

# GOVERNANCE OF TRANS YAMUNA AREA



**R.G. GUPTA**  
POLICY/CITY PLANNER

R. G. Gupta (M: 09811018374) City / Policy Planner  
Email: ram\_gopal\_gupta@yahoo.co.in  
web : www.rgplan.org ; blog. www.ramgopalgupta.blog.com



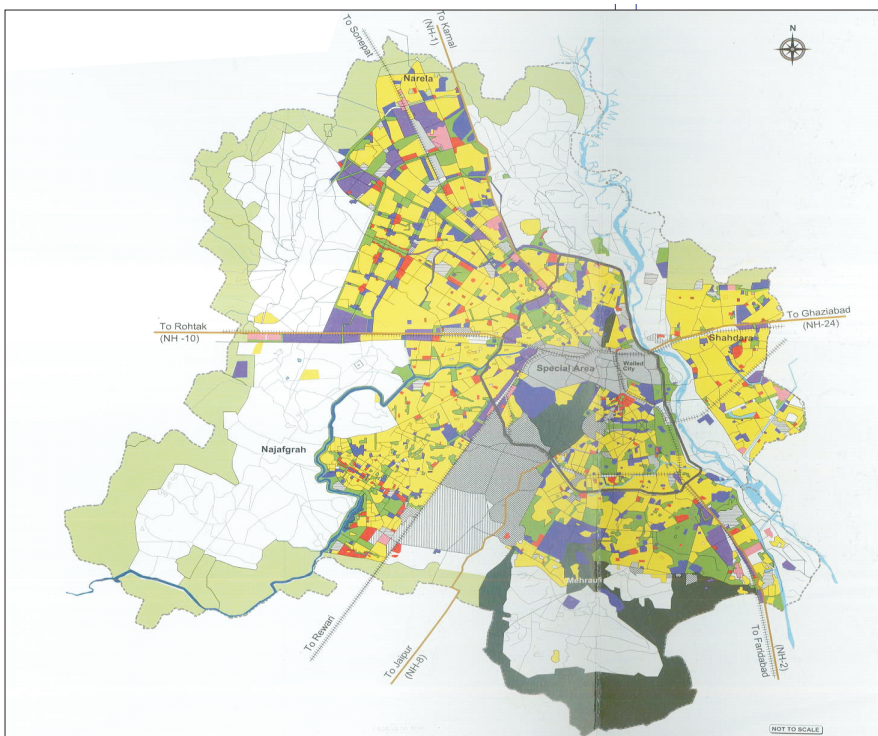
**PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE OF PLANNED AND UN-PLANNED URBAN & RURAL SPACES ALONG WITH COORDINATION, INTEGRATION, EVALUATION AND MONITORING OF SPACES & INFRASTRUCTURE INC. CHARACTER INFRASTRUCTURE**

## CONTENTS

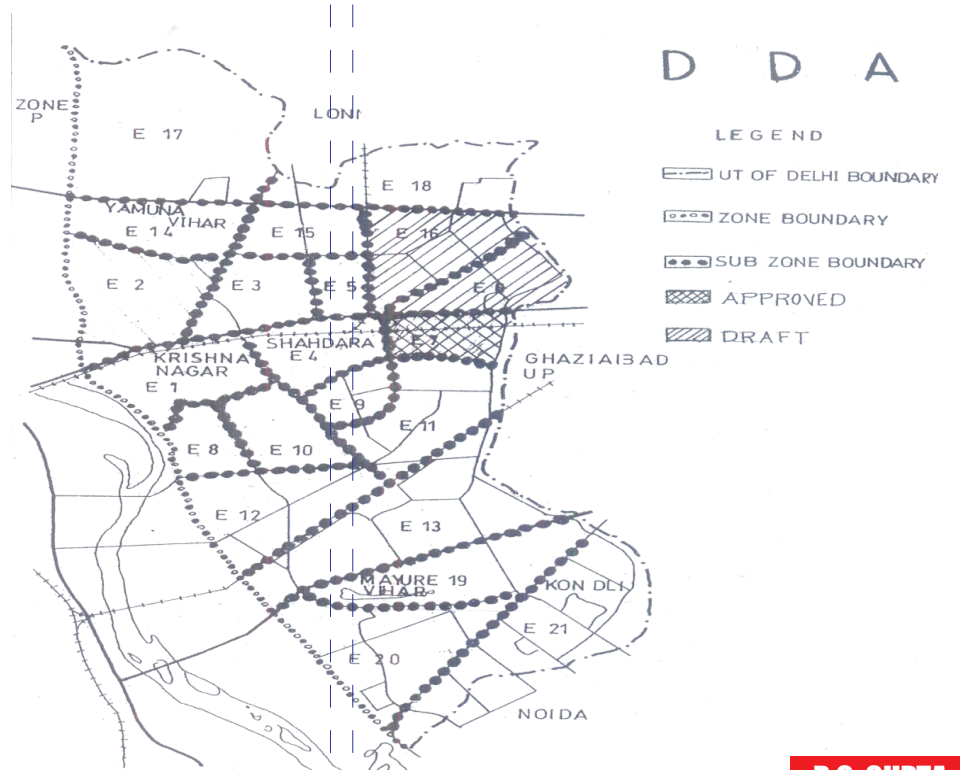
- 1 Delhi land use plan -2021 AD. 2 Zonal Plan of Zone-E 3 Maximum Density of TYA@455 persons hect 4 Proposed Land Use of Zone-E as per approved Zonal Plan 5 Salient features of the Zone. 6 Important Policy Points of MPD-2021 AD. 7 Powers of sections 6; 7 and 8 of DDACT. 8 Complexes developed in TYA 9 Resettlement Colonies in TYA 10 Strong Planning Principles / Instruments of MPD-2021 AD 11 Facilities (Existing & Proposed) in 19 Facilities Centres based on Earlier plan 12 Name of 13 Important Projects & their areas in hect. 13 Traffic & Transport Projects 14 List of Zonal Level Commercial Centres / Streets 15 Community Shopping Centres 16 Existing Facilities Centres / Service Centre 17 Proposed Facilities Centres / Service Centres 18 Declaration about forests and district parks 19 Existing Landuse of the Zone / Sub-Zones at Master Plan Level – 1992 20 Facilities shown in Zonal Development Plan of Zone-E 21 Maps showing location of various colonies

### 1 DELHI LAND USE PLAN – 2021 A.D.

MASTER PLAN FOR DELHI 2021 (DRAFT)  
LAND USE PLAN



### 2 ZONAL PLAN ZONE - E



### 3 MAXIMUM DENSITY OF TYA – 455 PERSONS PER HECT.

The area is situated across river Yamuna surrounded by U.P. on three sides & by the River Yamuna on the fourth side.

