Kshetriya Vikas Yojana
Zonal Development Plan

Kshetra (Zone)-"A"
ZONE-"A"

(Chaar Dweep Shahr ke Antariksh)
(Other than Walled City)

Delhi Vikas Pradhikaran
DELHI DEVELOPMENT AUTHORITY
Zonal Development Plan

ZONE-“A”

(Other than Walled City)


SD/-
DR. NIVEDITA HARAN
DIRECTOR (DD)

DELHI DEVELOPMENT AUTHORITY
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10.0 Zonal Level Plans
10.1 Landuse plan
10.2 Jhandewalan Distt. Centre
10.3 Manufacturing Areas/Polluting Industries
10.4 Neighbour parks & Play grounds
10.5 Public & Semi-public facilities

11.0 Urban Renewal
11.1 Urban Renewal areas (Residential)
11.2 Urban Renewal (Commercial areas)

12.0 Proposed Modifications in the Master Plan

ANNEXURE I

List of Pollution Industrial Units (i - ii)
ZONAL (DIVISIONAL) PLAN FOR ZONE ‘A’ (Other Than Walled City)

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 Areas (J to N and P) and one, the river and the river-front area (O).

Detail of the zones & area is given in the following table:

<table>
<thead>
<tr>
<th>NAME OF THE ZONE</th>
<th>APP. AREA IN HA</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Old City</td>
<td>1,159</td>
</tr>
<tr>
<td>B. City Extension</td>
<td>2,304</td>
</tr>
<tr>
<td>C. Civil Lines</td>
<td>3,959</td>
</tr>
<tr>
<td>D. New Delhi</td>
<td>6,855</td>
</tr>
<tr>
<td>E. Trans-Yamuna</td>
<td>8,797</td>
</tr>
<tr>
<td>F. South Delhi-I</td>
<td>11,958</td>
</tr>
<tr>
<td>G. West Delhi</td>
<td>11,865</td>
</tr>
<tr>
<td>H. North West Delhi-I</td>
<td>5,677</td>
</tr>
<tr>
<td>J. South Delhi-II</td>
<td>15,178</td>
</tr>
<tr>
<td>K. West Delhi-II</td>
<td>12,066</td>
</tr>
<tr>
<td>L. West Delhi-III</td>
<td>22,979</td>
</tr>
<tr>
<td>M. North West Delhi-II</td>
<td>8,213</td>
</tr>
<tr>
<td>N. North West Delhi-III</td>
<td>15,851</td>
</tr>
<tr>
<td>O. River Yamuna</td>
<td>6,081</td>
</tr>
<tr>
<td>P. North Delhi</td>
<td>15,707</td>
</tr>
</tbody>
</table>

1.1 Zone (Division-A) is popularly known as Old City & can be divided into two parts (Ref. Fig.1)

i) WALLED CITY: (Sub-Zones A-13 to A-27 & Sub-zone C-1, Part)

Due to special character of Walled City, zonal Plan for the same has been prepared separately. This is for an area measuring 568 hacts. and population 2.44 lacs (Projected for 2001).

ii) OTHER THAN WALLED CITY (Sub-Zone A-1 to A-12).

The present Zonal Plan is for zone ‘A’ (other than Walled City) designated as Special Area in MPD-2001.

2. STATUTORY PROVISIONS & OBJECTIVE:

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 modifications of land-use 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 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.

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.

c) The development schemes, layout plans indicating use premises shall conform to the Master Plan/Zonal (Divisional) Plans.

2.4 The Zone is divided into 12 Sub-zones A-1 to A-12 (earlier named zones). Status of approval of Sub-zonal plans and the Sub-Zonewise area is given in Table 1 (Refer Fig-2)

