

ZONAL DEVELOPMENT PLAN FOR
ZONE 'H'
(NORTH WEST DELHI -I)

**Modified based on the approval of Government of
India vide letter no. K 12011/23/2009/DDIB
Dated 08-03-2010**

**Authenticated on behalf of Government of India vide letter
No. K-12011/3/Zone-H (North West Delhi-I)/2010-DDIB
Dated 4th June, 2010.**



AREA PLANNING – I

DELHI DEVELOPMENT AUTHORITY

PREAMBLE

- The Zonal Development Plan for Zone –H has been approved by the Central Government vide letter No.K-12011/23/2009-DDIB dated 8th March, 2010 under section 11A of DD Act.1957.
- The Regularization of Cultural, Religious (including spiritual).Educational and Healthcare Institutions shall be subject to fulfillment of the conditions as given in Para No.2.4.9 of the ZDP / Govt. directions issued from time to time.
- Indication of influence Zone along MRTS / Major Transport Corridor *as well as indication of uses other than residential* shall be undertaken at the stage of Layout Plan / 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.

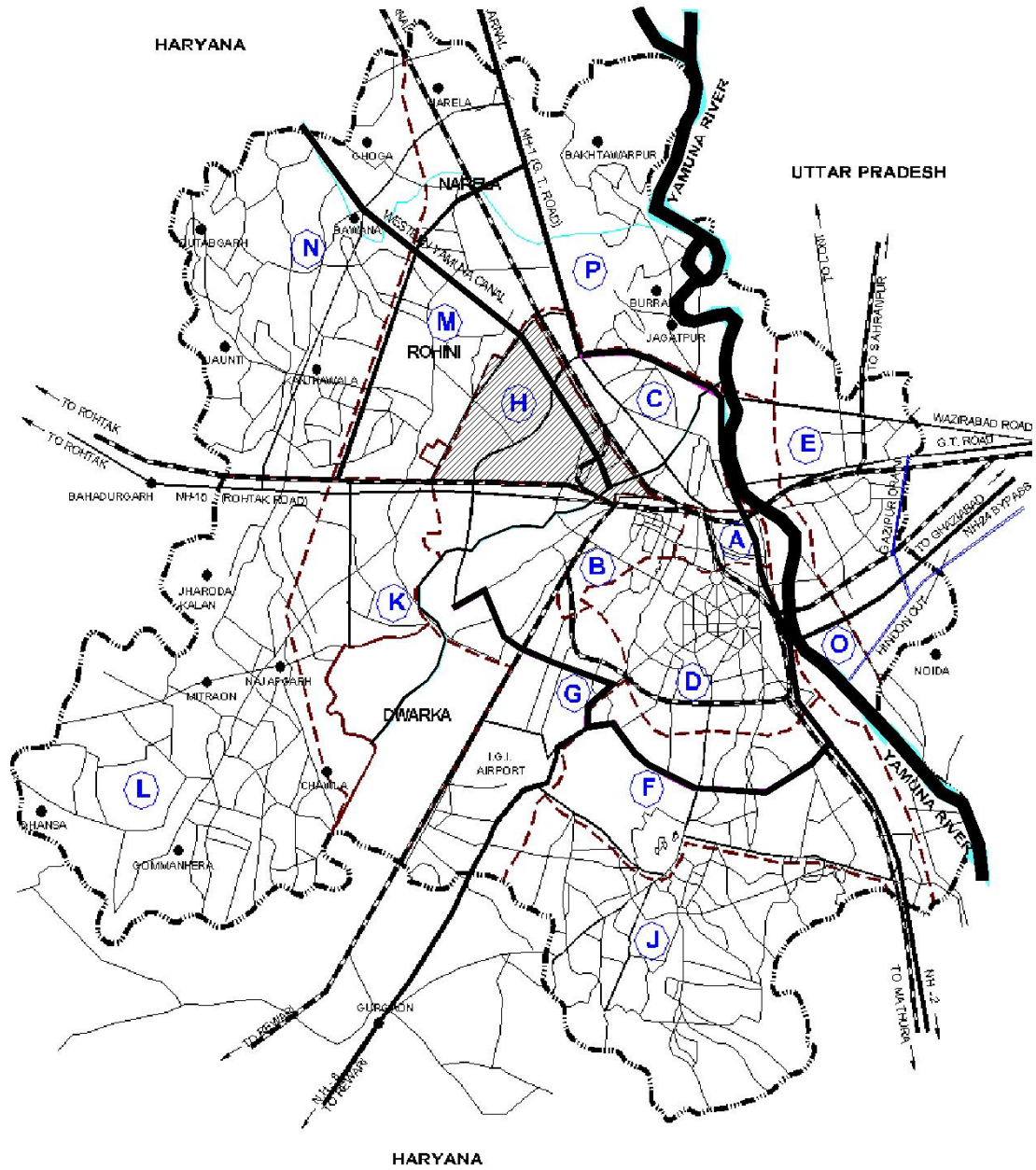
ZONAL DEVELOPMENT PLAN FOR ZONE ‘H’

CONTENTS

SL. No.	CHAPTER	PAGE NO
1.0	Introduction	
1.1	Background, Location, Boundaries & Areas	6
1.2	Statutory Provisions & Objectives	6
1.3	Earlier approved ZDP proposals	7
1.4	Special characteristics of the Zone	8
2.0	Zonal Development Plan Proposals	9
2.1	Population & Employment	9
2.2	Residential Development	10
2.2.1	• Redevelopment of existing areas-Planned Areas	11
2.2.2	• Unplanned areas: Special areas including villages and unauthorized colonies, Regularization unauthorized colonies, and map No.1	12
2.2.3	• Mixed land use	13
2.2.4	• Housing for the Urban poor	13
2.2.5	• Influence zone	14
2.3	Work Centres	14
2.3.1	• Industry	14
2.3.2	• Trade and commerce, Wholesale markets	16
2.3.3	• Informal Trade and Commerce	16
2.3.4	• Government Offices	17
2.4	Social Infrastructure	17
2.4.1	• Health	17
2.4.2	• Education	18
2.4.3	• Sports facilities	19
2.4.4	• Communications	19
2.4.5	• Security and Safety	19
2.4.6	• Disaster Management Centre	20
2.4.7	• Distributive	20
2.4.8	• Other Community Facilities	20
2.4.9	Regularization of existing Health, Educational, Cultural and Spiritual/ Religious institutes.	21

2.5	Circulation Net Work	22
2.5.1	Network Road, Rail	22
2.5.2	Road Development Plan	23
2.5.3	Road Network not implemented	24
2.5.4	Grade Separators	24
2.5.5	MRTS corridor	24
2.5.6	Integrated Multi-Modal Transport System	24
2.5.7	Bus Terminals	25
2.5.8	Railway Stations	25
2.5.9	Goods Movement by Rail	25
2.5.10	Cycle Tracks & Pedestrian Corridor	25
2.5.11	Fuel Stations	26
2.5.12	Parking	27-28
2.6	Environment	29
2.6.1	System of Open Spaces	29
2.6.2	Protected Forest Area	29
2.6.3	Multipurpose Grounds	29
2.6.4	Water Bodies	30
2.7	Areas for urban design	31
2.8	Conservation of built heritage	31
2.9	Physical Infrastructure	31
2.9.1	Water Supply	32
2.9.2	Sewerage	32
2.9.3	Drainage	32
2.9.4	Electricity	32
2.10	Proposed Land use	32
2.10.1	Change of Land Use	33
	Maps	34
	Annexure	34

Annexure - 1	Status of Zonal Plan	34
Annexure – 2	List of Urban Villages	35
Annexure – 3	Mix land use Streets as per Notification 7.9.2006	35
Annexure – 4	Commercial Streets as per GNCTD notification 15.9.2006	36-38
Annexure – 5	Commercial Streets in Rohini Zone	39-40
Annexure – 6	Mix land use streets as per notification 15.9.2006	41-44
Annexure – 7	Mix land use streets in Rohini	45-50
Annexure – 8	Commercial Streets as per GNCT notification 7.2.2007	51
Annexure – 9	Commercial Streets in Rohini Zone as / MCD	52
Annexure – 10	Mix land use streets as per notification 7.2.2007	53
Annexure – 11	Mix land use streets in Rohini Zone	54
Annexure – 12	Pedestrian Mixed land use street as per notification 7.2.2007	55
Annexure – 13	Identification of mixed land use streets in Rohini	56-59
Annexure – 14	Identification of mixed land use streets in Rohini	60-61
Annexure – 15	Water Body in Zone H	62
Annexure – 16	Water Body in Rohini	63
Annexure – 17	Centrally protected monument under Delhi Circle	64
Annexure – 18	Tentative list of Unauthorized Colonies	65-67
Annexure – 19	Case of Regularization of existing Health, Education, Cultural and Spiritual / Religious Institutes subsisting on or prior to 1.1.2006.	68

MAP NO. - 1

1.0 ZONAL DEVELOPMENT PLAN FOR ZONE 'H'

1.1 Background, Location, Boundaries and Areas

Under the Master Plan for Delhi-2021 promulgated on 07.02.2007, the National Capital Territory of Delhi is divided into 15 Planning zones out of which 8 zones are in Urban Delhi (A to H), 6 are in Urban Extension (J to N and P) and one for River Yamuna and River front area (Zone O), Zone 'H' is also known as North West Delhi-I and it covers an area of 5677 Ha.

Zone H is distinctly characterized by well planned residential localities. This Zone is situated between two major railway lines viz, railway line to Ambala in the North East and the other to Rohtak in the South West. Prestigious TV Tower, Delhi Haat, developed parks, DDA Sports Centres with International Standards, and protected forest area namely Shalimar Bagh are some of the significant features in this Zone. Rohini Project PH-I/II(Part) forms part of this zone, mostly in Zones H-7,8 & 9 (ref. Map No.1)

The boundaries of the Zone are as under:

North-East: Railway Line to Karnal, Zone-C.

West: Rohini Phase-III, Zone-M.

North-West: Nangloi Drain and Rithala STP, Zone-M.

South-West: Railway Line to Rohtak, Zone-G.

This zone has been developing since pre independence era and through the MPD-1962, MPD-2001 and now MPD-2021. As such the Zone has heterogeneous character where the unplanned areas and planned areas developed under the norms of various plans co-exist.

1.2 Statutory Provisions and Objectives:

1.2.1 Zonal Development Plan.

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.

1.3 Earlier Approved Zonal Development Plans:

1.3.1 As per MPD-1962 the Zone had Sub Zones H-1 to H-8 (Annexure-1)

i)	Area under Sub Zone H-1 to H-6	2,980.70 Ha.
ii)	Area under Sub Zone H-7 to H-9 (Rohini Phase-I & II and Mangolpuri)	2,400.30 Ha.
	Total	5,381.00 Ha.

The Zonal Plan of Zone 'H' within the framework of MPD-2001 was approved by Govt. of India, Ministry of Urban Development vide letter No. 13011/7/2006/DDIB, dt. 26.05.06.

1.4 SPECIAL CHARACTERISTICS OF THE ZONE:

The significant features of this Zone are:

1.4.1 Rohini Project (Phase-I & II)

'ROHINI' sub-city Project (Ph-I & II) was approved by DDA in 1980 based on MPD-1962. It is predominantly a residential project on 2497 Hac. of land in North West Delhi within a distance of 15 Km. from Connaught Place in continuation of Shalimar Bagh and Pitampura residential schemes. The area is situated along the Outer Ring Road Between the two major traffic corridors- The G.T.Road with railway line to Karnal and Rohtak Road.

1.4.2 **T.V.Tower & Dilly Haat.**

The Major points of attraction in this Zone are T.V. Tower complex. The T.V. Tower Complex is in the vicinity of District green and has a dominating feature having tremendous visual and special qualities. An organized informal eating place, casual shopping and cultural activities centre such as Dilli Haat is coming up in the complex.

1.4.3 **Netaji Subhash Place Complex and Manglam Place District Centres**

Netaji Subhash Place and Manglam Place District Centres are a hub of commercial activities having shopping malls, offices, hospitals etc.

1.4.4 **District Parks & DDA Sports Centres**

Besides, it has District Parks, Picnic huts and Orchards in Rohini Scheme. DDA Sports Centres near T.V.Tower is one of the best Sports Centre with International Standards' of Sports Facilities. DDA Sports Complexes are also situated in Ashok Vihar and Rohini.

1.4.5 **Shalimar Bagh**

Shalimar Bagh is a protected forest falling in this Zone. It is a historical garden of the Mughal period with Sheesh Mahal as a centrally protected monument under ASI. A Tank and a Well exist adjacent to Shalimar Bagh and are under serious deteriorations. These are being protected by ASI except for the Well which is under joint ownership of ASI and DDA.

1.4.6 **Western Yamuna Canal**

The Western Yamuna Canal, running parallel to Delhi Karnal Railway Line divides zone H-4 & H-5 and forms an important feature of landscape.

1.4.7 **MRTS Corridor**

The 1st Phase of MRTS passes through the Zone covering Inder Lok to Rithala. This has improved the connectivity of this zone.

1.4.8 **District Courts, Rohini**

District Court (3 Ha.) has been accommodated on the junction of Outer Ring Road and Road No.41.

1.4.9 Residential Areas

Most of the Residential areas/colonies are well planned such as Ashok Vihar, Wazirpur, Pitampura, Shalimar Bagh and various Co-operative Societies. The Housing in this zone can be divided into the following categories.

1. Residential (Plotted & Group Housing) areas developed by DDA.
2. Co-operative House Building Societies in Pitampura.
3. Co-operative Group Housing Schemes in Pitampura & Rohini Ph.I & II
4. Plotted development for Rohini Residential Scheme-1981.
5. Resettlement Colonies.
6. Pre-1962 Built up Residential & Re-habilitation colonies.
7. Unauthorized regularized Colonies.
8. Urbanized Villages.

1.4.10 Industrial Areas

There are planned industrial areas such as Wazirpur, Lawrence Road, and Mangolpuri. These are developed as envisaged in the Zonal Plan. As per MPD-2021, the unplanned Industrial areas include Shalimar Village, Haider pur village and Rithala Village.

2.0 ZONAL DEVELOPMENT PLAN PROPOSALS:

The Zonal Plans shall detail out the policies of the Master Plan - 2021 and act as a link between the Layout Plan and Master Plan. The development scheme and layout plans indicating various use premises shall confirm to the Master Plans / Zonal Plans.

2.1 Population and Employment:

The projected population of Zone 'H' as per MPD-2021 is 18, 65,000. Based on various activities, employment centres have been identified with estimated workforce of about 7,10,000 (Participation Rate 38.1% as per MPD-2021). The following are the major work centers:

- i) District Centre, Netaji Subhash Place.
- ii) District Centre, Manglam Place.
- iii) District Courts, Rohini.
- iv) Wazirpur Industrial Area.
- v) Lawrence Road Industrial Area.
- vi) Mangolpuri Industrial Area Ph. I & II.
- vii) Twin District center Rohini.

