

ZONAL DEVELOPMENT PLAN FOR ZONE P- I, NARELA (NARELA SUB-CITY)

Approved by Ministry of Urban Development (Delhi Division), G.O.I vide letter No. K-12011/23/2009-DDIB dated 8th March 2010 (In file no. F.4 (5) 2006/MP/Part-II/39-G)

Authenticated on behalf of
Government of India vide letter No.
K-2011/3/Zone P-I, Narela (Narela
Sub-City)/2010- DDIB Dated 9th June,
2010.

Sd-
(U. VISWANADHAM)
Under Secretary to the Govt. of India
Ministry of Urban Development
Nirman Bhawan, New Delhi



NARELA PROJECT & ZONE- "C"

DELHI DEVELOPMENT AUTHORITY

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PREAMBLE

- The Zonal Development Plan for Zone P-I has been approved by Ministry of Urban Development, Govt. of India, vide letter no. K-12011/23/2009-DDIB dated the 8th March 2010 under section 11-A of DD Act, 1957 and notified under section 11 by DDA on 30.07.10.
- The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the conditions as given in the para no. 12.2 of text report of ZDP P-I/ Government directions issued from time to time.
- Indication of Influence Zone along MRTS / Major Transport Corridor as well as indication of uses other than residential and facility corridors shall be undertaken at the stage of Layout plans / Local Area Plans, as per provisions of MPD-2021 and the Guidelines/ Conditions as notified by DDA with the approval of Government of India from time to time.

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Drawing 2.0: National Capital Territory of Delhi Zones (Divisions)



ZONAL PLAN OF ZONE P-I (NARELA SUB-CITY)

1.0 INTRODUCTION

- 1.1** The NCT of Delhi (NCTD) has been divided in 15 planning zones (divisions) designated from 'A' to 'P' (except Zone-I) in the Master Plan for Delhi (MPD) - 2021, P-Zone is further sub divided into two zones designated on P-I & P-II zones. P-I zone covers an area of 9866 Ha.
- 1.2** As per MPD-2001 provisions, this zone covers Narela sub-city that comprises of parts of Zones - M, N and P. It formed part of the urban extension plan of MPD-2001 approved by the Authority vide Resolution No. 79 dated 30.6.1987. Hereinafter this zonal plan is referred to as Zonal Plan of Narela, Zone P-I as per MPD-2021.

2.0 STATUTORY PROVISIONS

- 2.1** A Zonal Development Plan means a plan for each Zone (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. Based on the availability of infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan-2021. The hierarchy of

Urban Development indicated in the Zonal Development plan is to be in conformity with table 3.3 of the Master Plan-2021.

2.2 The Zonal Plan of this area stands approved vide MOUD letter no. K-13011/7/06/DDIB dt. 26.05.2006. However, this has now been reviewed under the framework of MPD-2021.

2.3 MPD-2021 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plan after approval shall supersede the earlier approved sub-zonal / zonal plans.

3.0 OBJECTIVES

The objectives of the zonal development plan are as under:-

- i) As per MPD-2021 this area will be developed as an integrated part of urban extension with self sufficient and high level of the services.
- ii) This area will cater to all sections of the society in term of housing and employment.
- iii) To provide a comprehensive framework of land/uses as envisaged in the urban extension plan of MPD-2021.
- iv) To retain the green belt as shown in the MPD-2021 land-use plan.

4.0 LOCATION, BOUNDARIES AND AREA

4.1 P-I zone is located in the North-West of NCTD & the boundaries are as under :

North:	NCTD Boundary
South:	Boundaries of Sub-zones C and H
East:	G. T. Karnal Road (NH-1)
West:	Western Yamuna Canal

4.2 The total area of the zone is 9866 Ha. of which urbanisable area of the zone is 7365 Ha. The remaining 2501 Ha. is under Green Belt towards Northern border of NCTD as per the land use plan of MPD-2021.

5.0 POPULATION AND WORK FORCE

5.1 Population - As per MPD-2021, the urban extension areas are proposed to be planned with an overall city level density of 250 persons per ha. for urban extensions and based on the area under consideration the proposed population is to 1.62 million including that of the existing settlements.

5.2 Work Force - MPD-2021 has anticipated a participation rate of 38.1% and thereby the work-force in the Narela Sub-city works-out to about 6.2 lakh, due to the location of Industries in the sub-city, the component of work force works out to be roughly 35-40 %, i.e. in all a generation of about 6.0 lakh workers.

6.0 PLAN PROVISIONS

6.1 Master Plan for Delhi - 1962

The MPD-62 recommended to develop Narela as one of the ring towns around Delhi Metropolitan Area (DMA) owing to its location and development potential. It proposed a township for 60,000 people with government offices and industry to make the town a self contained unit. The proposal included the adjoining developments of Mamurpur village and the development undertaken by the Ministry of Rehabilitation. Broadly the land use plan for 1753 acres (710 Ha. approx.) was detailed out with a gross residential density of 50-60 persons / acre. As per the provisions of MPD-62 a Zonal Development Plan for Narela ring Town / (Zone I-1) was prepared and approved by the Central Government. Ministry of works and Housing vide letter No. 11-2/69-UDI dated 10th January 1974. The land use break up as per approved zonal plan of sub zone I-1 is annexed at **Annexure-I**.

