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क्षेत्रीय विकास योजना
Zonal Development Plan

क्षेत्र (ज़ोन) ("एफ") दक्षिण दिल्ली-1
ZONE—F (South Delhi-1)

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

Zonal Development Plan

ZONE—F (South Delhi-1)

AUTHENTICATED ON BEHALF OF GOVT. OF INDIA
Sd/- K. K. GUPTA
UNDER SECRETARY
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPTT OF URBAN DEVELOPMENT (DELHI DIVISION)
VIDE NO. K-13011/2/94-DDIB DATED 5th JUNE 98



DELHI DEVELOPMENT AUTHORITY

MODIFIED ZONAL PLAN OF
ZONE 'F' ON THE BASIS OF THE
RECOMENDATIONS OF THE
SCREENING BOARD HELD
ON 17-11-95

CONTENTS

S. No.	Description	Page No.
1.0	Background	1
2.0	Statutory Provisions and Objectives	1
3.0	Location, Boundaries and Area	1
4.0	Population and Work Force	2
5.0	Sub-City Characteristics and Special Aspects	7
3.0	Development/Redevelopment Proposals	8
7.0	Work Centres	10
3.0	Community Structure	11
3.0	Mixed Land Use	15
10.0	Land Use Plan	17
11.0	Redensification/Upgradation Urban Renewal	21
12.0	Proposed Modifications in the Master Plan	22
	Appendix-I Conditions for Permitting Mixed Land Use	23
	Appendix-II List of Protected Monuments	24
	Appendix-III List of Hazardous/Noxious Industrial Units	26

ZONAL (DIVISIONAL) PLAN FOR ZONE 'F' (SOUTH DELHI-I)

1.0 Under the Master Plan for Delhi-2001, the National Capital Territory of Delhi is divided into 15 zones, out of which 8 zones are in Urban Delhi (A to H), 6 are in Urban Extension and Rural Areas (J to N and P) and one is for the river and river front area (O). A zone could be divided into sub-zones.

1.1 In the context of Urban Delhi, Zone-F is identifiable with its low density and green character. This zone is mainly comprised of planned, well maintained posh residential localities. This also includes rehabilitation colonies and Government housing areas. The zone is situated in the South of Zone-D (New Delhi). The Ring Road from Maharani Bagh to Dhaula Kuan separates these two zones. A significant feature of this zone is its urban heritage, where first four cities of Delhi namely, Lal Kot, Siri, Tuglakabad and Jahanpanah are located. There are a number of developed parks under green areas which also include two city forests and the ridge area.

2.0 STATUTORY PROVISIONS AND OBJECTIVES

2.1 Section 8 of Delhi Development Act 1957 provides for preparation of Zonal Development Plans simultaneous with the preparation of the Master Plan (or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zones into which Delhi be divided) Further a Zonal Development Plan may contain a site plan and a land use plan with approximate location and extent of land uses, such as public and semi-public buildings/works utilities, roads, housing, recreation, industry business, markets, schools, hospitals, open spaces etc. It may also specify standards of population, density and various components of development of the zone.

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

2.2 As per MPD-2001, a Zonal Development Plan means a plan for a zone (Division) of the Union Territory of Delhi. The zonal (Divisional Plan) details out the policies of the Master Plan and acts as link between the layout plan and the Master Plan. The Development schemes, layout plans indicating use premises should conform to the Master Plan/Zonal Plan (Divisional Plan).

2.3 In addition to the provisions given in Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plans, other broad objectives of the Zonal Development Plan are as under :

- i) To preserve and enhance the green character of South Central Ridge (Mehrauli), city forests and other green linkages.
- ii) To make provisions for compatible mixed land use activities in residential use zone.
- iii) To identify and conserve important historical monuments and four historic cities in the zone.

3.0 LOCATION, BOUNDARIES AND AREA

Zone-F is situated towards the South of Ring Road from Dhaula Kuan to Maharani Bagh In the East it is bounded by River Yamuna and NH-2 by-pass. In the West it is bounded by Delhi. Cantonment area, Indira Gandhi International Airport and by NH-8 by-pass. In the South it is bounded by Badarpur-Mehrauli-Mahipalpur Road.

(2)

This zone has some of the most prestigious medical institutions like All India Institute of Medical Sciences, Safdarjung Hospital, Holy Family Hospital, Escorts Heart Institute etc. There are a number of national level educational institutes, including South Campus of Delhi University, Indian Institute of Technology, Jawahar Lal Nehru University, Indira Gandhi Open University, Jamia Millia, etc. This zone also has a large number of significant historical monuments. Zone-F covers an area of 11958 ha. and is sub-divided into 19 sub-zones (F-1 to 19).

3.1 The following table indicates the area and the status of the sub-zonal development plans (earlier Zonal Development Plans) formulated and processed within the framework of Master Plan for Delhi-1962.

SUB-ZONE	STATUS	REMARKS
F-1 & 7 (Friends Colony & Okhla)	Approved by Central Govt.	Notified in March 1967.
F-2 & 3 (Kailash & Siri Fort Area)	-do-	Notified in Dec. 1973
F-4 (Safdarjung)	-do-	Notified in Dec. 1973
F-5 (R.K. Puram)	Approved by DDA	Published in Jan. 1969.
F-6 (Moti Bagh)	Approved by Central Govt.	Notified in May 1982
F-8 (Okhla industrial area)	Approved by DDA	Published in Sep. 1981
F-9 & 17 (Kalkaji & Madangir)	-do-	Published in Dec. 1970
F-10 & 16 (Malviya Nagar & Lado Sarai)	Approved by Central Govt.	Notified in June 1966.
F-11 & 12 (Munirka, Nanakpura & Basant Nagar)	Approved by DDA	Published in Oct. 1965.
F-13 (West Cantonment)	Not prepared	—
F-14 (Mahipal Pur)	-do-	—
F-15 (Mehrauli)	Approved by DDA	Published in Jan. 1969.
F-18 (Tughlakabad)	Approved by Central Govt.	Notified in Sep. 1983.
F-19 (Badarpur)	Approved by DDA	Published in Apr. 1969.

MPD-2001 stipulates that already approved sub-zonal development plans earlier named Zonal Plans to the extent in Conformity with the Master Plan provisions shall continue to be operative. However, in the zonal plan proposals for zone "F" wherever necessary, suitable modifications/changes have been incorporated.