2.1.1 Residential Development:

This zone is divided into two parts viz Sub-zones H-1 to H-6 and sub-zones H-7, 8 & 9 (Rohini Scheme and Mangolpuri). Most of the land in sub-zone (H-4 & H-5) has been allotted to Co-operative Societies. In Sub-zones H-1 to H-6 there are two JJ resettlement colonies namely Wazirpur & Shakurpur and 9 urban villages. Colonies such as Ashok Vihar, Pitampura, Shalimar Bagh and Wazirpur under residential use are developed and executed by DDA & other Govt. agencies. These colonies have recreational, shopping and other facilities.

2.1.2 ROHINI Scheme – A City within Metropolitan Delhi:

Rohini is predominantly a residential area planned for 8, 50,000 population. This Scheme was planned in 1980. In sub-Zones H-7, 8 & 9, land has been allotted to CGHS societies in Sector IX and XIII. A re-settlement colony namely Mangolpuri and 6 urban villages exist in sub-zone H-7, 8 & 9.

The work centres provide employment for 3 lakh workers. Major facilities of health, education, social and cultural activities have been judiciously distributed on the main transportation routes within the scheme to ensure easy access. Intensive utilization of land has been achieved resulting in compact development to conserve land and energy resources without sacrificing the level of infrastructure. Large recreational areas have been conveniently located to provide for a variety of recreational facilities in addition to parks and playgrounds at neighbourhood level.

The gross residential area of 1413 Ha. has been planned in a module of 100 Hect. The Sector provides housing for about 60,000 population and is self-contained in terms of essential facilities and amenities. The peripheral roads provide the public transport routes which are at not more than 500 meters distance from any part of the sector. The community centre and four Senior Secondary Schools grouped together at the nucleus, ensure equal accessibility to all facilities.

The following land use distribution was approved by Authority and it is a part of Zone-H. In table No.1 this has been included in Land Use Analysis Table No.3

LANDUSE DISTRIBUTION IN ROHINI: TABLE NO.1

Land Use	Area in Ha.	% age
Residential (Plots- 1,17,000 units, Group housing-17,000)	1,413	56.58
Commercial	108	4.35
Industrial	482	19.32
Public & Semi Public Facilities	126	5.06
Circulation	155	6.22
Total	2,497	100

2.2 REDEVELOPMENT OF THE EXISTING AREAS

In Zone-H, a large number of areas are old and are characterized by poor structural condition of buildings, sub optimal utilization of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities etc.

The housing stock in both planned and unplanned areas can be enhanced through various approaches as per MPD-2021. Incentivized redevelopment with additional FAR has been envisaged in MPD-2021 as a major element of city development covering all the areas.

2.2.1 Planned Areas:

A Plotted / Group Housing

There are a number of plotted Residential Colonies like Ashok Vihar, Pitampura, Saraswati Vihar, Kohat Enclave, Sainik Vihar, Anand Vihar, (Zone-H-5) etc. came up under CHBS Schemes. Pre 1962 Residential and Rehabilitation colonies include Gulabi Bagh, Bharat Nagar etc. The Co-operative Group Housing Societies (CGHS) have come up in Pitam Pura & Rohini.

The flats built by DDA, particularly those, which have become aged, may be redeveloped with permission and subject to the condition that the structural safety of other flats is not impinged. Already developed group housing inclusive of public (DDA and others), Co-operative housing may be redeveloped on the basis of prescribed norms and regulations by formulating co-operative societies or self-managing communities. The funds for redevelopment shall be contributed by the resident's beneficiaries.

B Employer Housing

In Zone-H substantial areas were developed at low density after Independence, and have potential for densification. Employer housing such as Railway Colony, DDA staff Housing, Delhi Administration Housing etc. has come up in Shakur Basti, Pitam Pura, Keshav Puram, Gulabi Bagh, etc.

These are mainly government areas. In order to optimally utilize these prime lands there is need of intensive development. On a conservative estimate the present housing stock can be increased to more than double. Infrastructure enhancement and provision for additional housing can be financed from the funds generated through cross-subsidization between commercial and residential use for EWS and LIG categories.

2.2.2 Unplanned Areas: (Annexure - 2)

A Villages

There are 15 urbanized villages located in this area (Annexure –2) the Redevelopment Plans for most of the villages were prepared earlier. However, during survey (Ref. Zonal Plan 2001) it has been noticed that most of the development in around the villages have come up against the village plans and Master Plan Land Use. Lack of infrastructure and facilities have rendered them substandard.

Village Redevelopment Schemes shall be prepared for villages giving the development control parameters by the concerned local body. The redevelopment plans shall ensure that the permissibility of mixed use zoning at property or within the premise level is compatible to the predominant residential areas.

B Unauthorized colonies: (Annexure - 18)

The process of regularization of unauthorized colonies is being coordinated by the Govt. of NCTD. 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 unauthorized colonies falling in each zone has been annexed to every Zonal Plan. As in the case of Village abadis, the 'Land use' of the finally approved unauthorized colonies located in any use zone, at any point time, within the boundaries specified by the competent authority would be 'residential'. Tentative list of Unauthorized Colonies is given at Annexure 18.

2.2.2.1 Facilities In Unplanned Areas

As Special permission from the Authority or as per approved Layout Plan, the following Institutional activity / PSP facility under Residential Use Zone is permissible under Sub-Clause 8(2) of MPD-2021:

- i) Hospital (up to 100 beds).
- ii) Primary Health Centre / Family welfare Centre / Maternity Home/ Dispensary etc.
- iii) Nursing Home / Poly Clinic / Clinic, Clinical lab. Etc.
- iv) Dispensary for Pet and Animals.
- v) Primary School / Middle School.
- vi) School for Mentally / Physically Challenged.
- vii) Technical Training Centre (I.T.I / Polytechnic / Vocational Training Institute/ Management Institute / Teacher Training Institute, etc.
- viii) Facilities- Bus terminal, Taxi stand, milk / vegetable booths, religious premises, vending booth, petrol / CNG filling pump, recreational club, police post, police station, fire station, post office & telegraph office and telephone exchange.

2.2.3 Mixed Land Use: (Annexure – 3 to 14)

As per MPD-2021 provisions to meet the growing demand of commercial activities and to overcome the shortfall of available commercial space, a liberalized provision of mixed use in residential areas has been adopted adhering to the requisites of the environment, while achieving better synergy between workplace, residence and transportation. 2183 streets have been notified by the GNCTD vide notification dated 15.09.06 for local commercial and mixed use activities and local commercial streets subject to amendment from competent authority time to time. A list of mixed land use streets falling in zone H is at Annexure-3.

2.2.4 Housing for the Urban Poor

A Resettlement Colonies:

There are three resettlement colonies namely Wazirpur, Shakarpur and Mangolpuri in this Zone. These colonies have mixed land use character and most of these have been provided with essential services. The immediate need is service i.e. water, sewage & electricity. To ensure better environment the construction of houses needs to be as per approved / standard plan. The redevelopment schemes giving emphasis on mixed land use and providing other facilities and infrastructure shall be prepared by local bodies.

B New housing for the urban poor:

New housing should be in the form of one or two room units which would be developed through Public and private agencies through cooperative societies as per Govt. policies.

The developers of group housing shall ensure that minimum dwelling units constructed for community service personnel / EWS and lower income category shall be as per norms prescribed.

C Night Shelter:

Night shelter shall be provided at areas / locations where concentration of Industrial worker / Labours/ unorganized work force is more such as in areas like Wazirpur Industrial area, Mangolpuri Industrial area and Lawrance Road Industrial area etc.

2.2.5 Influence Zone:

As per Master Plan 2021 Para, 3.3.2, Influence Zone along MRTS Corridors and the Sub Zones for redevelopment and renewal should 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 is to be done in consultation with GNCTD.

In Zonal Development Plan the number of colony roads, local drains, high tension lines where 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 sites specific.

2.3 WORK CENTRES**2.3.1 Industries:**

The classification of industries is proposed to be simplified with prohibited category and non-prohibited category subject to proposals regarding specific category of industries permitted in different use Zones.(MPD-2021).

Further, all planned industrial areas in Zone-H are designated under a single land use category namely, industry. The Standards prescribed by the Pollution Control Authorities would have to be met by all industrial units, in addition to specific conditions terms of number of workers and power load in specified categories.

A Redevelopment of Existing Planned Industrial area:

In north Delhi there are four planned industrial areas in Zone 'H' namely:

- i) Wazirpur.
- ii) Lawrence Road.
- iii) Badli.
- iv) Mangolpuri Phase –I & II.

There is a need for modernization and up gradation of the existing industrial areas with due regard to environmental consideration. Since most of the industrial areas are located along the Mass Public Transport Corridors, there is also a need of redevelopment.

This process of up gradation and redevelopment will need to be carried out in a planned manner, and in public-private partnership framework, in which the entrepreneurs contribute to the betterment and subsequent maintenance through suitable Operation and Maintenance arrangements.

Common Effluent Treatment Plant: (C.E.T.P)

On the basis of the directions of Hon'ble Supreme Court, and within the framework of MPD-2021 sites for Common Effluent Treatment Plants have been identified as under:

- i) Opposite Wazirpur District Centre on a land between Ring Road and Railway line.
- ii) Wazirpur Industrial Area.
- iii) Mangolpuri Industrial Area (Phase- I)

B Redevelopment of Unplanned Industrial Area:

The Govt. of Delhi has notified these non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment vide notification dated 5.12.2005:

- 1. Shalimar Village.
- 2. Haiderpur Village.
- 3. Rithala Village.

These will be dealt further as per the provisions for redevelopment in MPD-2021.

2.3.2 Trade and Commerce

As per the MPD-2021 the five tier hierarchy of Commercial areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner. Service Market and informal Bazaar need to be integrated with District Centres wherever possible. Involvement of Developers, Owners Associations in up gradation of infrastructure and built environment in Old District Centres is recommended.

In addition, some components of commercial use have been provided under mixed use and informal sector.

A District Centre:

There are four District centers proposed in this zone:

- i) District Centre Netaji Subhash Place (Wazirpur)
- ii) Shalimar Bagh.
- iii) Rohini-Twin District Centre.
- iv) Manglam Place.

District Centres at Shalimar Bagh and Rohini (Adjoining Swarn Jayanti Park) are yet to be developed.

B Community Centre:

As per the Zonal Development plan, 25 sites for Community Centres have been identified. Out of these Community Centre Sites are located in Industrial Pockets of Sub-Zone H1 to H6 namely Lawrence Road Industrial Area, Mangolpuri Phase I & II and Wazirpur Industrial Area.

2.3.3 Informal Trade and Commerce

Service Markets / Informal Bazaar

Special attention is required for the low turnover and space extensive shops for fruits and vegetables, service and repair, junk and scrap materials (Kabari), building materials, automobile workshops etc. The grouping of such activities with planned retail markets leads to conversion of shops into high profit commercial activity.

There is a need to provide for organized informal eating places with casual shopping and cultural activities etc. to be located strategically in the city for Zone 'H'. A such informal place (Dilli Haat) is provided near T.V. Tower.

2.3.4 **Government Use:**

District Courts, Rohini at the junction of the Outer Ring Road and Road No.41 is a major employment center on Government land. Government lands which are underutilized and in old and dilapidated state shall be redeveloped as per norms given in MPD-2021. A large pocket of Railway land is identified near Shakur Basti. The optimum utilization of all the Government lands shall be worked out.

2.4 **SOCIAL INFRASTRUCTURE**

The facilities at the Zonal Plan level have been indicated on the plan but the facilities at the neighborhood level shall be worked out at the time preparation of Local Area Plans. There is very little scope for development, but where ever redevelopment shall take place, MPD-2021 norms shall be followed.

2.4.1 **Health**

As per MPD 2021, Hospitals have been broadly divided in five categories:

- a) Category A- 501 beds and above.
- b) Category B- 201 beds to 500 beds.
- c) Category C- 101 beds to 200 beds.
- d) Category D- Up to 100 beds.
- e) Other health facilities which include Maternity home, Nursing home, Family Welfare Centre, Polyclinic, Pediatric centre, Geriatric centre, diagnostic centre etc.

Three General Hospitals and 12 Intermediate Hospitals have been provided in this Zone.

The shortage in the availability of number of beds per thousand population (as per WHO 5 beds per thousand population is proposed to be meet through).

- a) Enhancement in FAR for various levels of health facilities.
- b) Promoting rebuilding of the existing old hospitals.

List of Government Hospitals on sites earmarked for Sub Zone (H-1 to H-6) is as under:

Sl. No.	Name of the Hospitals	Sub-Zone (H-1 to H-6)
1.	Bhagwan Mahavir Hospital (Existing)	H-4
2.	Shastri Park Hospital (Proposed)	H-1
3.	Koki Wala Bagh, Ashok Vihar (Proposed)	H-3
4.	Keshav Puram, Lawrence Road, (Proposed)	H-2

Hospitals Proposed in Facility Centre in Sub Zone (H-1 to H-6)

Sl. No.	Existing / Proposed Hospitals	Sub-Zone (H-1 to H-6)
1.	Proposed Hospital (FC-50) [3 Hospitals (category A & C)]	H-6
2.	Proposed Hospital (FC-53) [1 Hospital (category A)]	H-5
3.	Proposed Hospital (FC-57)] [4 Hospitals (category A & C)]	H-4

2.4.2 Education:

A College:

As per MPD-2021, Colleges have been broadly divided in three categories. A general College for 5 lakh population on plot area as per UGC norms. A professional college (Engineering) for a 5 lakh population area as per AICTE norms. A vocational Training Centre for 5 lakh on an area of 0.4 Ha.

In this Zone 10 general Colleges and 2 Professional Colleges (Engineering) and one ITI + Polytechnic have been provided, details given In Table No.2 below:

TABLE NO.2

Sl.No.	College	Professional College (Engineering)	ITI + Polytechnic	Sub Zone
1.	2	1	--	H-3
2.	1	-	--	H-4
3.	1	1	1	H-5
4.	2	--	--	H-6
5.	4	--	--	H-7, H-8 & H-9
Total	10	2	1	

2.4.3 Sports Facilities:

There are three DDA Sports Centres in this zone:

- i) Rohini, Sector-9.
- ii) Ashok Vihar (Major Dhyani Chand Sports Complex).
- iii) Pitam Pura, Near T.V. Tower (Rashtriya Swabhiman Sports Complex).

2.4.4 Communications:

As per MPD-2021, the sites for Telephone Exchange and other means of Communications shall not be reserved in layout plan due to liberalization and technological advancement.

In this zone, 7 sites have been proposed at different locations where as two sites are required as per MPD-2021 norms. The facilities like Telephone Exchange shall not be reserved due to privatization and change in Technology, vacant sites will be utilized for Disaster Management Centre.

2.4.5 Security & Safety:

2.4.5.1 Fire Stations

As per the norms, three Fire stations for every 5 lakh population are to be provided in 5-7 Km. radius. Three sites in Sub Zone (H-1 to H-6) are:

- 1. Wazirpur Industrial Area.
- 2. Keshavpuram.
- 3. Mangolpuri Industrial area Phase – II.

Four sites are in Rohini Zone.

More sites shall be provided to meet the requirements as per norms stipulated in MPD-2021.

