

269

MINUTES OF THEETING

HELD ON 3. 10. 2007

ITM NO. 78 To 89

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held
on 3rd October 2007 at 10.30 AM at Raj Niwas.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Dinesh Rai

MEMBERS

3. Shri Nand Lal
Finance Member
4. Shri A.K. Sarin
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot
Councillor, MCD
9. Shri Sudesh Kumar Bhasin
Councillor, MCD
10. Shri P.D. Shudhakar
Member Secretary, (NCR)
11. Shri Ashok Kumar
Commissioner, MCD
12. Dr. M.M. Kuty
Joint Secretary, (D&L), MOUD
13. Shri J.B. Kshirsagar
Chief Planner, TCPO

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri R. Chandra Mohan
Pr. Secretary to LG
2. Shri V.K. Sadhu
Principal Commissioner, DDA
3. Shri U.N. Behera
Chief Vigilance Officer
4. Shri A.K. Jain
Commissioner (Planning), DDA
5. Shri V.D. Dewan
Chief Architect, DDA
6. Shri S.R. Solanki
Chief Engineer (Dwarka), DDA
7. Smt. Pramila H Bhargava
Commissioner (Personnel)
8. Shri C.K. Chaturvedi
Chief Legal Adviser, DDA
9. Shri Rajiv Pandey
Chief Accounts Officer, DDA
10. Shri Rajesh Prasad
Commissioner (LM), DDA
11. Shri Pawan Kumar
Financial Adviser (Housing), DDA
12. Shri A.K. Gupta
Addl. Commissioner (Planning)
13. Shri S.P. Bansal
Addl. Commissioner (Planning)
14. Shri Ashok Kumar
Addl. Commissioner (Planning)
15. Smt. Neemo Dhar
Director (PR), DDA
16. Smt. Savita Bhandari
Director (Landscape)
17. Shri B.K. Jain
OSD (Planning)
18. Shri D. Sarkar
Director (Sports), DDA

19. Shri Anil Barai
Director (Planning) Rohini
20. Shri S.P. Pathak
Director (Planning)
21. Shri R.K. Jain
Director (Planning) Dwarka
22. Shri N.K. Chakaraborty
Director (Planning)/NP DDA

ITEM NO.88/2007

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 6.9.2007.
F.2 (2) 2007/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 6.9.2007 were confirmed with the following amendments:

- (i) Minutes recorded at page 4(b) in para-2 of Agenda Item No. 69/2007 shall read as under:

"Building control norms of MPD 2021 shall be admissible in all cases. However, additional FAR as per MPD-2021 shall be available only upon payment of current market rates. Structural safety norms shall have to be strictly adhered to."

- (ii) Item No.79/2007

The waiver of composition fee shall be "40%" instead of 60% as earlier recorded.

- b) In addition, the Authority also decided that composition fee can be paid in instalments by the societies.

- (iii) Para 5 at page 12 of the minutes shall read as under:

"Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development stated that the recommendations made by the DUAC regarding the 'development control' norms and the delineation of the boundaries of the Lutyen's Bungalow Zone may also be taken into consideration while preparing the draft Zonal Plan. He advised that details with regard to the Plan for Zone-D are also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority.

Shri Kutty also suggested that all the Zonal Plans should clearly indicate the difference between the old Plans and the proposed new Plan.

2. The LG asked as to why there is no agenda item on the 'action taken reports'.

The Pr.Commr. cum Secretary informed that necessary information has not been received from the HOD's inspite of regular follow up. He sought more time for submitting these reports.

b) Shri Mahabal Mishra pointed out that 'action taken reports' do not convey the correct position and most of the issues remain unattended inspite of decisions taken by the LG and the Authority. Shri Mishra requested the LG to seek action taken report within 7 days on all the files where he has taken decisions during the last six months.

c) Shri Mishra reminded that action has not been initiated on the suggestions made by him in para-3 of the minutes of the last meeting at page-11.

3. Other Points raised by the Members:

I i) Shri Jile Singh Chauhan sought LG's intervention for early transfer of the 'land-fill' site on GT Karnal Road by the MCD to the DDA so that beautification and developmental activities could be carried out expeditiously.

The Commissioner (MCD) informed that joint inspection of the area has already been conducted and the identified land has been offered to the DDA after accommodating the requirements of the Delhi PWD.

Shri Jile Singh Chauhan pointed out that the offered land will not serve the desired purpose.

b) After detailed discussions, it was decided with the consent of the Commissioner MCD that 50 mtr. wide strip of green cover should

be provided all around and that land for this purpose shall be immediately handed over by the MCD to the DDA.

- ii] On a query by Shri Jile Singh Chauhan, the Joint Secretary (D&L), Ministry of Urban Development, Dr. M.M. Kutty informed that the land for the 'coronation park' shall be allotted soon after completing the required formalities.

The LG asked for an early decision in the matter.

- iii] Shri Chauhan pointed out that the issues raised by the non-official members should be attended to on priority.
- iv] He sought regularization of allotment of the DDA staff quarter at Safdarjung Enclave in the name of Shri A.S. Dagar, OSD to the Chief Secretary, Delhi.
- v] Shri Chauhan suggested that recreational areas should be planned near Jagatpur, Bhalswa in a more liberal manner.

II i) Shri Rajesh Gehlot pointed out that the issues raised by him regarding deficiencies in Dwarka have not been attended to and even the sewage water continues to flow in the JJ Colony in Sector-15 of Dwarka.

The Chief Engineer (Dwarka) Shri S.R. Solanki pointed out that the existing sewage system was planned to accommodate the requirements of the JJ colony. It is not equipped to attend to the flow of sewage water from the neighbouring unauthorized colonies. He informed that two more drains have been planned to drain off this excess sewage water and the work on the first drain shall start in the next 15 days and on the 2nd drain within 6 weeks, whereafter it will take about three months to complete the construction.

- b) The LG directed that accumulated sewage water should be immediately pumped out and the compliance report submitted by the evening of 5th October.

c) The Authority decided to issue a standing direction that no water should be allowed to accumulate in any of the DDA colonies and the same should always be pumped out within seven days.

The LG warned of strict action in the event of any delay.

ii] Shri Gehlot requested for early allotment to all the pending applicants of alternative residential plots before Diwali.

The LG reiterated that allotment of alternative plots is not a matter of discretion but it is the right of the person whose land has been acquired. He directed that all the pending requests should be cleared by Diwali and a report submitted in the next meeting of the Authority.

The LG advised the Planning department to formulate all its Plans keeping in view the Government policies and priorities.

III i) Shri Sudesh Bhasin sought expeditious allotment to the wait listed registrants of the 'Rohini Residential Scheme'.

The Vice-Chairman informed that different options had been worked out to accommodate all the waiting registrants and the matter is under consideration of the Ministry of Urban Development.

ii] Shri Bhasin sought LG's directions for taking over possession of the acquired lands in village Ali Gaon by the DDA where compensation of land has already been paid several years back.

The LG asked for a report in the matter.

iii] Shri Bhasin pointed out that allotments have not been made to the Delhi Grain Merchants Association from whom applications had been called about 6 years back.

The LG asked for a report in the matter in the next meeting of the Authority.

- iv) *Shri Bhasin suggested that statues of national heroes should be installed in all major commercial complexes which are named after them.*

The Engineer Member informed that the matter is under consideration and that the Chief Architect is examining various proposals in the matter.

IV *Shri Mahabal Mishra thanked the Lt. Governor for his positive response on all the issues raised by the non-official members.*

- i] *He requested that the issue raised by Shri Mange Ram Garg regarding removal of 261 jhuggies from Pragati Market should be expeditiously resolved.*

The Commissioner (LM) informed that clearance operation has been fixed for 8th October'07.

- ii) *The EM informed Shri Garg that estimates have already been prepared for construction of a boundary wall around the Jailer Wala Bagh land.*

The Vice Chairman informed that this land is with the Social Welfare Department.

Shri Mange Ram Garg insisted for early clearance of the entire site and construction of an 'old age home' on this land.

The LG advised withdrawal of allotment from the Social Welfare Department in view of the fact that the land has not been utilized for more than two decades.

- iii] *Shri Mahabal Mishra pointed out that it would be more useful if the officers from the Finance and Architecture departments are sent abroad for the study tour on low-cost housing so that they understand the costing details and the architectural designs. He pointed out that the engineer who is to head the low cost housing project in DDA would be the right person to go for the study tour. Shri Mishra opined that*

there is no utility in sending any officer who is nearing retirement or is about to complete his tenure in DDA.

The LG asked the Vice Chairman to consider the suggestions made by Shri Mishra.

iv] Shri Mahabal Mishra raised the following points also:

a) Gaon Sabha lands should be utilized only for providing public utilities. These should not be utilized for commercial purposes.

b) He desired to know the number of DDA staff flats which are lying vacant and the details of the officers who are staying in the houses belonging to other departments. Shri Mishra wanted to know the financial liability on DDA in retaining the houses of other departments.

c) He suggested that the left out lands of village Manglapuri should be distributed/utilized for the residents of the village.

d) On a query by Shri Mishra, the Engineer Member informed that the process of award of work for covering the Dabri-Delhi Cantonment drain is in process.

e) Shri Mishra thanked the LG for taking tough stand against rampant sealings/demolitions. He also thanked the Commissioner MCD and the Joint Secretary (D&L), MOUD for their help in the matter.

f) Shri Mishra was assured by the Engineer Member that appropriate sign board would be displayed at the Graveyard site in village Jasola.

v Shri Mange Ram Garg raised the following issues:

i] No action has been taken on the specific instances of encroachment pointed out by him during the last three years, nor any action has been taken against the defaulting officials.

All the non-official members joined him in alleging irregularities by a specific officer of the Lands Management department.

- ii] What is the number of jhuggies that have been re-settled during the last three years and what is the action plan to re-settle all the jhuggies by 2010.
- iii] Information given regarding the status of the library plot is not correct. He pointed out that the site has been shown to the Engineer Member and a specific proposal should now be brought before the Authority.
- iv] DDA land adjacent to the Sindhi Samaj is heavily encroached upon. No action has been taken to clear this prime land.
- v] Land around Dhyani Chand Khel Parisar is under unauthorized possession/jhuggies. The land should be cleared and beautified.

ITEM NOS. 78/2007, 80/2007, 81/2007, 82/2007, 83/2007, 84/2007, 85/2007, 86/2007 and 89/2007.

Sub: 78/2007: Proposed Zonal Development Plan of Zone-K-II (Dwarka) as per MPD-2021
F. 4(5) 98/MP/Pt.-I.

Sub: 80/2007: Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II.
F.PPR/2076/Pt./2007.

Sub: 81/2007: Draft Zonal Development Plan for River Yamuna/River front, Zone-'O'
F.4 (10) 2007/MP.

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision of MPD-2021.
F.4 (6) 98/MP/Pt.

Sub: 84/2007: Zonal Development Plan of Zone 'D' (New Delhi).
F.4(4)2007/MP

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.
F.4(3)98/MP

Sub: 86/2007: Zonal Development Plan of Zone 'F' (South Delhi-i).
F.3(44)05/MP

Sub: 89/2007: Zonal Development Plan of Zone 'E' (East Delhi)
F.3(29)2007/M.P.

1. Copies of the modifications suggested by the NCR Planning Board vide its letter received on 1st October, 2007 were laid on the table and circulated to all the members in the meeting.

2. *Members of the Authority made following recommendations for finalization of the Zonal Plans:*

- I *Shri Jile Singh Chauhan pointed out that the proposed Plans are similar to the old Zonal Plans and are not based on ground realities. He suggested that these should be presented to all the elected representatives before finalization.*
- II *Shri Mange Ram Garg pointed out that the Zonal Plans have not been prepared as per the ground realities. He suggested that these should be finalized in consultation with the elected representatives as was done at the time of finalizing the MPD-2021. He pointed out that old Zonal Plans remained unimplemented because they were not consistent with the ground realities.*
- III *Shri Rajesh Gehlot pointed out that sectors 15 and 16 in the Zonal Plan K-2 have been shown as 'residential' whereas unauthorized colonies are existing on these lands.*
 - ii) *He suggested that the lands allotted under the '20-point programme' should be shown as residential in the Zonal Plans.*
- IV *Shri Mahabal Mishra made the following suggestions:*
 - a] *Kalindi Colony has not been shown in the 'O' Zone Plan.*
 - b] *Authority should include a policy in the Zonal Plans that adequate compensation at market rates shall be paid to those whose lands fall under roads or compulsory infrastructure.*
 - c] *The Zonal Plans should be first finalized by the Authority and thereafter presented to the elected representatives.*
 - d] *All the Zonal Plans should be prepared strictly in accordance with the ground realities which can be downloaded from the Google's website or obtained from the ilaka Patwaries and SDMs.*

- e) *It should be clarified in the Zonal Plans that the land owners will themselves develop the wholesale markets proposed in the Plans as it will not be prudent for DDA to acquire lands for these purposes.*
- f) *All the amendments proposed by the NCR Planning Board favour the interests of Haryana and are against the interests of Delhi, specially the concepts of 'green belt' and 20% greens are detrimental to the interests of the land owners of the border villages. Haryana builders are carrying out massive urbanization across the border at the cost of Delhi whereas the lands in the border villages of Delhi have been rendered useless by the 'green belt' concept forced by the NCR Board. He sought reversal of this concept by adding necessary safeguards while finalizing the land uses in the Zonal Plans.*
- g) *Green Park market is existing as an approved market in the records of the MCD since 1961. It should be shown in the Zonal Plan in the same manner as the Hauz Khas market.*
- h) *The land given by the Delhi Government in Roshanpura Village in Najafgarh for setting up College/University has been wrongly shown as residential in the Zonal Plan.*
- i) *Both sides of Rohtak Road have wholesale markets/godowns and commercial structures. The land-use of this area should be marked accordingly.*
- j) *Lands of those unauthorized colonies where compensation has not been accepted by the land owners should not be shown as 'green' in the Zonal Plans.*

The Jt. Secretary, MOUD, Dr. M.M. Kutty informed that guidelines for regularization of unauthorized colonies are at advanced stage of finalization.

3. a) All the non-official members advised that the Zonal Plans should be finalized in accordance with the decision recorded in paras 4 and 5 at page 11 of the minutes of the last meeting and that the 'Green Belt' should at best be restricted to half a kilometer of the border villages, wherever possible.

b) The members also suggested that the list of permissible activities in the 'green belt' should be expanded so that the interests of the owners of these lands are not sacrificed for the sake of urbanization in the adjoining villages.

c) All the non-official members unanimously advised that the concept of 'spot zoning' should be notified as a part of every Zonal Plan as already decided under para-2 at page 13 of the minutes of the last meeting.

4. After detailed discussions, the LG agreed with the members and directed that:

i) Every Zonal Plan must indicate the difference between the old and the new Plan;

ii) Every Plan should be based on ground realities;

iii) We must adopt a realistic approach regarding compensation for the owners whose lands fall in the roads or other essential infrastructure and it would be desirable to lay down necessary policy on this subject in the Zonal Plans so that construction of roads/major infrastructure/whole sale markets does not suffer on this account;

iv) Existing wholesale markets would require to be protected and accordingly the location of new wholesale markets may would require a review.

v) The concept of 'green belt' should be adopted only wherever possible. The interests of the land owners of the border villages need to be honoured and protected.