6.2 Master Plan for Delhi – 2001

As per MPD-2001, urban area was proposed to be extended about 18000 to 24000 ha. which includes Narela sub-city also.

6.2.1 Zonal Plan of Narela Subcity

Based on the MPD-2001 the zonal plan of this zone (comprising of part zone M, N & P) covering an area of 9866 Ha. was approved vide letter No. 13011/7/06/DDIB dated 26.05.2006 with the proposals as given below:

- i) 3165 ha. of land earmarked for residential use to accommodate 12 lakh population
- ii) For integration of goods movement by road and rail freight complex is proposed this consist of wholesale market, chemical market, ware housing, road (truck) and rail transport terminal, ISBT etc.
- iii) To cater to the inter city passenger movement a metropolitan passenger terminal is provided in the zonal plan.

6.2.2 About 1500 ha. land in this zone has been developed in the form of various housing category i.e. EWS, LIG, MIG & SFS flats. Approx. 850 nos. of alternative plots for the land owner where land is acquired. Relocation of slum & JJ squatters from other parts of Delhi. Macro/Micro level facilities such as hospital, water & sewerage pumping station, cremation ground, convenient & local shopping centre, development of roads and about 300 ha. of Industrial Areas.

6.3 MPD-2021 provisions

MPD-2021 stipulates the holding capacity of the zone to be about 16.2 lakhs.

6.3.1 MPD 2021 has proposed a series of innovative concepts such as: Local area planning, Redevelopment of villages, unauthorized colonies and Built up areas, Restructuring around major transport corridors, metro corridor, a network of green & sports infrastructure etc. which will be suitably incorporated while preparing the detailed schemes.

6.3.2 As far as the proposed Green Belt on the periphery of NCTD is concerned, the plan will have to be developed in such a manner that

the villages/abadi falling in this belt can be suitably marked and comprehensive rural development/agriculture development could be planned in the surrounding areas.

7.0 EXISTING PROFILE AND PHYSICAL CHARACTERISTICS

7.1 The zone P-I is very well connected by major roads and highways & ideally suited for the urban development. The entire zone area is a vast expanse of more or less flat terrain with land gradually slopping towards the south. The area has very large green tree coverage in the form of orchards, forest (declared as reserved forest) and farmlands. The whole of sub-city has good natural drainage system and the area is divided into two drainage basins (i) catchments of Bawana escape and (ii) catchments of Drain No. 6. Both these drains have number of subsidiaries spread over the entire sub-city area holding mainly the rural discharge.

7.2 Other Characteristics:

The significant existing developments in the sub-city are as under:

- i) The abadis of 16 villages and two census towns (Alipur and Narela) fall in the zone. A list of the villages falling in the zone with their population as per census of India 2001 is annexed as **Annexure-II**.
- ii) A large number of farmhouses exist in this area. A number of unauthorized colonies and other developments have also come up within the zone.

- iii) The major portion of planned development taken up by DDA is near the Narela Town on acquired land of about 516 ha. for various uses.
- iv) The total area of 477 ha. has been identified for industrial use zone out of which 247 ha. has already been developed by DSIDC and is operational.
- v) Land for utilities like water treatment plant, roads, ESS, part of Integrated Freight Complex has been acquired and is being developed.
- vi) Integrated Freight Complex (IFC) covering an area of 397.81 ha. is a major economic and employment generation centre.

8.0 DESTINATION & DEVELOPMENT CATALYSTS TARGETS

8.1 Destination Targets:

- i) Narela Industrial Area
- ii) Bawana Industrial Area
- iii) Metropolitan Passenger Terminal (MPT)
- iv) Integrated Freight Complex (IFC)
- v) Interstate Bus Terminal (ISBT)
- vi) District Center and community Centers, Food & Craft Bazaar
- vii) District Sports Center
- viii) Integrated Schools, hospitals & Socio-cultural Centers
- ix) International Exhibition Center/Trade Conference Center
- x) Hi-Tech Park
- xi) University Center for research, higher education & colleges

8.2 Development Catalysts:

- i) Construction of 100 m. Urban Extension Road (UER) - II, 80 m. UER-I & III and 60 m. R/W roads for connectivity and opening of the area.
- ii) Extension of Mass Rapid Transit System (MRTS) routes from Barwala to Bawana and Holambi Kalan station.
- iii) Increase in the frequency of shuttle train service between Delhi and Narela.
- iv) Introducing new routes and increasing frequency of existing bus routes.
- v) Relocation of existing grain godowns to the designated warehousing at IFC.
- vi) Relocation of Chemical Market and wholesale markets in IFC.
- vii) Development of industrial areas.

8.3 The above would involve certain modifications in the already approved zonal plan: -

- i) To provide a University Center for higher education and research.
- ii) To provide District Sport Centre and Divisional Sport Centre.
- iii) To provide an International Exhibition Fair ground along with trade cum conference center
- iv) To explore possibilities of extending MRTS route up to the sub-city.