<table>
<thead>
<tr>
<th>Sub-Zone</th>
<th>Name of Area</th>
<th>Area in Ha.</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>Pahar Ganj</td>
<td>48.68</td>
<td>Draft</td>
</tr>
<tr>
<td>A-2</td>
<td>Pahar Ganj</td>
<td>38.05</td>
<td>Draft</td>
</tr>
<tr>
<td>A-3</td>
<td>Aram Bagh</td>
<td>29.42</td>
<td>Draft</td>
</tr>
<tr>
<td>A-4</td>
<td>Jhandewalan Extn.</td>
<td>28.25</td>
<td>Draft</td>
</tr>
<tr>
<td>A-5</td>
<td>New Delhi Rly. Station &amp; Surroundings</td>
<td>140.00</td>
<td>Draft</td>
</tr>
<tr>
<td>A-6</td>
<td>Qadam Sharif</td>
<td>70.00</td>
<td>Approved</td>
</tr>
<tr>
<td>A-7</td>
<td>Motia Khan</td>
<td>45.33</td>
<td>Approved</td>
</tr>
<tr>
<td>A-8</td>
<td>Jhandewalan</td>
<td>30.04</td>
<td>Draft</td>
</tr>
<tr>
<td>A-9</td>
<td>Sadar Bazar</td>
<td>25.59</td>
<td>Draft</td>
</tr>
<tr>
<td>A-10</td>
<td>Bara Hindu Rao</td>
<td>54.40</td>
<td>Draft</td>
</tr>
<tr>
<td>A-11</td>
<td>Chamelian Road</td>
<td>15.37</td>
<td>Draft</td>
</tr>
<tr>
<td>A-12</td>
<td>Azad Market</td>
<td>34.00</td>
<td>Draft</td>
</tr>
</tbody>
</table>

| Total    |                               | 559.13 Ha.  |         |

MPD-2001 stipulates that already approved Sub-Zonal Plan (earlier named Zonal Plan) incompatibility with Master Plan shall continue to be operative. The Zonal Plan of Zone-A (Other than Walled City) as now proposed would supersede earlier approved Sub-Zonal Plans.

3. LOCATION, BOUNDARIES & AREA:

3.1 Zone-A (Other than Walled City) is part of the Old City and located in Central Delhi and encircled by the boundaries of Walled City-part of Zone-A in the East, Zone-C in the North, Zone B in the West and Zone-D in the South (Ref. Fig. 3).

3.2 The total area of the zone works out to 559.13 ha. and is designated as Special Area as per MPD-2001.

4. POPULATION:

4.1 POPULATION AS PER CENSUS & MPD-2001:

<table>
<thead>
<tr>
<th>Description</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population as per Census 1981</td>
<td>2,48,086</td>
</tr>
<tr>
<td>Population as per Census 1991</td>
<td>2,87,533</td>
</tr>
<tr>
<td>Proposed population as per MPD-2001</td>
<td>2,08,400</td>
</tr>
<tr>
<td>Holding capacity as envisaged in MPD-2001</td>
<td>2,08,400</td>
</tr>
</tbody>
</table>

(3)
ZONAL PLAN

NATIONAL CAPITAL TERRITORY

ZONE-“A”
(OTHER THAN WALLED CITY)

LEGEND

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

ZONE-“A”
(OTHER THAN WALLED CITY)
4.2 SUB-ZONEWISE POPULATION:

Sub-zonewise population 1981, 1991 and projected for 2001 in the zone is given in Table 2:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>A-1</td>
<td></td>
<td>21,212</td>
<td>24,585</td>
<td>17,818</td>
</tr>
<tr>
<td>2.</td>
<td>A-2</td>
<td></td>
<td>26,495</td>
<td>30,725</td>
<td>22,257</td>
</tr>
<tr>
<td>3.</td>
<td>A-3</td>
<td></td>
<td>11,953</td>
<td>13,854</td>
<td>10,044</td>
</tr>
<tr>
<td>4.</td>
<td>A-4</td>
<td></td>
<td>1,725</td>
<td>2,000</td>
<td>1,250</td>
</tr>
<tr>
<td>5.</td>
<td>A-5</td>
<td></td>
<td>2,581</td>
<td>3,000</td>
<td>2,167</td>
</tr>
<tr>
<td>6.</td>
<td>A-6</td>
<td></td>
<td>60,937</td>
<td>70,629</td>
<td>51,183</td>
</tr>
<tr>
<td>7.</td>
<td>A-7</td>
<td></td>
<td>18,452</td>
<td>21,386</td>
<td>15,712</td>
</tr>
<tr>
<td>8.</td>
<td>A-8</td>
<td></td>
<td>843</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>9.</td>
<td>A-9</td>
<td></td>
<td>20,552</td>
<td>23,810</td>
<td>17,255</td>
</tr>
<tr>
<td>10.</td>
<td>A-10</td>
<td></td>
<td>43,684</td>
<td>50,619</td>
<td>36,678</td>
</tr>
<tr>
<td>11.</td>
<td>A-11</td>
<td></td>
<td>12,348</td>
<td>14,800</td>
<td>10,357</td>
</tr>
<tr>
<td>12.</td>
<td>A-12</td>
<td></td>
<td>27,304</td>
<td>31,635</td>
<td>22,924</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>2,48,086</td>
<td>2,88,043</td>
<td>2,08,145</td>
</tr>
</tbody>
</table>

4.3 IMPORTANT WORK CENTRES:

Important work centres in the Zone are Jhandewalan (Flattened Factories & District Centre areas), Sadar Bazar, Azad Market, New Delhi Rly. Station and Pahar Ganj.