**MAXIMUM DENSITY WITH 40 LAKHS POP. IN 8797 HECT. WITH A CITY DENSITY OF 455 PERSONS PER HECT. ; against Delhi density of 155 persons per hect. & desirable city density of 125 persons per hect.**

### 4 PROPOSED LAND USE OF ZONE-E AS PER APPROVED ZONAL PLAN

Land Use	Area (Ha)	%age	Comments
Residential	5652.55	64.26	Too much
Commercial	311.26	3.54	Good
Industrial	190.54	2.16	Less
Recreational	935.33	10.63	Good
Transportation/circulation	1060.81	12.06	Good
Public & Semi-public facilities	426.45	4.85	Too Less
Utilities	220.00	2.50	Less
<b>Total</b>	<b>8797.00</b>	<b>100.00</b>	

THIS IS A TYPICAL ZONE WITH SOME MERITS AND SEVERAL DEMERITS. HOWEVER, NOIDA, GREATER NOIDA AND THEIR EXTENTIONS HAVE BECOME PART OF IT, NOW, MANY IMPROVEMENTS ARE THERE.

### 5 SALIENT FEATURES OF THE ZONE:

- Maximum density in terms of persons per sq.km.
- Maximum percentage of residential use in Delhi.
- Minimum percentage of P & SP facilities in Delhi.
- 6 lakh population living in North of Wazirabad road shown as green land-use is a serious mistake and should be rectified.
- Specific system of preparation of plans (Physical, Financial, Time & Directions) has to be evolved to make 4 Million people happy in terms of their living, working and enjoying.
- Specific system of planning and development of Infrastructure of i) Traffic & Transportation, ii) Physical, iii) Social, iv) Economic, v) and Ecological have to be evolved because it is a typical zone with maximum density and minimum Public & Semi-Public facilities.
- Plans of specific projects namely i) CBD Shahdara, ii) Anand Vihar railway terminal cum ISBT iii) Sanjay lake along with large greens iv) Part of River Yamuna towards TYA iv) Re-planning, Re development and Re construction of shopping complexes and all types of sub- standard areas have not only to be started but completed in time and implemented for the Public at large.
- Establishment of a small University Complex for which land has already been allotted .
- Proper drainage of TYA without mixing with sewer and other services specially SWM.
- Removal of encroachments from ROW of master plan roads & other places.
- Street furniture up to some extent have to be taken care of in all 21 Sub Zones.
- Population of the Zone is more than those of few countries of the world and many states of India.
- The Zone is very rich in MRTS with stations and other facilities. The project of Mono Rail is also being implemented.
- Problems of services are too much especially of Solid Waste management.

### 6 IMPORTANT POLICY POINTS OF MPD – 2021 A.D. (These will be helpful in planning of this & other zones too)

- Review of "large scale development and disposal of land".
- Public Private Partnership in Planning, Development, Construction, Management & Maintenance of land with transparency.
- Now, NCT Delhi is divided into 18 Zones:

(1) A-Walled City; (2)A-Other than Walled City; (3) B-Karol Bagh; (4)C-Civil Line; (5) D-New Delhi; (6)E -Trans Yamuna Area; (7) F-South Delhi-I; (8)G-West Delhi-I; (9)H-North-West Delhi-I; (10) J-South Delhi-II – Extreme South Delhi; (11) K-I-West Delhi-II – Mundka, Baprola; (12) K-II-Dwarka; (13)L-West Delhi-III – Najafgarh –Ujwa; (14) M-North West Delhi-II (Rohini); (15) N-North West Delhi-III (Kanjhawla); (16) O-River Yamuna /River Front; (17) P-I-Narela and (18) P-II-North Delhi – Burari Complex

- Higher FAR along with High Intensity Traffic Corridors; but so far no implementation has been started.
- Shift from plotted housing to group housing.
- Remove unnecessary controls, but only after making availability of services.
- More & more emphasis for housing for poor by the Public sector and the balance by Private sector.
- Due consideration for environment.
- Unauthorized colonies to make part of main development, and plan them as per definition approved by DDA vide resolution no. 116 dated 10<sup>th</sup> Oct. 1984.
- Mixed use be permitted only after taking care of parking and services.
- Development of IFC/ Wholesale Markets/ storages/ workshops at the borders of the zone. The Project is going on since 1986, but progress is negligible.
- Mandatory provisions for services and repair activities.
- Provisions of Informal shops, weekly markets etc.
- Identification of heritage zones and archaeological monuments.
- Unified Metro Transport Authority with single ticket & without any taxes between one state to another.
- Synergy between land use and transport.
- Health facilities to get 5 beds per 1000 population.
- Disaster Management have to be taken care of.
- Attention for sports facilities including sports grounds.
- More and more focus on planning, development and construction of Infrastructure (Physical, Social, Economic, Ecological & Circulation).
- Sanction of Building Plans Electronically.
- Transparency at all the points and places.
- Planning staff for TYA is negligible. Let us pay attention to it and proceed further.
- Provide facilities all the times for the welfare of the people.

### 7 SECTION-6,7 & 8 OF D.D.ACT

**Section-6** – Objects of the Authority – To promote and secure the development of Delhi according to a Plan with reference to all types of Infrastructures and facilities.

**Section – 7** – Civic survey of, and then master plan for, Delhi; considering all Physical, Socio economic and Ecological surveys and various policies of past, present .

**Section-8** – Zonal development plans – To show different types of Infrastructures and buildings in terms of approximate locations and extents of land uses showing public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals and public and private open spaces and other categories of public and private uses.

The division of any site into plots.  
The alignment of important buildings on any site.  
The architectural features of the elevation.

### 8 COMPLEXES DEVELOPED IN TYA.

- Vivek Vihar – the first plotted colony in 1970s; where people were not ready to take plots @Rs. 40 per square yard.
- Dilshad Garden was developed partly by private sector and partly by the Govt.
- Yamuna Vihar with adjoining development.
- 44 Plotted C.H.B.S. (434 hecta.)
- General Housing by DDA (52,834 DUs + more)
- 217 Co-operative Group Housing Societies and some Industrial Housing.
- Jhilmil, Patparganj and some existing Industrial areas.
- Yamuna Sports Complex, Dallupura sports complex and Tahirpur sports Complex and many parks, play grounds and open spaces.
- Sanjay Lake and huge large green areas, yet to be developed.
- All resettlement colonies.
- Three large Public hospitals and many private hospitals.
- One large Jail near Mandoli.