2.4.5.2 Police Stations:

As per MPD-2021, a police station has been proposed for a population of 2.5 lacs and area of 1.0 Ha. A police post for a population of 1.0 lac on an area of 1000 sqmts. Where as Eight Police stations and nineteen police post are required. Fifteen police stations / Police post sites have been shown in Zone H which includes existing as well as proposed sites.

2.4.6 Disaster Management Centre:

As per MPD-2021 provisions it is proposed to have Disaster Management Centre in each Administrative Zone. The unutilized telephone exchange shall be utilized for this activity. In addition one each centre shall be provided in following major projects:

- i) Mangolpuri Industrial Area.
- ii) Wazirpur Industrial Area.

2.4.7 Distributive

Gas Godown:

Two sites for service centre (Industrial Manufacturing/Service and Repair Industry) are shown in Zonal Plan whereas six Gas- Godown are provided in each service centre (Total 12 number).

No new Gas Godown sites are envisaged as Piped Gas supply network is being provided in Residential Colonies by Indra Prasth Gas agency.

2.4.8 Other Community Facilities:

A number of public & semi public facilities have been augmented in the Zone mainly in Facility Centres as per MPD-2001. Other facilities like Old age home, Community hall, Religious. Dispensaries, School etc. are required and shall be provided while finalizing the layout plans.

2.4.8.1 Cremation Ground, Burial Ground:

As per the norms given in MPD 2021, one Burial ground/ Cemetery is required for every 10,00,000 population. The cremation ground sites in sub zone H-1 to H-6 are located at Beriwalla Bagh, Haiderpur Village, and JJ Colony Wazirpur. Apart from this a Burial ground also exists at Beriwalla Bagh. Other Existing / Proposed cremation grounds and burial grounds in Rohini Zone are as under:

Sector – 4

- i) Burial Ground.
- ii) Cemetery.
- iii) Cremation Ground.

Sector – 5

Existing Cremation Ground.

2.4.8.2 Jail:

The plan provides for one jail 5.06 Ha. In Sub Zone H-9 near Badli.

2.4.9. **Regularization of existing Health Care, Educational, Cultural & Religious (Including Spiritual) Institutes existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge land.**

2.4.9.1 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 – 19 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 finalization & demarcation of the boundaries of the aforesaid respective use zones/areas. (Annexure – 19)

2.4.9.2 In case of cultural, health care and educational institutions, the structure of such institutes as existed 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 and *vis-a-vis* the land presently owned by them, regularizations shall be subject to the condition 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 are existed on 1/1/2006 shall only be considered; and (d) the remaining area shall be kept as "green area" with no construction to permitted in future.

The regularization of all the above institutions shall be confined to those listed in the Annexure-III of this Plan or those cases recommended by DDA to the Government on or before 8th March, 2010, & shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity that such individual cases shall not be considered for regularization, if the site in question is located:

- a) On Public/Government 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 Archeological 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.

- 2.4.9.3 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 Government are fulfilled and formal 'Regularization Orders' are issued by the DDA. None of the above institutes shall, however, be entitled to put the land to any other land use at any time, and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

2.5. 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. A realistic strategy of compensation and rehabilitation of project affected persons is recommended under these plans / areas.

2.5.1 Road Network

Zone – H is well connected with the master plan roads and with the railway network for the intricate movement of passengers and goods. Moreover, Master Plan roads directly serve the proposed / existing facility centers and the residential hubs of the areas. The predominant movement of this zone is mainly through the existing Master Plan roads. The zone is served by outer Ring Road, the Delhi Rohtak Railway line passes through the southern fringe of this zone. The major arterial road like Ring Road is diagonally penetrating through this Zone. Moreover Road No. 37 which is presently connecting to Road no. 40 and Ring Road has been further extended along the Western Yamuna Canal passing through the already built up Pitampura colony and connecting to the Outer Ring Road. The Road no. 37 and its extension divide the zone in two parts. Road no. 41 which connects inner ring road and outer ring road extends into Rohini and forms central arterial

road of the Rohini scheme. Road no.43 connects the GT road in East with Mangolpuri Industrial area in west, passing through the various sub Zone viz H-2 to H-5 this is a major link serving. The work centers like Lawrence Road Industrial area, Mangolpuri Industrial area and land under Facility Centres etc.

Hierarchy of Roads:

The Zonal Plan primarily indicates roads of 18 meter and above R/W for smooth flow of the traffic. The following is the hierarchy of the road system;

1) 60 M R/W

- i. Auchandi Road.
- ii. Outer Ring Road.
- iii. Inner Ring Road.

2) 30 M to 45 M R/W

Roads Nos. 40, 41, 43, 37 and
Proposed Road No. 37 Extn. Along Western Yamuna Canal. Other major Links areas between sub Zone H-8 and H-9.

3) 24 M to 30 M R/W

With the various Sub-division of inter connecting roads having R/W of 24 M and 30 M have been provided. The plan also indicates a number of roads of 18 M and above as per the approved layout.

2.5.2 Road Development Plans:

All the road owning agencies shall get Road Development Plan prepared for 30 M & above R/W Roads shown in MPD-2021 along with interchange details of junction / intersection falling in the alignment showing location of bus stop, metro station & the pedestrian linkage for smooth changeover from one mode to another.

2.5.3 Road Network not implemented:

The following Road network is not implemented:

- i) Prem Bari Pul (Pitampura) to Outer Ring Road along disused Western Yamuna Canal (Road No. 37 Extension).

2.5.4 Grade Separators:

MPD-2021 Indicates the need for provision of inter-section with grade separator. In case of existing grade separator the possibility of providing clover leaf and direct inter changes wherever necessary and feasible may be technically examined to make the junction signal free. These are to be identified at the inter section of all roads of 30 M and above R/W. Following intersections with grade separators have already been identified.

1. Road No. 41 and Outer Ring Road crossing (Madhuban Chowk) is a major intersection and caters to very heavy traffic.
2. Road No. 43 and Outer Ring Road crossing near Mangolpuri.
3. Road No. 37 and Inner Ring Road crossing near Shalimar Bagh.
4. Inner Ring Road and the proposed 30 m Road near village Shakurpur (Britania Chowk.).
5. Outer Ring Road and Railway line crossing near Shalimar Place.
6. Inner Ring Road and Railway line crossing near Wazirpur Industrial area.
7. Inner Ring Road and District Center Wazirpur Crossing.
8. Extended Road No. 37 and Outer Ring Road crossing near proposed Jail in Rohini.

2.5.5 Mass Rapid Transit System (MRTS):

Phase - I of the elevated Metro Corridor from Shahdara to Rithala in Rohini is already operational in this zone.

2.5.6 Integrated Multi – Modal Transport System:

Integrated Multi - Model Transportation proposal duly approved may be earmarked / incorporated on the Zonal Plan with the help of DIMTS, GNCTD.

It is envisaged that the future transport system shall consist of a mix of rail and road based systems which may include Metro Rail, Ring Rail & Dedicated

Rail Corridors for daily commuters, (IRBT/RRTS Corridors as identified in NCR plan 2021).

Other mass transit modes shall be introduced as technologies become available. Intermediate Passenger Transport (IPT) and private modes on selected corridors is to be identified as per the needs from time to time. All roads should be made pedestrian, disabled and bicycle friendly as far as possible.

In zone 'H' Tri Nagar corridor, the Metro Station and Metro Corridors are elevated and catering to large crowd till Rithala. Preparation of detailed multi modal transport plans with reference to each major Metro Station, with particular reference to bus transport routes, which could provide inter-linkages and feeder arrangements, is envisage.

2.5.7 Bus Terminals:

As per norms stipulated in MPD-2021, 21 terminals and 4 bus depots are required for the projected population of this Zone. At present, five sites have been provided in Rohini and two sites in Mangolpuri. In addition, one site already exists in Lawrence Road where a site for bus depot has been provided. More sites have been provided to meet with the requirement at suitable locations.

2.5.8 Railway Stations:

Railway Station at Shakur Basti is a major station in Zone-H. For Inter city movement, a new Railway Station at Rampura with proper approach from main Roads is provided.

2.5.9 Goods Movement by Rail:

The goods are terminated at Kela Godown near New Azadpur Mandi.

2.5.10 Cycle Tracks and Corridor for Pedestrian:

The pedestrian pathway / cycle tracks have been proposed along the existing Nallah and along the green / open areas. Some Master Plan Roads of this Zone have been identified for pedestrians and cyclists. These are required to be developed for connecting the residential colonies of this areas. The environmentally well connected system for cyclist and pedestrian at the time of detailing these pathways proper attention is needed for the development of intersection areas to regulate the vehicular movement and slow moving traffic i.e. pedestrians and cyclists.

Pedestrian pathways have been proposed along the existing Nallah; green area and along the inner Ring road passing through different sub -zones as indicated in the Zonal Development Plan.

Proper environmental design need to be developed so that it may be matched with the built environment of the residential localities. Professional attention is to be given to develop the pathways along with green so that it could not be much distributed. In addition, exclusive pathways are being proposed through district parks and neighbouring park so that pedestrian can move freely for approaching to the work centres within the areas. Detailed designs to be developed of following areas to connect pedestrian pathway to the District Center at the time of preparation of local area plan.

1. Road No. 37 along western Yamuna canal and further extending in sub-zone H-9 along the existing drain connecting Auchandi Road.
2. Along Road No. 43 connecting Mangolpuri and Lawrence Road work centres.
3. Along inner ring road connecting Wazirpur and Lawrence road work centres.

2.5.11 Fuel Stations:

A. **Petrol Pump:**

As per MPD-2021, about 124 fuel stations sites are required to be provided in this Zone 34 petrol pump sites existing / proposed in sub zone (H-1 to H-6) and 29 sites in sub zone H-7, 8 & 9 (Rohini & Mangolpuri) are shown in zonal plan. However remaining sites are, therefore to be located while preparing Local Area Plans as per the norms laid down in the Master Plan - 2021.

B. **CNG Stations:**

To combat the increasing vehicular pollution in the city the use of CNG as vehicular fuel (Both for petrol and diesel driven vehicles) have been emphasized. Realizing the urgency and importance of protection and realizing the urgency of improvement of the Hon'ble Supreme Court has given order dated July 28, 1998 on control of vehicular pollution in National Capital Region including Delhi. One of the steps need to be taken is by GAIL to expedite and expand from 9 to 80 CNG Supply Outlets.

CNG sites are to be located while preparing Local Area Plans and Layout Plans as per the norms laid down in the Master Plan- 2021. Till

such time, already existing authorized CNG service stations for Public Transport Vehicles may continue for this purpose alone.

2.5.12 **Parking:**

With the phenomenal increase in personalized motor vehicles, one of the major problems faced is an acute shortage of parking space. Parking has become a matter of serious public concern and requires a carefully considered policy and planned measures to alleviate the problem to the maximum feasible extent in existing areas and for adequate provisions with reference of future developments. A Traffic & Transportation study is to be done before implementing large parking lots for smooth traffic movement in the area. In this background about 100 surface parking sites have been proposed in the city out of which the following sites area in Zone-H.

- i) Shalimar Bagh
- ii) AD Block Shalimar Bagh Commercial Complex
- iii) Rajiv Gandhi Cancer Hospital, Rohini
- iv) Outside MCD Zonal office, Rohini, near kala Mandir, Mangolpuri

A **Park and Ride:**

Park & Ride lots are available on MRTS stations like Tri Nagar, Rithala etc.

B **Public Parking:**

The major efforts will have to come through the creation of public facilities in designated commercial / work centres and other areas, corridors where significant commercial activity has developed by way of mixed use. In the context of the latter, it would also need to be linked to pedestrianisation within the identified areas.

C **Parking Facilities in DTC depots:**

The Bus depot (Wazirpur) is operating under Delhi Transport Corporation. The use of DTC Terminals and Depots for development of public parking along with parking of DTC buses, private buses and chartered buses should be explored and specific projects developed supported by Traffic & Transportation studies.

D Under Ground Parking:

Based on the Traffic and Transport study, parking facilities can be created under the open spaces without disturbing the green areas in the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.

E Parking in Residential Areas:

Most of the parking is, in fact being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by Schools in residential use areas. Following measures may to some extent deviate the problems.

- i) All the encroachments on residential streets in the form of Kitchen gardens/ roadside private greens, large projections/ramps etc. need to be removed.
- ii) Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii) Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
- iv) Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned by each family.

F Multilevel Parking:

Multilevel parking facilities should preferably be developed in the designated parking space or in the residential public semi public facilities, commercial transport mode. In MPD-2021, a multilevel parking proposed at Manglam Place. Multilevel parking facility shall also be developed in the following parking spaces subject to availability of land / feasibility by the concerned local body.

- i) Rani Bagh Market.
- ii) Dilli Haat near T.V. Tower.
- iii) Mangolpuri Industrial area.
- iv) Wazirpur Industrial area.

- v) Lawrence Road Industrial area.
- vi) Ashok Vihar.

2.6 ENVIRONMENT:

2.6.1 System of Open Spaces:

The major green areas are supplemented by area earmarked for neighbourhood parks and play areas provided in residential area. These would server a linkage for continuous green through major green areas. Both these areas have been shown in the zonal plan the table below indicate the available green area in the zone.

1. District Park, Nurseries, Children Park, Play Grounds, Sports Centers, Divisional Sports Centers etc.
2. Neighbourhood Park and Neighbourhood Play Areas.

2.6.2 Protected Forest Area:

The plan identified the land conferred by section 30 and 32 on the Indian Forest Act 1927 vide Notification No. SCD (C) Noti. 80-81: dt. 10.04.81. As per the notification following areas have been identified as protected forests:-

1. Shalimar Bagh and other orchards situated therein.
2. Area between Sadhora Kalan, Nimri, Gulabi Bagh, Darbar Khan Nursery and other areas.
3. Orchard in Wazirpur near Bharat Nagar and Nimri Colony.
4. District Park in between Pitampura Co-op. Housing Society.

Out of four areas mentioned above, Shalimar Bagh is a site of historical importance. This area is bounded by 24 m road in the North and Western Yamuna canal in the West unauthorized construction in the East and North. As this area is subject to unauthorized encroachment, development schemes/landscape plan for up gradation of the environment is the need of the time. Apart from this, there are few orchards in Rohini scheme. These should also be protected and taken care for improvement of this area.

2.6.3 Multipurpose Grounds:

The network of the multipurpose grounds as a special category for holding marriages and other special functions has been proposed. These multipurpose grounds at the Community level shall be up to 2 Ha., District level 4 Ha. and 8 Ha. at the city (zone) level.

As per the details given by Landscape unit, DDA, some of the Zonal level and District level multipurpose Grounds are:

- i) Zonal Level (8 Ha.) – Avantika, Sector- 1, Rohini and Sainik Vihar
- ii) District Level (4 Ha.)- District park & Old Orchard at Ashok Vihar and Lekh Ram Park, Ashok Vihar

Already approved parks on 60' and above roads for holding marriages by the Local body/MCD shall be designated as multipurpose grounds.

2.6.4 **Water Bodies** (Annexure – 15)

As per MPD-2021, water bodies having a minimum surface area of 1 Ha. shall be Preserved by concerned Authorities. There are 7 water bodies located in the area (Annexure – 15 & 16). Out of these 3 water bodies having area of 1 Ha. And above are in Rohini.