- vi) *Conscious view should be taken whether we have to dislocate the existing structures for the sake of future development.*
- vii) *Built-up-areas, where people have been living for long periods, should be considered for denotification.*
- viii) *The LG agreed with the non-official members that the land- uses shown in the earlier Master Plan/Zonal Plans should not form the basis of finalization of land-uses in the 2021 Zonal Plans. He directed that land uses should now be fixed keeping in view the present ground realities and future requirements.*

5. *After detailed discussions, the Authority decided that the following paragraph should be added as 'preamble' to all the Zonal Plans:*

"In accordance with Authority's Resolution in its meeting held on 6.9.2007, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious (including spiritual), health care and educational services to the people, but which do not form part of the ridge or Gram Sabha or public land, shall be incorporated vis-à-vis their current land uses in the respective Zonal Plans keeping in view Clauses 3 & 4 of the Master Plan-2021. Such institutions will, however, be subject to reasonable policy and procedural stipulations regarding factual verification, FAR, Development Charges, Land-use, etc."

6. *The LG thanked all the Government agencies appreciated the work done by the DDA officers for preparation of the Master Plan 2021 and the Zonal Plans. He emphasized that elected representatives need to be consulted before finalization of the Zonal Plans inspite of constraints on time.*

7. *After detailed discussions, the Authority decided to approve the Zonal Plan 'F' (South Delhi I) and Zonal Plan 'M' (Rohini sub-City, North West Delhi II) as proposed in the relevant agenda items subject to incorporating all the points raised by the members in the meetings.*

8. The Authority decided that remaining Zonal Plans will be taken up for discussion at the next meeting of the Authority to be held on 26th October, 2007.

9. The LG thanked all the Members for making useful contributions. He informed that for the first time in the history of Delhi the process of preparing development plans for all the 427 villages of Delhi has been initiated. He advised that the village development plans should be prepared in consultation with the residents, the elected representatives and the members of the Authority and this work should be completed in a time bound manner.

10. The Lt. Governor asked the Engineer Member to take a meeting with all the Executive Engineers and seek new proposals from them for beautification/improvement in their areas in consultation with the public and the elected representatives within three months.

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

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List of the agenda to be discussed in the meeting of the Delhi Development Authority fixed for Wednesday, the 3<sup>rd</sup> October, 2007 at Raj Niwas, Delhi.

Index

| Sl.No. | Item No. | Subject                                                                                                              | Page No          |
|--------|----------|----------------------------------------------------------------------------------------------------------------------|------------------|
| 1      | 78/2007  | Proposal Zonal Development Plan of Zone - K - II (Dwarka) as per MPD - 2021<br>F.4(5)98/MP/Pt.I                      | 48-52            |
| 2      | 80/2007  | Draft Zonal Plan for Zone 'M', Rohini Sub-city, North West Delhi-II<br>F.PPR/2076/Pt./2007                           | 59-61            |
| 3      | 81/2007  | Draft Zonal Development Plan for River Yamuna / River front, Zone 'O'<br>F.4(10)2007/MP                              | 62-65            |
| 4      | 82/2007  | Zonal Development Plan of Zone 'C' (Civil Lines )<br>F.4(5)2006/MP                                                   | 66-67            |
| 5      | 83/2007  | Zonal Development Plan of Zone 'L' as per provision of MPD-2021<br>F.4(6)98/MP/Pt.                                   | 68-74            |
| 6      | 84/2007  | Zonal Development Plan of Zone 'D'(New Delhi)<br>F4(4)2007/MP                                                        | 75-77            |
| 7      | 85/2007  | Zonal Development Plan of Zone (P-1), Narela<br>F.4(3)98/MP                                                          | 78-82            |
| 8.     | 86/2007  | Zonal Development Plan of Zone 'F' (South Delhi-i)<br>F.3(44)05/MP                                                   | 83-87            |
| 9      | 88/2007  | Confirmation of the minutes of the 3 meeting of the Delhi Development Authority held on 6.9.2007<br>F2(2)2007/MC/DDA | 1-14<br>Folder-I |
| 10     | 89/2007  | Zonal Development Plan of Zone "E" (East Delhi)<br>F.3(29)2007/M.P.                                                  | 1-6<br>Folder-II |

Item No. 78/2007  
06.9.2007

Sub: Draft Zonal Development Plan of Zone 'K-II' (Dwarka) as per MPD -2021.

Ref: File No.F. 4(5)98/MP/Pt. I

1.0 Background :

Master Plan of Delhi was prepared and notified in September, 1962 and subsequently, modifications carried out and notified from time to time. The plan perspective was extended from 1981-2001 through notification on 1<sup>st</sup> August, 1990 and thereafter Master Plan has been modified and prepared with time perspective of 2021. As per Delhi Development Act, 1957, the development in Delhi is guided and governed by Master Plan, Zonal Development Plan and the Lay out Plan. Zonal Development Plan provides a link between the Master Plan and Layout Plan.

The Zonal development Plan of Zone-K-II was notified by Govt. of India on 7.8.06. This zonal plan was prepared based on the provisions of MPD 2001.

( Booklet ) Zonal Plan of Zone K-II (Dwarka) covers an area 5924 ha, is the South West Zone of Delhi touching National capital Territory border at Bijwasan. Zonal Development Plan of this zone has been prepared to accommodate about 13 lakh population as per MPD - 2021.

2.0 Location and boundary description:

The planning zone K-II with an area of 5924 Ha. includes the existing Dwarka Sub city and the area in between Bijwasan road and the National Capital Territory of Delhi boundary; and is bounded in East by Delhi Rewari Railway Line, on the South by National Capital Territory of Delhi boundary, in the West by Najafgarh Drain, and in the North by Najafgarh road and Pankha road.

### 3.0 Objectives of the Zonal Plan :

Zonal Plan has been prepared keeping in view the following objectives :

- i) To provide adequate shelter along with physical & social infrastructure for the assigned population.
- ii) To provide work centers
- iii) Conservation of environment.
- iv) Redevelopment of existing built up area, regularization of existing unauthorized colonies as per the policy of the Government with the objectives to provide basic infrastructure and to improve the environment by development of proper road width, parking facilities, community facilities with provision of notified Mixed Landuse streets.
- v) Integration of transport network with the other parts of the city.

### 4.0 Characteristics of the Zone :

The Planning zone K-II (Dwarka) predominantly comprises of the Dwarka Sub-city (Sector 1 to 29) and built-up area. There are about 11 villages falling within this zone. Out of which abadi of 7 Villages fall within the planned sectors and balance 4 village abadi fall within the Built-up area. There are about 245 Unauthorized colonies (derived from the list provided by Unauthorized Colonies Cell, DDA vide letter no. Dir/ UC / DDA /2005 / 1018 /1011 /I-D-97 dated 2-6-2005) located mainly in built up area of Dwarka falls within this zone. The existing population of the zone is about 5 Lakh. In the planned area of Dwarka Sub-city almost all the residential land is used except in Sector 23, Ph.II, 24, 26, 27, 28 & 29.

### 5.0 Proposal:

The proposed Zonal Development Plan K-II (Dwarka) have been prepared as per the MPD-2021, keeping in view of existing ground realities and the planned development in this zone.

The proposed land use distribution of this zone is as follows:

| Sl.No.    | LANDUSE                       | AREA (in Ha.)      | PERCENTAGE |
|-----------|-------------------------------|--------------------|------------|
| 1.        | Residential                   | 2895.00            |            |
|           | a) Built-up (Redevelopment)   | 1688.00 (28.50%) # | 48.86      |
|           | b) Planned areas              | 1207.00 (20.36%)   |            |
| 2.        | Commercial                    | 351.32             | 5.93       |
|           | a) Commercial (including IFC) | 302.32             |            |
|           | b) Service Center             | 49.00              |            |
| 3.        | Govt. Use                     | 100.00             | 1.68       |
| 4.        | Public & Semi Public Use      | 370.20             | 6.25       |
| 5.        | Utilities                     | 158.76             | 2.68       |
| 6.        | Recreational                  | 1003.39            | 16.95      |
| 7.        | Transportation                | 769.33             | 12.99      |
| 8.        | Green Belt                    | 276.00             | 4.66       |
| Zone K-II | Total                         | 5924.00            | 100.00     |

#### 5.1 Residential:

The built up area of 1688 ha. has been designated as redevelopment area. This redevelopment area basically has been designated in view of the existing unauthorized colonies, about 245 in numbers, for which development control norms and the regularization criteria shall be taken as per the decision of the Government and the redevelopment plan for this area shall be prepared in due course by the local body, based on the provision of the Master Plan. The additional 2 lakh population shall be accommodated in the process of redevelopment by assembly of the land by the private developers/owners. In the planned sectors of Dwarka from Sector 1 to 23 most of the development have already taken place. In rest of sectors from sector 23 to 26 the land development and construction activities are under progress, and land of Sector 27, 28 & 29 is under acquisition proceedings.

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## 5.2 Commercial :

In the Sub-city commercial development has been proposed in the form of Distt. Center in liner form in the major sectors. Besides this Community Center, Convenience Shopping Centers and Local Shopping Centers are proposed in different sectors. In the built up area comprising 1688 ha., the existing commercial activities are along the roads/streets. The notified streets under commercial activities/mixed use shall be suitably incorporated while preparing the details of redevelopment schemes for the built up area. In the absence of detailed location plan of these notified streets with the MCD their identification could not be incorporated in the zonal plan. Permissibility of the activities along the mixed use streets and the development control norms shall be as per the policy in practice or modified at any stage by the competent authority.

In Dwarka sub-city the approximately an area of 69 ha. is proposed for the service centers in Sector 25 which is being integrated with the Integrated Freight Complex. This area will accommodate service activities/automobile repairs, etc. compatible to the Integrated Freight Complex. The other service centers/markets are proposed in Sector 9 & 20. As some of the local shopping center plots have not yet been take up, these are under consideration for its change of use to service markets, as per the provision of MPD -2021.

## 5.3 Social infrastructure :

Education, health, sports, security and other social infrastructural facilities have already been provided for the planned population of Dwarka sub-city. The deficiencies of the social infrastructural facilities required for the built up area shall be provided while preparing the development plan of the built up area.

Additional location for cremation ground, burial ground, cemetery and CNG crematorium have been provided in Sector 24.

**5.4 Utility:**

Utility such as electric sub-station, power plant, grid sub-stations, sewage treatment plant have already been provided in various sectors. The water treatment plant across Najafgarh drain is being developed by the Delhi Jal Board. Location of Command Tanks for supply of the water from the water treatment plant to various sectors have already been identified.

Five Trunk drains have been proposed in this zone which connects to Palam drain and Najafgarh Drain.

**5.4 Recreational/green area:**

In this zone there is adequate provision for the recreational area at the city level which is about 17% of the planned area of Dwarka Sub-city. The area meant for the sports center / complex within the recreational / green area have been redefined and indicated as sports complex (PS-3) within the green area as provided in MPD 2021 (without processing change of land use from recreational to public and semi-public use).

**5.6 Transportation:**

The K-II Zone (Dwarka) is well connected with the other parts of the city, through roads, railway and the Metro corridor. The road right of way of Dwarka sub-city is sufficient to accommodate the future traffic for the 13 lakh population proposed in the zone. The major transport hub is around the Sector -21 which will include integrated Metropolitan Passenger Terminal, ISBT, Metro Station inter-change point connecting major corridors with the Airport and its further extension to International Convention Center and at a later stage to Gurgaon as per the DMRC Master Plan for 2021.

**6.0 Recommendation:**

The proposal at para 5.0 is recommended for the consideration.

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

SEE AT PAGE No. 88 to 93.

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06.9.2007

## AGENDA

Sub: Draft Zonal plan for Zone-M, Rohini Sub-city, North West Delhi-II.

FileNo.: PPR/2076/Pt/2007

#### 1.0 Introduction

As per the Master Plan-2021, the National Capital Territory of Delhi is divided into 15 zones. Out of these, A to H and P1, M & K1 are in the urban Delhi and zones, J, K2, L, N and P2 fall in the urban extension area. Zone-O covers the area of river Yamuna.

According to MPD-2021, zonal plans detail out the policy of the master plan and act as link between layout plan and Master Plan.

Zone-M forms part of urban area under the Master Plan for Delhi - 2021. The zone is situated on the North Western part of Delhi. The Zonal Development Plan of Zone-M is already approved by Govt. under MPD-2001 dt. 26.5.06 having an area of M zone to be taken as 5543 hact.

As the zonal plan of Zone-M stands already approved under MPD-2001, therefore, the said zonal plan under 2021 is to be processed for approval under section 11(A) of Delhi Development Act, 1957.

2.0 A detailed report in this regard has been prepared and salient features of the proposal are as under:

2.1 Area and Location: The total area of Zone-M is 5543 hact and is bounded by Western Yamuna canal on the North East, Rohtak Railway line on the South, boundary of Zone-H on the East and existing H.T. line on the West.

2.2 The Zonal plan has been prepared considering over all gross density of 250-300 persons per hact. The projected population of the zone by 2021 is about 9,80,000. The anticipated work participation rate is about 39% by 2021 and thereby the work force in the zone would be about 3,82,000.



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FileNo.: PPR/2076/Pt/2007

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- 2.1 Area and Location: The total area of Zone-M is 5543 hact and is bounded by Western Yamuna canal on the North East, Rohtak Railway line on the South, boundary of Zone-H on the East and existing H.T. line on the West.
- 2.2 The Zonal plan has been prepared considering over all gross density of 250-300 persons per hact. The projected population of the zone by 2021 is about 9,80,000. The anticipated work participation rate is about 39% by 2021 and thereby the work force in the zone would be about 3,82,000.

- 2.3 The proposal is based within framework of MPD-2021 approved by the Govt. on 7<sup>th</sup> Feb.2007.
- 2.4 Facilities:  
The public and semi-public facilities have been provided in 14 designated centres. The break up of the facilities are given at Annexure-II in the Zonal Plan text report.
- 2.5 Commercial  
2 sites of District Centre and 10 sites of Community Centres proposed as per the requirement of the population. The requirement of the petrol pumps and gas godowns have already been considered as per the needs of the population based on the MPD-2021 standards.
- 2.6 Utility/Physical Infrastructure:  
The provision of the sites required for physical infrastructure i.e. water supply, sewerage system, drainage and electricity have been duly considered as per the requirement of the population.
- 2.7 Circulation:  
The circulation system of the zone is based on mainly surface transport, however, it will be strengthened by MRTS as a major public transport.
- 3.0 Keeping in view the above, the following is land use break-up:-

| LANDUSE                         | AREA(hact) | %      |
|---------------------------------|------------|--------|
| Residential                     | 3049.00    | 55.00  |
| Commercial                      | 166.00     | 3.00   |
| Public & Semi Public facilities | 444.00     | 8.00   |
| Industry                        | 332.00     | 6.00   |
| (Light & Service Industry)      |            |        |
| Utilities                       | 87.00      | 1.57   |
| Government Use                  | 13.00      | 0.23   |
| Recreational                    | 787.00     | 14.20  |
| Transportation                  | 665.00     | 12.00  |
| Total                           | 5543.00    | 100.00 |

The Zonal Development plan so prepared differs from approved zonal plan of zone-M, i.e. road network upto 30mt roads have been indicated based on approved sector plan, MRTS route and Mono Rail routes have been incorporated. Zonal plan is based on latest Survey of India sheets. Community Centre at Sultanpuri Resettlement colony have been incorporated. Mixed landuse streets and commercial streets have been incorporated. MRTS influence zone policy has also been incorporated. The details of changes in already approved Zonal Plan given at Annexure-I.