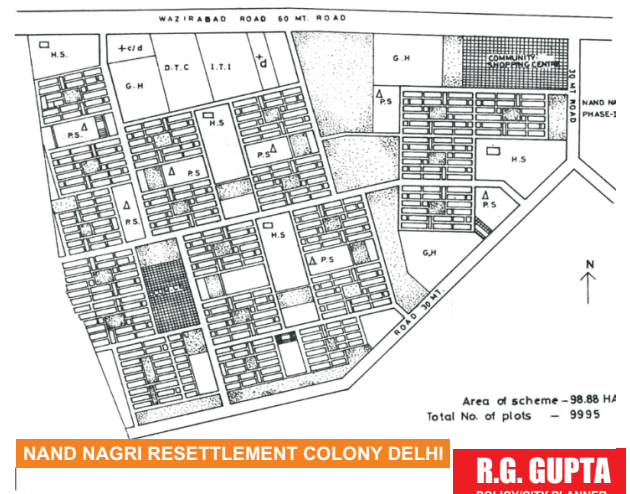
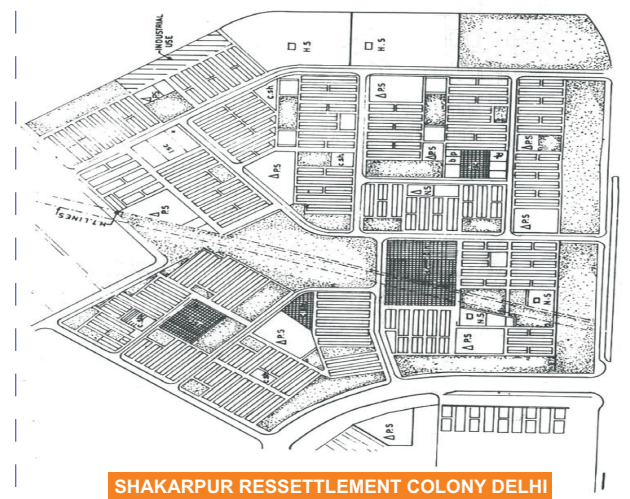
- Many institutional plots with buildings.
- Maximum Metro lines with stations. Likewise, Mono rail will also be there in TYA.
- Hundreds of medium parks play ground and open spaces.
- National Highway with ROB, RUB, FOB and FUB.
- Many Master plan roads in different directions.
- Many police stations, police posts, and Police booths with some other requirements of the police department.
- Five star and three star hotels .
- Many Malls; namely V3S; Pacific mall; Dallupura district Centre; Shastri Park district centre and many others of today and tomorrow.
- Fish and Poultry market and Slaughter house.
- Fruit and Vegetable markets.

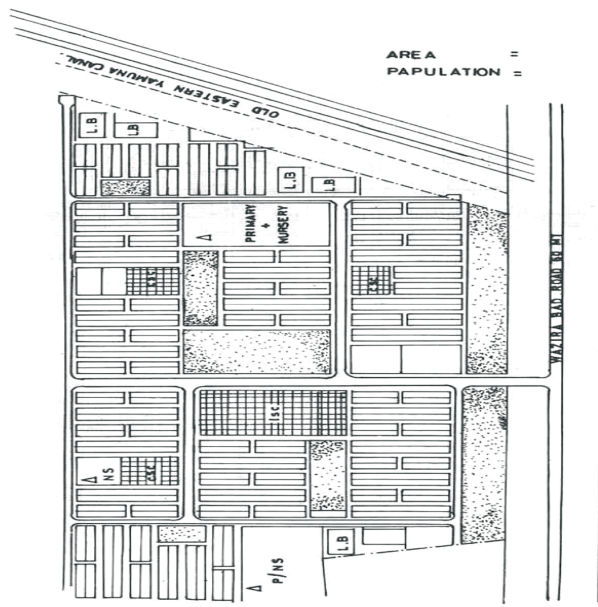
BESIDES THESE FACILITIES, STILL THIS ZONE LACKS MANY. FOR THIS, THERE SHOULD BE AN INDEPENDENT PLANNING, DEVELOPMENT AND CONSTRUCTION OF SPACES CELL TO SEE ALL THESE POINTS BECAUSE 40 LAKHS IS A HUGE NUMBER.

### 9 RESETTLEMENT COLONIES IN TYA

- Nand Nagri-I & II
- Sunder Nagri
- Gokalpuri
- Old and New Seemapuri
- Marginal BundhShahdara
- Old & New Seelampur
- Kichripur
- Trilokpuri,
- Kalyanpuri,
- Himmatpuri

IN 1975-77 THIRTY FOUR COLONIES WERE PLANNED AND DEVELOPED WITH 148000 PLOTS, MOST OF 21 SQ.MT. WITH LIMITED INFRASTRUCTURE. NOW ALL THESE COLONIES HAVE TO BE RE-PLANNED, RE-DEVELOPED, RE-CONSTRUCTED, BY MAKING TWO STOREYS BLOCKS IN 75% OF THE AREA AND 8-10 STOREYS IN THE REMAINING AREA. FOR THIS A DETAILED ARTICLE IS ALREADY THERE.





**GOKULPURI RESETTLEMENT COLONY**

**10 STRONG PLANNING PRINCIPLES/ INSTRUMENTS OF MPD 2021 AD**

1. RE-PLANNING; RE-DEVELOPMENT & RE-CONSTRUCTION OF all SUB-STANDARD AREAS IRRESPECTIVE OF LAND USE I.E. RESIDENTIAL, COMMERCIAL, INDUSTRIAL ETC.
2. PUBLIC PRIVATE PARTNERSHIP.
3. USE OF TRANSFER OF DEVELOPMENT RIGHTS (TDR).
4. COMMERCIAL USE ON 24M WIDE AND ABOVE ROADS.
5. HIGHER FAR ALONG HIGH INTENSITY TRAFFIC CORRIDORS.
6. TRANSPARENCY AT ALL LEVELS.
7. Entire Delhi is to be urbanized except one village revenue boundary along with UP & Delhi Haryana boundary.

**11 NO. OF FACILITIES (EXISTING & PROPOSED) IN 19 FACILITIES CENTRE BASED ON EARLIER PLANS**

Facility	Nos.
Education	
University Campus	1
College	10
Technical Education Centre 'A'	1
Technical Education Centre 'B'/I.T.I.	1
Health	
Intermediate Hospital 'A'	16
Intermediate Hospital 'B'	18
General Hospital	3
Nursing Home	27
Others	
Telegraph Office	3
Telephone Exchange	2
Head Post Office	6
Police Station	10
Fire Station	7
<b>Total</b>	<b>105</b>

**12 NAME OF 13 IMPORTANT PROJECTS**

1. Metropolitan Passenger Railway Terminal
2. Inter State Bus Terminus
3. Yamuna Sports Complex
4. Sub-Central Business District
5. Mayur Vihar District Centre
6. Dilshad Garden District Centre
7. Laxmi Nagar District Centre
8. Integrated Freight Complex and Wholesale Market
9. Mass Rapid Transit System
10. Facility Centre at the crossing of Loni Road & Wazirabad Road
11. Facility Centre-cum-Community Shopping Centre at Patparganj
12. Facility Centre-cum-Commercial Centre Geeta Colony
13. East Delhi University Campus

**13 TRAFFIC & TRANSPORT PROJECTS**

1. Parking of goods vehicles in the integrated Freight Complex, specially at Gazipur.
2. Light Commercial Vehicles parking in Sub-Central Business District and District Centres.
3. Projects, which should be taken up are divided into following categories:
  - (i) Bridges over river Yamuna.