4.0 POPULATION AND WORK FORCE

The following is the growth pattern of population of this zone :

YEAR	POPULATION
1981 (Projected)	8,27,125
1981 (Census)	8,21,800
1991 (Census)	12,09,100
2001 (Projected as per MPD-2001)	11,91,882

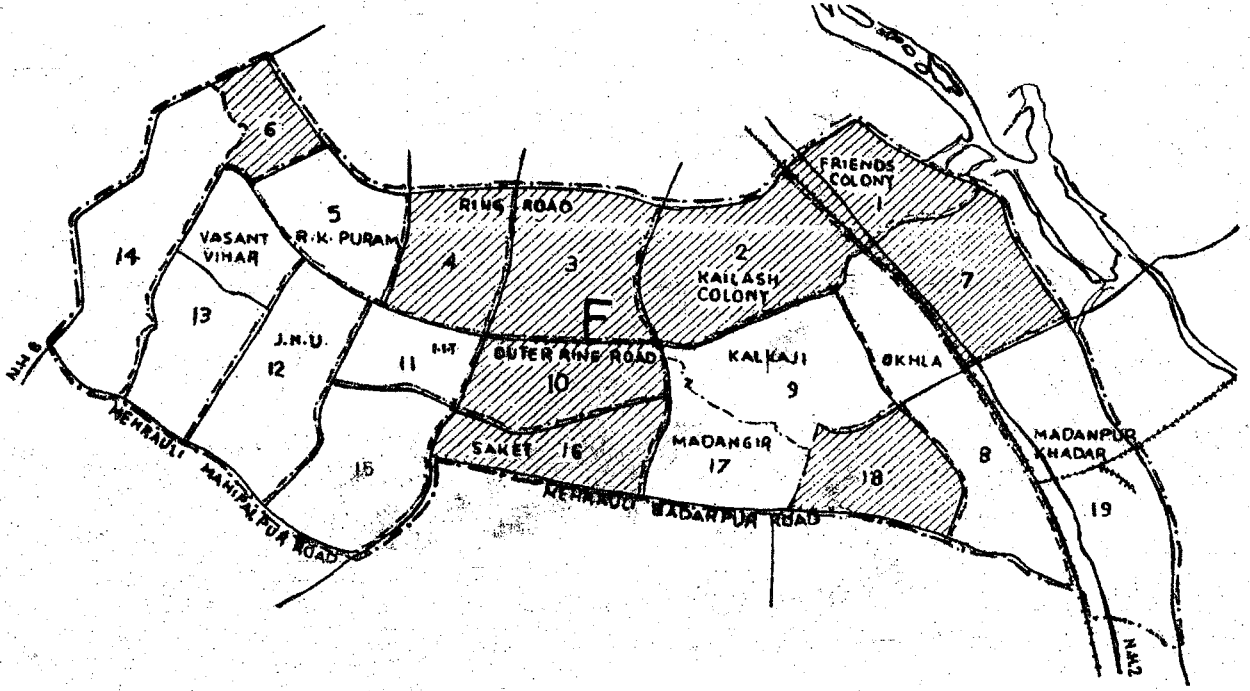
Note : In view of the 1991 census population which is already more than 12 Lakhs the projected population of Zone 'F' for 2001 is likely to increase substantially.

4.1 PROJECTED POPULATION BY 2001 IN ZONE (DIVISION) F : NEW DELHI.

ZONE	CENSUS 1981	HOLDING CAPACITY AS PER MPD-2001	PROJECTED POPULATION IN MPD-2001 TEXT	PROPOSED POPULATION AS PER LAND USE PLAN
F-1	38,215	54,040	50,875	50,875
F-2	1,12,561	1,35,900	1,31,150	1,31,150
F-3	65,529	1,20,690	1,09,658	1,09,658
F-4	57,659	71,805	68,975	68,975
F-5	73,678	1,31,250	1,19,750	1,19,750
F-6	21,996	33,350	31,080	31,080
F-7	24,663	29,160	29,160	29,160
F-8	17,000	20,000	20,000	20,000
F-9	97,685	1,88,090	1,70,000	1,70,000
F-10	55,852	1,04,225	94,550	94,550
F-11	16,900	20,380	20,380	20,380
F-12	42,935	54,820	52,443	52,443
F-13	8,564	11,065	11,065	97,500
F-14	Defence	—	—	Defence
F-15	22,742	28,240	27,140	27,140
F-16	34,555	1,00,160	87,120	87,120
F-17	1,0,000	1,08,500	1,07,200	1,07,200
F-18	1,500	19,325	17,960	17,960
F-19	—	22,500	20,000	82,500
TOTAL	8,05,034	12,53,400	11,68,506	13,17,441
Popu. in extended urbanised limits	16,766	25,025	23,376	—
GrandTotal	8.21.800	12,78,425	11,91,882	13,17,441

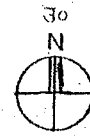
Note : The above sub-division of zones is based on the boundaries given in MPD-62. These have been re-adjusted in MPD-2001 to the extent that sub-zones F-13 & F-14 have interchanged. F-13 is now Vasant Kunj & Vasant Vihar whereas F-14 is defence. Due to re definition and redelineation of Sub-zones F-13 and F-14 there would be adjustment of population. As per MPD-2001 land use plan the population of F-13 works out to be about 97500 & 82,500 for F-19.

Source MPD-2001 work studies



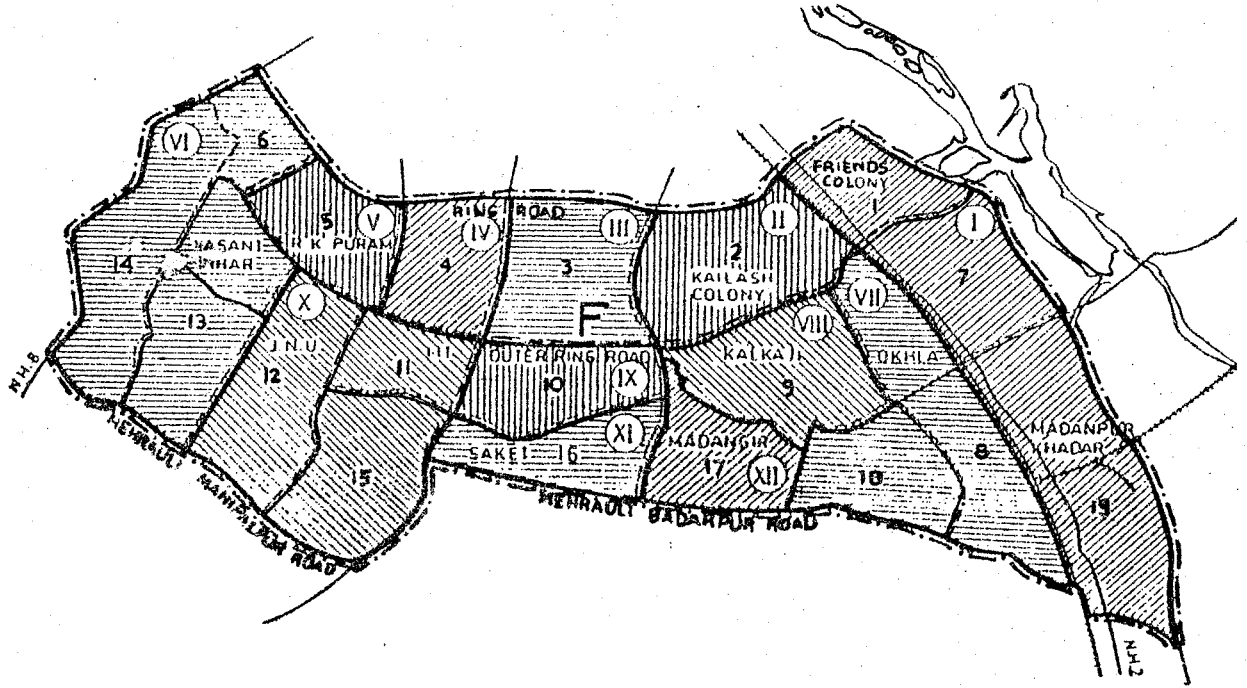
दिल्ली मुख्य योजना - ६२ के अंतर्गत
अनुमोदित क्षेत्रीय योजनाएं