The detailed report of zonal plan for Zone-M alongwith the land use plan are placed for kind consideration and approval.

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

**SEE AT PAGE No. 88 to 93.**

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Item No. 81/2007  
06.9.2007

Sub: - Draft Zonal Development Plan for River Yamuna /River front, Zone 'O'

File No: F. 4 (10)2007/MP

1.0 Introduction: -

1.1 As per MPD - 2021 notified on 7.2.2007, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions) designated 'A' to 'P' (except zone 'I'), eight in urban Delhi (A to H), six in Urban Extension (J to N & P) and one for River Yamuna/ River front which has been designated as Zone 'O'.

1.2 The River Yamuna/ River front, Zone 'O' has special characteristics and ecological significance for which various studies have been conducted from time to time. As such, the Zonal Development Plan of Zone 'O' is conceived to set the strategies for rejuvenation of river Yamuna and eco-friendly development.

2.0 Background:

In compliance with the order of Hon'ble Supreme Court, IA No-22N CWP 4677 of 1985 dated 11.5.2006, the draft Zonal development Plan of Zone 'O' and part 'P' based on MPD-2001 was approved by the Authority vide resolution no 66/2006 dated 28<sup>th</sup> July, 2006. The draft Zonal Plan was published for inviting objections/ suggestions vide Public Notice dated 21.8.2006. About 112 objections/ suggestions were received in response to the Public Notice which were considered by the Board of Enquiry and Hearing in its meeting held on 11.5.2007. The Board of Enquiry and Hearing recommended that since MPD-2021 has already been notified on February 2007, the Zonal Plan may be based on the provisions of MPD-2021, thus it may be reviewed and revised as per provisions of MPD-2021 and the objections/ suggestions received in response to the Public Notice may be considered along with the earlier objections/ suggestions to be received in response to the Public Notice on the draft Zonal Plan to be published based on the provisions of MPD-2021.

3.0 Proposals:

3.1 Keeping in view the provisions of MPD-2021 and various studies done for the river zone, the Zonal Plan of River Yamuna/ River front, Zone 'O' has been prepared. Draft Zonal Development Plan and report is placed as Annexure.

3.2 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 have been 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 plans, based on the flood plain zoning and identification of safe zones based on actual flood propensity.

### 3.3. Proposed Land Use

| S.No | LANDUSE                             | EXISTING       |               | Proposed       |               |
|------|-------------------------------------|----------------|---------------|----------------|---------------|
|      |                                     | Area (Ha)      | %             | Area (Ha)      | %             |
| 1    | RESIDENTIAL                         | 62.21          | 0.64          | 62.21          | 0.64          |
| 2    | COMMERCIAL*                         | 39.50          | 0.41          | 39.50          | 0.41          |
| 3    | INDUSTRIAL<br>(Fly ash brick plant) | 34.04          | 0.35          | 34.04          | 0.35          |
| 4    | RECREATIONAL                        | 380.90         | 3.93          | 786.10         | 8.10          |
| 5    | TRANSPORTATION                      | 226.93         | 2.34          | 414.56         | 4.27          |
| 6    | UTILITIES                           | 166.00         | 1.71          | 172.66         | 1.78          |
| 7    | GOVERNMENT                          | 1.80           | 0.02          | 1.80           | 0.02          |
| 8    | PUBLIC &<br>SEMIPUBLIC              | 134.19         | 1.38          | 469.74         | 4.84          |
| 9    | RIVER & WATER<br>BODY               | 8654.43        | 89.22         | 7719.39        | 79.58         |
|      | <b>TOTAL</b>                        | <b>9700.00</b> | <b>100.00</b> | <b>9700.00</b> | <b>100.00</b> |

\* Commercial includes existing IT Park (6.0 Ha), Bottling Plant (28.0 Ha), at Madanpur Khadar, Commercial/Hotel(5.5 Ha) site at CWG Village.

3.3.1 The area known as Yamuna Bazaar located south of Nigambodh Ghat for which a layout plan was prepared by DIT and allotment of land was made by DIT for Hospital and later on by DDA for Gas godowns may be considered for redevelopment / urban renewal within the framework of Govt. policies. The area has been shown as District Park in MPD-2021

3.3.2 The continuance of unauthorized colonies in River Yamuna / River front, Zone 'O' is required to be examined in view of the eco-sensitive nature of the Zone. Where ever required, the change of land use will be processed separately as per the approved layout/ Regularisation plan.

3.3.3 All Thermal Power plants located in Zone 'O' either should be shifted or gradually be converted to gas based power plants. Thus the existing fly ash brick plants located in this zone will not be required and thus to be closed. The area under the plants/ fly ash ponds will be developed for green/recreational areas as a part of comprehensive scheme.

3.3.4 The River zone has three distinct morphologies:

- River bed ie, The area under River water
- River flood plain ie, the area between River water course and embankments
- River front ie, the area outside the embankments

The area under water course is part of the river hydrology. The area between water course and embankment is to be conserved as flood plain. Any development in this areas should be taken up only after the detailed

hydrological studies and with approval of Yamuna Standing Committee/ Central Water Commission. The area out side the flood plain ie, out side embankments (River front) should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.

3.3.5 The existing bottling plant near Madanpur Khadar may be shifted to an alternative site.

3.3.6 As per MPD-2001, the area of Zone 'O' and part 'P' is 9700 Ha. As per MPD-2021, the area of Zone 'O' is 8070 Ha., however the boundary of the river zone shown in both the Plans is same. Modification in MPD-2021 in this regard needs to be carried out.

3.3.7 The zonal boundary of Zone 'O' as shown in the plan of National Capital Territory of Delhi Zones (Divisions) in MPD-2021 document be modified as per the Plan 'Sub-division for Zones (divisions) A to H. Modification in MPD-2021 in this regard needs to be carried out.

#### 4.0 Change of land uses incorporated in the draft Zonal Plan to be processed under section 11A of DD Act 1957

| S.No | Location/Boundary                                                                                                                                                            | Area in ha | Change of land use |                                               |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-----------------------------------------------|
|      |                                                                                                                                                                              |            | From               | To                                            |
| 1.   | Area south of Vikas Marg<br>East-Marginal bund road<br>West-River Yamuna<br>North-Vikas Marg<br>South-DMRC Depot                                                             | 30         | River & Water body | Public & Semi-public (Socio-cultural complex) |
| 2.   | Area south of Proposed Socio-Cultural Complex<br>East- Marginal bund road<br>West-River Yamuna<br>North- Proposed Socio-cultural complex<br>South-Proposed sports facilities | 39         | River & Water body | Transportation                                |
| 3.   | Area-North of Railway line<br>East-Marginal bund road<br>West-Forest/River<br>North-Proposed DMRC depot<br>South-Railway line                                                | 59         | River & Water body | Public & Semi-public (Sports facilities)      |

|    |                                                                                                                                             |     |                        |                                                 |
|----|---------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------|-------------------------------------------------|
| 4. | South of NH24 bypass<br>East-Marginal bund road<br>West- Proposed 45m R/W<br>RoadRiver beds<br>North-NH24 bypass<br>South-proposed 45m road | 175 | River & Water<br>body  | Public & Semi-<br>public (Sports<br>faillities) |
| 5. | North of road no.13-A<br>East-Embankment<br>West- unauthorised colony<br>North- unauthorised colony<br>South - road No13-A                  | 5   | River & Water<br>body  | Public & Semi-<br>public                        |
| 6. | South of road no.13-A<br>East- Embankment<br>West- Agra Canal<br>North- Road No.13 A<br>South- Canal                                        | 23  | River & V/ater<br>body | Public & Semi-<br>public                        |

5.0 . Recommendation:

The Zonal Development Plan of River Yamuna/ River front, Zone 'O' is placed for consideration and approval.

R E S O L U T I O N

SEE AT PAGE No. 88 to 93.

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Item No. 82/2007

06.9.2007 DELHI DEVELOPMENT AUTHORITY

Sub: ZONAL DEVELOPMENT PLAN OF ZONE 'C' ( CIVIL LINES )  
(File No. F. 4 (5) 2006 / MP)

1.0 BACKGROUND

Zone 'C', (Civil Lines) is located towards North, covering an area of 3959 hac. The Zonal Development Plan based on MPD-2001 has been approved by Govt. of India, Ministry of Urban Affairs & Employment, Vide No. K-13011/22/93-DDIB Dated 24<sup>th</sup> Sept. 1998.

The Master Plan for Delhi 2021 has been promulgated on 7.2.07 by MOUD, Govt. of India, which stipulates that the Zonal Development Plan shall be prepared within a year.

2.0 THE NEED

The Zonal Development Plan (ZDP) though stands approved as given in above para has been further reviewed / modified keeping in view the various developments and changes taken place since the approval and in line with the MPD-2021.

The Zonal Development Plan has been modified based on change of land use notified/ approved by Authority, including the inputs given by the Task Force constituted for Zone-C.

3.0 CHANGE OF LAND USE

The details of the land use modifications in the Zonal Development Plan are given in Annexure-A. Page No. 67.

3.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone-C (Civil Lines) and its text report are submitted for the consideration and approval for processing under Section 11A of the D.D. Act, 1957.

R E S O L U T I O N

SEE AT PAGE No. 88 to 93.

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A. The following CLU cases have been incorporated in the Zonal Plan and have already been notified.

| S.NO | LOCATION                      | AREA<br>(Hac.) | CLU            |                 | STATUS                                                       |
|------|-------------------------------|----------------|----------------|-----------------|--------------------------------------------------------------|
|      |                               |                | FROM           | TO              |                                                              |
| 1.   | Tis Hazari                    | 1.46           | Residential    | Commercial      | Notified as per GOI notification no.1273(E) dated 5.11.2003. |
| 2.   | Khyber Pass Depot (a)         | 2.80           | Distt. Park    | Commercial      | Notified as per GOI notification no.1273(E) dated 5.11.2003. |
| 3.   | Khyber Pass Depot (b)         | 10.0           | Distt. Park    | Residential     | Notified as per GOI notification no.1273(E) dated 5.11.2003. |
| 4.   | Khyber Pass Depot (c)         | 4.0            | Recreational   | (Metro) Parking | Notified as per GOI notification no.1273(E) dated 5.11.2003. |
| 5    | Vishwavidyalaya               | 3.05           | PSP Facilities | Residential     | Notified as per GOI notification no.1017 dated 23.09.05      |
| 6    | 5, Rajpur road (Police lines) | 7.99           | Residential    | PSP Facilities  | Notified as per GOI notification no.281 dated 10.1.2007      |

B. The following CLU cases have been incorporated in the Zonal Plan and have been approved by the Authority for final notification:  
*and sent to G.O.I. for final*

|    |                 |      |             |                |                                                              |
|----|-----------------|------|-------------|----------------|--------------------------------------------------------------|
| 1. | 12, Rajpur Road | 1.78 | Residential | PSP Facilities | App. By Authority on 15.6.2007 for final notification by GOI |
|----|-----------------|------|-------------|----------------|--------------------------------------------------------------|

Item No. 83/2007  
06.9.2007

**Subject :** Zonal Development Plan of Zone 'L' as per provision of MPD-2021.

**F.No.** F4(6)98/MP

**1.0 Background :**

The Zonal Plan of Zone 'L' is being considered by the Technical Committee as this zonal plan is to be processed further as per provision of Delhi Development Act, 1957. Brief of proposed Zonal Plan is given in the following paras :

- (i) Master Plan of Delhi was prepared and notified in September, 1962 and subsequently, modifications were carried out and notified from time to time. The plan perspective was extended from 1981 to 2001 through notification on 1<sup>st</sup> August, 1990 and thereafter Master Plan has been modified and prepared with time perspective of 2021. As per Delhi Development Act, 1957, the development in Delhi is guided and governed by Master Plan, Zonal Development Plan and the Lay out Plan. Zonal Development Plan provide a link between the Master Plan and Layout Plan.
- (ii) Zonal Plan of Zone 'L' was prepared under provision of MPD-2001 and notified for inviting objections and suggestions on 21.8.06. Board of Hearing & Enquiry constituted for such objections/suggestions had suggested to prepare fresh Zonal Plan as per provision of MPD-2021 which was notified on 7.2.07 as in this Master Plan for Delhi, area of Zone 'L' has been identified as Urbanisable area.

Zonal Plan of Zone 'L' covered an area 21932 ha, is the South West Zone of Delhi touching the border of Haryana State. Zonal Development Plan of this zone has been prepared to accommodate about 20 lakh population.

**2.0 Objectives of the Zonal Plan :**

Zonal Plan has been prepared keeping in view the following objectives :

- i) To provide adequate shelter along with physical & social infrastructure for the assigned population.
- ii) To provide work centers
- iii) Conservation of environment.

- iv) Public, Private and Community participation to remove bottleneck and delay in the assembly of land through mix of land acquisition and the new assembly techniques involving public, private sector, land owner).
- v) Redevelopment of existing built up area, regularization of existing unauthorised colonies as per the policy of the Government with the objectives to provide basic infrastructure and to improve the environment by development of proper road width, parking facilities, community facilities.
- vi) Integration of transport network with the other parts of the city.

### 3.0 Characteristics of the Zone :

This zone is the largest zone in the Delhi and predominantly rural in character. Najafgarh is the only census town. The entire zone is falling in the Najafgarh Basin. Najafgarh Drain, Mondella Drain and the Mungeshpur drain are the three major drains of the zone. About 350 acre land is under the reserve forest and the two police/para military campus are existing in the zone. In the zone, there are about 154 no. unauthorized colonies/area which are falling in list of unauthorized colonies of Delhi Government for consideration of regularization. There are about 58 villages which fall in the zone. Out of these 58 villages, the settlement/abadi of 5 villages fall in adjoining zones i.e. K-I or K-II.

Najafgarh Town is well connected with rest of the area of Delhi through existing roads Nangloi Najafgarh Road, Tilak Nagar Najafgarh Road, Najafgarh Bijwasan road, Najafgarh Dhansa Road, Najafgarh Chhawla road. All these existing roads are 22 m to 28 m wide. Most of the villages have Primary and Sr.Secondary Schools. The estimated population of zone as per census 2001 is about 9 lakh, which includes population of the Najafgarh town. In the area shops either of wholesale and retail trade are mostly located in the Najafgarh Town and wholesale trade/shops of the Timber are located on the Rohtak Road. One major wholesale food grain market is already functioning in the Najafgarh Town on Najafgarh Jharoda road.

### 4.0 Methodology for preparation of the zonal plan :

Zonal Plan has been prepared keeping in view the objectives / provisions of MPD-2021, analysis of the existing built up area/colonies, their characteristics, availability of the physical infrastructure facilities like Power, Sewerage, Drainage, Social and Economic Status of population and potential for development of the economic activities, Education and higher studies Institutes.