- (ii) Completion of Ring Road of TYA with proper intersections and grade separators.
- (iii) Other important roads & grade separators.
- (iv) Adequate MRTS and Mono Rails.
- (v) Proper connection with Eastern Expressway and important roads of Noida & Ghaziabad.

**14 LIST OF ZONAL LEVEL COMMERCIAL CENTRES & STREETS**

Sub-Zone of Zone "E"	Commrl. Street (area in hect.)	L.S.C Nos.	Area	C.C Nos.	Area	D.C. Nos.	Area	C.B.D Nos.	Area	W.H. Mkt. Nos.	Area
E-1	5.60	-	-	-	-	-	-	-	-	-	-
E-2	9.40	-	-	-	-	1	9	-	-	-	-
E-3	7.20	-	-	-	-	-	-	-	-	-	-
E-4	13.80	-	-	-	-	-	-	-	-	-	-
E-5	7.00	-	-	1	3.51	-	-	-	-	-	-
E-6	-	4	1.655	-	-	1	11	-	-	-	-
E-7	-	3	1.6	1	8.093	-	-	-	-	-	-
E-8	2.0	-	-	1	5.5	-	-	-	-	-	-
E-9	-	2	0.64	-	-	-	-	1	48	-	-
E-10	9.80	1	0.51	1	-	-	-	-	-	-	-
E-11	-	5	2.30	2	5.01	-	-	-	-	-	-
E-12	12.30	3	1.20	1	2.42	1	12.95	-	-	-	-
E-13	1.10	5	2.52	2	10.23	-	-	-	-	1	33
E-14	3.08	4	0.705	2	5.95	-	-	-	-	-	-
E-15	-	-	-	1	2.73	-	-	-	-	-	-
E-16	-	6	2.34	3	6.95	-	-	-	-	-	-
E-17	-	-	-	-	-	-	-	-	-	-	-
E-18	9.40	-	-	-	-	-	-	-	-	-	112.5
E-19	-	3	3.25	1	13.0	-	-	-	-	-	142.0
E-20	-	3	2.10	2	7.14	-	-	-	-	-	112.0
<b>Total</b>	<b>81.28</b>	<b>41</b>	<b>21.58</b>	<b>17</b>	<b>70.83</b>	<b>3</b>	<b>48.95</b>	<b>1</b>	<b>48</b>	<b>-</b>	<b>495.50</b>

**LIST OF ZONAL LEVEL COMMERCIAL CENTRES & STREETS**

**LOCAL SHOPPING CENTRE**

E-1 to E-5	Nil	E-13	1) 7.15 Hect. Coop. G.H. Resi. Scheme near Gazipur Village 2) Mandawali Fazalpur Complex near Kohinoor C.G.H. Society Plot No.34 3) Mandawali Fazalpur Complex near Prince Co-op. Group Housing Scheme Plot No.54 4) Mandawali Fazalpur Complex near Vidisha CHBS Plot No.79 5) Mandawali Fazalpur Complex near small hospital adjoining Chander Vihar
E-6	1) Dilshad Garden Pocket - J & K 2) Dilshad Garden Pocket- O 3) Dilshad Garden between Pkt. B & E. 4) Dilshad Garden Block-B, near Telephone Exchange	E-14	1) Yamuna Vihar Resi. Scheme Block-C 2) Yamuna Vihar Resi. Scheme Block-B 3) Bhajan Pura Complex 4) -do-
E-7	1) Vivek Vihar Resdl. Scheme Phase-1 Block-B 2) Vivek Vihar Resdl. Scheme Phase-I Block-D 3) Shtrijjan Coop. H.B.S. (Sarita Vihar)	E-15	NIL
E-8	Nil	E-16	1) Nand Nagri JJ Scheme Block-A 2) Nand Nagri JJ Scheme Block-B 3) Nand Nagri G.H.S. between Block C&D 4) In F.C. 10 near Tahirpur Village 5)&6) Sunder Nagri JJ Scheme
E-9	1) Near Lehri Colony 2) In Vishwas Nagar Institutional Area	E-17	NIL
E-10	1) N.D.M.C. Co-op. H.B.S.	E-18	NIL
E-11	1) Shreshtha Vihar C.H.B.S. 2) Delhi Union Teachers C.H.B.S. (Surajmal Vihar) 3) Jagriti C.H.B.S. 4) Saini Enclave C.H.B.S. 5) Rishab Jain C.H.B.S.		
E-12	1) Preet Vihar C.H.B.S. Block-A 2) New Rajdhani C.H.B.S. 3) Bhatnagar C.H.B.S.		

E-19	1) Mayur Vihar Phase-II, Block-B 2) Kalyanpuri between Block-II & Hospital 3) Khichripur near Block-I
E-20	1) Trilokpuri G.H. Resi.Scheme Ph.I Pkt. L 2) Trilokpuri Phase-II near Block No.29 3) Trilokpuri Phase-II near Block No.27 4) Patparganj C.G.H.S. Phase-I 5) Mayur Vihar C.G.H.S. Phase-II
E-21	1) Chilla C.G.H.S. opp. Police Camp Society Plot No.B.16 2) Chilla C.G.H.S. opp. New Pragati Sheel Society Plot No.17 3) Kondli Resettlement colony Ph-II 4) Kondli Gharoli G.H.S. Block-A

15 COMMUNITY SHOPPING CENTRES	
E-1 to E-4	NIL
E-5	1) Manasarovar Garden
E-6	NIL
E-7	1) Opposite Jhilmil Colony DDA LIG Flats
E-8	2) Geeta Colony
E-9	NIL
E-10	NIL
E-11	1) Near Surajmal Vihar & opp. Divisional Sports Complex 2) Near Karkardooma Village & opp. Hargobind Enclave
E-12	E-12 1) Preet Vihar
E-13	1&2) Mandawali Fazalpur Complex

E-14	1) Yamuna Vihar Resi. Scheme Block-C 2) Bhajanpura Complex
E-15	1) East of Loni Road, DDA Group Housing Scheme
E-16	1) Nand Nagri JJ Resi. Scheme Block-C 2) Nand Nagri JJ Resi. Scheme Block-E 3) Nand Nagri DDA Group Housing Scheme LIG Flats
E-17	NIL
E-18	NIL
E-19	1) Mayur Vihar
E-20	NIL
E-21	1) Chilla Dallupura C.G.H.Scheme 2) Kondli Gharoli DDA Group Housing Scheme