5.0 IMPORTANT DEVELOPMENT & REDEVELOPMENT ASPECTS:

5.1 DEVELOPMENT/REDEVELOPMENT AS PER MPD-2001

As per MPD-2001, Zone-A could be divided into following 3 parts, for the purpose of development/redevelopment.

i) Urban Renewal Area (Walled City)

ii) Other Urban Renewal Areas (Other than Walled City)

iii) Specific Use Zone Areas.

5.2 CATEGORIES OF AREAS:

The part of Zone-A (Other than Walled City) is predominantly residential (Other Urban Renewal Areas) with density varying from 800 p.p.h. to 1000 p.p.h. and Specific Use Zone Areas like Jhandewalan District Centre, Aram Nagar Residential Area, Motia Khan and Basant Lane etc. with density 450-500 p.p.h. (Ref. Fig.4)

5.3 OTHER URBAN RENEWAL AREAS:

The development in these areas shall be in accordance with the respective comprehensive redevelopment scheme/layout plans to be prepared within the overall policy frame of the Master Plan. These schemes shall have conserverative 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 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 sections in the Development Code of MPD-2001.

5.4.2 In the zone approval/sanction could be on the basis of the approved lay-out plans taking into consideration the provisions of Master Plan as in para 5.3 and the Zonal Landuse Plan.

5.5 SLUM AREAS/SLUM ACT 1956:

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 EDUCATIONAL:

6.1.1 College:

As per MPD-2001 standards, 2 Colleges are required. One College is existing in the Sub-Zone A-4 (for ladies only) and one site is in the Sub-Zone A-5 as per Special Area Plan MPD-2001.

6.1.2 Sr Secondary Schools:

According to standards given in Master Plan, 28 Sr. Sec. Schools are required against existing 32. The number of schools is more than required for the population (Holding Capacity) of the Zone. No new school site is identified. Sub-zonewise distribution of the existing schools is given in Table 3.

TABLE 3: SUB-ZONEWISE DISTRIBUTION OF SR. SECONDARY SCHOOLS.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Sub-Zone</th>
<th>Required as per MPD-2001</th>
<th>Existing</th>
<th>As per ZDP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>A-1</td>
<td>2</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>2.</td>
<td>A-2</td>
<td>3</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>3.</td>
<td>A-3</td>
<td>2</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>4.</td>
<td>A-4</td>
<td>-</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>5.</td>
<td>A-5</td>
<td>-</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>6.</td>
<td>A-6</td>
<td>7</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>7.</td>
<td>A-7</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>8.</td>
<td>A-8</td>
<td>-</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>9.</td>
<td>A-9</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>10.</td>
<td>A-10</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>11.</td>
<td>A-11</td>
<td>1</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>12.</td>
<td>A-12</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>28</td>
<td>32</td>
<td>32</td>
</tr>
</tbody>
</table>

(7)
The Sr. Secondary Schools are sufficient in number though these are deficient in space standards. It would not be possible to bring these schools to the desired standards.

6.1.3 TECHNICAL EDUCATION:

One existing vocational institute in Sub-Zone A-11 is proposed to be retained. Similarly existing science laboratory/institute in Sub-Zone A-4 is proposed to be retained.

6.2 HEALTH:

6.2.1 As per Master Plan standards, Hospitals are categorized in 3 different categories viz. General Hospital, Intermediate Hospital (Cat. A), Intermediate Hospital (cat. B). One General Hospital two Intermediate Hospitals category ‘A’ and two Intermediate Hospital category ‘B’ are required.

6.2.2 A survey of the existing health facilities in the zone has been carried out and it is found that in the zone 2 Hospitals, one of Railways and one specialised (T.B. Hospital) are existing which are proposed to be retained.

6.2.3 Due to non-availability of the vacant land in the zone, it is not possible to provide the required sites for Hospitals. The population will largely have to depend upon the facilities available in the nearby areas.