#### (ii) Existing institutional activities/PSP facilities.

Following types of existing Institutional activity/PSP facility on private lands (not notified for acquisition) are earmarked under Residential Use Zone, shall be considered for regularization provided they do not affect the Master Plan Roads (30 m above - existing/proposed), infrastructure corridors/ services, utilities and do not fall under forest, Ridge/regional park & District Park, upto

the extent of MPD-2021 norms, subject to payment of all levies and charges such as conversion charges, betterment charges, additional FAR charges, etc. and on regularization of building plan and lay out plan :

- (i) Hospitals (upto 100 beds)
- (ii) Primary Health Center/Family Welfare Centre/maternity Home/Dispensary etc.
- (iii) Nursing Home/Polyclinic/clinic/Clinical Laboratory etc.
- (iv) Dispensary for pet and animals
- (v) Primary school/Middle school
- (vi) School for Mentally/Physically Challenged
- (vii) Technical Training Centre (ITI/Polytechnic/Vocational/ Training Institute/Management Institute/Teacher Institute etc.)
- (viii) Facilities-Bus terminal, taxi stand, milk/vegetable booths, religious premises, vending booth, petrol/CNG filling pump, recreational club, police post, police station, fire station, post office & telegraph office and telephone exchange.

(iii) Road Network :

The road network has been worked out considering existing road network. Along 400 KV HT line, a new road of 80 m right of way has been proposed. This road was earlier identified as urban extension road in Structure / Transportation Plan of MPD-2001. This road has been proposed on the South -West side of the HT line from the point of Najafgarh Drain upto Mitraon and further to Tikri Kalan. 200 m wide facility corridor on both side of this road has been provided in the urbanisable area. Existing Najafgarh Dhansa road is proposed for widening to 60 m. Another 60 m wide road has been proposed connecting revenue village Kanganheri, Daulatpur, Hasanpur, Ujiwa, Khera Dabar, Jaffarpur Kalan. Existing road connecting Nangloi and Ghumanher and Najafgarh Jhatikera have been proposed for widening to 45 m. The existing road connected Jaffarpur Kalan to Ujiwa and further to village Jhuljhulli is proposed for widening to 45 m. All these roads of 45 m width have been proposed at a distance of 1.0 to 1.3 km distance taking the residential module of 20-30 ha each to accommodate 10,000 population of neighbourhood level.

**5.0 Residential neighbourhood module ;** The optimum size of the module has been taken as 500 m x 500 m. In this module 100 m x 500m area is to be kept for the facility of neighborhood level. This is the module based of which the road transport network has been worked out.

Residential Neighborhood module will consist the facilities like Sr.Sec.School, neighborhood Park, Play area, convenience shopping center, community room/community hall. The development of the residential module shall be based on group housing norms as suggested in MPD-2001. Out of 25 ha approximately 5 ha area of each module is to be earmarked for neighborhood facility. The neighbourhood facilities area has been indicated in Zonal Plan.

**Community Module :** Combining 10 neighborhood module each of 10,000 population forms the community of 1 lac population for which the facilities as suggested in the Master Plan have been provided along the facility corridor along 60 m or 80 m roads. This community module will consist of the community park each of 5 ha area, multi purpose ground each of 2 ha and the commercial area as given in the hierarchy of the commercial facilities. 5 community module forms the area for the District level facility where in district park each of 5 ha and multi purpose ground each of 8 ha has been provided.

The District level commercial activities in the form of District center shall be provided at appropriate location. The exact area allocation and its earmarking for community level or District level facilities shall be taken up at time of preparation of the detail sector /lay out plan of the pockets. The neighbourhood level facilities have been provided along the 45 m road so that the regular traffic may not enter into the residential area.

#### 6.0 Proposal :

6.1 The zonal plan and land use distribution has been proposed in the following manner :

| Sl.No. | Use                           | Area in Hect. | %             |
|--------|-------------------------------|---------------|---------------|
| 1.     | Residential                   | 5590          | 48.14         |
| 2.     | Commercial                    | 600*          | 5.17          |
| 3.     | Industrial                    | 500**         | 4.31          |
| 4.     | Public Semi Public facilities | 1799          | 15.50         |
| 5.     | Govt. (use undetermined)      | 658***        | 5.67          |
| 6.     | Recreational                  | 1414          | 12.18         |
| 7.     | Transport                     | 930           | 8.00          |
| 8.     | Utilities                     | 120           | 1.03          |
|        | <b>Total</b>                  | <b>11611</b>  | <b>100.00</b> |

Total area of Facility corridor is 2839 ha.

\* 480 ha. of commercial area is part of facility corridor.

\*\* 159 ha of Industrial area is part of facility corridor.

\*\*\* 350 ha. of Govt.(Use Undetermined) is part of facility corridor.

#### 6.2 Population and Employment :

The existing population as per census 2001 of the zone is about 9 lac. Within the urbanisable area of 11611 ha, it is proposed to accommodate 20 lakh population in view of the constraint of the availability of the water and other infrastructure facilities. The employment generation in this zone has been envisaged in the form of trade and commerce / wholesale market and high tech industries.

### 6.3 Residential Development :

Residential development has been proposed in an area of 5590 ha in hierarchy of the community module. The existing 154 no. unauthorised colonies have been broadly indicated in the residential land use which shall be regularized as per the policy and orders of the Government. Re- Development Plan of these unauthorized colonies shall be prepared.

52 villages have been integrated with the residential development and for up-liftment of the economic status of the villagers, mix use/ commercial activities as per policy shall be allowed. The Village Development Plans shall be prepared in such a manner that these are integrated with the surrounding development. All around these villages 100 m green buffer/facility area for the villagers has been proposed. This green area along the villages may be utilized for housing area the facilities at any stage.

**6.4 Industry :** In the zone 500 ha of land is proposed under the industrial use. The PVC bazaar (light and service industrial area) in an area of 101 ha; additional 80 ha land near Tikri Kalan as identified by DSIDC and notified in MPD-2021, 192 ha land between Rohtak Road and Rohtak Railway line as part of this use. The balance industrial area shall be indicated at the time of preparation of the detail lay out plan, which has already been included for the facility corridor along the major roads. In the industrial area only high tech industry is proposed to be located. Non polluting industries in residential area shall continue in the zone as per policy. There is no industrial pockets/area existing in this zone.

### 6.5 Commercial and wholesale market :

Existing food grain market at Najafgarh Town shall continue and the other wholesale market is proposed in the facility corridor in village Khera which will accommodate wholesale trade of building material such as iron, timber, hardware and related activities.

Other trade and commerce facilities/area shall be as per the Master Plan in an hierarchal form, along the road network i.e. 80 m and 60m width in the facility corridor. The detail shall be worked out at the time preparation of the lay out plan. Service market and Informal Market shall also been included. About 60 ha land has been considered to be earmarked out of the facility area.

**6.6 Govt. Use :** The Existing campuses of the Para Military / Police force such as ITBP, BSF, CRPF, Delhi Police have been included in this category which has been notified in the Master Plan consisting an area of 308 ha. Additional 350 ha land is proposed to such uses. The area has been included within the facility corridor. Details shall be worked out subsequently. Besides this 80 ha in village Isapur which is part of green belt is also falling in this category.

**6.7 Public & Semi Public Uses :** About 1799 ha land is proposed under this category which will include facilities for health, education, Security and Safety, Sports and Communication. This facility shall be provided in the facility corridor and details to be worked out at the time of lay out plan. Provision of communication and Security & Safety i.e. Fire Station, Police Station and Disaster management have also been proposed.

**6.8 Re-creational Use:** In the zone 12.18 % of the urbansiable area is proposed to be kept under the green/recreational activities. A city level green have been proposed near village Kharlcheri Rond, Sherpur Dairy, Dichaun Kalan and Hiran Kudana. Wood land/Forest area to be provided in the gaon sabha land. The area of the formal parks required at the community level, district level and the city level combined together comes to 600 ha. In this green area, the road side green along 30 m, 45m road and 60 m roads; 100 m wide green area all along the existing villages, the green along the water bodies have also been included.

**6.9 Built Heritage :** In the Najafgarh area, there are 16 buildings which are listed in the Built Heritage. These buildings are proposed for conservation.

**6.10 Urban Design :** Along the important movement corridors i.e. MRTS / major roads, buildings shall be designed and planned considering the urban aesthetic and design considerations.

**6.11 Physical Infrastructure :** In the zone about 50 ha is proposed to be located for water treatment plant near village Surera. Till such time this water treatment plant is commissioned the water will be made available through the water treatment plant being constructed near Musoodabad.

**6.12 Sewerage :** Sewerage treatment plant of 80 MGD capacity is proposed near village Jhuljhuli along the Najafgarh Drain.

**6.13 Drainage :** The drainage of the zone is proposed through Najafgarh Drain, Mungeshpur Drain and Mandela Drain.

**6.14 Solid Waste :** Projected requirement of disposal of solid waste is around 1360 ton per day and in the absence of sanitary landfill site, this shall be processed in the mechanical system by locating plant at suitable places in consultation with the conservancy department (MCD/Delhi Jal Bard).

**6.15 Power :** Two 400 KV Grid Stations and two 220 KV sub stations are proposed in zone. This requirement has been intimated by Delhi Transco Ltd.

**6.18 Water Bodies and renewal of Najafgarh Jheel :**

In most of the villages, village pond are existing either near the abadi or at a distance of 1 to 2 km from the village. These water bodies and the ponds have been proposed to be conserved and developed along the green area all around these water bodies, which shall be utilized and for the recreational activities, religious purposes. In an area of about 890 acres, revival of Najafgarh Jheel has been suggested by INTACH. The low lying area of Raota, Gumanhera, Jainpur, Shikarpur and Jhatikara shall be utilized for this Jheel/lake.

**6.19 Plan review and monitoring :**

The zonal plan shall be reviewed periodically and coordinated efforts shall be made to Authority and other local agencies for providing the social and physical infrastructure in time bound manner.

**6.18 Layout Plan/Detail Development Plan :** Layout Plan for facility corridor and village development plan, regularization of unauthorized colonies and redevelopment of built-up areas shall be prepared in due course of time after the zone plan is approved by the competent authority.

**6.19 Najafgarh town - a special area ;**

Najafgarh Town and its adjoining area has been proposed as a special area for which separate detailed development plan is to be prepared as per the provisions of MPD 2021.

**7.0 Recommendations :** The proposals as given in para 6.0 is put up for consideration of the Authority and its further processing.

**R E S O L U T I O N**  
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SEE AT PAGE No. 88 to 93.

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Sub:- ZONAL DEVELOPMENT PLAN OF ZONE 'D' (NEW DELHI).  
(File No. F.4(4)2007/MP)

1.0 BACKGROUND

Zone D (New Delhi) covers an area of 6855 (Hact.) approx. and is situated between River Yamuna on one side and ridge on the other. This is the seat of the National Government and is the most prestigious area of Delhi. The Zonal Development Plan of Zone 'D' was approved on 1.10.99 by Ministry of Urban Affairs & Employment under the Master Plan for Delhi-2001 (Excluding LBZ Area).

The Master Plan for Delhi -2021 has been promulgated on 7.2.07 by MOUD which stipulates that the Zonal Plan shall be approved within a year.

2.0 THE NEED

The Zonal Plan though stands approved as given in above para, the Zonal Plan has been further modified keeping in view the various developments and changes taken place since 1.10.1999 and promulgation of MPD-2021.

The Zonal Plan has been modified based on various secondary information, satellite imagery and task force suggestions as constituted for Zone 'D' with members from NDMC, MCD, GNCTD and other Govt. Bodies.

The Delhi Urban Art. Commission is also preparing a Zonal Development Plan of NDMC area. The said plan is expected to be submitted to DDA by end of September, 2007.

3.0 The details of the land use modifications in the Zonal Plan are given in Annexure-'A' Page No. 76 to 77.

4.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone 'D' and its text report are submitted for the consideration and approval for processing under section 11-A of DD Act, 1957.

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

SEE AT PAGE No. 88 to 93.

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ANNEAURE- 'A'  
Annexure A of Item No. 84/2007

1. Modifications incorporated in modified Zonal Plan as per Notifications already issued

| S.No | Notification No.                                                                                                                                                               | Area         | Sub-Zone | Change of Land use                             |                                          |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|------------------------------------------------|------------------------------------------|
|      |                                                                                                                                                                                |              |          | From                                           | To                                       |
| a.   | Sarai Kale Khan<br>K-13011/12/2004<br>DDIB dated 29.6.05                                                                                                                       | 3.1<br>Hac.  | D-7      | Transportation<br>& Recreational               | Public &<br>Semi Public<br>Facilities    |
| b.   | Pocket - 8<br>bounded by<br>Kotla Road on<br>South, Mata<br>Sundari College<br>& Gurudwara on<br>North-East and<br>DDU park on the<br>South-West                               | 1.17<br>Hac. | D-2      | Residential                                    | Public &<br>Semi Public                  |
| c.   | Pocket - 9<br>bounded by<br>Kotla Road on<br>North,<br>Institutional Area<br>On East, DDU<br>Marg on South<br>& DDU park on<br>the West.                                       | 5.02<br>Hac. | D-2      | a) Residential<br>b) Commercial<br>c) Road     | a) Govt.<br>Office<br>b) Govt.<br>Office |
| d.   | Pocket - 10<br>and 12,<br>bounded by<br>DDU Marg on<br>North,<br>Mahabatkhani<br>Road on South,<br>Sr. Sec. School<br>On West and<br>Gandhi Peace<br>Foundation on<br>The East | 3.70<br>Hac. | D-2      | Residential                                    | Public and<br>Semi-Public                |
| e.   | Strip of land<br>between railway<br>line and Slum<br>Resettlement Colony<br>at Nehru Nagar.                                                                                    | 0.93<br>Hac. | D-19     | Manufacturing<br>Light & Service<br>Industry t | Residential                              |

|    |                                                                |                     |              |              |
|----|----------------------------------------------------------------|---------------------|--------------|--------------|
| f. | Netaji Nagar K-13011/11/2006 DDIB, S.O. No. 458E dated 28.3.07 | (i) 1.953 D-21 Hac. | Govt. Office | Residential  |
|    |                                                                | (ii) 1.62 D-21 Hac. | Govt. Office | Commercial   |
| g. | Kasturba Gandhi Marg K-13011/1/2007-DDIB                       | 2.328 D-3 Hac.      | Residential  | Govt. Office |

2. The modifications incorporated in Zonal Plan in which objections/ suggestions under Section-11 - A of DD Act, 1957 are being invited.

| S.No | Notification No.                                                                                                                                               | Area           | Sub-Zone | Change of Land use |              |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|--------------------|--------------|
|      |                                                                                                                                                                |                |          | From               | To           |
| a.   | Appu Ghar S.O.No. 767 Dated 16.5.07                                                                                                                            | 12.19 Acs      | D-7      | Recreational       | Govt. Office |
| b.   | Race Course Rd. (Prime Minister's Residence) File No. F.20(3)/2007/MP                                                                                          | 452.61 Sq. mt. | D-12     | Circulation        | Residential  |
| c.   | Safdarjung Hospital File No. F.16(1)89/MP                                                                                                                      | 1.70 Hec.      | D-21     | Recreational       | Residential  |
| d.   | Thyagaraj Sports Complex, Gangnath Marg (The request was received from CPWD vide letter No.54(1)/CW 13/ PWD/GNCTD/106 Dated 29.8.07). File No. F.3(43)/2007/MP | 0.71 Hec.      | D-20     | Recreational       | PSP          |

The land use legend in the Zonal Plan has also been modified in view of MPD-2021.