16

Sl. No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
1	F.C. 8 at the crossing of Wazirabad Road & Loni Rd.	8.06	Sub Fire station, one Police Head Quarter, 66 KV Electric Sub-station, two Petrol Pumps, College & Green areas.
2	F.C. at Geeta Colony. Out 48.07 hect. 28.50 now under Phase-I has been approved through screening committee and unapproved portion remains 19.57 hect. under Phase-I	48.07	College, Sr. Sec. School- 4 Nos. Primary school-2 Nos., Dispensary, Community Hall, 66 KV ESS, Fire Station, R.L.U. Service shops, Commercial Centre, two Petrol Pumps and Group Housing.
3	Facility centre-cum-commercial centre in Patparganj near Chand Cinema	14	One poly-clinic, two homes, one dispensary one telephone exchange, one head post office, one sub-fire station, one police post, two guest houses, maintenance office of the M.C.D., two petrol pumps, electric sub-station, public conveniences, technical training centre, women hostel, music and dance and drama centre, weekly market, open air theatre, exhibition hall & display of local products, small meditation centre, community hall barat ghar & library, cultural theatre with auditorium, shops of different categories, commercial office & Ram Lila Ground.
4	Facility Centre Tahirpur/ Dilshad Garden (FC-10)	19	One women hostel, one fire station, one police station, one cultural centre, one sports complex, one technical school, one post & telegraph office one pathological lab. Intermediate hospital category 'B'/trauma centre, swimming pool & lake.
5	Shastri Park Facility Centre	14.67	College, police station, fire station, hospital, two nursing home and green areas.
6	Facility Centre in the North of CBD Shahdara (FC-13)	15.0	One University centre, one socio-cultural complex one R.L.U. one DTC terminal (Park and Ride).

Sl. No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
8	Public and Semi-Public Institutional at Karkarduma (FC-18)	16.0	Three senior secondary schools, sub-fire station, railway reservation centre, head post office, small hospital, two nursing homes, five banquet halls, two houses, local shopping centre, Institutional plots.
9	F.C. near Mother Dairy (FC-23)	6.34	One senior secondary school, two middle schools, one post office, one public library, one health centre, one community hall, one police post, one large size hospital and one nursing home,
10	(FC-24)	8.5	Hospital facility, local shopping, Sr. Sec. School Shopping Stalls, and Park.
11	F.C. in Mandawali Fazalpur	3.5	One small hospital, local shopping, Sr.Sec. School, Shopping Stalls, and Park.
12	F.C. in Dilshad Garden	3.15	One senior secondary schllol, two primary schools, one bus terminal.
13	Facility-cum-Service Centre in the North of NH-24	5.0	One petrol pump, fire station, police station, E.S.S. one shopping centre.
14	Facility-cum-shopping Centre Vasundra Enclave. (FC-26) and (SC-11)	11.2	Hospital, police station, telephone exchange, fire station, two petrol pumps, E.S.S. ; L.S.C., service shops and three nos. og gas godown.

NOTE : IN ADDITION TO ABOVE, FACILITIES, EARMARKED IN THE APPROVED PLANS, SOME HAVE ALSO BEEN SHOWN IN THE ZONAL DEVELOPMENT PLAN

## 17 PROPOSED FACILITIES CENTRES/ SERVICE CENTRES

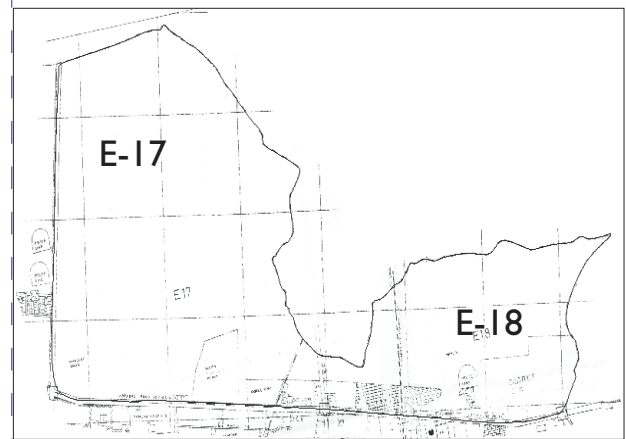
Source: Development Plan of TYA Unit, DDA Jan,1994, R.G. Gupta, Director (CP)

Sl. No.	Name of Facility Centre/ Service Centre	Area (in hect.)	Name of Facilities
1	Facility centres Mandawali Fazalpur	19.5	Two senior secondary schools, 5 primary schools, one small hospital, one police station, 4 nursing homes, office, one plot for DDA office, one plot for Delhi Admn. Office, one large community shopping centre with facilities of shops, commercial offices, electric sub-station, milk booth, public convenience community hall, library etc.
2	Facilities/service centres in the North of Wazirabad Rd & West of Bund Rd	9	One fire station, few workshops, one police station one electric sub-station, few gas godowns /SKO/LDO, one telephone exchange, one plot for other community facilities, shops for spare parts and one petrol pump.
3	One police line, one telephone exchange, one DTC terminal and one dispensary.	6.1	One police line, one telephone exchange, one DTC terminal and one dispensary.
4	F.C. near G.T.B. Hospital	3.3	One small hospital, one bus terminal, one post office, one petrol pump, one police post and one electric sub-station.
5	Educational, F.C. near Shyam Lal College	2.92	One communion senior secondary school, three primary school, one electric sub-station, try hall, one dispensary and plot for other community facilities.
6	F.C. at Brahampuri	2.8	One community hall-cum-library, one small shopping centre, one pumping station, one electric sub-station, one post office, one dispensary and one religious building.
7	Service Centre at Gokalpuri	2.4	One police post, 4 gas godowns, one electric sub-station, one primary school and one service centre for different types of repair shops.
8	Service Centre in the South of NH-24 in Mayur Vihar, Phase-II	5.4	Two petrol pumps, 3 motor garages, 2 scooter garages, two shops of building materials, spare part shops 8 nos, one post office, one bank, one dispensary and one ESS.
9	S.C. at Kondli Gharoli	1.0	4 gas godown, one kerosene oil depot and one petrol pump.
10	Service centre in the East of Road No. 56	0.88	One petrol pump, two gas godown, one ESS.
11	Facility Centre in the South of Kondli-Gharoli Colony	4.0	66 KV grid sub-station, one primary school and other facilities.