Source: List of Water Bodies prepared by MCD.

2.7 **AREAS OF URBAN DESIGN**

A city is an assemblage of buildings and streets, system of communication and utilities, places of work, transportation, leisure and meeting places. The process of arranging these elements both functionally and beautifully is the essence of Urban Design.

The aspects need to be consider to arrive at the basis for policies affecting the urban fabric namely:-

- (i) Areas of significance in built environment.
- (ii) Visual Integration of the city.
- (iii) Policy on unhindered access movement, parking and pedestrian realm.
- (iv) City structure plan and Urban Design objective.

The area identified for urban design in Zone-H in Ashok Vihar. While travelling in metro between Inderlok, Kanhaya nagar and Keshavpuram a unique city park has emerged in Ashok Vihar as an important land mark of North Delhi. The small parks already existed can be integrated with open spaces. The park will have haats, fair grounds, sports facilities and jogging tracks as well as space for outdoor cultural events.

2.8 CONSERVATION OF BUILT HERITAGE:

2.8.1 Special Conservation Plans (Annexure – 17)

Each local body/ land owning agency shall formulate “Special Development Plans” for the conservation and improvement of listed heritage complexes and their appurtenant areas. Alteration or demolition of any listed heritage building is prohibited without the prior approval of the Competent Authorities.

The development plans/schemes for such areas shall conform to the provisions, in respect of Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

According to the Built Heritage, INTACH – Delhi, many monuments of historic importance namely Sheesh Mahal, with two small pavilions on the north side of Sheesh Mahal. A Tank and a Well exist in the Zone H adjacent to Shalimar Bagh police station. All these are under serious deterioration. These are being protected by ASI except for the well which is the joint ownership of ASI and DDA. The well is unprotected, however, water from the well is still used to water the gardens. Apart from this a 30 M Rubble Masonry wall about 3.0 M high located at Swami Nagar Road, Shastri Nagar under the ownership of MCD and ‘Police new Clothing Deptt.’ owned by Delhi Police at Old Rohtak Road are also of Heritage Importance. These are also under serious deterioration.

2.9 PHYSICAL INFRASTRUCTURE:

As given under the requirement of Water, Sewerage, Power and Solid Waste Disposal for this Zone, It shall be worked out in consultation with the concerned department and the Engineering Wing of DDA.

2.9.1 Water Supply:

No such site has been provided in zone H-1 to H-6. However, one site (42 Ha) is existing in sub zone H-9. Rohini Residential scheme and the same is indicated on the plan. The water treatment plant would require augmentation to raise its capacity to 216 mgd. As per MPD-2021 to provide additional water supply augmentation of existing water treatment plants to be carried out the provisions of water treatment plant to be monitored depending on availability of raw water and need of potable water. In zone H the Haiderpur Plant I & II need to be augmented.

2.9.2 Sewerage Treatment Plant:

The plan identifies one site for sewage treatment plant near village Rithala. It is spread on an area of 79.3321 hect. Apart two more sites have been reserved for sewerage treatment plant in sub zone H-8 (150 hect Mangolpuri Industrial Area). As per MPD-2021 a new plant in Rohini is to be provided.

2.9.3 Drainage

A division has already been developed on the basis of the layout plans. It is assumed that the requirement of the drainage system for the planned colonies has already taken care of. However, efforts should be made by the local agencies to provide a suitable drainage system for the unauthorized colonies, urban villages and JJ resettlement schemes, and other area where such facilities are still lacking:

There are two drains passing through this zone.

1. Najafgarh Drain
2. Nangloi Drain

As per MPD-2021, it is recommended to develop green along the drains for ground water recharge.

2.9.4 Electricity

The zone has two 220 KV sub-station and thirteen 66 KV substations. These are evenly spread and are indicated on the plan.

2.10 LAND USE PLAN:

The Zonal Development Plan has been detailed out taking into consideration the various proposals/approved layout plans and schemes. The plan also takes into consideration and incorporates the requirements for the community facilities, green areas, infrastructure and traffic and transportation etc. The land use analysis is as under:

2.10.1 Land Use Analysis

Taking into consideration change of Land use cases and Zonal Development Plan proposals / Modifications, Land use analysis is given in Table No.3

TABLE NO.3

Sl. No.	Land Use	Area (Ha.)	Proposed percentage (%) as per ZDP-H, MPD-2021
1.	Residential	2756.65	51.24
2.	Commercial	241.45	4.49
3.	Industry	307.954	5.72
4.	Recreational	836.886	15.55
5.	Transportation	471.64	8.76
6.	Utility	222.35	4.13
7.	Government	133.08	2.48
8.	PSP Facilities	410.99	7.63
	Total	5381.00	100%

Annexure – 1 (Refer 1.3.1)

Status of Zonal Plan

Status of Zonal Plans (now Sub – Zones): As per 1962 Master Plan, the Zone (Planning Division-H) had 8 sub zones viz. H-1 to H-8.

The following table indicates status of these sub-zonal development plans (earlier Zonal Development Plans) formulated and processed with the framework of Master Plan of Delhi 1962 with the area of each sub-zone:-

S.No.	SUB-ZONE	AREA (Ha.)	STATUS	REMARKS
1.	H1 (Gulabi Bagh)	216.2	Approved	Approved by Central Govt. dt. 21.11.67
2.	H2 (Lawrence Road)	335.2	-do-	Approved by Central Govt. dt. 21.11.72
3.	H3 (Wazir Pur)	575.8	-do-	Approved by Central Govt. dt. 22.09.73
4.	H 4, 5 & 6 (Shakur basti, Pitampura & Shalimar Bagh)	1790.26	-do-	Approved by Central Govt. dt. 02.04.73
5.	H 7 and H 8	2824	-do-	Zonal Plan not approved pertains to Rohini Project, Mangolpuri Colony and Mangolpuri Industrial Area Phase-I & II

Annexure – 2 (Refer 2.2.2)

LIST OF URBAN VILLAGES IN ZONE-‘H’

ZONE (H 1 TO H 6)

Sidhera Kalan

1. Rampura
2. Wazirpur
3. Shakurpur
4. Pitampura
5. Shalimar Bagh
6. Shingalpur
7. Sahipur
8. Haiderpur

ROHINI ZONE

1. Badli
2. Naharpur
3. Rithala
4. Razapur
5. Mangolpur Kalan
6. Mangolpur Khurd

Annexure – 3 (Refer 2.2.3)

Mixed Land Use Streets as per Notification No. SO 1456 (E) dated 07.09.06

- | | |
|---------------------------------|-----------|
| 1. Road No.43, Rani Bagh | 200 ft.** |
| 2. Main Bazar, Rishi Nagar | 50 ft. |
| 3. Main Bazar, (Road Rani Bagh) | 50 ft. |
| 4. Main Bazar, Raja Park | 100 ft.* |
| 5. Main Road, Shastri Nagar | 200 ft. |
| 6. Main Bazar, Tri Nagar | 50 ft. |
| 7. Road No. 41, Rohini | 45 m. |

Road Right of Way

*80' as per ZDP approved on 26.05.2006

** 150' as per ZDP approved on 26.05.2006

Annexure – 4 (Refer 2.2.3)**Commercial Streets as per GNCTD Notification No. 149 dated 15.09.2006****Commercial Streets in Civil line Zone ***

Sl. No.	Name of the Road/Street	Strech of road	R/W
1.	Internal Road FK- Block, Shastri Nagar	FK-39 to FK-51 Shastri Nagar	9 Mtrs.
2.	Internal Road B-Block Shastri Nagar	B-1223 to B-1215 Shastri Nagar	9 Mtrs.
3.	Internal Road B-Block Shastri Nagar	B-1387 to B-1555 Shastri Nagar	9 Mtrs.
4.	Internal Road B-Block Shastri Nagar	B-1554 to B-1537 Shastri Nagar	9 Mtrs.
5.	Internal Road B-Block Shastri Nagar	B-1863 to B-1548 Shastri Nagar	9 Mtrs.
6.	Internal Road L-Block Shastri Nagar	L-135 to L-125 Shastri Nagar	8 Mtrs.
7.	Internal Road M-Block Shastri Nagar	M-207 to M-217 Shastri Nagar	7.5 Mtrs.
8.	Internal Road Lalita Block Shastri Nagar	DDA Park to D-27/80, Lalita Block Shastri Nagar	7.5 Mtrs.
9.	Internal Road B-Block Shastri Nagar	B-1004 to B-1020 Shastri Nagar	7.5 Mtrs.
10.	Internal Road B-Block Shastri Nagar	B-1662 to B-1665 Shastri Nagar	7.5 Mtrs.
11.	Internal Road B-Block Shastri Nagar	B-1716 to B-1729 Shastri Nagar	7.5 Mtrs.
12.	Internal Road E-2 Block Shastri Nagar	E-2/225 to E-2/189 Shastri Nagar	7 Mtrs.

*MCD Zone

13.	Internal Road Lalita Block Shastri Nagar	D-2734 to D-2748, Lalita Block Shastri Nagar	7 Mtrs.
14.	Internal Road B-Block Shastri Nagar	B-1123 to B-1155, Shastri Nagar	7 Mtrs.
15.	Internal Road B-Block Shastri Nagar	B-1041 to B-1155 Shastri Nagar	7 Mtrs.
16.	Internal Road B-Block Shastri Nagar	B-1692 to B-1757/6C Shastri Nagar	7 Mtrs.
17.	Internal Road B-Block Shas tri Nagar	B-1751 to B-1753/3 Shastri Nagar	7 Mtrs.
18.	Internal Road M-Block, Shastri Nagar	M-200 to M-78 Shastri Nagar	6 Mtrs.
19.	Internal Road F-Block, Shastri Nagar	F-35 to M-7 Shastri Nagar	6 Mtrs.
20.	Internal Road E-Block, Shastri Nagar	E-76 to E-65 Shastri Nagar	6 Mtrs.
21.	Internal Road E-Block, Shastri Nagar	E-131 to E-141, Shastri Nagar	6 Mtrs.
22.	Internal Road E-2 Block, Shastri Nagar	E-2/153 to E-2/188, Shastri Nagar	6 Mtrs.
23.	Internal Road Lalita Block, Shastri Nagar	D-20 to D-5, Lalita Block, Shastri Nagar	6 Mtrs.
24.	Internal Road B-Block Shastri Nagar	B-945 toB-995, Shastri Nagar	6 Mtrs.

25.	Internal Road B-Block Shastri Nagar	B-1106 to B-1039, Shastri Nagar	6 Mtrs.
26.	Internal Road A-Block, Shastri Nagar	A-41 to A-55, Shastri Nagar	6 Mtrs.
27.	Road No. 40-11/6A C-120	Road No. 40, H.No. L-11/6A, Shastri Nagar	13.50 Mtrs.
28.	Kalidas Marg to WZ-106 (Petrol Pump)	Kalidas Marg to H. No. WZ-106, Nimri Village	13.50 Mtrs.
29.	Internal Road to A-Block, Shastri Nagar	A-758 to A-268, Shastri Nagar	13.50 Mtrs.
30.	Nand Kishore Gupta Marg Shastri Nagar	E-2/2 to B-1687, Shastri Nagar	13.50 Mtrs.

Source: As per GNCTD Notification No. 149 dated 15.09.2006

Note: In case there is difference between R/W mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan/approved Layout Plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure – 5 (Refer 2.2.3)**Commercial Streets in Rohini Zone ***

Sl. No.	Name of the Road/ Street	Stretch of Road	R/W
1.	Road between G & F-block in Shakurpur	Hawaladar Abdul Hameed Marg to Maharishi Balmiki marg	15 mtrs.
2.	G-block C/ Center in Shakurpur JJ Colony	G & H block, road to G & F- block Road, Shakurpur	15 mtrs.
3.	Lane Rishi Nagar	From H.No.677 to 545 Rishi Nagar	6 mtrs.
4.	Gurudwara Road, Wazirpur JJ Colony	Bharat Nagar Road to Wazirpur JJ Colony	14 mtrs.
5.	Internal Road of Wazipur village (Police Colony)	Shiv Market to Yadav Hotel	6 mtrs.
6.	Panchayat Ghar Road, (Shalimar Village)	MCD Primary School of DJB Pump House	6 mtrs.
7.	Trivilur Marg in Shakurpur JJ Colony	Maharishi Balmiki Marg to Road No.43	15 mtrs.
8.	Road between A & C – block Shakurpur JJ Colony	Eklavya Marg to Thiruvallur Marg	15 mtrs.
9.	Road between G & H Block Shakurpur JJ Colony	Hawaladar Abdul Hameed Marg to Maharishi Balmiki marg	15 mtrs.
10	Eklavya Marg in Shakurpur JJ Colony	Kabir Das Marg to Road No.43	24 mtrs.
11.	PWD Road NO.41	Madhuban Chowk to Petrol Pump, opposite Netaji Subhash Place(LHS)	45 mtrs.
12.	Lane Rishi Nagar	From House No. 575 to 665 Rishi Nagar	6 mtrs.
13.	Lane Rani Bagh (Gurudwara Wali)	Main Rani Bagh Market Road to House No.950	9 mtrs.

*MCD Zone

14.	PWD Road No. 43 Rani Bagh, Rishi Nagar	Britania Chowk to 107 C Rishi Nagar	45 mtrs.
15.	Approach Road to Singhal Pur	Saheed Udham Singh Marg to Chopal to H.No. SE-1, Gyan Sakti Mandir Marg-X-ing Road	9 mtrs.
16.	Around Vardhaman Vatika Tri Nagar	MC, School Deva Ram Park to Super Bazar Community Centre to Shiv Mandir	8 mtrs.
17.	Pitampura Village Shiva Market & Vats Market Road	Outer Ring Road to Janta Market Chowk (Behind Mandakini apartment)	12 mtrs.
18.	Pitampura village Rama Market	Outer Ring Road to H.No. B-212, Pitam Pura Village	15 mtrs.
19.	Shalimar Haiderpur Road	Haiderpur Bus Stop to Shalimar Village Crossing	13.5 mtrs.
20.	PWD Road No.41	Corner of road no.44, Kapil Vihar to Nishant Kunj, Hemu Marg(RHS)	45 mtrs.
21.	Gali No.2, Main Bazar Road Shree Nagar	From Road No.43, to Railway Road, Shree Nagar	6 mtrs.