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**AGENDA - 85/2007**

**SUB: -ZONAL DEVELOPMENT PLAN OF ZONE- (P-1), Narela.**  
**File - F 4 (3) 98 m**

**1.0 BACKGROUND**

Zone P-I (Narela Subcity) covering an area of 9866 hact. comprises of 7365 hact. urbanisable area & 2501 hact. under rural green belt is located towards northern border NCTD. As per MPD-2001 the Zonal Plan of subcity, covering parts of Zones-M, N & P stands approved and notified vide MOUD no.K- 13011 / 7 / 06 / DDIB dt. 26.05.2006.

The zonal plan has been reviewed and modified under the framework of 2021.

**2.0 PLAN OBJECTIVES:-**

The zonal plan will cater to a population of 16.2 lakh in the year 2021, for which a comprehensive framework of landuse has been envisaged together with an agricultural green belt up to the depth of one peripheral village revenue boundary along the borders of NCTD.

**3.0 PROPOSAL**

To translate the strategies into zonal development plan the landuse plan showing various landuse categories as per clause 4.0 of development code of MPD-2021 have been worked out. Further subdivision plan of residential/non-residential use at sector (sub zone) level/pocket level would be taken up to achieve the integrated settlement development concept.

**Proposed landuse break up**

| Landuse                         | Area (ha) | %age  |
|---------------------------------|-----------|-------|
| Residential                     | 2171.0    | 43.05 |
| Commercial                      | 391.0     | 5.30  |
| Public & Semi-public facilities | 875.0     | 11.90 |
| Government                      | 16.0      | 0.20  |
| Utilities                       | 327.0     | 4.50  |

|                             |        |       |
|-----------------------------|--------|-------|
| Recreational                | 1029.0 | 14.00 |
| Transportation/ Circulation | 1073.0 | 14.57 |
| Total                       | 7365.0 | 100.0 |

- 4.0 The zonal plan of zone P-I (modified zonal plan of part zones M, N & P) is placed for approval and consideration under section 11A of DD Act.

R E S O L U T I O N

SEE AT PAGE No. 88 to 93.

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Modification / changes in approved Zonal Plan

CATEGORY I- Already notified through MPD-2021 dated 7.02.2007

| Sl. No. | Pocket No. | Land-Use                                                                                                     |                                                                                 | Area in hect.                                   | Remarks                                                                                                                                                                 |
|---------|------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |            | As per approved zonal development plan of Narela.                                                            | Proposed modified landuse                                                       |                                                 |                                                                                                                                                                         |
| 1.      | 3          | A. Residential<br>B. Govt. office<br>C. Govt. office<br>D. PSP facilities<br>E. Industrial<br>F. Residential | Recreational<br>Recreational<br>Residential<br>PSP facilities<br>PSP facilities | 42.00<br>4.00<br>12.00<br>40.00<br>6.00<br>4.00 | All these changes have been made in sector A1 A4 due to shifting of Jail site and utilization of land under high tension line as "green" (recreational).                |
| 2.      | 4          | Residential                                                                                                  | PSP facilities                                                                  | 1.00                                            | As per the request received from local residents for cremation ground and graveyard.                                                                                    |
| 3.      | 5          | PSP facilities                                                                                               | Govt. Office                                                                    | 16.00                                           | This change is due to shifting of govt. Offices from sector A1-A4 (details given against pkt. 3/b and 3/c) as explained in Pkt.3.                                       |
| 4.      | 6          | Recreational                                                                                                 | PSP facilities                                                                  | 16.00                                           | This change is due to shifting of jail from sector A1-A4 (details given against pkt.3/A).                                                                               |
| 5.      | 7          | Recreational                                                                                                 | Utility                                                                         | 10.50                                           | This site was already under the Jal Board. Land has been shown as "utility".                                                                                            |
| 6.      | 23         | PSP facilities                                                                                               | Recreational                                                                    | 204                                             | These two pockets have huge open space area with transmission tower. Keeping part of the land for "PSP" facility, rest of the open area is proposed for "recreational". |
| 7.      | 24         | PSP facilities                                                                                               | Recreational                                                                    | 38.40                                           |                                                                                                                                                                         |
| 8.      | 25         | Circulation                                                                                                  | Residential                                                                     | 6.0                                             | 60M RW reduced to 30m RW, considering the overall road network plan of Narela Subcity.                                                                                  |

**CATEGORY-II-** Being notified under section 11-A of DD, Act under the modified zonal Plan (P-1).

| Sl. No. | Pocket No. | Land-Use                                         |                           | Area in ha. | Remarks                                                                            |
|---------|------------|--------------------------------------------------|---------------------------|-------------|------------------------------------------------------------------------------------|
|         |            | As per approved zonal development plan of Narela | Proposed modified landuse |             |                                                                                    |
| 1       | 1          | Recreational                                     | Residential               | 27.00       | This modification was approved by the TC on 16.11.05.                              |
| 2       | 2          | Recreational                                     | PSP facilities            | 115.00      | This modification was approved by the TC on 16.11.05.                              |
| 3       | 8          | Recreational                                     | PSP facilities            | 21.00       | All these modification / Adjustments were approved by the TC on 16.11.05.          |
| 4       | 9          | Residential                                      | PSP facilities            | 13.80       |                                                                                    |
| 5       | 10         | Residential                                      | Industrial                | 6.00        |                                                                                    |
| 6       | 11         | Residential                                      | PSP facilities            | 25.02       |                                                                                    |
| 7       | 12         | Utility (water treatment plant)                  | Recreational              | 10.50       | This is in view of pocket-7. This modification was approved by the TC on 16.11.05. |
| 8       | 13         | Recreational                                     | Residential               | 26.00       | All these modification / Adjustments were approved by the TC on 16.11.05.          |
| 9       | 14         | PSP facilities                                   | Residential               | 17.56       | All these modification / Adjustments were approved by the TC on 16.11.05.          |
| 10      | 16         | Residential                                      | PSP facilities            | 19.60       |                                                                                    |
| 11      | 17         | Residential                                      | Recreational              | 27.00       |                                                                                    |
| 12      | 18         | Residential                                      | PSP facilities            | 32.00       |                                                                                    |
| 13      | 19         | Residential                                      | PSP facilities            | 17.48       | All these modification / Adjustments were approved by the TC on 16.11.05.          |
| 14      | 22         | PSP facilities                                   | Residential               | 25.40       |                                                                                    |

**Note :** All these changes in fourteen pockets are proposed to :

1. Adjust the above (Category-I) 8 changes incorporated in MPD-2021.
2. Intensity the urban extn. Corridors (including proposed metro corridors UER- II) with non-residential land use.
3. Pocket No. 15, 20 & 21 were earlier considered for T.C. but due to realignment of UER-III the change is not required.

CATEGORY-III- Being notified under section 11-A of DD. Act under the modified zonal Plan (P-1). due to realignment of UER-III for the approval of Committee.

| Sl. No. | Pocket No. | Land-Use                                                                                    |                                                                                        | Area in hact.                    | Remarks                                                  |
|---------|------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------|
|         |            | As per approved zonal development plan of Narela                                            | Proposed modified landuse                                                              |                                  |                                                          |
| 1.      | 26         | Circulation                                                                                 | A. Residential<br>B. PSP Facility<br>C. Commercial<br>D. Residential<br>E. Residential | 7.4<br>5.4<br>3.7<br>8.0<br>11.8 | Shifting the alignment of UER-III.                       |
| 2       | 27         | Recreational (Green along UER-III)                                                          | a. Residential<br>b. PSP Facility<br>c. Commercial<br>d. Residential<br>e. Residential | 7.4<br>5.4<br>3.7<br>8.0<br>11.8 | Shifting of the Green along UER-III.                     |
| 3       | 28         | A1. PSP Facility<br>B1. Residential<br>C1. Commercial<br>D1. Residential<br>E1. Residential | Circulation.<br>Proposed (UER-III)                                                     | 6.8<br>3.0<br>2.0<br>7.5<br>11.0 | New alignment of UER-III.                                |
| 4       | 29         | a1. PSP Facility<br>b1. Residential<br>c1. Commercial<br>d1. Residential<br>e1. Residential | Recreational<br>Recreational<br>Recreational<br>Recreational<br>Recreational           | 6.8<br>3.0<br>2.0<br>7.5<br>11.0 | New alignment of UER-III.                                |
| 5       | 30         | PSP Facility                                                                                | Residential                                                                            | 23.5                             | Shifting of landuse along UER-III.                       |
| 6       | 31         | Commercial                                                                                  | Residential                                                                            | 5.6                              | Shifting of landuse along UER-III.                       |
| 7       | 32         | PSP Facility                                                                                | Residential                                                                            | 25.2                             | Shifting of landuse along UER-III.                       |
| 8       | 33         | Residential                                                                                 | Transportation                                                                         | 6.0                              | Adjustment of area plan UER-III.                         |
| 9       | 34         | Residential                                                                                 | PSP Facility                                                                           | 23.5                             | Shifting of landuse along UER-III.                       |
| 10      | 35         | Residential                                                                                 | Commercial                                                                             | 5.6                              | Shifting of landuse along UER-III.                       |
| 11      | 36         | Residential                                                                                 | PSP Facility                                                                           | 25.2                             | Shifting of landuse along UER-III.                       |
| 12      | 37         | Residential                                                                                 | PSP Facility                                                                           | 15.0                             | Shifting of landuse along UER-III.                       |
| 13      | 38         | Residential                                                                                 | Commercial                                                                             | 6.3                              | Shifting of landuse along UER-III.                       |
| 14      | 39         | Residential                                                                                 | PSP Facility                                                                           | 12.5                             | Shifting of landuse along UER-III.                       |
| 15      | 40         | Recreational                                                                                | PSP Facility                                                                           | 23.0                             | Change proposed in MP.-2021 (Divisional Sports Complex). |



Item No. 86/2007

Subject: ZONAL DEVELOPMENT PLAN OF ZONE 'F' (SOUTH DELHI-I).  
(File no. F.3(44)05/MP)

1.0 BACKGROUND:

Zone 'F' (South Delhi) covers an area of 11958-ha. approx. and is situated towards South of Ring Road. This Zone has some of the prestigious Institutes, Universities and Educational Institutions and large number of significant historical monuments. The Zonal Dev. Plan of Zone 'F' was approved on 5.6.98 by Ministry of Urban Affairs and Employment under the Master Plan for Delhi-2001.

The Master Plan for Delhi-2021 has been promulgated on 7.2.07 by MOUD which stipulates that the Zonal Development Plan shall be prepared/modified within a year.

2.0 THE NEED

The Zonal Development Plan although stands approved under MPD-2001 as mentioned in above para, the same has been required to be modified further keeping in view the various developments and changes taken place since 5.6.98 and promulgation of MPD-2021.

The Zonal Development Plan has been modified based on various secondary information, satellite imagery and suggestions of Task Force as constituted for Zone 'F' with members from NDMC, MCD, GNCTD and other Govt. Bodies.

3.0 The details of the land use modifications in the Zonal Plan are given in Annexure- 'A'-I, 'A'-II and 'A'-III. Page No. 84, 85 and 86 to 87.

4.0 RECOMMENDATIONS

The draft modified Zonal Development Plan of Zone 'F' and its text report are submitted for the consideration and approval for processing under section 11-A of DD Act, 1957.

RESOLUTION  
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SEE AT PAGE No. 88 to 93.

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ANNEXURE - 'A-I'  
Change of land uses incorporated in the Zonal Plan

| Sl.no. | Area(Ha.)/Location                                                      | From                             | To                                                              | Notification No.                      |
|--------|-------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------|---------------------------------------|
| 1.     | 12.40<br>(near 'T' junction<br>of M.B.Road and<br>Ma Anand Mai<br>Marg) | Recreational<br>(Distt.Park)     | Residential                                                     | K-13011/30/95-DDI<br>dt.8.1.2002      |
| 2.     | 11.20<br>(Pushp Vihar<br>Sector-6)                                      | Residential                      | Public & Semi<br>Public                                         | K-13011/10/2003-<br>DDIB dt.19.2.2004 |
| 3.     | 0.96<br>(Part of Okhla Indl.<br>Area Ph-I, near<br>Vill. Tehkhand)      | Industrial/Manufacturing         | Public & Semi<br>Public<br>(Sr.Sec.School<br>and Barat<br>Ghar) | K-13011/4'98-DDI<br>dt.21.9.2004      |
| 4.     | 1.60<br>(Pushp Vihar)                                                   | "Government" (District<br>Court) | Residential                                                     | K-13011/5/2003-<br>DDIB dt.1.3.2005   |
| 5.     | 6.95<br>(Mahipalpur)                                                    | Govt.land (Use<br>undetermined)  | Commercial                                                      | K-13011/5/2004-<br>DDIB dt.26.5.2005  |
| 6.     | 3.60<br>(near 'T' junction<br>of M.B.Road and<br>Ma Anand Mai<br>Marg)  | Recreational (Distt.Park)        | Residential                                                     | K-13011/30/1995-<br>DDIB dt.23.2.2006 |

CHANGE OF LAND USES APPROVED BY AUTHORITY AND  
REFERRED/BEING REFERRED TO MOUD FOR PUBLIC NOTICE

| Sl.no. | Area(Ha.)/Location                                           | From                          | To                                                             | Status/remarks                                    |
|--------|--------------------------------------------------------------|-------------------------------|----------------------------------------------------------------|---------------------------------------------------|
| 1.     | 3.16<br>adjacent to Women's<br>Polytechnic, Maharani<br>Bagh | Recreational<br>(Distt. Park) | Residential                                                    | MOUD approval<br>is awaited for<br>public notice. |
| 2.     | 0.39<br>near Rajiv Gandhi<br>Khel Parisar-Badarpur           | Recreational<br>(Distt. Park) | Public & Semi Public<br>(Burial Ground)                        | MOUD approval<br>is awaited for<br>public notice  |
| 3.     | 6.60<br>Lado Sarai                                           | Recreational<br>(Distt. Park) | i) Residential -1.72<br>ii) PSP -4.29<br>iii) Commercial -0.59 | MOUD approval<br>is awaited for<br>public notice  |
| 4.     | 0.20<br>opposite Munirka<br>Enclave Nelson<br>Mandela Road   | Recreational<br>(Distt. Park) | PSP (Burial Ground)                                            | MOUD approval<br>is awaited for<br>public notice  |
| 5.     | 2.12<br>Sector2, R.K.Puram                                   | Recreational<br>(Distt. Park) | Residential                                                    | MOUD approval<br>is awaited for<br>public notice  |

The proposal for Change of land use from "Recreational" (Distt.Park) to "Residential" (Transit Camp Kalkaji, Pocket A & B) measuring 11.93 ha. was approved by the Authority in its meeting on 18.10.2000 vide item no.78/2000. Subsequently, it was referred to MOUD for final notification for change of land use vide letter dt.29.3.2001. In compliance to the High Court order dt.22.9.94, MOUD was requested not to process the case for the final notification till further communication. The matter is subjudice. As per communication received from DDA Counsel, following is noted:

"The Court has directed that the DDA should file an affidavit indicating the exact area which was earmarked for the Distt.Park in the original plan as well as the present area which is actually available in the Distt.Park:

The Court has also directed that a demarcation should be carried out by the DDA for the above purpose and it should be clearly stated in the affidavit to be filed as to how much area of the Distt.Park is encroached and how much has been reclaimed by the DDA? The demarcation report should show the clear boundaries of the Distt.Park."