## 18. DECLARATION ABOUT FORESTS AND DISTRICT PARKS

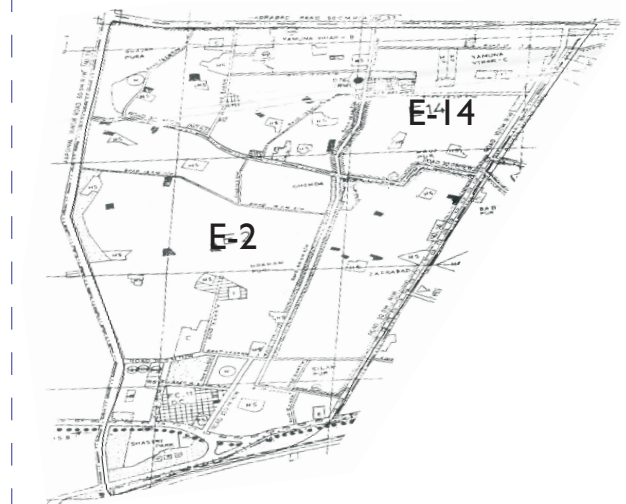
Name of protected Forests declared by L.G., Delhi vide Notification No. f.SCO.32© / Noti-80-81/6974 dt.10.4.1980, in exercise of the powers conferred by Section. 30 & 32 of the Indian forest Act, 1927, read with the Government of India, Ministry of Home, Notification No. 104-J & 046-3 dt. 24.8.1950 & 6.12.1950 supplied by Landscape, Architect/HUPW vide No.SLA/HUPW/92/2466 dt. 18.8.1992.

Sl. No.	Names of Forest	Zone/Ownership	Distt.	Tehsil	Location	Area	Boundary
1	Distt. Park Gokulpuri	E-14 E-15 E-16 DDA Land	Delhi	Delhi	Gokulpuri & Mandoli	75 Acres	North: Boundary of Acquired Land of Village Gokulpuri. South: Wazirabad Road from Jamuna River to Nand Nagar East: Boundary of U.P. & Delhi Estate West: Eastern Yamuna Canal.



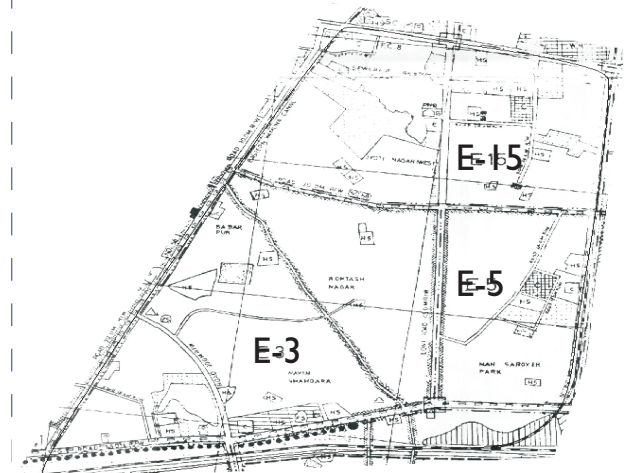
**E-17 Karawal Nagar**; Gokulpuri and Khajuri Khas Delhi UP Boundary in the North and East Loni Road in the East Wazirabad Road in the South Marginal Bund Road in the East Can be divided into 2/3 parts Total Area—1735 Hect., Residential-1193, Green/Vacant-165, Transport-105, Public Semi-Public-182.

**E-18 Mandoli and Saboli** Delhi UP Boundary in the North and East Wazirabad Road in the South Loni Road in the East Can be divided into 2/3 parts It is given in item number 17



**E-2 Population 259,000** 30 M ROW (Road No. 67) in the North; 30 M ROW in the East; GT Ghaziabad Railway line in the South and M.B. Road in the West. can be further divided into 3 parts: Total Area-460 Hect., Residential-354, Green/ Vacant-61, Transport-25,Public Semi- Public-15

**E-14 Ghonda Area** Bounded by Wazirabad Road in the North 30M ROW Road No. 66 in the East 30M ROW Road No. 67 in the South Marginal Bund Road in the West Can be divided into 3 parts Total Area-315 Hect., Residential-254, Green/ Vacant-18, Transport-15,Public Semi-Public-15



**E-3 Population 140980** 13 M ROW (Road No.68) in the North; 45 M ROW Loni Road in the East; GT Shahdara road in the South and 13 M ROW in the West. can be further divided into 3 parts: Total Area -320 Hect., Residential-260, Green/ Vacant-22, Transport-15, Public Semi-Public-10

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

Source: Development Plan of TYA Unit, DDA Jan,1994, R.G. Gupta, Director (CP)

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

#### FACILITIES SHOWN IN ZDP OF ZONE "E"

Note : Areas are in Hect.

Zone "E"	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
E-1	—	—	—	—	—	9	—	1	1	—	—	1	2	—	—	—	—
E-2	—	—	2	1	—	15	—	—	2	1	—	—	1	2	1	—	—
E-3	—	—	1	1	—	11	—	—	2	1	—	1	2	—	—	—	—
E-4	—	—	—	—	—	6	1	—	1	—	—	—	2	3	1	—	—
E-5	—	—	—	1	—	3	—	—	—	—	—	—	—	—	—	—	—
E-6	—	1	—	—	—	8	—	—	3	—	1	—	7	2	3	—	2
E-7	—	1	—	1	1	6	—	—	1	—	—	—	3	4	—	—	1
E-8	—	2	4	1	—	8	—	—	1	1	1	—	2	3	1	—	2
E-9	—	1	2	—	—	1	—	—	1	1	—	—	2	—	2	—	2
E-10	—	—	—	—	—	7	—	—	2	—	—	1	—	—	1	—	—
E-11	—	4	2	—	—	19	—	—	—	—	1	1	3	8	—	—	—
E-12	—	—	2	—	1	17	—	—	2	1	—	—	3	4	2	—	2
E-13	—	4	5	1	—	12	—	—	2	1	—	1	7	3	2	1	3
E-14	—	1	1	1	—	12	—	—	2	—	—	1	2	1	1	1	—
E-15	—	—	—	1	—	9	1	—	—	1	—	—	2	—	—	—	1
E-16	4	3	3	—	1	9	—	—	2	1	—	1	7	3	2	—	1
E-17	—	—	—	—	—	—	—	2	1	1	1	—	1	3	—	—	1
E-18	—	—	—	—	—	2	—	1	—	—	1	—	5	3	1	—	1
E-19	—	2	3	—	1	6	—	—	2	1	1	1	6	1	1	1	1
E-20	—	4	1	—	1	13	—	—	3	1	1	—	4	6	2	—	2
E-21	—	3	5	1	—	19	—	1	1	2	1	—	8	7	2	—	4
<b>Total</b>	<b>4</b>	<b>27</b>	<b>30</b>	<b>9</b>	<b>5</b>	<b>192</b>	<b>2</b>	<b>5</b>	<b>28</b>	<b>13</b>	<b>9</b>	<b>8</b>	<b>69</b>	<b>54</b>	<b>23</b>	<b>3</b>	<b>27</b>
<b>Req.</b>	<b>11</b>	<b>54</b>	<b>81</b>	<b>22</b>	<b>5</b>	<b>360</b>	<b>3</b>	<b>1</b>	<b>30</b>	<b>13</b>	<b>7</b>	<b>16</b>	<b>60</b>	<b>67</b>	<b>42</b>	<b>6</b>	<b>54</b>
<b>Deficiency</b>	<b>7</b>	<b>27</b>	<b>51</b>	<b>13</b>	<b>—</b>	<b>168</b>	<b>1</b>	<b>—</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>8</b>	<b>—</b>	<b>10</b>	<b>19</b>	<b>3</b>	<b>27</b>

Note : Areas are in Hect.