Source: As per GNCTD Notification No. 149 dated 15.09.2006

Note: In case there is difference between R/W mentioned in the list given by GNCTD and the Zonal Pan, the R/W given in the Zonal Plan/approved Layout Plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure -6 (Refer 2.2.3)

Mixed land use streets as Notification no. 149 dated 15.09.2006

Mixed Land Use Streets in Civil line Zone*

Sl. No.	Name of the Road/ Street	Stretch of Road	R/W
1.	Internal Road M-Block Shastri Nagar	M-1 to M-19 Shastri Nagar	9 Mtrs.
2.	Internal Road M-Block Shastri Nagar	M-167 to M-160 Shastri Nagar	9 Mtrs.
3.	Internal Road M-Block Shastri Nagar	M-168 to M-175 Shastri Nagar	9 Mtrs.
4.	Internal Road M-Block Shastri Nagar	M-50 to M-42 Shastri Nagar	9 Mtrs.
5.	Internal Road M-Block Shastri Nagar	M-59/3 to M-51 Shastri Nagar	9 Mtrs.
6.	Internal Road M-Block Shastri Nagar	M-88 to M-79 Shastri Nagar	9 Mtrs.
7.	Internal Road M-Block Shastri Nagar	M-98 to M-102 Shastri Nagar	9 Mtrs.
8.	Internal Road F-Block Shastri Nagar	F-16 to F-20 Shastri Nagar	9 Mtrs.
9.	Internal Road F-Block Shastri Nagar	F-50 to F-42-19 Shastri Nagar	9 Mtrs.
10.	Internal Road F-Block Shastri Nagar	F-1 to F-8 Shastri Nagar	9 Mtrs.
11.	PNB Road, Shastri Nagar	E-83 to E-99 Shastri Nagar	9 Mtrs.
12.	Internal Road Inderlok	313/35/2 to 313/41/A Inder Lok	9 Mtrs.
13.	Internal Road B-Block Shastri Nagar	B-1088 to B-1091 Shastri Nagar	9 Mtrs.
14.	Internal Road B-Block Shastri Nagar	B-Block Durga Mandir to B-1295 Shastri Nagar	9 Mtrs.
15.	Internal Road A-Block Shastri Nagar	A-100 to A-85 Shastri Nagar	9 Mtrs.
16.	Internal Road A-Block Shastri Nagar	A-84 to A-149 Shastri Nagar	9 Mtrs.
17.	Internal Road A-Block Shastri Nagar	A-149 to A-411 Shastri Nagar	9 Mtrs.
18.	Internal Road A-Block Shastri Nagar	A-148 to A-133 Shastri Nagar	9 Mtrs.
19.	Internal Road A-Block Shastri Nagar	A-186 to A-182 Shastri Nagar	9 Mtrs.

* MCD Zone

20.	Internal Road A-Block Shastri Nagar	A-172 to A-176 Shastri Nagar	9 Mtrs.
21.	Internal Road B-Block Shastri Nagar	B-1631 to B-1628 Shastri Nagar	9 Mtrs.
22.	Internal Road B-Block Shastri Nagar	B-1643 to B-1647 Shastri Nagar	9 Mtrs.
23.	Internal Road B-Block Shastri Nagar	B-1780 to B-1765 Shastri Nagar	9 Mtrs.
24.	Internal Road A-Block Shastri Nagar	A-170 to A-167 Shastri Nagar	8.5 Mtrs.
25.	Internal Road B-Block Shastri Nagar	B-1594 to B-1601 Shastri Nagar	8.5 Mtrs.
26.	Internal Road M-Block Shastri Nagar	M-128 to M-135 Shastri Nagar	8 Mtrs.
27.	Internal Road M-Block Shastri Nagar	M-135 to M-143 Shastri Nagar	8 Mtrs.
28.	Internal Road M-Block Shastri Nagar	M-209 to M-197 Shastri Nagar	8 Mtrs.
29.	Internal Road L-Block Shastri Nagar	L-1 to L-209 Shastri Nagar	8 Mtrs.
30.	Internal Road B-Block Shastri Nagar	B-1474 to B-1481/1 Shastri Nagar	8 Mtrs.
31.	Internal Road A-Block Shastri Nagar	A-413 to A-425 Shastri Nagar	8 Mtrs.
32.	Internal Road M-Block Shastri Nagar	M-184 to M-191 Shastri Nagar	7.5 Mtrs.
33.	Internal Road M-Block Shastri Nagar	M-159 to M-152 Shastri Nagar	7.5 Mtrs.
34.	Internal Road M-Block Shastri Nagar	M-144 to M-151 Shastri Nagar	7.5 Mtrs.
35.	Internal Road M-Block Shastri Nagar	M-28 to M-34 Shastri Nagar	7.5 Mtrs.
36.	Internal Road Inderlok	313/49 to 313/37, Inder Lok	7.5 Mtrs.
37.	Internal Road Inderlok	313/104 to 313/102, Inder Lok	7.5 Mtrs.
38.	Internal Road Lalita Block Shastri Nagar	D-75 to D-32, Lalita Block, Shastri Nagar	7.5 Mtrs.
39.	Internal Road L-Block Shastri Nagar	L-42 to L-52, Shastri Nagar	7.5 Mtrs.
40.	Internal Road L-Block Shastri Nagar	L-177 to L-168, Shastri Nagar F/side	7.5 Mtrs.
41.	Internal Road L-Block Shastri Nagar	L-157 to L-147, Shastri Nagar	7.5 Mtrs.
42.	Internal Road L-Block Shastri Nagar	L-116 to L-106 Shastri Nagar	7.5 Mtrs.

43.	Internal Road L-Block Shastri Nagar	L-32 to L-22, Shastri Nagar	7.5 Mtrs.
44.	Internal Road L-Block Shastri Nagar	L-266 to L-270, Shastri Nagar	7.5 Mtrs.
45.	Internal Road A-Block Shastri Nagar	A-60 to A-69, Shastri Nagar	7.5 Mtrs.
46.	Internal Road B-Block Shastri Nagar	B-1896 to B-1903, Shastri Nagar	7.5 Mtrs.
47.	Internal Road B-Block Shastri Nagar	B-1881 to B-1886, Shastri Nagar	7.5 Mtrs.
48.	Internal Road B-Block Shastri Nagar	B-1815 to B-1829, Shastri Nagar	7.5 Mtrs.
49.	Internal Road B-Block Shastri Nagar	B-1742 to B-1737, Shastri Nagar	7.5 Mtrs.
50.	Internal Road FK-Block Shastri Nagar	FK-40 to FK-35, Shastri Nagar	7. Mtrs.
51.	Internal Road L-Block Shastri Nagar	L-260 to L-230, Shastri Nagar	7. Mtrs.
52.	Internal Road L-Block Shastri Nagar	L-269 to L-263, Shastri Nagar	7. Mtrs.
53.	Internal Road B-Block Shastri Nagar	B-1041 to B-1058, Shastri Nagar	7. Mtrs.
54.	Internal Road B-Block Shastri Nagar	B-1449 to B-1459, Shastri Nagar	7. Mtrs.
55.	Internal Road B-Block Shastri Nagar	B-1449 to B-1504, Shastri Nagar	7. Mtrs.
56.	Internal Road M-Block Shastri Nagar	M-176 to M-184, Shastri Nagar	6.5 Mtrs.
57.	Internal Road M-Block Shastri Nagar	M-127 to M-120, Shastri Nagar	6.5 Mtrs.
58.	Internal Road M-Block Shastri Nagar	M-112 to M-119, Shastri Nagar	6.5 Mtrs.
59.	Internal Road FK-Block Shastri Nagar	FK-50 to FK-45, Shastri Nagar	6.5 Mtrs.
60.	Internal Road L-2-Block Shastri Nagar	L-2/29 to L-2/21, Shastri Nagar	6.5 Mtrs.
61.	Internal Road L-2-Block Shastri Nagar	L-2/60 to L-2/72, Shastri Nagar	6.5 Mtrs.
62.	Internal Road Lalita Block, Shastri Nagar	D-2 to D-10, Lalita Block, Shastri Nagar	6.5 Mtrs.
63.	Internal Road L-Block Shastri Nagar	L-247 to L-236, DDA Park, Shastri Nagar	6.5 Mtrs.
64.	Internal Road L-Block Shastri Nagar	L-236 to L-261, Shastri Nagar	6.5 Mtrs.
65.	Internal Road L-Block Shastri Nagar	L-207 to L-261, Shastri Nagar	6.5 Mtrs.

66.	Internal Road B-Block Shastri Nagar	B-1653 to B-1657, Shastri Nagar	6.5 Mtrs.
67.	Internal Road M-Block Shastri Nagar	M-200 to M-192/12, Shastri Nagar	6. Mtrs.
68.	Internal Road M-Block Shastri Nagar	M-51 to M-19, Shastri Nagar	6 Mtrs.
69.	Internal Road F-Block Shastri Nagar	F-35, to F-40, Shastri Nagar	6. Mtrs.
70.	Internal Road E-Block Shastri Nagar	E-177 to E-224, Shastri Nagar	6 Mtrs.
71.	Internal Road L-2-Block Shastri Nagar	L-2/53 to L-2/47, Shastri Nagar	6 Mtrs.
72.	Internal Road L-2-Block Shastri Nagar	L-2/76 to L-2/79, Shastri Nagar	6 Mtrs.
73.	Internal Road L-2-Block Shastri Nagar	DDA Park B/side to L-2/82,	6 Mtrs.
74.	Internal Road B-Block Shastri Nagar	B-943 to B-976, Shastri Nagar	6 Mtrs.
75.	Internal Road B-Block Shastri Nagar	B-956 to B-965, Shastri Nagar	6 Mtrs.
76.	Internal Road B-Block Shastri Nagar	B-1309 to B-1316, Shastri Nagar	6 Mtrs.
77.	Internal Road B-Block Shastri Nagar	B-1277 to B-125, Shastri Nagar	6 Mtrs.
78.	Internal Road B-Block Shastri Nagar	B-1372 to B-1380, Shastri Nagar	6 Mtrs.
79.	Internal Road B-Block Shastri Nagar	B-1406 to B-1401, Shastri Nagar	6 Mtrs.
80.	Internal Road B-Block Shastri Nagar	B-1498 to B-1492, Shastri Nagar	6 Mtrs.
81.	Internal Road B-Block Shastri Nagar	B-1400 to B-1395, Shastri Nagar	6 Mtrs.
82.	Internal Road B-Block Shastri Nagar	B-1555 to B-1559, Shastri Nagar	6 Mtrs.
83.	Internal Road B-Block Shastri Nagar	B-1871 to B-1855, Shastri Nagar	6 Mtrs.
84.	Internal Road B-Block Shastri Nagar	B-1602 to B-1611, Shastri Nagar	6 Mtrs.
85.	Shastri Nagar, Metro Station to Zakhira RUB	Shastri Nagar, Metro station to Zakhira RUB	60 Mtrs.

Source: As per GNCTD Notification No. 149 dated 15.09.2006

Note: In case there is difference between R/W mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan/approved Layout Plan shall prevail. *In case of any clarification, GNCTD Notification may be referred.*

Annexure – 7 (Refer 2.2.3)**Mixed Land Use Streets in Rohini Zone ***

S.No.	Name of the Road/Street	Stretch of Road	R/W
1.	Lane-Rani Bagh	From Road No.43 to M.C.W Center Rani Bagh	6 mtrs.
2.	Lane-Rani Bagh	From Road No.43 to Mandir, H.No.1647, Rani Bagh	6 mtrs.
3.	Lane-Rani Bagh	Road No.43 to Shiv Mandir at Sant Nagar Road	6 mtrs.
4.	Lane-Rani Bagh	From H.No.1083 to H.No. 1094, Rani Bagh	6 mtrs.
5.	Bharat Nagar Road	Swami Narayan Marg to Gulab Singh Marg	18 mtrs.
6.	Madhav Marg, Keshav Puram	Road from Old Zonal Road to C-4 Market, Keshav Puram	18 mtrs.
7.	Road Between C-4 & C-7 at keshav Puram	From Madhav Marg to Kanhiya Nagar Drain, Keshav Puram	18 mtrs.
8.	Madhav Marg, Keshav Puram	Keshav Puram Bus Stop, C-4, Pkt to Britania Road	30 mtrs.
9.	Main Road, Swarn Park	From Mata Jai Kaur School Railway Xing Sawan Park	14 mtrs.
10.	Main Market Road, Wazirpur Village	Deep Cinema Road to Wazirpur Village (Chopal)	6 mtrs.
11.	Hawaldar Abdul Hameed Marg in Shakurpur JJ Colony	Ring Road to Kabir Das Marg	20 mtrs.

*MCD Zone

12.	Maharishi Balmiki Marg in Shakupr JJ Colony	Ring Road to Hawaldar Abdul Hameed Marg	20 mtrs.
13.	Police Chowki Road, Wazirpur JJ Colony	Wazirpur JJ Colony to Police Chowki	14 mtrs.
14.	K-Block Road, Wazirpur JJ Colony	Bharat Nagar Road to Cremation Ground Wazirpur JJ Colony	14 mtrs.
15.	Road No.44 (PWD Road)	Road No.41 to Road No.43	30 mtrs.
16.	K.G Goyal Marg Ashok Vihar	Regard Rest to RUB Wazirpur	30 mtrs.
17.	Outer Ring Road	BU-Block, Petrol Pump to police Line	60 mtrs.
18.	Gali No.1 Shree Nagar	From Road No.43 to WZ-36, Shakurpur Village, Shree nagar	9 mtrs.
19.	Raja Park Shree Nagar Railway Road	From Road No.Xing to Shakurpur Railway Xing at Raja Park Shree Nagar	24 mtrs.
20.	Road No.44 Mahendra Park	From Road No.43 Aggarwal Sweet Corner to Phauwara Chowk along Mahendra Park	30 mtrs.
21.	Phirni Road, Pitam Pura Village	Janta Market Chowk to Shivaji Market Chowk	18 mtrs.
22.	Chowdhary Gulab Singh Marg	Water Tank to Satyawati College	36 mtrs.
23.	Internal Road B-Block, Shastri Nagar	B-1263 to B-1268, Shastri Nagar	5.5 mtrs.
24.	Internal Road B-Block, Shastri Nagar	B-1329 to B-1505, Shastri Nagar	5.5 mtrs.
25.	Internal Road M-Block, Shastri Nagar	M-71 to M-66, Shastri Nagar	5.5 mtrs.
26.	Internal Road FK-Block, Shastri Nagar	FK-34 to FK-29, Shastri Nagar	5 mtrs.
27.	Internal Road FK-Block, Shastri Nagar	FK-12 to FK-17, Shastri Nagar	5 mtrs.
28.	Internal Road FK-Block, Shastri Nagar	FK-17 to FK-23, Shastri Nagar	5 mtrs.