8.4 Following are the approved schemes in Narela Sub-city:

- i) Sector Plan of A1-A4 for 320 ha. has been approved by the Screening Committee as high-value residential development to be developed on group housing basis. The above proposal was approved by the Screening Committee in its meeting held in Oct.'2004 which has necessitated relocation of Jail & Court site, service center site and readjustment of landuse in the zonal Plan of Narela Sub-city as the land under 3 HT lines passing through this residential sector which has been proposed as zonal green.
- ii) For water treatment plant to be allotted to DJB, the Technical Committee in its meeting held on 25.10.04 decided to earmark 35 ha. of land at Narela.
- iii) An area of 175 ha. has been notified for “manufacturing” use vide MOUD notification dt. 01.03.05, DSIDC is developing it.
- iv) The realignment of 80 m. UER-I near FCI godown was approved by the Technical Committee in its meeting held on 12/05/2004. Subsequently the detailed alignment of this 80m R/W and 100m R/W UER-I & UER-II have been approved from Technical Committee meeting dt.1/02/2007.
- v) Sector plan of G7-G8 covering an area of 299 ha. has been approved by Screening Committee on 7.1.2007.
- vi) Landuse of an area measuring 290.07 ha. has been notified by the MOUD on 25/01/05 from rural use zone to commercial and Transportation.
- vii) The landuse of an area measuring 1506.89 ha. in the west of Delhi Karnal railway line upto western Yamuna canal has been notified by MOUD on 03/01/05 from “Rural” use zone to

“Residential/ Commercial/ Manufacturing/ PSP/ Recreational/ Utility/ Transportation”.

9.0 PROPOSALS

- i) An Education & Research Centre including University has been proposed at the northern part of the sub-city.
- ii) As per MPD-2021 norms, the required number of Petrol Pump sites/CNG stations in the Narela sub-city works out to be 155. There are 12 existing sites which include one CNG Mega station in Narela project, 6 of the existing sites are located on GT Karnal Road (NH-1) near Singhu Border along the G.T. Road, which are located in mandatory green belt. The remaining sites are proposed to be located at layout level as per prevailing MPD / Guidelines.
- iii) The residential pockets for various housing categories are proposed for an area of 82.0 ha. in Sector A1 – A4. Keeping this in view, the jail, court complex site, govt. office site measuring 56 ha. earlier proposed in the approved zonal plan be shifted in Sector B-3 & B-8 in the north & south of 60m R/W road near the AIR Khampur with area 16 ha. for jail and 16 ha. for court complex & govt. offices.
- iv) The landuse along UER-I, II & III has been readjusted as per MPD-2021 provision so that facility corridor comprising of ‘Public & Semi-public’ Facility/city level utilization & commercial use are located along major roads.
- v) Development of villages to be integrated with the development scheme of the area. Around these settlements, education, health and recreational facilities and other uses would be developed for the benefit of the local population.

10.0 LAND USE PLAN

10.1 Following is the proposed land use break-up of this zone:

Table 1.0: Land-use Break Up

Sl. No.	Land Use	Area as per draft ZDP (Zone P-I)	Change of Landuse notified MPD-2021		Area (ha) as per ZDP P-I, MPD-2021	Proposed % age	Remark
			Area Added +(ha)	Area Subtrac. -(ha)			
1	Residential	3153	11	-	3164	42.95	Shifting of Jail & addition of Residential area under 20 point programme
2	Commercial	391	-	-	391	5.31	
3	PSP Facilities	875	-	271.4	603.6	8.2	PSP (AIR Land) to Recreational
4	Manufacturing	483	-	6	477	6.48	FA-4 shown as Facility Corridor as per MPD 2021
5	Utility	327	10.5	-	337.5	4.58	Jal Board's land shown as Utility
6	Government	16	-	-	16	0.22	
7	Recreational	1029	261.9	-	1290.9	17.53	PSP (AIR Land), Utility (WTP) and utilization of land under HT line to Recreational
8	Transportation	1091	-	6	1085	14.73	Reduced 60 m. R/W road to 30 m. R/W
	Total	7365	-	-	7365	100	

10.2 Residential Development

10.2.1 Existing Development

The residential development in Narela Sub-city has taken place so far in the form of various types of DDA Housing i.e. EWS, LIG, MIG /self financing. A new concept of incremental housing was also adopted keeping in view of the growing needs of a family. Beside this the unorganized growth of residential clusters has taken place in the form of unauthorized colonies, extension of villages etc. The list of villages is annexed at **Annexure - II** and unauthorized colonies is annexed at **Annexure - III**. A large no. of slum and J.J. population has also been relocated from the mother city. One pocket in sector B-2 has also been developed as turn key project for LIG housing.

- i) Existing villages & Census Towns - The villages and census towns are also considered at par as they also have the same traits. The socio-economic changes in these old unplanned areas, especially in villages have been substantial. The redevelopments plans should ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas.
- ii) Unauthorised colonies – The process of regularization of unauthorized colonies is being coordinated by GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the unauthorised colonies falling in Zone P-I has been annexed at **Annexure-III**. In the case of Village Abadis, the 'land use' of the finally

approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

- iii) Farm Houses - The Farm Houses were permitted and sanctioned under the provision of Master Plans 1962 and 2001. As per MPD-2021 the farm houses are now permitted only in the 'green belt'. All existing farm houses would be dealt with as per the Government policy on Farm Houses.

10.2.2 New Housing Areas

The proposed housing strategy incorporates approaches for development of new housing area, upgradation and re-densification through re-development of existing housing area including unauthorized colonies, in view of the limited availability of land and increased requirement of housing, plotted residential development shall be discouraged. The sub-city when fully developed will provide housing facilities to over 3.60 lakh families in all income groups. Involvement of private sector in development of housing will be considered as per MPD-2021 provision.