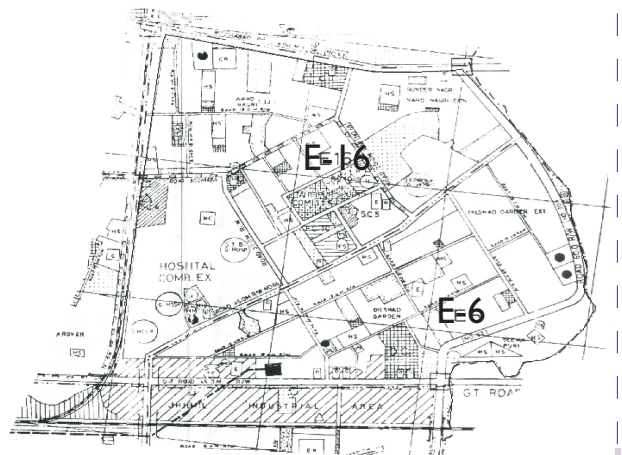
Existing Facilities	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	4	12	30	4	3	340	1	4	17	3	2	6	29	34	10	3	18

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

**Note 1:** Master Plan facilities shown in the zonal plan; viz., 1. University Centre-1 No., 2. Medical college 1 No., 3. Divisional/Yamuna Sports Complex-1 No., 4. Distt Sports Complex-1 No., 5. Distt. Jai 1 No. 6. Distt Court 1 No., 7 Remote Line Unit-5 No., 8. Inter State Bus Terminus-1 No.

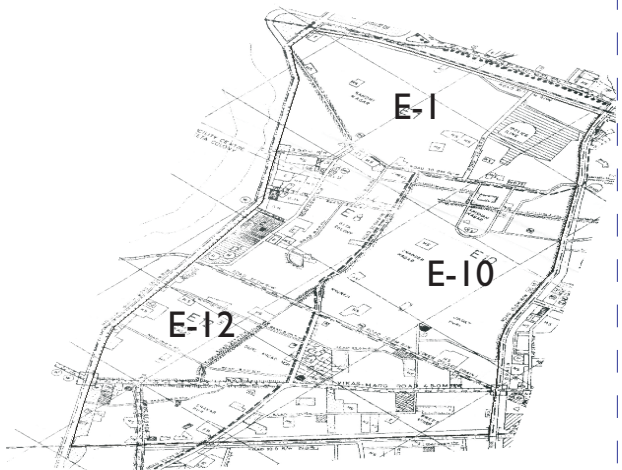
**E-5 Population 60,600**  
13 M ROW (Road No.68) in the North; Railway line to Saharanpur in the East; G.T. Shahdara road in the South and 45 M ROW Loni road in the West. This Sub zone can be divided into 2 parts  
Total Area-150 Hect., Residential-125, Green/Vacant-4, Transport-10, Public Semi-Public-5

**E-15 Jyoti Nagar and Loni Road Residential Area bounded by Wazirabad Road in the North Railway line from Delhi to Saharanpur in the East**  
30M ROW Road no. 68 in the South; 30M ROW Road along Old Eastern Yamuna Cannel in the West can be divided by Loni Road into 2 parts  
Total Area-240 Hect., Residential-157, Green/ Vacant-42, Transport-15, Public Semi-Public-15



**E-6 Population 1,24,56,045** M ROW (Road No.64) in the North-West; 60M ROW (Road No. 62 & 70A) along Delhi U.P. boundary in the East & South and G.T. Shahdara Road of 45M ROW in the South  
This can be divided in to 3 parts  
Total Area-325 Hect., Residential-230, Green/ Vacant-40, Transport-15, Public Semi-Public-10

**E-16** Nand Nagri and Tahirpur Area Wazirabad Road in the North Delhi UP Boundary in the East 45M ROW Road No. 64 in the South and South East Railway Line from Delhi to Saharanpur in the East Can be divided into 3 parts Total Area -385, Residential-212, Green/ Vacant-60, Transport-20, Public Semi-Public-80

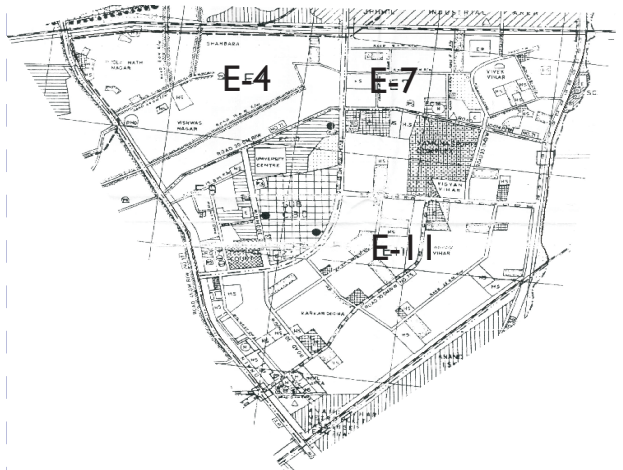


**E-1 Population 250,000**  
GT Ghaziabad Railway line in the North; 45M ROW (Road No. 57) in the East; 30M ROW (Road No.73) in South and M.B. Road in the West. can be further divided into 3 parts: Total Area-310 Hect., Residential-262, Green/ Vacant-15, Transport-15, Public Semi-Public-15

**E-8 Population - 1,26,300**  
Chander Nagar & 30M ROW in the North; 30M ROW along Geeta colony in the East; 30M ROW in the South and 60 M ROW in West (Yamuna River Bund).  
This can be dividing into 2 parts  
Total Area-175 Hect., Residential-114, Green/ Vacant-10, Transport-15, Public Semi-Public-10

**E-10 Population 1,24,460**  
30M ROW (Road No.73) in the North; 45 M ROW (Road No.57) in the East; Vikas Marg of 45M ROW in the South and 30M ROW along Chander Nagar, Khureji, Laxmi Nagar District Centre in the West.  
Total Area -385 Hect., Residential-340, Green/ Vacant-20, Transport-15, Public Semi-Public-5

**E-12 Population 1,34,640**  
(Laxmi Nagar & Shakarpur complex)  
New road of 30M ROW along Disused Drain in the North; 30M ROW along Laxmi Nagar District Centre in the East; Railway line from Nizamuddin to Sahibabad in the South-East and M.B. road of 60M ROW in the West. Can be divided into 2 parts  
Total Area-475 Hect., Residential-395, Green/ Vacant-22, Transport-25, Public Semi-Public-10