29.	Internal Road E-Block, Shastri Nagar	E-89 A to E-89, Shastri Nagar	5 mtrs.
30.	Internal Road E-2Block, Shastri Nagar	E-2/16 to E-2/1, Shastri Nagar	5 mtrs.
31.	Internal Road L-Block, Shastri Nagar	L-2/72 to Mandir, Shastri Nagar	5 mtrs.
32.	Internal Road B-Block, Shastri Nagar	B-996 to B-1003, Shastri Nagar	5 mtrs.
33.	Internal Road B-Block, Shastri Nagar	B-1438 to B-1439, Shastri Nagar	5 mtrs.
34.	Internal Road B-Block, Shastri Nagar	B-1379 to B-1487, Shastri Nagar	5 mtrs.
35.	Internal Road B-Block, Shastri Nagar	B-1910 to B-1871, Shastri Nagar	5 mtrs.
36.	Internal Road M-Block, Shastri Nagar	M-60 to M-35, Shastri Nagar	4.5 mtrs
37.	Internal Road M-Block, Shastri Nagar	M-41 to M-34, Shastri Nagar	4.5 mtrs
38.	Internal Road FK-Block, Shastri Nagar	FK-7 to New FK-30 A, Shastri Nagar	4.5 mtrs
39.	Internal Road FK-Block, Shastri Nagar	FK-51 to FK-49, Shastri Nagar	4.5 mtrs
40.	Internal Road FK-Block, Shastri Nagar	New F-31 to F-35, Shastri Nagar	4.5 mtrs
41.	Internal Road FK-Block, Shastri Nagar	F-17 to New F-23, Shastri Nagar	4.5 mtrs
42.	Internal Road FK-Block, Shastri Nagar	New F-9 to New F-4, Shastri Nagar	4.5 mtrs
43.	Internal Road FK-Block, Shastri Nagar	New F-11 to New F-16, Shastri Nagar	4.5 mtrs
44.	Internal Road FK-Block, Shastri Nagar	New F-8 to New F-1, Shastri Nagar	4.5 mtrs
45.	Internal Road E-Block, Shastri Nagar	E-82 to E-77, Shastri Nagar	4.5 mtrs
46.	Internal Road E-Block, Shastri Nagar	E-62 to E-52, Shastri Nagar	4.5 mtrs
47.	Internal Road E-Block, Shastri Nagar	E-120 to E-136, Shastri Nagar	4.5 mtrs
48.	Internal Road E-Block, Shastri Nagar	E-119 to E-110, Shastri Nagar	4.5 mtrs
49.	Internal Road E-Block, Shastri Nagar	E-169 to E-199, Shastri Nagar	4.5 mtrs
50.	Internal Road E-Block, Shastri Nagar	E-170 to E-181, Shastri Nagar	4.5 mtrs
51.	Internal Road E-Block, Shastri Nagar	E-222 to E-216, Shastri Nagar	4.5 mtrs

52.	Internal Road E-Block, Shastri Nagar	E-266 to E-255, Shastri Nagar	4.5 mtrs
53.	Internal Road L-2 Block, Shastri Nagar	L-2/38 to L-2/30, Shastri Nagar	4.5 mtrs
54.	Internal Road L-2 Block, Shastri Nagar	L-2/87 to L-2/90, Shastri Nagar	4.5 mtrs
55.	Internal Road L-2 Block, Shastri Nagar	L-2/6 to L-2/12	4.5 mtrs
56.	Internal Road Lalita Block, Shastri Nagar	D-73 to D-32, Lalita Block Shastri Nagar	4.5 mtrs
57.	Internal Road Lalita Block, Shastri Nagar	D-2734 to D-75, Lalita Block, Shastri Nagar	4.5 mtrs
58.	Internal Road Nimri Village, Shastri Nagar	WZ-149 to Nimri Dharam Shala	4.5 mtrs
59.	Internal Road Nimri Village, Shastri Nagar	WZ Nimri Dharma Shala to WZ-1	4.5 mtrs
60.	Internal Road L-Block, Shastri Nagar	L-1 to L-10, Shastri Nagar	4.5 mtrs
61.	Internal Road L-Block, Shastri Nagar	L-11 to L-20, Shastri Nagar	4.5 mtrs
62.	Internal Road L-Block, Shastri Nagar	L-43/1 to L-52, Shastri Nagar	4.5 mtrs
63.	Internal Road L-Block, Shastri Nagar	L-117 to L-125, Shastri Nagar	4.5 mtrs
64.	Internal Road L-Block, Shastri Nagar	L-135 to L-126, Shastri Nagar	4.5 mtrs
65.	Internal Road L-Block, Shastri Nagar	L-177 to L-168, Shastri Nagar B/ Side	4.5 mtrs
66.	Internal Road L-Block, Shastri Nagar	L-178 to L-188, Shastri Nagar	4.5 mtrs
67.	Internal Road L-Block, Shastri Nagar	L-136 to L-140, Shastri Nagar	4.5 mtrs
68.	Internal Road L-Block, Shastri Nagar	L-95 to L-105, Shastri Nagar	4.5 mtrs
69.	Internal Road L-Block, Shastri Nagar	L-53 to L-63, Shastri Nagar	4.5 mtrs
70.	Internal Road L-Block, Shastri Nagar	L-235 to L-227, Shastri Nagar	4.5 mtrs
71.	Internal Road L-Block, Shastri Nagar	L-216 to Shastri Nagar	4.5 mtrs
72.	Internal Road L-Block, Shastri Nagar	L-260 to L-251, Shastri Nagar	4.5 mtrs
73.	Internal Road B-Block, Shastri Nagar	B-1020 to B-1004, Shastri Nagar	4.5 mtrs

74.	Internal Road B-Block, Shastri Nagar	B-975 to B-966, Shastri Nagar	4.5 mtrs
75.	Internal Road B-Block, Shastri Nagar	B-954 to B-966, Shastri Nagar	4.5 mtrs
76.	Internal Road B-Block, Shastri Nagar	B-1155 to B-1139, Shastri Nagar	4.5 mtrs
77.	Internal Road B-Block, Shastri Nagar	B-1138 to B-1124, Shastri Nagar	4.5 mtrs
78.	Internal Road B-Block, Shastri Nagar	B-1107 to B-1123, Shastri Nagar	4.5 mtrs
79.	Internal Road B-Block, Shastri Nagar	B-1072 to B-1059/1, Shastri Nagar	4.5 mtrs
80.	Internal Road B-Block, Shastri Nagar	B-1020 to B-923, Shastri Nagar	4.5 mtrs
81.	Internal Road B-Block, Shastri Nagar	B-1450 to B-1459, Shastri Nagar	4.5 mtrs
82.	Internal Road B-Block, Shastri Nagar	B-1198 to E Block Durga Mandir, Shastri Nagar	4.5 mtrs
83.	Internal Road B-Block, Shastri Nagar	B-1295 to B-1239, Shastri Nagar	4.5 mtrs
84.	Internal Road B-Block, Shastri Nagar	B-1279 to B-1295, Shastri Nagar	4.5 mtrs
85.	Internal Road B-Block, Shastri Nagar	B-1297 to B-1209, Shastri Nagar	4.5 mtrs
86.	Internal Road B-Block, Shastri Nagar	B-1520 to B-1513, Shastri Nagar	4.5 mtrs
87.	Internal Road B-Block, Shastri Nagar	B-1554 to B-1546, Shastri Nagar	4.5 mtrs
88.	Internal Road B-Block, Shastri Nagar	B-1545 to B-1537/1, Shastri Nagar	4.5 mtrs
89.	Internal Road B-Block, Shastri Nagar	B-1529 to B-1536, Shastri Nagar	4.5 mtrs
90.	Internal Road A-Block, Shastri Nagar	A-71 to A-84, Shastri Nagar	4.5 mtrs
91.	Internal Road A-Block, Shastri Nagar	A-1152 to A-129, Shastri Nagar	4.5 mtrs
92.	Internal Road A-Block, Shastri Nagar	A-187 to A-196, Shastri Nagar	4.5 mtrs

93.	Internal Road A-Block, Shastri Nagar	A-181 to A-177, Shastri Nagar	4.5 mtrs
94.	Internal Road B-Block, Shastri Nagar	B-1505 to B-1913, Shastri Nagar	4.5 mtrs
95.	Internal Road B-Block, Shastri Nagar	B-1584 to B-1591, Shastri Nagar	4.5 mtrs
96.	Internal Road B-Block, Shastri Nagar	B-1611 to B-1607, Shastri Nagar	4.5 mtrs
97.	Internal Road B-Block, Shastri Nagar	B-1637 to B-1630, Shastri Nagar	4.5 mtrs
98.	Internal Road B-Block, Shastri Nagar	B-1652 to B-1648, Shastri Nagar	4.5 mtrs
99.	Internal Road B-Block, Shastri Nagar	B-1796 to B-1781, Shastri Nagar	4.5 mtrs
100.	Internal Road B-Block, Shastri Nagar	B-1782 to B-1781/10/2, Shastri Nagar	4.5 mtrs
101.	Internal Road B-Block, Shastri Nagar	B-1781/12 to B-1781/13, Shastri Nagar	4.5 mtrs
102.	Internal Road B-Block, Shastri Nagar	B-1757/2 to B-1764/2, Shastri Nagar	4.5 mtrs
103.	Internal Road B-Block, Shastri Nagar	B-1757/7 to B-1757/10, Shastri Nagar	4.5 mtrs
104.	Internal Road B-Block, Shastri Nagar	B-1757/18 to B-1757/26, Shastri Nagar	4.5 mtrs
105.	Internal Road F-Block, Shastri Nagar	F-50 to F-16, Shastri Nagar	4.5 mtrs
106.	Internal Road F-Block, Shastri Nagar	F-8 to F-14, Shastri Nagar	4.5 mtrs

Source: As per GNCTD Notification No. 149 dated 15.09.2006

Note: In case there is difference between R/W mentioned in the list given by GNCTD and the Zonal Pan, the ROW given in the Zonal Plan/approved Layout Plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure – 8 (Refer 2.2.3)

**Commerical Streets as per GNCTD Notification No. F13/146/2006/UD/5754
Dated 07.02.2007**

Commercial Streets in Civil Line Zone*

S. No.	Name of the Road/Street	Stretch of Road		R/W (in m.)
		From	To	
1.	A-Block, Shukar Bazar Road, (from main Road to Mahendra Park one side)	A-1820	A-180	9 Mtrs.
2.	Internal Road Sindhora Kalan	SK-44	SK-54A (front lane one side only)	9 Mtrs.
3.	Main Road of Sindhora Kalan	Park	Dharam Shala	9 Mtrs.
4.	Internal Road, Sri Nagar	51/8 (on Kalidas Marg)	Gurudwara	12 Mtrs.
5.	Internal Road, Sri Nagar	51/8	55A Near Park one side	12 Mtrs.
6.	Internal Road A-Block, Shastri Nagar	A-509	Nimri Dharam Shala	9 Mtrs.
7.	Internal Road A-Block, Shastri Nagar	A-209	A-218	10 Mtrs.
8.	Internal Road B-Block, Shastri Nagar	B-1245	B-1318 and L-53	8.5 Mtrs.
9.	Internal Road E-Block, Shastri Nagar	E-52	E-65	9 Mtrs.

*** MCD Zone**

Source: As per Notification No. F13/146/2006/UD/5754 Dated 05.02.2007.

Annexure -9 (Refer 2.2.3)**Commercial Streets in Rohini Zone ***

S. No.	Name of the Road/Street	Stretch of Road	Row
1.	Choudhry Kanhiya Lal, Khari Marg	Ramapura Village Railway X-xing Road to MIG Flat, Ramapuram	15 Mtrs.
2.	Fountain Park, Chowk Market Road	Road No. 44 X-ing to Rani Bagh, Main Market X-ing	6 Mtrs.
3.	Shivaji Market, Road Pitampura Village	Rama Market Road to H. No. 334/8 Near Honda service station	6 Mtrs.

MCD Zone*Source: GNCTD Notification No. F13/146/2006/UD/5754 Dated 07.02.2007.**

Annexure – 10 (Refer 2.2.3)

Mixed Land Use Streets as per Notification No. F13/146/2006/UD/5754 Dated 07.02.2007.

Mixed Land Use Streets in Civil Line Zone*

S. No.	Name of the Road/Street	Stretch of Road		Row
1.	Internal Road Sinhora Kalan	SK-38	SK-35	9 Mtrs.
2.	Internal Road Sri Nagar	8 A	14-A (near Park)	9.14 Mtrs.
3.	Internal Road Sri Nagar	H.No. 36	H. No. 32	9.14 Mtrs.
4.	Internal Road Sri Nagar	H. No. 62	H. No. 55 (one side)	9.14 Mtrs.
5.	Internal Road A-Block, Shastri Nagar	A-795	A-800	7.5 Mtrs.
6.	Internal Road A-Block, Shastri Nagar	A-791	A-827	7.8 Mtrs.
7.	Internal Road A-Block, Shastri Nagar	A-657	A-770	8.5 Mtrs.
8.	Internal Road A-Block, Shastri Nagar	A-610	A-622	7.5 Mtrs.
9.	Internal Road A-Block, Shastri Nagar (front lane)	A-470	A-485	9 Mtrs.
10.	Internal Road A-Block, Shastri Nagar	A-260	A-243	9.5 Mtrs.
11.	Internal Road A-Block, Shastri Nagar	A-55	A-59	7.5 Mtrs.
12.	Internal Road A-Block, Shastri Nagar	A-1	A-10(RHS)	11 Mtrs.
13.	Internal Road A-Block, Shastri Nagar	A-196	A-187	9.5 Mtrs.
14.	Internal Road M-Block, Shastri Nagar	M-72	M-78 (front side)	6.5 Mtrs.
15.	Internal Road M-Block, Shastri Nagar	M-97	M-92 (front side)	8.5 Mtrs.
16.	Internal Road L-Block, Shastri Nagar	L-93	L-85	8.5 Mrs.
17.	Internal Road F-Block, Shastri Nagar	F-18	F-34	9 Mtrs.
18.	Internal Road F-Block, Shastri Nagar	F-51	F-65	9 Mtrs.
19.	Internal Road FK-Block, Shastri Nagar	FK-52	FK-40	6.5 Mtrs.
20.	Internal Road E-Block, Shastri Nagar	E-223	E-244	9 Mtrs.
21.	Internal Road E-Block, Shastri Nagar	E-162	E-137	9 Mtrs.
22.	Internal Road E-Block, Shastri Nagar	E-99	E-153	9 Mtrs.

***MCD Zone**

Source: GNCTD Notification No. F.13/146/2006/UD/5754 Dated 07.02.2007.

Annexure -11 (Refer 2.2.3)

Mixed Land Use Streets in Rohini*

S. No.	Name of the Road/Street	Stretch of Road	Row
1.	Bhagwan Mahavir Marg, Shalimar Bagh	Block AB-1 to AB-27 AA-1 to AA-23	24 Mtrs.
2.	Maharishi Dayanand Marg, Shalimar Bagh	Ring Road AL-9 to AL- 137 and AG-44 to 46A	24 Mtrs.
3.	Internal Road of Sahipur Village	H.No. 16 to 29 to 60 to 64 to 17	6 Mtrs.
4.	Ring Road Mahatma Gandhi Marg along with AG Block to AN Block	H.No. AG_4 to AG-35	60 Mtrs.

***MCD Zone**

Source: GNCTD Notification No. F13/146/2006/UD/5754 Dated 07.02.2007.

Note: In case there is difference between ROW mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan/approved Layout plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure -12 (Refer 2.2.3)

Pedestrian Mixed Land Use street in Zone-‘H’ as per `Notification No.

