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PART-II

FROM:-17-6-96

PART - II

MINUTES OF MEETING

FROM: - 17-06-96

PART - II



S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
8.	<u>45/96</u> 22.03.96	Revised Estimates for the year 1995-96 and Budget for the year 1996-97. <u>No.F.4(3)/95-96/Budget.</u>	<p>The Authority appreciated the significant improvement in the financial health of the organisation and congratulated the Management. Efforts made in improving the administrative efficiency and introducing innovative customer friendly measures were lauded. Authority desired that efforts in the direction of giving a new image to DDA must be continued vigorously.</p> <p>It was resolved that Revised Estimates for the year 1995-96 and Budget Estimates for the year 1996-97 be approved and the Chief Accounts Officer be authorised to operate the RE 95-96 and BE 96-97, pending formal confirmation of minutes.</p>	<p>In accordance with the decision of the Authority, Funds are being released to the divisions as per the budget provisions. Budget has also been circulated to all concerned.</p>

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
9.	<u>46/96</u> 22.03.96	Planning and Development of the area measuring 315 ha. in West of JNU (Vasant Kunj Phase-II) - Processing change of land use - Additional hotel sites.	The matter was discussed in detail and it was felt that the topography of the project area was not suitable for residential development and that location of General Pool/Government Guest Houses/ Foreign Missions was not in tune with the spirit of the project. It was, therefore, resolved that proposals contained in para 6 of the agenda item be approved and the Ministry be requested to permit DDA to go ahead with the National Competition pending completion of formalities.	The matter has been referred to the Govt. of India for approval u/s 11-A for inviting objections/suggestions for the proposed change of land use.
		<u>No.F.20(7)/89-M.P.</u>		
10.	<u>47/96</u> 22.03.96	Proposal for denotification of 91 Nos. (63 nos. + 28 nos) Colonies/schemes (out of the list of 382) from Development Area of the Authority, where maintenance of Civil Services are handed over to MCD.	Resolved that proposals contained in para 3 of the agenda be approved.	Under Process.
		<u>No.F.15(8)/96-M.P.</u>		

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
11.	48/96 22.03.96	New Scheme for disposal of 7000 Expandable Houses. <u>No.F.10(15)/95/E.H.S.</u>	<p>Resolved as follows:-</p> <p>a) The proposals contained in the Agenda item for allotment of 7000 expandable flats be approved in principle;</p> <p>b) Details of hire purchase facility to be offered to the public be worked out separately and implemented with the approval of the L.G.;</p> <p>c) Proposals be worked out for disposal of left out flats, if any, through reputed Agents/Brokers etc.</p> <p>d) For the purpose of allotment of flats to the Public Sector Undertakings/Govt. Organisations, an amendment to the DDA(Management & Disposal of Housing Estate) Regulations, 1968 be approved as follows:-</p> <p>"Notwithstanding anything contained in these regulations, the Authority may dispense with or relax the requirement of any regulation to such extent and subject to such exceptions and conditions as may be specified by it."</p>	<p>The draft brochure is under preparation. The approval of the L.G. is being sought for allotment of flats, on hire purchase basis, separately.</p> <p>A list of the public sector Undertakings has been collected from the Bureau of Enterprises thereafter offer letters will be sent for issue of notification to amend the DDA (Management & Disposal of Housing Estate) Regulations-1968. The approval of the L.G. is also being sought separately.</p>

S.NO.	ITEM NO. & DATE	SUBJECT	RESOLUTION	REMARKS
12.	<u>49/96</u> 22.03.96	Liberalisation of H.B.A. Rules for DDA employees to purchase DDA flats. <u>No.F.3(77)96/PB-V.</u>	Resolved as follows:- a) Proposals contained in para 5 of the agenda be approved; b) HBA be released by way of credit advice in favour of the employees. c) These decisions be reviewed after the issue of revised orders by the Govt. of India in pursuance of the 5th Pay Commission recommendations.	An internal circular has been issued on 15.04.96 conveying the decision of the Authority.

ITEM NO.
77/96

SUB: Removal of stagnation in different cadres of DDA.
No. F. PS/C(P)/96/DDA/Stagnation.

P R E C I S

A-17.06.96

Extent of
stagnation.

A study has been recently conducted about the extent of stagnation in the Ministerial, Revenue, Finance cadres of DDA. This study has revealed that there are a number of cadres where a large number of employees are waiting for promotion after putting in more than double the time period prescribed under the Recruitment Regulations. In some of the cadres employees have been stagnating even after serving for more than three times the period prescribed under the Recruitment Regulations, (RR's), for next promotion, (Appendix 'B-4' & B-5' page No. 389-392 & 393)

Necessity of
providing
relief.

2. This severe stagnation is resulting in lack of motivation on the part of concerned officials. Ideally we are supposed to provide promotion to all those who complete the period prescribed under the RRs. We are, however, not in a position to propose providing of such a benefit even to those who have spent double the prescribed period, the number being very large. Necessity of providing some relief to such cadres, however, needs immediate consideration. This aspect of Personnel Management and Human Resource Development is placed for kind consideration of the Authority through this agenda item.

Reasons for
stagnation.

3. Before considering proposals for removal of stagnation, the reasons for such acute stagnation need to be identified, which are mainly as follows :

- I. No vacancy in higher post/selection grade.
- II. Isolated posts where promotion avenues do not exist.

Proposal.

4. In order to provide some relief to the most stagnating cadres/isolated cadres of DDA tentative proposals against each cadre are submitted for consideration of the Authority in (Appendix 'B-4, B-5, B-6, B-7 & B-8' page No. 389 to 402)

Proposals are based on the overall sanctioned strength of the cadre and the nature of work. Uniform policy cannot be adopted in all the cadres since each cadre has different role to perform. Precaution has been taken to identify only those cadres where stagnation is most acute. These proposals do not cover the Engineering cadres since cadre review report of the Engineering Deptt. has been approved

by the Authority and is presently under consideration of the Govt. Similarly, proposals for the Planning Dept. are under review of Commr.(Pig.) on account of a Govt. Direction dated 2.6.95 issued under Section 41(1) of DD Act and, as such, do not form part of these proposals, but for junior cadres where there is extreme stagnation - (Appendix B-9 P.No. 400-402)

Recommendations to remove stagnation :

I. Where there is no vacancy in higher post/Selection Grade.

i) To upgrade a fixed number of posts in each of the identified stagnating cadres in the next scale of pay and fill them up as per provisions of the Recruitment Regulations. The up-graded employees shall not refuse to perform responsibilities of the posts so upgraded. Such employees will be given the new designation of the upgraded post and it will be promotion for all purposes.

iii) To upgrade certain posts as personal to the stagnating cadres without treating it as promotion.

II. Proposals in case of isolated posts.

In case of isolated posts where no channels of promotion exist, it is proposed to either merge them with other parallel cadres having avenues of promotion or to upgrade them in the same cadre. Minor relaxation in RRs would also be required in some cases. The isolated posts, detailed proposals and justification for their upgradation/promotion are given in (Appendix B-6 & B-7)

Page 394-399)

6. Acceptance of these proposals will not amount to creation of any post. Nor there will be any increase in the staff strength of DDA. The proposals aim at upgrading certain posts for increased operational efficiency.

No creation of posts.

Recommendations

There will be negligible financial implications since the employees proposed to be upgraded are those who No financial have already put-in more than double the period prescribed implications. under the Recruitment Regulations. Their basic pay in the existing pay-scale has in all cases already exceeded the minimum of the pay scale of the next higher post.

7. In view of the above proposals contained in column No. 7 of (Appendix B-4toB-6, B-7 & B-8. Page No. 339to402) are submitted for kind approval of the Authority. Since Government of India, Ministry of Urban Development vide their letter dated 2nd June '95 have directed the DDA under section 41(1) of DD Act not to create any post or recruit any personnel without the specific prior sanction of Government, these proposals shall, therefore, be sent to the Ministry of Urban Affairs & Employment for their approval of the Authority. Proposals where only change of R.R.'S is proposed will not require Government's approval.

R E S O L U T I O N

Resolved that, in view of extreme stagnation in these cadres, proposals contained in para 7 of the Agenda item be approved.

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A-17.6
Extent of
stagnation.

Necessity
providing
relief

Reason
stagnation

Appendix B-4 to Item No. 77/96PROPOSALS FOR REMOVAL OF STAGNATION IN
ADMINISTRATIVE CADRE.

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
	2	3	4	5	6	7
1.	L.D.C. (Rs.950-20-1150-EB-25-1500)	<u>1373</u>	5 Years	1109	539	10% of posts shown in Col. 6 i.e. 54 posts of L.D.Cs. are proposed to be upgraded to the next level of U.D.C. in the pay scale of Rs.1200-2040/-.
2.	U.D.C. (Rs.1200-30-1440-EB-30-1800)	<u>1134</u>	5 years	891	407	10% of the posts in Col.6 i.e. 40 posts of U.D.C. are proposed to be upgraded to the next level of Asstt. in the pay scale of Rs.1400-2300/-.
3.	Personal Assistant (Rs.1640-60-2600-EB-75-2900)	<u>58</u>	6 years	40	10	Being a small cadre it is proposed to upgrade 5 posts of Personal Assistants to the next level of Private Secretary in the pay scale of Rs.2000-3500/-.

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(Contd.)

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2	3	4	5	6	

the post of Secy. is in equal to the post of Director. Out posts in Col. 6 posts are proposed to be upgraded to the level of Direct. i.e. in the scale of Rs. 3000-4500/-. These posts shall be called as "Principal Private Secretary" and incumbents against these shall be posted with V.C., F.M. & S.M. only.

20 posts are proposed for upgradation to the next level of Kanoongo in the pay scale of Rs. 1200-2040/-. In order to ensure continuity of work these officers shall be called

5. Patwari
(Rs. 950-20-1150-EB-25-1500/-)

90

8 years

64

64

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Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1	2	3	4	5	6	7

6. Kanoongo
Rs. 1200-30-1440-EB-30-1800/-)

36

8 years

33

9

senior Patwaris and there will be no change of work description for them.

Being a small cadre, 3 posts are proposed for upgradation to the next level pay scale of Rs. 1400-40-1800-EB-50-2300/- without change of work description. They shall be called as senior Kanoongo.

7. Telephone Operator
(Rs. 950-20-1150-EB-25-1400/-)

4

Not specified but in the same scale for 24 years.

All the 4 posts are proposed for upgradation to the next higher pay scale of Rs. 1200-2040/- without change of work description.

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(Contd.)

STAGNATION IN ADMINISTRATIVE CADRE

S.No.	Name of the post with scale	Sanctioned posts	Eligibility for next promotion	No. of those who have put in more than qualifying period.	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation.
1.	2.	3.	4.	5.	6.	7.
8.	Sr. Stenographers (Rs.1400-40-1600- 50-2300-EB-60-2600/-)	272	5 years	272	200	10% of posts shown in Col.No.6 i.e. 20 posts are proposed for upgradation to the next higher scale of P.A. of Rs.1640-2900/-.
9.	Assistants (Rs.1400-40-1800-EB- 50-2300/-)	238	5 years	168	120	10% of posts as shown in Col.No.6 i.e. 12 posts of Assistants are proposed to be upgraded to the next level of Supdt. in the pay scale of Rs.1640-2900/- without change of work description.

STAGNATION IN ADMINISTRATIVE CADRE

(contd.)

S.No.	Name of the post with scale	Sanctioned posts	Eligibility for next promotion	No. of those who have put in more than qualifying period.	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation.
1.	2.	3.	4.	5.	6.	7.
8.	Sr. Stenographers (Rs.1400-40-1600-50-2300-EB-60-2600/-)	272	5 years	272	200	10% of posts shown in Col.No.6 i.e. 20 posts are proposed for upgradation to the next higher scale of P.A. of Rs.1640-2900/-.
9.	Assistants (Rs.1400-40-1800-EB-50-2300/-)	238	5 years	168	120	10% of posts as shown in Col.No.6 i.e. 12 posts of Assistants are proposed to be upgraded to the next level of Supdt. in the pay scale of Rs.1640-2900/- without change of work description.

Appendix B-5 to Item No. 77/96PROPOSAL FOR REMOVAL OF STAGNATION
IN ACCOUNTS CADRES

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1	2	3	4	5	6	7
1.	Asstt. Account Officer (Rs.2000-60-2300-EB-75-3200-100-3500/-)	189	5 years	139	48	10 posts are proposed to be upgraded to the next level \rightarrow pay scale of Rs.2375-3500/- with the designation of Dy. Accounts Officer, without any change of work assignment or responsibility.
2.	Senior Accounts Officer (Rs.2200-4000/-)	52	5 years	52	30	5% posts of the sanctioned strength i.e. three (3) posts are proposed to be upgraded to the next higher pay scale of Rs.3000-4500/- as personal to them. The incumbents against these posts shall be called (Asstt. Chief Accounts Officers.)

Appendix B-6 to Item No. 77/96

STAGNATION IN ISOLATED CADRES

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2	3	4	5	6	7
1.	Library Officer (Rs. 2200-4000/-)	1.	No channel of promotion available	Working in the present grade w.e.f. 1.1.81		<p>i) Post of Library Officer in the scale of Rs.2200-4000/- is proposed for upgradation as "Senior Library Officer" in the next higher scale of Rs.3000-4500/-</p> <p>ii) Five posts of U.D.C., A.F.I./F.I. are proposed to be redesignated as "Asstt. Librarian" in the scale of Rs.1400-2300/- from within JDA employees for maintaining the record rooms/records/books of main library, Planning Deptt.</p>

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Appendix B-6 to Item No. 77/96

STAGNATION IN ISOLATED CADRES

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2	3	4	5	6	7
1.	Library Officer (Rs. 2200-4000/-)	1.	No channel of promotion available	Working in the present grade w.e.f. 1.1.81		<p>i) Post of Library Officer in the scale of Rs.2200-4000/- is proposed for upgradation as "Senior Library Officer" in the next higher scale of Rs.3000-4500/-</p> <p>ii) Five posts of U.D.C., A.F.I./F.I. are proposed to be redesignated as "Asstt. Librarian" in the scale of Rs.1400-2300/- from within JDA employees for maintaining the record rooms/records, books of main library, Planning Deptt. Library, record</p>

STAGNATION IN ISOLATED CADRES

S.No.	Name of the post with scale.	Sanctioned posts	Eligibility for next promotion	No. of those who have put in more than qualifying period.	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation.
1.	2.	3.	4.	5.	6.	7.

2. Documentation Officer
(Rs.2200-4000/-)

1

No channel of promotion is available.

1

*1 in the pay scale of
Rs.3000/- - 4500/-*

There is a vacant post of Dy. Director (Publicity). This post, as per R.Rs, is required to be filled up through direct recruitment.

It is proposed to relax R.Rs of the post of Dy. Director (Publicity) that the post will be filled up through departmental promotions. Age limit etc. shall also stand relaxed accordingly.

R.Rs for the post of Dy. Director (Publicity) annexed.

STAGNATION IN ISOLATED CADRES.

Sl. No.	Name of the post with scale	Sanctioned posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period	Proposals for removal of stagnation.
1.	2.	3.	4.	5.	6.	7.
1.	Foreman (Electrical) (Rs.1600-50-2300-EB- 60-2660/-)	7	No promotional channel is available.	Two incumbents are stagnating w.e.f. 30.6.81	--	Two posts of Foreman (Elect.) are proposed for up-gradation to the post of Senior Foreman (Electrical) in the next higher scale of Rs.2000-60-2300-EB- 75-3200/- since two incumbents are stag- nating w.e.f. 30.6.81.

STAGNATION IN ISOLATED CADRES

Sl. No.	Name of the post	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
	Senior Statistical Assistant (Rs. 1640-60-2600-EB-75-2900/-)	1	4 years	1	1	Ms. Chanderlekha, M.A., (MATHS) possess over 7 yrs. experience of Programming in high level language and Electronic Data Processing in the Housing Department, in one of the isolated cadres of D.D.A. On the basis of her qualification and experience in Computer Programming, she is recomm- ended for merger in the cadre of "Programmer-cum- Console Operator" against one of the existing vacancies under the Directorate of Systems and Training in the pay scale of Rs. 1640-2900/- so as to provide opportunity for promotion to the next grade of Assistant Director (System) alongwith other Console Operators in the cadre.

STAGNATION IN ISOLATED CADRES

Sl. No.	Name of the post	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
	Senior Statistical Assistant (Rs. 1640-60-2600-EB-75-2900/-)	1	4 years	1	1	Ms. Chanderlekha, M.A., (MATHS) possess over 7 yrs. experience of Programming in high level language and Electronic Data Processing in the Housing Department, in one of the isolated cadres of D.D.A. On the basis of her qualification and experience in Computer Programming, she is recom- ended for merger in the cadre of "Programmer-cum- Console Operator" against one of the existing vacancies under the Directorate of Systems and Training in the pay scale of Rs. 1640-2900/- so as to provide opportunity for promotion to the next grade of Assistant Director (System) alongwith other Console Operators in the cadre.

STAGNATION IN ISOLATED CADRES

Sl. No.	Name of the post	Sanctioned Posts	Eligibility for next promotion	No. of these who have put in more than qualifying period	No. of these waiting for more than double the qualifying period	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
	Assistant Engineer (Automobile) (Rs. 2000-60-2300-EB-75-3200-100-3500/-)	1	i) 10 yrs. with diploma ii) 8 yrs. with degree	-	-	Sh. T.G. Raja Gopal ¹⁰⁰³ appointed as A.E. (Automobile) on 18.11.87 on deputation from National Airport Authority. He has been absorbed as A.E. (Automobile) on 19.1.90. Shri Raja Gopal is in possession of diploma in Automobile and Mechanical Engineering and is recommended for merger in the cadre of A.E. (E/M) of D.D.A. where promotion is channel to the next higher grade of E.E. (Elec./M) is available.

STAGNATION IN VARIOUS CADRES

Sl.No.	Name of the post with scale	Sanctioned posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
1.	Surveyor (Rs. 1400-2300/-)	44	8 years	38	8	Being a small cadre two posts are proposed to be upgraded to the next level in the pay scale of Rs. 1640-2900/- without change of work description. They shall be called as Senior Surveyors.

PS.

STAGNATION IN VARIOUS CADRES

Sl.No.	Name of the post with scale	<u>Sanctioned posts</u>	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
1.	Surveyor (Rs. 1400-2300/-)	44	8 years	38	8	Being a small cadre two posts are proposed to be upgraded to the next level in the pay scale of Rs. 1640-2900/- without change of work description. They shall be called as Senior Surveyors.

PS-

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Appendix B-3 to item No. 77/96

STAGNATION IN VARIOUS CADRES
Planning Cadre:

Sl.No.	Name of the post with scale	<u>Sanctioned Posts</u>	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
1.	Assistant Field Investigator (Rs. 1200-2040/-)	76	2 years	76	76	10% of posts as shown in Col. NO. 6 i.e. 8 posts of Assistant Field Investigator are proposed to be upgraded to the next level of Field Investi- gator in the pay scale of Rs. 1400-2300/- with out change of work description.

Sl.No.	Name of the post with scale	Sanctioned posts	Eligibility for next promotion	No. of these who have put in more than qualifying period	No. of these waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
3.	Research Assistant (Rs.1640-2900/-)	7	3 years	7	7	Being a small cadre one post of Research Assistant is proposed to be upgraded to the next level of Research Officer in the pay scale of Rs.2200- 4000/- without change of work description
4.	Research Officer (Rs.2200-4000/-)	5	3 years	4	3	Being a small cadre one post of Research Officer is proposed to be upgraded to the next level of Senior Research Officer in the pay scale of Rs.3000-4500/- without change of work description.

STAGNATION IN VARIOUS CADRES
Architectural Cadre

Sl.No.	Name of the post with scale	Sanctioned Posts	Eligibility for next promotion	No. of those who have put in more than qualifying period	No. of those waiting for more than double the qualifying period.	Proposals for removal of stagnation
1.	2.	3.	4.	5.	6.	7.
1.	Assistant Architect (Rs. 2200-75-2800-EB- 100-4000/-)	24	i) 5 years with degree ii) 8 years with diploma	11	5	Being a small cadre, it is proposed to upgrade one post of Assistant Architect to the next level of Architect in the pay scale of Rs.3000- 4500/-
2.	Architectural Assistant (Rs. 1640-60-2600-EB-75- 2900/-)	24	i) 3 years with degree ii) 8 years with diploma	19	11	Being a small cadre, two posts are proposed for upgradation to the next higher pay scale of Rs.2200-4000/- without change of work description.
3.	Planning Draftsman (Rs. 1400-40-1800-EB-50 2300/-)	41	5 years	41	41	10% of posts as shown in Col.No. 6 i.e. 4 posts of Planning Draftsman are proposed to be upgraded to the next level of Planning Assistant in the pay scale of Rs.1640-2900/ without change of work description.

ITEM No.

78/96

A-17.06.96

Sub.: Filling up of vacant posts of Assistant Engineer [Civil] in the grade of Rs. 2000-3500/- by promotion.

No. F. 7(215)/93-PB-I.

P R E C I S

1. Provision in approved Recruitment Regulations:

The Recruitment Regulations approved by the Authority vide Resolution No. 574 dated 13.11.63 provide for filling up the post of Assistant Engineer (Civil) and Resolution No. 106 dated 4.09.1976 for the posts of Assistant Engineer (Electrical/Mechanical) as under, (Appendix B9 & B10 Page No. 406 & 407-408)

- i) 50% posts - by direct recruitment;
- ii) 50% posts - by promotion.
 - a) 25% posts from Civil Engg. diploma holders who have put in 8 years service in the grade;
 - b) 25% posts from Engg. graduate JEs who have put in 3 years service in the grade.

2. Position of actual recruitment:

Out of the sanctioned strength of 526, 16 (sixteen) posts had been frozen by the Central Govt. in Feb., 1992 which are not being filled up. As on date, the working strength is 510.

Assistant Engineers (Civil) under the direct quota have been appointed through direct recruitment only in the beginning i.e. in 1968-69, except under reserved categories where these posts have been at times filled up by direct recruitment for want of eligible officers of the reserve category in the feeder cadres. Against the quota for direct recruitment, Assistant Engineers were initially taken on deputation. These posts were later filled up by promotion from the feeder cadre of Junior Engineers (Civil) as and when local cadres became eligible for promotion. The

decision to fill up direct recruitment posts by way of departmental promotions was taken from time to time because a large number of experienced graduates and diploma holder Junior Engineers were waiting for promotion in DDA. Departmental Promotion Committees have, therefore, been feeling that claim of the eligible Junior Engineers should not be ignored. They have been deciding to fill up all the posts through promotion.

3. In the last DPC held on 11.3.94, there were 26 vacancies and the DPC preferred to fill up only 13 posts by promotion i.e. 50% of the available vacancies. The DPC decided that the balance 50% posts be filled up by direct recruitment. After 11.3.94, 14 more vacancies have become available. At present there are 27 vacancies of Asstt. Engineers (Civil) in DDA. It has now to be decided whether these are to be filled up by promotion or through direct recruitment. Following factors are to be kept in view while taking final decision in the matter:

- (i) After 1968-69, no direct recruitment against the general quota has been made for filling up of the posts of AE(Civil) inspite of RRs having been approved in Nov.'63;
- (ii) The eligibility period for promotion of Diploma/Degree holder JEs is 8/3 years against which there are more than 158 Diploma and 167 Degree holders who continue to be JEs even after serving for double the eligibility period;
- (iii) Approximately 200 JEs are already in the pay scale of Rs.2000-3500/- (given to them as selection grade). This is the same scale which they will get on promotion as Asstt. Engineer.

4. Authority has already decided not to fill up any post of JE. In the event all the posts of AEs are filled up through departmental promotions, an equal number of posts of

...3.

JEs would thus fall vacant and these will not be filled up, resulting in reduction of staff strength in DDA.

5. Keeping the above factors in view, the matter is placed before the Authority for considering amendments to the recruitment regulations of Asstt. Engineers (Civil) to the extent that all the posts of Assistant Engineer (Civil) be filled up by promotion only. Similar amendments in the case of Assistant Engineer (Electrical/Mechanical) may also be agreed to by the Authority.

R E S O L U T I O N

Resolved that, in view of extreme stagnation at the level of Jr. Engineer, the post of AE's in DDA be filled up by way of promotion till such time the Authority decides to fill them up through direct recruitment. Formal amendment to the RR's was, however, not felt necessary. It was also decided that consequential vacancies of JE's shall not be filled up.

While confirming the minutes of the meeting of the Authority held on 17.6.96, Authority further amended/ added the following paragraph of the minutes of the item No.78/96 vide Resolution No.81/96 dt.27.8.96.

" The words "consequential vacancies of JEs shall not be filled up " be substituted with the words "consequential vacancies of JEs shall be abolished."

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EXTRACT FROM THE 'RECRUITMENT RULES' FOR PROMOTION OF
J.E. (C) TO A.E. (C) (RESOLUTION NO. 574 DATED 13.11.63. Appendix 'B' to Item No. 78/9

Sl. No. 1.	Category of post 2.	Scale of pay 3.	Educational qualification required 4.	Method of Selection 5.	Method of Recruitment 6.	Remarks 7.
1.	Assistant Engineer (Civil)	Rs. 650-1200/-	Diploma in Civil Engg. OR Graduate in Engineering.	New Selection	Direct or deputation 50% Promotion from Jr. Engineer (Civil) 50%	For promotion Junior Engineer (Civil) should be :- a) Graduate in Engg. with 3 years service (50% of the promotion quota) or b) Diploma holders with 8 years service who are permanent * Junior Engineer (50% of the promotion quota)

Note : The condition of permanency was relaxed by the D.P.C. in its meeting held on 23.9.1971 and subsequent meeting also.

* FORMULA LAID DOWN FOR PROMOTION: (Secy./V&C/231/69-P.11-16).

1. The period of 3 years should comprise of a least 2 years service after graduation plus 3/8th of the service rendered in DDA or other Govt. Organisation or local body as S.O. subject to a maximum of one year benefit.
2. If an S.O. who has done graduation, completes 8 years' service as S.O. on a date earlier than the date on which the period of two years after graduation expires, he should be given promotion from such earlier dated not withstanding the fact that he has not completed two years service after graduation.

Res No 106
4.9.76

Recruitment Rules for the post of ASSISTANT ENGINEER (ELECT/MECH)

Name of post	No. of posts	Classification	Scale of pay	Whether selection or non-selection post (for promotion posts only)	Method of recruitment whether by direct recruitment or by promotion
Assistant Engineer (Elect/Mech)	9	Class-II	Rs. 350-25-500-Non Selection 30-590-EB-30- 800-EB-30-830- 35-900.	Non Selection	Direct or Deputation - 50% Promotion from SOs - 50%

For promotion: Sectional Officer should be (A) graduate in engineering with 3 years service (50 p.c. of the promotion quota); or (B) Diploma holders with 8 years service/who are permanent as SOs (50 Pc) of the promotion quota)

Age limit (or direct recruitment for direct only (Yrs)	Educational qualifi- cations, required for direct recruitment if any	Period of probation if any	Whether age & educational qua- fications prescri- bed for D/rectt will apply in case of deputationists	In case of rectt. by deputation transfer grandes from which deputa- tion transfers to be made.	If a departmental promotion committee exists what is its composition
7	8	9	10	11	12
5 years	Graduate in Electrical/ Mach Engineering from a recognised University or equivalent quali- fication with 3 years experience.	1 year	No	Rs.350-900 Assistant Engineers of CPWD/ State PWD/Public Sector & Enterprises.	D.P.C comprising Vice Chairman Engineer Member, Finance Member Secretary exists.

ITEM NO. 79/96 SUB:- Introduction of Single Multi-purpose form for payment of DCRG, GPF, BF and GIS to legal heirs of DDA employees.
NO. F. AO(Pension)/Misc/95/143.

A-17.06.96

P R E C I S

Presently C.C.S.(Pension) Rules 1972, G.P.F.(Central Service) Rules, 1960, Benevolent Fund and Group Insurance Scheme as framed by DDA, are applicable to the employees of Delhi Development Authority by the following notification/orders:-

- (i) C.C.S.(Pension) Rules 1972 vide Govt. of India, Ministry of Works & Housing notification dated 17.5.78.
- (ii) GPF (Central Service) rules 1960 vide notification dated 17.5.1967 issued by Ministry of Works and Housing and Supply (Deptt. of Works and Housing).
- (iii) Benevolent Fund Scheme as introduced in DDA w.e.f. 1.1.1979 vide Authority's resolution No.90 dated 21st August, 1979 and further amended from time to time.
- (iv) Group Insurance Scheme as made applicable to the employees of the Authority w.e.f. 1.1.1982 vide Office Order dated 14.1.1982.

2. At present an employee has to file different sets of nomination papers for different purposes i.e. DCRG, GPF, BF and GIS as provided in the relevant rules. The leave encashment, in the event of death of any employee, is payable to the members of the deceased family in the prescribed order of preference as laid down in Rules 39C of Central Civil Service (Leave) Rules 1972. A set of performa in use for nomination for these benefits are placed as Appendix 'C-1' to 'C-6' Page No. 412 - 418

3. To do away with the multiplicity of the nomination forms, as at present applicable, and keeping in view the problems faced by the legal heirs/family members in getting the succession certificate etc., it is proposed to introduce a single multi-purpose form for payment of benefits of DCRG, GPF, GIS, BF to the legal heirs of the DDA's employees. Combined nomination form has been devised keeping in view the administrative convenience and is annexed as P. 419-421. The filling of the nomination in the single multi-purpose form will be made compulsory for all employees of the Authority. DDOs drawing pay & allowances, as on 30th June, 1996 will be responsible for obtaining this nomination form from all concerned by 30.9.96.

contd.../-

-410-

4. To establish the identity of the nominee and to enable DDO to release pensionary and other benefits without waiting for succession certificate and other identification drill, proposed nomination form has a provision to fix a photograph and specimen signature of nominee to be duly attested by the employee himself in the presence of two witnesses which will be countersigned by the Head of the Office.

5. Presently the rules provide for keeping the nomination form of each employee in a separate confidential file to be kept in safe custody. Instead, it is proposed to affix nomination form in service book. Drawing and Disbursing Officer or such other officer as may be nominated by the head of the office for this purpose will acknowledge the receipt of the nomination form. A clear note to the effect that the nomination form has been received and pasted in the service book indicating number of page will be recorded in the service book of the employee. This certificate will also indicate the number of nominations received. The employee will also be advised to keep a copy of the nomination form so filed alongwith its acknowledgment for his personal record so that in the event of his death, the legal heirs may make use of it.

6. It is proposed to implement our proposals in para 3 to 5 above w.e.f. 1.7.96.

7(a). The above proposals do not envisage any change in the (i) Central Civil Services (Pension) Rules, 1972 and (ii) General Provident Fund (Central Services) Rules 1960 as notified by Central Govt. and made applicable to DDA vide Govt notification referred to in para 1 above.

(b) The only change involved would be replacement of forms No. 1 and 2 under Rule 53(1) of CCS (Pension) Rules, 1972 and nomination form in first schedule of GPF (CS) Rules 1960 by the proposed common nomination form as at (Appendix. 'C-7')

Page No. 419-421

The Central Government will be requested to notify the proposed amendment effective from 1st July, 1996.

Contd.../-

(c) As regards change of form for Benevolent Fund and General Insurance Scheme no reference to Govt. is necessary.

8. Submitted for approval of the proposal as given in the Para
3 3 to 1 alongwith the revised set of forms at (Appendix 'C-7'
Page No. 419 -421).

R E S O L U T I O N

Resolved that proposals contained in para 8 of the Agenda item be approved.

(c) As regards change of form for Benevolent Fund and General Insurance Scheme no reference to Govt. is necessary.

8. Submitted for approval of the proposal as given in the Para
3 3 to 1 alongwith the revised set of forms at (Appendix 'C-7'
Page No. 419 -421).

R E S O L U T I O N

Resolved that proposals contained in para 8 of the Agenda item be approved.

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(a) Form No. 1 - Nomination for retirement gratuity/death gratuity when Govt. servant has a family and wishes to nominate one member or more (App. C-I TO ITEM NO. 79/96)

See Rule 53(1)

Nomination for Death-cum-Retirement Gratuity

When the Government servant has a family and wishes to nominate one member, or more than one member, thereof.

I, _____ hereby nominate the person/persons mentioned below who is/are member(s) of my family, and confer on him/them the right to receive, to the extent specified below, any gratuity the payment of which may be authorised by the Central Government/Delhi Development Authority in the event of my death while in service and the right to receive on my death to the extent specified below, any gratuity which having become admissible to me on retirement may remain unpaid at my death:-

Original nominee(s)

Name and addresses of nominee/nominees	Relationship with the Govt. servant	Age	Amount or share of gratuity payable to each	Name, address, relationship and age of the person or persons to whom the right conferred on the nominee shall pass in the event of the nominee predeceasing the Govt. servant or the nominee dying after the death of the Govt. servant but before receiving the payment of gratuity.	Amount or share of gratuity payable to each
1.					
2.					
3.					
4.					
5.					
6.					

This nomination supersedes the nomination made by me earlier on _____ which stands cancelled.

Dated the _____ day of _____ 199__ at Delhi/N. Delhi.

Witnesses to signature
1. _____
2. _____

Nomination by _____
Designation _____
Office _____

Signature of Govt. servant
(To be filled by the Head of Office)
Signature of Head of Office _____
Date _____
Designation _____

(b) Form No. 2 - Nomination for retirement gratuity/death gratuity when the Govt. servant has no family and wishes to nominate one person or more than one person (Appx. C-2 TO ITEM NO. 79/96)

When the Government servant has no family and wishes to nominate one person or more than one person, having no family, hereby nominate the person/persons mentioned below and confer on him/them the right to receive, to the extent specified below, any gratuity the payment of which may be authorised by the Central Government in the event of my death while in service and the right to receive on my death, to the extent specified below, any

gratuity, which having become admissible to me on retirement may remain unpaid at my death:

Original nominee(s)				Alternate nominee(s)	
Names and addresses of nominee/nominees	Relationship with the Government servant	Age	Amount or share of gratuity payable to each*	Name, address, relationship and age of the person or persons, if any, to whom the right conferred on the nominee pre-deceasing the Government servant or the nominee dying after the death of the Government servant but before receiving payment of gratuity	Amount or share of gratuity payable to each**
(1)	(2)	(3)	(4)	(5)	(6)

This nomination supersedes the nomination made by me earlier on which stands cancelled.

NOTE.—(i) The Government servant should draw lines across blank space below the last entry to prevent the inscription of any name after he has signed.

(ii) Strike out which is not applicable.

Dated this.....day of.....19..at.....

Witnesses to signature:

1.

2.

Signature of Government servant

(To be filled by the Head of Office)

Nomination by.....

Designation.....

Office.....

Signature of Head of Office

Date.....

Designation.....

*This column should be filled in so as to cover the whole amount of the gratuity.
**The amount/share of the gratuity shown in this column should cover the whole amount/share payable to the original nominee(s).

FORM OF NOMINATION

Account No. _____

I, _____ hereby nominate the person(s) mentioned below who, is/are member(s)/non-member(s) of my family as defined in Rule 2 of the General Provident Fund (Central Services) Rules, 1960 to receive the amount that may stand to my credit in the Funds as indicated below, in the event of my death before that amount has become payable or having become payable has not been paid.

Name and full address of the nominee(s).	RELATIONSHIP with the subscriber	Age of the nominee(s)	Share payable to each nominee.	Contingencies on the happening of which the nomination will become invalid.	Name, address & relationship of the persons in any to whom the right of nominee shall pass in the event of his/her predeceasing the subscriber	if the nominee is not a member of the family as provided in Rule 2, indicate the reasons.
1. _____	2. _____	3. _____	4. _____	5. <input checked="" type="checkbox"/>	6. _____	7. _____

Dated _____ day of 19____ at _____

Two witnesses to signature
 Name & address.

1. _____

2. _____

Signature of the subscriber
 Name in block letters

Designation _____

Signature _____

Nomination by Shri./Smt./Kumari _____

Date of receipt of nomination _____

(Reverse of the form)
 Office/Pay & Accounts Officer
 Designation _____

Signature of Head of Office pay & accounts officer
 Designation _____
 Date: _____

*Instructions for the subscriber may be seen
 overleaf.

FORM OF NOMINATION

Account No. _____

I, _____ hereby nominate the person(s) mentioned below who is/are member(s)/non-member(s) of my family as defined in Rule 2 of the General Provident Fund (Central Services) Rules, 1960 to receive the amount that may stand to my credit in the Funds as indicated below, in the event of my death before that amount has become payable or having become payable has not been paid.

Name and full address of the nominee(s).	RELATIONSHIP with the subscriber	Age of the nominee(s)	Share payable to each nominee.	Contingencies on the happening of which the nomination will become invalid.	Name, address & relationship of the persons in any to whom the right of nomination shall pass in the event of his/her predeceasing the subscriber	if the nominee is not a member of the family as provided in Rule 2, indicate the reasons.
1. _____	2. _____	3. _____	4. _____	5. <input checked="" type="checkbox"/>	6. _____	7. _____

Dated _____ day of 19____ at _____

Two witnesses to signature
 Name & address.

1. _____

2. _____

Signature of the subscriber
 Name in block letters _____

Designation _____

Signature _____

Nomination by Shri. Smt./Kumari _____

Date of receipt of nomination _____

(Reverse of the form)
 Signature of Head of Office/Pay & Accounts Officer
 Designation _____

Signature _____

Designation _____

Date: _____

*Instructions for the subscriber may be seen
 overleaf.

(d) Form No.7 - Nomination for benefits under Central Govt.
Employees Group Insurance Scheme (Appendix-5-C-4* TO ITEM NO. 79/96)

Form No 7

NOMINATION FOR BENEFITS UNDER THE CENTRAL
GOVERNMENT EMPLOYEES' GROUP INSURANCE
SCHEME, 1980.

(When the Government servant has no family and wishes
to nominate one person or more than one person).

I, _____ having no family,
hereby nominate the person/persons mentioned below and confer
on him/them the right to receive to the extent specified
below any amount that may be sanctioned by the Central Govt.
under the Central Government Employees' Group Insurance
Scheme, 1980, in the event of my death while in service or
which having become payable on my attaining the age of
superannuation may remain unpaid at my death.

Names & add- resses of nominee/ nominees.	Relation- ship with Govt. Servant.	Age	Share of amt. to be paid to each.	Conti- nencies on the happen- ing of which the no- mination shall be- come in- valid.	Name, address and rela- tionship of the person, if any, to whom the right of the nominee shall pass in the event of his predeceasing the Government servant.
1.	2.	3.	4.	5.	6.

1.

2.

3.

Dated this _____ DAY of _____ 19____ at _____

Two witnesses to signature :

1. _____

2. _____

Signature of Govt. Servant

N.B. - The Government servant should draw a line across
the blank space below his last entry to prevent
the insertion of any names after he has signed.

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(e) Form No. 8 - Nomination for benefits under Central Govt. Employees Group Insurance Scheme 1980 when the Govt. servant has a family (Appendix - C-5) TO ITEM NO. 79/96

Form No. 8

NOMINATION FOR BENEFITS UNDER THE CENTRAL GOVERNMENT EMPLOYEES' GROUP INSURANCE SCHEME, 1980.

(When the Government servant has a family and wishes to nominate one member or more than one member thereof).

I, _____ hereby nominate the person (s) mentioned below, who is/are member(s) of my family, and confer on him/them the right to receive to the extent specified below any amount that may be sanctioned by the Central Government under the Central Government Employees' Group Insurance Scheme, 1980, in the event of my death while in service or which having become payable on my attaining the age of superannuation may remain unpaid at my death.

Names and address of nominees/nominees.	Relation-ship with Govt. servant.	Age	Share of amt. to be paid to each.	Contingen-cies on the happening of which the nomination shall be-come invalid.	Name, address & relationship of the per-son, if any, to whom the right of the nominee shall pass in the event of his predeceasing the Government servant.
1.	2.	3.	4.	5.	6.

1.
2.
3.

N.B. - The Government servant should draw lines across the blank space below his last entry to prevent insertion of any names after he has signed.

Dated this _____ day of _____ 19____ at _____

Two witnesses to signature :

1. _____
2. _____

Signature of Government Servant

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APPENDIX 'C-6' TO ITEM NO. 79/96

(f) Nomination for benefits under BF scheme of DDA Appendix

FORM-II

Nomination for benefits under the Benevolent Fund Scheme of the DDA.

When the Government servant has a family and wishes to nominate one member or more than one member thereof.

I hereby nominate the person(s) mentioned below who is/are member(s) of my family, and confer on him/them the right to call to the DDA for the benefit of any amount that may be sanctioned by the Authority under the Benevolent Fund Scheme of the Authority in the event of my death while in service.

Names and addresses of relatives of nominee/employees with employee

+ Share to be paid to each	Contingencies on the happening of which the nomination shall become in aid.	Name, address and relationship of the person, if any, to whom the right of the nominee shall pass in the event of his decease, the Govt. or Govt.

H.B. The employee should draw lines across the blank space below his last entry to prevent inclusion of any names after he has signed.

Dated this day of 19 at

Signature of employee

Signature of two witnesses:-

1.

2.

This column should be filled in so as to cover the whole amount that may be payable under the Benevolent Fund Scheme.

Nomination for benefits under the Benevolent Fund Scheme of the Authority.

When the employee of the Authority has no family and wishes to nominate one person or more than one person.

I, having, no family hereby nominate the person/ persons mentioned below and confer on him/them the right to receive to the extent specified below any amount that may be sanctioned by the Authority under the Benevolent Fund Scheme of the Authority in the event of my death while in service.

Name and addresses of nominee/nominees	Relationship with employee.	Age
--	-----------------------------	-----

Share of amount to be paid to each	Contingencies* on the happening of which the nomination shall become invalid.	Name, address and relations of the person, if any, to whom the right of the nominee shall pass in the event of his predeceasing the employee.
------------------------------------	---	---

Dated this day of 19 A.D.

Two witness to signature.

1.

2.

Signature of the employee

N.B. The employee should draw lines across the space below the last entry to prevent the insertion of any names after he has signed.

*This column should be filled in so as to cover the whole amount that may be payable under the Benevolent Fund Scheme.

Note When an employee who has no family makes a nomination, he shall specify in this column that the nomination shall become invalid in the event of his subsequently acquiring a family.

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DELHI DEVELOPMENT AUTHORITY
NOMINATION FOR GPF/DCRG/GIS/BENEVOLENT FUND

APPENDIX 'C-7' TO ITEM NO. 79/96

1. Full name of the DDA Servant
(In Block Letters)
2. Designation
3. Date of Birth (in words)
& figures)
4. Date of Appointment in DDA
5. Details of the members of my
family as on

Photograph of
applicant duly
attested by
DDO concerned.

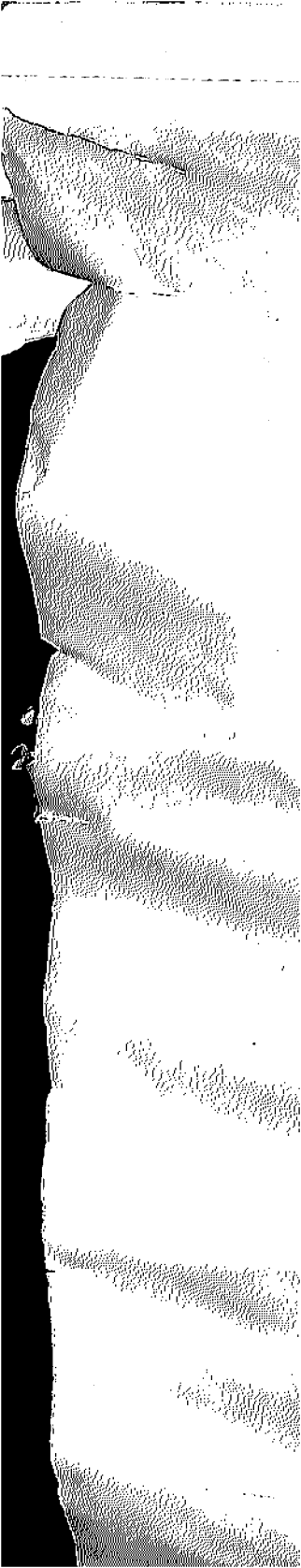
(please see the guidelines
before filling up the details)

Sr.No.	Name and address of the members of family	Date of Birth	Relationship with the officer	Initials of the Head of Office	Remarks
--------	--	---------------	----------------------------------	-----------------------------------	---------

NOMINATION:
When the DDA Servant has a family and wishes to nominate one member or more than one member, thereof or when the DDA Servant has no family and wishes to nominate one person or more than one person.

- (a) I, _____ hereby nominate the person(s) mentioned below who is/are members of my family and confer on him/them the right to receive, to the extent specified below, any amount that may be sanctioned by the Delhi Development Authority under GPF/DCRG/GIS/Benevolent Fund in the event of my death while in service or which having become payable on my attaining the age of superannuation may remain unpaid at my death.
- (b) I, _____ having no family, hereby nominate the person(s) mentioned below and confer on him/them the right to receive, to the extent specified below, any gratuity GPF/GIS/BF the payment of which may be authorised by the D.D.A. in the event of my death while in service and the right to receive on my death, to the extent specified below, any gratuity/GPF/GIS/BF which having become admissible to me on retirement may remain unpaid at my death.

Strike whichever is not applicable.



Name and address of nominee	Relationship with DDA Servant	Date of Birth/ Age as on	Share to be paid of				Contingencies on the happening of which the nomination shall become invalid.	Name, address and relationship if any to whom the right of the nominee shall pass in the event of his pre-deceasing the DDA Servant.	If the nominee is not a member of the family, indicate the reason.
			DCRG (a)	GPF (b)	GIS (c)	BF (d)			
1	2	3	4	5	6	7			

Signature of the two witnesses alongwith address:

For every nominee attested photograph and signature enclosed.

Signature of DDA Servant

Name in Block letter

Designation

FOR OFFICE USE

Date this day 199 at

Received the nomination form for members as per details above, kept at pages of the service book.

Accepted.

D.D.O.

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PARTICULARS OF THE NOMINEE (4)

Sl.No.	Name of the nominee.	Relationship with the DDA servant.	Height & Identification marks of the nominee.	Specimen signature of the nominee.
				(1) _____ (2) _____ (3) _____

photograph

Signature of the two witnesses alongwith address:-

1. _____

2. _____

Nomination by Shri/Smt./Km. _____

Designation of the officer/official _____

Signature of the DDA Servant _____

Name in Block letters _____

Designation _____

FOR OFFICE USE

Kept in service book at _____

Signature of the Head of Office/
Pay & Accounts Officer. _____

Designation _____

Date : _____

ITEM NO.
80/96

Sub: Proposal to grant increase in FAR for Unison
Hotels Ltd. plot in Vasant Kunj, Ph.-II.

No. F. 100(23)/93-CL.

A-17.06.96

P R E C I S

BRIEF HISTORY OF THE CASE

The Unison Hotels Ltd. purchased a plot of land measuring 10 acres in Vasant Kunj Ph.II to set up a 5-Star hotel, through tender on 1.3.83 at a premium of Rs.32.25 Crores. Due to the height restrictions imposed by the National Airport Authority, the FAR stipulated in the tender for the hotel site was 0.75; whereas the Master Plan of Delhi stipulates FAR 1.5 for hotels. The Unison Hotels Ltd. obtained an additional clearance of 10 mtrs. from the National Airport Authority and have now requested the DDA to sanction a higher FAR of 1.5 for their hotel plot.

PROPOSAL FROM UNISON HOTELS.

2. The request of Unison Hotels Ltd. has been made on the following grounds;
- a) MPD 2001 stipulates FAR of 1.5 for Hotels.
 - b) The reason for granting lower FAR because of height restriction imposed by National Airport Authority as this plot fell in air funnel zone, but now the National Airport Authority has allowed a clearance of 10 mtrs.
 - c) The Hotel plot is not a part of Distt. Centre or Community Centre, hence the FAR is not transferable to any other plot and, therefore, DDA would not be able to sell this FAR separately.
 - d) This limited FAR of 0.75 is an impediment towards the development of a 5-Star hotel as envisaged at the time of disposal.
 - e) The hotel would be a land mark in Vasant Kunj Ph.II and would act as a catalyst for further development of the area.
 - f) There is acute shortage of hotel accommodation in Delhi and additional FAR will help to reduce the shortage.
 - g) Being a NRI investment foreign exchange will flow to the country.

contd.....2/-

COMMENTS ON THE PROPOSAL :

The proposal has been examined in DDA leading to the following conclusions :

- (a) Additional FAR can be considered for the hotel since otherwise it would be wastage of FAR as the same cannot be transferred to any other plot in the area. This would be a lose-lose situation for DDA and Unison Hotels Ltd.
- (b) Grant of additional FAR would be additional advantage to the party over and above what was permitted at the time of auction based on which payment was received by DDA.
- (c) In view of (b) above, DDA is entitled to receive additional premium for granting the additional FAR (which has now become permissible in view of the removal of height restriction by the National Airport Authority). The quantum of additional premium can best be determined through negotiations with the party for which a High Powered Committee be constituted.
- (d) Based on the recommendations of the Negotiating Committee, the amount of additional premium to be charged from the party be determined by the DDA with the approval of L.G.

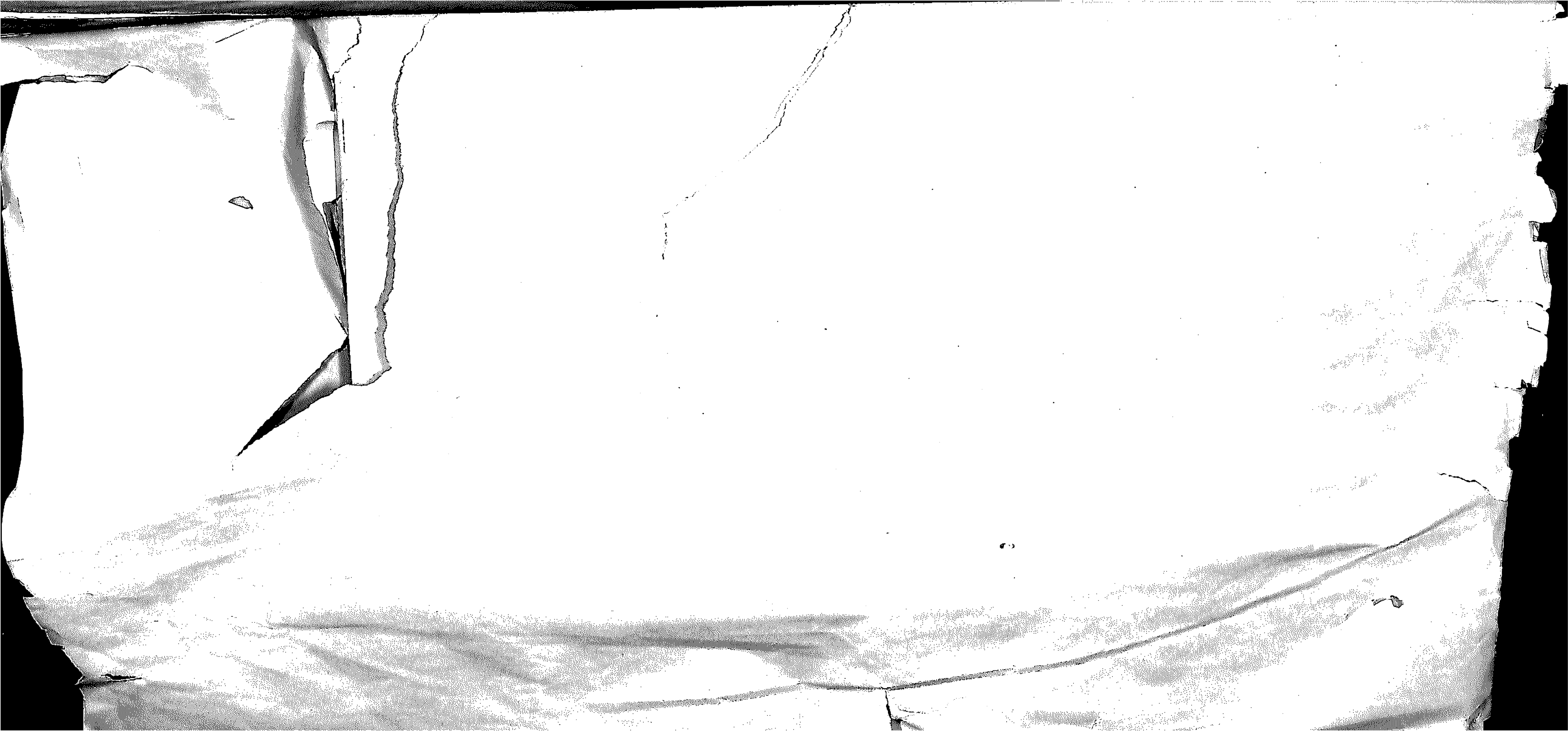
The matter is placed before the Authority for consideration and approval.

R E S O L U T I O N

After detailed discussions, the proposals contained in the Agenda item were approved. The Lt. Governor was authorised to constitute the Negotiation Committee.

[Signature]
27.08.86.
Chairman,
Delhi Development Authority

[Signature]
Secretary
Delhi Development Authority



BOOK LET OF ITEM NO. 56/96

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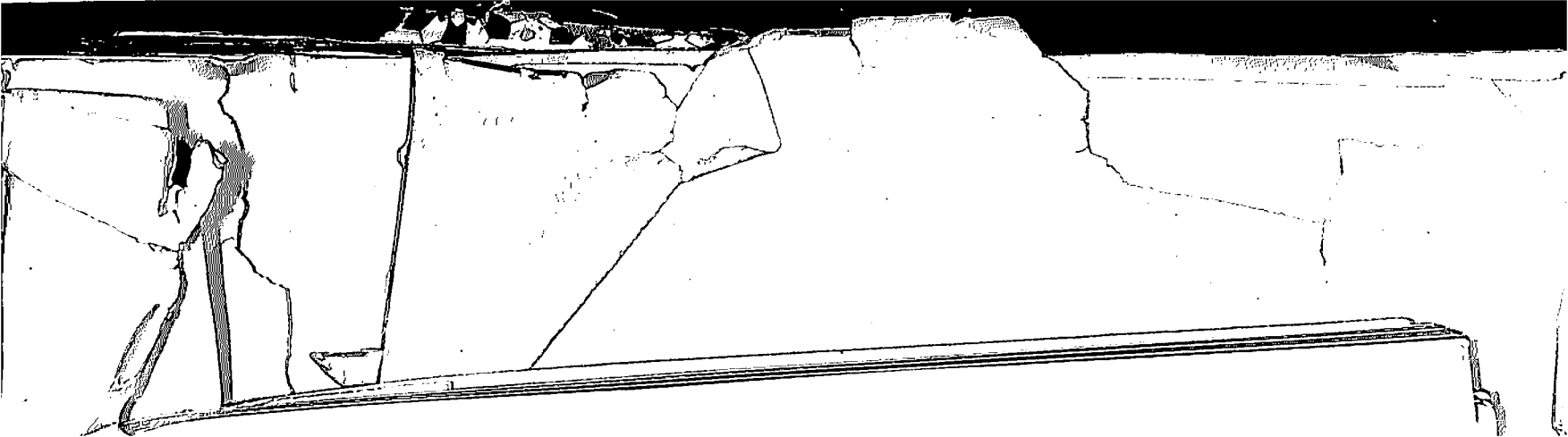
Zonal Development Plan

ZONE (Division)—“E” EAST DELHI

MARCH, 1996



DELHI DEVELOPMENT AUTHORITY



MODIFIED DRAFT

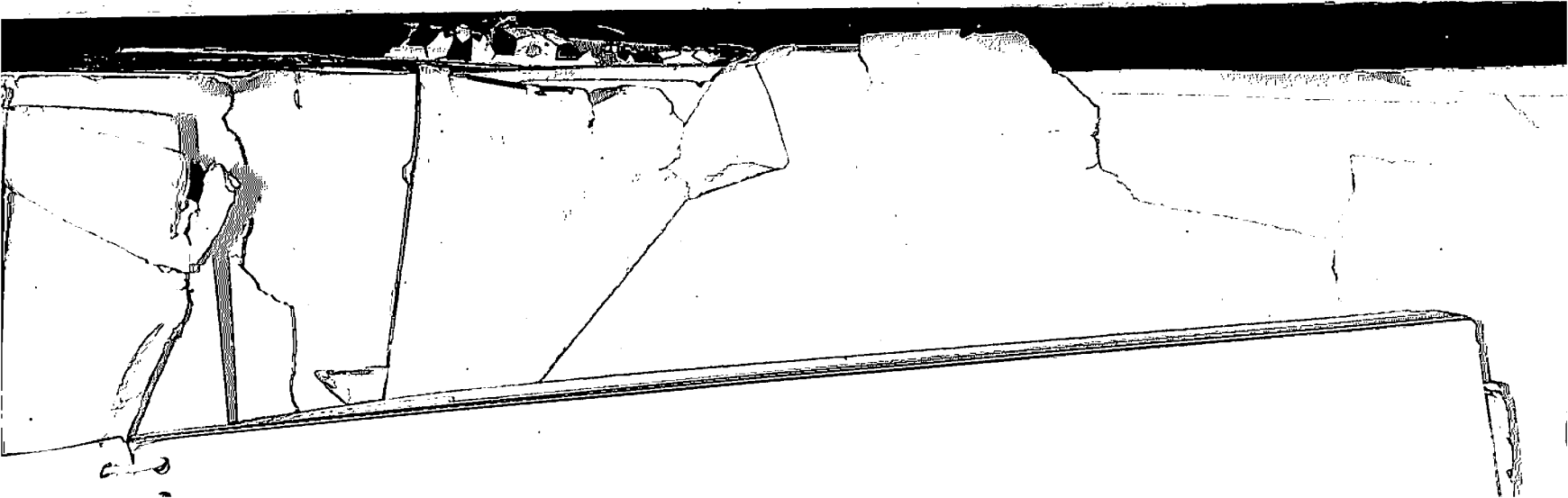
Zonal Development Plan

ZONE (Division)—“E” EAST DELHI

MARCH, 1996



DELHI DEVELOPMENT AUTHORITY



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CHAPTER I

1. Background

Under the Master Plan for Delhi-2001, notified on 1.8.90, the Union Territory of Delhi has been divided into 15 zones (Divisions)-8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Area (J to N and P), and one, the river and the river front area (O) (Fig.-1).

1.2 Statutory Provisions

- 1.2.1. The Zonal (Divisional) Development Plan of the area is prepared under section '8', to be processed under section '10' of the Delhi Development Act, 1957. Simultaneously, the modifications of landuse, wherever proposed, shall be processed under Section 11 (A).
- 1.2.2. MPD-2001 states that in the absence of Zonal Plan of any area, the development shall be in accordance with the Master Plan.
- 1.2.3. Section 8 of the Delhi Development Act also defines the contents of the Zonal Plan. As per the MPD-2001, a Zonal Development Plan means a Plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (Divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.

1.3 MPD-2001 further states that:

- Zone could be divided into sub-zones by the Authority.
 - The Zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.
- The development schemes/layout plans, indicating use premises, shall conform to the Master Plan/ Zonal (divisional) plans.

1.4 Earlier Zonal Development Plans

As per MPD-62, the earlier urban Trans-Yamuna Area was divided into 16 Planning Zones (now sub-zones), designating rural area in the North of Wazirabad Road and South of NH-24. Out of these earlier 16 Planning Zones (now sub-zones), Zonal Development Plan of one sub-zone, namely E-7 is approved. Another three draft Zonal Development Plans for sub-zones E-2, 6 and 16 remained at draft stage (Fig. 4).

1.5 Zonal Development Plan

Now, MPD-2001 has been approved by the Central Government. It has added some of the rural areas of 1962 for Urban Development; and three more Planning sub-zones have been created, giving them Nos. as 19, 20 & 21. Now the Zonal Development Plan for entire Trans-Yamuna Area i.e. Planning Zone (division) "E" is as given in following chapters.

Zonal Development Plan for Trans-Yamuna Area Zone E has now been prepared with MPD-2001 as basis also taking into consideration realities at site.

MPD-2001 stipulate that already approved sub-zonal development plan (earlier named zonal development plan) in conformity with Master Plan shall continue to be operative. The zonal development plan of Zone "E", as now prepared, after its approval, would supercede earlier approved sub-zonal development plans.

CHAPTER I

1. Background

Under the Master Plan for Delhi-2001, notified on 1.8.90, the Union Territory of Delhi has been divided into 15 zones (Divisions)-8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Area (J to N and P), and one, the river and the river front area (O) (Fig.-1).

1.2 Statutory Provisions

- 1.2.1. The Zonal (Divisional) Development Plan of the area is prepared under section '8', to be processed under section '10' of the Delhi Development Act, 1957. Simultaneously, the modifications of landuse, wherever proposed, shall be processed under Section 11 (A).
- 1.2.2. MPD-2001 states that in the absence of Zonal Plan of any area, the development shall be in accordance with the Master Plan.
- 1.2.3. Section 8 of the Delhi Development Act also defines the contents of the Zonal Plan. As per the MPD-2001, a Zonal Development Plan means a Plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (Divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.

1.3 MPD-2001 further states that:

- a) Zone could be divided into sub-zones by the Authority.
- b) The Zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.
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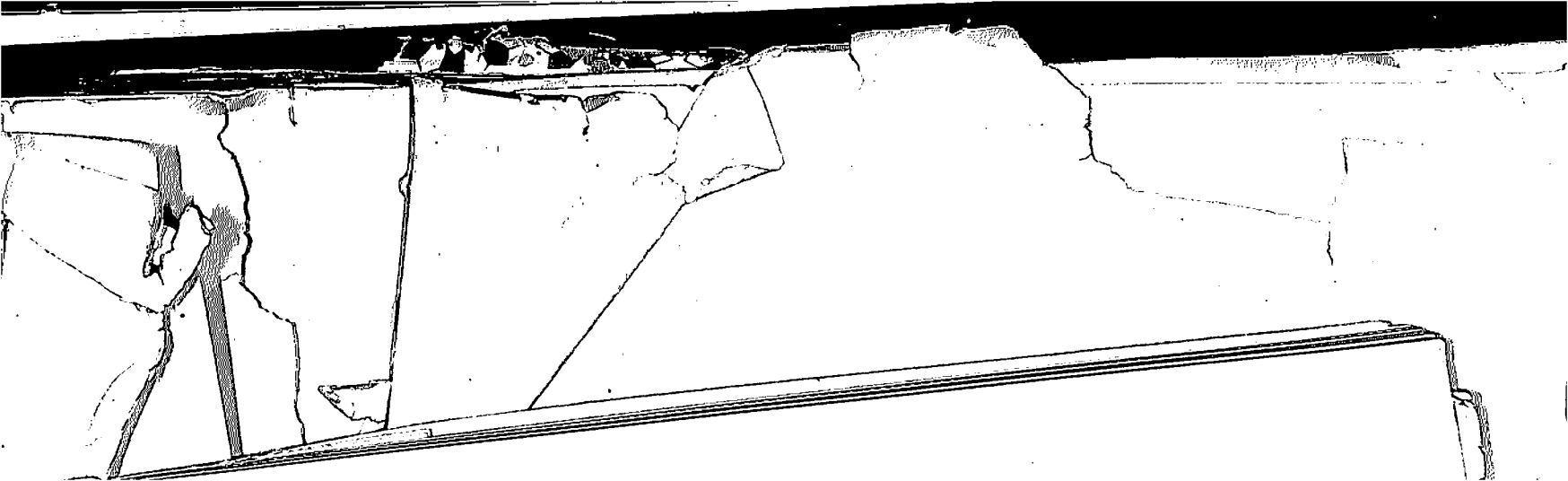
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CHAPTER III

3.1 MPD-2001 Proposals

On 1st August, 1990, Government of India notified MPD-2001. According to it, Trans-Yamuna area admeasures 8797 hect. (approximately). Its urban area is likely to hold about 16.38 lac population by the year 2001.

3.2 Population

As per 1981 census, the population of Trans-Yamuna Area was 10,28,794 persons. While computing the projections, the MPD-2001 proposed a population of 16,38,080 by the turn of the Century. In addition to this, a holding capacity of the urban area was computed at 17,89,300 persons.

3.2.1

The population envisaged, in south of NH-24 upto Noida boundary, in the population studies of MPD-2001 is approximately two lacs, whereas now it is planned to accommodate approximately six lacs by the year 2001 to be accommodated in zone E-19, 20 and 21.

3.3 Employment

The population studies conducted during the preparation of MPD-2001 based on 1981 data has worked out a participation rate of 32%, thus calculating a work force of 1,95,000 for the trans-yamuna area. The studies for the horizon year 2001 has anticipated/projected a population of 16.38 lacs for trans-yamuna area with an employment potential of 5,00,000.

3.3.1

The 1991 Census data have indicated that the population of TYA has grown to 21.55 lacs and is expected to grow to 27 lacs by the end of the century. Based on the population participation rate of 32%, the work force is expected to grow to 8.64 lacs.

3.4 Facility centre and service centre

The lower level additional facilities like senior secondary schools, primary schools, dispensaries, shall be provided in the layout plan, but the higher level facilities like college, hospital, police station, etc., are required to be provided at the plan level. As it may not be possible to provide individual location for these facilities, the concept of facility centres have been evolved to group two or more units in available areas within DUA-81. Out of 61 Facility Centres, identified on landuse plan, 19 are proposed in TYA, covering an area of 183.4 hectares. Similarly, to accommodate additional repair shops, service shops, gas godowns, 9 Service Centres covering an area of 31.4 hect. have been proposed. The proposed 19 Facility Centres would accommodate the following community facilities:

FACILITY	NOS.
<u>Education:</u>	
University Campus	1
College	10
Technical Education Centre 'A'	1
Technical Education Centre 'B'/I.T.I.	1
<u>Health:</u>	
Intermediate Hospital 'A'	16
Intermediate Hospital 'B'	18
General Hospital	3
Nursing Home	27
<u>Others:</u>	
Telegraph Office	3
Telephone Exchange	2
Head Post Office	6
Police Station	10
	7

	Nos.	Area in hecets.
Sub-C.B.D.	1	48.00
<i>District Centres</i>		
i) Laxmi Nagar	1	12.95
ii) Dilshad Garden	1	11.00
iii) Eastern Yamuna Canal	1	12.00
iv) Shahdara	1	9.00
v) Mayur Vihar	1	16.00

3.7 *Transportation*

Transportation Planning in Delhi is aimed at minimising the gap between demand and supply by increasing the capacity of Urban Transport System. A multi-modal transport system for the overall structure of city and at the same time interlinking the various sub-structures is proposed. It is envisaged to consist of Mass Rapid Transit System (M.R.T.S.)/High Speed Tram System (H.S.T.S.), bus transport and rail transit on a select number of corridors.

3.8 *Other Major Developments*

- To cope up with the fast urban development in Noida area, another bridge near Maharani Bagh in extension of Ring Road to connect South Delhi with Trans-Yamuna/Noida area is presently under consideration.
- Though majority of the sub-zones bearing no. E-17 and E-18 have been shown as "Rural" as per MPD-2001, the major part of this area upto Delhi boundary has been unauthorisedly constructed. Any development in the area would be as per policy of unauthorised colonies.

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EXHIBIT		CENSUS		POPULATION BY
ZONE		1981	1991	2001
				2,50,000
E-1	2,17,453	2,47,893	2,59,000	
E-2	1,90,274*	2,53,304	1,40,980	
E-3	1,28,695	1,43,790	94,840	
E-4	66,000	84,493	60,600	
E-5	19,240	50,075	1,24,560	
E-6	13,000	1,14,832	52,920	
E-7	30,000	33,234	1,26,300	
E-8	1,50,660**	1,02,458	67,600	
E-9		41,720	1,24,460	
E-10	20,000***	1,01,122	66,640	
E-11		25,155	1,34,640	
E-12		1,28,492	1,20,000	
E-13	24,100	88,972	1,20,000	
E-14		1,18,912	85,000	
E-15	6,984	68,382	1,02,000	
E-16	42,000	96,259	1,80,000	
E-17		1,68,421	30,000	
E-18	14,614****	24,291	1,72,000	
E-19	1,05,774*****	94,118	1,20,000	
E-20		88,097	2,00,000	
E-21		80,885		
Total	10,28,794	21,54,905	26,31,540	

Note:

- Combined population of E-2 & E-14
- Combined population of E-8 & E-12.
- Combined population of E-9, 10 & E-11.
- Combined population of E-17 & E-18.
- Combined population of E-19 & E-20.

For all practical purposes, calculations for physical, social, economic and ecological infrastructure have been made for 27 lakh population.

4.3 City and sub-City aspect

The Master Plan for Delhi 1962 had recommended to develop the trans-yamuna area predominantly as residential-cum-industrial area with adequate provision of organised commercial spaces, Government Offices, facilities and services.

In order to improve the living environment and quality of life in the trans-yamuna area, MPD-2001 has recommended to develop Planning zone "E" as predominantly residential area, with adequate provision of organised commercial spaces, facility centres, service centres, recreational areas, wholesale market and freight complex.

4.4 Important Projects

Trans-Yamuna Area is full of residential developments. It has been tried to list out large size projects mainly concerning to social and economic infrastructure. If these projects are implemented by the end of the century then there would be substantial improvement in quality of life of the people living there.

Names of 13 important projects are given under:-

1.	Metropolitan Passenger Railway Terminal	—	72 hect.
2.	Inter State Bus Terminus	—	15 hect.
3.	Yamuna Sports Complex	—	27.58 hect.
4.	Sub-Central Business District	—	48 hect.
5.	Mayur Vihar District Centre	—	16 hect.
6.	Dilshad Garden District Centre	—	5 hect.
7.	Laxmi Nagar District Centre	—	13 hect.
8.	Integrated Freight Complex and Wholesale Market	—	170 hect.
9.	Mass Rapid Transit System/High Speed Tram System	—	8.06 hect.
10.	Facility Centre at the crossing of Loni Road and Wazirabad Road	—	14 hect.
11.	Facility Centre-cum-Community Shopping Centre at Patpargang	—	48.07 hect.
12.	Facility Centre-cum-Commercial Centre Geeta Colony	—	8 hect.
13.	East Delhi University Campus	—	

4.5 Residential

Following are the types of residential developments:

- i) Old build up areas, including rehabilitation colony and villages
- ii) Unauthorised regularised colonies.
- iii) Resettlement colonies
- iv) JJ Clusters/Settlements.
- v) Unauthorised colonies.
- vi) Planned residential schemes

4.5.1 Old build up areas, including rehabilitation colony and villages

Old Shahdara town, Gandhi Nagar, Bhola Nath Nagar, Jawala Nagar, Vishwas Nagar, Krishna Nagar, Geeta Colony are some of the colonies developed even prior to MPD-62. They mainly form part of sub-zones E-1, 4, 8 and 10. These sub-zones do not have adequate physical and social infrastructure and there is no large space available today in these areas for provision of required infrastructure. Therefore, the standards of facilities proposed in MPD-2001 cannot be adhered to here and urban renewal plan for this area need to be prepared. Since MCD has jurisdiction in this area, the MCD should prepare an urban renewal/layout plan for this area. The population of about 6.0 (six) lacs is expected in the year 2001 in this area. There are 41 villages in T.Y.A.

4.5.2 Unauthorised regularised colonies.

262 unauthorised regularised colonies are mainly located in sub-zones E-2, 3, 5, part of 12, of 13, major part of 14 and part of 15, with a population of approximately 6.85 lacs. Regularisation Plans of these colonies have already been prepared and approved. Therefore, the same have been incorporated in the Zonal Development Plan, to the extent required.

4.5.3 Resettlement Colonies.

7 Large resettlement colonies are mainly located in sub-zones E-2, 3, 6, 16, 19 and 20, with a population of 3.8 lacs. These colonies have been totally built up and further encroachments of facility areas and roads in these colonies had taken place making it a quite congested-area. Government had approved Policy for provision of additional facilities, utilities and services in these colonies, being implemented by the J.J. Department of MCD.

4.5.4 J.J. Clusters/Settlements

A survey was conducted by Slum Deptt. in 1991. As per this survey, there are about 123 Jhuggi clusters in different part of trans-yamuna area with about 41,958 Jhuggies. Thus, there are about 2,10,000 persons in such Jhuggi clusters. These are to be dealt as per Policy of the Government. Slum Department is taking action as per the Government Policy.

A three-pronged strategy namely, (i) development of plots of sites and services for shifting of Jhuggi clusters from project sites (ii) insitu development i.e. planned relocation of Jhuggi population at the same/nearby site itself and (iii) environmental improvement in Jhuggi clusters, has been envisaged.

4.5.5 Unauthorised colonies

The exact population living in the unauthorised colonies (not regularised) is not known but it is estimated that approximately 1.0 lac persons are living in such colonies. In addition, there will be 2.1 lacs population in sub-zone E-17, E-18. These area are to be dealt as per policy of unauthorised colonies.

4.5.6 *Planned Residential Schemes*

Following are the complexes developed by DDA or by Co-operative Societies or other Government Departments on the basis of overall planning and peripheral developments by the DDA.

1. Vivek Vihar & Yamuna Vihar (150+80=185 hect.)
2. 44 Co-operative Housing Building Societies (434 hecets.)
3. General Housing by D.D.A. (52,834 DUs)
4. 217 Co-operative Group Housing Societies.
5. Institutional Housing.
6. Dilshad Garden Extn. by D.L.F.

These schemes are envisaged to accommodate 5.8 lacs population.

It would be seen from the above, that about 27.0 lacs population will be residing in the Planning Zone "E" i.e. Trans-Yamuna Area by the year 2001.

4.6 *Work Centres*

4.6.1 *Industry*

- a) As per MPD-2001, three industrial areas have been shown, namely, (i) 45 hect. of land for light industries in Jhilmil area which have been already developed and disposed off (ii) 100 hect. of land have been allotted to Delhi Administration for plotted industrial development on road no. 56 (iii) about 72 hecets. was proposed in Kondli-Gharoli area. However, due to the recent Policy of Delhi Admn./ Govt. not to develop any more new industrial estates, it is, now proposed to change the use of this land from "Industrial" to "Transportation"—Integrated Freight Complex.
- b) A list of polluting industries has been prepared by the Industries Department, Delhi Administration (*Annexure-I*). These units inclusive of any other polluting industry located in Manufacturing Use Zone, should improve the performance to bring it to the acceptable standards or alternatively should be closed down.
- c) An industrial area has been shown on the North and South of G.T. Road in Dilshad Garden area where industries are existing. Following guidelines are provided for the re-development of this industrial area:
 - i) Light and service industrial units, as per MPD-2001 shall be permitted.
 - ii) No road shall be less than 18 mtr. right of way.
 - iii) Facilities to be provided as per requirement.

4.6.2 *Trade and Commerce*

MPD-2001 has proposed one Sub-Central Business District, five District Centres and 14 Community Centres, as shown in the Landuse Plan. But, land for three Distt. Centres is available, out of which Laxmi Nagar Distt. Centre is already under development and the other two are Shahdara/Shastri Park and Mayapuri Vihar in planning stage. Also 17 C.Cs have been proposed in the ZDP.

District Centres	Area (in Hects.)
Sub-CBD	48 Hects.
Laxmi Nagar	12.95 Hects.
Shahdara/Shastri Park	9 Hects.
Mayur Vihar	16 Hects.
Dilshad Garden	11 Hects.

Community and Local Shopping Centre—See Annexure-II

In addition, three wholesale market have been shown to serve the proposed population. However, one of the site of wholesale market in the South-East of Wazirabad Road and Loni Road Crossing is not available on account of construction of D.D.A. Housing. Therefore this wholesale market is proposed to be located in the south of N.H. 24 (Bye-pass) near Gazipur Dairy Farm where land for wholesale fish and egg market as well as wholesale fruit and vegetable market is being developed by Delhi Agriculture-produce Marketing Board (DAMB). In addition to this, wholesale market on the north of Wazirabad Road can be developed for the items like, hardware, building material and timber. The third wholesale market is located on the north of NH-24 (Bye-pass) and is proposed for garments.

For a population of 27.0 lacs by the year 2001, 180 local shopping centres are required. This facility is being provided either in the form of organised local shopping centres or in the form of local commercial areas/streets. (See Annexure-II)

4.6.2.1 Mixed Landuse

Based on the provisions of the Master Plan and on the basis of local commercial streets already approved by DDA and now identified by M.C.D., following area/streets have been indicated for Mixed Landuse as shown in the Zonal Development Plan.

a) Location in which trades have been permitted in local commercial area/streets under special appeal by the DDA:-

S. No.	Name of the Street/Area
1.	Shopping Centre Krishna Nagar
2.	Chota Bazar, Shahdara
3.	Main Gandhi Nagar Bazar
4.	Bara Bazar Shahdara
5.	Anaz Mandi, Shahdara
6.	Shopping area of Vishwas Nagar
7.	Shopping area of Seelampur/Salimpur
8.	Farash Bazar, Shahdara
9.	Railway Road, Shahdara

b) i) List of roads, identified by M.C.D., having width 18 mtr. and above with commercialisation more than 50 per cent.

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8.	Farash Bazar, Shahdara
9.	Railway Road, Shahdara

- b) i) List of roads, identified by M.C.D., having width 18 mtr. and above with commercialisation more than 50 per cent.

- ii) On the streets identified below properties upto one plot depth can have commercial activity on the full permissible ground coverage subject to payment of betterment charges to be decided by the Authority and provision of parking.

S.No.	Name of the Road/Street	Stretch identified
1.	Main Road Gandhi Nagar	From Marginal Bund to Jheel Bus Terminal.
2.	Main Vikas Marg	From Marginal Bund to Patparganj Road.
3.	Vijay Chowk Road (<i>Laxmi Nagar Main Road</i>)	From Vikas Marg to Patparganj Road.
4.	Patparganj Road	From Jheel Bus Terminal to Madhuban Railway Crossing, excluding the CHBS and Rehabilitation colonies
5.	Road No. 57	From GT Railway line to Parvana Road excluding CGHS and facility centres.
6.	Bhola Nath Nagar Road	From Road No 57 to Babu Ram School.
7.	Mandir Marg Road	From Raghunath Mandir to Road No. 57.
8.	Road No. 35-A	From Vikas Marg to Mother Dairy excluding bridge area and mother Dairy Plant.
9.	60 ft. wide Road	From Teliwara to Babu Ram school.
10.	Proposed Master Plan Road No. 67 in Maujpur area	From Road No. 66 to Ghonda Chowk.
11.	Loni road	From G.T. Road to Road No. 68
12.	G.T. Road	From Radhu Cinema to Loni Road.
13.	Road No. 66	From G.T. Road to Road No. 68 on western side only.
14.	Brahmpuri Main Road	From Ghonda Chowk to New Seelampur Market Road.
15.	Yamuna Vihar Road	From Ghonda Chowk to DTC Depot.
16.	60 ft wide road Balbir Nagar (<i>Babar Pur Road</i>)	From Eastern Yamuna Canal to G.T. Road.
17.	100 ft. Road No. 68	From Eastern Yamuna Canal upto Railway level crossing.
18.	Wazirabad Road	From Marginal Bund upto Yamuna Vihar Scheme (<i>on South side only</i>).

4.6.3

Guest Houses

There are Guest Houses running in the residential premises. These should be discontinued at the present location. There is a proposal to develop facility centres and commercial centres, the Guest Houses would be provided in these centres besides the existing commercial area.

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- ii) On the streets identified below properties upto one plot depth can have commercial activity on the full permissible ground coverage subject to payment of betterment charges to be decided by the Authority and provision of parking.

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4.7.0 Public and semi-public facilities

(See Annexure No. III & IV for Existing and Proposed Facility Centres/Service Centres)

4.7.1 Educational

4.7.1.1 University Centre

Since Delhi University is across the River Yamuna, to group higher level educational facilities, a university centre has been proposed in Facility Centre No. 13 near Surajmal Park. This will act as East Delhi Campus and will provide specialised higher level educational facilities. For this purpose 8 hectares of area has been identified.

4.7.1.2 College

Presently there are only two general colleges one for boys and another for girls, in addition to a medical college-cum-hospital. Land has been allotted for two more colleges. For a population of 27.0 lacs by the year 2001, as per MPD-2001, 22 colleges in total will be needed. In the Zonal Development Plan, additional 5 colleges could only be proposed. After these are developed, the situation could be reviewed.

4.7.1.3 Technical Education Centre

As per MPD-2001, one Technical Education Centre 'A' and one Technical Centre 'B' each are to be provided for a population of 10 lacs. Therefore, for a population of 27.0 lacs, 5 Technical Centres will be required. Accordingly, 5 Technical Education Centres have been provided in the Zonal Development Plan.

4.7.1.4 Senior Secondary Schools

According to the standards given in the Master Plan, 360 Senior Secondary Schools are required for a population of 27.0 lacs by the year 2001. 340 Sr. Sec./Sec./Middle Schools (Annexure-V) are existing. The Zonal Development Plan indicates 192 Sr. Sec./Sec./Middle Schools sites.

4.7.2 Health

4.7.2.1 Major Hospitals

As per Master Plan, 11 major hospitals are required for a population of 27.0 lacs by the year 2001. Already there are existing major hospitals such as, Shahdara General Hospital, Guru Teg Bahadur Hospital, Shahdara Mental Hospital, Leprosy Hospital. Some of these hospitals are of specialised nature. Therefore, 7 new General Hospital sites are required to be earmarked in Planning Zone 'O'.

4.7.2.2 Small/intermediate Hospitals

54 Intermediate Hospitals are required for a population of 27.0 lacs by the year 2001. It is possible to provide 27 intermediate hospital sites. The remaining sites will be required to be earmarked in Planning Zone 'O'.

4.7.2.3 Nursing Home/poly-clinic

For a population of 27.0 lacs by the year 2001, 81 Poly Clinics/Nursing Homes are needed. These would be provided in local shopping centres, community centres, other commercial centres and facility centres.

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4.8.0 Social Security

4.8.1 Police lines, Police Headquarter & Police Stations

4.8.1.1 Police Lines

As per MPD-2001, one Police line is proposed for East Delhi (TYA). Based on the demand, 5 police-lines have been shown in T.Y.A. They are as follows:

- a) Two for CRPF (i) between two marginal bunds in the North of Wazirabad Road which is already existing in Planning Zone "P" and (ii) for the other, land has been allotted in Kondli Gharoli area where it has just started functioning.
- b) Similarly, one location has been shown for Delhi Armed Constabulary Line between the two marginal bunds in the North of Wazirabad road in Planning Zone "P", which is also existing.
- c) Apart from above, two sites have been identified in consultation with Police-one in Ghondli-Kanti Nagar area (*old built up area*) in Sub-Zone-E-1 and another in North of Wazirabad road near village Mandoli in Sub-Zone-E-18.

4.8.1.2 Police-Headquarters

As per Delhi Police, they have two Police Districts in East Delhi - North East District and South East District. The Police Headquarters in South East District is already existing in Sub-Zone E-4 (*old built up area*) and which has thus been retained in the Zonal Development Plan. For the newly created North East District, Police Headquarters has been proposed in Facility Centre No. 8 in Sub-Zone E-15.

4.8.1.3 Police Stations

As per MPD-2001, a Police Station has been proposed for a population of 90,000 with an area of 1.2 hec. including accommodation for civil defence and homeguards also. For a Population of 27.0 lacs, 30 Police Stations are required whereas 28 Police Stations sites have been shown which include existing, approved as well as proposed sites. These Police Station sites have properly been distributed for effective functioning.

4.8.2 Jail

As per MPD-2001, one District Jail has been proposed for a population of 10 lacs. The population of Zone "E" would be 27.0 lacs. A site has already been indicated for Jail purposes in the North of Wazirabad road in Sub-Zone E-18 measuring about 40 ha.

4.8.3 Fire Station

As per MPD-2001, a Fire Station is required for a population of 2 lacs. Thus, for a population of 27.0 lacs, 13 Fire Stations will be required with an area of one hect. each. Two Fire Stations are already existing. Therefore, another 11 sites for Fire Stations have been shown (*including commercial centres*) in the Zonal Development Plan. (See Annexure-X).

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4.9.0 Communication

4.9.1 Telephone Exchanges and Remote Line Units (R.L.U.)

4.9.1.1 Telephone Exchange

As per MPD-2001, a Telephone Exchange with a capacity of 40,000 lines is to be provided for 4 lacs population. Thus, by the year 2001, 7 telephone exchange would be required for a population of 27.0 lacs. Out of them, two telephone exchanges are already functioning. Sites for another 7 telephone exchanges

have been identified (as details given below), because some of the existing/proposed Exchanges may not have capacity of 40,000 lines.

- a) Facility Centre in the North of Wazirabad Road and West of Marginal Bund Road.
- b) Facility Centre near Jail.
- c) Sub C.B.D. Shahdara
- d) Geeta Colony Facility Centre
- e) Facility Centre-cum-Community Centre near Chand Cinema.
- f) Mayur Vihar District Centre
- g) Facility Centre No. 26

4.9.1.2 Remote Line Units

In the MPD-2001, no norms have been given for Remote Line Units. This is a latest method by which Telephone Department augments the supply by providing Remote Line Units. This could be provided in the facility areas as per requirement from the Telephone Deptt. 7 such sites have already been provided.

4.9.2 Head Post Office

Eight Head Post Offices have been shown in T.Y.A. (See Annexure-X)

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4.10.0 Distributive Services

4.10.1 Petrol Pumps

As per MPD-2001, one petrol pump with service facility is required for a population of 5 lacs persons and two petrol pumps without service facilities for a population of one lac. Thus, 60 petrol pumps are required for a population of 27.0 lacs. At the same time, a large number of regional traffic passes through TYA on national Highway Bypass and arterial roads. To serve this traffic also, a few more petrol pumps will be required. Further, there are a few objectionable petrol pump sites, which need to be shifted. Considering all these aspects, 69 petrol pumps sites have been suggested, including those in Sub-CBD, District Centres, Community Centres and Wholesale Markets.

4.10.2 Gas Godowns

Taking two Gas Godowns for a population of one lac., 54 Godowns are required for a population of 27.0 lacs. Presently 54 Gas Godown sites have been proposed in the Zonal Development Plan.

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4.11.0 Other Community Facilities

In addition to the facilities shown in the Master Plan and Zonal Development Plan, lower level facilities like primary schools, nursery schools, community halls, religious sites, milk booths, convenient shopping sites.

local parks, dispensaries, liberaries, 11 KV ESS sites, three-wheeler and Taxi Stands etc. are to be indicated in the layout plans. Therefore, they have not been shown in the Zonal Development Plan.

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4.12.0 To meet deficiency in Public and Semi-Public Facilities and recreational areas, the required number of facilities will be provided in Planning Zone 'O' and 'P'.

4.13.0 Utility For ultimate population of 27.0 lacs by the end of the century, in Trans-Yamuna Area, requirements of physical infrastructure would be as under:-

- a) Water @ 80 gallons per day per capital-216 mgd.
- b) Sewage disposal @ 64 gallons per day per capital-172.8 mgd.
- c) Power @ 30 MW per lakh population-810 MW.
- d) Storm Water drainage-as per site conditions.
- e) Gas supply @ 5kg. per head per month-1,62,000 ton per year.
- f) Telephones @ one connection per 10 persons-2,70,000 lines
- g) Scavenging & sanitation (garbage disposal) @ 600 gms. per day per head 5,91,300 tonnes per year.

§§§

4.13.1 Water Treatment Plant

Already a Water Treatment Plant is existing in the North of Wazirabad Road. The same has been shown in the Zonal Development Plan. In addition, to augment further water supply in trans-yamuna area, site for another water treatment plant, in addition to meet the water requirements of the trans-yamuna area, will also supply water to other parts of Delhi.

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4.13.2 Sewage Treatment Plant

In the MPD-2001, the Sewage Treatment Plant has been shown in the South of Hindon Canal. Here the actual land allotted to MCD for this Sewage Treatment Plant has been shown in the Zonal Development Plan. Further, to make the flow of sewage smooth, sewage pumping station sites have been identified in

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consultation with Sewage Disposal Undertaking and the same have been proposed in the Zonal Development Plan. Similarly, trunk and peripheral sewerlines have also been identified. Recently another S.T.P. has been earmarked near F.C. 8 to augment sewage disposal.

4.13.3 Drainage

As mentioned above, due to low gradient available in trans-yamuna area, the surface drainage system has been worked out in the form of wide drains, in addition to the existing storm water drains. There are following main trunk drains:

Drain No. 1 - Starting from North of Wazirabad Road and along Eastern Yamuna Canal and then to Road No. 57 and ultimately discharging water in Drain No 2.

Drain No. 2 - Starts from G.T. Shahdara Road, then along Road No. 56 upto NH-24 bye-pass and then it becomes Gazipur Drain which ultimately links with Shahdara Drain and then discharges the water in river Yamuna.

Shahdara Link Drain - It starts from the intersection of Delhi—Ghaziabad (Bye-pass) railway line and Marginal Bund Road; is aligned parallel to Marginal Bund Road upto Noida Boundary, discharging water in river Yamuna after passing through Noida area.

4.13.4 Electricity

400 KV ESS located in U.P. will be connected to three 220 KV ESS in Trans-Yamuna Area, out of which one is existing and sites for other two have been indicated. These three 220 KV ESS sites are - (i) at the junction of Wazirabad Road and Marginal Bund Road, (ii) existing 220 KV ESS near Mother Dairy and the (iii) site is South of Gazipur Dairy Farm. From these 220 KV ESS, 66 KV lines grid is being formed with the provision of twenty seven 33/66 KV ESS sites. All these ESS sites have been shown in the Zonal Development Plan.

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4.14.0 Recreational

Trans-Yamuna Area with a projected population of 27.0 lacs in 88 sq. km. is deficient in recreational area. As per MPD-2001, 15-20% of the total city area should be for recreational use. In this case, there should have been minimum 15% of 88 Sq. Km. i.e. 1320 hect. but this Zone has 5.3% of the total area as recreational area. It is recommended that 785.4 hect. would be earmarked, planned, developed as recreational in river Yamuna bed. This area could be earmarked between eastern water coast of river Yamuna and left marginal bund, at two places, one between Indraprastha barrage and Nizammuddin bridge and the second in the North of old road-cum-railway bridge.

4.14.1 At City Level

Yamuna Sports Complex with an area of 27.58 ha. and Sanjay Lake area are the two major Recreational areas in Planning Zone "E". They will not only cater to the population of trans-yamuna area but would serve the entire population of this Sub-Region of the NCR. It is also suggested that Sanjay Lake area may be developed as a major Boating/Recreational-cum-Cultural Complex. Therefore, these two areas have been specifically shown separately in the Zonal Development Plan.

4.14.2 At Divisional Level

City Forest and Historical Monuments, Sports Centre and Shahdara Lake Area and District Parks:

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4.14.2.1 *City Forest and Historical Monuments*

As per the copy of the Notification from Secretary, Development Delhi Administration (Annexure-VI), under the category of "Reserved Forests" there is only one area i.e. District Park Gokulpuri. Therefore, the same has been shown at the crossing of Wazirabad Road and SS Light Railway to Loni, on its North East side having an area of 3.0 ha.

4.14.2.2 *Sports Centre and Shahdara Lake Area*

In addition to Yamuna Sports Complex at Divisional/City Level, a Sports Centre has been indicated in Dilshad Garden Area and a lake in the North of G.T. Road near Road No. 65.

4.14.2.3 *District Parks*

Besides the above mentioned major recreational areas, a number of district parks have been shown in the MPD-2001. Due to changed site conditions some of them are not feasible. To compensate the same, the district park area at the boundary of Delhi Noida (U.P.) in Kondli Gharoli Area, has been increased. It will also act as a buffer between the two States. In addition to above, additional district park sites have been shown in Dilshad Garden, Anand Vihar, Mandavali Fazalpur, Mayur Vihar Phase-I & II DDA Housing and Dallupura Society Area. The district park near Sub-CBD and Facility Centre No. 13/University Centre can play an active role in providing much needed recreational facilities for these two major complexes.

4.14.2.4 *At Neighbourhood Level—Parks and Playgrounds*

Besides the recreational area at Master Plan level, neighbourhood parks and playgrounds have been shown at zonal level.

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4.15 *Transportation*

4.15.1 *Transportation Network mainly consists of Railways and Roadways, supplemented by proposed MRTS/HSTS routes and Express cycle track.*

The major Rail and road transport network has to carry regional traffic in addition to local traffic. To somewhat ease the situation, maximum possible regional goods traffic entering Delhi is being proposed to be intercepted at the entry point by locating the Integrated Freight Complex in the South of NH-24 By-pass. Similarly an Integrated Passenger Terminal has been proposed to curtail the through passenger rail traffic. Regional road passenger traffic is also proposed to be regulated via Wazirabad Road and N.H.-24 By pass and I.S.B.T. near Anand Vihar. This will relieve the other major roads of trans-Yamuna area for intracity and local movement.

4.15.2 *Supplementing the Master Plan road network, the Zonal Development Plan, has identified road network of 24 M and 18 M R/W. They have been provided in a manner to collect and disburse the traffic from and to Master Plan roads in the residential areas. Efforts have been made to avoid through traffic on Zonal roads so as to prevent unwanted traffic in the residential area. These roads have been indicated in the Zonal Development Plan. 60 M R/W marginal bund road on the north of Wazirabad Road upto U.T. Boundary is being taken up simultaneously for processing under the review of M.P.D. 2001 in the light of the recommendation of Screening Board.*

4.15.3 *To augment intracity passenger movement it is proposed to introduce mass rapid transport system/high speed tram system at selected number of high density corridors. The exact alignment of these corridors will be examined at the time of implementation.*

4.15.4 Bus Terminal/Depot

In Trans-Yamuna area, Bus Terminals are also functioning at the Bus Depot sites. In addition a few Bus Terminal sites have been proposed separately, including those in commercial centres and facility centres. There are 23 Bus Terminal/Depot sites identified in the Zonal Development Plan. In addition to facilitate quick dispersal of commuter from sub-CBD Shahdara and Yamuna Sports Complex, park and ride system along major arterial road is proposed.

4.15.5 Segregated Cycle Tracks

To meet the demand of the cycle traffic and to provide a safe environment, fully segregated cycle tracks are proposed to be provided by adjusting existing road sections and making use of nallahs. Out of four major cycles tracks proposed in the Master Plan-2001, three are in the Trans-Yamuna Area:

- a) From G.T. Road (Shahdara) to Vikas Marg, (along the Eastern Marginal Bund) length of track 5 kms approx.
- b) From Preet Vihar to Connaught Place along Vikas Marg (ITO) length of track 10 kms. approx.
- c) Shahdara to Chandni Chowk (along G.T. Road and old Yamuna Bridge) Length of track 5 kms approx.

4.15.6 Other Proposals

- a) Goods vehicle parking have been mainly proposed in the integrated freight complex, in addition to Light Commercial Vehicle parking in Sub-CBD and District Centres.
- b) Names of projects which should be taken up have been divided into (i) bridge over river Yamuna; (ii) completion of ring road of Trans-Yamuna Area; (iii) Grade separators on Ring Road of Trans-Yamuna Area; (iv) other important roads and grade separators.
 - i) Bridges over River Yamuna:
 - a) Parallel bridge near Wazirabad.
 - b) Parallel bridge to I.P. Barrage.
 - c) Parallel bridge near Nizammuddin.
 - d) Additional rail lines bridge on river Yamuna.
 - e) One road bridge to connect Noida is under consideration.
 - f) The proposal of additional bridge over Yamuna river connecting 30 m road R/W over disused drain and Raj Ghat area requires review as a part of MPD-2001 on account of certain objections.
 - ii) Completion of ring road of Trans-Yamuna Area:
 - a) Widening and improvement of Wazirabad Road.
 - b) Construction of Road No. 62 near U.P. border.
 - c) Construction of Road No. 70 near Seemapuri/U.P. Border.
 - d) Widening and strengthening of bund road from NH-24 bye-pass to Wazirabad Road.
 - iii) Grade separators on Ring Road of Trans-Yamuna Area:
 - a) At the crossing of bund road and Wazirabad Road.
 - b) At the crossing of bund road and Delhi Ghaziabad Rail bye-pass link.
 - c) With the railway line from Delhi to Saharanpur.

- d) At the crossing of Road No. 70 and Wazirabad Road.
- e) At the crossing of G.T. Shahdara Road with Road No. 62 and Road No. 56.
- f) At the crossing of bund road and NH-24 (Bye-pass).
- g) At the crossing of Vikas Marg and bund road.
- iv) Other important roads and grade separators.
 - a) Widening of Loni Road.
 - b) Grade separator with Road No. 58 and 64 with G.T. Shahdara Road.
 - c) Grade separator at Vikas Marg, disused canal and road from Patparganj industrial area to Bhois Nath Nagar.
 - d) Construction of 45 mt. wide road from CRPF establishment in Kondli Gharoli to NH-24 bye-pass and flyover with NH-24 bye-pass to join Mohan Nagar Road.
 - e) 45 Mtr. wide road along Hindon cut.
 - f) A small bridge on river Hindon cut and Gazipur drain connecting Vasundhara Enclave with Trilokpur.
 - g) Grade separators with Road No. 56 near proposed ISBT/Delhi U.P. Border.
 - h) Under bridge near Madhuban.
 - i) Under bridge near Jhimil industrial area.
 - j) In sub-Zone E-21 a road on the south west of Sewage Treatment Plant has been shown as 45 meter. The R/W of this road is 30 meter as per MPD-2001 which has already been built. So the R/W of the road for any reference be taken as 30 meter. So, R/W of this road be kept as 30 m and be processed accordingly.

CHAPTER V

Landuse

A) Existing Landuse

This has been prepared based on ground realities, primary and secondary surveys.
Landuse of the Zone (Existing) 1992 - at Master Plan Level.

S.No.	Landuse	Area (in Hect.)	%age
		5880.00	66.93
1.	Residential	185.00	2.10
2.	Commercial	176.00	2.00
3.	Industrial	594.00	6.76
4.	Public & Semi-Public	220.00	2.50
5.	Utilities	680.00	7.74
6.	Circulation/Transport	357.00	4.06
7.	Recreational	695.00	7.91
8.	Vacant Pockets		
	Total	8797.00	100.00

Landuse of Sub-Zones at Master Plan level has been calculated and given in the Annexure-VII.

B) Comparison of Landuse at Master Plan Level

LANDUSE	PERCENTAGE	
	As given (in MPD)	Actual (in 1992)
	45-55	66.93
Residential	3-4	2.1
Commercial	6-7	2.0
Industrial	15-20	4.06
Recreational	10-12	7.74
Circulation	8-10	6.76
Public & Semi-Public	—	2.5
Utilities		

In the proposed landuse at city level by 2001, it has been added 7.9% i.e. 694.96 hect. of vacant land in social and economic infrastructure and another 1070 hect. from river Yamuna bed in social and ecological infrastructure. The first is proposed to be added out of vacant pockets available in Trans-Yamuna Area and the second from river Yamuna bed. On preliminary estimation it is observed that deficient facility will require approx. 550 Hect. of land from river bed. The percentage of different landuses of the total area of $8797+1070=9867$ hect. would be as under:

C) Proposed Landuse

Landuse	%age	Area (in hect.)
Residential	57.5	5670
Commercial	3.5	345
Industrial	1.8	170
Recreational	15.0	1478
Circulation	10.0	986
Public & Semi-Public	10.0	986
Utilities	2.2	220
Total	100.00	9867

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Recreational	15.0	1478
Circulation	10.0	986
Public & Semi-Public	10.0	986
Utilities	2.2	220
	100.00	9867

exchanged as shown in the Zonal Development Plan. This change will bring the major facilities like hospitals, colleges and police station etc. on main Marginal Bund Road, thus, facilitating their proper approach.

5.1.1.6 Mayur Vihar district centre & District Park

Due to the existence of an orchard in the Mayur Vihar District Centre site, the location of District Park has been changed and shown on the place of the orchard.

5.2.0 Change of Landuses*

(See Annexure No. IX)

(Subject to the approval of Government of India)

5.2.1 Facility-cum-Service Centre in the North of Wazirabad Road and West of Marginal Bund Road

Due to non-availability of the majority of the facility centre sites shown in the MPD 2001 on the one hand and the need for facilities and services in Karawal Nagar area on the other, a facility-cum-service centre site has been shown in the North of Wazirabad Road and West of Marginal Bund Road and abutting it, as approved by Technical Committee in the Planning Zone "P". Therefore while preparing the Zonal Development Plan for Planning Zone "P", this change of landuse should be processed and incorporated. The area of this site is 9.09 hets and the change of landuse would be from "Agricultural and Water Body" to "Public & Semi-Public".

5.2.2 Facility Centre Near Village Mandoli

(Near Jail)

Jail Boundary has not been correctly shown in MPD-2001. In the Zonal Development plan the boundary as available at site has been shown. Part of this area, though proposed for jail, has not been handed over to the Jail Authorities. The much needed facilities of Police lines, Telephone Exchange and Bus Terminal have been shown in this part with an area of 6.12 hets. approximately. Therefore, it will be a change of landuse from "Rural" to "Public & Semi-Public" (Approved by Ministry of Urban Development, Govt. of India)

5.2.3 Wholesale market at the inter-section of Wazirabad road and Loni road on its South-East Side

DDA housing has been constructed at the inter-section of Wazirabad Road and Loni Road on its South East Side where wholesale Market has been shown as per MPD-2001. Since DDA housing has already been constructed on the one hand and on the other there is an objection of Hindon Air Force Authorities for development of wholesale markets in and around Air Funnel of the Hindon Airport, the wholesale Market proposed in MPD-2001, here is not feasible. Therefore, this wholesale market site is being relocated in the South of NH-24 and East of Gazipur Dairy Farm. Therefore, the landuse of the above mentioned site at the crossing of Wazirabad Road and Loni Road is proposed to be changed from "Commercial" to "Residential". The area of this site is approximately 27.50 hets.

5.2.4 District Park Strip Along Wazirabad Road (Nand Nagri Extn./Sunder Nagri Resettlement Colony)

The Wazirabad road, towards East of S.S. Light Railway at site does not follow the alignment shown in the MPD-2001. This road upto Nand Nagri community centre (Gagan Cinema) follows the old road constructed by Delhi PWD and thereafter makes an oblique "S" turn to meet the road in UP area; with the result major part of the district park strip shown in MPD-2001 has shifted towards North of Wazirabad Road and in the remaining part Nand Nagri Extension/Sunder Nagri Resettlement Colony has been developed. Therefore, land use of this part needs to be changed from "Recreational" to "Residential". Area of this portion is approx. 2.15 hets.

5.2.5 Burial ground near facility centre No. 8

As all the nearby burial grounds have been used to their saturation point, the Muslim population residing in nearby sub-zone E-2, 3 and 14 started burial of the dead bodies in Ziauddin Wala Bagh area near Facility Centre No. 8. It has, therefore, been recommended by Technical Committee to carve out the burial ground site where there are comparatively less trees. Therefore, it is proposed to change the landuse of this area i.e. 0.9881 hec. approx. from "Recreational" to "Public & Semi-Public Facilities" (*Burial Ground*).

5.2.6 District centre and District Park in the East of Eastern Yamuna Canal and North of Road No. 65

Zaffarabad Residential Scheme has already been developed and plots allotted in the area shown for District Centre & District Park purposes in the MPD-2001. Since this Residential Scheme has been approved by DDA and residential plots have already been allotted, it is proposed to change the landuse of this site from "District Centre & District Park" to "Residential". The area of the pocket is 12.0 hec. and 8.6 hec. approx. respectively.

5.2.7 Police line near Ghondli village in Sub-Zone E-1 (F.C. 12).

As per MPD-2001, Facility Centre No. 12 and District Park has been shown in Sub-Zone E-1. However, practically the entire area, under FC-12 and District Park, has been allotted for Police Lines purposes. It is, therefore, proposed to change the landuse of approx. 16.28 hec. area from "District Park" to "Public & semi public (Police Lines)". Facility Centre No. 12 being one of the items in the "Public & Semi-Public Use", as is the Police Lines; therefore, Police Lines can form part of the Facility Centre and there is no change of landuse involved as far as FC-12 is concerned.

5.2.8 Part of facility No. 13 where DDA Housing is under Construction

In the portion of Facility Centre No. 13 at the inter-section of road No. 58 & 71 on its North-West side, DDA housing is under construction. Therefore, this site cannot now be utilized for Facility Centre purposes. As such; it is proposed to change the landuse of this site, measuring about 5.0 hec. from "Public & Semi-Public (part of Facility Centre No. 13)" to "Residential".

5.2.9 Facility Centre No. 16, in Anand Vihar Area.

In part of the Facility Centre No. 16, Railway Employees Housing has been approved and in other part thick trees have been planted. Therefore, this Facility Centre is not now feasible. As such, it is proposed to change the landuse of this Facility Centre from "Public & Semi Public" to partly "Recreational" and partly "Residential", with an area of about 2.75 hec.

5.2.10 Service Centre No. 8 and Adjoining Recreational Landuse near Village Karkardooma.

The Community Shopping Centre has been approved in the site earmarked for Service Centre No. 8 and Co-operative Group Housing Societies' Plans have been approved in the site shown for "Recreational" purposes in MPD-2001 (both near Village Karkardooma). Therefore, now, here neither Service Centre nor Recreational use are possible. As such, it is proposed to change the landuse of these sites from "Service Centre & Recreational" to Commercial & Residential" respectively. The area of relevant portion of the recreational use and Service Centre No. 8 is 3.925 hec. and 2.50 hec. respectively.

5.2.11 J.J. Resettlement Site.

In the south of Automobile Workshop Centre and East of Village Gazipur, land has been earmarked for resettlement of Jhuggi clusters to JJ Department. The landuse of this site has been shown for Commercial (*Wholesale and warehousing*) in the MPD-2001. Therefore, it is proposed to change the landuse of this site from "Commercial" to "Residential". The area of this site is about 10 hec.

- 5.2.12 Community Shopping Centre, Facility Centre and Freight Complex.

Due to site conditions and various other factors, the facility centre-cum-Community Shopping Centre and Recreational use with an area of about 25.24 hect. has been shown on the site of Truck Terminal/Integrated Freight Complex in Mandavali Fazalpur and the Freight Complex has been shifted to the site shown for Industrial Uses in Kondli Gharoli Area. Therefore, change of landuse has been proposed for these uses. (Approved by Ministry of Urban Development, Govt. of India)

- 5.2.13 Strip between Mother Dairy site and NH-24 (Bye-pass).

As per MPD-2001, landuse of the site bounded by Mother Dairy, 30 Mtr. wide Road No. 35 and NH-24 has been shown for manufacturing purposes. However, part of this area has been allotted to Group Housing Societies as per the Layout Plan for Mandavali Fazalpur CGHS Scheme. Therefore landuse of this part of the pocket with an area of about 0.70 hect. is proposed to be changed from "Manufacturing" to "Residential".

- 5.2.14 The wholesale Fish & Egg market and Fruit & Vegetable Market in the East of Gazipur Dairy Farm.

DDA has approved a Layout Plan for wholesale markets in the East of Gazipur Dairy Farm and allotted land to Delhi Agricultural Marketing Board for "wholesale fish & egg market" and "Wholesale fruit & Vegetable market" because Hindon Airport Authorities have not agreed for giving permission for wholesale market sites in and around Air Funnel of the airport in the North Trans-Yamuna Area. DAMB has further demanded land for whole sale foodgrain market and wholesale fodder market. Therefore, it is proposed to change the landuse of the site in the East of Gazipur Dairy Farm and bounded by NH-24 bye-pass Delhi-UP Boundary and Hindon Canal from "Recreational", "Dairy Farm" and "Bus Depot" to "Commercial (Wholesale and warehousing)", having an area of 42.0 hect. approx.

- 5.2.15 Socio-Religious complex in the Triangular site between Mayur Vihar Phase-I DDA Housing and Transmission Centre

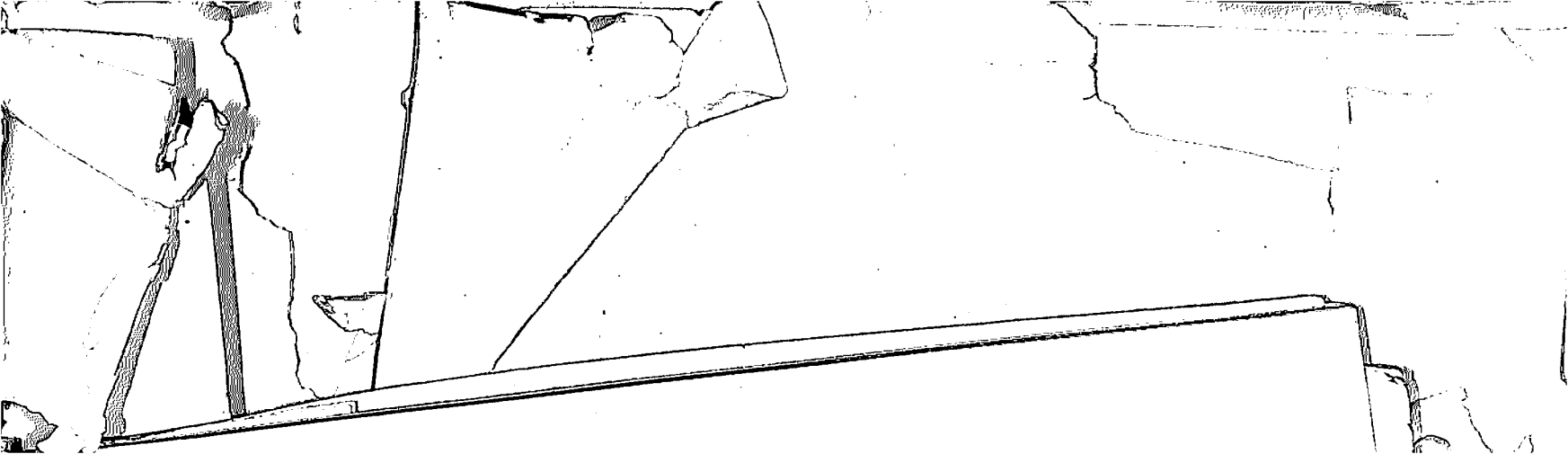
Triangular pocket, having an area of about 2.30 hect., bounded by Mayur Vihar DDA Housing Phase-I, 30 Mtr. wide road and Transmission Centre site in Trilokpuri Area has been developed as a Socio-Religious Complex and land has been allotted to various religious institutions. The landuse of the site as per MPD-2001 is "Recreational". It is, therefore, proposed to change the land use of the site from "Recreational" to "Public & Semi-Public (Socio-Religious Complex)". (Approved by Ministry of Urban Development, Government of India).

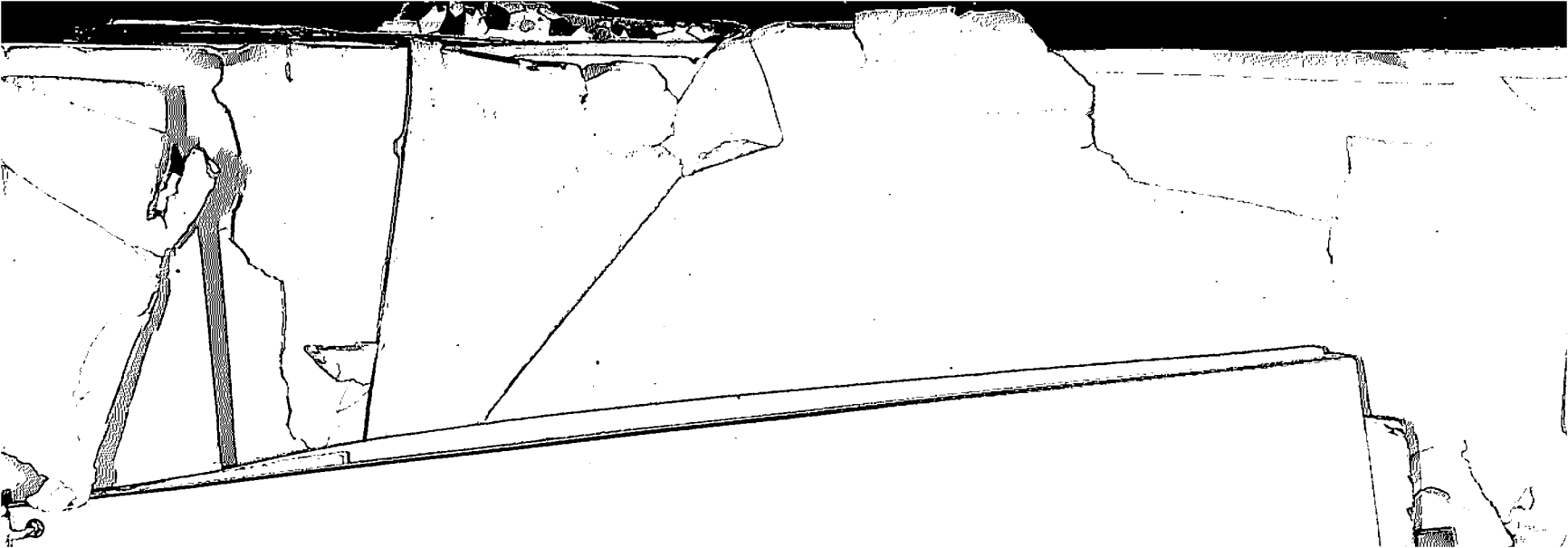
- 5.2.16 Kondli Gharoli Industrial use Area

In the MPD-2001, an "Extensive Industrial" use site has been shown in the South of Hindon Canal near Delhi-UP Boundary, in the East of Kondli Gharoli Residential Complex. As per the latest policy of the Government of India, no new industrial Estate is to be developed in Delhi on the one hand, and due to the need for sufficient area for Integrated Freight Complex on the other, it is proposed to change the landuse of this site from "Manufacturing (Extensive Industry)" to "Transportation (Integrated Freight Complex) and Commercial", with an area of about 60.00 hect. and 12.0 hect. respectively.

- 5.2.17 Kondli Gharoli Resettlement Scheme Phase-II:

In the area bounded by Kondli Sewage Treatment Plant Village Kondli, 30 Mtrs & 45 Mtrs wide Master Plan Roads, Kondli Resettlement Scheme Phase-II with an area of about 25.45 hect. was earlier planned and





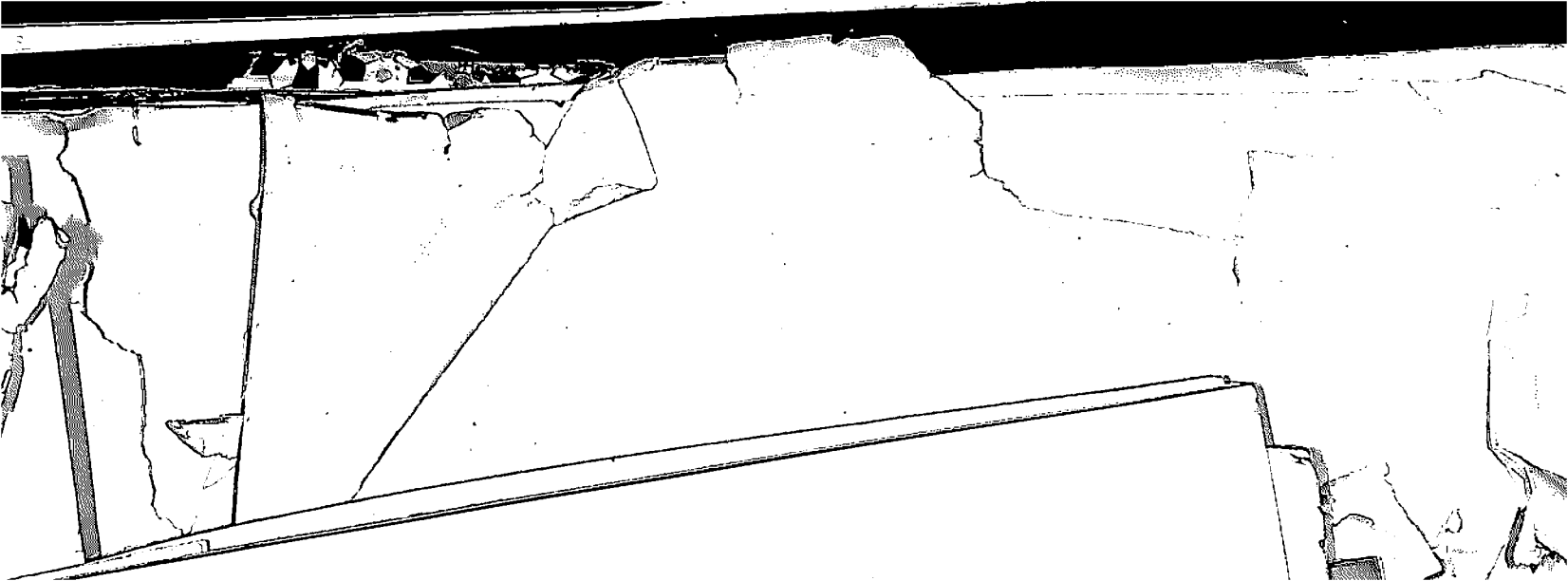
LIST OF POLLUTING INDUSTRIAL UNITS IN PLANNING ZONE - "E"
List supplied by Dy. Director (MP) vide No. F. 20(12)92/MP/867 dated 13.10.92

S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
1.	M/s Kay Cee Electrical, B-7 Jhilmil Indl. Area, G.T. Road, Shahdara	Rolling of copper bar into rods	Yes	No.
2.	M/s Vimla Rolling Mills (P) Ltd	Rolling of Copper bars into rods & Coils.	Yes	Yes
3.	M/s Bharat Filrate works, B-38 Jhilmil Indl. Area	Sodium	Yes	No
4.	M/s Sahni Rubber Inds. B-1 & 2 Jhilmil Indl. Area, G.T. Road Shahdara	Tyre & Tubes	Yes	No
5.	M/s M.R. Metals, B-6/5, Jhilmil Indl. Area, Shahdara	Metal Casting	Yes	Nil
6.	M/s India Metals, B-7 Jhilmil Indl. Area, Shahdara	Processing on Ankars of Aluminium	Yes	No
7.	M/s Rupublic Enterprises, B-3 Jhilmil Indl Area, Shahdara	Utencils, Pans	Yes	Nil
8.	M/s K.D. Metal Industries	Copper wire drawing	Yes	No
9.	M/s Champion Paints, Chemicals & Varnish Co. A-5/1 & 2 Jhilmil Indl. Area, Shahdara	Paints	Yes	Nil
10.	M/s Industrial Plastic Moulders, A-5/16 Jhilmil Indl. Area, Shahdara	Plastic Moulded parts	Yes	Nil
11.	M/s MBSE Paints & Mfrs. A-5/3. Jhilmil Indl. Area, Shahdara	Paints	No	No
12.	M/s Janata Sun Bules, A-10/1, Jhilmil Indl. Area	Paints	Yes	Nil
13.	M/s Gobind General Corpn., A-5 Jhilmil Indl. Area	Metal Casting & Gen. Fabrication	Yes	No
14.	M/s Jenson A-10/2, Jhilmil Indl. Area	Soap	Yes	No
15.	M/s Nagpal Soaps, A-7/6, Jhilmil Indl. Area	Metal Casting & Alloy	Great Pollution	No
16.	M/s Chawala Varnish, A-16/3, Jhilmil Indil. Area	Soal Mfg.	Yes	Nil
17.	M/s New India Paint Inds. A-10/15, Jhilmil Indl. Area	Varnish	Yes	No
		Paint Mfg. Co.	Yes	No

S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
		Saw Mill	Yes	No
18	M/s Sachdeva Saw Mills, A-7/1, Jhilmil Indl. Area			
		New Batteries	Nil	Yes
19	M/s Spaxtan Battery			
		C.I. Casting	Yes	No
20	M/s Delhi Founders & Engineers			
		Metal & Alloy Casting	Smoke Nuisance	No
21	M/s Kay Brass Metal Industry, B-11/6, Jhilmil Indl. Area			
		Auto Tyres, Tubes	Yes	No
22	M/s Dhawan Engg. Works, B-14/1, Jhilmil Indl. Area			
		Sniff & Zarda	Yes	No
23	M/s Jarhim Dass Behari Lal, B-6 & B-29, Jhilmil Indl. Area			
		Wood saw	Yes	No
24	M/s Sumit Wood Traders			
		Hot steel forging industry, Metal Alloy	Yes	—
25	M/s Ashoka Steel Dying Inds. 39, DSIDC shed			
		Copper wire drawing	Yes	—
26	M/s Shiv Sen Metal Inds., 184-A Dilshad Garden, Shahdara			
		Chemical	Yes	No
27	M/s Krishna Chemical, 247-D, Dilshad Garden, Shahdara			
		Aluminium & Magnesite sulphate	Yes	No
28	M/s Sagar Chemicals, D-247, Dilshad Garden			
		Zinc Sulphate & Aluminium	Yes	No
29	M/s Neeraj Narayan Udyog, Gali No. 6, Friends Colony, G.T. Road, Shahdara			
		Sodium Silicate	Yes	No
30	M/s N.K. Chemicals Gali No. 6, Friends Colony, G.T. Road, Shahdara			
		Sodium Silicate	Yes	Nil
31	M/s N.J. Chemicals Gali No. 6, Friends Colony			
		—do—	Yes	Nil
32	M/s R.K. Industry, 251, Dilshad Garden, G.T. Road			
		—do—	Yes	No
33	M/s Hari Chand Shiv Gopal, Friends Colony, G.T. Road			
		—do—	Yes	No
34	M/s Amco Inds. Gali No. 6, Friends Colony, G.T. Road, Shahdara			
		—do—	Yes	No
35	M/s Rajan Silicates			
		C.I. casting	Yes	No
36	M/s Rakesh Metal foundry, K-1666 Delhi -32			
		Metal Casting	Yes	No
37	M/s Seema Foundry, K.-1566, Mandoli Extension			
		—do—	Yes	No.
38	M/s Surinder Singh, Mandoli Extension, Delhi			

S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
39.	M/s Gurnam Singh & Sons K-12, Mandoli, Delhi-93	Alum. Soerd Sparker	Yes	No
40.	M/s Manjit Industries, 573/1 Mandoli Road	Hinges	Yes	Yes
41.	M/s Gaurav Paints, 1025/678, Loni Road, Gokalpuri	Textile Printing	Yes	Nil
42.	M/s Ashoka Colour, K-232, Karawal Nagar	Colours	Yes	Yes
43.	M/s Pawan Techno Casting, K-104, Karawal Nagar	C.I. Casting	Minor	Yes
44.	M/s Vishal Rockwools, K-232, V.K. Karawal Nagar	Glass Wool	Minor	Yes
45.	M/s Consution Equipment Corp., 326, V.K. Karawal Nagar	Corrugated Sheet Mfg.	—	—
46.	M/s Nato Inds. K-292, V. Karawal Nagar	Bash bufling	Yes	Nil
47.	M/s A. Jasvindra Electric V. Karawal Nagar	—	Yes	No
48.	M/s Durga Industry, Vill. Johripur, Delhi-32	Cycle parts & Accessories	Yes	Nil
49.	M/s Soni Plastic, K-99, Vill. Johripur	Polythene granules	Yes	No.
50.	M/s Ajanta Printing Ink., K-30, V. Johripur	Printing Ink	Yes	—
51.	M/s Pragati Sales, K-289, V. Karawal Nagar	Rosin	Yes	—
52.	M/s Raj Kamal Engg. Works, K-268, V. Karawal Nagar	Engg. Works, Tractor Auto parts	Yes	—
53.	M/s Pesto Chem (India), K-320 Karawal Nagar	Pesticides	Yes	—
54.	M/s Hindustan Rubber Ind., K-244, V. Karawal Nagar	Rubber retreading material tyres	Yes	Nil
55.	M/s Vishnu Mfg. Co. K-299, V. Karawal Nagar	Alum. uticils school bags	Yes	Nil
56.	M/s Maxwell Plastics, K-104, V. Karawal Nagar	Plastic conduit Pipe	Yes	Nil.
57.	M/s Associated Paints, K-289, V. Karawal Nagar	Wet. paints	Yes	Nil
58.	M/s B.S.T. Rubber Mills, V. Karawal Nagar	V. Belt & Patta	Yes	Nil
59.	M/s Maltino 10/9, Gali 2 Friends Colony, G.T. Road, Shahdara	Malting of copper into strips	Yes	Nil
60.	M/s Alloy Inds., Sh. Parkash Kumar Aggarwal, Plot 18, Gali.2, Friends Colony, G.T. Road, Shahdara	Glass Wool	Yes	no
61.	M/s Kwaliti Metal & Goods, 1/422, Friends Colony	Alloy of copper & Zinc	Yes	

S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
62.	M/s Lucknow Metal Indus. 48, Friends Colony	Copper refinery	Yes	Yes
63.	M/s Hindustan Silicate & Chemical, Friends Colony, Shahdara	Sodium Silicate	Yes	Yes
64.	M/s Ramesh Chemical, 40, Friends Colony, Gali No. 6, Shahdara	Sodium Silicate	Yes	No
65.	M/s Harish Chemical & Metal Works 42-43, Friends Colony, G.T. Road, Shahdara	—do—	Yes	No
66.	M/s Sun Aluminium. S.N. Compound, G.T. Road, Shahdara	Aluminium Sheet	Yes	Nil
67.	M/s Ravi Industries, Gali 8, Friends Colony	Calcium Chloride	Yes	Nil
68.	M/s Ravindra Chemical, 458-466, S.N. Compound Gali No. 8, Friends Colony, G.T. Road Shahdara	—do—	Yes	No
69.	M/s Wall Auto Systems (P) Ltd. S.N. Compound Gali No. 8, Friends Colony	Foundry of Ompla	No	Yes
70.	M/s Ashoka, Silicates, 425 Gali No. 8, Friends Colony	Sodium Silicate	Yes	No
71.	M/s Flora Inds. 340, G.T. Road, Shahdara	Cable Inds.	Yes	No
72.	M/s Vinspar Inds. Gali No. 8, Friends Colony, G.T. Road, Shahdara	Chloronated Wax	Yes	No
73.	M/s Ambica Vikas Udyog	Silver refinery	Minor	No
74.	M/s National Foundry & Workshop, 26 Friends Colony, G.T. Road, Shahdara	C.I. Casting	Yes	No
75.	M/s Cfix Electrical Inds. 26 Friends Colony, G.T. Road, Shahdara	Conduit fittings	Minor	No
76.	M/s Star Electronics, Gali No. 8 Friends Colony	Aluminium ware	Yes	No
77.	M/s Gopa Sons (P) Ltd	—do—	Yes	Nil
78.	M/s Mahalakshmi Steel Rolling Mills	Steel Rolling Mills	Yes	Nil
79.	M/s Shadara Steel Rolling Mills, 520-A, 22 G.T. Road, Shahdara	—do—	No	Minor
80.	M/s Delhi Metal Refinery & Co. 45, Friends Colony, G.T. Road	Refining of silver	Yes	Yes
81.	M/s United Dyeing 241-B Gali No. 6, Friends Colony	Castimeter	Yes	Yes
82.	M/s Raj Chemical Gali 6, Friends Colony	Chemicals		



S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
		—do—	Yes	No
83.	M/s Hind Chemical Industry, 355-A/1 Friends Colony, G.T. Road	Lea Springs	Yes	—
84.	M/s Madan Spring Industry, C-1/137, South Kailash Nagar Delhi	—do—	Yes	Yes
85.	M/s Royal Foundry Works, Near Vijay Park, Manipur	Anodizing	Yes	—
86.	M/s Bhatia Chemical Industries	Electroplating	Environmental hazard	
87.	M/s Star Chemical Inds Shahdara, Electroplating units at Pandit Park, Krishan Nagar, Delhi	Chemicals	Yes	—
88.	M/s Bharat Dyes & Chemicals, A-16 Radhey Puri Extn.	Copper strips	Yes	—
89.	M/s Kusum Metals Works. 621/19, Vishwas Nagar	Casting of non-ferrous metal	Yes	Yes
90.	M/s Vishal Metal udyog, 621/1-A, Vishwas Nagar	Galvanisation & Fabrication	Yes	Yes
91.	M/s M.I. Engg. works, 554-Gali Yudhisthar	Varnish & Deodorants	Yes	—
92.	M/s Jallie Subsidiary Inds. Col. (India) P. Ltd., Shashtri Gali Vishwas Nagar, Delhi	Electroplating	Yes	Yes
93.	M/s Sehgal Electroplators, 7/205, Geeta Colony, Delhi	Synthetics	Yes	Yes
94.	M/s Jeewan Rosins, B-14 Jhilmil Indl. Area	AV Tubes	Minor	Nil
95.	M/s Superking Mfg. (P) Ltd. B-14/3 Jhilmil Indl. Area	Printing of Sarees	Nil	Minor
96.	M/s Rang Rachna, B-28, Jhilmil Indl. Area	Aluminium Utenciles	Yes	Nil
97.	M/s Jai Hind Metal, B-Jhilmil Indl. Area, Delhi	Aluminium Articales & Utencils	Yes	Nil
98.	M/s Sadar Alum. B-17	Sanitary goods	Yes	Nil
99.	M/s Bharat Inds. B-23, Jhilmil Indl. Area, Shahdara	Aluminium wire drawing	Yes	No
100.	M/s Vee Kay Gan. Inds. B-46, Jhilmil Indl. Area	Pencils	Yes	Nil
101.	M/s National Packers Jawahar Ngr. Loni Road.	Aluminium Circle	Yes	Nil
102.	M/s Balajee Aluminium Works, Jawahar Ngr. Delhi	—do—	Yes	Nil
103.	M/s AVdhoot Swami Metal Works.			

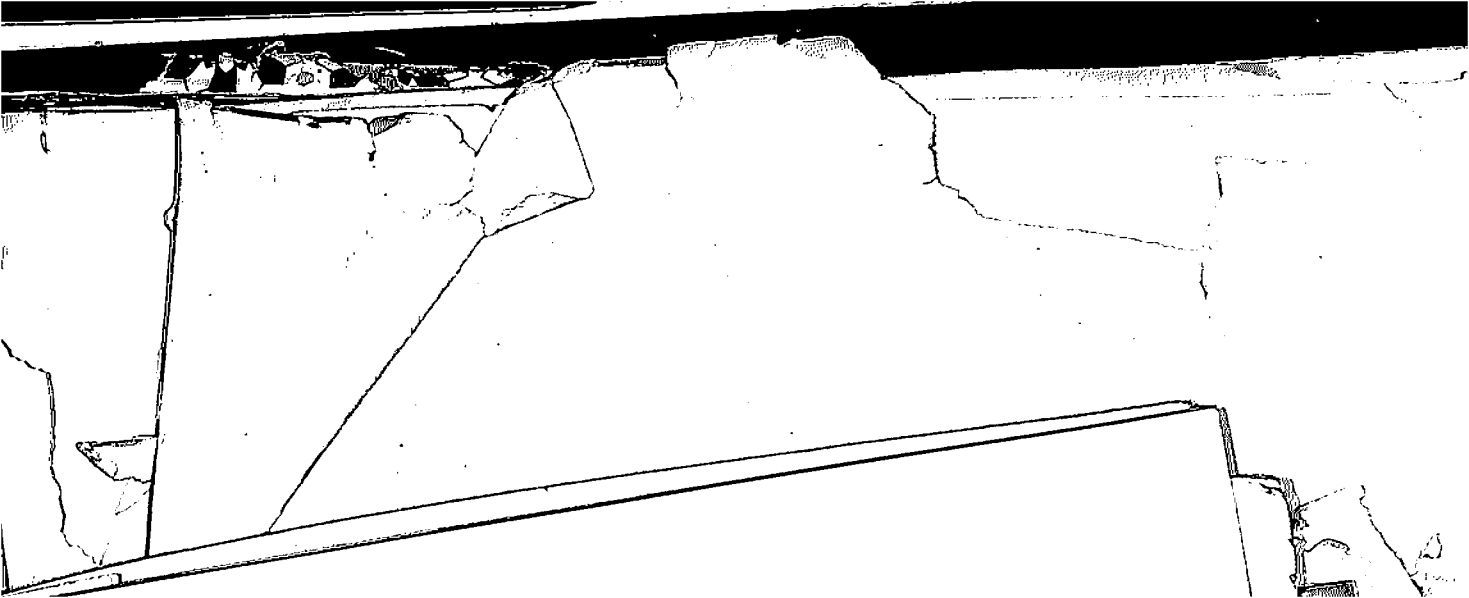
S. No.	Name & Address of Units	Item of Manufacturing	Pollution	
			Air	Water
	Jawahar Nagar, Johripur			
104.	M/s Padam fertichem, G-50, Loni Road, shahdara	Alum, & Magnese Sulphate Magnesium Carbonate	Yes	Yes
105.	M/s Universal Colour Inds. Jawahar Nagar, Loni Road	Paint Mfg.	Yes	Yes
106.	M/s Orient Udyog (India) Jawahar Nagar, Loni Road	Rubber sheet	Yes	—
107.	M/s Millan Water Proof Mfg. Co., Jawahar Nagar	Gum tape	Yes	—
108.	M/s Millan International (Gum Tape) Jawahar Nagar	—do—	Yes	—
109.	M/s Hillisa International (Gum Tape), Jawahar Nagar	—do—	Yes	—
110.	M/s Marte Leather Chemical Co., 574-Moti Ram Road, Shahdara.	Sodium Silicate	Yes	Yes
111.	M/s Paramount Inds. Moti Ram Rd. Shahdara	Refrigeration & Kitchen equipment	Yes	Yes
112.	M/s Modern Decoration Works, 1501/3D, Nehan Park, Navin Shahdara Delhi	Aluminium Anodizing	Yes	Yes
113.	M/s Chawla Brass Alumn. Factory, 1/600, Moti Ram Road Shahdara	Cycles & utencils Mfg.	Yes	—
114.	M/s Sudhershan Steel Rolling Mills, 601, Moti Ram Road Shahdara	Re-rolling Mills	Yes	Yes
115.	M/s K.L. Rathī Steel Inds. Loni Road, Shahdara	Re-rolling of steel	Yes	Yes
116.	M/s Govardhan Dass Rathī Steels Pvt. Ltd., Loni Road Shahdara	Re-rolling of steel & casting	Yes	Yes
117.	M/s Delhi Steel Re-rolling Mill Loni Road, Shahdara	Rolling Mill	Yes	Yes
118.	M/s Mahavir Steel rolling Mill Kabool Ngr. Shahdara	—do—	Yes	Yes
119.	M/s Tax Dyes Inds. Gali No. 6, Friends Colony, G.T. Road, Shahdara	Dyes & Chemicals	Yes	Yes
120.	M/s Ajanta Iron & Steel Co. Pvt Ltd., 1439-40, Loni Road, Shahdara	Re-rolling & casting	Yes	Yes

LIST OF ZONAL LEVEL COMMERCIAL CENTRES & STREETS

Sub-Zone of Zone "E"	Commrl. St.reet (area in hec.)	L.S.C.		C.C.		D.C.		C.B.D.		W.H.Mkt	
		Nos.	Area	Nos.	Area	Nos.	Area	Nos.	Area	Nos.	Area
E-1	5.60	—	—	—	—	—	—	—	—	—	—
E-2	9.40	—	—	—	—	1	9	—	—	—	—
E-3	7.20	—	—	—	—	—	—	—	—	—	—
E-4	13.80	—	—	—	—	—	—	—	—	—	—
E-5	7.00	—	—	1	3.51	—	—	—	—	—	—
E-6	—	4	1.655	—	—	1	11	—	—	—	—
E-7	—	3	1.6	1	8.093	—	—	—	—	—	—
E-8	2.0	—	—	1	5.5	—	—	1	48	—	—
E-9	—	2	0.64	—	—	—	—	—	—	—	—
E-10	9.80	1	0.51	—	—	—	—	—	—	—	—
E-11	—	5	2.30	2	5.01	—	—	—	—	—	—
E-12	12.90	3	1.20	1	2.42	1	12.95	—	—	1	33
E-13	1.10	5	2.52	2	10.53	—	—	—	—	—	—
E-14	3.08	4	0.705	2	2.95	—	—	—	—	—	—
E-15	—	—	—	1	2.73	—	—	—	—	—	—
E-16	—	6	2.34	3	6.95	—	—	—	—	—	—
E-17	—	—	—	—	—	—	—	—	—	1	12.5
E-18	9.40	—	—	—	—	—	—	—	—	1	42.0
E-19	—	3	3.25	1	13.0	—	—	—	—	—	—
E-20	—	5	2.76	—	—	1	16.0	—	—	1	12.0
E-21	—	5	2.10	2	7.14	—	—	—	—	—	—
Total	81.28	46	21.58	17	67.833	4	48.95	1	48	4	99.5

TOTAL COMMERCIAL AREA - 367.143

Contd... Annexure-II



Sub-Zone	Name of Schemes
E-14	5) Mandavali Fazalpur Complex near small hospital adjoining Chander Vihar
	1) Yamuna Vihar Resdl. Scheme Block—C
	2) Yamuna Vihar Resdl. Scheme Block—B
	3) Bhajan Pura Complex.
	& 4) —do—
E-15	Nil
E-16	1) Nand Nagri JJ Scheme Block-A
	2) Nand Nagri JJ Scheme Block-B
	3) Nand Nagri G.H.S. between Block-C & D
	4) In F.C. 10 near Tahirpur Village
	5) Sunder Nagri JJ Scheme.
	& 6) —do—
E-17	Nil
E-18	Nil
E-19	1) Mayur Vihar Phase-II, Block-B
	2) Kalyanpuri between Block-11 & Hospital
	3) Khichripur near Block-1
E-20	1) Trilokpuri G.H. Resdl. Scheme Ph. I Pkt. I
	2. Trilokpuri Phase-II near Block No. 29
	3) Trilokpuri Phase-II near Block No. 27.
	4) Patparganj C.G.H.S. Phase-I
	5) Mayur Vihar C.G.H.S. Phase-II
E-21	1) Chilla C.G.H.S. opposite police Camp Society plot No. B-16
	2) Chilla C.G.H.S. opposite New Pragati Sheel Society Plot No. 17
	3) Kondli Resettlement Phase-II
	4) Kondli Gharoli S.F.S. Group Housing Scheme, Block-G
	5) Kondli Gharoli G.H.S. Block-A

Community Centres

Sub-Zone	Name of Schemes
E-1	Nil
to E-4	Nil
E-5	1) Mansarovar Garden
E-6	Nil
E-7	1) Opposite Jhilmil Colony DDA LIG Flats
E-8	1) Geeta Colony
E-9	Nil
& E 10	Nil
E-11	1) Near Surajmal Vihar & Opposite Divisional Sports Complex. 2) Near Karkardooma Village & Opposite Hargobind Enclave
E-12	1) Preet Vihar
E-13	1) Mandavali Fazalpur Complex. & 2) —do—
E-14	1) Yamuna Vihar Resdl. Scheme Block-C 2) Bhajanpura Complex
E-15	1) East of Loni Road, DDA G.H.S.
E-16	1) Nand Nagri JJ Resdl. Scheme Block -C 2) Nand Nagri JJ Resdl. Scheme Block -E 3) Nand Nagri DDA group Housing Scheme LIG Flats
E-17	Nil
& 18	—do—
E-19	1) Mayur Vihar
E-20	Nil
E-21	1) Chilla Dallupura C.G.H. Scheme 2) Kondli Gharoli DDA G.H.S.

EXISTING FACILITIES CENTRES/SERVICE CENTRES

S.No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
1.	F.C.B at the crossing of Wazirabad Rd. & Loni Rd	8.06	Sub-Fire station, one police head quarter, 66 KV electric sub-station, two petrol pumps, college and green areas.
2.	F.C. at Geeta Colony. Out of 48.07 hect. 28.50 now under Phase I has been approved through screening committee and unapproved portion remains 19.57 hect. under Phase II	48.07	College, Sr Sec. School-4 Nos., Primary school-2 nos., dispensary, community hall, 66KV ESS, fire station, R.L.U., service shops, commercial centre, two petrol pumps and group housing.
3.	Facility centre-cum- commercial centre in Patparganj near Chand Cinema	14	One poly-clinic, two nursing homes, one dispensary, one telephone exchange, one head post office, one sub-fire-station, one police post, two guest houses, maintenance office of the M.C.D., two petrol pumps, electric sub-station, public conveniences, technical training centre, women hostel, music dance and drama centre, weekly market, open air theatre, exhibition hall & display of local products, small meditation centre, community hall, barat ghar & library, cultural theatre with auditorium, shops of different categories, commercial office & Ram Lila Ground.
4.	Facility Centre Tahirpur/ Dilshad Garden (FC-10)	19	One women hostel, one fire station, one police station, one cultural centre, one sports complex, one technical school, one post & telegraph office, one pathological lab., intermediate hospital category 'B'/trauma centre, swimming pool & lake.
5.	Shastri Park Facility Centre	14.67	College, police station, fire station, hospital, two nursing home and green areas.
6.	Facility Centre in the North of CBD Shahdara (FC-13)	15.0	One University centre, one socio-cultural complex, one R.L.U., one DTC terminal (Park and Ride).
7.	F.C. in the West of CBD Shahdara (FC-17)	4.8	One police station, one hospital, few shops, some commercial offices, one MCD building, one DDA office building & electric sub-station.
8.	Public and Semi-Public Institutional at Karkarduma (F.C.-18)	16.0	Three senior secondary schools, sub-fire station, railway reservation centre, head post office, small hospital, two nursing homes, five banquet halls, two guests houses, local shopping centre, institutional plots.

EXISTING FACILITIES CENTRES/SERVICE CENTRES

ANNEXURE-III

35

S.No.	Name of Facility Centre/Service Centre	Area (in hect.)	Name of Facilities
1.	F.C.B at the crossing of Wazirabad Rd. & Loni Rd.	8.06	Sub-Fire station, one police head quarter, 66 KV electric sub-station, two petrol pumps, college and green areas.
2.	F.C. at Geeta Colony. Out of 48.07 hect. 28.50 now approved through screening committee and unapproved portion remains 19.57 hect. under Phase II	48.07	College, Sr Sec. School-4 Nos., Primary school-2 nos., dispensary, community hall, 66KV ESS, fire station, R.L.U., service shops, commercial centre, two petrol pumps and group housing.
3.	Facility centre-cum-commercial centre in Patargaranj near Chand Cinema	14	One poly-clinic, two nursing homes, one dispensary, one telephone exchange, one head post office, one sub-fire station, one police post, two guest houses, maintenance office of the M.C.D., two petrol pumps, electric sub-station, public conveniences, technical training centre, women hostel, music dance and drama centre, weekly market, open air theatre, exhibition hall & display of local products, small meditation centre, community hall, barat ghar & library, cultural theatre with auditorium, shops of different categories, commercial office & Ram Lila Ground.
4.	Facility Centre Tahirpur/ Dishaad Garden (FC-10)	19	One women hostel, one fire station, one police station, one cultural centre, one sports complex, one technical school, one post & telegraph office, one pathological lab., intermediate hospital category B/trauma centre, swimming pool & lake.
5.	Shastri Park Facility Centre	14.67	College, police station, fire station, hospital, two nursing home and green areas.
6.	Facility Centre in the North of CBD Shadara (FC-13)	15.0	One University centre, one socio-cultural complex, one R.L.U., one DTC terminal (Park and Ride).
7.	F.C. in the West of CBD Shadara (FC-17)	4.8	One police station, one hospital, few shops, some commercial offices, one MCD building, one DDA office building & electric sub-station.
8.	Public and Semi-Public Institutional at Karkarduma (F.C.-18)	16.0	Three senior secondary schools, sub-fire station, railway reservation centre, head post office, small hospital, two nursing homes, five banquet halls, two guests houses, local shopping centre, institutional plots.

S.No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
9.	F.C. near Mother Dairy (FC-23)	6.34	One senior secondary school, two middle schools, one post-office, one public library, one health centre, one community hall, one police post, one large size hospital and one nursing home.
10.	(F.C.-24)	8.5	Hospital facility, local shopping, Sr. Sec. School, Shopping Stalls, and Park
11.	F.C. in Mandavali Fazalpur	3.5	One small hospital, one post office one primary school, one convenient shopping centre, one dispensary, one community hall, one electric sub-station and one local shopping centre.
12.	F.C. in Dilshad Garden	3.15	One senior secondary school, two primary schools, one bus terminal.
13.	Facility-cum-Service Centre in the North of NH-24	5.0	One petrol pump, fire station, police station, E.S.S. and shopping centre.
14.	Facility-cum-shopping Centre Vasundra Enclave. (FC-26) and (SC-11)	11.2	Hospital, police station, telephone exchange, fire station, two petrol pumps, E.S.S., L.S.C., service shops and three nos. of gas godowns.

Note: In addition to above, facilities, earmarked in the approved plans, some have also been shown in the Zonal Development Plan.

§§§

ANNEXURE-IV

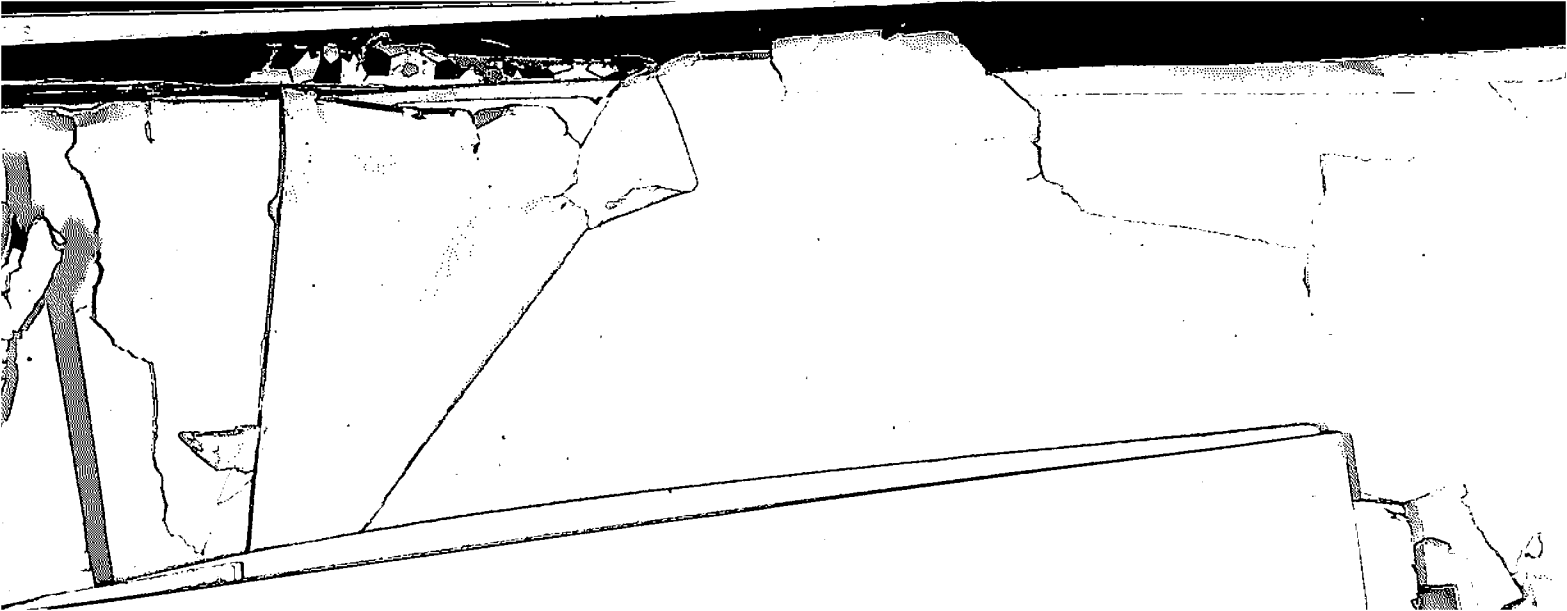
PROPOSED FACILITIES CENTRES/SERVICE CENTRES

S.No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
1.	Facilities centres Mandavali Fazalpur	19.8	Two senior secondary schools, 5 primary schools, one small hospital, one police station, 4 nursing homes, office, one plot for DDA office, one plot for Delhi Admn. office, one large community shopping centre with facilities of shops, commercial offices, electric sub-station, milk booth, public conveniences community hall, library etc.
2.	Facilities/service centres in the North of Wazirabad Rd & West of Bund Rd	9	One fire station, few workshops, one police station, one electric sub-station, few gas godowns/SKO/LDO, one telephone exchange, one plot for other community facilities,

S.No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
3.	Facility Centre in village Mandoli near Jail	6.1	shops for spare parts and one petrol pump One police line, one telephone exchange, one DTC terminal and one dispensary.
4.	F.C. near G.T.B. Hospital	3.3	One small hospital, one poly-clinic, one nursing home, one dispensary, one bus terminal, one post office, one petrol pump, one police post and one electric sub-station.
5.	Educational F.C. near Shyam Lal College	2.92	One senior secondary school, three primary schools, one electric sub-station, one community hall, one dispensary and plot for other community facilities.
6.	F.C. at Brahampuri	2.8	One community hall-cum-library, one small shopping centre, one pumping station, one electric sub-station, one post office, one police post, one middle school, one primary school, one dispensary and one religious building.
7.	Service Centre at Gokalpuri	2.4	One police post, 4 gas godowns, one electric sub-station, one primary school and one service centre for different types of repair shops.
8.	Service Centre in the I South of NH-24 in Mayur Vihar, Phase-I	5.4	Two petrol pumps, 3 motor garages, 2 scooter garages, two shops of building materials, spare part shops 8 nos, one post office, one bank, one dispensary and one ESS.
9.	S.C. at Kondli Gharoli	1.0	4 gas godowns, one kerosene oil depot and one petrol pump.
10.	Service centre in the East of Road No. 56	0.88	One petrol pump, two gas godowns, one ESS.
11.	Facility Centre in the south of Kondli-Gharoli Colony	4.0	66 KV grid sub-station, one primary school and other facilities.

§§§

S.No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
3.	Facility Centre in village Mandoli near Jail	6.1	shops for spare parts and one petrol pump One police line, one telephone exchange, one DTC terminal and one dispensary.
4.	F.C. near G.T.B. Hospital	3.3	One small hospital, one poly-clinic, one nursing home, one dispensary, one bus terminal, one post office, one petrol pump, one police post and one electric sub-station.
5.	Educational F.C. near Shyam Lal College	2.92	One senior secondary school, three primary schools, one electric sub-station, one community hall, one dispensary and plot for other community facilities.
6.	F.C. at Brahampuri	2.8	One community hall-cum-library, one small shopping centre, one pumping station, one electric sub-station, one post office, one police post, one middle school, one primary school, one dispensary and one religious building.
7.	Service Centre at Gokalpuri	2.4	One police post, 4 gas godowns, one electric sub-station, one primary school and one service centre for different types of repair shops.
8.	Service Centre in the I South of NH-24 in Mayur Vihar, Phase-I	5.4	Two petrol pumps, 3 motor garages, 2 scooter garages, two shops of building materials, spare part shops 8 nos, one post office, one bank, one dispensary and one ESS.
9.	S.C. at Kondli Gharoli	1.0	4 gas godowns, one kerosene oil depot and one petrol pump.
10.	Service centre in the East of Road No. 56	0.88	One petrol pump, two gas godowns, one ESS.
11.	Facility Centre in the south of Kondli-Gharoli Colony	4.0	66 KV grid sub-station, one primary school and other facilities.



DISTRICT-EAST

Total Position

Total Position																	
GOVT.						AIDED				UNAIDED				TOTAL		TOTAL	
Schools	B	G	B	G	B	G	B	G	B	G	B	G	B	G	B	G	Total
Sr. Sec.	48	43	5	5	7	4	—	—	20	—	—	—	75	47	5	5	132
Sec.	18	8	2	2	4	—	1	—	18	—	2	—	40	8	5	2	55
Middle	27	11	3	—	4	2	—	—	87	—	19	—	118	13	22	—	153
Total	93	62	10	7	15	6	1	—	125	—	21	—	233	68	32	7	340

DISTRICT-EAST
Senior Secondary School

Senior Secondary School														TOTAL		G. TOTAL	
One No	GOVT.				AIDED				UNAIDED				TOTAL		G. TOTAL		
	B	G	B	G	B	G	B	G	B	G	B	G	B	G	B	G	Total
	9	9	1	1	1	—	—	—	3	—	—	—	13	9	1	1	24
	8	6	1	1	1	1	—	—	5	—	—	—	14	7	1	1	23
	12	11	2	2	—	—	—	—	5	—	—	—	17	11	2	2	32
	11	11	—	—	4	2	—	—	3	—	—	—	18	13	—	—	31
	8	6	1	1	1	1	—	—	5	—	—	—	14	7	1	7	23
Total	48	43	5	5	7	4	—	—	21	—	—	—	76	47	5	5	133

DISTRICT-EAST
Secondary School

DISTRICT Secondary School														TOTAL		G. TOTAL	
One No	GOVT.				AIDED				UNAIDED				TOTAL		G. TOTAL		
	B	G	B	G	B	G	B	G	B	G	B	G	B	G	B	G Total	
1	1	2	2	1	—	1	—	3	—	2	—	5	1	5	2	13	
4	—	—	—	1	—	—	—	3	—	—	—	8	—	—	—	8	
6	4	—	—	1	—	—	—	6	—	—	—	13	4	—	—	17	
2	—	—	—	—	—	—	—	4	—	—	—	6	—	—	6	11	
5	3	—	—	1	—	—	—	2	—	—	—	8	3	—	—	6	
al	18	8	2	2	4	—	1	—	18	—	2	—	40	8	5	2	55

DISTRICT-EAST
Middle School

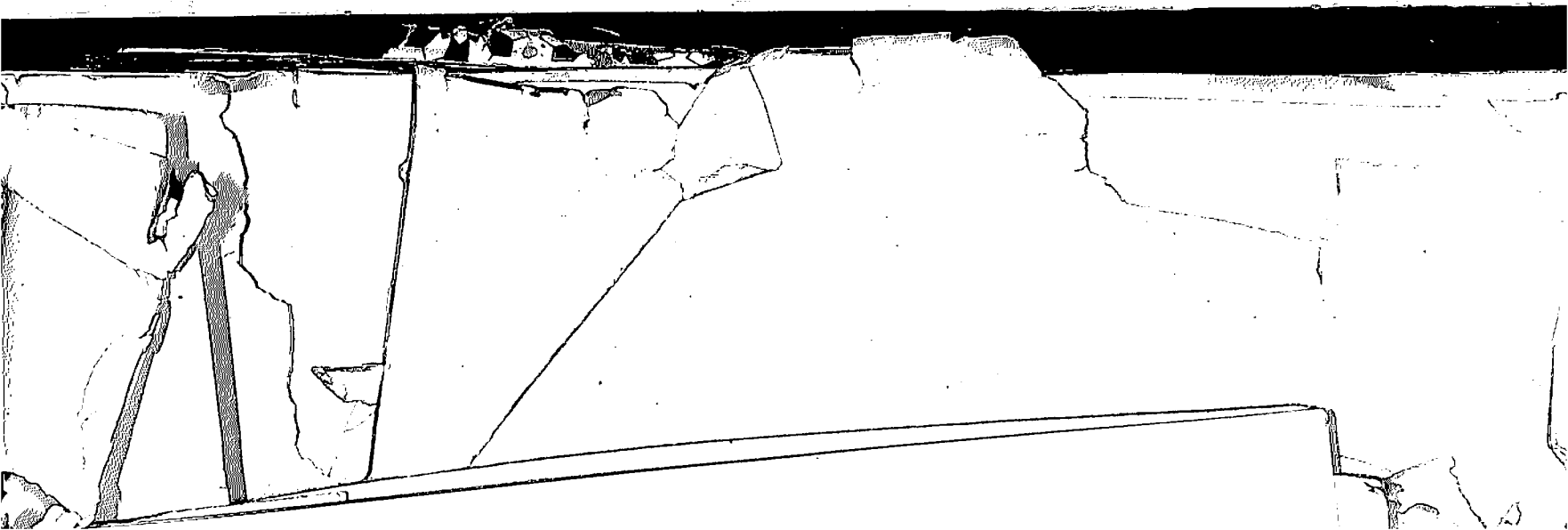
										<u>UNAIDED</u>			<u>TOTAL</u>			<u>G.</u> <u>TOTAL</u>	
<u>GOVT.</u>						<u>AIDED</u>											
Zone	B	G	B	G	B	G	B	G	B	G	B	G	B	G	B	G	Total
									23	—	16	—	26	—	18	—	44
7	1	—	2	—	2	—	—	—	15	—	—	—	22	3	—	—	25
8	7	3	—	—	—	—	—	—	17	—	3	—	20	—	4	—	24
9	3	—	1	—	—	—	—	—	15	—	—	—	27	8	—	—	35
10	11	6	—	—	1	2	—	—	17	—	—	—	23	2	—	—	25
11	5	2	—	—	1	—	—	—									
									87	—	19	—	118	13	22	—	153

DISTRICT-EAST
Middle School

DISTRICT-EAST Middle School																		
		<u>GOVT.</u>				<u>AIDED</u>				<u>UNAIDED</u>				<u>TOTAL</u>				<u>G.</u> <u>TOTAL</u>
Zone	B	G	B	G	B	G	B	G	B	G	B	G	B	G	B	G	Total	
7	1	—	2	—	2	—	—	—	23	—	16	—	26	—	18	—	44	
8	7	3	—	—	—	—	—	—	15	—	—	—	22	3	—	—	25	
9	3	—	1	—	—	—	—	—	17	—	3	—	20	—	4	—	24	
10	11	6	—	—	1	2	—	—	15	—	—	—	27	8	—	—	35	
11	5	2	—	—	1	—	—	—	17	—	—	—	23	2	—	—	25	
									87	—	19	—	118	13	22	—	153	

EXISTING LANDUSE OF THE ZONE/SUB-ZONES AT MASTER PLAN LEVEL - 1992

Zone	Total Area	Residential	Commercial	Industries	Green/Vacant	Transport Circular	Utility	Public Semi-Public
1.	310	262	—	—	15	15	3	15
2.	460	354	—	—	61	25	5	15
3.	320	260	—	—	22	15	3	10
4.	255	171	5	10	10	50	4	5
5.	150	125	5	—	4	10	3	3
6.	325	230	3	15	40	15	5	10
7.	225	127	10	45	15	15	3	20
8.	175	114	—	—	10	15	3	10
9.	130	30	3	—	68	10	2	20
10.	385	340	—	—	20	15	5	5
11.	415	294	—	—	45	45	8	15
12.	473	395	8	—	22	25	3	10
13.	765	436	20	78	115	80	15	20
14.	315	254	21	—	18	15	5	15
15.	240	157	8	—	42	15	8	15
16.	385	212	3	—	60	20	5	80
17 & 18	1735	1193	5	20	165	105	65	182
19.	440	195	65	—	130	25	10	15
20.	550	336	16	8	50	45	15	80
21.	730	395	5	—	140	120	50	20
G.	8797	5880	185	176	1052	680	220	594
Total								
%	100	66.93	2.1	2.0	11.97	7.74	2.5	6.76



ADJUSTMENT OF LANDUSE

S.No.	Pocket	Area (in hecets)	Discription
1)	a) Service Centre Gokalpur, to the East of Eastern Yamuna Canal and at the Crossing of Road No. 66 and Wazirabad Road. From "Recreational" to "Service Centre"	2.40	North-West-Eastern Yamuna Canal North-East - Gokalpur Village South - Wazirabad Road South-East - Petrol Pump
	b) Service Centre No. 3 to the East of Loni Road D.D.A. Housing. From "Service Centre" to "Recreational"	4.0	North - Wazirabad Road East - Ashok Nagar South - Ashok Nagar West - Loni Road DDA Housing
2)	To the North-East of Guru Teg Bahadur Hospital inciding F.C. 10 and S.C. 5		
	a) From "Recreational" to "Commercial"	2.10	North-West - Road No. 68/Nand Nagri JJ Scheme North-East - Nand Nagri DDA Housing South-East - Nand Nagri DDA Housing South-West - 30 M Road/Guru Teg Bahadur Hospital
	b) From "Commercial" to "Residential"	6.75	North-East - Road No. 69/Weavers Colony North-West - Road no. 68 South-West - Nand Nagri DDA Housing South-East - F.C. 10
	c) From "Residential" to "Recreational & Public & Semi-Public Facilities"	10.73	North-West - 30M. Road/Nand Nagri DDA Housing North-East - Road No. 69/Recreational. South-East - F.C. 10/Service Centre-5/Tahirpur Village South-West - DDA Housing North-West - F.C. 10/Recreational
	d) From "Residential" to "Service Centre"	1.71	North-East - Tahirpur village South-East - Tahirpur village South-West - F.C. 10 North-West - F.C. 10.
	e) From "Service Centre" to "Public & Semi-Public Facilities"	1.50	North-East - Tahirpur Village South-East - Road No. 64 South-West - F.C. 10 North-West - Commercial/Nand Nagri DDA Housing
	f) From "Recreational and Public & Semi-Public Facilities to "Residential"	18.52	North-East - F.C. 10. South-East - Road No. 64. South-West - 30M Road/Guru Teg Bahadur Hospital

S.No.	Pocket	Area (in hecets)	Discription
3)	Facility Centre No. 14 (Jhilmil Colony)		
	a) From "Public & Semi-Public Facilities" to "Residential"	2.10	North - Jhilmil Colony East - E.S.I.Hospital South - 30 M. Road no. 71/Yamuna Sports Complex West - Police Station/DDA Housing
	b) From "Residential" to "Public & Semi-Public Facilities"	3.0	North - Jhilmil Colony East - Vivekanand Mahila College Vivek Vihar South - 30M Road No. 71/Yamuna Sports Complex West - DDA Housing
4)	To the South of F.C. 19 Geeta Colony		
	a) From "Residential" to "Public & Semi-Public Facilities"	24.25	North - F.C. 19 East - Geeta Colony South - Disused Channel/30M Road West - Recreational Strip/Marginal Bund Road.
	b) From "Residential" to "Commercial"	3.26	North - Geeta Colony Facility Centre/ Residential. East - Geeta Colony South - Geeta Colony Facility Centre West - Recreational Strip/Marginal Bund Road.
	c) From "Commercial" to "Residential"	2.35	North - Geeta Colony East - Geeta Colony South - Geeta Colony West - Geeta Colony
	d) From "Commercial to "Public & Semi-Public Facilities"	3.26	North - Laxmi Nagar East - Laxmi Nagar South - Laxmi Nagar West - Recreational Strip/Marginal Bund Road.
5)	To the south of District Centre Mayur Vihar		
	a) From "Recreational" to "Commercial"	3.00	North - District Centre Mayur Vihar South-East - Gazipur Drain. South-West - Shahdra Drain/Marginal Bund Road
	b) From "Commercial" to "Recreational"	3.00	North - District Centre Mayur Vihar East - District Centre Mayur Vihar South - District Centre Mayur Vihar West - District Centre Mayur Vihar

CHANGE OF LANDUSE
(Subject to be approval of Government of India)

S.No.	Pocket	Area (in hecets)	Discription
1.	Facilities/Service Centre in the North of Wazirabad Road and Marginal Bund Road. From "Agricultural and Water Body" to "Public & Semi-Public"	9.09	North - C.R.P.F. Camp East - Marginal Bund road & Existing High Tension Line. West - Prop 66 KV High Tension Line. South - L.P.G. Bottling Plant/Wazirabad Rd.
2.	Facility Centre near village Mandoli. From "Rural" to "Public & Semi-Public" (Approved by Ministry of Urban Development, Govt. of India)	6.12	North - Village Mandoli Extn./ & West Unauthorised Constn. East - Jail Boundry. South - Wazirabad Road along Green Belt/Jail Boundary.
3.	Wholesale Market at the intersection of Wazirabad Road & Loni Road on its South East side. From "Commercial" to "Residential"	27.50	North - Wazirabad Road East - Ashok Nagar/Saharanpur Railway Line West - Loni Road South - East Jyoti Nagar CHBS.
4.	Nand nagri Extn/Sunder Nagari Resettlement Colony. From "Recreational" to "Residential"	2.15	North - Wazirabad Road East - Road 60 M R/W/Delhi U.P. Boundry. South - Sunder Nagari Resettlement Colony & West
5.	Burial Ground near Facility Centre No. 8. From "Recreational" to "Public and semi-Public"	0.9881 Hect	North - F.C. 8 East - F.C. 8 West - Easatern Yamuna Canal/Road No. 66 South - Oxidation Pond/Sewerage Treatment Plant.
6.	District Centre & District Park in the East of Eastern Yamuna Canai	8.60 +12.0	North - Babarpur Village East - Gorakh Park/Shivaji Park West - Eastern Yamuna Canal South - Road No. 65.
7.	Police Line near Facility Centre No. 12 From "Recreational" to "Public & Semi-Public"	16.28	North - Eastern Yamuna Canal/Udan Pur. East - Facility Centre - 12 West - Village Seelampur South - Azad Nagar.

CHANGE OF LANDUSE
(Subject to be approval of Government of India)

S.No.	Pocket	Area (in hecets)	Discription
1.	Facilities/Service Centre in the North of Wazirabad Road and Marginal Bund Road. From "Agricultural and Water Body" to "Public & Semi-Public"	9.09	North - C.R.P.F. Camp East - Marginal Bund road & Existing High Tension Line. West - Prop 66 KV High Tension Line. South - L.P.G. Bottling Plant/Wazirabad Rd.
2.	Facility Centre near village Mandoli. From "Rural" to "Public & Semi-Public" (Approved by Ministry of Urban Development, Govt. of India)	6.12	North - Village Mandoli Extn./ & West Unauthorised Constn. East - Jail Boundry. South - Wazirabad Road along Green Belt/Jail Boundary.
3.	Wholesale Market at the intersection of Wazirabad Road & Loni Road on its South East side. From "Commercial" to "Residential"	27.50	North - Wazirabad Road East - Ashok Nagar/Saharanpur Railway Line West - Loni Road South - East Jyoti Nagar CHBS.
4.	Nand nagri Extn/Sunder Nagari Resettlement Colony. From "Recreational" to "Residential"	2.15	North - Wazirabad Road East - Road 60 M R/W/Delhi U.P. Boundry. South - Sunder Nagari Resettlement Colony & West
5.	Burial Ground near Facility Centre No. 8. From "Recreational" to "Public and semi-Public"	0.9881 Hect	North - F.C. 8 East - F.C. 8 West - Easatarn Yamuna Canal/Road No. 66 South - Oxidation Pond/Sewerage Treatment Plant.
6.	District Centre & District Park in the East of Eastern Yamuna Canal	8.60 +12.0	North - Babarpur Village East - Gorakh Park/Shivaji Park West - Eastern Yamuna Canal South - Road No. 65.
7.	Police Line near Facility Centre No. 12 From "Recreational" to "Public & Semi-Public"	16.28	North - Eastern Yamuna Canal/Uldan Pur. East - Facility Centre - 12 West - Village Seelampur South - Azad Nagar.

S.No.	Pocket	Area (in hecets)	Discription
8.	Part of Facility Centre No. 13 From "Public & Semi-Public" TO RESIDENTIAL	8.00	North - Vishwas Nagar East - Road No. 58/Jhilmil Colony West - Vishwas Nagar South - Road 30 M.R./W, Drain & F.C. 13
9.	Part of Facility Centre No. 16 in Anand Vihar Area. From "Public & Semi-Public" to "Residential"	2.75	North - Sreshtha Vihar East - Drain/Road No. 56 West - C.S.I.R. CHB Society South - Anand Vihar/Railway Line
10.	Recreational Area near Karkarduma Village. From "Public & Semi-Public" to "Residential"	3.925	North - Shanti Vihar East - Karkarduma Viallage West - 30 M Road/Hargobind Enclave South - Community Shopping Centre
11.	Service Centre No. 8 near Karkarduma Village. From "Service Centre" to "Commercial"	2.50	North - Handicapped School/Residential East - Karkarduma Village West - 30M Road/Hargobind Enclave South - Road No. 75-B.
12.	Part of wholesale and Ware- housing near Gazipur Village. From "Commercial" to "Residential"	10.0	North - Gaushala/Gazipur Automobile Centre East - 30M Road/Delhi UP Boundary. West - Gazipur Village South - Wholesale market.
13.	Mandavali Fazalpur C.G.H.S. Complex. From "Transportation" to "Public/Semi-Public/Com- mercial/Recreational" (Approved by Minister of Urban Development, Govt. of India)	19.84 +5.40 =25.24	North - Recreational strip/Mandavali Fazalpur C.G..S. East - Drain/road No. 56. West - 45 M road/Mandavali Fazalpur CGHS South - NH-24 Bye-pass
14.	Mandavali Fazalpur CGHS Scheme near Mother Diary. From "Manufacturing" to "Residential"	0.70	North - 30M Road/Mother Diary East - Nav Nirman C.G.H. Society West - Ice Factory South - NH-24 Bye-pass
15	Wholesale Food Market near Gazipur Diary Farm. From "Recreational/Transportation/ Rural" (Diary Farm) to "Commercial"	42.0	North - NH-24 Bye-pass East - 45M. R/W/U.P. Boundary West - Gazipur Diary Farm South - Hindon Canal



S.No.	Pocket	Area (in hecets)	Discription
16.	Socio-Religious complex near Mayur Vihar Phase-I DDA Housing Complex. From "Recreational" to "Public & Semi-Public" (Apprd. by Ministry of Urban Development, Govt. of India)	2.30	North - Mayur Vihar Phase-I Pocket 3 DDA Housing East - Trilokpuri Wireless Station West - 30M Road/Wireless Station South - Wireless Station.
17	Kondli Gharoli Industrial Area. From "Manufacturing" to "Transportation" From "Manufacturing" to "Commercial"	60.00 12.00	North West - 45M. R/W Road/Hindon Canal North East - 45M R/W Rd/U.P. Boundary South West - Recreational Strip/Kondli Gharoli Scheme South East - 45M Road/Noida Boundary
18.	Kondli Gharoli Resettlement Scheme Phas-II From "Utility" to "Residential"	25.45	North - Road 30M. R/W/Kondli Dairy Farm East - Kondli-Gharoli Scheme/Community Shopping Centre. West - Sewerage Treatment Plant. South - Road 45M, Kondli Resettlement Phase-I
19.	CRPF Lines near Kondli Gharoli Complex. From "Recreational" to "Public & Semi-Public"	4.0	North - Recreational/U.P. Boundary East - Delhi U.P. Boundary. West - 45M Road/Kondli Gharoli Residential Scheme South - Recreational/U.P. Boundary
20.	Green buffer between Kondli Gharoli Complex and Noida Boundary. From "Residential" to "Recreational & Service Centre" (Apprd. by Ministry of Urban Development, Govt. of India)	19.7	North - C.R.P.F. East - Recreational/Delhi/U.P. Boundary West - S.F. Scheme South - 30M Road/Kondli Resettlement Phase-I
21.	a) From "Public & Semi-Public/Recreational" to "Utility" (Sewerage Treatment Plant) b) From "Recreational" to "Public & Semi-Public" i.e. College	27.30 3.74	East - Loni Road West - Eastern Yamuna Canal/Road No. 66 North - Wazirabad Road South - Master Plan Green.

FACILITIES SHOWN IN ZONAL DEVELOPMENT PLAN

Zone	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
"E"																	
E-1	-	-	-	-	-	9	-	1	1	-	-	1	2	-	-	-	1
E-2	-	1	2	1	-	15	-	-	2	1	-	1	2	-	-	-	2
E-3	-	-	-	1	-	11	-	-	2	1	-	-	2	3	1	-	-
E-4	-	-	-	-	-	6	1	-	1	-	-	-	-	-	-	-	-
E-5	-	-	-	1	-	3	-	-	-	-	1	-	7	2	3	-	2
E-6	-	1	-	-	-	8	-	-	3	-	-	-	3	4	-	-	1
E-7	-	1	-	1	1	6	-	-	1	1	1	-	2	3	1	-	2
E-8	-	2	4	1	-	8	-	-	1	1	1	-	2	-	3	-	2
E-9	-	1	2	-	-	1	-	-	-	-	-	1	-	-	1	-	-
E-10	-	-	-	-	-	7	-	-	2	-	-	1	3	8	-	-	1
E-11	-	4	2	-	-	19	-	-	-	-	-	-	3	4	2	-	2
E-12	-	-	2	-	1	17	-	-	2	1	-	1	7	3	2	1	3
E-13	-	4	5	1	-	12	-	-	2	-	-	1	2	1	1	1	-
E-14	-	1	1	1	-	12	-	-	-	1	-	-	2	-	-	-	1
E-15	-	-	-	1	-	9	1	-	-	-	-	1	7	3	2	-	1
E-16	4	3	3	-	1	9	-	-	2	1	1	-	1	3	1	-	1
E-17	-	-	-	-	-	2	-	1	1	1	1	-	5	3	-	-	1
E-18	-	-	-	-	-	6	-	-	2	1	1	-	6	1	1	1	1
E-19	-	2	3	-	1	6	-	-	3	1	1	-	4	6	2	-	2
E-20	-	4	1	-	1	13	-	-	3	1	1	-	8	7	2	-	4
E-21	-	3	5	1	-	19	-	1	1	2	1	-	9	8	69	54	27
Total	4	27	30	9	5	192	2	5	28	13	7	16	60	67	43	6	54
Required	11	54	81	22	5	360	3	1	30	13	-	-	8	-	13	20	3
Deficiency	7	27	51	13	51	168	1	-	2	-	2	-	9	-	-	-	-
Excess	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-

A=General Hospital; B= Intermediate hospital 'A' and 'B'; C= Polyclinic and Nursing Home; D= College; E= Technical Edn. Centre 'A' and 'B'; F= Sr. Sec./Sec./Middle School; G= Police Distt. Head Qtrs.; H= Police Battalion/Lines; I= Police Station; J= Fire Station; K= Telephone Exchange; L= Head Post Office; M= Petrol Pumps; N= LPG Gas Godown; O= Bus Depot/Terms; P= ESS 220 KV; Q ESS 66/33 KV

Note: 1. University Centre-1 No. 2. Medical College-I No., 3. As per the list supplied by Dir. (Education) there are 340 existing Sr. Sec./Sec./Middle School, 4. Divisional/Yamuna Sports complex-1 No., 5. Distt. Sports Complex-1 No., 6. Distt. Jail-1 No. 7. Distt. Court-1 No., 8. Remote Line unit-5 Nos., 9. Inter State Bus Terminus-1 No.

FACILITIES SHOWN IN ZONAL DEVELOPMENT PLAN

Zone	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
"E"																	
E-1	-	-	-	-	-	9	-	1	1	-	-	1	2	-	-	-	1
E-2	-	1	2	1	-	15	-	-	2	1	-	-	1	3	1	-	2
E-3	-	-	-	1	-	11	-	-	2	1	-	-	2	3	1	-	-
E-4	-	-	-	-	-	6	1	-	1	-	-	-	-	-	-	-	-
E-5	-	-	-	1	-	3	-	-	-	-	1	-	7	2	3	-	2
E-6	-	1	-	-	-	8	-	-	3	-	-	-	3	4	-	-	1
E-7	-	1	-	1	1	6	-	-	1	-	-	-	2	3	1	-	2
E-8	-	2	4	1	-	8	-	-	1	1	1	-	2	-	3	-	2
E-9	-	1	2	-	-	1	-	-	1	1	1	-	1	-	1	-	-
E-10	-	-	-	-	-	7	-	-	2	-	-	1	3	8	-	-	1
E-11	-	4	2	-	-	19	-	-	-	-	-	-	3	4	2	-	2
E-12	-	-	2	-	1	17	-	-	2	1	-	1	7	3	2	1	3
E-13	-	4	5	1	-	12	-	-	2	-	-	1	2	1	1	1	-
E-14	-	1	1	1	-	12	-	-	2	-	-	-	2	-	-	-	1
E-15	-	-	-	1	-	9	1	-	-	1	-	1	7	3	2	-	1
E-16	4	3	3	-	1	9	-	-	2	1	1	-	1	3	1	-	1
E-17	-	-	-	-	-	2	-	1	-	-	1	-	5	3	-	-	1
E-18	-	-	-	-	-	2	-	-	-	1	1	1	6	1	1	1	1
E-19	-	2	3	-	1	6	-	-	2	1	1	-	4	6	2	-	2
E-20	-	4	1	-	1	13	-	-	3	1	1	-	8	7	2	-	4
E-21	-	3	5	1	-	19	-	1	1	2	1	-	8	7	2	-	4
Total	4	27	30	9	5	192	2	5	28	13	9	8	69	54	23	3	27
Required	11	54	81	22	5	360	3	1	30	13	7	16	60	67	43	6	54
Deficiency	7	27	51	13	51	168	1	-	2	-	-	8	-	13	20	3	27
Excess	-	-	-	-	-	-	-	4	-	-	2	-	9	-	-	-	-

A=General Hospital; B= Intermediate hospital 'A' and 'B'; C= Polyclinic and Nursing Home; D= College; E = Technical Edn. Centre 'A' and 'B'; F= Sr. Sec./Sec./Middle School; G= Police Distt. Head Qtrs.; H= Police Battalion/Lines; I= Police Station; J= Fire Station; K= Telephone Exchange; L= Head Post Office; M= Petrol Pumps; N= LPG Gas Godown; O= Bus Depot/Trmls; P= ESS 220 KV; Q ESS 66/33 KV

Note: 1. University Centre-1 No. 2. Medical College-I No., 3. As per the list supplied by Dir. (Education) there are 340 existing Sr. Sec./Sec./Middle School, 4. Divisional/Yamuna Sports complex-1 No., 5. Distt. Sports Complex-1 No., 6. Distt. Jail-1 No. 7. Distt. Court-1 No., 8. Remote Line unit-5 Nos., 9. Inter State Bus Terminus-1 No.

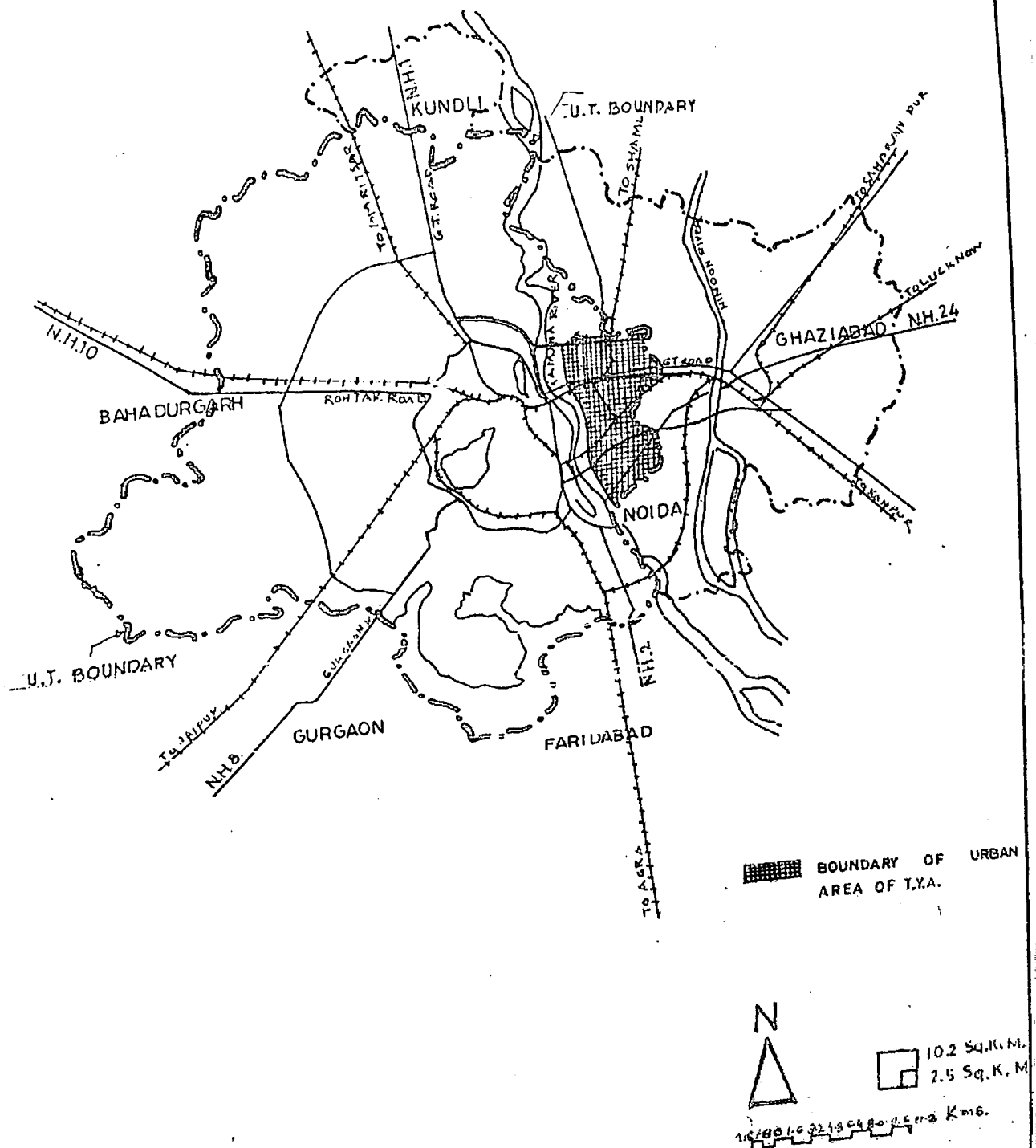
FACILITIES SHOWN IN ZONAL DEVELOPMENT PLAN

Zone	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
"E"																	
E-1	-	-	-	-	-	9	-	1	1	-	-	1	2	-	-	-	1
E-2	-	1	2	1	-	15	-	-	2	1	-	-	1	3	1	-	2
E-3	-	-	-	1	-	11	-	-	2	1	-	-	2	3	1	-	-
E-4	-	-	-	-	-	6	1	-	1	-	-	-	-	-	-	-	-
E-5	-	-	-	1	-	3	-	-	-	-	-	-	7	2	3	-	2
E-6	-	1	-	-	-	8	-	-	3	-	1	-	3	4	-	-	1
E-7	-	1	-	1	1	6	-	-	1	1	1	-	2	3	1	-	2
E-8	-	2	4	1	-	8	-	-	1	1	1	-	2	-	3	-	2
E-9	-	1	2	-	-	1	-	-	1	1	1	-	1	-	1	-	-
E-10	-	-	-	-	-	7	-	-	2	-	-	-	3	8	-	-	1
E-11	-	4	2	-	-	19	-	-	-	-	-	-	3	4	2	-	2
E-12	-	-	2	-	1	17	-	-	2	1	-	1	7	3	2	1	3
E-13	-	-	2	-	-	12	-	-	2	1	-	-	2	1	1	1	-
E-14	-	4	5	1	-	12	-	-	2	-	-	-	2	-	-	-	1
E-15	-	1	1	1	-	9	1	-	-	1	-	1	7	3	2	-	1
E-16	-	-	-	1	-	9	-	-	2	1	1	-	1	3	1	-	1
E-17	4	3	3	-	1	9	-	2	1	1	1	-	5	3	-	-	1
E-18	-	-	-	-	-	2	-	1	-	-	-	1	6	1	1	1	1
E-19	-	-	-	-	-	6	-	-	2	1	1	-	4	6	2	-	2
E-20	-	2	3	-	1	13	-	-	3	1	1	-	8	7	2	-	4
E-21	-	4	1	-	1	19	-	1	1	2	1	-	8	54	23	3	27
Total	4	27	30	9	5	192	2	5	28	13	9	8	69	54	23	3	27
Required	11	54	81	22	5	360	3	1	30	13	7	16	60	67	43	6	54
Deficiency	7	27	51	13	51	168	1	-	2	-	-	-	9	-	-	-	-
Excess	-	-	-	-	-	-	-	4	-	-	2	-	-	-	-	-	-

A=General Hospital; B= Intermediate hospital 'A' and 'B'; C= Polyclinic and Nursing Home; D= College; E = Technical Edn. Centre 'A' and 'B'; F= Sr. Sec./Sec./Middle School; G= Police Distt. Head Qtrs.; H= Police Battalion/Lines; I= Police Station; J= Fire Station; K= Telephone Exchange; L= Head Post Office; M= Petrol Pumps; N= LPG Gas Godown; O= Bus Depot/Trinis; P= ESS 220 KV; Q ESS 66/33 KV

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D.D.A



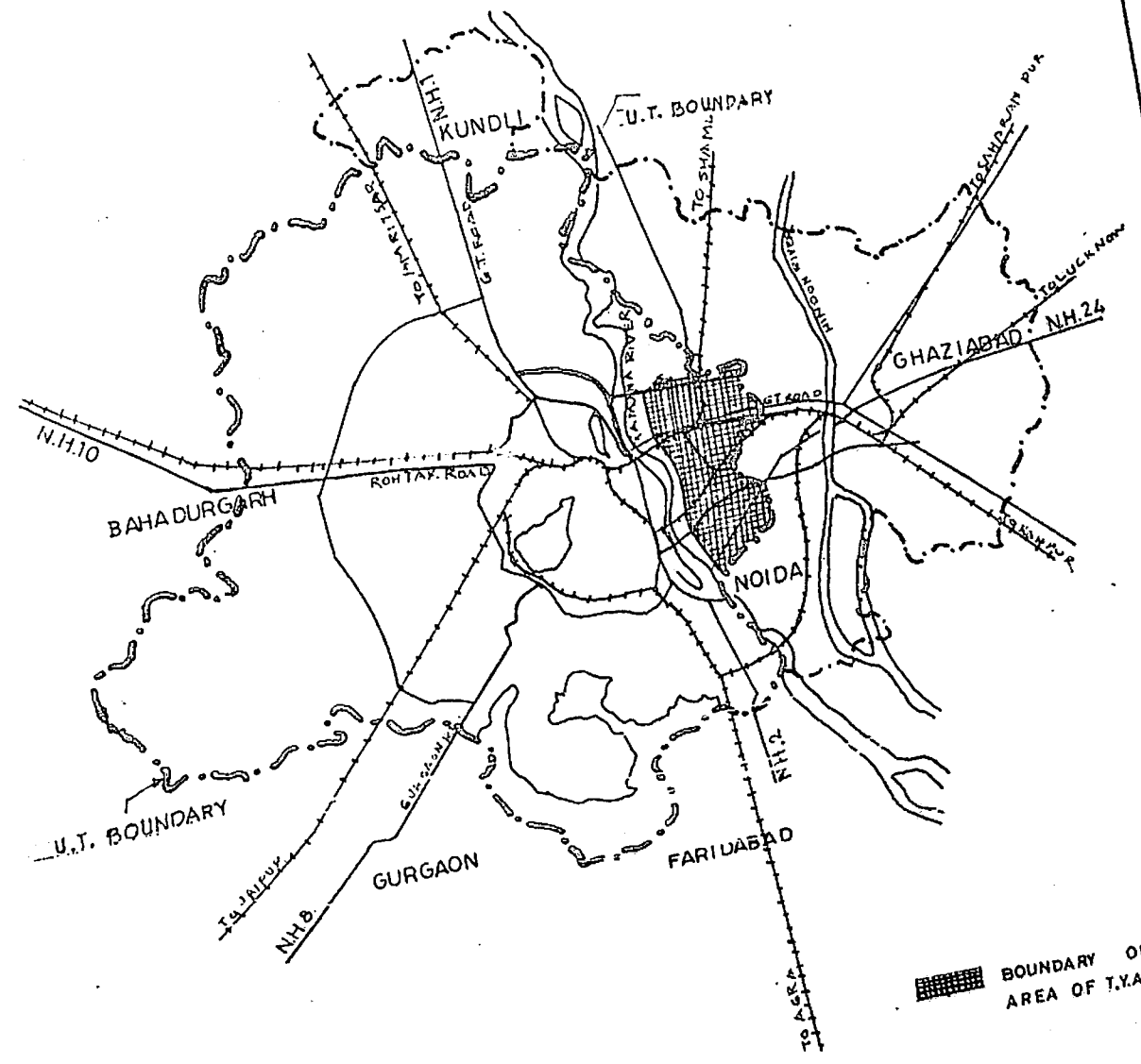
LOCATION PLAN

ZONAL DEVELOPMENT PLAN ZONE-E

mk100

FIG. 1

D.D.A



BOUNDARY OF URBAN AREA OF T.Y.A.



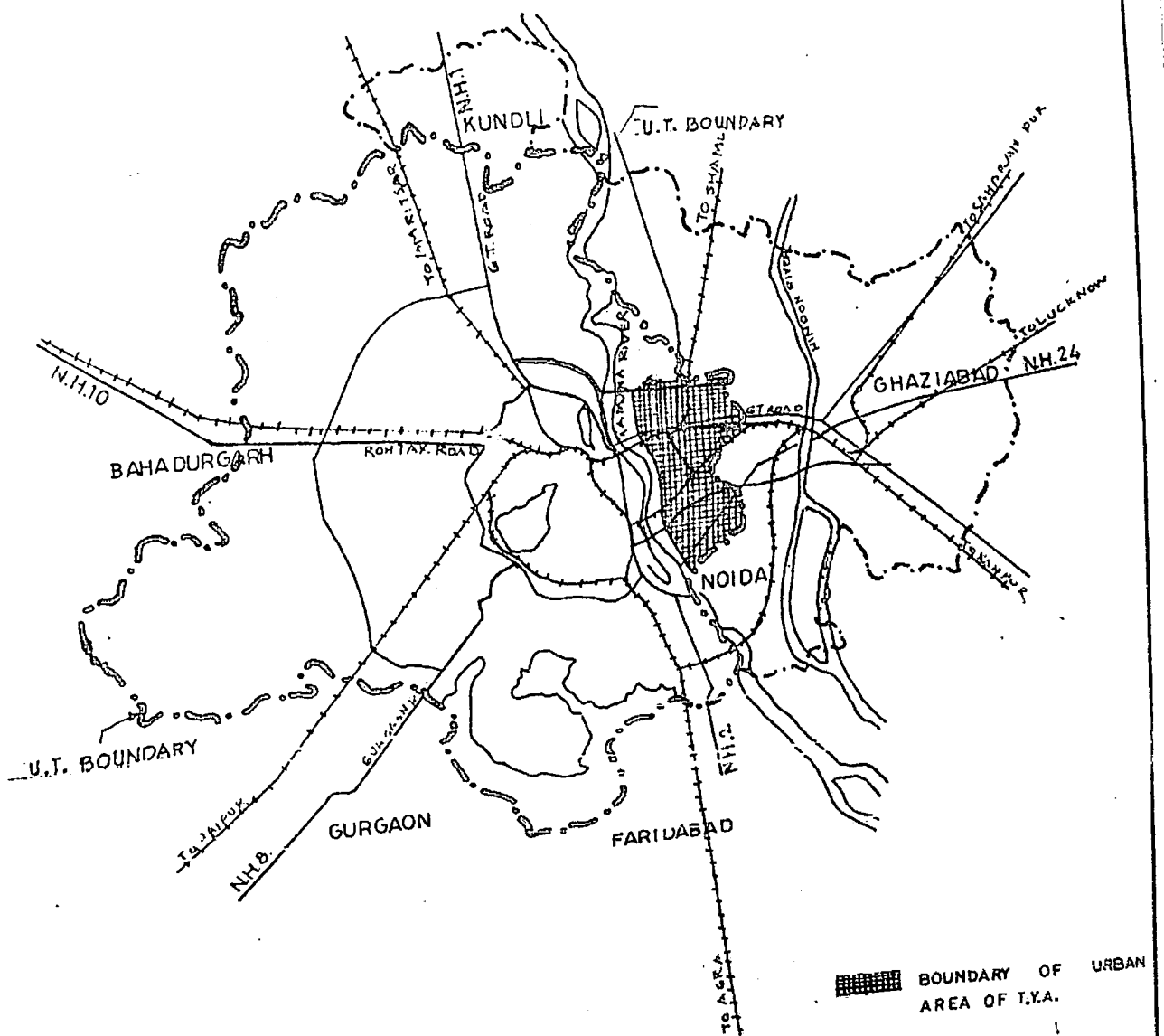
10.2 Sq. K.M.
2.5 Sq. K.M.

1:100000

LOCATION PLAN
ZONAL DEVELOPMENT PLAN ZONE-E

FIG. 1

D.D.A



BOUNDARY OF URBAN AREA OF T.Y.A.

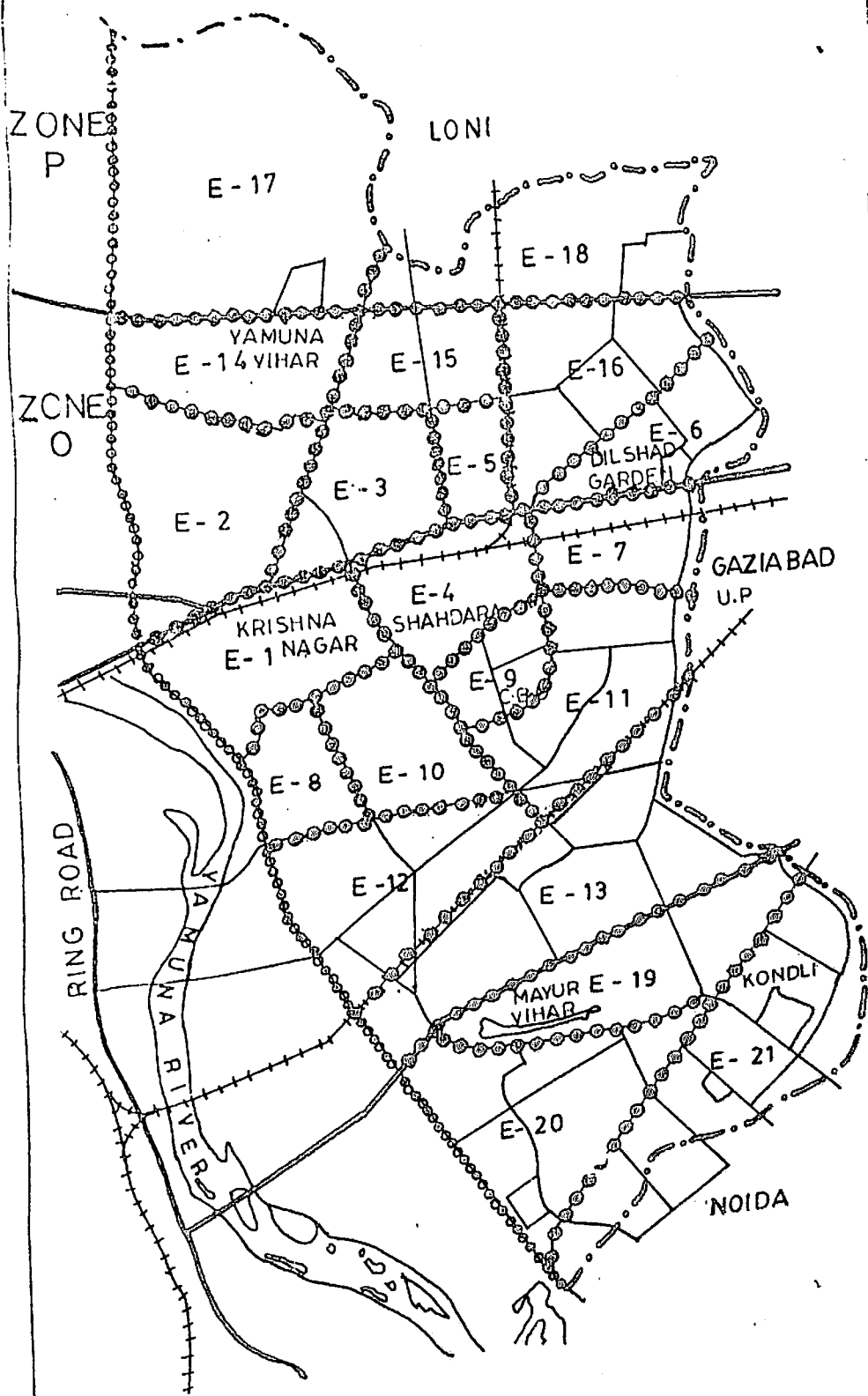


10.2 Sq. Km.
2.5 Sq. Km.

1:50,000 Scale

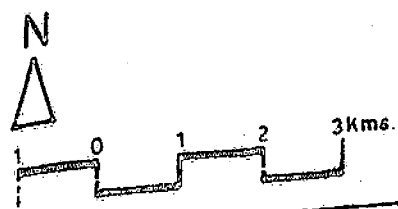
LOCATION PLAN
ZONAL DEVELOPMENT PLAN ZONE-E

D. D. A.



LEGEND




- UT OF DELHI BOUNDARY
- ZONE BOUNDARY
- SUB ZONE BOUNDARY

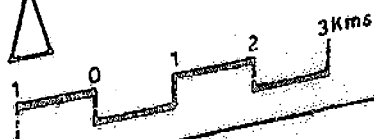
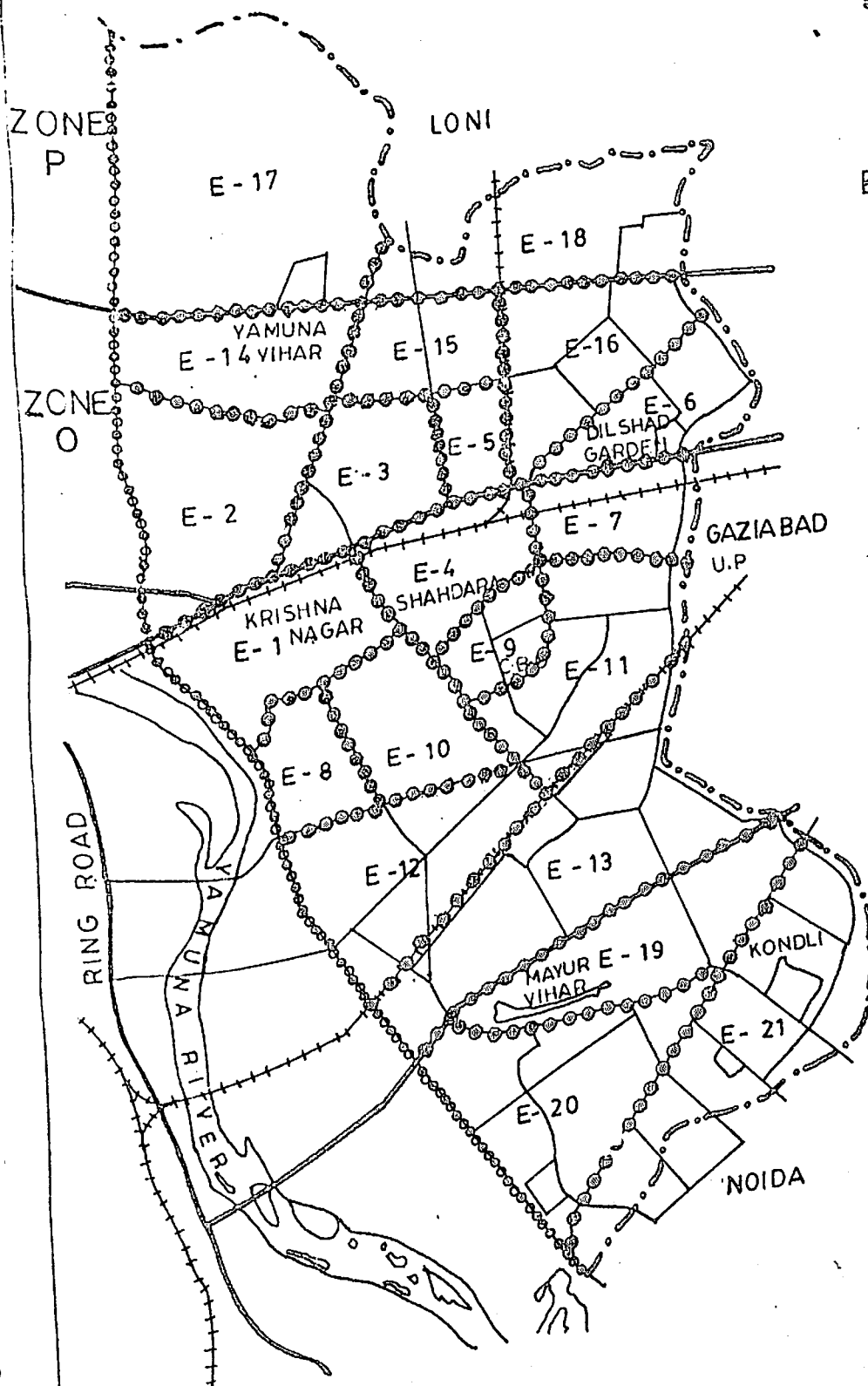


SUB ZONES
ZONAL DEVELOPMENT PLAN ZONE-E

D. D. A.

LEGEND

-  UT OF DELHI BOUNDARY
-  ZONE BOUNDARY
-  SUB ZONE BOUNDARY



SUB ZONES

ZONAL DEVELOPMENT PLAN ZONE-E

R.O.B.

R.U.B.

UNIT OF DEPTH BOUNDARY



0.25

0

0.5

1.0 km

13

1

R.O.B.

R.U.B.

INT. OF DEHLI BOUNDARY

10h

0.25

0

0.5

1.0 km

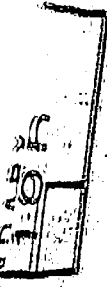
13

1



RESEARCH
UNIT

DEPARTMENT OF
THE ARMY



0.25

0



0.5

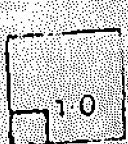


1.0 km

13



ND ND A



0.5 0.25

0

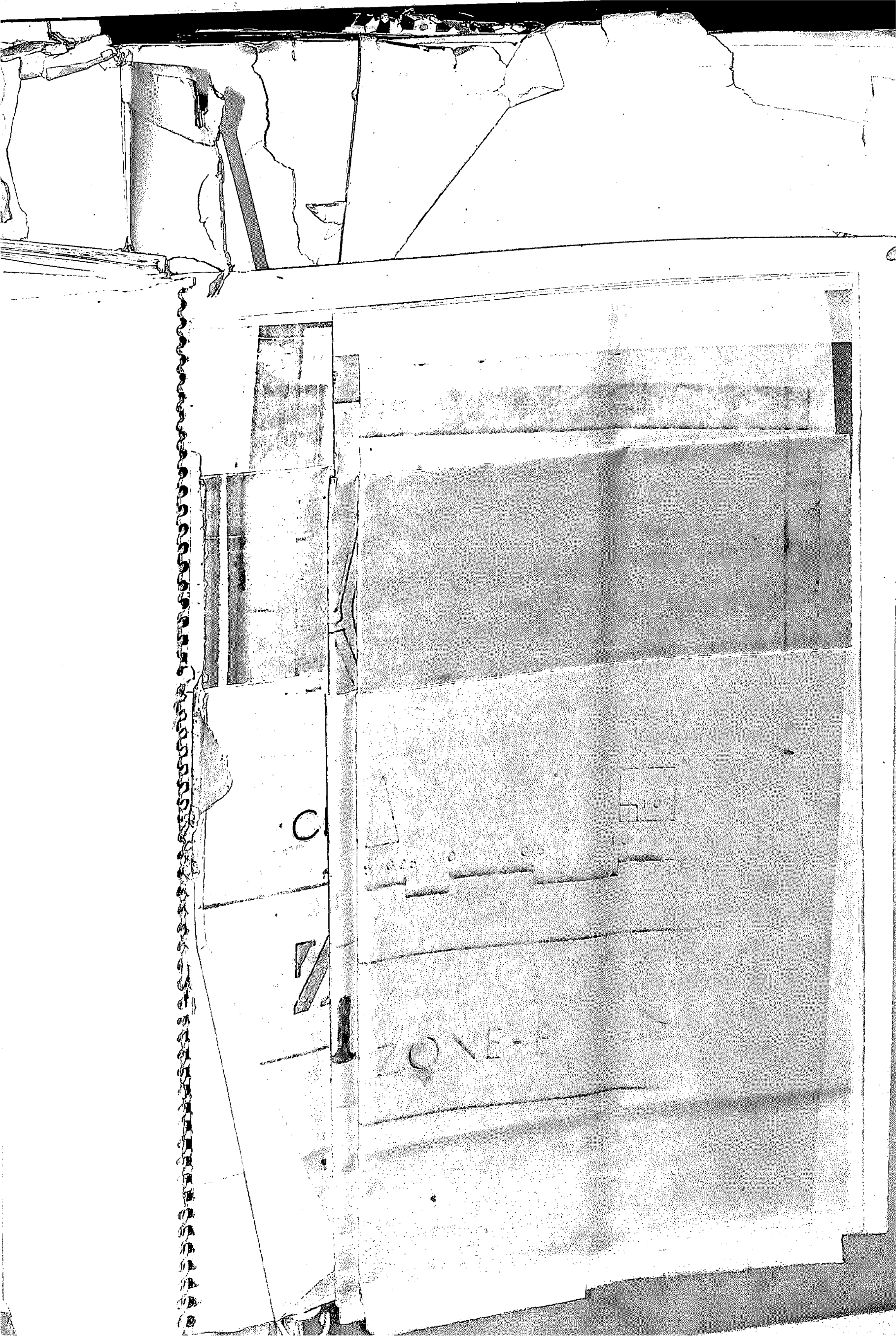
0.5

1.0

1.5

ZONE-E

ORQ.



C

7

ZONE-E



10

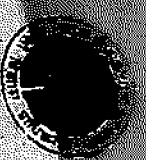
BOOKLET OF ITEM NO. 52/95

संशोधित प्रारूप
MODIFIED DRAFT

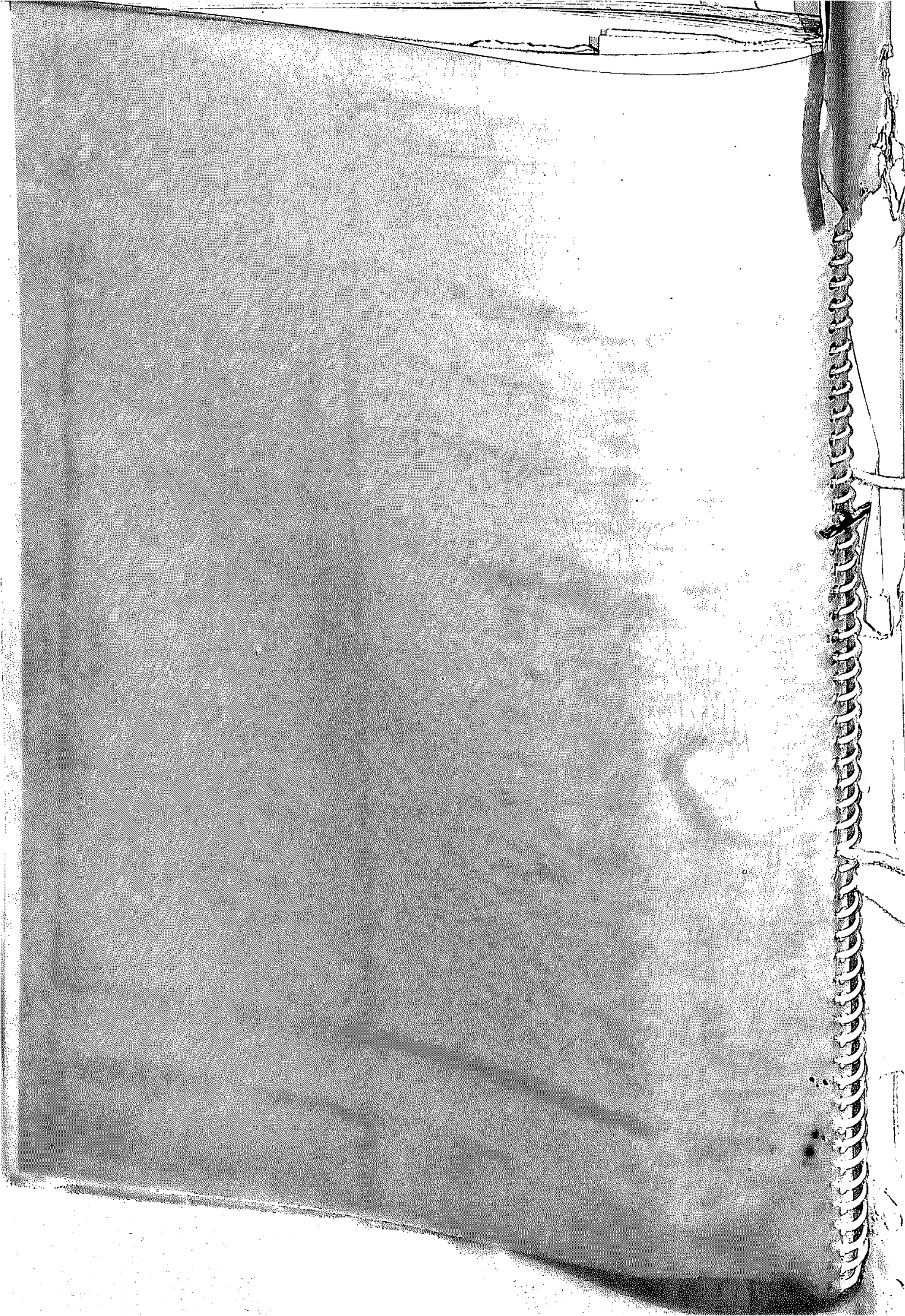
क्षेत्रीय विकास योजना
ZONAL DEVELOPMENT PLAN

क्षेत्र (जोन) - "बी"
ZONE - B

FEB. 26, 1996



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY



BOOK-LET OF ITEM NO. 52/96

संशोधित प्रारूप
MODIFIED DRAFT

क्षेत्रीय विकास योजना
ZONAL DEVELOPMENT PLAN

क्षेत्र (जोन)-"बी"
ZONE-B

FEB. 26, 1996



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

BOOK-LET OF ITEM NO. 52/96

संशोधित प्रारूप
MODIFIED DRAFT

क्षेत्रीय विकास योजना
ZONAL DEVELOPMENT PLAN

क्षेत्र (ज़ोन)-"बी"
ZONE-B

FEB. 26, 1996



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

संशोधित प्रारूप
MODIFIED DRAFT

क्षेत्रीय विकास योजना
ZONAL DEVELOPMENT PLAN

क्षेत्र (ज़ोन)-“बी”
ZONE-B

FEB. 26, 1996



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

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6.2	Health	
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6.4	Local shopping centre	
6.5	Bus terminal/depots	
6.6	Petrol pump	
6.7	Gas godown	
6.8	Other community facilities	
6.9	Development of public and semi-public facilities by the private enterprises	
6.10	Utilities & services	
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9.1	Landuse plan	
9.2	Manufacturing areas/polluting industries	
9.3	Recreational	
9.4	Standards for public & semi-public facilities (In special area)	

MODIFIED ZONAL PLAN OF ZONE 'B' ON THE BASIS OF
THE RECOMMENDATIONS OF THE SCREENING BOARD
HELD ON 14-8-1995

MODIFIED ZONAL PLAN OF ZONE 'B' ON THE BASIS OF
THE RECOMMENDATIONS OF THE SCREENING BOARD
HELD ON 14-8-1995

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5.2 Karol Bagh	
5.3 Other Urban Renewal Areas	
5.4 Specific use zone areas	
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6.2 Health	
6.3 Neighbourhood parks & play area	
6.4 Local shopping centre	
6.5 Bus terminal/depots	
6.6 Petrol pump	
6.7 Gas godown	
6.8 Other community facilities	
6.9 Development of public and semi-public facilities by the private enterprises	
6.10 Utilities & services	
6.11 Community structure	
7. Mixed land use	19
7.1 Based on the provisions of Master Plan	
7.2 Conversion charges and other penalties	
7.3 Parking provisions for/on mixed land use streets	
7.4 Nursing homes & guest houses	
8. Circulation and parking	22
8.1 Master plan/zonal plan road network	
8.2 East-West MRTS Corridor	
8.3 Study/recommendation for Ajmal Khan Street/	
8.4 Other proposals	
9. Zonal Level Plans	25
9.1 Landuse plan	
9.2 Manufacturing areas/polluting industries	
9.3 Recreational	
9.4 Standards for public & semi-public facilities (In special area)	

10. Urban Renewal
10.1 Urban renewal areas(residential)
10.2 Urban-renewal (industrial area)
10 3 DCM area

28

ANNEXURE -I

(i)

Facility Centre and Service Centre

(ii)-(vii)

ANNEXURE -II

List of Polluting Industrial Units

ZONAL (DIVISIONAL) PLAN FOR ZONE 'B'

I. BACKGROUND

Under the Master Plan for Delhi-2001, notified on 1.8.90 the Union Territory of Delhi has been divided into 15 zones (Divisions)-8 in Urban Delhi(A to H), 6 in Urban Extension and Rural Areas (J to N and P) and one, the river and the river front area(O).

Details of the Zone & Area is given in the following table:

Name of the Zone	Approx. area in ha.
A. Old City	1,159
B. City Extension (Karol Bagh)	2,304*
C. Civil Lines	3,959
D. New Delhi	6,855
E. Trans-Yamuna	8,797
F. South Delhi-I	11,958
G. West Delhi-I	11,865
H. North West Delhi-I	5,677
J. South Delhi-II	15,178
K. West Delhi-II	12,056
L. West Delhi-III	22,979
M. North West Delhi-II	8,213
N. North West Delhi-III	15,851
O. River Yamuna	6,081
P. North Delhi	15,707

* By adding the area of Sub-Zones, area of Zone works out to 2274 ha.

1.1 Zone(Division)'B' popularly known as Karol Bagh & City extension is located in Central West Delhi, covers an area of about 2274 ha; part of it has been designated as "Special Area" under MPD-2001. Keeping in view the recommendations of MPD-2001, Zonal Plan for Zone 'B' has been prepared.

STATUTORY PROVISIONS AND OBJECTIVE:

2.

2.1 The Zonal(Divisional) plan of the area is prepared under Section '8' to be processed under section '10' of the Delhi Development Act, 1957. Simultaneously, the modification of landuse shall be processed under section '11(A)'. MPD-2001 states that in the absence of Zonal Plan of any area the development shall be in accordance with the Master Plan.

2.2 Section '8' of the Delhi Development Act also defines the contents of the Zonal Plan. As per the MPD-2001, a Zonal Development Plan means a plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (division) plan, which is a sub-city development plan, details out the policies of the Master Plan.

2.3 MPD-2001 further states that:

a) Zone could be divided into sub-zones by the Authority.

b) The Zonal (Divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.

The Development schemes, layout plans indicating use premises shall conform to the Master Plan/Zonal.(divisinal) plans.

2.4 The zone is divided into 7 sb-zones B-1 to B-7. Status of approval of sub-zonal plans (earlier named Zonal Development Plan) is as under:--(Refer Map-1).

Sub-zone	Name of Area	Area in ha.	Status
B-1	Kishan Ganj	127.46	Draft
B-2	Karol Bagh	320.00	Draft
B-3	Rajinder Nagar	174.74	Draft
B-4	Sarai Rohilla	274.18	Draft
B-5	Anand Prabat	129.35	Draft
B-6	Patel Nagar	437.36	Approved
B-7	Naraina	810.94	Approved

MPD-2001 stipulate that already approved Sub-Zonal Plan (earlier named Zonal Plan) in conformity with Master plan shall continue to be operative. The zonal plan of Zone-B as now proposed after its approval would supercede earlier approved Sub-Zonal plans.

LOCATION , BOUNDARIES AND AREA :

3.

3.1 Planning Zone 'B' is located in the Central Western part of Delhi (refer Map-2)

3.2 Total area of the zone is 2274 ha. out of which 1288 ha. is designated as Special Area in MPD-2001 and the balance 986 hect. is other than Special Area (refer Map-3).

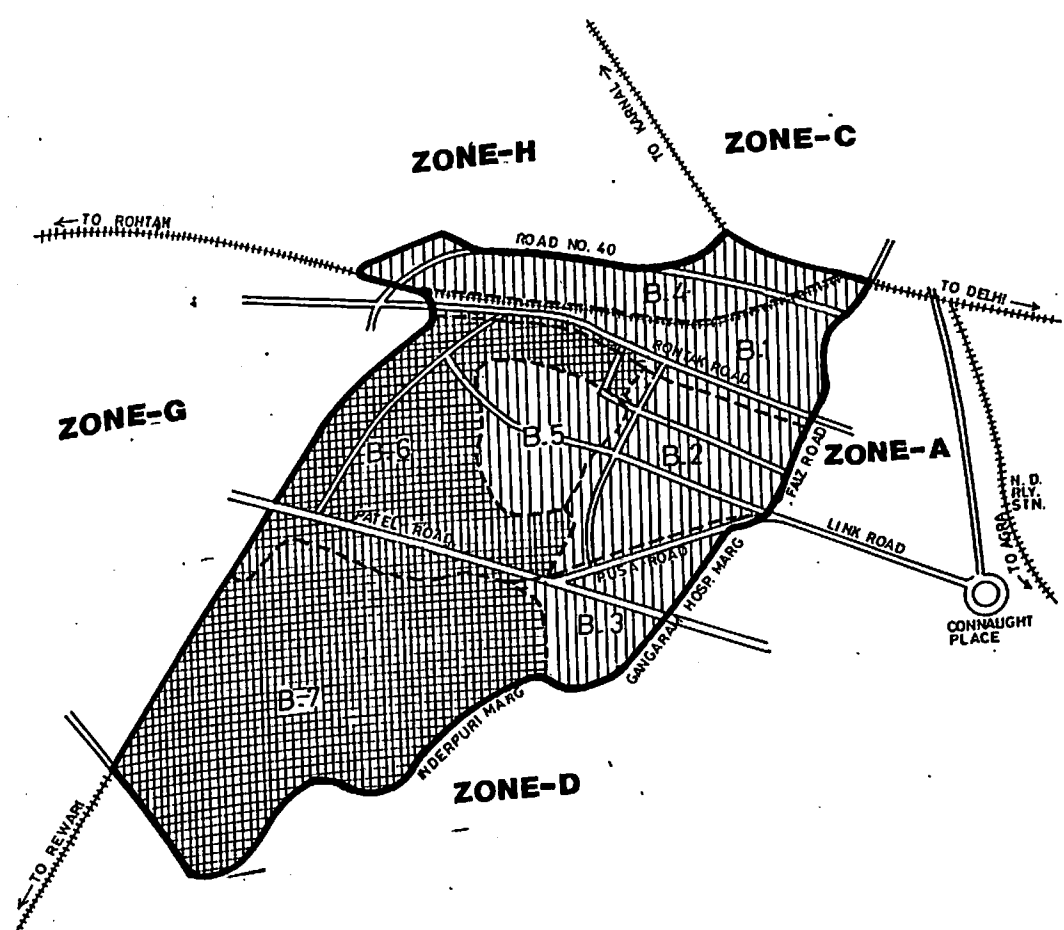
POPULATION :

4.	Population as per MPD-1962	3,98,200
4.1	(Projected for 1981)	
	Population as per Census 1981	5,67,804
	Population as per Census 1991	5,81,000
	Proposed population as per MPD-2001	6,19,200
	Holding capacity as envisaged in MPD-2001	6,30,000

क्षेत्रीय योजना ZONAL PLAN

1
FIG:

क्षेत्रीय योजनाओं की स्थिति
(पहले जोनल योजना नाम था)
**STATUS OF SUB ZONAL
PLANS**
(EARLIER NAMED ZONAL PLANS)



LEGEND

- | | | | | |
|-------------------|-------|-------------------|--------------------------|---------------------|
| क्षेत्रीय सीमा | — | ZONE BOUNDARY | संकेत | |
| उप-क्षेत्रीय सीमा | - - - | SUB ZONE BOUNDARY | अनुमोदित क्षेत्रीय योजना | APPROVED ZONAL PLAN |
| मुख्य मार्ग | == | MAJOR ROADS | प्राथमिक क्षेत्रीय योजना | DRAFT ZONAL PLAN |
| रेलवे लाईन | ++++ | RAILWAY LINE | | |



क्षेत्र (जोन)-"बी"
ZONE-B

0 0.5 1.0 1.5 2.0 2.5 Km.



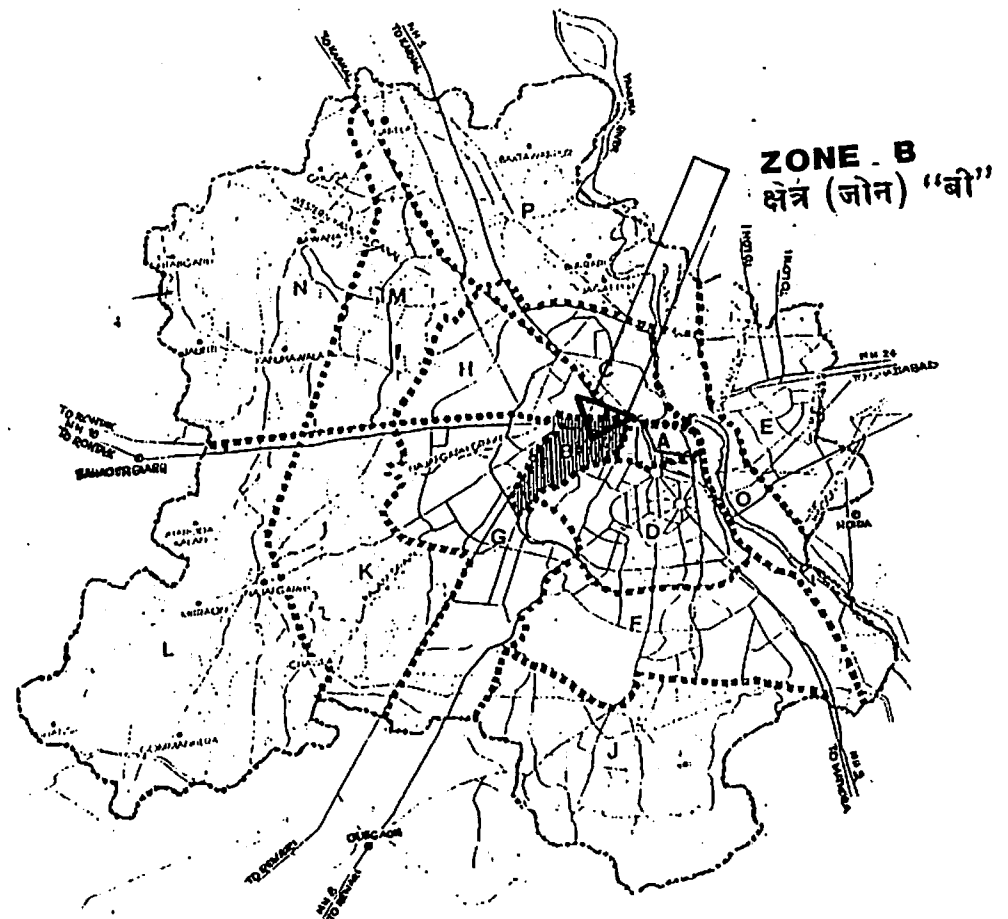
क्षेत्रीय योजना ZONAL PLAN

: 5:

2
FIG.

राष्ट्रीय राजधानी क्षेत्र

NATIONAL CAPITAL
TERRITORY



LEGEND

संघ क्षेत्र	UNION TERRITORY	रेलवे	RAILWAYS
जोन (क्षेत्र)	ZONES	मुख्यपावर लाईन	MAIN POWER LINE
ग्रामीण सीमा	VILLAGE BOUNDARY	नदी	RIVER
राष्ट्रीय राज मार्ग/मुख्य सड़कें	N.H./MAJOR ROADS	मुख्य नाला	MAJOR DRAIN
अन्य सड़कें	OTHER ROADS		



क्षेत्र (जोन)-"बी"
ZONE-B

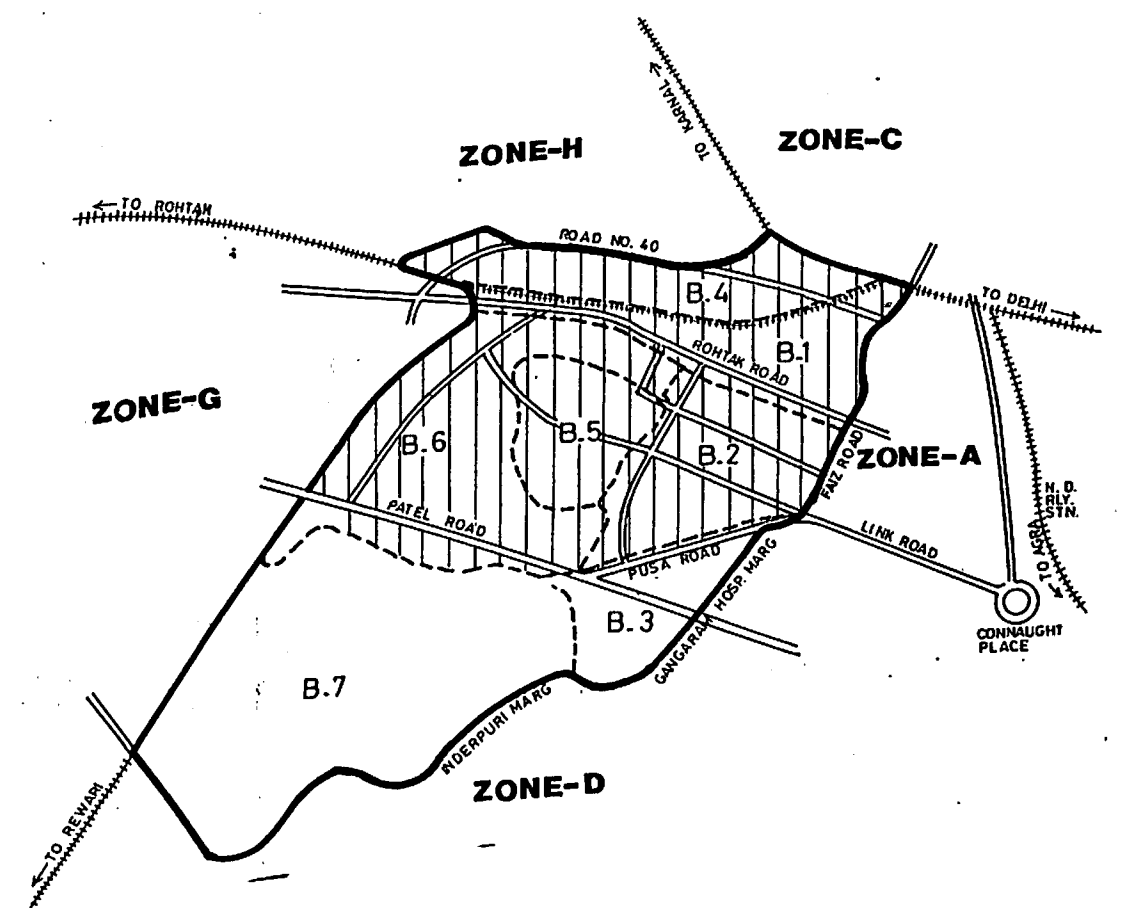
400 Hs.
100 km.



क्षेत्रीय योजना
ZONAL PLAN

3
FIG:

क्षेत्र (जोन) "बी" के उप-क्षेत्र
SUB ZONES OF ZONE-B

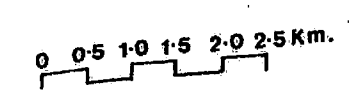


LEGEND

- | | | | | | |
|-------------------|---------|-------------------|-------------------------------------|--|-------------------------|
| क्षेत्रीय सीमा | — | ZONE BOUNDARY | विशेष क्षेत्र | | SPECIAL AREA |
| उप-क्षेत्रीय सीमा | - - - | SUB ZONE BOUNDARY | विशेष क्षेत्र से भिन्न अन्य क्षेत्र | | OTHER THAN SPECIAL AREA |
| मुख्य मार्ग | == | MAJOR ROADS | | | |
| रेलवे लाईन | —+—+—+— | RAILWAY LINE | | | |



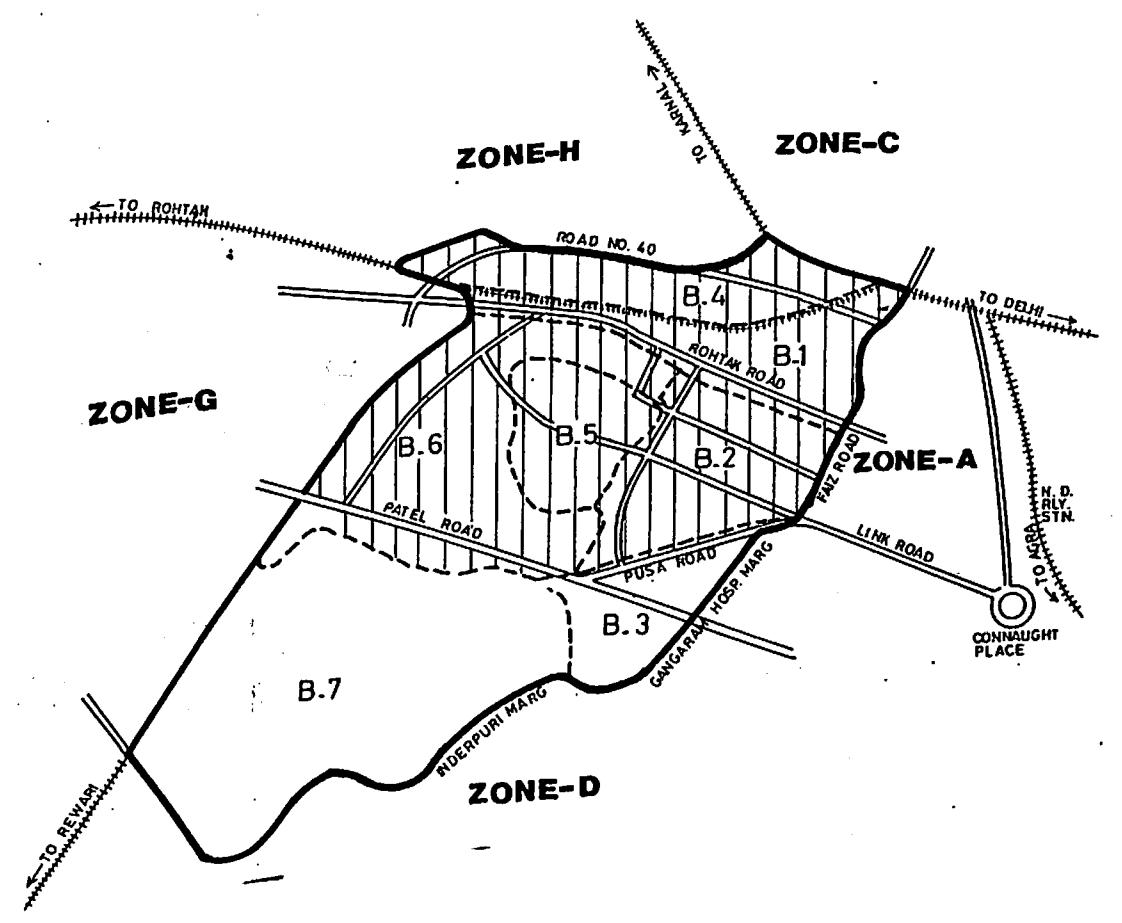
क्षेत्र (जोन)-"बी"
ZONE-B



क्षेत्रीय योजना ZONAL PLAN

3
FIG:

क्षेत्र (जोन) "बी" के उप-क्षेत्र SUB ZONES OF ZONE-B



LEGEND

- | | | | | | |
|-------------------|-------|-------------------|-------------------------------------|---|-------------------------|
| क्षेत्रीय सीमा | — | ZONE BOUNDARY | विशेष क्षेत्र | □ | SPECIAL AREA |
| उप-क्षेत्रीय सीमा | - - - | SUB ZONE BOUNDARY | विशेष क्षेत्र से निम्न अन्य क्षेत्र | □ | OTHER THAN SPECIAL AREA |
| मुख्य मार्ग | == | MAJOR ROADS | | | |
| रेलवे लाईन | | RAILWAY LINE | | | |



क्षेत्र (जोन)-"बी"
ZONE-B

0 0.5 1.0 1.5 2.0 2.5 Km.



4.2 Sub-Zone wise projected population(2001) in the zone is as under:-

Sub-Zone (Name of Area)	Census 1981	Holding Capacity	Population 2001
B-1(Kishan Ganj)	67,128	71,000	71,000
B-2(Karol Bagh)	1,59,887	1,65,000	1,63,960
B-3(Rajendra Nagar)	33,179	50,000	46,635
B-4(Sarai Rohilla)	58,764	84,000	78,952
B-5(Anand Parbat)	MILITARY & INSTITUTIONAL		
B-6(Patel Nagar)	1,75,377	1,80,000	1,80,000
B-7(Naraina)	73,469	80,000	78,700
TOTAL	5,67,804	6,30,000	6,19,247

Source : MPD-2001 (Work Study)

4.3

IMPORTANT WORK CENTRES

The important work centres in the zone are Rajendra Place District Centre, Naraina Industrial Area & Karol Bagh (Ajmal Khan Road and its surrounding area). The work force in the zone as per work studies MPD-2001 is of the order of 2,50,000 persons.

5.

IMPORTANT DEVELOPMENT/REDEVELOPMENT ASPECTS :

5.1

As per MPD-2001 Zone 'B' for the purpose of development/redevelopment could be divided into following 3 parts (Refer Map-4)

- i) Urban Renewal area (Karol Bagh)
- ii) Other Urban renewal areas
- iii) Specific Use Zone

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5. IMPORTANT DEVELOPMENT/REDEVELOPMENT ASPECTS :

5.1 As per MPD-2001 Zone 'B' for the purpose of development/redevelopment could be divided into following

- 3 parts (Refer Map-4)
- i) Urban Renewal area (Karol Bagh)
 - ii) Other Urban renewal areas
 - iii) Specific Use Zone

5.2 KAROL BAGH (REFER MAP 5):

5.2.1 Predominant land use of this area is residential

5.2.2 In the areas bounded by Faiz Road, Desh Bandhu Gupta Road, Swami Dayanand Saraswati Marg (Road No.4), Arya Samaj Road, Guru Nanak Road (Road No.5), Tank Road, Guru Ravidas Marg (New Pusa Road), Road going upto Ramjas Road, Bankim Chandra Chatterji-Marg, Road going upto Pusa Lane, Pusa Lane, Gurudwara Road, Arya Samaj Road and back to Faiz Road, the uses other than residence namely retail, repair and personnel service shops, commercial offices, banks and local government offices are permitted on ground floor of all plots facing roads of not less than 18 mt. r/w. These uses with similar conditions shall also be permitted on other side of Desh Bandhu Gupta Road upto one plot depth. The Public and Semi Public uses and services like Hospitals, Dispensaries, College, Schools, Police Stations, Fire Stations, Post Offices, local Government Offices, Parking etc. shall be retained in their present locations and also additional sites could be indicated in the Zonal/Divisional Development Plans. Any change or addition thereof shall be in accordance with the over all policies prescribed in the plan.

5.2.3 In the area bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg the aforesaid uses are permitted on all plots provided adequate space is left for street widening as and when required in accordance with the detailed urban design project to be prepared for the area.

Control for building/buildings within use premises:

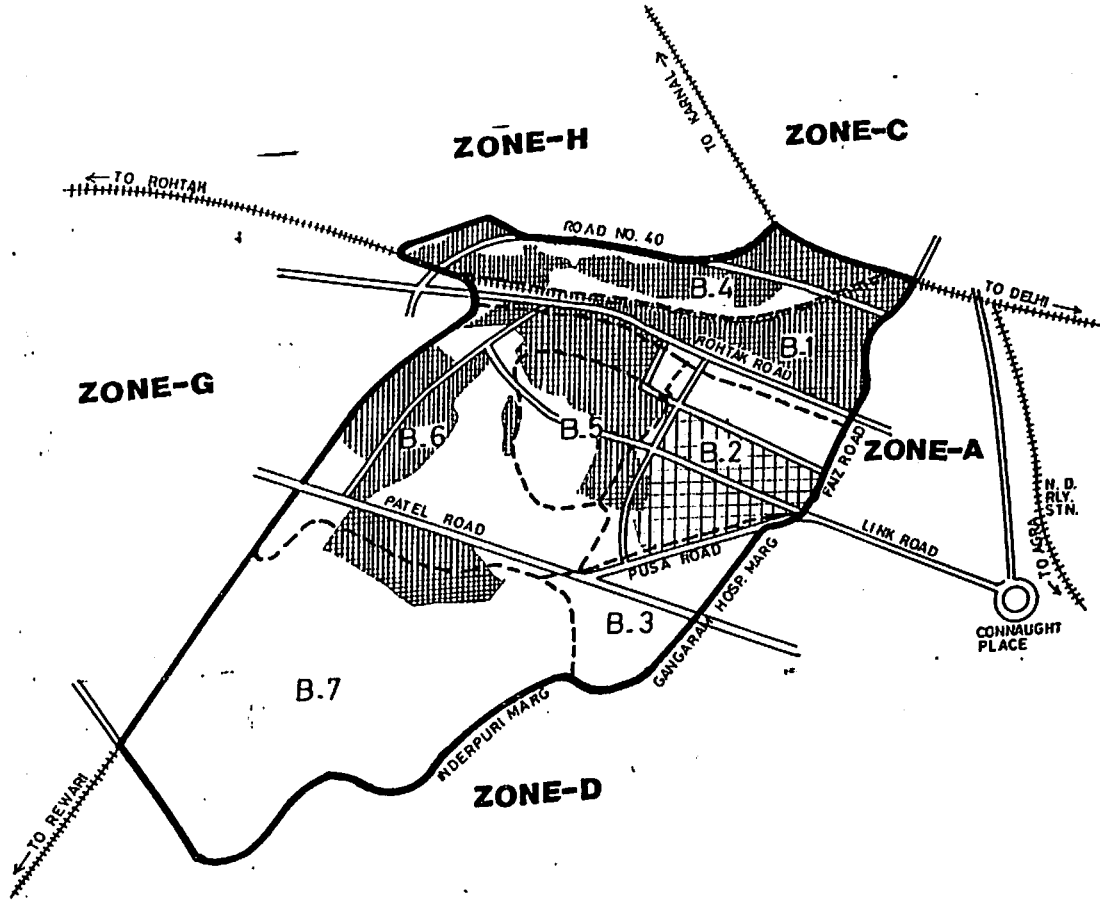
The regulations shall be the same as given for residential plotted development. In case the ground floor is used for the uses other than residential, the total no. of Dwelling units (As prescribed in the Master Plan) shall reduce proportionately.

क्षेत्रीय योजना ZONAL PLAN

4
FIG:

क्षेत्रों की श्रेणियाँ

CATEGORIES OF AREAS



LEGEND

क्षेत्रीय सीमा	—	ZONE BOUNDARY	संकेत	
उप-क्षेत्रीय सीमा	- - -	SUB ZONE BOUNDARY	अन्य शहरी नवीकरण क्षेत्र	OTHER URBAN RENEWAL AREA
मुख्य मार्ग	==	MAJOR ROADS	शहरी नवीकरण क्षेत्र (करोल बाग)	URBAN RENEWAL AREA (KAROL BAGH)
रेलवे लाईन		RAILWAY LINE	विनिर्दिष्ट उपयोग क्षेत्र	SPECIFIC USE ZONE AREA



क्षेत्र (ज़ोन)-“बी”
ZONE-B

0 0.5 1.0 1.5 2.0 2.5 Km.

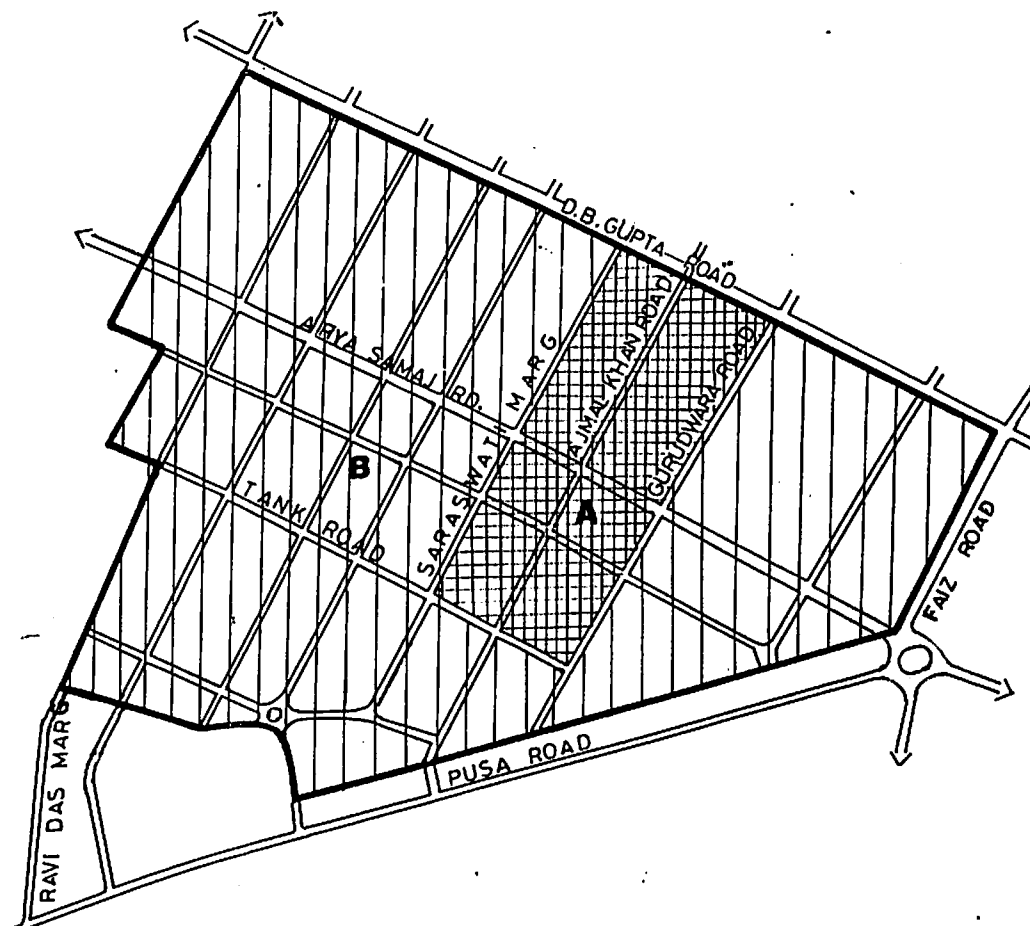


:10:

क्षेत्रीय योजना ZONAL PLAN

5
FIG:

शहरी नवीकरण क्षेत्र (करौल बाग)
**URBAN RENEWAL AREA
(KAROL BAGH)**

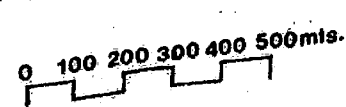


LEGEND

- | | | | | |
|-------------------|-------|-------------------|-----------------|-------------------|
| क्षेत्रीय सीमा | — | ZONE BOUNDARY | संकेत | |
| उप-क्षेत्रीय सीमा | - - - | SUB ZONE BOUNDARY | शहरी नवीकरण (ए) | URBAN RENEWAL (A) |
| मुख्य मार्ग | == | MAJOR ROADS | आवासीय (बी) | RESIDENTIAL (B) |



क्षेत्र (ज़ोन)-"बी"
ZONE-B



: 11 :

5.2.4 In the area defined as "A" in the Map 5 (Para 5.2.3 above) the width of road shall be 6 mtrs. or as in the approved layout plan/specified in the zonal plan whichever is more. Where the road width is less than 6 mtrs. equal widening shall be shown on both sides and land for road widening shall be surrendered free of cost and advantage of floor space to be as on the existing plot.

5.3 OTHER URBAN RENEWAL AREAS:

Other Urban Renewal Areas covers the 'Urban Renewal Areas other than Karol Bagh. It includes localities like Model Basti, Pratap Nagar, Andha Mughal, Padam Nagar, Sarai Rohilla, Inder Lok, Thakkar Bapa Nagar, Baljit Nagar, Prem Nagar etc. It also includes industrial areas like Naya Mohalla, Wardhman Nagar.

The development in these areas shall be in accordance with the respective comprehensive redevelopment schemes layout plans prepared within the overall policy frame of the Master Plan. These schemes shall have conservative surgery as a planning tool, as far as possible. In the special area plan, use zones have been marked in different pockets of the 'Other Urban Renewal Areas'. These pockets shall be planned for the respective use zones & generally shall adopt regulations prescribed in the development code. However, the Authority may adopt suitable regulations in case where either it is not feasible or it is not advisable to adopt the general regulations prescribed.

5.4 SPECIFIC USE ZONE AREAS:

5.4.1 It includes mainly planned areas. The development in areas marked as specific use zone shall be governed by respective use zone regulations in the manner as is prescribed in the relevant section for sub-division and Building Control Regulations of MPD-2001.

SCALE FOR ZONE 'A'
PLAN FOR ZONE 'A'

5.2.4 In the area defined as "A" in the Map 5 (Para 5.2.3 above) the width of road shall be 6 mtrs. or as in the approved layout plan/specified in the zonal plan whichever is more. Where the road width is less than 6 mtrs. equal widening shall be shown on both sides and land for road widening shall be surrendered free of cost and advantage of floor space to be as on the existing plot.

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: 12 :

5.4.2 In the Karol Bagh area as defined in the Map-5, approval/sanction could be on the basis of the approved layout plan taking into consideration the provisions of the Master Plan as in para 5.2 and the zonal landuse plan.

5.5 The areas declared as slum under section 3 of the Slum Act, 1956 shall be dealt under the Slum Act, 1956.

6.0 PUBLIC & SEMI-PUBLIC FACILITIES

6.1 EDUCATION

6.1.1 COLLEGE:

There are three colleges in the zone (sub-zone B-2) One Tibbia Medical College of Aurvedic & Unani, one full time women's college and one part-time college running in a Sr. Secondary School Building. No new college is possible to provide in the zone.

6.1.2 SR.SECONDARY SCHOOLS:

According to standards given in the Master Plan, 84 Senior Secondary Schools are required against existing 57. ZDP indicates 67 Sr. Secondary Schools which was possible. At present 18 Sr. Secondary schools are functioning in double shift which shall make the total no. of proposed schools as 85.

Sub-zone wise distribution is given below:-

Sr.No.	Sub-Zone & Population	Required as per MPD-2001	Existing Schools	Proposed	As per ZDP
1.	B-1 (71,000)	9	4	-	4
2.	B-2 (1,65,000)	22	11	2	13
3.	B-3 (50,000)	7	10	-	10
4.	B-4 (84,000)	11	7	-	7
5.	B-5(Military Instt.)	-	2	2	4
6.	B-6 (1,80,000)	24	15	6	21
7.	B-7 (80,000)	11	8	-	8
Total (6,30,000)		84	57	10	67

6.2 HEALTH :

As per Master Plan standards, Hospitals have been categorised in three different categories viz. General Hospital, Intermediate Hospital 'A', Intermediate Hospital 'B'.

A survey has been carried out and it is found that in the zone, 7 hospitals of various categories are existing and the bed strength in these hospitals is 820 i.e. 1.44 beds/1000 population with following break-up.*

Category of hospital (bed strength)	No. of Hospitals
0-80	4
81-200	2
201-500	1
501 & above	-
	7

The health facilities in the zone are proposed to be increased by providing additional 3 hospitals of 1300 bed strength as details given below:-

Type of hospital	No.	Bed Strength	Sub-Zone
General Hospital	2	1,000	B-5/6 & B-2
Intermediate Hospital (Cat.A)	1	200	B-1
Intermediate Hospital (Cat.B)		100	B-2

* Source : Works studies MPD-2001

That the total bed strength in the zone would be 2120 beds i.e. 3.06/1000 population against norms of 5.06 beds/1000 population. The adjoining Ganga Ram Hospital also caters to the health facilities in the Zone.

6.3 NEIGHBOURHOOD PARKS & PLAY AREA:

As per Master Plan standards, total area of 126 ha. is required under neighbourhood parks & play area @ 2 ha. per 10,000 persons. In the Zonal Plan 114.18 ha. area is proposed for Neighbourhood parks & playgrounds including parks of 0.4 ha. and above. Sub-Zone wise analysis is given below:-

S.No.	Sub-Zone	Required (ha) as per MPD-2001	Proposed in ZDP(ha)
			9.95
1.	B-1	14.2	7.47
2.	B-2	33.0	4.06
3.	B-3	10.0	49.91
4.	B-4	16.8	-
5.	B-5	-	28.37
6.	B-6	36.0	14.42
7.	B-7	16.0	
	Total	126.0	114.18

6.4 LOCAL SHOPPING CENTRE :

According to Master Plan standards 42 Local Shopping Centres covering an area of 19.32 ha. are required. The area has extensive commercial activity in Karol Bagh and other areas. 12 Local Shopping Centres are existing and only one LSC in Sub-zone B-4 has been proposed. Details are given as under:

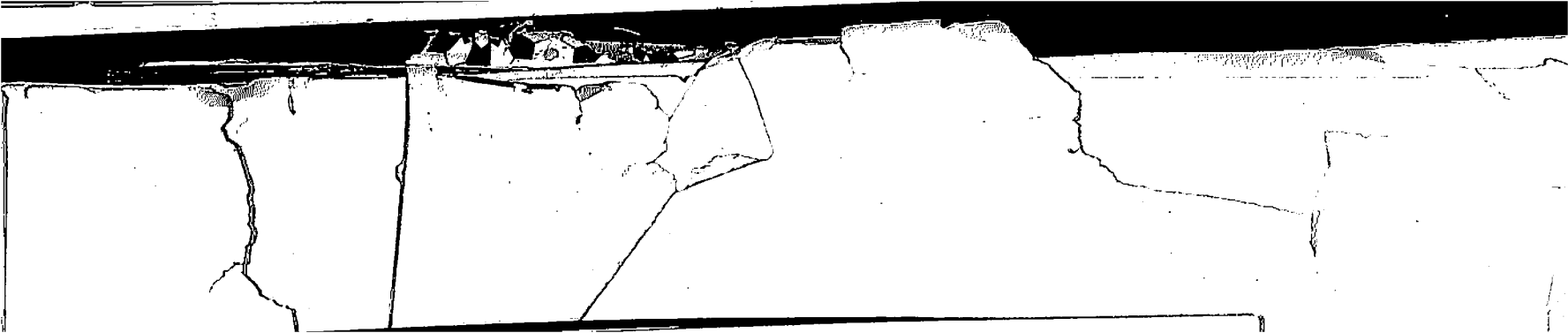
Sub-Zone	Required as per MPD-2001 norms		Existing		Proposed	
	No.	Area in ha.	No.	Area in ha.	No.	Area ha.
B-1	5	2.3	-	-	-	-
B-2	11	5.06	1	1.2	-	-
B-3	3	1.38	5	3.5	-	-
B-4	6	2.76	1	0.65	1	0.75
B-5	-	-	-	-	-	-
B-6	12	5.52	4	4.0	-	-
B-7	5	2.3	1	0.90	-	-
Total	42	19.32	12	10.25	1	0.75

Due to large scale of commercial activity in the Zone, local commercial centres would not be necessary.

6.5 BUS TERMINAL/DEPOTS:

As per Master Plan standards, 2 Bus Depots & 7 Bus Terminals are required. Whereas only two Bus Depots-cum-Terminal are existing which have proper space, in addition, there are seven existing Bus Terminals which do not have regular space. ZDP has proposed 2 additional new Bus Depots-cum-terminals which will have regular space and 1 terminal have been proposed. Sub-Zone wise distribution of these Terminals/Depots is given below:

Sub-Zone	Required as per MPD-2001 Terminal	Depots cum-Terminal	Existing Terminal-Depot	Proposed new Depot	Proposed new Terminal
B-1	1	-	-	-	-
B-2	2	1	-	-	1
B-3	-	-	-	-	-
B-4	1	-	-	-	-



6.7

GAS GODOWN :

As per Master Plan, standards of 1 gas godown/40000 persons, 16 L.P.G. Godown sites are required in the zone. There are existing 13 Gas Godowns. Three addl. Gas Godown sites have been proposed to be located in the Service Centre (Sub-Zone B-7).

Distribution of Gas Godown sites, Sub-Zone wise is given below:

Sub-Zone	Existing	Proposed new Sites
B-1	-	-
B-2	-	-
B-3	2	-
B-4	-	-
B-5	8	3
B-6	3	-
B-7	-	3
Total	13	3

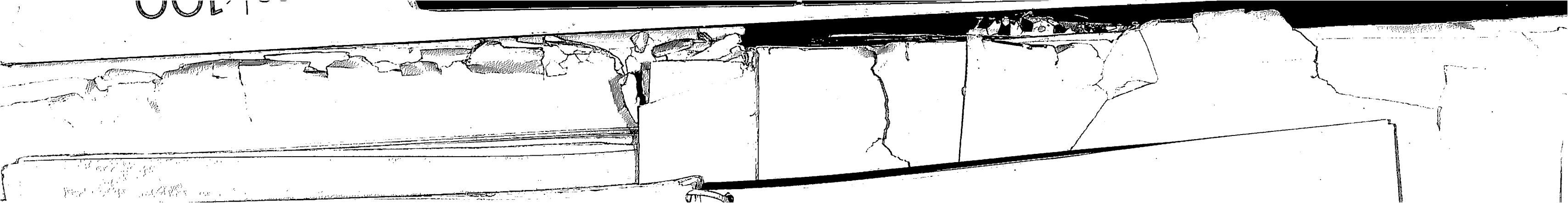
6.8

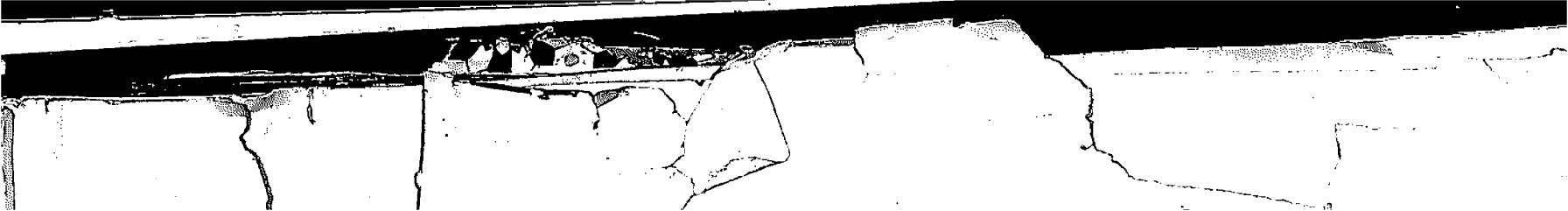
OTHER COMMUNITY FACILITIES:

6.8.1 Other existing community facilities like Fire station, Telephone exchange etc. are sufficient in number as per MPD-2001 standards. However, 1 additional Fire Station is proposed to be located behind Police Station Sarai Rohilloa in sub zone B-4.

6.8.2 The public & semi public facilities are augmented in the zone mainly in Facility Centres, details given in Annexure-I.

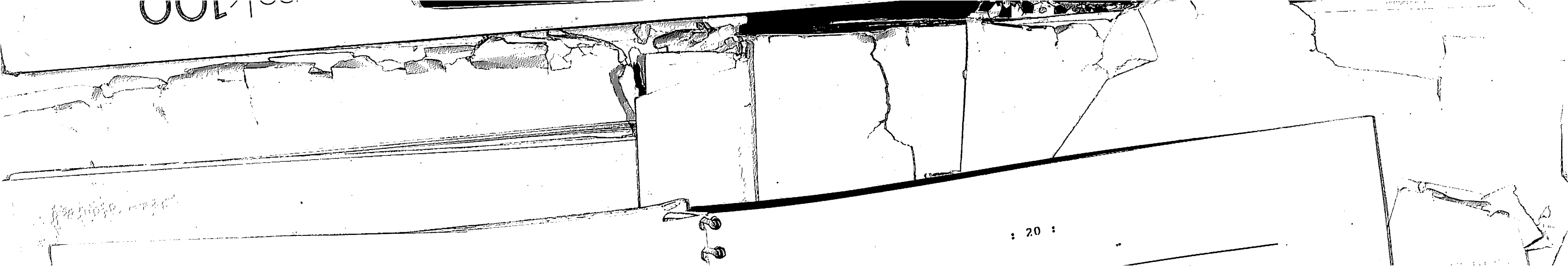
6.8.3 One sports complex in sub-zone B-7 is also proposed to be located.







Name of the street	Stretch
i) Desh Bandhu Gupta Road	From X-ing with Faiz Road to the X-ing with proposed 30 mt. road (road No.4 in the layout plan).
ii) Bank Street	From X-ing with Faiz Road to X-ing with Ram Krishna Marg. -do-
iii) Hardhyan Singh Road	From X-ing with Faiz Road to
iv) Arya Samaj Road	X-ing with proposed 30mt. wide road (Road No.4 in the layout plan).
v) Padam Singh Road	From X-ing with Satbravan Girls School Road to X-ing with Gurdwara Road.
vi) New Rohtak Road	From X-ing with Faiz Road to junction with Joshi Road.
vii) Road No.4 (proposed 30mt. wide road)	From X-ing with D.B.Gupta to junction with Padam Singh Road.
viii) New Pusa Road (Ravidas Marg)	From junction with D.B.Gupta Road to junction with Tank Road.
ix) Ram Krishan Dass Marg	From junction with D.B.Gupta Road to junction with Road No. 31 of the layout plan.
x) Vishnu Mandir Marg	From junction with D.B.Gupta Road No.31 of the layout plan
xi) Saraswati Marg	From junction with D.B.Gupta Road to junction with Road No. 31 of the layout plan.
xii) Ajmal Khan Road	From junction with Tank Road to junction with Pusa Lane



001-100

: 2.0 :

: 21 :

xiii) Gurdwara Road

From junction with D.B.Gupta Road to junction with Pusa Lane

xiv) Laxmi Dawari Marg

From junction with Arya Samaj Road to junction with Pusa Lane

xv) Abdul Aziz Road

From junction with Bank Street to junction with Arya Samaj Road

xvi) Krishna Dass Marg

From junction with D.B.Gupta Road to junction with Arya Samaj Road.

xvii) Satbharavn Arya Girls School Marg

From junction with Arya Samaj Road to junction with Pusa Lane

xviii) Joshi Road

From junction with New Rohtak Road to junction with D.B. Gupta Road

xix) Abdul Rehman Road

From junction with D.B.Gupta Road to junction with Arya Samaj Road.

xx) Ilahi Baksh Marg

-do-

xxi) Faiz Road

-do-

7.2 CONVERSION CHARGES AND OTHER PENALTIES:

- From residential to commercial charges to be fixed and recovered by the DDA/local body based on the following:
- The difference in cost of land between residential and commercial use at current market price.
 - The cost of providing additional services at the Sub-zone and layout plan level.
 - Charges for built space to make good parking deficiencies through below ground and/or multistoreyed garages for which land/space would have to be acquired.

PLAN FOR ZONE 'B'.

: 21 :

xiii) Gurdwara Road

From junction with D.B.Gupta Road to junction with Pusa Lane

xiv) Laxmi Dawar Marg

From junction with Arya Samaj Road to junction with Pusa Lane

xv) Abdul Aziz Road

From junction with Bank Street to junction with Arya Samaj Road

xvi) Krishna Dass Marg

From junction with D.B.Gupta Road to junction with Arya Samaj Road.

xvii) Satbharavn Arya Girls School Marg

From junction with Arya Samaj Road to junction with Pusa Lane

xviii) Joshi Road

From junction with New Rohtak Road to junction with D.B. Gupta Road

xix) Abdul Rehman Road

From junction with D.B.Gupta Road to junction with Arya Samaj Road.

xx) Ilahi Baksh Marg

-do-

xxi) Faiz Road

-do-

7.2 CONVERSION CHARGES AND OTHER PENALTIES:

- From residential to commercial charges to be fixed and recovered by the DDA/local body based on the following:
- The difference in cost of land between residential and commercial use at current market price.
 - The cost of providing additional services at the Sub-zone and layout plan level.
 - Charges for built space to make good parking deficiencies through below ground and/or multistoreyed garages for which land/space would have to be acquired.

7.3 PARKING PROVISIONS FOR/ON MIXED LAND USE STREETS

The increase in commercial activity on ground floor would require more parking space for which following could be considered.

- i) No parking be allowed on the streets upto 18mt. R/W roads identified for mixed use and the local body develops parking space in the nearby area.
- ii) The front set-back of these plots is surrendered without compensation unconditional to the local body for use as part of the R/W parking etc.

7.4 NURSING HOMES & GUEST HOUSES :

There are nursing homes and guest houses running on the residential premises. These should be discontinued at the present location. There is proposal to develop one non-hierarchy commercial centre, one new local shopping centre, 2 facility centres and 1 service centre. The nursing homes and guest houses could be provided in these centres besides in the existing commercial areas (refer Annexure I for Facility Centre and Service Centre).

8. CIRCULATION AND PARKING:

8.1 MASTER PLAN/ZONAL PLAN ROAD NETWORK

Master Plan road network is already indicated in the Master Plan for arterial road for 30 mtr. r/w and above. In the Zonal Development Plan, the next level roads from 18 mtr. r/w and above have been indicated. The road right of way have been shown as per Master Plan/approved road alignment plan. The higher road right of way either as per road alignment plan or MPD-2001 shall be followed.

8.2 EAST-WEST MRTS CORRIDOR

East-West MRTS corridor is passing through this zone along with Pusa Road and Patel Road. The decision on the corridors is yet to be finalised. When this corridor is finalised, a special land use provision along with finalised MRTS corridor/two roads i.e. Patel Road and Pusa Road would be provided.

7.3

PARKING PROVISIONS FOR/ON MIXED LAND USE STREETS

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8.

CIRCULATION AND PARKING:

8.1

MASTER PLAN/ZONAL PLAN ROAD NETWORK

Master Plan road network is already indicated in the Master Plan for arterial road for 30 mtr. r/w and above. In the Zonal Development Plan, the next level roads from 18 mtr. r/w and above have been indicated. The road right of way have been shown as per Master Plan/approved road alignment plan. The higher road right of way either as per road alignment plan or MPD-2001 shall be followed.

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East-West MRTS corridor is passing through this zone along with Pusa Road and Patel Road. The decision on the corridors is yet to be finalised. When this corridor is finalised, a special land use provision along with finalised MRTS corridor/two roads i.e. Patel Road and Pusa Road would be provided.

8.3

STUDY/RECOMMENDATION FOR AJMAL KHAN STREET/AREA

Ajmal Khan Street which is one of the most important streets and the area around has acute problem of parking. For this area, a detailed study has been conducted within the framework of provisions of the Master Plan-2001. Important recommendations are as follows:

a) CIRCULATION:

For the light vehicular traffic, Desh Bandhu Gupta Road, Pusa Road and Arya Samaj Road would have two way traffic. Gurudwara Road, Saraswati Marg and Tank Road would have one way traffic in opposite directions. The Laxmi Dawar Marg from Arya Samaj Road would have one way traffic towards Pusa Road. The details of the proposed vehicular circular may be referred in the plan.

The buses would enter and come out from Pusa Road from Gurudwara Road - Pusa Road junction and more straight towards Desh Bandhu Gupta Road and turn on Arya Samaj Road. The buses coming from the round about connecting Arya Samaj Road and then turn left on Laxmi Dawar Marg, Shastri Park and also turn right on Gurudwara Road. A small portion of Gurudwara Road would have two way traffic.

b) PARKING:

i) Underground parking has been proposed in the Shastri Park as per recommendations of the MPD-2001.

ii) Surface parking is proposed on roads leading to the Ajmal Khan Road. The details are given in the following table:

Sl.No.	Place of parking	Vehicles			
		Cars	Scoters	Bicycles	Auto
	SURFACE PARKING:				
1.	Bank Street	112	280	-	-
2.	Hardhyan Singh Road	108	-	-	-
3.	Padam Singh Road	104	-	-	-

: 24 :

4.	Gurdwara Road	195	-	-	-
5.	Saraswati Marg	95	-	-	-
6.	Streets between Padam - Singh Road and Tank Road	-	1024	912	408
UNDERGROUND PARKING:					
	Shastri Park (Proposed underground parking)	465	802	-	-

Besides the above, four additional sites for parking have been indicated on the circulation and parking plan including those shown in the Spl. Area Plan of MPD-2001.

- 1.4 Parking site on junction of Arya Samaj Road and 30 mtr. wide proposed road in sub-zone B-2(as per MPD-2001).
2. In the proposed scheme of Tibbia College opposite Ajmal Khan Park.
3. At the junction of Dr. Krishnan Marg and Road No. 89 (opposite Naraina Industrial Area).
4. Parking site near Daya Basti Railway Station in Sub-Zone B-4.
- c) This parking would be provided from the finances to be generated from the conversion charges for the commercial activities allowed in this area on ground floor.

8.4 OTHER PROPOSALS :

- a) There is a possibility to provide parking on Ajmal Khan Road and making this road pedestrian. For this, an Urban Design scheme is required to be prepared.

9.0 ZONAL LEVEL PLANS:

9.1 LANDUSE PLAN

Consistant with the MPD-2001 framework the Zonal Development Plan has detailed out the provisions and proposals of the Master Plan particularly with reference to various use zones,, circulation, public and semi-public facilities, infrastructure and recreational etc. The existing and proposed landuse analysis at Master Plan and Zonal Plan level is given in the following tables:

LANDUSE ANALYSIS OF 'ZONE B' AT MASTER PLAN LEVEL:

S.No.	Landuse	Existing Area(Ha)	%age	Proposed Area(Ha)	%age
1.	Residential*	1174.2	66.0	1247.66	70.2
2.	Commercial	26.5	1.6	24.0	1.3
3.	Manufacturing	152.66	8.6	174.0	9.8
4.	Recreational	94.75	5.3	77.75	4.4
5.	Public & Semi-Public	38.6	2.2	58.4	3.3
6.	Government (Use Undetermined)	76.0	4.3	-	-
7.	Transportation	188.80	10.6	194.7	11.0
8.	Vacant/Unutilised	25.0	1.4	-	-
TOTAL		1776.51	100	1776.51	100
IARI (Pusa Institute)		497.57		497.57	
G.Total		2274.08		2274.08	

LAND-USE ANALYSIS OF ZONE 'B' AT ZONAL PLAN LEVEL :

S.No.	Landuse	Existing Area(Ha)	%age	Proposed Area(Ha)	%age
1.	Residential*	945.8	53.3	1031.01	58.0
2.	Commercial	41.15	2.3	35.0	2.0

			: 26 :		
3.	Manufacturing	151.81	8.5	173.2	9.7
4.	Recreational	163.25	9.2	137.3	7.7
5.	Public & Semi-Public	101.8	5.7	122.4	6.9
6.	Government (use undertermined)	76.0	4.3	-	-
7.	Utility	3.0	0.2	3.0	0.2
8.	Transportation	268.7	15.1	274.6	15.5
9.	Vacant/Unutilized	25.0	1.4	-	-
	TOTAL	1776.51	100	1776.51	100
10.	IARI (Pusa Institute)	497.57		497.57	
	GRAND TOTAL	2274.08		2274.08	

* The commercial streets in mixed landuse, in the Karol Bagh Area have been included in the Residential area.

9.2 MANUFACTURING AREAS/POLLUTING INDUSTRIES :

Following are the important manufacturing areas in the zone:

1. Shahzada Bagh
2. Naraina
3. Delhi Cloth Mills

9.2.1 A list of polluting industries has been prepared by the Industries Department, Delhi Administration (Annexure II). These units inclusive of any other polluting industry located in manufacturing use zone, should improve the performance to bring it to the acceptable standards/alternatively should close down. GNCTD shall take necessary action under pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.

9.3 RECREATIONAL:

A total area of 137.3 HA falls under this category. The parks more than 0.4 HA have been considered

and shown in the Zonal Development Plan. A Sport Centre in an area measuring about 11.5 HA located in sub-zone B-7 on road No.89 has also been proposed to be developed. This would also include the facilities required for such a complex.

9.4 STANDARDS FOR PUBLIC & SEMI-PUBLIC FACILITIES (IN SPECIAL AREA)

9.4.1 There is shortage of land for the development/earmarking of new sites for public and semi-public facilities in the zone. The existing public and semi-public facilities to continue. New sites have also been indicated on the zonal development plan. The new sites proposed would be of comparatively lower land standards as given below:

FACILITY	MINIMUM PLOT AREA (in HA)
A. HEALTH	1.0
i) Intermeidate Hospital	0.1
ii) Polyclinic/Nursing Home/	
Maternity Welfare Centre	0.05
iii) Dispensary	
B. EDUCATION	0.3
i) Primary School/School for	
Handicapped	0.6
ii) Sr.Sec. School	1.5
iii) Integrated School with hostel	
facility	0.1
C. POLICE	
Police Post	0.03
D. OTHER FACILITIES:	
Community Hall/Library/	
Religious/Post office etc.	

and shown in the Zonal Development Plan. A Sport Centre in an area measuring about 11.5 HA located in sub-zone B-7 on road No.89 has also been proposed to be developed. This would also include the facilities required for such a complex.

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iii) Integrated School with hostel	
facility	0.1
C. POLICE	
Police Post	0.03
D. OTHER FACILITIES:	
Community Hall/Library/	
Religious/Post office etc.	

9.4.2 The site areas suggested for various public and semi-public facilities as given in para 9.4.1 will have 33.33% ground coverage, 120 FAR and maximum height 14 mt. or controls for residential plots whichever is more, so as to have additional floor space.

10. URBAN RENEWAL :

MPD-2001 has declared Urban Renewal Areas within Residential and Industrial Use Zones. Guidelines for preparation of Urban Renewal Schemes for residential and industrial use zone areas are given below:

10.1 URBAN RENEWAL AREAS (RESIDENTIAL):

1. Already approved layout plans in these areas in conformity with the Master Plan/Zonal Plan shall operate.
2. Wherever the street width is less than 6 mtrs., the same shall be increased to 6 mtrs. by equal widening on both the sides. The land from the plots shall be surrendered free of charge to the local body. Advantage of FAR shall be given on the plot as existing without increasing the max. height as given in the MPD-2001.
3. The areas for which there are no approved layout plans, Urban Renewal Plans/Layout Plans shall be prepared as per guidelines given in the MPD-2001 by the local body.

10.2 URBAN-RENEWAL (INDUSTRIAL AREA):

Following guidelines are provided for the re-development of industrial area:

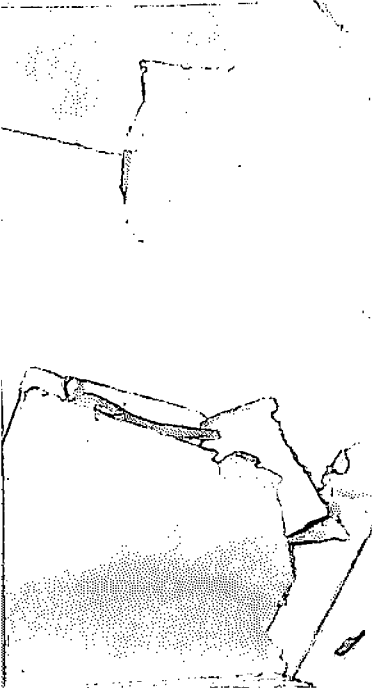
- a) Light Industrial Units as per MPD-2001 shall be permitted
- b) No motorable road shall be less than 9 mt. ROW.

- c) The following would be the development control norms:
- | | |
|----------------------|-------|
| Max. Ground Coverage | 62.5% |
| Max. FAR | 125 |

- d) Facilities to be provided as per requirement.
- NOTE: The max. permissible ground coverage of 62.5% is flexible and shall be decided in urban renewal scheme of industrial areas.

10.3 DCM AREA :

The development would be as per approved layout plan.



(ii)

ANNEXURE-II

LIST OF POLLUTING INDUSTRIAL UNITS IDENTIFIED BY THE
INDUSTRIES DEPTT. IN ZONE - 'B'

Sl. 1	Name & Address of Units 2	Item of Manufacturing 3
B-1	M/s. A.S.Rolling Mills, 290/7A Gali No.41 Anand Parbat	Rerolling of Steel
B-2	" Ashok Alloys Foudary, B-12-B Gali No.71, Anand Parbat	Casting
B-3	" Bipraring Works RPA, Gali No.11 Anand Parbat	Rerolling
B-4	" Grocesary Platers, H-4, Gali No.9 Anand Parbat Ind.Area	Electroplating
B-5	" Poolmart Auto India, No.33, Gali No.9, Anand Parbat Ind.Area	-do-
B-6	" Good Will Electroplating, M-16, Gali No.6 Anand Parbat Ind.Area	-do-
B-7	" Sehgal Industires, 29/9, Gali No.6, Anand Parbat Indl.Area	-do-
B-8	" Sushma Electroplating, Plot 3, Gali No.3 Anand Parbat Ind.Area	-do-
B-9	" Kalriem Anodizing, 7/11, Gali No.7, Anand Parbat Ind.Area	Anodizing
B-10	" Gaba Engg. Works, 7/18A, Gali No.7, Anand Parbat Ind.Area	Electroplating
B-11	" Sudesh Jain, A.43, Gali No.7 Anand Parbat Ind.Area	Phosphating
B-12	" A-One Anodizing, 7/23, Gali No.7 Anand Parbat Ind.Area.	Anodizing
B-13	" A.P.Electroplating Plot No.3, Gali No.11, Anand Parbat Indl.Area	Electroplating
B-14	" Gaspha Welding works, 50/13, Gali No.1, Anand Parbat	Welding & Zinc Plating
B-15	" Bitto Electroplating Works, 50/13 Gali No.1, Anand Parbat	Electroplating

(iii)

B-16	M/s. Kulvrishna Cycle Industry, 29 RE/12, Anand Parbat Indl.Area	Steel Socket fitting Cycle Parts Electroplatin
B-17	" Nav O.K.Electroplating Works India, Plot 51/14, Gali No.41, Anand Parbat	
B-18	" Jaidev Electroplating Works, H-17 Gali No.3, Anand Parbat Indl.Area	-do-
B-19	" Cosmo Platers(P)Ltd. 3/31, Gali No.3 Anand Parbat Indl.Area	-do- & Anodizing
B-20	" Ram Electroplators, 31/17, Gali No.2, Anand Parbat	-do-
B-21	" Alakex Anodizing 298/7, Gali No.41, Anand Parbat Indl.Area	Anodizing of Decorative Plates
B-22	" Rosy Elecgtroplating Works, 1017/342 Gali No.41, Anand Parbat Indl.Area	Anodizing of Decorative Plates
B-23	" Evershine Engg. Works, 1017/342 Gali No.41, Anand Parbat Indl.Works	-do-
B-24	" Ranbow Anodizer, 18-A, Gali No.4 Anand Parbat Indl.Area	Metaldame plate
B-25	" Metal Fastner India, Y-19, Gali No.4, Anand Parbat	Electroplating
B-26	" Prem Udyog, Y-7A, Gali No.41 Anand Parbat Indl.Area	Bolt
B-27	" Pimpi Engg. Works A-26B, Gali No.4 Anand Parbat Indl.Area	Motor Parts & Sanitary parts Forging, Casting
B-28	" Venus Electrical Mfg. Co. A/3 Gali No.4, Anand Parbat Indl.Area	
B-29	" Turners, 7/314, Gali No.4, Anand Parbat Indl. Area	Machinery Parts &
B-30	" Reliable Forging Industry, A-16/A Gali No.4 Anand Parbat, Indl.Area	-do-
B-31	" Good Steel Works, 50/16, Gali No.1 Anand Parbat Indl.Area	Casting Anodizing
B-32	" Jaina Foundary B-11, Gali No.7 Anand Parbat Indl.Area	Foundary Works

(iv)

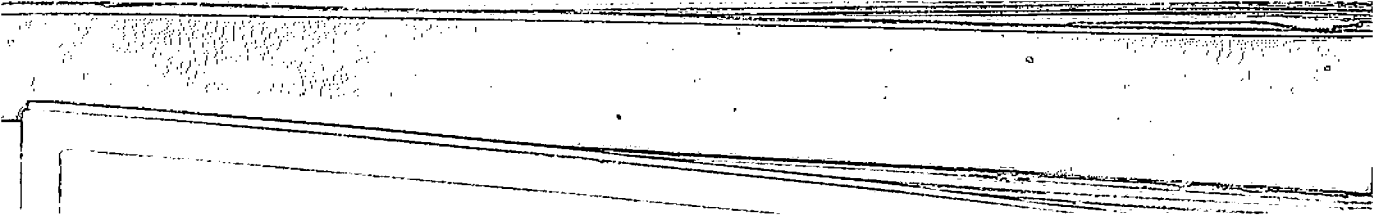
B-33	M/S Atlas Pulley Mfg. Co.29/4, Gali No.6	Boundary Casting
	Anand Parbat Indl. Area.	
B-34	" New Baluja Foundry Works 9/110	Crucible Casting
	Anand Parbat Indl. Area.	
B-35	" Prabhakar Udyog, 9/111, Gali No.9	Couple Casting
	Anand Parbat Indl. Area.	
B-36	" Elote Casting, 86 B, Gali No. 8	Crucible Casting
	Anand Parbat.	
B-37	" Maharaja Castings, 86 A, Gali No. 8	Coupla Casting
	Anand Parbat.	
B-38	" Vishpharma Casting, 87,88.89,Gali	Casting with
	No.8 Anand Parbat.	Coupla
B-39	" Sandeep Casting, Gali No.8,Opp.	Foundry Casting
	8/76, Anand Parbat.	
B-40	" Sardar Daleep Songh & Sons,	Foundry Casting
	Gali No.74.	with coupla
B-41	" Jindal Engg. Works, 8/76 Gali No.81	- do -
	Anand Parbat.	
B-42	" Vishphalna Foundry, H-153,Gali NO.8	Foundry Casting
	Anand Parbat.	
B-43	" Malhotra Foundry, B-30, Gali No.8	- do -
	Anand Parbat.	
B-44	" Bharat Casting, 9/1020, Anand Parbat	Coupla Casting
B-45	" Super Casting, A/41, Gali No.4	Foundry Casting
	Anand Parbat, Indl. Area.	
B-46	" Ram Industries, M-21, Gali No.7	- do -
	Anand Parbat.	
B-47	" Om Parkash, 25/8, Gali No.71	- do -
	Anand Parbat Indl. Area	
B-48	" Kartar Engg, Works, 4/39, Gali No.41	- do -
	Anand Parbat Indl. Area.	
B-49	" Nav Bharat Casting Co. (Plot 37,42	C.I. Casting
	Anand Parbat Indl. Area.	
B-50	" Punj foundry Works, 52/53, Gali No.10	Casting
	Anand Parbat Indl. Area	- do -
B-51	" Indra Foundry Works, 52/53,	
	Gali No. 10 Anand Parbat.	
B-52	" Jai Bharat Rajasthan Foundry	Casting
	52/53, Gali No. 10, anand Parbat.	

(v)

B-53	M/S	Sat Pal Engg. Works, 25/10,	Casting
		Gali No. 10, Anand Parbat Indl. Area.	
B-54	"	Bali Gorile Nath Foundary, M-54,	- do-
		Gali No. 10, Anand Parbat.	
B-55	"	Ganesh Foundary Works, Plot No. 2	- do -
		Gali No. 10, Anand Parbat Indl. Area.	
B-56	"	Kholigari foundary Works, M/27C,	- do-
		Gali No. 9, Anand Parbat Indl. Area.	
B-57	"	Abha foundary Works, M/24 C, Gali No. 9	-do-
		Anand Parbat Indl. Area.	
B-58	"	Eskary Steel Enterprises, M-19	- do-
		Gali No. 9, Anand Parbat Indl. Area.	
B-59	"	Durga Lal Metal Foundary Works, 6143 A,	-do-
		Gali No. 6, Anand Parbat Indl. Area.	
B-60	"	Shivam Industries, 29/22, Gali No. 6	Re-rolling
		Anand Parbat Indl. Area.	
B-61	"	Allied Casting Industries, 18/86,	Coupla Casting
		Gali No. 8, Anand Parbat.	
B-62	"	Bajaj Steel Products, M-18, Gali No. 12	- do-
		Anand Parbat Indl. Area.	
B-63	"	D.K. Foundary Works, Plot No. 24	- do-
		Gali No. 30 Anand Parbat.	
B-64	"	Grandson & Steel Works 33	- do-
		Anand Parbat Indl. Area.	
B-65	"	A.P. foundary Works, 9/102, Gali No. 9	- do-
		Near Police Post. Anand Parbat	
B-66	"	K.S. Electric Works, 33, Anand Parbat	Galvanizing
		Indl. Area.	
B-67	"	Mehra Foundary Works, Plot No. 48	Coupla Casting
		Gali No. 30, Anand Parbat Indl. Area	
B-68	"	Modern Foundary & Engg. Works, Plot	Casting
		NO. 43, Gali No. 30, Anand Parbat.	
B-69	"	Mohan Foundary Works, Plot No. 46, Gali	- do-
		No. 10 Anand Parbat Indl. Area.	
B-70	"	Nave Alorsh Foundary Works, Plot No.	Casting
		No. 49 Gali No. 30, Anand Parbat Indl. Area.	
B-71	"	Raj Industries, AB-7, Gali No. 4	Re-rolling
		Anand Parbat.	

(vi)

B-72	M/S	Raj Kamal Steel Casting, 4161 Gali No.4 Anand Parbat.	Casting
B-73	"	Sharma foundary Works, M-53, Gali No.10, Anand Parbat.	-do-
B-74	"	S.D. Foundary Works, M-13, Gali No.1 Anand Parbat.	- do-
B-75	"	Sunrise Foundary, 31/2 Anand Parbat.	-do-
B-76	"	S.K.Goel & Co. A/1 Gali No.4 Anand Parbat.	Re-rolling
B-77	"	Vijay Foundary Works, Gali No,30 Anand Parbat.	Casting
B-78	"	Syam Rolling Mills, Plot No.11, Anand Parbat Indl. Area.	Re-rolling Steel
B-79	"	Ajay Industries, 29-DE/1, Gali No.4, Anand Parbat Indl. Area	Heat Treatment
B-80	"	Sri Industries, 298/41, Gali NO.4 Anand Parbat Indl. Area	Rerolling
B-81	"	S.K.Steel Industries, 292/8A, Anand Parbat Indl. Area	- do-
B-82	"	Quality Electroplating, M-13, Gali No.4 Anand Parbat Indl. Area	Electroplating
B-83	"	Guru nanak Foundary Works, M-25, Gali No.10, Anand Parbat Indl. Area	Coupla Casting
B-84	"	Chauhan Casting Works, M-52/53, Gali No.10, Anand Parbat.	-do-
B-85	"	Dule Chand Foundary Works, M-23-25/7B Gali No.10, Anand Parbat.	-do-
B-86	"	Jai Bharat Metals, M-23, Gali NO.7, Anand Parbat.	Re-rolling
B-87	"	Rattan Foundary Works, Plot No.60 Gali No.4, Anand Parbat.	C.I.Casting
B-88	"	Bindra Rubber, M-13, Gali No.4 Anand Parbat.	Rubber Sheets
B-89	"	R.P.Foundary Works 29/29 Gali No.6 Anand Parbat Indl. Area	Foundary Casting
B-90	"	Union Foundary & Engg. Works, 29/20 Gali No.6, Anand Parbat Indl. Area.	- do-
B-91	"	Sh. Baba Prem Nath Foundary, M-26 Gali No.10 Anand Parbat Indl. Area	Complot Casting



BOUNDARY

STATION

STATION

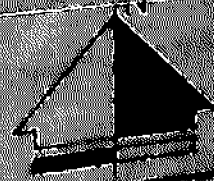
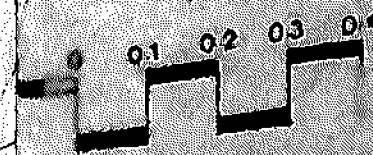
TELEGRAPH OFFICE

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MANAGER
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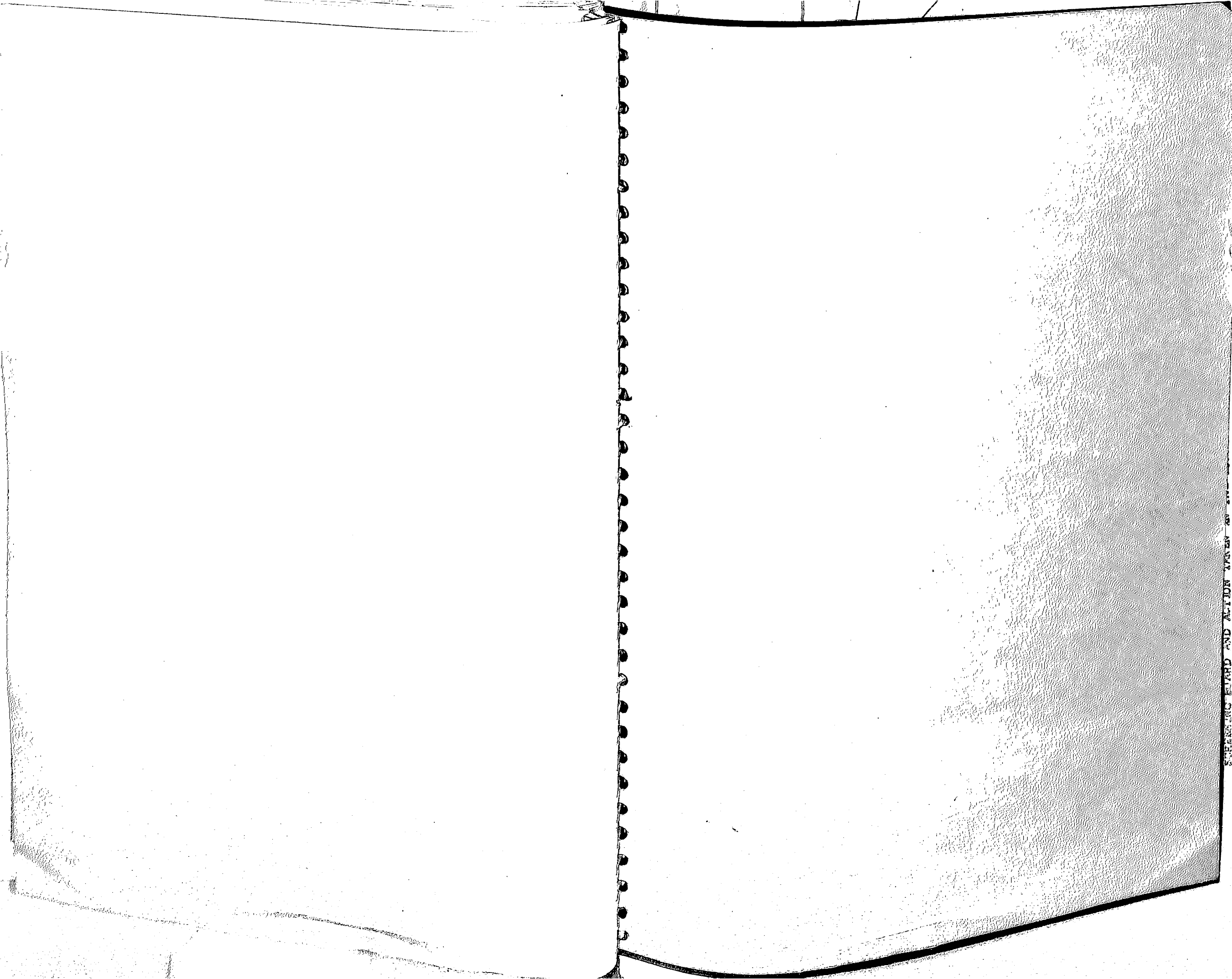
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DIRECTOR

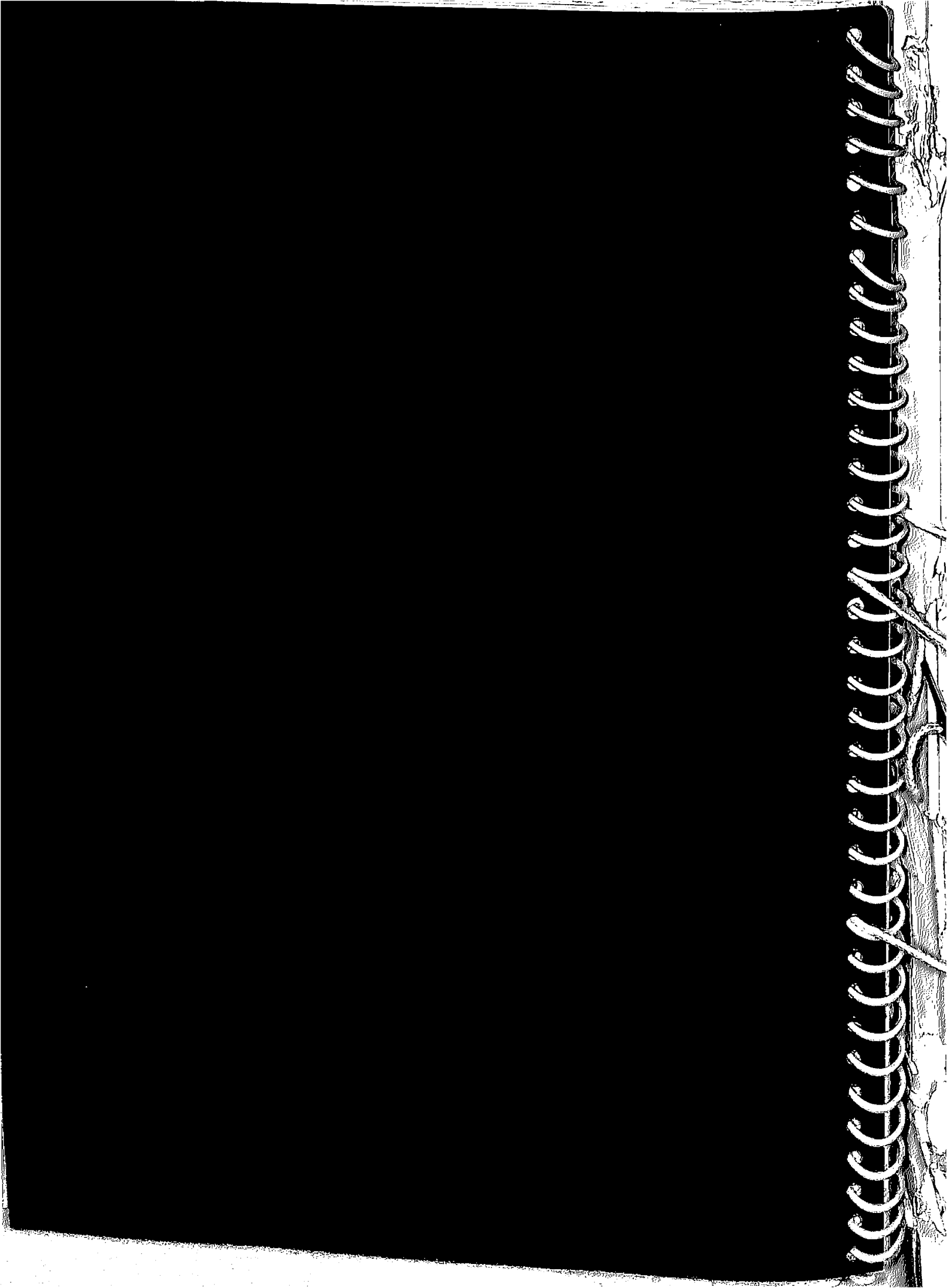
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EA PLANNING III

DEVELOPMENT AUTHORITY

PLAN FOR ZONE 'D'.





BOOK-LET OF ITEM NO. 52/96

ACTION TAKEN REPORT

SUMMARY OF CEJECTIONS/SUGGESTIONS/RECOMMENDATIONS OF
SCREENING BOARD AND ACTION TAKEN IN THE ZONAL DEVELOPMENT
PLAN FOR ZONE 'B'.

I N D E X.

<u>No.</u>	<u>OBJECTION/SUGGESTION No.</u>	<u>FROM</u>	<u>PAGE NO.</u>
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OBJECTION/SUGGESTION OF INDUSTRIAL UNITS B-1 to 111

No.	Objection/suggestion	Screening Board recommendation.	Action taken
	Proprietor of industrial units (B-1 to 111) Anand Prabhat Indl. area have objected to the list of polluting industrial units identified by the Indl. Deptt. in Zone-B as given in Annexure II of Draft Zonal Plan for Zone-B published for inviting objection/suggestion. The objection against the list of polluting industries is filed mainly on the following grounds :-	The list of polluting industries given in the draft Z.D.P. was obtained from Industries Department G.N.C.T.D. who have to take necessary action under pollution control act and also taking into account the latest position of polluting industries Supreme Court orders etc. The list may be retained incorporating these observations.	At page 21 of the text under para 9.2.1 following additions have been made GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.
1)	These industrial units are not categorised as polluting industries in the list of industries prohibited than the Union Territory of Delhi as per Master Plan or as given on page 180 of the Master Plan.		
ii)	Nor these type of industries are identified as polluting industry by the Min. Of Environment and Forest, Govt. of India.		
iii)	In view of the above it is requested that the name of these industrial units may be deleted from the list as per Annex.II of the Zonal Plan. It is also requested that they may be given opportunity to explain.		

Objection/suggestion of Sh.H.S.Sikka, Jt.Dir.(ZH)

No.	objection/suggestion	Screening Board recommendations	Action taken
1.	The alignment of road No.37 45M. R/W meeting with Road No.40 is neither in accordance with the approved zonal development plan for sub zone H-1 MPD-62 nor as per the land use plan MPD-2001	Approved alignment plan may be incorporated in the draft ZDP	Approved alignment incorporated.
2.	In the ZDP for Zone-3 Arterial Road No.40 has been excluded from the scheme boundary for the zone whereas per the approved zonal plan for sub zone H-1 the boundary of the sub zone H-1 is limited upto existing western Yamuna canal (East West in the South). As per location and area of sub zone H-1 the Arterial Road No.40 has to be a part of Zone -B	This may be incorporated showing boundary of the Zone upto central line of road No.40	The boundary of the zone has been shown upto central line of the road no.40
3.	As per the ZDP for Zone-3 the road R/W for the Arterial Road No.40 has been shown as 60 mtrs. As per the alignment plan for this road approved by the Authority vide Res.No.53 dt. 4.6.82 in file No. F5(21)/82-MP the road R/W has been taken as 45 mtrs. though in the approved ZDP for sub Zone H-1 1962 the road R/W of this Arterial Road No.40 has been given as 60 mtrs.(200 ft.)	R/W may be followed as per MPD-201	Road R/W of 60M is already shown in the Zonal Dev. Plan

Objection/Suggestion raised by Shri Kalka Das, M.P.

S.No.	Objection/suggestion	Screening Board recommendations	Action taken
1.	The Hon'ble M.P. has given general comments that the facilities such as schools, hospitals, green areas flyovers etc. are presently not sufficient to serve the increasing population. He has further suggested that while preparing development plan of this scheme for Karol Bagh area the local MPs, MLAs and organisation may be consulted.	Community facilities have been provided depending upon the availability of the land in the zone though they are not meeting the standards prescribed in MPD 2001. If possible these may further be augmented.	No further augmentation is feasible. No action to be taken.

OBJECTION/SUGGESTION NO.4

Objection/suggestion raised by Dy.Commissioner of Police : Traffic

S.No.	Objection/suggestion	Screening Board recommendations	Action taken
1.	It has been recommended in the draft zonal plan for Karol Bagh that parking would be allowed in road leading to the busy Ajmal Khan Road. In this regard it is suggested that the Delhi Traffic Police should be consulted before allowing in road side parking on Ajmal Khan Road since there is a plan with DDA also to introduce total pedestarization on this arterial road.	It was informed that DCF Traffic had already sent a letter to DDA expressing his agreement with the traffic and transportation proposals of draft ZDP.	No action required to be taken.

OBJECTION/SUGGESTION NO.4

Objection/suggestion raised by Dy.Commissioner of Police : Traffic

S.No.	Objection/suggestion	Screening Board recommendations	Action taken
1.	It has been recommended in the draft zonal plan for Karol Bagh that parking would be allowed in road leading to the busy Ajmal Khan Road. In this regard it is suggested that the Delhi Traffic Police should be consulted before allowing in road side parking on Ajmal Khan Road since there is a plan with DDA also to introduce total pedestarization on this arterial road.	It was informed that DCF Traffic had already sent a letter to DDA expressing his agreement with the traffic and transportation proposals of draft ZDP.	No action required to be taken.

OBJECTION/SUGGESTION NO.5

Objection/suggestion of Mercury General Corporation Pvt.Ltd.

S.No.	Objection/suggestion	Screening Board recommendation	Action taken
1.	No objection is raised on the proposed landuse. It is suggested that the landuse stipulated in Master Plan for 2001 and the Zonal Plan be retained without disturbing the set back and allow FAR as per plan.	Redevelopment within the frame work of MPD 2001 ZDP is recommended.	No action is required to be taken.

Objection/suggestion of Bunglow owners of Ganga Ram Hospital road

S.No.	Objection/suggestion	Screening Board recommendations	Action taken.
1.	The owners/lessee of Bunglow No. B-1 to B-4 and B-5 have objected to the proposed widening of the Ganga Ram Hospital Marg which is affecting these bungalows and requested that these bungalows be spot zone on the following grounds :-	The area under reference falls outside the zone	Objection has been forwarded to concerned Area Planner.
i)	These bungalows have been constructed on Ganga Ram Hospital Marg immediately after partition of the country.		
ii)	In 1965 when the Draft Zonal Plan was published DDA/ Govt. of India were requested for spot zoning at these properties and it was decided that the land may be given to the owners after widening of the road and occupants of land in between compound wall of Janki Devi College and widening of Ganga Ram Hospital road as they are entitled to resettle there as per Gadgil Assurance.		
iii)	In 1965 Cabinet Secretariate (Estimate Committee of DDA) approved the spot zoning.		
iv)	The matter is still pending because of landuse. In case the landuse of the area between Janki Devi College and the road cannot be changed as a residential spot zoning be done as requested earlier.		

Objection/suggestion of Bunglow owners association Patel Nagar

Objection/suggestion

Screening Board
recommendationsAction
taken.

The objection is against the main Patel Road (Shadipur Road being shown as residential area on the ground that this road is the main artery for all traffic to the western colonies spread over several sq.miles in all directions resulting in tens of thousands of vehicles/commuters passing through this road and therefore inhabitants cannot be over stayed due to carbon waste and noise pollution emitted from the traffic.

Screening Board observed that the area is predominantly residential and therefore it is recommended to retain residential landuse.

No action :

It would not be out of place to mention that Pusa Road which ultimately merges in Patel Road as one of the arteries being only part of the traffic which ultimately plies on Patel Road has been classified as for mixed landuse. Width of Pusa Road is much less than Patel Road which has the right of 200 feet. It is therefore illogical for Patel Road to be classified as purely Residential area.

It is requested that this matter be reconsidered and Patel road be reclassified for mixed landuse. When the matter is taken in hand for consideration some representative of this association may be permitted to make further submission verbally.

Objection/suggestion of Bunglow owners association Patel Nagar

Objection/suggestion

The objection is against the main Patel Road (Shadipur Road) being shown as residential area on the ground that this road is the main artery for all traffic to the western colonies spread over several sq.miles in all directions resulting in tens of thousands of vehicles/commuters passing through this road and therefore inhabitants cannot be over stayed due to carbon waste and noise pollution emitted from the traffic.

It would not be out of place to mention that Pusa Road which ultimately merges in Patel Road as one of the arteries being only part of the traffic which ultimately plies on Patel Road has been classified as for mixed landuse. Width of Pusa Road is much less than Patel Road which has the right of 200 feet. It is therefore illogical for Patel Road to be classified as purely Residential area.

It is requested that this matter be reconsidered and Patel road be reclassified for mixed landuse. When the matter is taken in hand for consideration some representative of this association may be permitted to make further submission verbally.

Screening Board recommendations

Action taken.

Screening Board observed that the area is predominantly residential and therefore it is recommended to retain residential landuse.

No action

Objection/suggestion	Screening Board recommendation	Action to be taken
<p>1. The area known as Katra Chajju Pandit on East of Park Road, Delhi is proposed for residential use in the zonal development plan whereas the entire area is predominately commercial where the types of industries/factories such as hoisery, computer, hardware, painting, novelties, plastic automats, cable defence, office, medical equipment, fabrication and wire drawing etc. are running. Therefore it has been requested that the Katra Chajju Pandit should be declared as local commercial area and before taking any decision we should be given an opportunity to represent the case.</p>	<p>Screening Board recommended that while urban renewal scheme is prepared the agency preparing the plan may take into consideration the existing situation.</p>	<p>No any action</p>

OBJECTION/SUGGESTION NO.12

Objection/suggestion of Bhargava & Associates Pvt.Ltd.

Objection/suggestion

Screening Board recommendations

Action to be taken

1. Under mixed landuse the ground floor is allowed for commercial purposes, ground coverage FAR etc. should be similar as allowed on commercial plots since after paying the conversion charges at the proposed rates the landuse and coverage should come in parity with the same potential as allowed on commercial land.

Screening Board recommended that building activity shall be as per BBL/approved scheme MPD-2001

No action

Since the ground coverage is restricted to the depth of one plot the conversion charges should be reduced proportionately and become equivalent to mixed use charges as is normally levied on commercial kind of use. For upper floor where no commercial activity is proposed there should not be extra charges because of conversion as proposed and as such the charges be restricted only to use and link with the coverage as allowed.

Approved policy/DNA resolution/MPD-2001 may be followed

No action taken

3. It is proposed to surrender front set back of the plot without compensation and unconditional. The value of land being surrendered should also be taken into account while computing & for arriving at the conversion charges as payable for ground floor 'commercial use' of use.

Conversion charges are to be as per MPD-2001 No action

4. For mixed landuse specify the FSI on 6Mtr. wide roads and those on Deshbandhu Gupta Rd.

4 & 5. As per norms of MPD-2001/ approved, scheme. No action

5. Further guidelines be given on the following:

- i) use of basement
- ii) Use of ground floor
- iii) Use of 1st 2nd and 3rd floor which are to be situated on road having width of more than 30'0"

OBJECTION/SUGGESTION NO.12

Objection/suggestion of Bhargava & Associates Pvt.Ltd.

Objection/suggestion

Screening Board recommendations

Action to be taken

1. Under mixed landuse the ground floor is allowed for commercial purposes, ground coverage FAR etc. should be similar as allowed on commercial plots since after paying the conversion charges at the proposed rates the landuse and coverage should come in parity with the same potential as allowed on commercial land.

Screening Board recommended that building activity shall be as per BBL/approved scheme MPD-2001

No action

Since the ground coverage is restricted to the depth of one plot the conversion charges should be reduced proportionately and become equivalent to mixed use charges as is normally levied on commercial kind of use. For upper floor where no commercial activity is proposed there should not be extra charges because of conversion as proposed and as such the charges be restricted only to use and link with the coverage as allowed.

Approved policy/DNA resolution/MPD-2001 may be followed

No action taken

3. It is proposed to surrender front set back of the plot without compensation and unconditional. The value of land being surrendered should also be taken into account while computing & for arriving at the conversion charges as payable for ground floor 'commercial use' of use.

Conversion charges are to be as per MPD-2001 No action

4. For mixed landuse specify the FSI on 6Mtr. wide roads and those on Deshbandhu Gupta Rd.

4 & 5. As per norms of MPD-2001/ approved, scheme. No action

5. Further guidelines be given on the following:

- i) use of basement
- ii) Use of ground floor
- iii) Use of 1st 2nd and 3rd floor which are to be situated on road having width of more than 30'0"

OBJECTION/SUGGESTION NO.12

Objection/suggestion of Bhargava & Associates Pvt.Ltd.

Objection/suggestion

Screening Board recommendations

Action to be taken

1. Under mixed landuse the ground floor is allowed for commercial purposes, ground coverage FAR etc. should be similar as allowed on commercial plots since after paying the conversion charges at the proposed rates the landuse and coverage should come in parity with the same potential as allowed on commercial land.

Screening Board recommended that building activity shall be as per BBL/approved scheme MPD-2001

No action

Since the ground coverage is restricted to the depth of one plot the conversion charges should be reduced proportionately and become equivalent to mixed use charges as is normally levied on commercial kind of use. For upper floor where no commercial activity is proposed there should not be extra charges because of conversion as proposed and as such the charges be restricted only to use and link with the coverage as allowed.

Approved policy/DMA resolution/MPD-2001 may be followed

No action taken

3. It is proposed to surrender front set back of the plot without compensation and unconditional. The value of land being surrendered should also be taken into account while computing & for arriving at the conversion charges as payable for ground floor 'commercial use' of use.

Conversion charges are to be as per MPD-2001 No action

4. For mixed landuse specify the FSI on 6Mtr. wide roads and those on Dashbandhu Gupta Rd.

4 & 5. As per norms of MPD-2001/ approved, scheme. No action

5. Further guidelines be given on the following:

- i) use of basement
- ii) Use of ground floor
- iii) Use of 1st 2nd and 3rd floor which are to be situated on road having width of more than 60'0"

6. Further clarification is also needed in number of dwelling units shall be allowed since the ground floor is proposed to be commercial.

It is recommended that total no. of DUs may reduce proportionately (excluding ground floor)

In clause 5.2.3 on page 7 of the text the new sentence "IN CASE THE GROUND FLOOR IS USED FOR THE USES OTHER THAN RESIDENTIAL, THE TOTAL NO. OF DWELLING UNITS (AS PRESCRIBED IN MASTER PLAN) SHALL REDUCE PROPORTIONATELY (EXCLUDING GROUND FLOOR)" is added under control for building/buildings within use premises.

Objection/suggestion received from Jan Kalyan and Bhrashtachar Sangarsh Samiti

Objection/suggestion	Screening Board recommendation	Action taken
1. The possession of land measuring 750 bighas maybe takenover from Ramjas Foundation as per the decision of Supreme Court.	The matter maybe referred to Land Management Branch	Matter refered to Land Management Branch
2. In the Master Plan this area has been designated as light and service area and therefore DDA should conduct necessary survey and allot these plots to the people running industries/factories on the prevailing cost.	The redevelopment scheme/plan is to be prepared/approved by the local body within the master plan/zonal plan frame work.	No action required.
3. DDA should take possession of the land unauthorisedly encroached by Ramjas Foundation. The possession of the building during British regime where Ramjas Foundation is presently running institution should also be taken over by DDA.	Lands branch DDA may take necessary action.	Matter referred to Land Management Branch.
4. Facilities shown in the earlier zonal plan of Zone-B may be given to the people since with the court verdict there is no difficulty for DDA to acquire this land.	4 & 5 MPD-2001 /zonal plan will be followed by the local body and may take further necessary action for preparation of redevelopment scheme.	No action required.
5. Light indl. area may be declared as regularised/ approved and facilities such as drains, sewer roads etc. be provided.		

OBJECTION/SUGGESTION NO.16

OBJECTION/SUGGESTION RECEIVED FROM NAV YUVAK EKTA MANOH ANAND PRABAT

Screening Board recommendations Action taken

Objection/suggestion

- | | | |
|---|--|---|
| 1. The zonal plan does not show the boundary of the area | No action is required as the boundary of the area is shown. | No action |
| 2. There is no provision of 33 KVA Grid Sub station site as it is very essential for existing industry. | A site of 33 KV ESS has been shown in Dev Nagar area. However the list of 33 KV ESS obtained from DESU may be indicated in the draft ZDP. | The 33 KV ESS shown on the plan. |
| 3. No site earmarked for common effluent treatment plant which is the requirement as well as obligation of industrial area inspite of recommendations of Ministry of Environment and Forest Govt. of India and Central pollution Control Board. | The site may be identified while preparing urban renewal scheme. 9 | No action required. |
| 4. Units identified as polluting units as per Annexure II from b(i) to b(ii) are completely wrong. | The list of polluting industries given in the draft ZDP was obtained from Industries Deptt. GNCTD who have to take necessary action under pollution control act and also taking into account the latest position of polluting industries S.C.orders etc. | At page 21 of the text under para 9.2.1 following additions have been made:

GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc. |
| 5. Existing roads of the area are approx. 15 to 20 ft. but the Zonal Plan has suggested 9 mtr. which is not feasible. | Moterable roads shall have minimum 9M R/W. | The word 'Motorable' added in clause 10.2(b) on page 22 of the text. |

6. Clause 6.9 - Development of public and semi public facilities by private enterprises are highly objectionable because such services and facilities are maintained by MCD/DDA Not relevant no recommendations No action required to be taken.

7. Approx 5 to 6 thousand telephones are working in this area which are operational from Pusa Road which exchange. Due to longspan of underground cable the MTNL has agreed to establish RLU in this area therefore the RLU site should be marked.

RLU sites be identified while preparing the urban renewal plan. -do-

8. The existing structures of industrial units are constructed with 100% coverage with different FAR therefore at this stage it is not possible economically feasible to confirm the zonal plan recommendations of 62.5% more coverage and 125 FAR

This may be considered while preparing the urban renewal scheme. -do-

9. Bus depot cum terminal is specified in the Master Plan is highly objectionable because of existence of small and tiny industries at the specific sites. Secondly it will lead to serious environmental and traffic conditions and would lead to dislocation of existing industry which is against the spirit of master plan.

Bus depots and terminal may be retained as per MPD 2001. -do-

10. The part of industry existing at H.R. Road has been identified non commercial centre is a petrol pump site which is highly objectionable and therefore it is necessary to relocate the site.

Land use as per MPD 2001 may be retained. -do-

OBJECTION/SUGGESTION NO.18
Objection/suggestion of Delhi Urban Art Commission

Objection/suggestion

1. The zonal plan should have a preamble

2. Two dimensional zonal plan may not serve the purpose. Therefore 3rd dimension of urban design may be added.

3. Zonal Development plan should be followed by action plan.

4. Parking provision needs detail consideration.

Screening board recommendations Action taken

Screening board has considered the general suggestion of DUAC. However no specific recommendations are required as the objection/suggestion pertain to all the zonal plan. No action required to be taken

Screening Board Recommendation

Action taken

Objection/suggestion

- | | | |
|---|---|--|
| <p>1. Most of the roads in Anand Prabhat Ind-ustrial Area meet the clause 10.2(b) of the Draft Zonal Plan but there are few which may not be altered as these are being used by the tiny units which do not require heavy or medium transportation.</p> | <p>Norms of master plan may be followed.</p> | <p>The word 'motorable' added in clause 10.2(b) on page 22 of the text.</p> |
| <p>2. Factories/buildings are existing since 1950 when there was no DDA or MCD and therefore these do not conform to the development control norms such as maximum ground coverage and FAR as given in clause 10.2(c) so these clause may be deleted.</p> | <p>Urban renewal scheme maybe prepared for such areas with -in the MPD-2001 limit of FAR however ground coverage can be flexible.</p> | <p>The following schemes added in clause 10.2(c) at page 22 of the text :-
"The max. permissible ground coverage is flexible. The flexibility in max. Gr.coverage shall be decided in urban renewal scheme</p> |
| <p>3. Most of the industries/factories have change their trade and the more do not come in the category of polluting industries. A fresh survey may be conducted in order to check polluting units.</p> | <p>The list of polluting industries given in the draft ZDP was obtained from industries department. GNCTD who have to take necessary action under pollution control act and also taking into account the latest position of polluting industries, supreme court order etc. The list may be retained incorporating these observations.</p> | <p>At page 21 of the text under para 9.2.1 following additions have been made :
GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.</p> |
| <p>4. Provision of parking space may be provided immediately in our area in order to avoid congestion in the traffic.</p> | <p>This may be considered while preparing an urban renewal scheme.</p> | <p>No action required.</p> |

5. There is no industrial school and testing laboratory in this area which are most important for the industrial estate.

No action required.

6. In the zonal plan it is mentioned that no compensation will be granted to the plan which are coming in the development. This may please be reconsidered as most of the units are very tiny and small and hardly earn their livelihood.

The proposal as given in the Zonal plan may be retained and should be applicable for this zone.

No action required.

Objection/suggestion

1. These are 3 objection/suggestion of same nature objecting the provisions of facilities such as hospitals (200 bedded) and two Sr.sec. schools against the provision of proposed facility centre No.FC-1B on the following grounds :

i) There are number of hospitals and nursing homes existing in this area. The Zonal dev. plan has already proposed upgradation of Tibia College in 500 bedded hospital which is less than 200 mtr. from the proposed FC-1B site and therefore it does not appear prudent to have two separate hospitals in such a close vicinity. In case there is shortage of hospital bed in the area of Tibia college it could be increased to 700 bedded hospital. Secondly the area around the location of FC-1B is predominantly residential and which would suffer on account of the abnoxious and unhealthy wastas generated by hospital.

ii) There are large number of schools functioning in this area and there is no need for school without adequate grounds etc. Zonal Plan acknowledges that in this special area new sites for schools would have to be comparatively low than standard and as such it is unlikely that schools can provide full facilities for growth of both mind and body of the students. The proposed schools would have to function on a very small piece of land and therefore will not be adequate to cope up with the sports need of the students.

Screening Board recommendations Action taker

The provisions for schools and hospitals may be kept as shown in the Zonal Dev. plan. The proposal to upgradation of Tibia college as approved by Authority be incorporated in the draft Z.D.P.

The proposal of Tibia college as approved by the Authority vide Resolution No. 43/95 dated incorporated in the plan.

Objection/suggestion

v. The draft zonal plan is not as per section 8 of D.D.Act(copy enclosed as appended). All the details be given in the Zonal Plan as per section 8. The details of decision taken by various court orders have been appended as appendix-2 in summary. The matter may be discussed seriously and draft zonal plan may be prepared again in suitable scale of 1:5000 and then the objection/suggestion be invited. The earlier sub zonal plans prepared by TCPO and DEA are much better. For example sub zonal plan of B-9, B-3 and B-6.

The Screening board which is legal one may kindly see into the matter otherwise someone will go to the court as there is no utility of preparation of zonal plan which does not serve any purpose.

GENERAL POINTS CONCERNING TO POLICY MATTERS ABOUT THIS ZONE

1. In Karol Bagh area, there are thousands of properties with status of a) leases have been expired b) properties are being used for different landuses; c) marginal extension have been made in the properties; d) one more story has been added. What policies should be adopted for these properties have not been given.

2. Karol Bagh area have a lot of deficiencies for different modes of vehicles and many roads are very much congested; namely Shankar Road, Pusa Road, Patel Road, Arya Samaj road, Desh Bandhu Gupta Road, New Rohtak Road and need widening which is not possible then there may be two levels roads or grade separators at various points. No traffic and transport proposal of fly overs, grade separators parking at one or more than one level or in the basement have been made and

Screening Board recommendation

ZDP has been prepared and published under D.D.Act, 1957.

No action required.

The issue relates to enforcement and does not involve any modification in the zonal plan.

S.No.1 to 12
No action required to be taken.

The norms of roads and parking have been followed as per MPD-2001 which was based on detailed study conducted at that time.

No action.

given. Stating that this was done at the time of Master Plan is a wrong statement as no such studies are there. If there are any such studies, a copy may be made available.

3. There is a lot of importance of public participation in urban planning. Publishing a plan in a very small scale and displaying it at few places does not attract the objectors to object. In 1960s when the system of working in DDA was better, there were hundreds/thousands objections. Now, there may be only few objections/suggestions.

4. System of preparation of zonal plan should have been as details given under, with 10 important factors.

- i) Base maps in the scale of
 - a) 1:10000 and
 - b) 1:5000
- ii) land ownership map and land policy
 - a) Existing
 - b) Proposed
- iii) Relationship of physical, social and economic infrastructure with
 - a) Delhi Urban Area
 - b) National capital Territory of Delhi
 - c) Delhi Metropolitan Area
 - d) National Capital Region
- iv) Landuse at meso level and location of important economic activities
 - a) Existing
 - b) Proposed
- v) Plans of physical infrastructure
 - a) Existing
 - b) Proposed
- vi) Plans to improve environment to stop and control water, air, noise and soil pollution.
- vii) Plans for development of sub-standard areas to

No action is required.

No action.

Zonal Plan is a link between Master Plan and layout plan and has been prepared accordingly.

bring them at par with standards of planned areas.
viii) Plans of traffic and transportation, inter-zonal and intra zonal

- a) Existing
- b) Proposed

ix) Plans of social and economic infrastructure

- a) Existing
- b) Proposed

x) Broad economics on development and construction of urban spaces.

5. Following limitations should have been tackled:

The biggest constraint is non-availability of update base maps in the scale of 1:10000 or 1:5000. Base maps are available in the scale of 1:10000 but of 1980-81 which are completely obsolete because in the last 11-12 years, following major developments have been taken place.

- a) Unauthorised development and construction
- b) Planned development and construction of group housing and other landuses.

c) A lot of unauthorised construction in unauthorised regularised colonies, villages and rehabilitation colonies etc.
d) Many sites have been encroached upon including R/Ws of master plan roads.

ii) No expertise is available in DDA for the preparation of

- a) services plans at macro level
- b) Broad economics of the zone

iii) Non-availability of data of traffic and transportation surveys of 1993-94.

iv) Non-superimposition of revenue land records on physical base maps

6. Further action should be taken on the following points:

i) Preparation of sub-zonal plans of all the sub-zones after getting base maps with the help of aerial surveys

ii) Coordination, integration and monitoring of implementation of plans sub-zones.

iii) It should be a policy document on all the subject of urban development and also information on various aspects.

iv) It should be a document to give good public participation.

No specific recommendation of screening board is required.

No action required.

v. Provision of physical, social economic and economical infrastructure, if implemented, would wipe out the deficiencies in these sectors and would ultimately improve the quality of life of people.

vi. It would fulfil the legal requirements of D.D.Act, of course after completing and finalising the sub-zonal plans of sub-zones for which latest base maps are required.

vii. It should be an action plan at macro level.

viii. In this zone, there is a lot of area under section 3 of Slum Act, 1956. All the plans prepared and approved by the competent authority of Slum Areas should be incorporated as it is. DDA is not competent to change the plans of any of such colonies whose plans were approved under Slum Act. For this I want to refer Section 53 of Delhi Development Act. Extract has been reproduced under:-

"53 : Effect of other laws - (1) now in this act shall affect the operation of the slum areas(improvement & clearance)act, 1956.

While preparing plan if this Zonal Plan, it seems that Planning Cell has not referred any plan prepared and approved under Slum Act.

7. Environment Planning : This is the most important component to save the human life from environment pollution especially in congested areas.

In the proposal, no mention has been made to save the area from pollution, what to talk about detailed plans on the subject of environmental planning.

No specific recommendation
of Screening Board is required

No action re-
quired.

-do-

-do-

8. Some pockets of the zone are very much congested and I do not think there can be any solution to solve the problems of traffic congestion except MRTS. RITES may be wrong in not proposing any suitable Rapid Transit system within the Zone except on the periphery but at this stage, Planners of DDAs should think faithfully on the subject and bring some solution.

No specific recommendation of Screening Board is required.

No action required

9. The Plan is deficit in terms of preparation of plans of physical infrastructure of the zone. In the report of the zone, mention has been made only of water requirement - 50.4 MGD sewerage - 40.3 MGD solid waste disposal - 373 tonnes per day and power 196 MW.

-do-

-do-

No details have been given about existing physical infrastructure its uneven distribution and how the additional requirements would be met. Existing and proposed physical infrastructure should be shown in a map.

10. Ultimate gas supply would be with the help of gas lines. No thinking has been made.

-do-

-do-

11. No mention or details have been with regard to unauthorised colonies, unauthorised regularised colonies, urban villages, colonies falling in slum areas resettlement colonies etc.

-do-

-do-

12. Suppose if this Zonal Plan is not there then what would be loss to the society and if it is approved then how it would be useful?

-do-

-do-

- Is it useful in terms of implementation of some proposal with the help of the Zonal plan?
- Is it useful in terms of preparation of detailed plans of the colonies.
- Please give specific examples that how this prepared Zonal Plan is useful to the Government, Private sector and public at large?

1. Out of total area of 2274 hect. 1238 hect. has been designated as Special Area thus leaving only 986 hect. (40%) for consideration. Really speaking, this plan is 40% of the area and not of the entire zone because no details have been given of special area.

2. Provision of section 8 of D.D. Act has been given wrongly. The word utility is not given. Meaning of utility is defined in the land use plan of the Master Plan which clarify that utility would comprise of water, sewerage electricity, waste and drains. Like this, part (2) of section 8 of D.D. Act has been given.

3. Projections of the Zone have been made on the basis of 1981 census. This should have been on the basis of 1991 census.

4. There is no MPD-2001 work studies, either work study if any, should have been published otherwise it has no value and it cannot be taken as a basis of preparation of Zonal Plan after 14 years.

5. Detailed urban design project would be prepared of the areas bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg. When nobody knows, these plans may not be implemented in this century.

6. Other urban renewal areas : Under this names of many residential and industrial colonies have been mentioned and also stated that development would be done in accordance with the respective comprehensive redevelopment would be done in accordance with the respective comprehensive redevelopment scheme. But when ; nobody knows.

The draft Z.P. covers entire area 2274 hect.

No action required.

The draft Z.P. is with in the Delhi Development Act 1957

-do-

1991 census has been taken into consideration.

-do-

This is an internal study.

-do-

5 to 7. No specific recommendations required.

-do-

-do-

7. The scheme shall have conservative surgery as a Planning tool.

Can this surgery be applied now a days? If yes, then details of the pockets which are going to be used for conservative surgery should be given. We should not be very vague that pockets required for conservative surgery would be identified later on.

8. The zone is deficit in social infrastructure namely number of S.S. Secondary schools far by two in numbers

- Neighbourhood park by 42 hect.
- Bus terminal/depot by 4 in nos.
- Petrol pump by 4 in nos.

Areas of each facility should also be given to check whether a facility is in less area than in the master plan. If size of most of the facilities is sub-standard then some other solution has to be thought and some more number of facilities would be required. On one side, a zonal plan is deficit in facilities on the other side on page 20, 85 hect. more residential use is permitted. Why this zone should not have required number of facilities with sizes as desired in the master plan.

9. In the proposed land use plan location of new gas godown and petrol pumps are not visible; one should clarify location of all the facilities by describing their location, no. and area.

10. Development of public and semi-public facilities can be done by the owner.

Is this some new policy? I think, this is not feasible under existing Delhi Land Policy.

11. 6. Community structures

I do not think, there is any use of making communities in the present day democratic set up. On one side, important components of the plan are not given and on the other hand, the necessary components "Community of structure" has been added

In view of existing built up area, the community facilities have been augmented as far as possible.

No action required

The location of existing/proposed petrol pumps may be shown clearly while finalising zonal plan. The location of existing /proposed petrol pumps shown clearly in the plan.

This is a new option which is being introduced to strengthen community infrastructures.

No action required.

Community structures as per MPD-2001 has been adopted.

-do-

12. Para 7.1.2 On certain street properties upto one plot deptt. can have commercial activities on the full permissible ground floor subject to payment of betterment charges. This statement has been given without going into full details. In Karol Bagh area, if a particular plot of land is permitted a change from residential to commercial use then following charges should have been made :

This will be as per the approved policy of DDA.

No action required.

- i) Development charges which are required to enhance/increase the physical infrastructure required for the increased use.
- ii) Betterment levy under section 37 of D.D. Act which is due to increase in property value beyond escalation
- iii) Lease money
- iv) What is the criteria of taking such decisions? Why not Patel Nagar has been taken in this category?

13. Para 7.3: Parking provisions for public on mixed landuse streets.

This will be dealt as per approved policy.

-do-

- i) Parking spaces should be provided in the nearby area. Location should be identified for different streets.
- ii) Front set back of these plots is surrendered without compensation, unconditional to the local body. Please give the details under what act/bye-laws, this can be taken.

14.7.4: Nursing homes and Guest houses :

- i) Existing nursing homes and guest houses running on residential premises should be discontinued why these are not regularised subject to certain conditions? I think, this is not feasible streets to shift all the nursing homes from the residential areas.
- ii) It may also be calculated that how many nursing homes are required on various roads.

Guest houses are not permitted with -do- in residential land use. However for nursing homes, the policy is being processed separately.

15. Para 8: Circulation and parking :
It is stated that a detailed study has been conducted of Ajmal Khan Street with i) to make it pedestrianise and ii) surface parking on roads leading to Ajmal Khan Road.

This has already recommended in zonal -do- development plan.

All these roads are of narrow width hardly 12 mts. parking the vehicle on such road is a problem likewise to make the Ajmal Khos Road into pedestrian may also seems to be difficult. This is a special commercial area, so some study should be got conducted from a consultant.

16. In gross residential use, an area of 85 hect. is proposed for residential use on one side, on other side, number of facilities under social infrastructure i.e. high school etc. are less.

17. Para 102 A scheme of construction of flatted factories was prepared by Slum Wing, DDA and the same was approved from Delhi Urban Art Commission. This scheme should be incorporated as it is.

18. Para 102:- Urban Renewal (Industrial Area)
I think guidelines are given for Anand Prabhat Industrial Area for which various studies have been made. It is not possible ~~for~~ to widen the roads to minimum width of 9 mts.

Wherever possible the facilities have been proposed/augmented. No action required.

The details of specific scheme have not been mentioned.

-do-

Minimum width of 9 mts. is necessary for vehicular roads.

Correction done in para 10.2(b) on page 22 of the text.

OBJECTION/SUGGESTION NO.23

EXAMINATION OF THE REPRESENTATION OF NARAIN VIHAR RESIDENTS WELFARE ASSON.

Objection/suggestion

Screening Board recommendation Action taken.

1. It is suggested that the last date of filing objection/suggestion be extended by atleast two months i.e. upto 31st March 1994 since most of the public is ignorant about the zonal plan as it has not been given any wide publicity.

Time for filing the obj./sugg. had been extended upto 31st March 94. No action required

2. The name of the roads of Naraina Vihar colony which have been identified by DDA on which residential buildings will be allowed to be converted into full commercial/ mixed land use and what are the charges proposed to be levied for the purpose.

There is no such area in Naraina residential scheme where buildings will be proposed/allowed to be converted into full commercial/ mixed land use and draft Z.D.P. does not require any modifications.

Objection/suggestions

1. Proposed landuse plan has been provided in Draft ZDP published by the Authority
2. The published ZDP does not indicate anything about the existing landuse or the year of the existing land use on which the proposed landuse is based.
3. ZDP provides landuse of the zone at Master Plan level and Zonal Plan level.
4. The procedure for approval of sub-zonal plans is not indicated in the Draft ZDP.
5. The areas declared as slum under section 3 of the Slum Act 1956 whether need to be dealt with under the slums act or not, there is no mention of this in the Draft ZDP.
6. Draft ZDP has indicated that polluting industries inclusive of any other polluting industry located in manufacturing use zone should improve their performance to bring it to the acceptable standards/alternatively should close down.
7. Draft ZDP has made the following provision under para 7.2
Conversion charges and other penalties :
From residential to commercial charges to be fixed and recovered by the DDA/local body based on the following
1) The difference in cost of land between residential & commercial use at current market price.
2) The cost of providing additional services at the sub zone and layout plan level.

Screening Board recommendations

taken

No comments

No action to be taken.

Windshield surveys had been conducted while preparing draft ZDP. -do-

No comments.

-do-

There is no Master Plan provisions/necessity for approval of sub zonal plans. -do-

These are to be dealt as slum act.

New para(5.5) added on pg.10 of text as under:-

The areas declared as slum under Sec 3 of the Slum Act, 1956 shall be dealt under Slum Act, 1956

This is to be dealt as per policy.

This is to be as per provision of MPD 2001

iii) Charges for built space to make good parking deficiencies through below ground and/or multi-storied garages for which land/space would have to be acquired.

8. Draft ZDP does not mention anything about the densities at ZDP level

Master plan densities/norms may be followed at zonal plan level densities are not to be indicated.

No action to be taken.

9. Draft ZDP in para 6.8.2 has indicated that public and semi-public facilities are augmented in the zone mainly in facility centres.

Agreed

-do-

10. The comprehensive redevelopment schemes for urban renewal areas are ~~ix~~ yet to be prepared.

Urban renewal scheme are to be prepared by concerned local body. -do-

11. Under guidelines for preparation of urban renewal scheme it is indicated that where the road width is less than 6 mtr. equal widening shall be done on both sides and land for this purpose shall be surrendered free of cost. It is not clear whether the owners will surrender the land for widening of the road. This point was also discussed in the meeting taken by Secy. U.D. on mixed landuse. The views expressed by the Secretary (UD) needs to be taken into consideration. Secretary (UD) has already initiated the deliberation on this and it will be desirable to await the outcome of the deliberations. It may also be stated that there may be cases in which owners may not approach the Development Authority for development/redevelopment of existing building for claiming more FAR/Change of landuse from residential to commercial and even if some of the owners of the land come forward, it will not be possible to get the clear cut width of the road for widening through out the complete stretch of the road.

Zonal plan recommendations to be retained.

12. In para 6.1.2 the provision for schools works out to 84 while the provision in development plan has been made only for 82 Senior Secondary schools. It is not clear how the deficiency of two Sr. Sec. Schools will be met.

13. In the ZDP total bed strength has been proposed at 3.06 beds/1000 population against norms of 5.06 beds/1000 population. Adjoining Ganga Ram Hospital is expected to cater to the health facilities in this zone.

14. ZDP has proposed an area of 84.18 ha. for N.H. Parks and play areas against the requirement of 126 ha. as per MPD-2001 for N.H. parks and play areas.

15. Only 13 local shopping centres are proposed in the ZDP against the requirement of 42. Although the other areas may not require provision of LSCs because of considerable shopping available in Karol Bagh and other special areas. However in the area like sub zone B-7 the provision of one LSC against the requirement of 5 may not serve the purpose and more shopping may be needed.

16. In Para 6.5 Bus Terminals/Depots, the requirement has been projected as 9 for 2001. However the ZDP caters only for 4 bus terminals/depots. It is not clear how the deficiency of remaining 3 will be made good. Now the ZDP has proposed 5 depot-cum-terminals. The report has indicated that there are seven existing Bus Terminal which do not have regular space.

sites have been proposed.

Zonal Plan proposals may be retained in view of built up area/availability of vacant lands.

-do-

Additional provision of parks/play grounds is not possible in view of heavily built up area. However while preparing urban renewal scheme augmentation of open spaces may be kept in view.

-do-

This may be examined as per approved layout plan. However prima facie an extra community centre has been provided in the area.

-do-

Due to paucity of land it is not possible to propose additional site for bus terminal/depot.

-do-

17. Necessary correction in
i.e. 1 gas godown per 40000 person has been done.

18. In para 6.8.1 it has been mentioned that the other existing community facilities like Police station, fire station, Telephone Exchange, etc. are sufficient in number as per MPD-2001 standards. However one additional fire station is proposed to be located in the facility centre. As the adequacy of community facilities has been ascertained by the DDA, it is not understood why additional fire station is required to be provided in this area.

Proposed site of additional fire station may be retained in view of future requirements and fire hazardous nature of trades, in industrial area.

-do-

19. It has been mentioned that the Nursing Homes and Guest Houses operating in the residential premises needs to be discontinued. In this reference it may be stated that the discussions held in the meeting of the Secretary (LD), Min. of U.D. for mixed landuse in Zone 'B' needs to be considered.

The policy for Nursing homes is under finalisation and according to which such cases are to be dealt with. However Guest Houses in residential premises are not permissible.

-do-

20. Ring Railway for intra-city passenger movement also traverses through this zone, while as per MPD-2001 the passenger movement in this zone has decreased. The Zonal Plan could have gone into the causes of this decrease and suggested corrective measures like proper location (relocation) of railway stations to be compatible with land uses and adequate and proper access to these could be some of the factors, for under utilisation of this mode of transport.

A study may be taken up for utilising Ring Railway for mass transport. No action to be taken at zonal plan level.

-do-

21. In para 8.3 it is stated that detailed study for this area has been conducted within the frame work of provisions of Master Plan 2001. At the same time in para 8.4 it is mentioned the effective management studies for traffic are required to be prepared. This needs to be clarified.

Agreed

Part(b) of the para 8.4 on page 19 of the text is deleted.

22. ZDP provides for landuse analysis at Master Plan as well as Zonal Plan level.

23. In para 9.4.1 it has been stated that there is shortage of land in the development/demarking of new sites for public and semi-public facilities in the zone. While para 6.8.1 states that the existing community facilities are sufficient.

24. Published ZDP indicates that these plans shall be prepared by the local bodies.

No action to be taken

Police station may be deleted from para 6.8.1

No action required.

The word "Police Station" deleted from para 6.8.1

Agreed No action to be taken

No action to be taken

OBJECTION/SUGGESTION EXAMINATION OF THE OBJECTION & SUGGESTION OF RAMJAS FOUNDATION

Screening board recommendations Action to be taken

Objection/suggestion

1. There is no need to construct the proposed road connecting New Rehtak Road and Patel Road (Marked red) because road is already existing from the point A to Y having different route (green colour) This is a master plan road and No action required as such the suggestion for shifting the bus depot site may not be agreed.

2. On the site of proposed Bus Depot/Terminal large number of light industries are also functioning and these plots have been given to them by Ramjas Foundation on lease/licence basis. The proposed terminal will therefore result in uprooting these industries and therefore some other suitable site may be found for the proposed bus terminal.

This is a Master Plan site and as such the suggestion for shifting the bus depot site may not be agreed. -do-

3. The area marked (green colour) in the plan has been site to be acquired for developing the sports complex. In fact we have already developed the sports complex at this place and as such it will not be wise to acquire the land at huge expenses since the development is in conformity with the zonal plan and therefore this question for land may be exempted from the acquisition proceedings. The name of the complex declared is Ramjas Sports & Mountteering training school

-do-

4. The area proposed for facility centre FC-1A has already been used as residential area since along time and large number of jhuggies are already existing who are our paying nominal licence fee therefore this permission may also be exempted from acquisition proceedings.

This facility centre which is a master plan site should be developed. -do-

5. Is the plan/indication has been given to show certain
gullies and roads e.g. Cali No.10 starts from Point 'A' New
Rahatak Road and goes upto Point 'G'. Certain other roads
have also been shown in the Plan which can be pointed out
during the course of personal hearing.

Similarly, our day-boarding school, nursery school and
primary school have also not been shown in the Zonal Plan
these schools are actually functioning and are in existence
the places marked 'H' & 'J'. To this extent also the
zonal plan needs to be corrected.

At point 'K' a school has been shown. This is not
correct. There is actually a playground at this place
which needs to be shown as such in the plan.

Location of post office is not correctly shown. The
actual place where the post office is existing is shown
(in green colour)

Roads below 18 mt.R/W are
generally not shown in the
Zonal Plan but such details
are shown in the layout plan.

No action

6 & 7. Existing sites of Sr.
Sec. school shown in the zonal
plan may be corrected as per
ground realities. Primary
school/nursery school sites
are not indicated in ZDP.

Necessary
corrections
done in the
landuse plan.

-do-

Necessary corrections may
be done in the ZDP.

-do-



OBJECTION/SUGGESTION NO. 31

EXAMINATION OF OBJECTION/SUGGESTION FROM CHIEF FIRE OFFICER

Objection/suggestion

There are already 7 Sr.Sec. schools for boys and girls. It is requested that site for fire station may be provided behind Police Station Sarai Rohilla on Road No. 40 Corner Kali Das Marg, New Delhi.

It is also pointed out that there are already 7 sr. sec. schools for boys and girls in the vicinity of this site in addition to one middle school for boys and girls. Therefore, there is no necessity of opening new schools and site for the proposed school may be proposed for the Delhi Fire Service for the construction of fire station building which is essential in the interest of the public safety.

Screening Board recommendations Action to be taken

It is recommended to inter change the Sr.sec. school site with school site with proposed fire station site in FC-1(b)

In the land-use plan fire station is shown in the place of proposed Sr.Sec. School site behind Sarai Rohilla Police Station.

In page 11 of the text under clause 6.1.2 one Sr. Sec. School is deleted from sub-zone B-4 and added in sub-zone 6. Necessary correction is also done in para 6.8.1 at page 14. as under:-

"However one additional fire station is proposed to be located behind Police Station Sarai Rohilla in sub-zone B-4".

OBJECTION/SUGGESTION RECEIVED FROM SH. PRAKASH NARAIN DIRECTOR

Objection/suggestion

Screening Board recommendations Action to be taken

Bus Depot/bus terminal
The bus depot and bus terminal has been
retained in the Development Code. Thus the
retained in the Draft Zonal Development Plan
is to bring the zonal development proposals
with MPD-2001 provisions.

This may be clearly stated in the existing depot
Zonal Development Plan, referring also function-
para 6.5 of Bus terminal/depot. ing as terminals.
In the proposal
however depots and
terminals have
been shown separa-
tely.

Petrol Pumps
Locating three new fillings stations if
possible, it may be worthwhile to examine the possi-
locating smaller size petrol pumps as approved
for scooters and three wheelers. These
size petrol pumps can also be used by cars.

New site of petrol pumps have been
proposed in the industrial area/
along main roads, which will have
filling station only as per norms of
MPD-2001.

No action.

Mixed landuse
Mixed landuse concept as indicated in Draft Zonal
Plan needs serious rethinking because of following
reasons:

a) The declaration of streets commercial on the basis
of existing unauthorised commercial activities results
in directly benefit to law breakers.

b) Most of the existing unauthorised commercial activity
are done set backs or on the encroachments within road
width.

c) The condition that set backs shall be surrendered
for parking etc. does not hold good in case of smaller
plots specially of rehabilitation colonies/settlement
colonies because of the following reasons:
i) The 1st floor and above also need parking space
ii) The set back in most of the cases are not available
iii) Even if set backs are available these may not be
sufficient to accommodate the required parking.

The proposal of mixed land use are
based only on survey supplied by the
MCD. However mixed landuse is
allowed only in the policy of build-
ing duly approved by the local body
and not within the set backs/unauthor-
ised construction. It is suggested
that a comprehensive study of the
implications of mixed landuse may be
done for new plan/perspective Plan
review. No action to be taken at Zonal
Plan level.

No action.

of the present use of the land use on residential
also needs due consideration.

Mixed land use may also effect the requirements of commercial areas e.g. local shopping, community and district centres etc. In view of this, it may be necessary to assess the employment likely to come from the land use at zonal level and also at city level. A regular reassessment of the requirements of planned areas be made. This will avoid the problems prevailing today i.e. the shops/office space by DDA/Developers have no buyers.

Conclusion: Due to political/social/administrative non-confirming uses are to be regularised. Following suggestions are made :-
1. In existing areas the non-confirming uses be regularised only after making the proper assessment of the requirement of upgradation of related facilities, and the needs of the neighbourhood to accept mixed land use.
2. Environmental impact physically and economically. In doing this the owner/users should be asked to contribute the required money. This levy in any case should be less than the amount which owner may have to pay in owning the same floor space in a planned commercial area.

3. There should be policy applicable to whole zone/city and not for streets where commercial activity is existing at present.

4. Para 8 - Circulation and parking

- The right of way (in feet/mtr.) of all the roads shown on the Zonal Plan may also be indicated.
- It has been noticed that R/W indicated on zonal plan differs from the R/W indicated in the previous zonal plan/alignment plan. The R/W of the alignment approved by the authority are enclosed for reference.
- Alignment of Road No. 40, 37 and its connection with the roads may please be checked from the approved schemes/zonal plans.

4. Parking spaces as per the implementation plan/draft ZDF of Karol Bagh (B-2) may be incorporated in the Zonal Plan. The R/W of New Rohtak Road as per approved alignment plan may be retained and the right of way of roads shown in the zonal plan be indicated in the alignment plan also.

... draft zonal plan needs
... verified from commercial (MRTS), RTD, Commissioner
... may also be requested to sent the approval of the
... Authority.
... use alongwith MRTS corridors will need processing
... of landuse as per the normal procedure given
... Act 1962. (Modified from time to time)

Circulation
... of circulation plan is not available in the
... draft zonal plan of Zone-B. The plan of the
... use be supplied.

... ed parking along the roads/within road R/W
... examine with reference to proper traffic
... regarding availability of land within the r/w
... ing.

... ample parking is mainly required by the shop
... s/shopper. along these roads in B-zone. It may
... rthwhile to consider that the total expenditure
... rred on the parking and other facilities for regular-
... tion for these shops be charged from the shop keepers.
... otherwise we may not be able to sell the planned shopping
... areas within the commercial areas.

... The possibilities of providing parking on Ajmal
... Road and in Karol Bagh Area should be integral part
... of the traffic circulation for which a proper traffic
... management plan should be worked out.

6. Separate circulation plan is not necessary. The circulation/
parking proposals are based
on detailed studies in con-
sultations with DCP Traffic
etc. Traffic management plan
is to be prepared by the con-
cerned agency.

request

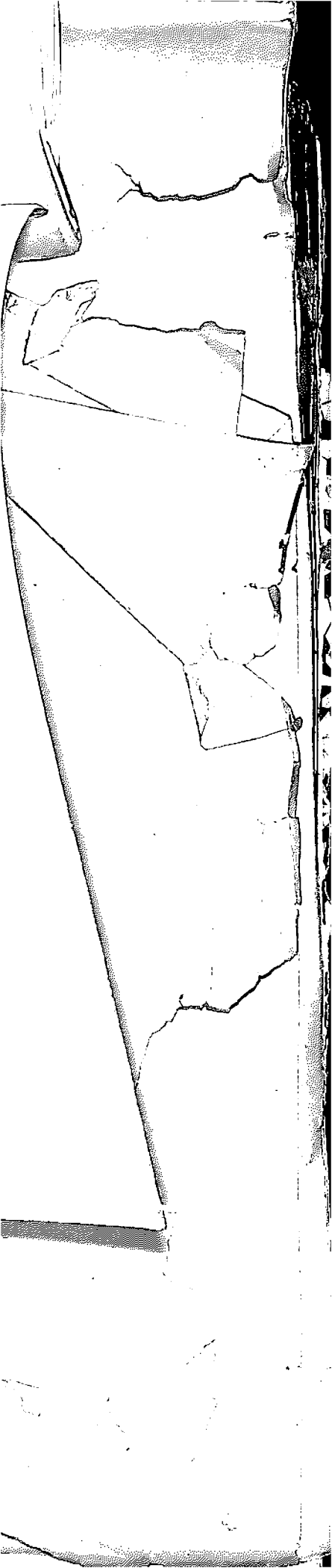
send a set of road alignment plans
Authority for necessary modification
nal Development Plan.

MINISTRY OF HIGHWAYS AND TRANSPORTATION
Screening Board recommendations Action to be taken

The roads R/W have been in-
corporated as per Master Plan/
approved alignment plan. However, this
may be reverified and the road
width wherever is higher, either
as per alignment plan or MPD-2001
be followed.

In response
to recommen-
dation,
following
action
done in
para 6.1
on page 8:-

The roads
R/W have
been shown
as per Master
Plan/approved
alignment
plans. The
road right
of way either
as per align-
ment plan
or MPD-2001
whichever
is higher
shall be
followed.





mk100

mk100