6.3 RECREATIONAL:

6.3.1 SPORTS COMPLEX:

The existing Railway Stadium (Karnil Singh Stadium) in Sub-Zone A-1 in an area of about 3.00 ha. is retained.

6.3.2 NEIGHBOURHOOD PARKS & PLAY AREAS:

As per Master Plan standards total area of 41.68 ha. i.e. @ 2 ha./10,000 persons is required under neighbourhood park & play areas. In the Zonal Plan 6.6 ha. area is available/proposed for neighbourhood parks and play areas including parks of 0.4 ha. and above. Sub-Zonewise analysis is given in Table 4 :-

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Sub-Zone</th>
<th>Reqd. as per MPD-2001 in Ha*</th>
<th>Proposed in Z.D.P. (Ha.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>A-1</td>
<td>3.56</td>
<td>1.75</td>
</tr>
<tr>
<td>2.</td>
<td>A-2</td>
<td>4.45</td>
<td>--</td>
</tr>
<tr>
<td>3.</td>
<td>A-3</td>
<td>2.01</td>
<td>1.10</td>
</tr>
<tr>
<td>4.</td>
<td>A-4</td>
<td>0.40</td>
<td>0.4</td>
</tr>
<tr>
<td>5.</td>
<td>A-5</td>
<td>0.44</td>
<td>1.6</td>
</tr>
<tr>
<td>6.</td>
<td>A-6</td>
<td>10.24</td>
<td>1.0</td>
</tr>
<tr>
<td>7.</td>
<td>A-7</td>
<td>3.14</td>
<td>--</td>
</tr>
<tr>
<td>8.</td>
<td>A-8</td>
<td>--</td>
<td>0.75</td>
</tr>
<tr>
<td>9.</td>
<td>A-9</td>
<td>3.45</td>
<td>--</td>
</tr>
<tr>
<td>10.</td>
<td>A-10</td>
<td>7.34</td>
<td>--</td>
</tr>
<tr>
<td>11.</td>
<td>A-11</td>
<td>2.07</td>
<td>--</td>
</tr>
<tr>
<td>12.</td>
<td>A-12</td>
<td>4.58</td>
<td>--</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>41.68</strong></td>
<td></td>
<td><strong>6.6</strong></td>
</tr>
</tbody>
</table>

TABLE 4: NEIGHBOURHOOD PARKS & PLAY AREA.
Requirement for Sub-Zone A-4 & A-8 is taken together

These standards are generally meant for new Developments. In this Central City area, it gives a comparative picture.

6.3.3 In the zone, the recreational/green areas including Jhandewalan 'B' Block are encroached upon by temporary constructions/Jhuggies. These needs to be removed/shifted from these areas so as to make them usable by the public at large, and improve upon the environment in the zone/area.

6.4 COMMERCIAL:

6.4.1 DISTRICT CENTRE:

MPD-2001 has identified Jhandewalan District Centre in an area of 12.97 ha. which is proposed to be retained.

6.4.2 COMMUNITY CENTRE:

One Community Centre in Sub-Zone A-7 as approved Sub-Zonal Plan (earlier named Zonal Plan) is retained.

6.4.3 LOCAL SHOPPING CENTRES:

According to Master Plan standards 14 Local shopping Centres covering an area of about 6.44 ha. are required. The Zone has extensive commercial activity along the roads and therefore, no new commercial site/areas are identified in the zone.

6.4.4 NON-HIERARCHY COMMERCIAL CENTRES:

2 Sites proposed in Special Area Plan (MPD-2001) are retained.

6.5 BUS TERMINALS/DEPOTS:

As per Master Plan standards 2 Bus Terminals are required, whereas only 1 Bus Terminal in Sub-Zone A-5 at second entry to New Delhi Railway Station is functioning. One Terminal in Sub-Zone A-8 on Faiz Road is proposed.

6.6 PETROL PUMPS:

As per MPD-2001 standards a total No. of 5 Petrol Pumps as details given below are required:

i) Residential use zone @ 1pp/150 ha. = 2
ii) Industrial Use Zone @ 1 pp/40 ha. = 1
iii) District Centre @ 2 per DC = 2

As per sent 2 Petrol Pumps (one filling-cum-service station and one filling station) are existing in the zone. No new site of Petrol Pump is proposed in the zone, due to non-availability of land.