Further, the case is being examined as per Court orders.

- 86 - ANNEXURE - 'A-III'  
Annexure A-III of Item No. 86/2007  
OTHER CASES OF CHANGE OF LAND USE AS REFERRED BY  
DIFFERENT GOVT. AGENCIES

| Sl.no | Area(Ha.)/Location                                                  | From                                                 | To                                                                         | Status/Remarks                                                                                                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | 6.5<br>R.K.Puram adjacent to<br>Sector-12                           | Public and<br>Semi Public<br>(Facility<br>Centre-27) | Residential                                                                | i) Residential colony existing<br>of L&DO/CPWD - 1.36<br>ii) Proposal for Guest house<br>'Atithi' for Rajya Sabha<br>Members - 0.87<br>iii) *Encroachment slum<br>dwellers/jhuggi - 1.86<br>iv) Partly under DPS school<br>part of LOP of L&DO - 1.74<br>v) H.S.school } LOP - 0.67<br>Delhi Admn. |
|       | 5.88<br>Adjacent to Sector-12,<br>R.K.Puram                         | Transportation<br>(Bus Depot)                        | i) Residential<br>ii) Public & Semi<br>Public facility<br>(Police Station) | i) Existing Residential - 2.04<br>colony<br>ii) Govt.H.Sc.school<br>- 1.55 }<br>Part of land under - 2.30<br>DPS - 0.75 }<br>iii) ESS - 0.03<br>Total - 4.37<br>iv) Police Station - 1.51                                                                                                          |
| 2.    | 0.21 (adjacent to south<br>boundary of Nivedita<br>Kunj, R.K.Puram) | Manufacturing                                        | Public & Semi<br>Public facility<br>(Samaj Sadan)                          | The matter has been referred to<br>MOUD.                                                                                                                                                                                                                                                           |
| 3.    | 19 (National<br>Ayurvedic Hospital in<br>Molar Bund)                | Residential                                          | Public & Semi<br>Public facility<br>(Hospital)                             | The land has been allotted to<br>National Ayurvedic Hospital                                                                                                                                                                                                                                       |
| 4.    | 8.1 (excluding the area<br>under 18 mt.wide road)<br>AIIMS          | Residential                                          | Public & Semi<br>Public facility<br>(Hospital)                             | The land has been allotted to<br>AIIMS adjoining to their<br>existing institute.                                                                                                                                                                                                                   |
| 5.    | 0.20 (Harkesh Nagar)                                                | Recreational<br>(Distt.Park)                         | Public & Semi<br>Public Facility<br>(Community hall)                       | The area u/r has been approved<br>by Screening Committee<br>meeting.                                                                                                                                                                                                                               |
| 6.    | 10.93 (Near Siri Fort<br>Complex)                                   | Recreational<br>(Distt.Park)                         | Public & Semi<br>Public facility<br>(Badminton-cum-<br>Squash Stadium)     | Reference has been received<br>from Chief Arch., DDA with<br>reference to the project of<br>Badminton-cum-Squash<br>Stadium near Siri Fort Comp<br>for Commonwealth Games-<br>2010                                                                                                                 |

\* Encroachment shall be removed by the concerned agency as per policy.

| Sl.no. | Area(Ha)/Location                                            | From                          | To                                                                | Status/remarks                                    |
|--------|--------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------|---------------------------------------------------|
| 1.     | 3.16<br>adjacent to Women's<br>Polytechnic, Maharani<br>Bagh | Recreational<br>(Distt. Park) | Residential                                                       | MOUD approval<br>is awaited for<br>public notice. |
| 2.     | 0.39<br>near Rajiv Gandhi<br>Khel Pariser-Badarpur           | Recreational<br>(Distt. Park) | Public & Semi Public<br>(Burial Ground)                           | MOUD approval<br>is awaited for<br>public notice  |
| 3.     | 6.60<br>Lado Sarai                                           | Recreational<br>(Distt. Park) | i) Residential - 1.72<br>ii) PSP - 4.29<br>iii) Commercial - 0.59 | MOUD approval<br>is awaited for<br>public notice  |
| 4.     | 0.20<br>opposite Munirka<br>Enclave Nelson<br>Mandela Road   | Recreational<br>(Distt. Park) | PSP (Burial Ground)                                               | MOUD approval<br>is awaited for<br>public notice  |
| 5.     | 2.12<br>Sector 2, R.K. Puram                                 | Recreational<br>(Distt. Park) | Residential                                                       | MOUD approval<br>is awaited for<br>public notice  |

The proposal for Change of land use from "Recreational" (Distt. Park) to "Residential" (Transit Camp Kalkaji, Pocket A & B) measuring 11.93 ha. was approved by the Authority in its meeting on 18.10.2000 vide item no. 78/2000. Subsequently, it was referred to MOUD for final notification for change of land use vide letter dt. 29.3.2001. In compliance to the High Court order dt. 22.9.94, MOUD was requested not to process the case for the final notification till further communication. The matter is subjudice. As per communication received from DDA Counsel, following is noted:

"The Court has directed that the DDA should file an affidavit indicating the exact area which was earmarked for the Distt. Park in the original plan as well as the present area which is actually available in the Distt. Park. The Court has also directed that a demarcation should be carried out by the DDA for the above purpose and it should be clearly stated in the affidavit to be filed as to how much area of the Distt. Park is encroached and how much has been reclaimed by the DDA? The demarcation report should show the clear boundaries of the Distt. Park."

Further, the case is being examined as per Court orders.

Item No. 88/2007  
3.10.2007

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 6.9.2007.

File No. F.2 (2)2007/MC/DDA

Minutes of the Meeting of the Delhi Development Authority held on 6.9.2007 are submitted for confirmation of the Authority.

(Appendix 'A' Page No. 2 to 14)

RESOLUTION

Minutes of the meeting of the Delhi Development Authority held on 6.9.2007 were confirmed with the following amendments:

- (i) Minutes recorded at page 4(b) in para-2 of Agenda Item No. 69/2007 shall read as under:

"Building control norms of MPD 2021 shall be admissible in all cases. However, additional FAR as per MPD-2021 shall be available only upon payment of current market rates. Structural safety norms shall have to be strictly adhered to."

- (ii) Item No.79/2007

The waiver of composition fee shall be "40%" instead of 60% as earlier recorded.

- b) In addition, the Authority also decided that composition fee can be paid in instalments by the societies.

- (iii) Para 5 at page 12 of the minutes shall read as under:

"Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development stated that the recommendations made by the DUAC regarding the 'development control' norms and the delineation of the boundaries of the Lutyen's Bungalow Zone may also be taken into consideration while preparing the draft Zonal Plan. He advised that details with regard to the Plan for Zone-D are also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority."



Shri Kuty also suggested that all the Zonal Plans should clearly indicate the difference between the old Plans and the proposed new Plan.

2. The LG asked as to why there is no agenda item on the 'action taken reports'.

The Pr.Commr. cum Secretary informed that necessary information has not been received from the HOD's inspite of regular follow up. He sought more time for submitting these reports.

b) Shri Mahabal Mishra pointed out that 'action taken reports' do not convey the correct position and most of the issues remain unattended inspite of decisions taken by the LG and the Authority. Shri Mishra requested the LG to seek action taken report within 7 days on all the files where he has taken decisions during the last six months.

c) Shri Mishra reminded that action has not been initiated on the suggestions made by him in para-3 of the minutes of the last meeting at page-11.

3. Other Points raised by the Members:

I i) Shri Jile Singh Chauhan sought LG's intervention for early transfer of the 'land-fill' site on GT Karnal Road by the MCD to the DDA so that beautification and developmental activities could be carried out expeditiously.

The Commissioner (MCD) informed that joint inspection of the area has already been conducted and the identified land has been offered to the DDA after accommodating the requirements of the Delhi PWD.

Shri Jile Singh Chauhan pointed out that the offered land will not serve the desired purpose.

b) After detailed discussions, it was decided with the consent of the Commissioner MCD that 50 mtr. wide strip of green cover should

be provided all around and that land for this purpose shall be immediately handed over by the MCD to the DDA.

- ii] On a query by Shri Jile Singh Chauhan, the Joint Secretary (D&L), Ministry of Urban Development, Dr. M.M. Kutty informed that the land for the 'coronation park' shall be allotted soon after completing the required formalities.

The LG asked for an early decision in the matter.

- iii] Shri Chauhan pointed out that the issues raised by the non-official members should be attended to on priority.
- iv] He sought regularization of allotment of the DDA staff quarter at Safdarjung Enclave in the name of Shri A.S. Dagar, OSD to the Chief Secretary, Delhi.
- v] Shri Chauhan suggested that recreational areas should be planned near Jagatpur, Bhalswa in a more liberal manner.

ii) Shri Rajesh Gehlot pointed out that the issues raised by him regarding deficiencies in Dwarka have not been attended to and even the sewage water continues to flow in the JJ Colony in Sector-15 of Dwarka.

The Chief Engineer (Dwarka) Shri S.R. Solanki pointed out that the existing sewage system was planned to accommodate the requirements of the JJ colony. It is not equipped to attend to the flow of sewage water from the neighbouring unauthorized colonies. He informed that two more drains have been planned to drain off this excess sewage water and the work on the first drain shall start in the next 15 days and on the 2<sup>nd</sup> drain within 6 weeks, whereafter it will take about three months to complete the construction.

b) The LG directed that accumulated sewage water should be immediately pumped out and the compliance report submitted by the evening of 5<sup>th</sup> October.



- 1/C -

c) The Authority decided to issue a standing direction that no water should be allowed to accumulate in any of the DDA colonies and the same should always be pumped out within seven days.

The LG warned of strict action in the event of any delay.

ii] Shri Gehlot requested for early allotment to all the pending applicants of alternative residential plots before Diwali.

The LG reiterated that allotment of alternative plots is not a matter of discretion but it is the right of the person whose land has been acquired. He directed that all the pending requests should be cleared by Diwali and a report submitted in the next meeting of the Authority.

The LG advised the Planning department to formulate all its Plans keeping in view the Government policies and priorities.

III i) Shri Sudesh Bhasin sought expeditious allotment to the wait listed registrants of the 'Rohini Residential Scheme'.

The Vice-Chairman informed that different options had been worked out to accommodate all the waiting registrants and the matter is under consideration of the Ministry of Urban Development.

ii] Shri Bhasin sought LG's directions for taking over possession of the acquired lands in village Ali Gaon by the DDA where compensation of land has already been paid several years back.

The LG asked for a report in the matter.

iii] Shri Bhasin pointed out that allotments have not been made to the Delhi Grain Merchants Association from whom applications had been called about 6 years back.

The LG asked for a report in the matter in the next meeting of the Authority.

- iv) Shri Bhasin suggested that statues of national heroes should be installed in all major commercial complexes which are named after them.

The Engineer Member informed that the matter is under consideration and that the Chief Architect is examining various proposals in the matter.

IV Shri Mahabal Mishra thanked the Lt. Governor for his positive response on all the issues raised by the non-official members.

- i] He requested that the issue raised by Shri Mange Ram Garg regarding removal of 261 jhuggies from Pragati Market should be expeditiously resolved.

The Commissioner (LM) informed that clearance operation has been fixed for 8<sup>th</sup> October'07.

- ii) The EM informed Shri Garg that estimates have already been prepared for construction of a boundary wall around the Jailer Wala Bagh land.

The Vice Chairman informed that this land is with the Social Welfare Department.

Shri Mange Ram Garg insisted for early clearance of the entire site and construction of an 'old age home' on this land.

The LG advised withdrawal of allotment from the Social Welfare Department in view of the fact that the land has not been utilized for more than two decades.

- iii] Shri Mahabal Mishra pointed out that it would be more useful if the officers from the Finance and Architecture departments are sent abroad for the study tour on low-cost housing so that they understand the costing details and the architectural designs. He pointed out that the engineer who is to head the low cost housing project in DDA would be the right person to go for the study tour. Shri Mishra opined that

there is no utility in sending any officer who is nearing retirement or is about to complete his tenure in DDA.

The LG asked the Vice Chairman to consider the suggestions made by Shri Mishra.

iv] Shri Mahabal Mishra raised the following points also:

a) Gaon Sabha lands should be utilized only for providing public utilities. These should not be utilized for commercial purposes.

b) He desired to know the number of DDA staff flats which are lying vacant and the details of the officers who are staying in the houses belonging to other departments. Shri Mishra wanted to know the financial liability on DDA in retaining the houses of other departments.

c) He suggested that the left out lands of village Manglapuri should be distributed/utilized for the residents of the village.

d) On a query by Shri Mishra, the Engineer Member informed that the process of award of work for covering the Dabri-Delhi Cantonment drain is in process.

e) Shri Mishra thanked the LG for taking tough stand against rampant sealings/demolitions. He also thanked the Commissioner MCD and the Joint Secretary (D&L), MOUD for their help in the matter.

f) Shri Mishra was assured by the Engineer Member that appropriate sign board would be displayed at the Graveyard site in village Jasola.

v] Shri Mange Ram Garg raised the following issues:

i] No action has been taken on the specific instances of encroachment pointed out by him during the last three years, nor any action has been taken against the defaulting officials.

All the non-official members joined him in alleging irregularities by a specific officer of the Lands Management department.

- ii] What is the number of jhuggies that have been re-settled during the last three years and what is the action plan to re-settle all the jhuggies by 2010.
- iii] Information given regarding the status of the library plot is not correct. He pointed out that the site has been shown to the Engineer Member and a specific proposal should now be brought before the Authority.
- iv] DDA land adjacent to the Sindhi Samaj is heavily encroached upon. No action has been taken to clear this prime land.
- v] Land around Dhyan Chand Khel Parisar is under unauthorized possession/jhuggies. The land should be cleared and beautified.

\*\*\*\*\*

**DELHI DEVELOPMENT AUTHORITY**

**APPENDIX 'A'**

**Appendix-A of Item No. 88/2007**

**Minutes of the meeting of the Delhi Development Authority held 6<sup>th</sup> September 2007 at 11.00 AM at Raj Niwas.**

**Following were present:**

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Sarin  
Engineer Member
4. Shri Nand Lal  
Finance Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri P.D. Shudhakar  
Member Secretary, (NCR)
11. Shri Ashok Kumar  
Commissioner, MCD.
12. Dr. M.M. Kutty  
Joint Secretary, (D&L), MOUD

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri K. S. Mehra  
Pr. Secretary, (L&B), GNCTD

2. Shri R. Chandra Mohan  
Pr. Secretary to LG
3. Shri U.N. Behera  
Chief Vigilance Officer
4. Shri A.K. Jain  
Commissioner (Planning), DDA
5. Shri V.D. Dewan  
Chief Architect, DDA
6. Smt. Pramila H Bhargava  
Commissioner (Personnel)
7. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
8. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
9. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
10. Shri A.K. Gupta  
Addl. Commissioner (Planning)
11. Shri S.P. Bansal  
Addl. Commissioner (Planning)
12. Shri Ashok Kumar  
Addl. Commissioner (Planning)
13. Smt. Neemo Dhar  
Director (PR), DDA
14. Shri Prahlad Singh  
Director (Land Costing)
15. Shri B.K. Jain  
OSD (Planning)
16. Shri Anil Barai  
Director (Planning) Rohini
17. Shri S.P. Pathak  
Director (Planning)
18. Shri R.K. Jain  
Director (Planning) Dwarka
19. Shri N.K. Chakaraborty  
Director (Planning)/NP DDA
20. Shri C.P. Sharma  
Jt. Director (Survey)

ITEM NO. 74/2007

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 9.8.2007  
F.2 (2) 2007/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 9.8.2007 were confirmed with the following changes:

a) Item No. 65/2007

Shri Mahabal Mishra pointed out that minutes in para-b of Item no. 65/2007 had not been correctly recorded as there was no discussion in the meeting that DDA shall seek clearance from the MCD.