- 10.2.3** As per MPD-2021, the identification of mixed uses area / street shall be done as per the Mixed Use Regulations. The mixed use would be permissible on streets/stretches already notified by the competent authority. The mixed use areas will be shown in the Local Area Plans. The list of commercial and mixed land-use streets in Narela zone as per Notification of GNCTD dated 15.9.07 & 12.4.2007 is annexed at **Annexure – VI & VII** respectively. Keeping in view that

the development of Narela sub-city is yet to come up, MCD may consider taking forward the list of mixed use & commercial streets.

10.3 Commercial

Shopping and commercial areas reflect the economy and the image of the city. As required, three District Centers have been proposed in zone P-I and one remaining site under District Center in IFC will be utilized for sub-city level whole sale and service market.

The space for informal bazaar and service markets will be reserved in the District Centers, Community Centers and LSS/CSC. Integrated Freight Complex (IFC) covering an area of 397.81 ha. is major economic activity and employment generation centre.

10.4 Public and Semi-Public Facilities

10.4.1 Facility Corridor

In MPD-2021, it is mentioned that for the Zonal Development Plans of urban extension, the facility belts/corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plan will be detailed out into specific uses as per MPD-2021 at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts/corridors will thus be governed by the approved layout plans, *wherever applicable*.

10.4.2 The requirements of Public and Semi-public facilities (Social Infrastructure) up to the Zonal Plan level have been identified and located in various facility areas as per the norms. Each public and semi-public facility pocket provides a cluster of various community and above level facilities worked out as per the population of the

sub-zonal pockets (**Annexure - IV**). Some of the major facilities proposed as:

University Centre (1 No), Medical College (2 Nos.), Divisional Sports Centre (1 No), District Sport Centre (3 Nos.), International Exhibition cum Fair Ground (1 No), District Jail (1 No).

10.5 Government Offices

An integrated office complex has been proposed in Sector B-3 (16 ha.) which will comprise the offices of GNCTD / local bodies district court etc.

10.6 Utilities / Physical Infrastructure

10.6.1 Water Supply

The total water requirement of the sub-city works out to be approximately 120 MGD @ 60 gallons capita per day as per MPD-2021 norms. A Water Treatment Plant with a capacity of 300 MGD has been planned which would serve Rohini as well. The water supply system will consist of underground reservoirs / command tanks (each for 1.5 to 2 lakh population) inter-connected by water mains. Each Command Tank will have its own command area. Land for W.T.P. along Western Yamuna Canal has been identified and transferred to D.J.B.

10.6.2 Sewerage System

Sewage expected to be generated is 90 MGD. Two STP's have been planned. STP-I with a capacity of 20 MGD and STP-II with a

capacity of 70 MGD system which consist of Gravity main sewage pumping station and rising mains. The sewage treatment plants are towards the east of G.T. Karnal Road and are in the process of development and would take care of requirement of Narela sub-city.

10.6.3 Storm water Drainage

Total discharge is of about 7000 cusecs. The total area falls under the catchment of Bawana escape and Drain No. 6. There are number of subsidiary drains such as Bakaner Drain, Sanoth Drain, Gogha Drain etc which will form major network for carrying the storm water.

10.6.4 Power

Total requirement: 1400 M.W.

System may consist of 400 KV ESS (1 No. existing) and 220 KV ESS (5 Nos., 1 already existing) and 66 KV ESS (20 Nos.). The detailed locations and numbers would be decided in consultation with concerned agencies at the time of preparation of layout plans.

10.6.5 Solid Waste Management

Total Solid Waste : 840 tons / day. The process of disposal to be through Sanitary landfills, composting and incineration depending upon the quality of the refuse. In future emphasis to be laid on solid waste disposal by more scientific method, where the land requirement gets reduced to minimum in consultation with the concerned agencies.

A site of about 60 ha. for solid waste has been earmarked near Narela - Bawana industrial area Ph-II.

There is a scope to improve the service delivery by proper management and coordination. The local bodies and service agencies may take into account the proposals of zonal plans for making advance preparation for the provision of services in the proposed Urban Extension. Alternatives, such as, public private partnership / joint sector /SPV and privatization may also be considered with the view to harness all the resources for making available services in a time bound manner. Decentralization of services, adoption of new technology and ecological concepts, such as, watershed planning and better ground water management, zero-run off drainage, roof top rain water harvesting, recycling, renewable energy, leakage and waste minimization, etc should be the basis of services planning and development.

10.7 Industry

10.7.1 An area of 477 Ha. has been proposed for industrial use which consists of 3 industrial clusters namely (i) Narela Industrial Area in Ph-1. (ii) Bawana Industrial Area Ph-II. (iii) Bhorgarh Industrial Area. The planning & development of these industrial areas is dealt by GNCTD. Besides these, two service centers have been proposed.

10.8 Recreational

10.8.1 About 1290.9 Ha. of land has been proposed for “Recreational” use which comprises of community, district and sub-city level parks and play grounds as per the provision of MPD-2021. Land under forests, drains, HT lines have been proposed for ‘Recreational’ uses apart

from linear green (Dist. Park) would provide continuity of open space enhancing the visual and functional quality of built environment as well as provide for segregated cycle / walking corridors. About 17.53% of land has been proposed in the zonal plan apart from 2501 ha. green belt in the northern fringe of the sub-city. Further local / neighborhood park / play grounds will be part of the Layout Plan.

