012)	8093.50 sqm. (2 acres)	"Residential"	"Public and Semi Public Facilities"	North: Deen Dayal Upadhaya Marg South: Old Buildings East: Pocket 4A West: Minto Road
16.	Pragati Maidan in planning Zone-'D' (S.O. 1857(E) dated 26-06-2013)	49.98Ha. (123.51 acres)	Recreational (District Park)	Public & Semi-Public facilities (International Convention Centre)	North : Supreme Court Land South : Bhairon Marg (60.96 m R/W) East : Railway Line West : Mathura Road (45.0 m R/W)
17.	Proposed office building of Registrar General & Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D (S.O. 2954 (E) dated 15.09.2016)	3019.5 sqm (0.3019 Ha.)	'Residential'	'Government (Government Office)'	North : Naval Officers Mess South : Existing Petrol Pump & Existing Road East : Office of the Ministry of Corporate Affairs & Shahjahan Road West : Mansingh Road
18.	Dedicated office building at Curzon Road,	1.40 ha. (3.462	'Residential'	'Government (Government	North : Pt. Ravi Shankar Shukla Marg

	Kasturba Gandhi Marg, New Delhi, falling in Planning Zone-D (S.O.2086 (E) dated 13.05.2016)	acres)		Office)'	South : Vacant land allotted to Deptt. Of Revenue & 24m wide R/W Canning Road East : Asia House West : Lady Irwin School
19.	Plot No. 10-B, I.P. Estate, New Delhi of Ministry of Human Resource Development, falling in Planning, Zone-D (S.O. 19 (E) dated 01.01.2015)	0.49 Ha. (1.20 acres)	'Public & Semi-Public Facilities (Socio-Cultural)'	'Government (Government Office)'	North : Indraprastha Bhawan South : NCAER, Parisila Bhawan East : Ring Road West : Azad Bhawan
20.	a) 2 nd Inter-State Bus Terminal (ISBT) at Sarai Kale Khan, Delhi, falling in Planning, Zone-D. (S.O. 501 (E) dated 12.02.2015)	11.71 Ha (i.e. 11,7091 sqm.)	'Recreational (District Park)'	'Transportation (2 nd ISBT)'	North : Nizamuddin Railway Station Road South : Barapulla Nallah East : Ring Road West : Village Sarai Kale khan
	b) Millenium Bus Depot, falling in Planning, Zone-D. (S.O. 501 (E) dated 12.02.2015)	3.1 Ha. (31,707 sq.m.)	'Public & semi-public facilities (Motor Driving Training Centre)'	'Transportation (Bus Depot)'	North : ISBT, Sarai Kale Khan South : Barapullah Nallah East : Ring Road West : ISBT, Sarai Kale Khan
21.	Super Speciality Hospital of Dr. R.M.L. Hospital at G-Point, Gole Market falling in Planning, Zone-D (S.O. 502 (E) dated 12.02.2015)	0.89 ha. (2.20 acres)	'Residential'	'Public & semi-public facilities (Tertiary Health Care Centre)'	North : Presidential Estate Quarters & proposed 9m wide Road South : Akshara Theatre & Baba Kharak Singh Marg East : Existing School West : Existing Dr. R.M.L. Hospital
22.	Unique Identification Authority of India (UIDAI) Headquarter building at Bangla Sahib Road, New Delhi in Planning Zone 'D' (S.O. 1370 (E) dated 21.05.2015)	4447.49 sqm. (1.099 Acres)	'Public & Semi-Public Facilities'	'Government (Government Office)'	North : Videsh Sanchar Bhawan building South : Road and Convent of Jesus and Mary School East : Baird Road & Bangla Sahib Road West : Service Road
23.	Proposed National Investigation Agency (NIA) Headquarter Building, opposite CGO Complex, opening on Road to JLN Stadium, New Delhi, falling in Planning, Zone-D (S.O. 1412 (E) dated 25.05.2015)	4191 sq.m. (1.0356 acres)	As per MPD-2021- 'Residential'	'Government (Govt. Office)'	North : DJB Pragati Vihar Pumping Station South : L&DO & 13.5m wide Road East : JLN Stadium Marg (45.0 wide m) West : Residential Staff Quarters & Existing Twin Barrels
			As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Transportation (Bus Terminal)'		

24.	Proposed 'Akshay Urja Bhawan' for the Ministry of New and Renewable Energy, opposite CGO Complex, opening on Road to JLN Stadium, New Delhi falling in Planning, Zone-D (S.O. 1492 (E) dated 25.04.2016)	1.12 ha. (2.76 acres)	As per MPD-2021- 'Residential'	Government (Govt. Office)'	North : Dayal Singh College South : 13.5 R/W Road and Pragati Vihar Hostel East : Land of National Investigating Agency West : Lodhi Road Complex and Park
			As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Transportation (Bus Terminal)'		
25.	Western Court Hostel at Janpath, New Delhi falling in Planning, Zone-D (S.O.1714 (E) dated 12.05.2016)	7.76 acres (3.14 ha.)	'Government Office'	'Residential (Guest House)'	North : Thapar House & Petrol Pump South : Hotel Janpath East : Janpath Road & Eastern Court West : Janpath Lane & Kerala House
26.	Area in respect of Sunder Nursery near Humayun's Tomb, New Delhi, falling in Planning, Zone-'D' (S.O. 1900 (E) dated 26.05.2016)	17.0 ha.	'Agriculture / Green Belt & Water Body (Plant Nursery)'	'Recreational (District Park)'	North : Zoological Park South : Monuments & Humayun's Tomb East : Bharat Scouts Guide Map Ground/ Ring Road West : Delhi Public School & Mathura Road
27.	Proposed building for the National Museum of Natural History (NMNH), behind Purana Quila at Bhairon Mandir Road, opposite Pragati Maidan, New Delhi, falling in Planning, Zone-D (S.O. 2085 (E) dated 13.06.2016)	6.5 acres (2.63 Ha.)	'Recreational (District Park)'	'Public & Semi-Public Facilities'	North : Pragati Maidan Bus Terminal South : Zoo area and Sheetal Chandi Kali Mandir East : Railway Line & green area West : Wall of Purana Quila Monument and Bhairon Mandir
28.	Plot adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning, Zone-D (S.O. 2048 (E) dated 27.07.2015)	7830 sq.m. (0.78 ha.)	'Transportation (Rail Circulation)'	'Residential'	North : Existing Railway Track South : Developed Landscaped Green Area by L&DO and Hotel Leela Palace East : Africa Avenue Road West : Existing approach road
29.	Proposed multi- specialty Charak Palika hospital at Shanti Path along Railway track near Moti Bagh Flyover, New Delhi (S.O. 3006 (E) dated 20.09.2016)	0.28 ha. (2800 sq.m.)	'Residential'	'Public & Semi-Public Facilities (PS-1: Hospital)'	North : Along Railway Track, Moti Bagh South : Veterinary Hospital, Moti Bagh East : NDMC Qtrs., East Moti Bagh West : Near flyover, Shanti

					Path, Moti Bagh
30.	Plot for Child Relief & You (CRY) in Pocket-III, Rouse Avenue, New Delhi, falling in Planning, Zone-D (S.O. 3493(E) dated 21.11.2016)	1015 sqm.	'Residential'	'Public & Semi-Public facilities'	North : Jahangir Road South : Plot allotted by L&DO to CPI (M) East : Road 20m wide (Proposed) West : Dispensary