The Engineer Member informed that part of this stretch belongs to the Irrigation & Flood Control Department and their NOC will also be required. A suggestion was made that the GNCTD should provide plan funds for constructing this road.

After detailed discussions and after consulting the Commissioner (MCD), the Lt. Governor agreed with the members that the road would provide better connectivity to Dwarka. It was decided by the Authority that the project should be implemented by the DDA and the expenditure should be shared with the GNCTD on 50:50 basis.

b) Following addition shall be made to para-2 of Item No. 69/2007:

"Building control norms of MPD 2021 shall be admissible in all cases. However, additional FAR as per MPD-2021 shall be available only upon payment of current market rates. Structural

safety norms shall have to be strictly adhered to and the change of land use will not be allowed under any circumstances."

- c) Para-II of Item no. 69/2007 will be amended to read as:

Shri Mahabal Mishra pointed out that most of the plots allotted to the higher education institutes by the DDA were of small sizes and suggested that 'Libraries' and 'Computer centres' should be permitted in the basements of these plots to encourage better educational environment. He suggested that these usages should not be counted towards FAR otherwise the students will continue to be deprived of these facilities. This suggestion was endorsed in principle by the Authority.

- d) Para (iii) shall be added to para-4 of the minutes at page 13 as follows:

"Shri Jile Singh Chauhan desired to have the status of pending requests of alternative allotment of plots for the last five years and the target time for disposal of all the pending requests."

- e) Para (iii) shall be added to para-5 at page 13 of the minutes as follows:

"Shri Rajesh Gehlot requested that the drain from Madhu Vihar to Pochanpur should be covered."

The Engineer Member informed that such drains are covered only for the purpose of traffic requirements. The LG, however, asked the Engineer Member to conduct the site survey and make a presentation on the various options in the next meeting of the Authority.

- f) Para-3 (iv) page 13 of the minutes - name of the village may be read as Jasola instead of Joga Bai.



ITEM NO. 75/2007

Sub: Action taken on decisions of the meetings held on 27.6.07 & 9.8.2007  
F2 (3) 2007/MC/DDA.

I. Action taken reports on the minutes of the meeting dated 27.6.2007:

- (i) While discussing action taken report on para B (5) at page 6 -  
The Engineer Member assured Shri Mange Ram Garg that he will look into the entire matter regarding availability of the Library plot and report the correct position in the next meeting of the Authority.
- (ii) While discussing action taken report on para B (2) at page 10 -  
The Engineer Member assured the Lt. Governor that Constituency-wise nodal officers shall be appointed and notified before the next meeting of the Authority.
- (iii) While discussing action taken report on para B (8) at page 11 -  
Shri Mange Ram Garg pointed out that the information given by the DDA is not correct and that the land at Jailer Wala Bagh and the adjoining lands continue to be encroached upon inspite of repeated mentions in the meetings of the Authority. He pointed out that the entire land should be immediately cleared so that facilities like bus terminus etc. can be provided.

The Lt. Governor expressed his concern that no action had been taken in the matter all these months and directed that the entire area should be 'video-graphed' and a presentation of the same should be made in the next meeting of the Authority. He advised that the land may be developed as green till its plans are finalized.

Shri Mahabal Mishra and Shri Jile Singh Chauhan sought details of the total land inventory of the DDA. Shri Chauhan pointed out that the DDA land on the National Highway near Wazirabad is getting encroached upon.

(iv) While discussing action taken report on item no. 54/2007 - Sh. Mahabal Mishra drew attention to the fact that proposals under section 11(A) of the DD Act are placed before the Technical Committee after long delays and similarly the Ministry of Urban Development takes long time to clear the proposals approved by the Authority.

The LG asked the Commissioner (Plg.) and the Jt. Secretary (D&L), Ministry of Urban Development to clear all the pending cases within a fixed time frame.

II. Action taken reports on the minutes of the Authority meeting dated 9.8.2007.

(i) While reviewing the action taken notes on para 3(iv) of page 13 of the minutes - Shri Mahabal Mishra pointed out that the boundary wall has still not been constructed.

The L.G. directed early action in the matter.

(ii) While discussing action taken report on para 8 at page 31 - the Lt. Governor directed the Engineer Member to visit the site within 10 days alongwith the Engineer-in-Chief of the MCD and Shri Jile Singh Chauhan to identify the land pockets which are to be transferred by the MCD to the DDA. The Vice Chairman assured that he too will speak to the Commissioner, MCD in the matter.

(iii) While discussing the action taken notes on agenda item nos. 71/2007, 72/2007 and 73/2007 - the Lt. Governor agreed with Shri Mahabai Mishra that no reference is required to be made to the Ministry of Urban Development for releasing the pay-scales which have already been sanctioned and implemented by the Govt. of India as the DDA adopts the Govt. of India scales 'mutatis-mutandis'. The Authority directed that the decisions taken on 9.8.2007 should be implemented without any further delay.

ITEM NO.76/2007

Sub: Revision of Rates of Damages for the assessment under the Public Premises (Eviction of Unauthorized Occupants Act, 1971. F.1(Misc.) A/c/2000-01/77.

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

b) The non-official members suggested that damages should be recovered as one-time 'capital charge' and the existing occupancies should be regularized.

The LG directed that the entire issue should be examined in detail and a policy paper brought before the Authority in its December meeting.

ITEM NO.77/2007

Sub: Annual accounts of the Authority for the year 2006-07. F.6 (81) 2007/A/cs/(M)/DDA.

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

ITEM NO.79/2007

Sub: Reduction in rates of compositions fee for belated construction of plots allotted to various Institutions.  
F.2 (2)2005/Coord./LD/Pt.

Shri Mahabai Mishra pointed out that institutional plots had been allotted after due certification by the societies that they had sufficient funds and will construct the infrastructure immediately. There is therefore no justification to reduce the rates of composition fee. He suggested that composition fee should be charged equivalent to the market rate of land if the construction has not been carried out within 3 years of allotment in view of the fact that similar plots are now being allotted through auction.

The matter was discussed in detail by the Authority and it was pointed out that there are several genuine societies who inspite of their best intentions have not been able to complete their construction because of financial constraints. It was, therefore, decided by the Authority that till the time the suggestions made by Shri Mishra are examined in detail, as an ad-interim measure the genuine Societies may be given waiver of composition fee to the extent of 60% so that they can complete their buildings without any further delay.

ITEM NOS. 78/2007, 80/2007, 81/2007, 82/2007, 83/2007, 84/2007, 85/2007 and 86/2007.

Sub. 78/2007: Proposed Zonal Development Plan of Zone-K-II (Dwarka) as per MPD-2021  
F. 4(5) 98/MP/Pt.-I.

Sub: 80/2007: Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II.  
F.PPR/2076/Pt./2007.

Sub: 81/2007: Draft Zonal Development Plan for River Yamuna/River front, Zone-O.  
F.4 (10) 2007/MP.

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).  
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision  
of MPD-2021.  
F.4 (6) 98/MP/Pt.

Sub: 84/2007: Zonal Development Plan of Zone 'D' (New Delhi).  
F.4(4)2007/MP

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.  
F.4(3)98/MP

Sub: 86/2007: Zonal Development Plan of Zone 'F' (South Delhi-i).  
F.3(44)05/MP

1. Shri Mange Ram Garg pointed out that the Zonal Plans could not be studied due to paucity of time and therefore another meeting should be fixed to discuss the proposals. He suggested that separate areas should be earmarked in all the Zones for godowns of transport companies.

2. Shri Jiie Singh Chauhan pointed out that the zonal plans were required to be studied in detail so that all the important facilities like public parking, old age homes, places for social activities/marriages, bus terminals, cremation grounds/graveyards, green areas, requirements of road widening, covering of open drains etc. can be provided.

3. Shri Mahabal Mishra pointed out that detailed deliberations are required to be held before finalizing the zonal plans as these are very important documents like the Master Plan. He suggested that the Technical Committee must devote sufficient time before finalizing such documents and the Committee must comprise of outside experts.

Shri Mishra suggested that all the activities on village lands, rural areas, unauthorised colonies, private lands which have been continuing over a period of time should be regularized in-situ.

He pointed out that all the non-official members should be associated with the Boards of Inquiry and Hearing so that Zonal Plans are prepared in accordance with the ground realities.

Shri Mishra suggested that DDA should come out with a uniform policy to regularize the existing leases/licenses of hotels and restaurants rather than getting into the process of eviction and endless litigation.

Shri Mahabal Mishra, Sh. Jile Singh Chauhan and Shri Rajesh Kumar Gehlot pointed out that while the Master Plan provides for the peripheral revenue villages to be used as 'green belt', the Plan also gives sufficient liberty to plan the green belt 'wherever possible'. They pointed out that certain villages which run along the borders of Delhi are being urbanized as residential and commercial merely because they do not happen to touch the boundaries of Delhi whereas the villages which are several kilometers deep inside the city of Delhi are being marked as 'green belt' because a small portion of their land touches the boundary of Delhi. The members suggested that green buffer/belt should be provided upto a fixed depth from the boundary of Delhi rather than covering the entire villages.

The non-official members advised that those land pockets which are surrounded by urbanizable land/roads should be utilized for providing PSP/deficient facilities for the neighbouring villages rather than marking them green as that will not serve any purpose. They

specifically referred to a piece of land in Tikri Kalan which is almost 3 Km. deep inside the city and is surrounded by metalled roads/urbanizable lands and yet being considered as green. They suggested that such small pockets of land should be planned to cater to the requirements of the neighbouring villages as even the Master Plan uses the words 'wherever possible'.

4. Shri Rajesh Gehlot pointed out that the Zonal Plans must address the requirements of the common man.

5. Dr. M.M. Kutty, Jt. Secretary (DL), Ministry of Urban Development advised that the recommendations made by the DUAC regarding the 'development control' norms in Zone-D and the delineation of the boundaries of the Lutyen's Bungalow zone should be incorporated in the draft zonal plan as these recommendations have been given after interaction with all the stakeholders. He advised that the plan for zone-D is also being prepared by the DUAC and the NDMC together and the same should be duly considered before taking a final view by the Authority.

Sh. Kutty also suggested that all the zonal plans should clearly indicate the difference between the old plans and the proposed new plans.

6. Commr.(Planning), DDA informed that lay-out plans will be prepared after finalization of the zonal plans. He informed that a number of task forces had guided the preparation of these plans and lot of hard work had gone into their preparation.

7. The Vice-Chairman pointed out that the zonal plans are required to be finalized within a given time frame and informed that the Plans have been prepared as per the laid down guidelines. The Vice-Chairman informed that the Plans will go in the public domain and will be finalized after hearing all the public objections and suggestions. He pointed out that exact boundaries of unauthorized colonies will be incorporated in the Plans after the same are finalized by the Government of India.

II. Detailed discussions were held by the Authority for finalizing the principles and the guidelines for preparation of the zonal plans. The Authority advised that the zonal plans should be based on the ground realities. The Authority unanimously resolved to introduce the concept of 'spot zoning' as recommended by the Tejendra Khanna Committee on non-public lands which do not form part of the ridge or the gram sabha so as to protect genuine pre-existing institutions providing cultural, religious (including spiritual) health care and educational services to the community. It was clarified that such 'spot zoning' will only permit existing activities and will not envisage alternative uses of the underlying land for commercial or residential purposes.

Subject to the above directions, consideration of all the Zonal Plans was deferred to the next meeting of the Authority so that the members get sufficient time to study further the proposals and to make useful contributions.

ITEM NO. 87/2007.

Sub: Status report on project undertaken in Zone 'O' (River Yamuna/River Front).  
F.4(10)2007/MP/Pt.II

Contents of the agenda item were noted by the Authority.

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- 14 -

*The LG thanked the members for making useful suggestions.*

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

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Item No. 99/2007

03.10.2007

Sub:- ZONAL DEVELOPMENT PLAN OF ZONE 'E' (East DELHI).  
(File No. F.3(29)2007/MP)

#### 1.0 BACKGROUND

Zone E (East Delhi) covers an area of 8787 (Hact.) approx. and is located in the Eastern portion of the National Capital Territory of Delhi across river Yamuna abutting Loni, Sahibabad & Noida area of Uttar Pradesh. The Zonal Development Plan of Zone 'E' was approved on 06.07.1998 by Ministry of Urban Affairs & Employment under the Master Plan for Delhi-2001.

The Master Plan for Delhi -2021 has been promulgated on 7.2.07 by MOUD which stipulates that the Zonal Plan shall be approved within a year.

#### 2.0 THE NEED

The Zonal Plan though stands approved as given in above para, the Zonal Plan has been further modified keeping in view the various developments and changes taken place since 06.07.1998 and promulgation of MPD-2021.

The Zonal Plan has been modified based on various secondary information and task force suggestions as constituted for Zone 'E' with members from MCD, GNCTD and other Govt. Bodies.

3.0 The details of the land use modifications in the Zonal Plan are given in Annexure 'A' Page No. 2 - 3 and Annexure 'B' Page No. 4 to 6.

#### 4.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone 'E' and its text report are submitted for the consideration and approval for processing under section 11-A of DD Act, 1957.

#### RESOLUTION

SEE AT PAGE No. 88 to 93.

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**ANNEXURE - 'A'**  
Annexure "A" of Item No.89/2007  
Modifications already notified under section 11A of DD Act 1957

| S.No. | Notification No.                                                                                                                                                                                                                                                                                       | Area         | Sub-Zone | Change of Land use               |            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|----------------------------------|------------|
|       |                                                                                                                                                                                                                                                                                                        |              |          | From                             | To         |
| a     | Gautampur bounded by :<br>45.0M G.T. Road in the North,<br>Boundary of Railway Line<br>along Delhi Gaziabad railway<br>line in the South, Recreational<br>in the East and Boundary<br>along the G.T. Road upto old<br>Yamuna Bridge in the West.<br>K-13011/1/2002/DDIB<br>Dated 5.11.2003             | 5.12<br>Hac. | E-1      | Recreational                     | Commercial |
| b.    | Seelampur, bounded by<br>45.0M G.T. Road in the North,<br>Boundary of Railway line<br>along Delhi Gaziabad Railway<br>line in the south, 45.0M R/W<br>Road No.57 in the East and<br>Recreational in West.<br>K-13011/1/2002/DDIB dated<br>5.11.2003                                                    | 3.84<br>Hac. | E-1      | Recreational                     | Commercial |
| c.    | Pocket- 'C' Shahdara,<br>bounded by 45.0M G.T. Road,<br>Maruti Workshop, Motor<br>Driving School, Amar Gas<br>Service in the North, Delhi<br>Gaziabad Railway line in the<br>South, 18.0M wide Bhola Nath<br>Marg in the East and<br>Recreational in the West.<br>K-13011/1/2002/DDIB dated<br>5.11 03 | 2.65<br>Hac. | E-4      | Residential<br>&<br>Recreational | Commercial |
| d.    | Pocket 'B' Shahdara, bounded<br>by 45.0M Road & Residential<br>in the North, Delhi Gaziabad<br>Railway line in the South,<br>Chota Bazar Road,<br>Residential and School in the<br>East and Bhola Nath Marg in<br>the West.<br>K-13011/1/2002-DDIB Dated<br>5.11.2003                                  | 1.66<br>Hac. | E-4      | Residential                      | Commercial |

|    |                                                                                                                                                                                                                   |              |      |              |               |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------|--------------|---------------|
| e. | Pocket-'A' Shahdara bounded by Residential in the North, Boundary of Delhi Gaziabad Railway Line in the South, Railway Land in the East and Chota Bazar Road in the West.<br>K-13011/1/2002/DDIB dated 5.11.2003. | 0.20<br>Hac. | E-4  | Residential  | Commercial    |
| f. | Pocket-'A' I.F.C. Gaziapur, bounded by 18.0M Road in the North, N.H.24 in the South, 45.0 M Road R/W in the East and Gazipur Village in the West.<br>K-12011/1/2005-DDIB dated 7.2.2007.                          | 17.50<br>Hac | E-13 | Residential  | Commercial    |
| g. | Pocket-'B' I.F.C. Gazipur bounded by Gaizpur Dairy Farm in the North, Hindon Canel in the South, Sanitary Landfill site in the East and Gazipur Dairy Farm in the West.<br>K-13011/13/2003-DDIB dated 7.3.2006.   | 16.75<br>Hac | E-19 | Recreational | Manufacturing |
| h. | Pocket-'B' Slaughter House bounded by Recreational and N.H.24 in the North, Hindon Canel in the South, U.T. Boundary in the East and 45.0M Road R/W in the West.<br>K-13011/13/2003-DDIB Dated 7.3.2006.          | 1.72<br>Hac  | E-19 | Recreational | Industrial    |
| i. | Pocket-'B' Slaughter House bounded by 30.0M Road R/W & Wholesale in the North, Hindon Canel in the South, Industrial and U.T. Boundary in the East and 45.0M Road R/W in the West.                                | 2.07<br>Hac  | E-19 | Commercial   | Industrial    |

The following modifications in the MPD-2021 are under process have been incorporated in the modified Zonal Plan.

| S.No. | Subject                                                                                                                                                                                                           | Area      | Sub-Zone | Change of Land use |                                       |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|--------------------|---------------------------------------|
|       |                                                                                                                                                                                                                   |           |          | From               | To                                    |
| a     | Kanti Nagar bounded by Existing School & PSP in the North, P&SP and Shanker Nagar Colony in the South, Government School & Residential in the East and 30.0M Road R/W in the West.                                | 12.0 Hac. | E-1      | P&SP               | Recreational                          |
| b.    | Red Cross Hospital Seemapuri, bounded by Recreational in the North, Recreational in the south, Master Plan Road No.-62, 60 M R/W in the East and Recreational & District in the West.                             | 0.25 Hac. | E-6      | Recreational       | P&SP (Hospital)                       |
| c.    | Kabristan at Khureji Khas, bounded by Residential New Brijpuri Colony in the North, Disused Chana/ 30.M.R/W Road in the South, New Brij Puri Colony in the East and Patpar Ganj Road 30.0M R/W in the West.       | 0.60 Hac. | E-10     | Residential        | P&SP                                  |
| d.    | Dhobi Ghat & Cremation Ground at Pandav Nagar, bounded by Recreational and Railway Line in the North, Recreational in the South, Existing drain and Pandav Nagar in the East and Marginal Bandh Road in the West. | 0.86 Hac. | E-13     | Recreational       | P&SP                                  |
| e.    | Pocket at Sunder Nagari bounded by JJ Scheme Sunder Nagari in the North, Recreational in the South, Recreational in the East and 30.0 M Road R/W in the West.                                                     | 1.62 Hac. | E-16     | Residential        | P&SP (Leprosy Hospital and Graveyard) |

|    |                                                                                                                                                                                                                                                                                            |                              |      |                                         |                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------|-----------------------------------------|----------------|
| f. | Pocket at Sunder Nagari, Existing Wazirabad Road in the North, Sunder Nagari JJ Scheme in the South, Road No.70 60.0M Road R/W in the East and Wazirpur Road in the West.                                                                                                                  | (i) 3.00<br>(ii) 1.08<br>Hac | E-16 | (i) Transportation<br>(ii) Recreational | Residential    |
| g. | Pocket at Sunder Nagar bounded by Wazirabad road 60M R/W in the North, MP Road No.70 in the South, Recreational & U.T. Boundary in the East and JJ Scheme Sunder Nagari in the West.                                                                                                       | 0.42<br>Hac                  | E-16 | Recreational                            | Transportation |
| h. | Pocket at Sunder Nagari bounded by Recreational in the North, M.P. Road No.70 & Recreational in the South, U.T. Boundary in the East and MP Road No.70 in the West.                                                                                                                        | 0.24<br>Hac                  | E-16 | Transportation                          | Recreational   |
| i. | Police Housing at Wazirabad road bounded by P&SP (District Jail) in the North, Wazirabad Road 60.0M R/W in the South, U.T. Boundary in the East and P&SP and District Jail in the West.<br>Note :- Already sent to MOUD inviting objections/suggestions. F-19(44)/99/MP/G-87 dated 3.8.07. | 3.73<br>Hac                  | E-18 | P&SP                                    | Residential    |
| j. | District Jail Mandoli bounded by P&SP in the North, Recreational in the South, Wazirabad Road 60.0M R/W in the East and 18.0M Road R/W in the West.<br>Note :- Already sent to MOUD inviting objections/suggestions. F-19(44)/99/MP/G-87 dated 3.8.07.                                     | 3.0<br>Hac                   | E-18 | Recreational                            | P&SP           |
| k. | Land at Wazirabad Road bounded by Recreational & PSP in the North, J.J. Scheme Sunder Nagari in the South, U.T. Boundary in the East and Wazirabad Road 60.0M R/W in the West.                                                                                                             | (i) 2.70<br>(ii) 1.26<br>Hac | E-18 | (i) Recreational<br>(ii) P&SP           | Transportation |

|   |                                                                                                                                                                                                  |           |      |                |              |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|----------------|--------------|
| I | Pocket 'C' at I.F.C. Gazipur bounded by U.T. Boundary & Hindon Canal in the North, 30.0M Road R/W in the South, U.T. Boundary in the East and Hindon canal and Service Centre No.10 in the West. | 72.64 Hac | E-21 | Transportation | Commercial   |
| m | Pocket 'C' at I.F.C. Gazipur bounded by 18.0M Road R/W and Whole Sale in the North, 45.0M Road R/W in the South, 30.0M Road R/W in the East and 30.0 M Road R/W in the West.                     | 3.31 Hac  | E-21 | Transportation | Recreational |

Source :- The above are based on approved Layout Plan of respective areas.

ITEM NOS. 78/2007, 80/2007, 81/2007, 82/2007, 83/2007, 84/2007, 85/2007, 86/2007 and 89/2007.

Sub: 78/2007: Proposed Zonal Development Plan of Zone-K-II (Dwarka) as per MPD-2021  
F. 4(5) 98/MP/Pt.-I.

Sub: 80/2007: Draft Zonal Plan for Zone-M, Rohini Sub-city, North West Delhi-II.  
F.PPR/2075/Pt./2007.

Sub: 81/2007: Draft Zonal Development Plan for River Yamuna/River front, Zone-'O'  
F.4 (10) 2007/MP.

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).  
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision of MPD-2021.  
F.4 (6) 98/MP/Pt.

Sub: 84/2007: Zonal Development Plan of Zone 'D" (New Delhi).  
F.4(4)2007/MP

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.  
F.4(3)96/MP

Sub: 86/2007: Zonal Development Plan of Zone 'F' (South Delhi-I).  
F.3(44)05/MP

Sub: 89/2007: Zonal Development Plan of Zone 'E' (East Delhi)  
F.3(29)2007/M.P.

1. Copies of the modifications suggested by the NCR Planning Board vide its letter received on 1<sup>st</sup> October, 2007 were laid on the table and circulated to all the members in the meeting.



2. Members of the Authority made following recommendations for finalization of the Zonal Plans:

- I Shri Jile Singh Chauhan pointed out that the proposed Plans are similar to the old Zonal Plans and are not based on ground realities. He suggested that these should be presented to all the elected representatives before finalization.
- II Shri Mange Ram Garg pointed out that the Zonal Plans have not been prepared as per the ground realities. He suggested that these should be finalized in consultation with the elected representatives as was done at the time of finalizing the MPD-2021. He pointed out that old Zonal Plans remained unimplemented because they were not consistent with the ground realities.
- III Shri Rajesh Gehlot pointed out that sectors 15 and 16 in the Zonal Plan K-2 have been shown as 'residential' whereas unauthorized colonies are existing on these lands.
  - ii) He suggested that the lands allotted under the '20-point programme' should be shown as residential in the Zonal Plans.
- IV Shri Mahabal Mishra made the following suggestions:
  - a] Kalindi Colony has not been shown in the 'O' Zone Plan.
  - b] Authority should include a policy in the Zonal Plans that adequate compensation at market rates shall be paid to those whose lands fall under roads or compulsory infrastructure.
  - c] The Zonal Plans should be first finalized by the Authority and thereafter presented to the elected representatives.
  - d] All the Zonal Plans should be prepared strictly in accordance with the ground realities which can be downloaded from the Google's website or obtained from the liaka Patwaries and SDMs.

- e) *It should be clarified in the Zonal Plans that the land owners will themselves develop the wholesale markets proposed in the Plans as it will not be prudent for DDA to acquire lands for these purposes.*
- f) *All the amendments proposed by the NCR Planning Board favour the interests of Haryana and are against the interests of Delhi, specially the concepts of 'green belt' and 20% greens are detrimental to the interests of the land owners of the border villages. Haryana builders are carrying out massive urbanization across the border at the cost of Delhi whereas the lands in the border villages of Delhi have been rendered useless by the 'green belt' concept forced by the NCR Board. He sought reversal of this concept by adding necessary safeguards while finalizing the land uses in the Zonal Plans.*
- g) *Green Park market is existing as an approved market in the records of the MCD since 1961. It should be shown in the Zonal Plan in the same manner as the Hauz Khas market.*
- h) *The land given by the Delhi Government in Roshanpura Village in Najafgarh for setting up College/University has been wrongly shown as residential in the Zonal Plan.*
- i) *Both sides of Rohtak Road have wholesale markets/godowns and commercial structures. The land-use of this area should be marked accordingly.*
- j) *Lands of those unauthorized colonies where compensation has not been accepted by the land owners should not be shown as 'green' in the Zonal Plans.*

*The Jt. Secretary, MOUD, Dr. M.M. Kutty informed that guidelines for regularization of unauthorized colonies are at advanced stage of finalization.*

3. a) All the non-official members advised that the Zonal Plans should be finalized in accordance with the decision recorded in paras 4 and 5 at page 11 of the minutes of the last meeting and that the 'Green Belt' should at best be restricted to half a kilometer of the border villages, wherever possible.

b) The members also suggested that the list of permissible activities in the 'green belt' should be expanded so that the interests of the owners of these lands are not sacrificed for the sake of urbanization in the adjoining villages.

c) All the non-official members unanimously advised that the concept of 'spot zoning' should be notified as a part of every Zonal Plan as already decided under para-2 at page 13 of the minutes of the last meeting.

4. After detailed discussions, the LG agreed with the members and directed that:

- i) Every Zonal Plan must indicate the difference between the old and the new Plan;
- ii) Every Plan should be based on ground realities;
- iii) We must adopt a realistic approach regarding compensation for the owners whose lands fall in the roads or other essential infrastructure and it would be desirable to lay down necessary policy on this subject in the Zonal Plans so that construction of roads/major infrastructure/whole sale markets does not suffer on this account;
- iv) Existing wholesale markets would require to be protected and accordingly the location of new wholesale markets may would require a review.
- v) The concept of 'green belt' should be adopted only wherever possible. The interests of the land owners of the border villages need to be honoured and protected.

- vi) *Conscious view should be taken whether we have to dislocate the existing structures for the sake of future development.*
- vii) *Built-up-areas, where people have been living for long periods, should be considered for denotification.*
- viii) *The LG agreed with the non-official members that the land- uses shown in the earlier Master Plan/Zonal Plans should not form the basis of finalization of land-uses in the 2021 Zonal Plans. He directed that land uses should now be fixed keeping in view the present ground realities and future requirements.*

5. *After detailed discussions, the Authority decided that the following paragraph should be added as 'preamble' to all the Zonal Plans:*

*"In accordance with Authority's Resolution in its meeting held on 6.9.2007, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious (including spiritual), health care and educational services to the people, but which do not form part of the village or Gram Sabha or public land, shall be incorporated vis-à-vis their current land uses in the respective Zonal Plans keeping in view Clauses 3 & 4 of the Master Plan-2021. Such institutions will, however, be subject to reasonable policy and procedural stipulations regarding factual verification, FAR, Development Charges, Land-use, etc."*

6. *The LG thanked all the Government agencies appreciated the work done by the DDA officers for preparation of the Master Plan 2021 and the Zonal Plans. He emphasized that elected representatives need to be consulted before finalization of the Zonal Plans inspite of constraints on time.*

7. *After detailed discussions, the Authority decided to approve the Zonal Plan 'F' (South Delhi I) and Zonal Plan 'M' (Rohini sub-City, North West Delhi II) as proposed in the relevant agenda items subject to incorporating all the points raised by the members in the meetings.*

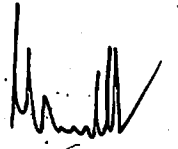
8. The Authority decided that remaining Zonal Plans will be taken up for discussion at the next meeting of the Authority to be held on 25<sup>th</sup> October, 2007.

9. The LG thanked all the Members for making useful contributions. He informed that for the first time in the history of Delhi the process of preparing development plans for all the 427 villages of Delhi has been initiated. He advised that the village development plans should be prepared in consultation with the residents, the elected representatives and the members of the Authority and this work should be completed in a time bound manner.

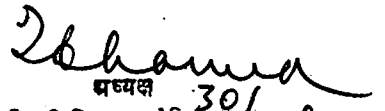
10. The Lt. Governor asked the Engineer Member to take a meeting with all the Executive Engineers and seek new proposals from them for beautification/improvement in their areas in consultation with the public and the elected representatives within three months.

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

NNNNN



सचिव  
नई दिल्ली विकास प्राधिकरण  
नई दिल्ली

  
30/10/07  
दिल्ली विकास प्राधिकरण  
नई दिल्ली