Multi-purpose grounds, a category of park/ open grounds for holding marriages and other special functions has been proposed. Already approved such sites by the local body/MCD are designated as multi-purpose grounds.

10.8.2 Environment, Green Belt and Water Bodies

a) Environment

One of the major objectives of the plan is creation of a sustainable physical and social environment for improving quality of life. There are two components of urban management – the environment per se, or the habitat and service management. The following three fold approval and strategy has been adopted:

- i) Management of Natural Resources and the related environment infrastructure and services in a manner that would lead to optimization of use of natural resources, and reduction/ abatement of pollution.
- ii) Conservation and Development of the Natural features with a view to enhancing their environment value; and
- iii) Development and preservation of open spaces, green and landscape / recreational areas.

b) Water (surface and ground)

The zone has been divided in to two drainage basins (i) Catchments of Bawana escape and (ii) Catchments of Drain no.-6 and both these drains have number of subsidiaries spread over the entire sub-city area holding mainly the rural discharge.

c) Green / Recreational Area

The zone has very large green coverage in the form of orchards, forest (declare as reserved forest) and farms lands. This sub-city covers a green belt of an area of 2501 ha. all along the northern boundary of the Narela subcity. The other area under recreational / green use i.e. 1290.9 ha. is in the form of district parks, city parks, community parks, roads side green etc. comprising about 17.53% of the total urban land area.

Two major drains i.e. Drain No-6 and Bawana escape which are passing through the subcity have been proposed to be developed as a green corridor. Existing water bodies (1 ha. and above) are proposed to preserved and developed as landscape feature. The list of village ponds – Alipur block is annexed at **Annexure- V**.

10.8.3 Conservation of Heritage

An old historic tank (Mughal tank) and wall masjid situated in the revenue estate of village Kuraini has been identified as historical monuments by INTACH which are to be preserved and a conservation plan is to be prepared.

10.9 Transportation / Circulation

10.9.1 Circulation Network

The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans.

10.9.2 The present circulation system of the sub-city is based on mainly surface transport i.e. rail and road. The strengthening of the rail network supported by MRTS would provide major public transport to the sub-city from the mother city as per details given below:

i) Railway Network

The rail corridor (Broad Gauge Railway Line to Amritsar) running through the sub-city provides for goods and passenger movements. The existing railway corridor has already been electrified for the phased movement of the commuters as well as the goods from the nearby areas. In consultation with railways it is proposed to expand the main corridor to 4 tracks with a metropolitan passenger terminal near Holambi Kalan.

ii) Road Network

A hierarchy of road network (100m, 80m, 60m and 40m road right of way) has been proposed. Three major arterial roads viz UER – I, II & III of 80m, 100m & 80m R/W respectively are proposed between G. T, Karnal Road (NH-1) to Rohtak Road

(NH-10) and NH-8 passing through Narela, Rohini & Dwarka projects. This road system would be further connected by a hierarchy of collector local roads at the level of Layout Plans.

It is envisaged to segregate the different traffic modes and roads with green buffer which would also combat the air and noise pollution in the area. Attempts would be made for pedestrian and bicycle friendly roads by using modern traffic calming design to keep the speed within limits as per the design to provide dedicated cycle tracks for the movement within the sub-city.

iii) Bus Depots

Apart from the modern rail system, buses will continue to be other major public transport mode in the city. As per the MPD-2021 norms, the detailed requirement of Bus terminal & Bus depots are provided / will be provided with the development of different phases of development of the city. The new Bus Terminals need to be planned and developed in strategic location to make the use of MRTS and Metro station convenient for all commuters.

iv) MRTS

As recommended in MPD-2021 a link of MRTS has been proposed from Sanjay Gandhi Transport Terminal to Narela. However, the exact alignment of the same is to be prepared in consultation with DMRC. It may be envisaged that the proposed MRTS corridor from Rithala to Holambi Kalan could be extended further to Jhangir Puri passing through Zone P-II.

v) *Influence Zone*

As per MPD 2021 (Para 3.3.2 (i)), Influence Zone along MRTS Corridors and the Sub Zones for redevelopment and renewal will be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of monuments / heritage areas, etc. This identification will be done in consultation with GNCTD, wherever applicable.

In Zonal Development Plan the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more site specific.

vi) *Integrated Multi Modal Transport System*

The future transport system consist of mix of rail road based system (IRBT/RRTS corridors as identified in NCR Plan 2021), Bus Rapid transport System and other mass transit modes on select corridors will be identified as per the needs from time to time in accordance to prevailing policy.

10.9.3 Petrol Pumps/CNG Station & Gas godowns:

As per Master plan-2021 the provision of Petrol Pump / CNG Station & Gas Godowns are as follows:

- | | | |
|-----|---|----|
| i) | Two fuel stations (one petrol pump & one CNG station) per 150 ha of gross residential area : 3165 ha. | 42 |
| ii) | Two fuel stations (one petrol pump & one CNG station) per 40 ha of gross industrial area; 483 ha. | 25 |

iii) Four fuel stations (two petrol pump & two CNG station) in each freight complex	4
iv) Four fuel stations (two petrol pump & two CNG station) in each district center: (4 Nos.)	12
v) Two fuel stations (one petrol pump & one CNG station) in each community center	26
vi) Two fuel stations (one petrol pump & one CNG station) in each PSP facility area (21 Nos.)	42

The total no. of 48 gas godowns are required at the rate of three Gas godowns for 1,00,000 population. The gas godown sites will be suitably located in the Layout Plans.