6.7 GAS GODOWNS:

As per MPD-2001 standards 5 Gas Godowns @ of 1/40,000 persons are required. While in the Zone-7 Gas Godowns in sub-zone A-8 are existing, therefore, no new Gas Godown site is proposed in the zone.
6.8 OTHER COMMUNITY FACILITIES:

The other Community facilities like Police Station, Fire Station, GPO & Telephone Exchange etc. are sufficient in no. as per MPD-2001 standards and therefore, no new sites are proposed.

6.9 CREMATION GROUND/BURIAL GROUND/CEMETARY:

In the zone there is one Cremation Ground, two Burial Grounds and one Cemetery existing which are proposed to be retained.

6.10 RELIGIOUS:

The Major Religious areas identified as per Special Area Plan MPD-2001 have been retained.

6.11 DEVELOPMENT OF PUBLIC AND SEMI-PUBLIC FACILITIES BY THE PRIVATE ENTERPRISES

Wherever in the Zonal Plan site for any Public and Semi-Public facilities and parking have been identified and land belongs to private enterprise/institutes, the same can be developed by the owner, as per the norms provided in Master Plan/Zonal Plan after the approval from the Competent Authority.

6.12 NURSING HOMES & GUEST HOUSES:

One Nursing Home & Private Hospital registered with Directorate of Health, Delhi Admin. under Delhi Nursing Home Registration Act, 1953 and 63 Guest houses/hotels/Lodging houses which have been provided licence as per the Entertainment Regulation are running in the zone. These are to be dealt with as per policy guide Lines for their continuation to be decided by the Competent Authority.

7.0 UTILITIES & SERVICES:

7.1 WATER SUPPLY:

Based on the norms of MPD-2001 i.e. 80 Gallons per capita per day the Water requirement of the zone works out to 16.64 MGD.

7.2 SEWERAGE:

About 80% of the total water requirement would go into sewerage thereby the total sewerage disposal requirement for the zone would be of the order of 13.31 MGD per day.

7.3 SOLID WASTE DISPOSAL:

The solid waste disposal requirement based on the norms of 0.6 kg. per capita per day as prescribed in the Master Plan for Delhi-2001 works out to 124.8 tonnes per day which could be disposed off outside the zone by the local body on the sites identified for the purpose.

7.4 POWER:

The total power requirement of the zone keeping in view the MPD-2001 standards would be of the order of 64.7 MW. The power distribution is mainly through existing 33 KV Sub-stations (4 nos.) located in the zone. DESU's proposal regarding existing/proposed 33 KV Electric Sub-Stations with power route alignment are shown in Fig. 5.

8.0 MIXED LANDUSE:

8.1 MIXED LANDUSE STREET:

MCD has made available a list of 23 streets of R/W of 18 M and above in S.P. Zone which are commercial in nature. On further consideration a total number of 12 streets were find suitable to be declared as mixed land use streets. Out of which 11 streets as details given in Table 5 fall in this area.

(11)
TABLE 5: MIXED LANDUSE STREETS

<table>
<thead>
<tr>
<th>Name of the Street</th>
<th>Stretch</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Rani Jhansi Road (Azad Market Chowk to Filmistan)</td>
<td>From crossing with gaushalla Road to Filmistan (On East side)</td>
</tr>
<tr>
<td>2. Qutab Road (Singhara Chowk to Pul Mithai)</td>
<td>From junction near Sr. Sec. School Sadar Bazar to Pul Mithai and Western side of the road.</td>
</tr>
<tr>
<td>3. Sadar Thana Road</td>
<td>Sadar Thana to phoota Road.</td>
</tr>
<tr>
<td>4. Idgah Road</td>
<td>Singhara Chowk to crossing with Sadar Thana Road (On North side of the Road)</td>
</tr>
<tr>
<td>5. Azad Market Road</td>
<td>Azad Market Road to Pul Mithai</td>
</tr>
<tr>
<td>6. Chamelian Road</td>
<td>From crossing with Rani Jhansi Road to junction with Maharaja Agarsain Marg.</td>
</tr>
<tr>
<td>7. Maharaja Agarsain Marg</td>
<td>From junction with Rani Jhansi road to crossing with Qutab road (Sadar Bazaar)</td>
</tr>
<tr>
<td>8. Main Paharganj Road</td>
<td>From junction with chelmsford Road to Ram Krishna Ashram.</td>
</tr>
<tr>
<td>10. Rajguru Road (Guruwala Road)</td>
<td>Junction with Desh Bandhu Gupta Road to junction with Main Bazar Pahar Ganj road.</td>
</tr>
<tr>
<td>11. Nehru Bazar Road</td>
<td>From junction with Punchkiin road to junction with main Paharganj Bazar road.</td>
</tr>
</tbody>
</table>

8.1.2 On the streets identified in Table 5 proportion upto one plot depth can have commercial activity on the full permissible ground floor subject to payment of betterment charges to be decided by the Authority.