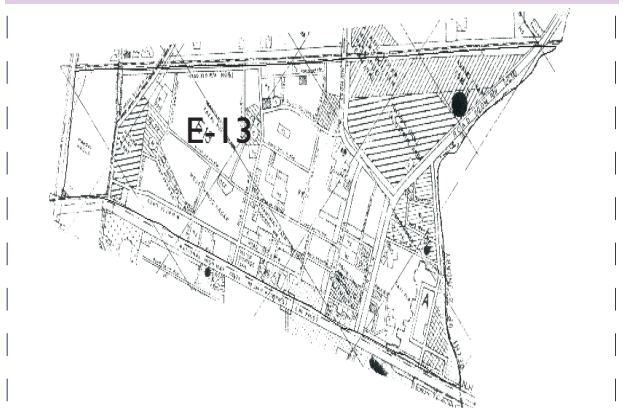


**E-4 Population 94,840**  
G.T. Shahdara Road in the North; Road No.58 of 45M ROW in the East; 30 M ROW (Road No.71) in the South and 45 M ROW (Road No.57) along Bhola Nath Nagar in the West.  
This Sub zone can be divided into 3 parts  
Total Area-255 Hect., Residential-171, Green/ Vacant-10, Transport-50, Public Semi-Public-5

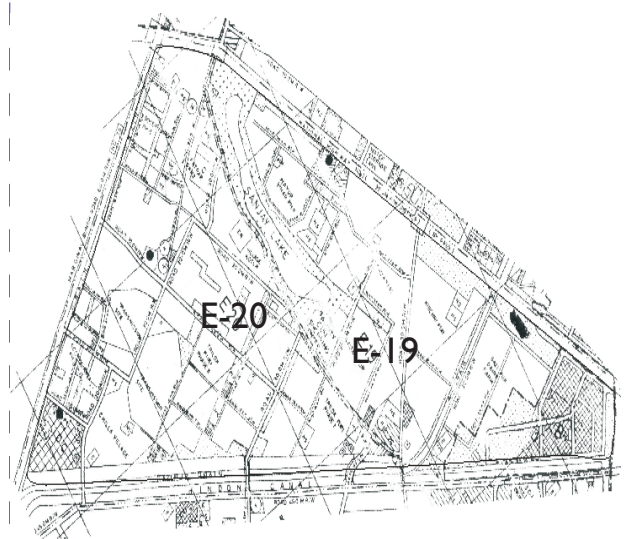
**E-7 Population 52,920**  
G.T. Shahdara road in the North; Road No. 62 & 56 of 60 M ROW along Delhi U.P. border in the East; 30M ROW in the North of Yamuna Sports Complex in South and 45M ROW (Road No.59) in the West.  
This can be divided into 2 parts  
Total Area-225 Hect., Residential-127, Green/ Vacant-15, Transport-15, Public Semi-Public-20

**E-9 Population 67,600**  
30M ROW (Road No.71) in the North; 45M ROW (Road No.59) in the East & South; 45M ROW (Road No.57) in the West. This can be divided into 2 parts  
Total Area-130 Hect., Residential-30, Green/ Vacant-68, Transport-10, Public Semi-Public-20

**E-11 Population 66,640** 30 M ROW (Road No.71) in the North; 60M ROW (Road No.56) along Delhi U.P. boundary in the East; Railway line from Nizamuddin to Sahibabad in the South-East and 40M ROW (Road No.57) in the West.  
This can be divided into 3 parts  
Total Area—415 Hect., Residential-294, Green/ Vacant-45, Transport-45, Public Semi-Public-15

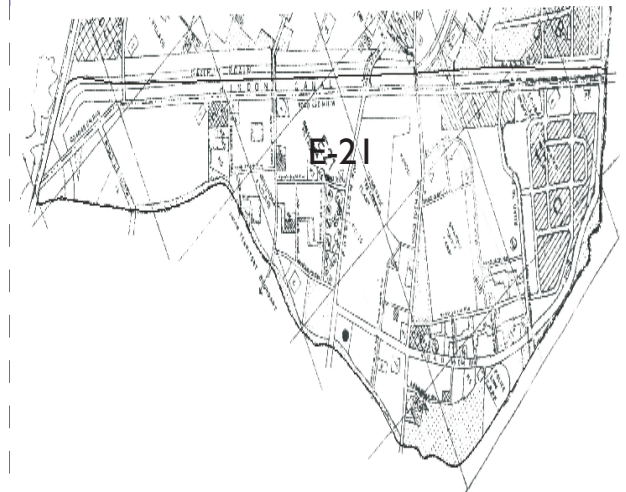


**E-13 Population 1,20,000**  
Railway line from Nizamuddin to Sahibabad in the North; Delhi U.P. boundary in the East; NH-24 in the South and Bund road of 60M ROW in the West.  
Can be divided into 4 parts  
Total Area-765 Hect., Residential-436, Green/Vacant-115, Transport-180, Public Semi-Public-20



**E-19 Population 1,72,000**  
Bounded by NH-24 bye-pass of 90M ROW in the North; Delhi U.P. boundary in the East; Hindon Canal in the South-East; boundary along 30M ROW including NH-24 and Hindon Canal near Trilokpuri complex in the South & South-West.  
Can be divided into 3 parts  
Total Area-440 Hect., Residential-195, Green/ Vacant-130, Transport-25, Public Semi-Public-15

**E-20 Population 1,20,000**  
NH-24 of 90M ROW and 30M ROW in the South of Sanjay Lake towards North- East in the North; Gazipur drain & Hindon Canal in the South East and South; M.B. Road of 60M ROW in the West.  
Can be divided into 2 parts  
Total Area-550 Hect., Residential-336, Green/ Vacant-50, Transport-45, Public Semi-Public-80



**E-21 Population 2,00,000**  
Hindon Canal in the North and North-West, Delhi U.P. boundary in the East and South, M.B. Road of 60M ROW in the West.  
Can be divided into 3 parts  
Total Area—730 Hect., Residential-395, Green/ Vacant-140, Transport-120, Public Semi-Public-20

**R. G. Gupta (M: 09811018374) City / Policy Planner**  
UPS Campus, Block-A, Preet Vihar, Delhi-92  
Coopted member Vidhan Sabha,  
Ex. Sr. Secy. to a Committee in the parliament,  
Ex. A. Commissioner. Planning. DDA.; Ex. Advisor to CM Delhi,  
Ex. Advisor to i) DSIDC, ii) DAMB, iii) DTTDC, iv) DLPPC, v) Slum Dept.,  
President: Character Infrastructure Educational Society,  
Director: R. G. Macro Planners Pvt. Ltd.,  
UPS Campus, Block-A PreetVihar, Delhi-110092  
Email: [ram\\_gopal\\_gupta@yahoo.co.in](mailto:ram_gopal_gupta@yahoo.co.in)  
web : [www.rgplan.org](http://www.rgplan.org) ; [blog. www.ramgopalgupta.blog.com](http://blog.www.ramgopalgupta.blog.com)