10.10 Development Strategy

- i) At present, the Govt. of India policy of large scale land acquisition, development and disposal prevails in Delhi.
- ii) The land has to be used as per the approved layout plan (LOP) and no change of the use premises can be made contrary to the land ownership together with land use at premise land even if the plans (MPD/ZDP) permit such use. There is no automatic conversion of the 'rural use' to residential/or any other urban activity.
- iii) After a decision is taken by the Govt. to allow the betterment/development of private lands, the conversion charges are to be paid which are leviable on the basis of rates prevalent on the date of application.
- iv) As per Development Code of MPD-2021, the National Capital Territory of Delhi is divided into 9 Land use Categories and under Clause 4.0 of MPD-2021 (Page 124) each Category is assigned number of Use Zones, which shall be further sub-divided into

required number of Use-premises with or without conditions as part of the Layout Plans.

- v) Clause 2(4) of MPD-2021 defines a Layout Plan indicating configuration and size of all use premises. As such, without an approved Layout Plan, the landuse cannot be established for a premise.

11.0 CHANGE OF LAND USE

The MPD-2021 has been notified by MOUD on 7.2.2007. Care has been taken not to revise /modify the original land-use distribution which stands approved vide MPD-2021.

12.0 REGULARIZATION OF EXISTING HEALTH CARE, EDUCATIONAL, CULTURAL AND RELIGIOUS (INCLUDING SPIRITUAL) INSTITUTES EXISTING PRIOR TO 1/1/2006 ON SELF OWNED LAND NOT INCLUDING GRAM SABHA OR RIDGE LAND

- 12.1** In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/activities in the 'Public & Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the Annexure-VIII shall be examined as per the Authority resolution and as per the directions of the Central Government issued from time to time. However, the regularization of existing institutions located in the immediate vicinity of notified Ridge/Reserved Forest/Regional Park shall be subject to finalisation & demarcation of the boundaries of the aforesaid respective use zones/areas.

12.2 In case of cultural, health care and educational institutions, the structures of such institutes as existing as on 1/1/2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including Spiritual) institutions vis a vis the lands presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly related to the use activities - religious (including spiritual); c) the structures as existed on 1/1/2006 shall only be considered; and d) the remaining area shall be kept as “green area” with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in the Annexure-VIII of this plan or those cases recommended by DDA to the Govt. on or before 8th March, 2010 and shall be undertaken only after ensuring that the change of the land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located:

- a) on public / Govt. land; or on land acquired by DDA;
- b) on encroached land; or on illegal occupied land;
- c) In notified or reserved forest area;
- d) In area of right of way infrastructure such as of existing / proposed railway lines / master plan roads, major trunk water supply and sewerage lines etc;

- e) Or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
 - f) Or in cases where there is a Court Order restraining change of land use or for eviction / vacation of premises.
- 12.3** Further, regularization orders of these categories of institutions shall not be considered as approved, unless the requisite payment of penalty / levy / additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Govt. are fulfilled and formal 'regularization orders' are issued by the DDA. None of the above institutes shall be entitled to put the land to any other use at anytime and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation (Annexure – VIII).

ANNEXURE - I

**LAND USE BREAK UP AS PER APPROVED ZONAL PLAN OF SUB
ZONE I-1 (Narela Town)**

S. No.	Description	Phase I (Area in Acres)	Hectares
1.	Residential Area	518.00	209.63
2.	Industrial Area	501.2	202.84
3.	District Centre	34.0	13.76
4.	Existing Mandi	10.0	4.04
5.	Master Plan Roads	25.2	10.20
6.	Transport Center	18.0	7.28
7.	Railway Station	16.0	6.48
8.	Agriculture land	727.5	294.41
9.	Existing Tank	14.0	5.66
10.	Hospital	20.0	8.09
11.	Police Station	4.0	1.62
12.	College	34.0	13.76
13.	Existing Canal	2.0	0.81
14.	Community Center	22.0	8.00
15.	Master Plan Green	70.0	28.33
	Total	2015.00	815.81

ANNEXURE - II

VILLAGES/CENSUS TOWNS IN NARELA SUBCITY

S. No.	Name of the Village / Towns	Population (2001)
1.	Alipur (Cesus Town)	16631
2.	Bakaner	21089
3.	Bhorgarh	5562
4.	Budhpur – Bijapur	3414
5.	Holambi Kalan	3876
6.	Holambi Khurd	2705
7.	Iradat Nagar Alias Naya bans	2509
8.	Khera Kalan	6690
9.	Khera Khurd	8817
10.	Kureni	2586
11.	Mamurpur	3465
12.	Narela Census Town	38848
13.	Sanoth	2909
14.	Shahpur Garhi	959
15.	Singhola	1878
16.	Sirsapur	15043
17.	Tikri Khurd	8637
18.	Razapur Kalan	NA

Source: Census of India, 2001.