ZONAL PLANS APPROVED
UNDER MPD - 62





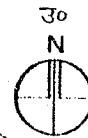
जोन (डिविजन) 'एफ', नई दिल्ली ZONE (DIVISION) 'F' NEW DELHI

1. फ्रेंड्स कालोनी, 2. कैलाश कालोनी, 5. रा.क. पुरम, 8. ओखला, 9. कालकाजी, 11. आई.आई.टी,
12. जवाहर लाल नेहरू यूनिवर्सिटी, 13. वसंत विहार, 16. साकेत, 17. मदनगिर, 19. मदनपुर खादर



SANJAY-P. 4-3

 सामुदायिक संरचना
 COMMUNITY STRUCTURE



ज़ोन (डिविजन) 'एफ', नई दिल्ली ZONE (DIVISION) 'F' NEW DELHI

1. फ्रेंड्स कालोनी, 2. कैलाश कालोनी, 5. रोडकॉ पुरम, 8. ओखला, 9. कालका जी, 11. आई. आई. टी.,
12. जवाहर लाल नेहरू युनिवर्सिटी, 13. वंसल विहार, 16. साकेत, 17. मदनगिर, 19. मदनपुर खादर.

4.2 PROJECTED WORK FORCE IN IMPORTANT WORK CENTRE (ZONE 'F')

	Area in ha.	Persons
i) Office Complex R.K. Puram	29.15	9,700
ii) District Centre Bhikaji Cama Place	14.16	13,230
iii) District Centre Saket (proposed)	21.80	18,300
iv) Office Complex M. B. Road	20.00	6,600
v) Okhla Indl. Area	502.43	37,230
vi) Shopping Mall-IHC Vasant Vihar	19.02	17,780

5.0 SUB-CITY CHARACTERISTICS AND SPECIAL ASPECTS

5.1 Zone-F (South Delhi) is the largest zone amongst 8 zones of Urban Delhi, in terms of the area which measures 11958 ha. Besides lutyens Delhi this zone has well planned residential areas. This zone has been planned mostly as envisaged in Master plan for Delhi-1962 Some of the high income category residential localities are Vasant Vihar, West End, Anand Niketan, PUNCHSHEEL, Friends Colony, Maharani Bagh, Hauz Khas South Extn. New Friends Colony Mayfair Garden, Gulmohar Park Getanjali East of Kailash, Safdarjung development Scheme etc. The residential localities of this zone can be divided in the following categories:-

- a) Rehabilitation colonies.
- b) Govt. Housing schemes.
- c) Co-operative House Building Societies.
- d) Privately developed colonies.
- e) Residential areas developed by the DDA including group housing schemes.
- f) Slum and JJ housing Schemes.
- g) Unauthorised/regularised colonies.
- h) Urbanised villages.

There are three district centres, namely Nehru Place, Bhikaji Cama Place and Saket which is yet to be developed.

- 5.1.1 This zone is unique in terms of large green areas and open space. The Mehrauli ridge which is a conservation area falls in the hierarchy of regional parks. Besides, large district parks, it has two city forests at Hauz Khas and Jahapanah. There are various sports complexes, like Siri fort, Saket and also Lawn Tennis stadia.
- 5.1.2 This zone has major public and semi-public facilities, both health and education. Some of these health and educational facilities are of national importance. The public and semi public facilities located in planned and developed area in this zone caters to the population of other zone. Three major social cultural institutional areas, viz Siri Fort, South of Indian Institute of Technology and Tughlakabad.
- 5.1.3 In the west of JNU, public & semi-public facilities, commercial areas, recreational areas and semi-developed areas are proposed to be developed.

5.2 EXISTING LAND USE PATTERN

The distribution and composition of various land uses in this zone indicates a comparative large percentage of land under 'recreational land use'(green areas). Likewise public and Semi-public facilities also have a high ratio of land. The existing land use survey carried out in 1981-82 has been updated as per the following details of existing land use analysis:

EXISTING LAND USE ANALYSIS

LAND USE	TOTAL AREA IN HA.	PERCENTAGE
1. Residential	3700.00	30.94
2. Commercial	160.00	1.34
3. Manufacturing	513.00	4.29
4. Recreational	2800.00	23.41
5. Transportation	1245.00	10.41
6. Utility	264.00	2.21
7. (i) Govt. offices	38.00	0.32
(ii) Govt. Land (Use Undetermined)	820.00	6.86
8. Public & semi public	1346.00	11.26
9. Misc. including dairy colonies & vacant space	1072.00	8.96
Total	11958.00	100.00

5.3 MPD-2001 PROPOSALS

The Master Plan has outlined specific proposals for this zone. (The salient proposals related with enhancement of the character of this zone are given below);

- i) A large part of the South Central Ridge (Mehrauli), falls in this zone (Divn) 'F' Master Plan recommends that the 'ridge' should be conserved with utmost care and should be in its pristine form. It should be afforested with indigenous species.
- ii) The Mehrauli area has been identified as a conservation area because of its rich urban heritage and high tourist potential.
- iii) This zone is dotted with the first four cities of Delhi and a number of other important monuments. These provide a great potential for tourist attraction. All such areas need to be conserved and restored wherever necessary.

6.0 DEVELOPMENT/REDEVELOPMENT PROPOSALS

- 6.1 The largest Govt. housing complex at R.K. Puram, was developed at a comparatively low density. There are several other Govt. housing complex viz., Moti Bagh, Nanakpura, Nauroji Nagar, Andrews Ganj, Sadiq Nagar, Pushp Vihar etc. Besides the Govt. housing areas, there are staff housing colonies of various institutions, such as Air India, Indian Air Lines, Reserve Bank of India, MMTTC, STC,

(9)

Delhi Admn., MCD and DDA. These Govt. staff housing colonies were developed at a low density. It is proposed for redensification of such pocket based on a comprehensive urban design scheme and providing required facilities as per the stipulated norms and standard of MPD-2001. Such comprehensive schemes are to be prepared by the concerned implementing agency and to be approved by the Competent Authority. No piecemeal approach for redevelopment without a comprehensive urban design scheme is to be adopted. Urban renewal schemes in the identified areas would be prepared as per the guide lines laid down in MPD-2001.

6.2 PLOTTED RESIDENTIAL SCHEMES

Zone-F (South Delhi-I) is known for its posh residential colonies which afford an exclusive lifestyle. Most of these were developed by the cooperative House Building societies on the lands allotted by the Delhi Admn./Govt. of India, DDA except a few developed privately and by the DDA. Such colonies have recreational, shopping and other facilities. Keeping in view the significance of these residential pockets, further development should be regulated within the parameter of Development Code of the MPD-2001 to maintain and enhance their character.

6.3 FOREIGN MISSIONS

A number of foreign missions, their cultural and information centres are functioning in the residential premises. Keeping in view of the practical reality and availability of land these may be relocated in the second diplomatic enclave to be developed.

6.4 REHABILITATION COLONIES

There are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accomodation for the displaced person after the independence of the country. These include Lajpat Nagar, Kalkaji, Amar Colony, Malviya Nagar etc. These have become very congested, mainly due to non-residential activities in the residential premises. It is therefore, necessary that for certain pockets where there is heavy congestion urban renewal schemes be prepared and required infrastructure be provided by the local body.

6.5 OLD VILLAGES AND RESETTLEMENT AREA

There are few urbanised villages located in this zone. Redevelopment Plans for these villages were prepared earlier. However largely due to lack of effective enforcement of building bye-laws extensive development has taken place in and around these villages which has rendered them as sub-standard areas.

RESETTLEMENT COLONIES

This zone has a few resettlement colonies viz, Dr. Ambedkar Nagar and Madangir. These colonies have also become quite congested and presently have developed with a mixed land use character. It is therefore necessary to prepare redevelopment/upgradation schemes within the parameters of the MPD-2001 as urban renewal areas, with emphasis on mixed land use and to provide better physical and social infrastructure by the local body.

7.0 WORK CENTRES**7.1 MANUFACTURING**

Okhla Industrial Area, one of the largest industrial belt, having extensive industries besides light and service industries and flatted factories is located in this zone. This covers an area of 513.0 hac. generating an employment of about 37,230 work force.

As given in appendix III this zone has two numbers of industries which are polluting.

7.2 TRADE AND COMMERCE

The major commercial areas/centres are in the following hierarchy

7.2.1 DISTRICT CENTRES : There are three District Centres, viz. Nehru Place and Bhikaji Cama Place and Saket out these two District Centres, i.e. Nehru Place and Bhikaji Cama Place are already developed and one at Saket is at the planning stage. The three District Centres cover an area of about 74.16 ha. These three District would generate a total employment of 67,230 persons.

7.2.2 NON-HIERARCHY COMMERCIAL :

In the Master Plan for Delhi-2001, two non-hierachy Commercial Centres are proposed in zone F. One is at Khel Gaon Road in the vicinity of Siri Fort. The other at Okhla, adjoining the proposed passenger terminal. The area near Khel Gaon (Andrews Ganj) is not available for a commercial centre, where scheme of community centre is under implementation by the HUDCO. The viability of proposed commercial area near the passenger terminal will also depend upon the feasibility of the proposed passenger terminal.

7.2.3 COMMUNITY CENTRES : (22 Nos. 118.8 ha.)

In the Master Plan for Delhi-2001, there are 22 community centres proposed in this zone as per land use plan. However due to the existing situatuion, a few of the proposed community centre sites are not available due to encroachment or such sites have been utilized for some other purposes. Out of total 22 proposed community centres, about 9 sites have already been developed and the rest are to be developed.

7.2.4 LOCAL SHOPPING CENTRES (46 Nos. 33.16ha.)

The details of the local shopping centres as per standards given in the Master Plan for Delhi-2001 are given in chapter on community facilites.

7.2.5 CONVENIENT SHOPPING CENTRES ;

These centres each with an average area of 0.11 ha. per 5,000 population are to be provided in the layout plans/detailed schemes.

7.2.6 The provision of informal sector in trade & commerce is to be followed as per the provisions of Master Plan as part of planned commercial centres.

7.2.7 There is propesd integrated freigh complex at Madanpur Khadar covering an area of 108 ha. and in addition, another 50 ha. is proposed for a Truck Terminal adjoining this freight complex. This complex is envisaged as a composite scheme with godowns and transport facilities so that movement of goods by road and rail could work smoothly.

7.2.8 Weekly markets as per the norms of MPD-2001 would be provided at suitable locations.

8.0 COMMUNITY STRUCTURE

This zone is sprawling in an area of 11,958 ha. and having a planned population of about 11,91,882. This population has been organised into 12 communities. A hierarchical cellular structure is proposed to be created for the purpose of balanced development. The provision of social and physical infrastructure has been related with the MPD-2001 norms. The following is the proposed organisation of sub zones into communities.

COMUNITY	SUB ZONES	POPULATION (PROPOSED)
I	F-1,7,19	1,62,535
II	F-2	1,31,150
III	F-3	1,09,658
IV	F-4	68,975
V	F-5	1,19,750
VI	F-6,13,14	1,28,580
VII	F-8,18	37,960
VIII	F-9	1,70,000
IX	F-10	94,550
X	F-11,12,15	99,963
XI	F-16	87,120
XII	F-17	1,07,200
TOTAL		13,17,441

The above population is based on MPD-2001 studies. However due to subsequent redelineation of sub zones, there is readjustment of population in sub-zones F-13 and F-19.

8.0.1 COMMUNITY FACILITIES & SOCIAL INFRASTRUCTURE

A detailed study of various Community facilities, existing and required as per norms of MPD-2001, has been carried out at the level of each sub-zone. According to the norms, the provision of the facilities have been worked out at various levels i.e. neighbourhood, community and District level. As stated, earlier this is one of the well planned zones, and even provides certain city level, regional and national facilities. There is hardly any deficiency of community facilities for the projected population of 11,91,882.

8.1 HIGHER SECONDARY SCHOOL :

According to the Master plan norms 173 Higher Secondary Schools are required for this zone whereas in all 129 Higher Secondary School sites are existing in this zone. due to readjusted population of F-13 and F-19 the entire zone requires 173 Higher Secondary Schools, as per Master Plan norms. The zonal plan indicates 149 Higher Secondary School sites, out of which around 28 schools are functioning in double shift, which meet the demand of added population. Out of total schools, around 119 schools are reported to be in existence.

In this zone there are several important public school like Delhi Public School, Modern, Gyan Bharti, Don Bosco, Cambridge etc. Which cater to larger population as compared to the stipulation

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in the Master Plan. A large number of Delhi Admn. schools are functioning in two shifts accounting for two schools in one premises. Therefore, the deficiency of schools in this zone is met in this manner. In view of the paucity of land and the sub-zones are planned and fully developed, some of the primary/other educational institutional centres are likely to be upgraded to Sr. Sec. level to meet any short-fall. Further provision would be made to cover up the deficiency, if any, to the extent possible in different schemes.

The details are given below;

SUB-ZONE WISE ANALYSIS (HIGHER SEC. SCHOOL SITES)

S. NO.	SUB-ZONE	REQUIRED	ZDP PROPOSALS
1.	F-1	6	5
2.	F-2	18	13
3.	F-3	14	10
4.	F-4	9	9
5.	F-5	16	10
6.	F-6	4	5
7.	F-7	4	7
8.	F-8	2	2
9.	F-9	23	16
10.	F-10	13	8
11.	F-11	2	1
12.	F-12	7	7
13.	F-13	13	17
14.	F-14	Defence Area	—
15.	F-15	3	9
16.	F-16	12	9
17.	F-17	14	7
18.	F-18	2	2
19.	F-19	11	12
TOTAL		173	149

NOTE : The above table does not include Sec. Schools located in the cantonment area under Defence.

8.2 NEIGHBOURHOOD PARKS PLAY AREA

As per Master Plan standards, a total area of 254.65 ha. is required under the neighbourhood parks and play area, whereas as per the Zonal Plan proposals 273.18 ha. of land is proposed under the neighbourhood parks. Sub-Zone wise analysis indicate that most of the sub-zones have sufficient area under neighbourhood parks.

(13)

The Zonal Plan indicates mainly major neighbourhood parks as it is not possible to earmark all such parks, specially those in group housing areas. However, these have been taken into account in calculating the Neighbourhood parks.

Sub-zone wise details of neighbourhood parks are given in the following table :

S. NO.	SUB ZONE	REQUIRED AS PER STANDARDS IN HA.	ZDP PROPOSALS IN HA.
1.	F-1	6.0	15.23
2.	F-2	24.0	23.25
3.	F-3	24.0	20.75
4.	F-4	12.0	25.60
5.	F-5	24.0	12.75
6.	F-6	6.0	7.50
7.	F-7	6.0	2.00
8.	F-8	6.0	18.25
9.	F-9	36.0	42.70
10.	F-10	18.0	12.00
11.	F-11	6.0	3.00
12.	F-12	12.0	20.00
13.	F-13	9.0	10.15
14.	F-14	-	-
15.	F-15	9.0	6.00
16.	F-16	18.0	21.70
17.	F-17	24.0	27.80
18.	F-18	-	-
19.	F-19	8.25	14.50
TOTAL		254.65	283.18

8.3 LOCAL SHOPPING CENTRE

Due to readjusted population of F-13 & F-19 zone F requires 87 shopping centres covering an area of 40.01 ha. As per sub-zonal Development Plan/layout plans 58 local shopping centres are proposed covering an area of 41.22 ha. Sub-zone wise details of local shopping centres are given in the following table ;

(14)

SUB-ZONE	REQUIRED NO.	AS PER STANDARDS @ 0.46 HA./LS.	ZDP NO.	PROPOSALS AREA IN HA.
F-1	3	1.38	2	0.92
F-2	9	4.14	9	3.73
F-3	7	3.22	6	5.03
F-4	5	2.30	5	4.00
F-5	8	3.68	9	4.30
F-6	2	0.92	2	2.08
F-7	2	0.92	2	1.00
F-8	1	0.46	-	-
F-9	12	5.52	8	9.72
F-10	6	2.76	1	0.60
F-11	1	0.46	-	-
F-12	4	1.84	1	0.75
F-13	6	2.76	4	2.84
F-14	NIL	Defence Area	-	-
F-15	2	0.92	-	-
F-16	6	2.76	1	0.60
F-17	7	3.22	4	1.70
F-18	1	0.46	-	-
F-19	5	2.3	4	3.95
TOTAL	87	40.02	58	41.22

NOTE : The above table does not include existing shopping in urban villages/unauthorised regularised colonies and cantonment area.

8.4 BUS TERMINALS

For the projected population of this zone according to the norms given in the MPD-2001. 12 bus terminals are required in the entire zone. There are 13 bus terminals proposed in the zone and indicated on the Zonal Plan. Sub zone wise details are given in the following table :

SUB ZONE	ZDP PROPOSALS (in Nos.)
F-1, 7 & 19	2
F-2 & 4	3
F-3	-
F-5	-
F-6, 13, 14, 8 & 18	2
F-9	1
F-10	1
F-11, 12 & 15	1
F-16	2
F-17	1
TOTAL	13*

* Includes bus depots also, having terminals facility and excludes Bus Terminals located within road right of way.

8.5 PETROL PUMPS

As per Master Plan standards about 74 petrol pumps sites are required for this zone on the following norms of MPD-2001.

- i. Residential land use zone : @ 1site/150 ha. of gross residential areas. i.e.; 32sites for 4887 ha.
- ii. Industrial land use :@ 1 petrol pump for 40 ha. for gross industrial areas. i.e. 12 sites for 502 ha.
- iii. Freight Complex : two petrol pumps for one freight complex, i.e.2 sites (madanpur Khadar).
- iv. District centres : 2 petrol pumps for each district center i.e. 6 sites for 3 D.C.
- v. Community Centres : one petrol pump for each community center i.e.22 sites for 22 Community Centres.

There are 74 outlets operating/proposed in this zone as per details given below:

The details of petrol pump site are given in the following table;

SUB ZONE	EXISTING	PROPOSED	TOTAL
F-1	4	3	7
F-2	5	3	8
F-3	7	—	7
F-4	3	—	3
F-5	4	—	4
F-6	2	—	2
F-7	1	2	3
F-8	1	4	5
F-9	1	2	3
F-10	1	—	1
F-11	1	—	1
F-12	—	1	1
F-13	3	3	6
F-14	1	—	1
F-15	1	—	1
F-16	1	3	4
F-17	2	2	4
F-18	—	—	—
F-19	8	5	13
TOTAL	46	28	74

There are 46 petrol pumps already existing in this zone. 28 new sites have been proposed in the zonal plan. Excluding the petrol pump sites to be provided on proposed NH-2 By-pass.

9.0 MIXED LAND USE

The MPD-2001 provides regulations for mixed land use Permission in the residential use Zone (Appendix-I). Non-residential activity has been filtering down into residential permises. This is more pronounced in comparatively older areas.

(16)

Some of the old residential areas have been identified for urban renewal scheme in the Zonal Development Plan. Certain streets, which have been identified as commercial streets as per the survey of the MCD, are proposed for mixed land use. However, depending on the character of a colony the mixed land use would be regulated in various categories of residential area as per proposals given below.

9.1 **CATEGORY-I** :The areas where only professional offices as per Master Plan-2001 stipulation are to be permitted. No retails shops and household industry are to be allowed in these areas. These are given as below;

- (a) All co-operative House Building Societies.
- (b) Residential schemes developed by DDA.
- (c) Various Group housing schemes developed by group housing & co-operative societies by the Govt. and by the DDA.

9.2 **CATEGORY-II** The following streets based on the surveys provided by MCD are identified for permission of retail business/professional activities on ground floor only. The extent/length of these roads for mixed land use is indicated on the Zonal Development Plan. For rebuilding, the coverage and FAR of such properties will be the same as permissible on residential plot and only ground floor is to be used for retail business etc. The conversion charges are to be levied as stipulated in MPD-2001 which are to be determined by the concerned local body. Building bye laws be enforced alongwith right of way of roads and approved layout plans.

The following roads are indentified for mixed land use.

- i. New Delhi South Ext. Part-II (Portion fronting on Ring Road).
- ii. Kalkaji Main Road (Between Block G&H and E&F)
- iii. Malviya Nagar. (Main Market Road)
- iv. Road between Govindpuri and Govindpuri extension.
- v. Shop-plots, forming part of an approved layout plan of the competent Authority.

9.3 **CATEGORY-III**

In the areas identified for Urban Renewal Scheme, mixed land use activity would be allowed as per the stipulations of MPD-2001 these includes the areas like, (a) Rehabilitation colonies.(b) Regularised unauthorised colonies (c) Urbanised village etc. Till such time these schemes are formulated only residential use in the residential permises would be permitted as per development control norms given in the MPD-2001.

9.4 In all other areas, the mixed land use may be permitted as per the stipulation of MPD-2001. Whenever mixed land use is permitted, conversion charges shall have to be paid as determined by the concerned authority.

9.5 **NURSING HOMES**

There are about 41 Nursing Homes located in residential permises/areas. As per MPD-2001 these are non conforming and therefor, have to be dealt with as per policy.

9.6 GUEST HOUSES

There are about 50 Guest Houses in residential permises/ares. These are non conforming as per MPD-2001 from land use point of view and are to be dealt with as per the policy.

10.0 LAND USE PLAN

Within the framework of MPD-2001, the Zonal Development Plan proposals have been detailed out. These incorporate the requirements of Traffic & Transportation, Community Facilities, Green Areas and Infrastructure, taking the cognisance of various proposals/approved lay out plans/schemes. The proposed land use analysis at Zonal Plan level is given below.

PROPOSED LAND USE ANALYSIS - ZONAL PLAN LEVEL

LAND USE	AREA IN HA.	PERCENTAGE
Residential	4245.00	35.60
Commercial	263.00	2.20
Manufacturing	513.00	4.30
Recreational	3105.00	25.90
Transportation	1315.00	10.94
Utilities	269.00	2.25
(i) Government office	62.00	0.51
(ii) Govt. use (undetermaind)	820.00	6.80
Public & Semi public facilities	1366.00	11.50
TOTAL	11958.00	100.00

N.B. The village/settlements located in any other land use would be treated as residential to the extent of approved plans and would be regulated as per norms prescribed for residential land use and policy followed for such villages/settlements.

10.1 TRANSPORTATION NETWORK

The circulation system inter-connects principal work centres with residential neighbourhood and communities. A multi-mode transport system within the overall structure of the city is envisaged in MPD-2001. It consists of ring rail, road transport and Mass Rapid Transit System, together with cycle and pedestrian tracks. The proposed MRTS corridors which pass through this zone as follows :

- i) Vasant Kunj to Safdarjung hospital and
- ii) Tuglakabad to Defence Colony.

This zone has got fairly wide road, MRTS wherever possible may run on surface. However in the areas adjacent to important conservation zones, monuments of urban heritage, the metro/ transportation network should be underground. A detailed study need to be undertaken in respect of various traffic and transportation proposals, like the MRTS, Ring Rail and its spurs. This study

(18)

would include restructuring of land uses, location of various stations terminals and their relationship with the road transport system. The railway corridors and spurs as shown on the Zonal Plan, barring essential operational facilities, shall be kept as green buffer with the surrounding development.

10.2.1 HIERARCHY OF ROADS

The Zonal Plan primarily indicates roads of 24 m and above right of way. In the circulation network of various land uses wherever necessary 18 mt. wide road have also to be shown. A hierarchical system of arterial roads, as given below, has been adopted for smooth flow of traffic:

- i) 91.4 m R/W
National high way No.2
National high way No. 8
- ii) 60 to 64 m R/W
Ring Road, Aurobindo Marg, Mehrauli-Mahipalpur Road, Mehrauli-Badarpur Road.
- iii) 45 m R/W
Outer Ring Road, Mathura Road, Abdul Gamel Nasir Marg, Panchsheel Marg, Chirag Delhi Road. Joseph Tito Marg, Lal Bahadur Shastri Marg, Lala Lajpat Rai Path, Africa Avenue, Nelson Mandela Marg, Rao Tula Ram Marg/etc.
- iv) 30-38 m R/W
Vivekanand Marg, Khel Gaon, Road No. 11&12 opposite IIT & in front of JNU, Road No. 13 &14 near Govind Puri, Kalkaji and Ambedkar Nagar, Road No. 4 near. East of Kailash.

10.2.2 CYCLE TRACKS AND PEDESTRIAN MOVEMENT CORRIDORS

For safety, channelisation of pedestrian traffic and segregation of cycle and pedestrian traffic, have been proposed in the MPD-2001. Three of cycle tracks, as indicated in the Master Plan for Delhi-2001, fall partly in this zone, (a) one of these cycle tracks-link Chiragh Delhi, Defence Colony along the nallah and leads to Inderaprashta Estate Office complex, along Mathura Road, (b) the other cycle track coming from Trans Yamuna areas, along ITO bridge, connects Connaught Place and moves further down along Panchkuian Road (c) another cycle track would connect Talkatora Stadium and Mathura Road via Kushak Nallah.

The pedestrian movement is primarily proposed through the green areas with special compatible treatment of surfaces and street furniture. To facilitate smooth and Comfortable movement of pedestrians, it is recommended that all inter-sections or other important places attracting and generating sizeable pedestrian traffic like a, All India Institute of Medical Sciences, Safdarjung Hospital, Nehru Place, R.K. Puram Office Complex and the important transport, terminals, exclusive pedestrian corridors/subway may be developed. The alignment to NH-2 Bye-Pass may be deemed as indicative and would conform to the approved alignment.

10.2.3 PARKING

Parking areas shall be provided for different types of development as per MPD-2001 norms. This apart, general pool parking areas are proposed to be developed in major work centres, freight complexes, terminals etc.

(19)

10.2.4 It is suggested to examine the feasibility of municipalising major parking area located in planned commercial centres, including the District Centres. The parking areas in and around Metro stations and other important Transport modes in the zone, may also to be municipalised.

10.2.5 COMMUNITY PARKING

With reference to ministry's letter dt. 5th June 98, at least 10 parking sites are to be located in and around areas where parking is a severe problem for development of community parking Areas.

10.3 SYSTEM OF GREEN AREAS AND CONSERVATION PROPOSALS

This South Central ridge which includes (Mehrauli) covers an area of 413.70 ha. (part). It is an area of urban heritage, which has landmarks and traces of the historical cities of Delhi. This besides Tughlakabad is another important green area in the zone. The other major green areas, viz., around important monuments, planned green areas and other natural green areas need to be conserved. Conservation and restoration of the places of rich urban heritage and high tourist value should be taken up on priority. There is an urgent need to intensify afforestation of the ridge area.

The following areas notified as a Reserved Forest under the Forest Act shall be retained as such, where no construction, temporary or permanent is permitted :

RESERVE FOREST (ZONE)

SUB ZONE	LOCATION	NOTIFICATION	AREA IN HECT.
F-4	Hauz Khas Distt. Park	FSCO32 (e) Noti- 81-81/6982-69-89 dated 10.4.1980	140.00
F-9	Jahan Panah City Forest	-do-	280.00
F-13	Basant Nagar Moradabad pahari area	-do-	70.00
F-13	Vasant Vihar Distt. Park	-do-	8.00
F-6	Dhaura Kuan Complex	-do-	70.00
F-12	Nehru University afforestation area	-do-	70.00
F-15	Mehrauli Area	-do-	363.70
F-9	Kalkaji Area	—	—

The Archeological Survey of India has defined control zones around listed monuments. This is comprised of 100.m. distances from the protected limits of a monument as prohibited zone; where no building activity is permitted and further beyond it upto 200 m. distance as the regulated area: where building activity is to be regulated only after getting permission from the ASI. A list of such monuments is given in Appendix II.

No allotments are to be made in the ridge areas. The existing uses which are not compatible need to be shifted/relocated/removed.

The major green spaces are complemented and supplemented by a system of neighbourhood open spaces, parks and playgrounds in the residential area. This would provide linkages for development of a continuous system of green areas. This has been indicated in the Zonal Plan, which should be detailed out at the stage of preparation of detailed schemes.

(20)

The District Parks cover an area of about 2408.12 ha. including sports complex city forest monuments & children Park.

10.3.1 CONSERVATION

According to the information obtained from the Archeological Survey of India there are 165 monuments in Delhi which have been notified as protected. Of these 43 protected monuments are situated in zone-F (Appendix-II). These have been identified in the zonal development plan along with their control zones. It is envisaged that the extent of areas of heritage and declared protected monument under the Ancient Monument and Archeological Sites and Remains Act, 1958, be reserved for conservation for which conservation schemes may be prepared by the concerned organisation/local authority.

The area around Qutab Minar has been declared a 'heritage zone'. For 'Integrated Conservation of Mehrauli, a committee comprising of the representatives of the DDA/INTACH, Delhi Conservation Society, ASI and Delhi Tourism has been set up. The area behind Qutab Minar is proposed to be developed as an 'Archeological Park'. It would cover two main zones, one of Zafar Mahal and the other of Chaumachi tomb. The proposed Archaeological park in its sprawling area has about 70 monuments. The recommendations in respect of its identification, conservation, design and management of the Archaeological park have been made. The proposed park would also have a museum for the visitors for providing information in various forms.

In case of major monuments falling in zone 'F' the area around them has been identified in the zonal/divisional plan for which building control in relation to height, material and spread of the monuments should be framed. The areas around major monuments are proposed to be suitably landscaped.

The MPD-2001 has identified the following controlled conservation areas covering the concentration of historical building in zone 'F'.

- i) The Area near Qutab
- ii) The Area near Vijay Mandal

Special development plans for the conservation and improvement of controlled area shall be formulated. Any alteration or demolition of any building is prohibited without the consent of the Authority.

10.3.2 ANALYSIS OF GREEN AREAS

S.NO.	DESCRIPTION	AREA PROPOSED AS PER ZDP IN HECT.
1.	Regional Park (including Monuments)	413.70
2.	District Park (including Major Children Park, City Forest, Historical Monuments and Sports Complex)	2408.12
3.	Neighbourhood Parks	283.18
TOTAL		3105.00

10.4 PHYSICAL INFRASTRUCTURE

As given below a study of various physical infrastructure/utilities in respect of the zone as per standards of Master Plan has been carried out.

10.4.1 WATER SUPPLY

The requirement of water supply for zone F@ 363 litres per capita per day (80 gpd) works out to about 96 million gpd of this, it is estimated that about 36 million gpd, would be required for residential areas. The water supply would have to be augmented specially in view of preventing acute shortage and also the trend of population growth.

10.4.2 DRAINAGE/SANITATION/GARBAGE DISPOSAL

The zone is almost fully served by underground sewerage. However, it is suggested to augment the sewerage network in the old areas identified for urban renewal. The zone has several major storm water drains, which flush out the storm water into the river.

In this zone as per population garbage generated (estimated) as about 720 tons daily. The zone has large sanitary landfill sites in the vicinity; along ring road. However, for disposal of garbage modern technology and methods which are environmentally more safe need to be adopted.

10.4.3 Power, As per the Master Plan norms there is a need for 24 Nos. 66 kv AND 2 Nos. 220kv ESS in this zone. Most of these are already existing. It is suggested that no overhead cables be provided in this zone due to the urban design aspects. The power supply needs to be planned by the concerned department, keeping in view the increasing trends of power consumption and population growth.

11.0 REDENSIFICATION/UPGRADATION AND URBAN RENEWAL

(a) The following areas are identified for redevelopment with comprehensive urban design schemes:

- i) R.K.Puram
- ii) Part of Moti Bagh
- iii) Andrews Ganj
- iv) Nanak Pura

11.2 URBAN RENEWAL

The following areas have been identified for renewal in the Zonal Development Plan.

- i) Kalkaji-Govindpuri Complex.
- ii) Yusuf Sarai.
- iii) Arjun Nagar-Krishan Nagar Complex

11.2.1 The redevelopment and Urban Renewal Plans are to be prepared within the framework of MPD-2001 and Zonal Development Plan. These plans may incorporate the following.

- i) Land Use.
- ii) Physical condition of structures.

- iii) Facilities and services.
- iv) Circulation pattern.
- v) Open spaces, park and playgrounds.
- vi) Special features (if any)

11.2.2 Special characteristic and features of the area would be kept in view, while preparing the redevelopment urban renewal plan. As far as possible, the urban renewal project should be self financing.

11.2.3 In the urban Renewal areas building only for residential use are to be allowed unless redevelopment/ urban renewal schemes are prepared and approved, which may identify specific area for facilities, on the basis of which building permission can be given for any non-residential premises in these areas.

11.3 UPGRADATION/RESETTLEMENT

The zone has numbers of substandard area viz., resettlement colonies, JJ clusters, unauthorised Colonies, urbanized village and transit camps. These areas require upgradation in terms of basic services/amenities and need to be dealt as per policy.

12.0 PROPOSED MODIFICAIONS IN THE MASTER PLAN

Under the provision of MPD-2001 simultaneous to processing of zonal development plan, the modifications of land use are being processed under section 11-A of Delhi Development Act, 1957, The following change if land uses are processed under the act.

1. Change of land use of App. 315 Hect. Area of International Hotel Complex, Vasant Vihar after the finalisation of proposal as per the approval of Govt.
2. Change of land use of app. 6 Hect. Area from Recreational to residential in Sub Zonal F-10 & 16 Chirag Delhi.
3. Change of land use of App. 25 Hect. From Recreational regional park to partly (18HECT. app.) residential and Partly (7Hect. app.) utilities in sub zones F-12 & 15 respectively of Vasant Kunj Scheme.

**CONDITIONS FOR PERMITTING MIXED LAND USE
(Non-Residential Activity on Residential Premises)**

The permission of mixed land use in a Street/Area would be subject to the following conditions :-

- i) The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm. whichever is less.
- ii) The establishment should be run only by the resident of the dwelling unit.
- iii) The following activities shall not be allowed :
 - a) Retail shops
 - Building material (timber, timber products, marble, iron, steel and sand).
 - Firewood, coal.
 - b) Repair shops
 - Automobiles repair and workshops
 - Cycle rickshaw repairs
 - Type resorting retreading
 - Battery charging
 - c) Service shops
 - Floor mills (more than 3 kw power load)
 - Fabrication and welding
 - d) Nursing home
 - e) Guest house, Boarding House and Lodging House.
 - f) Storage, godown and warehousing.
 - g) Manufacturing units (excluding house-hold industry)
 - h) Junk Shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc.

A layout plan of the area shall be prepared indicating.

- (a) Parking as per standard (b) Public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on :

- i) The cost of provision of parking and physical and social infrastructure.
- ii) Different price of space of the residential and non-residential activity/use.

List of protected monuments in Zone-F declared for conservation/protection of areas upto 100 mts. from the protected limits and further beyond it upto 200 mts. near or adjoining protected monuments to be prohibited and regulated areas respectively for purpose of both mining operation and construction: Vide ASI notification No. F. 8/2/90-M dt. 16.6.92 (ASI Letter No. DLH (GEN) 92 M 1062 dt. 10.3.93

SL.NO.	NAME OF MONUMENTS	LOCALITY	SUB-ZONE
1.	Teen Burji	Mohd. Pur village	F-5
2.	Moth-ki-Masjid	South exten P-II	F-3
3.	Ashokan Rock Edict	Garhi	F-2
4.	Unknown Tomb & Baoli	R.K.Puram Sec.V	F-5
5.	Munda Gumbad	R.K.Puram Sec.IV	F-5
6.	Hauz Khas Complex	Hauz Khas Village	F-4
7.	Kali Gumti	Hauz Khas	F-4
8.	Tofewali Mosque	Hauz Khas	F-4
9.	Tomb of Bagh-e-Alam	Hauz Khas	F-4
10.	Sakri Gumti	Green Park	F-4
11.	Chotti Gumti	Green Park	F-4
12.	Bara Khamba	Green Park	F-4
13.	Tombs of Dadi & Poti	Green Park	F-4
14.	Nili Mosque	Hauz Khas	F-3
15.	Mohammadi Mosque	Anand Lok	F-3
16.	Siri Fort	Siri	F-3
17.	Lal Gumbad	Panch Sheel Enclave	F-3
18.	Idgah	Hauz Kash Enclave	F-3
19.	Tomb of Tofewala	Shah Pur Jat	F-3
20.	Chor Minar	Hauz Khas Enclave	F-3
21.	Makhdumi Mosque	Mayfair Garden	F-3
22.	Vijay Mandal	Sarva Priya vihar	F-10
23.	Begumpuri Mosque	Begampur	F-10
24.	Sarai Shahji	Begampur	F-10
25.	Rakabwala Gumbad	Punchsheei South	F-10
26.	Tomb of Behlol Lodi	Chiragh Delhi	F-10
27.	Tomb of Yusuf Qattai	Khirki	F-10
28.	Khirkee Mosque	Khirki	F-10
29.	Satpullah	Sheikh Sarai	F-10
30.	Walls of Quila Rai Pithora	Mehrauli	F-15

(Continued...)

SL.NO.	NAME OF MONUMENTS	LOCALITY	SUB-ZONE
31.	Walls of Jahan Panah	NCERT	F-15
32.	Walls of Lal Kot	Mehrauli	F-15
33.	Qutab Complex	Mehrauli	F-15
34.	Adam Khan's Tomb	Mehrauli	F-15
35.	Gandak-ki-baoli	Mehrauli	F-15
36.	Rajon-ki-bain.	Mehrauli	F-15
37.	Tomb of Jamali & Kamali	Mehrauli	F-15
38.	Balban's Tomb	Mehrauli	F-15
39.	Zafar Mahal.	Mehrauli	F-15
40.	Wall Mosque	Mehrauli	F-15
41.	Mandi Mosque	Mehrauli	F-15
42.	Jahaj Mahal & Hauz Shamshil	Mehrauli	F-15
43.	Tughlakabad Fort	Mehrauli	F-18

LIST OF HAZARDOUS/NOXIOUS INDUSTRIAL UNITS

NAME OF THE INDUSTRY	ITEM OF MANUFACTURING
1. CCI, clinker grinding unit Okhla, New Delhi	Ordinary portland cement by using flyash
2. M/s. KUMAR SONS/KUMAR ENGG. B-24, Okhla Industrial area, New Delhi.	Forged steel manufacturing