F13/146/2006/UD/5754 dt. 07.04.2007

Pedestrian Shopping Streets in Civil Line Zone*

S. No.	Name of the Road/Street	Stretch of Road		R/W (in mtrs.)
1.	Internal Road A-Block, Shastri Nagar	A-531	A-519	4.5 Mtrs.
2.	Internal Road A-Block, Shastri Nagar (back Lane)	A-470	A-485	4.5 Mtrs.
3.	Internal Road A-Block, Shastri Nagar	A-291	A-307	4.5 Mtrs.
4.	Internal Road A-Block, Shastri Nagar	A-219	A-195	4.5 Mtrs.
5.	Internal Road A-Block, Shastri Nagar	A-470	A-485	4.5 Mtrs.
6.	Internal Road M-Block, Shastri Nagar	M-19	M-27	4.5 Mtrs.
7.	Internal Road M-Block, Shastri Nagar	M-97	M-92 (back side)	4.5 Mtrs.
8.	Internal Road E-2 Block, Shastri Nagar	E-2/28	E-2/1	4.5 Mtrs.
9.	Internal Road E-2 Block, Shastri Nagar	E-2/16	E-2/50	4.5 Mtrs.

***MCD Zone**

Source: GNCTD Notification No. F13/146/2006/UD/5754 Dated 07.02.2007.

ROHINI SCHEME (SUB ZONE-H-7,8,9)**Annexure -13 (Refer 2.2.3)****IDENTIFICATION OF MIXED-USE STREETS IN 'H' ZONE (ROHINI)**

S. No.	Name of the Road/Street	Stretch of Road	Row
1.	Police Station Road, Mangolpuri	From J-Block crossing to G-Block crossing	24.0
2.	L.P. Road, Mangol	A-Block, A Khara to S Block crossing	18.0
3.	Katran Road, Mangolpuri	Q-Block crossing to ST Block crossing	18.0
4.	F-Block, Mangolpuri	Masid to Outer Ring Road	9.0
5.	Sector-7, Internal Road	From D-11/60 to D-11/405	9.0
6.	Sector-9, Rohini, Internal Road	From Bharat Ghar Chowk to PWD road	9.0
7.	Sector-16, Rohini, Internal Road	From G-6/225 to G-5/330	13.5
8.	Sector-18, Rohini, Internal Road	From B-1/1 to B-11/1	13.5
9.	Sector-5, Rohini, Internal Road	B-2/104 to B-9/118	18.0
10.	Sector-5, Rohini, Internal Road	From C-6/141 to Telephone Exchange	18.0
11.	Internal Road, Sector-1	From D-82 to D-559	9.0

12.	Internal Road, Sector-1	From C-253 to D-336	9.0
13.	Internal Road, Sector-1	From D-387 to D-784	9.0
14.	Internal Road, Sector-1	From B-286 to B-384	9.0
15.	Internal Road, Sector-1	From B-1122 to B-1039	9.0
16.	Internal Road, Sector-3	From B5/60 to B-9, DDA park	13.5
17.	Internal Road, Sector-3	From C Shopping to Open land	13.5
18.	Internal Road, Sector-3	From D-17/159, C Shopping Centre to Park Corner	13.5
19.	Internal Road, Sector-4	From A-4/226 to A-4/291	13.5
20.	Internal Road, Sector-3	From E-20/30 to D-14/226	18.0
21.	Jaipur Golden Hospital Road	From Pkt. A-1 Sector-3 to Pkt. C-12 (MIG flat Sec.3)	24.0
22.	Sector-5, Rohini, Internal Road	From B-5/91 to B-5/143	9.0
23.	Sector-5, Rohini, Internal Road	From B-7/251 to B-9/60	9.0
24.	Sector-7, Rohini, Internal Road	From B-6/159 to DAV School	9.0
25.	Sector-7, Rohini, Internal Road	From D-14/36 to D-14/196	9.0
26.	Sector-7, Rohini, Internal Road	From D-12/12 to PWD	9.0
27.	Sector-7, Rohini, Internal Road	From D-12/178 to Geeta Ratan Jindal School	9.0
28.	Sector-7, Rohini, Internal Road	From D-14/12 to D-12/150	9.0
29.	Sector-7, Rohini, Internal Road	From B-5/90 to B-4/91	9.0
30.	Sector-16, Rohini, Internal Road	From G-4/196 to G-6/19	13.5
31.	Sector-5, Rohini, Internal Road	From A-3/11 to B-5/405	18.0
32.	Sector-6, Rohini, Internal Road	From A-1/650 to D-6/19	18.0
33.	Sector-6, Rohini, Internal Road	From C-5/253 to C-4/253	18.0

34.	Sector-8, Rohini, Internal Road	From A-3, Sector-8 to Sector-7 & 8 (Dividing Road)	18.0
35.	Sector-8, Rohini, Internal Road	From A-2/104 to PWD	18.0
36.	Sector-11, Rohini, Internal Road	From A-1/137 to A-3/92	18.0
37.	Sector-11, Rohini, Internal Road	From A-3/53 to C-4/37	18.0
38.	Sector-11, Rohini, Internal Road	From B-8/12 to B2/1	18.0
39.	Sector-11, Rohini, Internal Road	From H-2/35 to CSC-5	18.0
40.	Internal Road, Sector-2	From Pkt. 6-11, H.No. 355 to Pkt. 6-11, 730	13.5
41.	Internal Road, Sector-2	From Shop No.1, Pkt. 7, Road No.3	13.5
42.	Internal Road, Sector-3	From G-26/405 to G-30/292	13.5
43.	Internal Road, Sector-2	From C Shopping Centre to Mangolpur Kalan Phirni	18.0
44.	Internal Road, Sector-3	From E-21/234 to D-15/30	18.0
45.	Internal Road, Sector-3	From E-18/253 to E-19/222	18.0
46.	Internal Road, Sector-3	From Community Centre to Kendriya Vidyalaya Corner	18.0
47.	Prashant Vihar	From D-Block market, Central to Maheswari Apartment	18.0
48.	Mangol Puri (Internal Road)	A-Block, Mangolpuri Dispensary to D-926 (both sides)	9.0
49.	Mangol Puri (Internal Road)	i) F-Block Mother Dairy Booth to Sr. Secondary School (one side) ii) Govt. Secondary School to G-Block Mandir (one side)	13.0
50.	Mangol Puri (Internal Road)	f-block Mangolpuri, Madras Mandir to F-204 (both side)	9.0
51.	Mangol Puri (Internal Road)	G-block, Hr. Secondary School to G-900 (both side)	9.0
52.	Mangol Puri (Internal Road)	B-151 to Nirankari Bhawan Mangolpuri (both side)	9.0
53.	Mangol Puri (Internal Road)	C-151 to C-Block Primary School, Mangolpuri (both side)	9.0
54.	Mangolpuri (Internal Road)	J-1105 to J-Block Market, Mangolpuri (both side)	9.0

55.	Mangolpuri (Internal Road)	J-24 to Y-Block, Jhuggi Mangolpuri (both sides)	9.0
56.	Mangolpuri (Internal Road)	R-24 to R-758 Mangolpuri, (LHS)	9.0
57.	Q-Block Road, Mangolpuri	Q-11/96 to P-1/96 Mangolpuri (one side)	9.0
58.	P-Block Road, Mangolpuri	Q-11/1 to P/1 Mangolpuri (LHS)	18.0
59.	U-T Road, Mangolpuri	T-504 to 1392 Mangolpuri (both side)	9.0
60.	Mangolpuri, Internal Road	O-24 to N-24 Manoglpuri (LHS)	18.0
61.	L-Block Road	L-1229 to L-1 Mangolpuri (LHS)	13.0
62.	Sai Baba Mandir Marg	H.No. 292 Pkt. D-11, Sector-7 to H.No. 405, D-16 Sector-7	13.5
63.	Internal Road, Sector-8	H.No. 91 Pkt. D-6, to H.No.60 Pkt. B-4	13.5
64.	Manav Chowk towards Sector-15	Manav Chowk to H.No.27 Pkt C-10 Sector-15	13.5
65.	Internal Road Sector-15	H.No.21 Pkt. F-15/15 to H.No.62 Pkt F-21/15	13.5
66.	Internal Road Sector-5	H.No.60 Pkt D-5 to H.No.290 Pkt. B-9	13.5
67.	Internal Road Sector-11	H.No.69 Pkt G-2 to H.No.31 Pkt. G-8	18.0
68.	Internal Road Sector-16	H.No.1 Pkt E-1 to H.No. 1 Pkt F-3	18.0
69.	Main Shalimar Haiderpur Road	From Haiderpur Bus Stand to CC Colony	13.5
70.	Phirni Road of Badli Road	From Tikona Park to Bus Stand near Raiway Corssing Badli Village	9.0

Source: As per Notification No. S.O. 1456(E) dated 7.9.2006

Note: In case there is difference between ROW mentioned in the list given by GNCTD and the Zonal Plan, the ROW given in the Zonal Plan/approved Layout plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure -14 (Refer 2.2.3)**IDENTIFICATION OF COMMERCIAL STREETS IN 'H' ZONE (ROHINI)**

S. No.	Name of the Road/Street	Stretch of Road From-TO	R/W (M)
1.	S.T. Block, Mangolpuri	From PWD Road to S Block crossing	24.0
2.	A-Block market road, Mangolpuri	A Block M.C. Primary Schol to Hanuman Mandir	13.5
3.	I.G. Block Road, Mangolpuri	Indira Gandhi Park to Y Block Barat Ghar	9.0
4.	H.Y. Block road, Mangolpuri	Police Station Road to Y Block Barat Ghar	9.0
5.	N Block road, Mangolpuri	B Block Barat Gharto O Block Dispensary	9.0
6.	DE road, Mangolpuri	PS Road to E Block Laboratory Block	9.0
7.	PQ Block road	Q 11/49 to P 1/49, Magolpuri	9.0
8.	R.S. Block road	R-1369 to R-624 Mangolpuri	9.0
9.	K.L. Block road	K-1021 to K-24, Magolpuri	9.0
10.	PWD Road Dividing of sector-7 & 8	Sai Baba Chowk to Phawara Chowk (opposite M2K Cinema Sector-3)	30.0
11.	Road Dividing of sector-6 & 5	Rajiv Ghandi Cancer Hospital to Vishram Chowk	30.0
12.	PWD road No.41	Madhuban Chwok to Rithala Metro Station	40.0
13.	Sector-7, Rohini Internal Road	From D-12/61 to PWD	9.0
14.	Sector-16, Rohini Internal Road	From H-3/172 to H-1/1	13.5
15.	Sector-6, Rohini Internal Road	From B-8/60 to B-6/399	18.0
16.	Sector-7, Rohini Internal Road	From B-4 to DDA market	18.0
17.	Sector-16, Rohini Internal Road	From E-4 to E-7 to DDA Market	18.0
18.	Sector- 6 & 7 Dividing Road	From Ayodhya Chowk to Ambedkar Hospital	24.0
19.	C & D Block, Sector-15, Rohini	Manav Chowk to Sector-15 & 16 Dividing Road	13.5

20.	Deepali Chowk to Vijay Vihar	DDA Office Sector-3 to Vijay Vihar	30.0
21.	Dividing Road of Sector-2 & 3 (PWD Road)	Outer Ring Road to Avantika Chowk	30.0
22.	Avantika Chowk to Vishram Chowk (PWD Road)	Avantika Chowk to Vishram Chowk	30.0
23.	Sector-16, Rohini Internal Road	From G-1/73 to G-7/260	13.5
24.	Sector-16, Rohini Internal Road	From F-2/1 to F-6/1	18.0
25.	Sector-16, Rohini Internal Road	From A-2/124 to Corner of School	18.0
26.	Sector-18, Rohini Internal Road	From B-8/64 to B-2/1	13.5
27.	Main Avantika Market Road	Avantika Chowk to Guru Golworker Marg	24.0
28.	Guru Golwalker marg (Road No.3)	Outer Ring Road to Nangloi Drain	30.0
29.	Parshant Vihar Internal Road	From A-1/19 Lancer Convent to Milansar Apptt. Sports Complex	24.0
30.	Kabir Das Marg	Eklavya marg to KK Block Power Grid	4.0
31.	Sector-16, Rohini Internal Road	From G-5/225 to G-5/125	13.5

Source: As per Notification No. S.O. 1456(E) dated 7.9.2006

Note: In case there is difference between R/W mentioned in the list given by GNCTD and the Zonal Plan, the R/W given in the Zonal Plan/approved Layout plan shall prevail.

In case of any clarification, GNCTD Notification may be referred.

Annexure -15 (Refer 2.6.4)**WATER BODIES IN ZONE-H (1 TO 6)****A) Kanjhawala Block**

S. No.	Name of the Village / Census Town (CT)	Land ownership	Surface Area (sq. Mtrs.)
1	Haider Pur	BDO	2,000
2	Pitam Pura	DDA	5,00

B) (Alipur Block) Village Ponds

1	Pitam Pura	DDA	5,00
---	------------	-----	------

As per MPD-2021, water bodies which are more than 1 Ha. Need to be conserved

Source: MCD

Annexure – 16 (Refer 2.6.4)

Water Bodies in Rohini – (H-7 to H-9)

S. No.	Name of the Village / Census Town (CT)	Land ownership	Surface Area (sq. Mtrs.)
1	Mangolpur Kalan	BDO	15,000
2	Mangolpur Khurd	BDO	3,500
3	Distric Park Rohini	DDA	10,000
4	Rithala	BDO	10,000

As per MPD-2021, water bodies which are more than 1 Ha. Lead to be conserved

Source: MCD

Annexure – 17 (Refer 2.8.1)

Centrally Protected Monument under Delhi Circle, Archaeological Survey of India

Sl. No.	Monument and Locality	Name of The Monument as per appeared in Gazette Notification	Gazette Notification
1.	Sheesh Mahal Haider Pur Village	Shalimar Garden	S.O. 445 dt. 10.01.1983 S.O. 4774 dt. 06.12.1983

Annexure – 18 (Refer 2.2.2 under Unauthorised colonies)

**Tentative list of Unauthorized Colonies in Zone ‘H’ in the process of
Regularization as per policies**

A – Zone (H-1 to H-6)

Sl. No.	Name of Unauthorized Colony	Sl. No. Given by GNCTD	Regn. No. Given by GNCTD
1.	Ambedkar Nagar (Extn) Haiderpur, Delhi – 110088	70	575
2.	Ambedkar Nagar (Extn) Haiderpur, Delhi – 110088	944	1391
3.	Rani Garden (Ambedkar Nagar) Shastri Nagar, Delhi – 110034	1080	835
4.	Wazirpur Extn. (Village) Ashok Vihar	1134	346

B – Zone (H-7, 8 and 9)

Sl. No.	Name of Unauthorized Colony	Sl. No. Given by GNCTD	Regn. No. Given by GNCTD
1.	Badli Extn. Delhi – 110042	276	541
2.	Gopal Vihar Colony Delhi – 110041	512	263
3.	Guru Sabha Rajpur (Extn) Colony, Delhi	707	1076
4.	Guru Nanak Industrial Area, Bawana Road, Samaipur, Delhi	1000	1407
5.	Paul Colony, North Rithala, Delhi – 110085	297	552
6.	Paul Colony, North Rithala, Delhi – 110085	1271	136
7.	Rithala (Extn) Village P.O.- Rithala, Delhi - 110085	478	325
8.	Shivpur Near Badli Railway Station, Delhi – 110085	251	468

9.	Suraj park Colony, B-3, Badli Industrial Area, Delhi – 110042	294	523
10.	Vijay Vihar, Phase -I, Near Rithala	644	347
11.	Vijay Vihar, Phase –II, (Rithala), Near Rohini, Sector-4, Delhi- 110085	438	382
12.	Suraj Park, SamaiPur, Near Sector-18, Rohini	985	1306

Annexure – 19 (Refer 2.4.9.1)

List of applications of pre-existing Institutions (Owning land) & rendering Cultural, religious (including Spiritual) Healthcare and Educational services in response to the Public Notice issued by M.P. Section on 01.05.2008.