ANNEXURE - III

TENTATIVE LIST OF UNAUTHORISED COLONIES IN ZONE P-I

S. NO.	NAME OF UNAUTHORIZED COLONY	REGN. NO.
1.	Rajiv Colony, Harijan Basti, Narela, Delhi-40.	743
2.	Rajiv Colony Extn., Narela, Delhi-40.	593
3.	Shiv Mandir Colony, Safiabab Border, Narela, Delhi-40.	574
4.	Gautam Colony Extn., Arya Nagar, Safiabab Road, Delhi-40.	278
5.	Sanjay Colony, Narela, Delhi-40.	607
6.	Ambedkar Colony Exnt. Part-II, Bakner.	25
7.	Gautam Vihar Colony, Narela, Delhi-110040.	371
8. 8(A). 8(B).	Basti Bakner, North Phirni Road, Narela, Delhi-40. Basti Bakner near Bharoda Puna, Shamshan Ghat Road, Village Bakner, Narela, Delhi-110040. Basti Bakner near Bharoda Puna, Shamshan Ghat Road, Extended Portion) Village Bakner, Narela, Delhi-110040.	502
9.	Basti Bankner, South Lampur Road, Delhi-40.	529
10.	Amedkar Colony, Bankner Extn., Narela, Delhi-110040.	501
11.	Khera Kalan & Khera Garhi Extended Abadi P.O. Khera Kalan.	ELD-76
12.	Om Vihar Colony, Lampur Road, Narela, Delhi-40 .	1028
13.	Nai Basti, Lampur, Narela, Delhi-40.	445
14.	Swatanra Nagar Extn. West, Gonda Road, Narela, Delhi-40.	577
15. 15 (i) 15(A) 15 (B)	Swatantra Nagar, Left Out Pocket, Phase-II, Narela. LOP of Swatantra Nagar, Narela, Left out portion (Part-I). Swatantra Nagar (Left out Pockets) Narela, Delhi-40 (Phase-II). Swatantra Nagar Phase-II Left out portion.	197
16.	Nai Basti Kurani, Narela, Delhi-40.	627
17.	Shyam Kunj Colony, Tikri Khurd, Delhi-40.	856
18.	Mahavir Colony, Alipur Road, Bhorgarh, Narela, Delhi-110040 .	819
19.	New Colony Sanoth, Ghoga More, Narela, Bawana.	200
20.	Sanoth Extn. Park-I, II & III, Narela Delhi-41.	1196
21.	Vashu Vihar Colony, Holambi Kalan, Delhi.	20
22.	Ankur Vihar Colony, Holambi Kalan.	21
23.	Gautam Vihar Colony Extn., Narela, Delhi-40.	1495
24.	Bhaght Singh Park, Siraspur, Delhi-42.	337
25.	Bhaght Singh Park Extn., Siraspur Village, Delhi-42	1225
26.	Chander Park, G. T. Karnal Road, Siraspur, Delhi-42.	639
27.	Jeewan Park, Siras Pur, Delhi-42.	758
28.	Rana Park, Siraspur, Delhi-110040.	421
29.	Rana Park, Siraspur.	418
30.	Hazari Park, Holambi Kalan, Delhi-82.	442
31.	Siraspur Extn. Abadi Part-II, Delhi-110042.	ELD-72

32.	Harijan Basti, Siraspur, Samaypur Badli, Delhi-42.	642
33.	Village Siraspur, Part-I, Delhi-110042.	ELD-71
34.	Tikri Khurd Village, Extended Abadi, Narela, Delhi-40.	ELD-19
35.	Tikri Khurd, Village Tikri Khurd, Delhi-40.	ELD-135
36.	Mamurpur Krishna Nagar, Singhu Border, Narela.	153
37.	Krishna Estate 'G' Block, Punjabi Colony, Narela.	1574
38.	Ravi Dass Colony, Narela.	1551
39.	Prem Colony, Bawana Road, Narela, Delhi-40.	50
40.	Vishal Enclave, Bawana Road, Narela, Delhi-40.	1194
41.	Khera Khurd Extn. Village Khera Khurd, Delhi.	1383
42.	Sapt Rishi Garden, Holambi Kalan, Narela, Delhi-82.	343
43.	Nai Basti, Bakner Paschim, Delhi.	1292
44.	Mann-Enclave, Village Khera Khurd, Delhi-110082.	1029
45.	Village Ghoga Extn., Delhi-39.	ELD-116
46.	Jeet Ram Colony, Budh Pur Distt, North West Delhi..	ELD-01
47.	Holambi Khurd Extn., Delhi-110082.	ELD-45
48.	Khera Khurd Extn. Khera Khurd, Delhi-82.	ELD-118
49.	Village Khera Kalan, Delhi-82.	ELD-77
50.	Ghoga Extension village Ghoga	1411
51.	Raja Vihar Colony, Siraspur, Delhi-110042.	107

Source :- The list is in accordance with 1639 unauthorised colonies 2007-08, GNCTD

ANNEXURE - IV

DETAILS OF FACILITY AREAS

S. No.	Name of Facility Areas	Area (In Ha)	Facility Proposed
1.	FA-1	10.0	2 Proposed College, Hospital, Medical College
2.	FA-2	49.0	Hospital 'A', Police Station, Working Women Hostel
3.	FA-3	9.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital. 'A', Fire Station
4.	FA-4	4.0	Institutional plots
5.	FA-5	40.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Vet (h), Vocational Training, Police Station, Veterinary Institute
6.	FA-6	32.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hos. 'B', Vocational Training, Fire Station, Care Centre for physically challenged orphanage, Children Centre, Old Age Home, Religious Centre
7.	FA-7	21.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV
8.	FA-8	51.0	All India Radio
9.	FA-9	54.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'A', Vocational Training, Fire Station, Care Centre for physically challenged, Working Women Hostel, Head Post Office, Telephone Exchange, Old Age

			Home
10.	FA-10	56.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Religious Centre, Science Centre
11	FA-11	26.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Police Station, Fire Station
12	FA-12	9.7	All India Radio
13	FA-13	18.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Fire Station
14	FA-14	50.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Professional Collages, Police Station
15	FA-15	37.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Vet (h), Fire Station
16	FA-16	42.3	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Police Station
17.	FA-17	60.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'A', Fire Station, Care Centre for physically challenged, International Convention Centre, Exhibition Cum Fair Ground
18.	FA-18	20.0	Institutional & Facility plots
19.	FA-19	20.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV

20.	FA-20	39.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Fire Station, Working Women Hostel Orphanage, Children Centre, telephone Exchange, Old Age Home
21.	FA-21	29.0	Institutional plots
22.	FA-22	115.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Fire Station, University Campus, Medical College, Distt. Office & Battalion, Police Lines
23.	FA-23	16.0	JAIL
24.	FA-24	29.0	Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV, Hospital 'B', Vet (h), Police Station, Fire Station, Orphanage, Children Centre, Fire Training Institute, Disaster Management
25	FA-25	23.0	Divisional Sports Complex

ANNEXURE - V

LIST OF VILLAGE PONDS – ALIPUR BLOCK

Sl. No.	Name of the village / Census town (CT)	No. of Ponds	Land Ownership	Surface Area (Sq.Mt.)
1	Bankner	A	BDO	9,000
		B	BDO	7,000
2	Lampur	A	BDO	3,500
3	Sanoth	A	BDO	25,000
		B	BDO	25,000
		C	BDO	2,500
4	Holambi Khurd	A	BDO	2,500
		B	BDO	4,500
5	Naya Bans	A	BDO	1,800
		B	BDO	2,500
6	Narela Mughal Tank	A	BDO	2,500
		B	BDO	3,000
		C	BDO	4,000

Source :- MCD

ANNEXURE - VI

LIST OF STREETS FOR COMMERCIAL USE IN NARELA ZONE (as per notification dt. 15.9.2006)

Sl. No.	Name of the Road/Street	Stretch of Road From – To	ROW (Mtrs)
1.	Arya Samaj Road	Ram Dev Chowk to Y Turn	18
2.	Narela – Lampur Road	t. Point to Railway X-ing	24

LIST OF COMMERCIAL STREETS IN NARELA ZONE (as per notification of GNCTD dt. 12.4.2007)

Sl. No.	Name of the Road/Street	Stretch		R.O.W (In Mtrs)
		From	To	
1.	Main Swatantar Nagar Road	Bawana Narela Road	Narela Lampur Road	9.00
2.	Narela Bawana Road	Plot No.68	Plot No. 2152 only northern side	30.00
		H. No. 2142	Railway Boundary	30.00
		Ram Dev Chowk	Railway crossing Bawana Road	30.00
		Swami Swaroopanan	Railway crossing	30.00
	Chaudhary Meer Sing Marg	Narela Bawana Road	Bankner Railway crossing	13.00
3.	Punjabi Colony Road	Physical Centre	Govt. Girls Sr. Sec. School	7.00

ANNEXURE - VII

LIST OF MIXED LANDUSE STREETS IN NARELA ZONE (as per notification of GNCTD dt. 12.4.2007)

Sl. No.	Name of the Road/Street	Stretch		R.O.W (In Mtrs)
		From	To	
1.	Hawaldar Mukhtyar Singh	End of Park	Main Auchandi Road Bawana	6.00
2.	Shivaji Nagar Road	MCD Park	L Point of Plot No. 73 only eastern side	6.00

ANNEXURE - VIII

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

S. No.	Name & Address
1.	Apollo Convent School, Holambi Kalan, Delhi-110082.
2.	Bharatmata Saraswati Bal Mandir Sr. Sec. School, Narela, Delhi-110042.
3.	Indian Kids Public School, Gautam Colony, Gali No.8, Main Sabiabad Road, Narela, Delhi-110040.
4.	Radha Swami Satsang Beas, Village Mamurpur, Singhu Border.
5.	Moga Devi Minda Charitable Trust, Minda Bal Gram at Holambi khurd more, Alipur, Delhi-110036.
6.	DIRD, Holambi Khurd, Delhi-110082.
7.	Kaushlaya Rani Home for the aged blind village Bhorgrah, Delhi-110040.
8.	Sant Ganga Ram Convent School, Ghoga, Delhi-110039.
9.	Happy Child Public School, Balwant Singh Memorial Welfare & educational Society (Regd.), H. No. 29, Khera Garhi, Delhi-110082 (Siras Pur Road).
10.	Rishikul Vidayapeeth, Alipur, ALipur Road, Delhi-110036.
11.	Amba Anand Jyoti Education Society, Village Mamurpur, New Delhi-110040.
12.	Sukriti World School, Jai Mann Education & Charitable Society, Khera Khurd, Delhi-110082.
13.	Kasturi Ram College of Higher Education, Village Kurani, Narela, Delhi.
14.	Ruhani Satsang Prem Samaj, Village Mamurpur,
15.	Maharaja Agarsain Public School, Bawana, Village Bhoor Garh, Narela.

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.