8.2 CONVERSION CHARGES & OTHER PENALITIES:

From residential to commercial charges to be fixed and recovered by the DDA/Local Body based on the following.

i) The difference in cost of land between residential and commercial use at current market price.

ii) The cost of providing additional services at the Sub-Zone and layout plan level.

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

8.3 PARKING PROVISIONS FOR/ON MIXED LANDUSE STREETS:

The increase in commercial activity on ground floor would required more parking space for which following would be considered:

i) No parking be allowed on the streets upto 18mt. R/W road identified for mixed use and the local body develop 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.
9.0 CIRCULATION & PARKING:

9.1 MASTER PLAN/ZONAL PLAN ROAD NETWORK:

In the Zonal Development Plan, Master Plan Road Network as indicated in the Special Area Plan (Arterial roads of 30 mt. R/W and above) has been retained. The next level roads of 18mt. R/W and above have also been shown.

The road R/W have been shown as per Master Plan/approved road alignment plan. R/W either as per alignment plan or master plan whichever is higher shall be followed.

9.2 M.R.T.S. CORRIDORS:

M.R.T.S. corridors indicated in the Zonal Plan are based on Special Area Plan (MPD-2001) are yet to be finalised. The finalised corridors shall be suitably incorporated in the Zonal Development Plan.

9.3 RAILWAYS & RLY. STATIONS:

9.3.1 Major portion of the Sub-Zone A-5/is utilised under the Railways. New Delhi Railway Station located in the sub-zone is a very important Railway Terminal which provides passenger and Goods movement facilities to all the four directions.

9.3.2 Sadar Bazar is another Railway Station, mainly catering to the passenger movement of Sadar Bazar area and Khari Baoli (Walled City) area.

9.4 PARKING/TRAFFIC MANAGEMENT:

Zone-A (Other than Walled City) has acute parking problems. Due to lack of vacant land available in the Zone, it is suggested that wherever feasible existing parking areas be enlarged/improved upon.

The problem of traffic & transportation and parking can only be solved through effective traffic management system. The separate traffic management study shall be carried out in this regard:

10.0 ZONAL LEVEL PLAN:

10.1 LANDUSE PLAN:

Consistent 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 & Semi Public facilities utilities and Recreational etc. The proposed Landuse analysis at Master Plan and Zonal Plan Levels are given in the table 6 & 7:

<table>
<thead>
<tr>
<th>S. No</th>
<th>Landuse</th>
<th>Proposed Area in ha.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Residential</td>
<td>309.68</td>
<td>55.4</td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>35.0</td>
<td>6.3</td>
</tr>
<tr>
<td>3.</td>
<td>Manufacturing</td>
<td>9.75</td>
<td>1.7</td>
</tr>
<tr>
<td>4.</td>
<td>Recreational</td>
<td>21.35</td>
<td>3.8</td>
</tr>
<tr>
<td>5.</td>
<td>Public &amp; Semi Public</td>
<td>23.35</td>
<td>4.2</td>
</tr>
<tr>
<td>6.</td>
<td>Transportation</td>
<td>157.00</td>
<td>28.1</td>
</tr>
<tr>
<td>7.</td>
<td>Utility</td>
<td>3.00</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>559.13</td>
<td>100</td>
</tr>
</tbody>
</table>

TABLE 6 : LANDUSE ANALYSIS OF ZONE-A(A-1 TO A-12) AT MASTER PLAN LEVEL

(14)
TABLE: LANDUSE ANALYSIS ON ZONE-A (A-1 TO A-12) ZONAL PLAN LEVEL

<table>
<thead>
<tr>
<th>S. No</th>
<th>Landuse</th>
<th>Proposed</th>
<th>Area in ha.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>255.53</td>
<td>45.7</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Commercial</td>
<td>37.6</td>
<td>6.6</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Manufacturing</td>
<td>9.75</td>
<td>1.7</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Recreational</td>
<td>27.95</td>
<td>5.0</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Public &amp; Semi Public</td>
<td>43.3</td>
<td>7.9</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Transportation</td>
<td>182.0</td>
<td>32.6</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Utility</td>
<td>3.0</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>559.13</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

*The commercial streets in mixed landuse in the Zone have been included in the Residential area.

10.2 JHANDEWALAN DISTT. CENTRE:

Jhandewalan District Centre is the important Commercial area in the zone for which comprehensive study needs to be undertaken.

10.3 MANUFACTURING AREAS/POLLUTING INDUSTRIES:

Following are the important manufacturing areas in the Zone:

1. Flatted Factories in Sub-Zone A-8 in Jhandewalan Extension
2. Light & Service Industries in Motia Khan Area in Sub-Zone A-7.

10.3.1 A list of polluting Industries has been prepared by the Industrial Deptt. Delhi Admin. (Annex-1). 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 closed down.

GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.

10.3.2 Obnoxious and hazardous industries identified by the Industry department of National capital Territory of Delhi close down within a period of 3 years.

10.4 NEIGHBOURHOOD PARKS & PLAYGROUNDS:

Total area of 6.6 ha. falls under the category. The parks more than 0.4 ha. have been considered shown in the Zonal Development Plan. A Stadium/Sport Centre in an area about 3.00 ha. allotted in Sub-Zone A-1 has been proposed to be retained.

10.5 PUBLIC & SEMI-PUBLIC FACILITIES:

The Zone is having sufficient no. of Public & Semi Public Facility areas except Health Facility. These lack in space standard & environment. There is a proposal for shifting of Godowns from Rly. land. These vacant lands will be utilised for augmenting the Public & Semi Public Facilities for entire Zone 'A' in an integrated manner.

10.5.1 DEVELOPMENT NORMS FOR PUBLIC & SEMI PUBLIC FACILITIES:

The new sites proposed would be of comparatively lower land standards as given in Table 8.
TABLE 8: STANDARDS FOR PUBLIC & SEMI PUBLIC FACILITIES

<table>
<thead>
<tr>
<th>Facility</th>
<th>Desirable plot Area in ha.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. HEALTH</td>
<td></td>
</tr>
<tr>
<td>i) Intermediate Hospital</td>
<td>1.0</td>
</tr>
<tr>
<td>ii) Polyclinic/Nursing Home/Maternity Welfare Centre</td>
<td>0.1</td>
</tr>
<tr>
<td>iii) Dispensary</td>
<td>0.05</td>
</tr>
<tr>
<td>B. EDUCATION</td>
<td></td>
</tr>
<tr>
<td>i) Primary School/School for Handicapped</td>
<td>0.3</td>
</tr>
<tr>
<td>ii) Sr. Sec. School</td>
<td>0.6</td>
</tr>
<tr>
<td>iii) Integrated School with Hostel Facility</td>
<td>1.5</td>
</tr>
<tr>
<td>C. POLICE</td>
<td></td>
</tr>
<tr>
<td>i) Police Post</td>
<td>0.1</td>
</tr>
<tr>
<td>D. OTHER FACILITIES</td>
<td></td>
</tr>
<tr>
<td>Community Hall/Library/Religious/Post Office etc.</td>
<td>0.03</td>
</tr>
</tbody>
</table>

10.5.2 The site areas suggested for various Public and Semi Public Facilities as given in para 10.5.1 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.

11.0 URBAN RENEWAL:

MPD-2001 has declared Urban Renewal Areas within Residential and Commercial Use-Zones Guidelines for preparation of Urban Renewal Schemes for Residential and Commercial Use-Zone areas are given below:

11.1 URBAN RENEWAL AREAS (RESIDENTIAL):

i) Already approved layout plans in these areas in conformity with the Master Plan/Zonal Plan shall operate.

ii) Wherever the Street width is less than 6 mts. the same shall be increased to 6 mts. by equal widening on both sides. The land from the plots shall be surrendered free of charges, to the local body for Road widening. Advantage of FAR shall be given on the plot as existing by increasing the max. height as given in the MPD-2001.

11.2 URBAN RENEWAL (COMMERCIAL AREA):

11.2.1 Following guidelines are proposed for Re-development of these areas:

i) No Road shall be less than 9 Mt. R/W.
ii) No Service lane shall be less than 3 mt. R/W.
iii) No Automotive traffic movement be allowed on roads upto 9 Mt. R/W.
iv) No Road side parking be permitted on roads of 9 Mt. R/W and less.

11.2.2 The following would be the Development Control Norms:

i) Maximum ground coverage & FAR shall be same as per residential plot in Plotted Development.
ii) Basement, if provided will be counted in FAR.

(16)
11.2.3 The area for which there are no approved layout plans, Urban Renewal Plans/layout plan shall be prepared, wherever necessary as per guidelines given in the MPD-2001, by the Local Body (MCD/DDA-in case of Development Areas).

12.0 PROPOSED MODIFICATIONS IN THE MASTER PLAN:

CHANGE OF LANDUSE:

As per Zonal Plan proposals, the following change of landuse are to be processed with respect to Special Area Plan MPD-2001 proposals.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Sub-Zone</th>
<th>Boundary</th>
<th>Area in ha.</th>
<th>Landuse as per MPD-2001</th>
<th>Landuse as per Zonal Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>A-8</td>
<td>On East side of Faiz Road</td>
<td>1.75</td>
<td>Manufacturing (Light &amp; Service Industry)</td>
<td>Transportation (Bus Terminal)</td>
</tr>
</tbody>
</table>

Annexure-I

LIST OF POLLUTING INDUSTRIAL UNITS IDENTIFIED BY THE INDUSTRIES DEPTT IN SUB-ZONE A-1 to A-12

S.No. Name and Address of Unit

1. M/s. Pring Rolling Works, 1057, B.G. Road
2. Kumar Electroplating & Engg. 1172-74, B.G. Road
3. Anand Electroplating, B.G. Road.
5. Manohar Electroplating, 1200, B.G. Road.
6. Ahuja Electroplating, 3078 B.G. Road.
7. Satish Bros. 3069, B.G. Road.
11. Indian Electroplating, 5603, B.G. Road.
12. Abdul Akhtar & Bros, 7795, Chamelian Road.
16. Meena Nickle Bright Works, 569-70, Shivaji Marg
17. Hari Ram, 45, Azad Market.
22. Modern Electroplating, 9, Azad Market.
23. "Virender Kumar Electroplating, 7302, Old Rohtak Road.
33. "Brite Electroplating 9011 & 9012, Ram Bagh Road.
34. "Margo Glass Polishers 7241, Amar Puri Ram Nagar.
40. "National Foundary Engg. 8299/16, Paharganj
42. "R.V.M. Industries, 4325, Gali Bhauji, B.G. Road.
44. "J.N. Electroplators 4325 A Gali Bhauji B.G. Road.

* OBNOXIOUS & HAZARDOUS
No. K-13011/21/98-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated 7-3-2000

To
The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA
New Delhi.

Subject : Zonal Development Plan for Zone A (Walled city and other than Walled city) and Zone B

Sir,

I am directed to say that the approval of the Central Government in respect of the Zonal Development Plans for Zone A (walled city), Zone A Other than Walled City) and Zone B and the text as received from DDA was conveyed vide this Ministry's letter No. K-13011/1/94-DDIB (Vol. II) dated 4.6.1999. However, due to oversight the changed land use of a pieces of land measuring 0.5 acre at 7 Chelmsford Road, New Delhi on which the Sri Lanka Buddhist Pilgrims Guest House is located, as proposed by DDA, could not be reflected therein.

It is hereby clarified that Zonal Development Plan of Zone 'A' will also include the approved layout plan of L&DC in respect of 7, Chelmsford Road, New Delhi and the norms applicable for this plot (after widening of road) shall be as for residential plot.

Yours faithfully,
(Dr. Nivedita P. Haran)
Director (DD)

Copy to:

1. The Chief Planner, ICPO, New Delhi
2. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi
3. The Chairperson, NDMC, Palika Kendra, New Delhi
4. The Chief Architect, CPWD Nirman Bhawan, New Delhi
5. The Director of Education, GNCTD, Delhi
6. The Chief Secretary, GNCTD, Delhi
7. The Director Central (Worked) CPWD, Delhi
8. The General Manager Northern Railway, Baroda House, New Delhi
9. The Deputy Commissioner, Tis Hazari Courts, New Delhi
10. The Chairman Delhi Vidyut Board, Shakti Sadan, New Delhi
11. Director (Works) Ministry of U.D.
12. Dy. Secy. (UTL), Ministry of U.D.
13. The Land & Development Officer, L&DO, Nirman Bhawan, New Delhi
14. The Chief Executive Officer, Delhi Jal Board, Varunalya, Phase-II, Jhandewalana, New Delhi
15. PS to UDM/MOS(UD)
16. SPPS to Secy. (UD)
17. PS to AS(UD)/JS(UD)

(Dr. Nivedita P. Haran)
Director (DD)
Price: Rs. 50/-