S. No.	NAME	USE	PLOT AREA (Sq. Mt.)
1.	R.N. Public School (915 Ranibagh)	School (I to VIII)	179.76
2.	Education School, JJ Colony Wazirpur, Krishna Convent School.	School	50.18
3.	J.N. Modern Public School, Rani Bagh.	I to VIII Middle School	135.00
4.	Tri Nagar Public School, Onkar Nagar – B, Trinagar.	School	158.90
5.	Rajdhani Rural Uplift Education Society	School	11385.9

Note:-

Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approval 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 authority approves it, subject to fulfillment of all the conditions.

No.K-12011/23/2009-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated the 8th March, 2010

To

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

Sub: Approval of the Central Government to the Zonal development Plans (ZDP)-2021 forwarded by DDA.

Ref: DDA's letters -

- i) No. F.3(3)2008/MP/159-G, dated 11.9.2009.
- ii) No. F.4(3)/2008/MP/43-G, dated 16.02.2009 (Zone 'A' and 'Zone A & C').
- iii) No. F.4(2)2008/MP/42-G, dated 16.02.2009 (Zone 'B').
- iv) No. 4(5)2006/MP/Part-II/39-G, dated 13.02.2009 (Zone 'C').
- v) No. F.4(01)2006/MP/Pt.35-G, dated 13.02.2009 (Zone 'E').
- vi) No.F.3(44)2005/MP/Pt/34-G dated 13.2.2009 (Zone-F).
- vii) No. F.4(2)2007/MP/Pt./32-G, dated 13.02.2009 (Zone-G).
- viii) No. F.4(4)2006/MP/Pt./33-G, dated 13.02.2009 (Zone 'H').
- ix) No. F.4(1)98/MP/Pt./31-G, dated 13.02.2009 (Zone-'J').
- x) No. F.4(14)2007/MP/Pt./37-G, dated 13.2.2009 (Zone 'K-I').
- xi) No. 4(5)/98/MP/Pt./38-G, dated 13.02.2009 (Zone 'K-II').
- xii) No. F.4(6)98/MP/Pt./36-G, dated 13.02.2009 (Zone 'L').
- xiii) No. F.4(11)/2007/MP/Pt./40-G, dated 13.02.2009 (Zone 'M').
- xiv) No.F.4(15)2007/MP/41-G, dated 13.02.2009 (Zone 'N').
- xv) No. F.4(3)98/MP/44-G, dated 16.02.2009 (Zone 'P-I').
- xvi) No.F.4(10)2007/MP/664 dated 17.09.2009 (Zone 'O')

Sir,

I am directed to refer to DDA's above mentioned letters whereby the ZDPs of various zones pursuant to the notification of MPD-2021, as approved by the Delhi Development Authority, were forwarded to the Ministry for approval of the Central Government and to state that the proposals contained in the above-mentioned letters and other relevant

references have been examined, and approved by the competent authority with the following stipulations / conditions:-

- i) The ZDPs forwarded by DDA for zones 'A' to 'H' (except zone D) are approved u/s 11A of The DD Act, 1957.
- ii) The ZDPs forwarded by DDA for the zones 'J' to 'P' (except P-II) are approved u/s 9(2) of The DD Act, 1957.
- iii) Since the ZDPs also entail certain proposals recommended by DDA for change in land use which may not be in conformity with the Master Plan of Delhi (MPD)-2021, in-principle approval of Central Govt. to initiate the process of change of land use u/s 11 A of the DD Act is hereby granted for each such individual case subject to the stipulation that those individual cases may not be processed for forwarding to the Ministry if the site in question is located:
 - a) on public/govt. land; or on land acquired by DDA; (the only exception to this shall be those unauthorized colonies which may be eligible for regularization as per the Revised Guidelines/ Regulations issued by the Government in this regard in October, 2007 and March, 2008);
 - b) on encroached land, or on illegally 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 except in cases where it is meant for the conforming use;
 - 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.

Applies

- (iv) The above mentioned stipulation would also be applicable for the proposed regularization of cultural, religious (including spiritual), educational and health care institutions, subject to final notification regarding change of land use in each case by the Central Government.

v) The approval above would be limited to those cases which form part of the ZDPs submitted by DDA, and only to those cases which have been recommended thereafter by the DDA to the Ministry upto the date of issue of this letter.

+ (vi) DDA's proposal on regularization of cultural, educational and health care, religious (including spiritual) institutions is also hereby accepted with the stipulation that -

- a) as part of this exercise, the structures of the cultural, educational and health care institutions, as existed as on 1.1.2006, but not beyond the prevailing relevant provisions in this regard in the MPD-2021, shall be regularized.
 - b) In case of the religious (including spiritual) institutions, the structures as existed on 1.1.2006 would be permitted to be regularized subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
 - c) It may be further stipulated that for availing the benefit of regularization, additional FAR charges/penalty in respect of the above categories of institutions shall be notified by DDA with prior approval of the Central Government.
 - d) Formal regularization orders of these categories of institutions shall not be approved by DDA unless the requisite payment of penalty/levy/additional FAR charges etc. is undertaken by the applicant institutions.
 - e) While approving the proposal to regularize a large number of institutions in the abovementioned manner so as to avoid inconvenience to the public, it is also clarified that DDA shall ensure that the provisions made for such facilities in MPD-2021 will continue to be acted upon.
- vii) While accepting the proposal of DDA that the indication of Influence Zone along the MRTS/major transport corridor as well as the indication of uses other than 'residential' and 'facility corridor' shall be undertaken at the stage of layout plans/local area plans. This would be subject to the following conditions:
- a) DDA shall, with prior approval of the Central Government, finalize clear and unambiguous, policy guidelines, for-

- i) the preparation and sanctioning of local area plans in all land use categories,
 - ii) the guidelines for preparation and sanctioning of re-development of Influence Zone along the MRTS corridor, as required; and
 - b) that the work of finalizing the local area plans/layout plans may be completed by the DDA/local bodies *within three years* of notification of the ZDPs-2021.
2. It is clarified that this approval is restricted to the ZDPs of Zones A, B, C, E, F, G, H, J, K, L, M, N, O, and P-I only, which have been recommended by DDA. ZDPs for Zones D & P-II, duly approved by the Authority are yet to be forwarded by DDA to the Ministry.
3. Further necessary action to notify the Zonal Development Plans may be taken by the DDA accordingly.

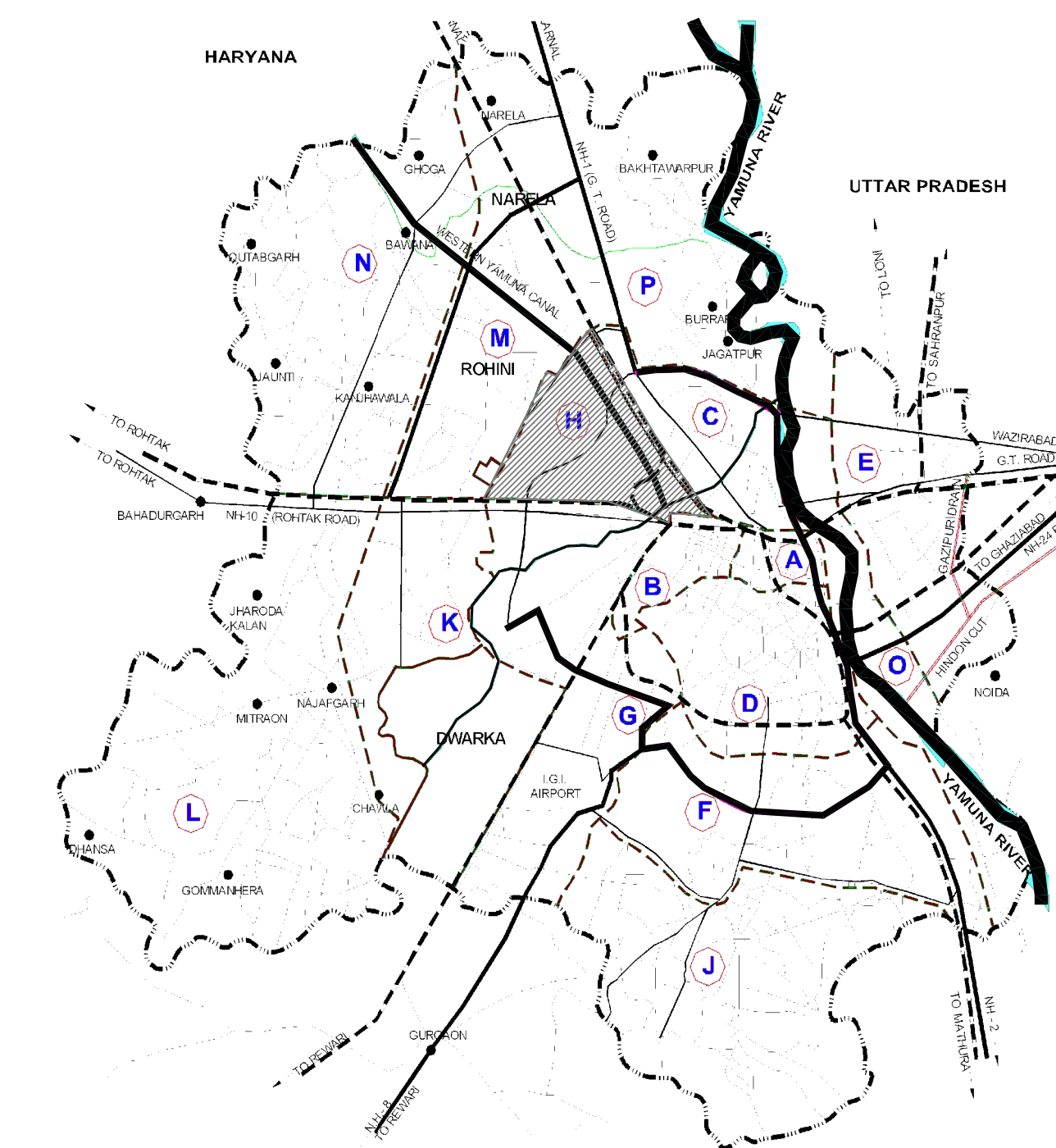
Yours faithfully,


8/3/10
[Sujata Chaturvedi]
Director (DD)

ZONE-M

ZONE-C

ZONE-G



KEY MAP

Note:

1. Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) Institutes existing prior to 01.01.2006 on self owned land not including gram Sabha or Ridge land.
2. Unauthorized residential built up colonies in the zone to be processed as per the provisions given in the report.
3. Influence Zone of the metro corridor shall be detailed out in the Local area plan as per the provisions given in the report.
4. Local Shopping Centre, Neighbourhood Park, sr. Sec school deleted from the Landuse plan as these are not the facility of zonal plan level as per table 3.3 of MPD-2021
5. CNG/CNG service stations and petrol pumps sites will be up dated in consultation with oil companies / Authorities from time to time.
6. Zonal Development Plan was approved in Authority meeting Vide Item No.: 86 / 2008 held on 17.12.2008.
7. Cases of Change of Land Uses as were incorporated in Draft Zonal Development Plan shall now be taken up as per DD Act 1957, as per letter of MOUD Dated: 08.03.2010.

ZONAL DEVELOPMENT PLAN, ZONE-H

LEGEND

1.0 RESIDENTIAL

(FACILITIES AT NEIGHBOURHOOD LEVEL)
RD RESIDENTIAL AREA

2.0 COMMERCIAL

DISTRICT CENTRE
COMMUNITY CENTRE
COMMERCIAL
PETROL PUMPS/CNG STN.(PROP./EXIST.)

3.0 INDUSTRIAL

MANUFACTURING, SERVICE AND REPAIR INDUSTRY

4.0 RECREATIONAL

DISTRICT PARK
CITY MULTIPURPOSE GROUND
DISTRICT MULTIPURPOSE GROUND
CHILDREN PARK

5.0 TRANSPORTATION

BUS DEPOT
BUS TERMINAL
RAILWAY STATION / YARD
METRO STATION
RAIL CIRCULATION
MRTS CIRCULATION
ROAD CIRCULATION
CYCLE TRACK
GRADE SEPARATORS / FLYOVER
PARKING

6.0 UTILITY

WATER(TREATMENT PLANT ETC.)
SEWERAGE(TREATMENT PLANT ETC.)
SEWERAGE PUMPING STATION
COMMON EFFLUENT TREATMENT PLANT
SOLID WASTE(SANITARY LANDFILL ETC.)
DRAIN
CANAL
HIGH TENSION LINE
E S S 220 / 66 KV

7.0 GOVERNMENT

GOVERNMENT OFFICE / COURTS
GOVERNMENT LAND (USE UNDETERMINED)

8.0 PUBLIC AND SEMI PUBLIC FACILITIES

HOSPITAL
VOCATIONAL TRAINING CENTRE
TECHNICAL EDUCATION/COLLEGE
CREMATION GROUND
BURIAL GROUND/ CEMETRY
HEAD POST OFFICE & ADMINISTRATION OFFICE
POLICE STATION
FIRE STATION
TRANSMISSION SITE / CENTRE
JAIL
CULTURAL COMPLEX
TELE PHONE EXCHANGE
SPORTS FACILITY / COMPLEX/ STADIUM / SPORTS CENTRE

BOUNDARIES / AREAS

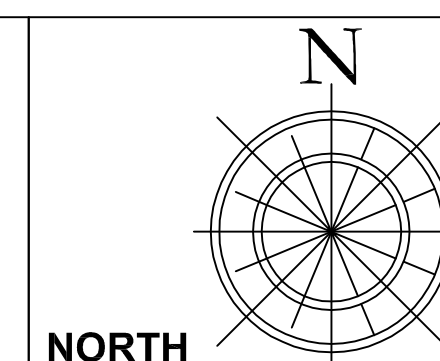
ZONAL BOUNDARY
SUB-ZONAL BOUNDARY

**AUTHENTICATED ON BEHALF OF
GOVERNMENT OF INDIA VIDE LETTER NO.
K-12011 / 3 / Zone - H (NORTH WEST DELHI-1) /
2010-DDIB DATED 4th JUNE, 2010.**

ANITA MADAN
PLG ASSTT.
SANJAY KUUUR
PLG ASSTT.
S.P. SHARMA
ASSISTANT DIRECTOR

I.P. PARATE
JT.DIRECTOR
R.K. JAIN
DIRECTOR

ZONAL DEVELOPMENT PLAN OF ZONE-H (NORTH WEST DELHI-I) AREA PLANNING - I, DELHI DEVELOPMENT AUTHORITY



SCALE

DATE: MARCH 2010 DRAWING NO: