

ZONAL DEVELOPMENT PLAN
FOR
ZONE – “M”
(ROHINI SUB-CITY)
(North West Delhi-II)



MODIFIED BASED ON THE APPROVAL OF GOVERNMENT OF INDIA
VIDE LETTER NO. K-12011/23/2009 - DDIB DATED 8TH MARCH 2010
AND VIDE LETTER EVEN NO. DATED 26TH MAY , 2010.

ZDP for Zone-M Rohini Sub-city (North West Delhi-II)
Authenticated on behalf of the Government of India vide letter
No.K-12011/3/Zone-M/2010-DD.IB. Dated 1st June 2010.

-Sd-

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ROHINI PROJECT OFFICE
DELHI DEVELOPMENT AUTHORITY

PREAMBLE

- (i) The Zonal Development plan for Zone - M has been approved by Government of India vide letter No.K-12011/23/2009-DDIB dated 8.3.2010 and No.K-12011/23/2009-DDIB dated 26.5.2010 under Section 11-A of DD Act, 1957.
- (ii) The regularization of Cultural, Religious (including Spiritual), Educational and Healthcare Institution shall be subject to fulfillment of the Conditions as given in para no. 7.5.2, of the ZDP/ Govt. directions issued from time to time.
- (iii) Indication of influence Zone along MRTS/ Major Transport Corridor as well as indication of uses other than residential and facility corridor 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 – ZONE-M

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1.0 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 'landuse' 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 the 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 the Urban Development indicated in the Zonal development plan is to be inconformity with table 3.3 of the Master Plan 2021.

1.1 Introduction:

The National Capital Territory of Delhi is divided into 15 zones. As per the Master Plan of Delhi 2021, out of these A to H and P1, M & K1. are in Urban Delhi and Zones J,K2,L,N & P2 fall in Urban Extension Area. Zone O covers the area of river Yamuna.

Zone-M,(Rohini Subcity, Ph.III, IV &V) covers an area of 5524 Ha with a holding capacity of 9.8 lac population. This includes the land occupied by existing population about 2.84 lacs in 10 villages/ built up abadi. There are about 170 unauthorized colonies in this Zone.

Zone 'M' forms part of urban area under the Master plan of MPD-2021. The zone is situated on the North West Part of Delhi. The Zonal Development Plan of Zone-M is already approved by Govt. under MPD-2001 dated 26.5.2006 having an area of 5543 Ha. According to MPD-2021, the area of M Zone is 5073 Ha however, area of M-Zone has been taken as 5524 Ha Ph.III of Rohini Subcity comprises of Sector 20 to 25 and Ph.IV &V comprises of Sector 26 to 41 after the adjustment of an area measuring 19 Ha of public and semi public facilities overlapping with Zone 'H'.

2.0 LOCATION, BOUNDARIES AND AREA:

Mainly zone covers Rohini sub city (Ph.III , IV &V) which is bounded by following:

North East	:	Western Yamuna Canal
South	:	Rohtak Railway line
East	:	Boundary of Zone-H
West	:	Existing H.T.line

3.0 POPULATION, EMPLOYMENT AND WORK FORCE:

As per the MPD-2021, the Urban areas are proposed to be planned with an overall gross density 250-300 persons per Ha.

As per the projected population of this zone by 2021 is about 9,80,000. As per MPD-2021 the anticipated work participation rate is about 39% by 2021 and thereby the work force in the zone would be about 3,82,000.

4.0 EXISTING PROFILE:

4.1 Physical Characteristics :

The location of the proposed sub-city is on the terrain which is ideally suited for Urban development. The entire terrain is very well connected and has a extremely good drainage system and good soil for construction. The entire area has a contoured topography with land gradually slopping towards the south.

Phase-III of Rohini comprising of 6 sectors (20 to 25) & forming part of this zonal plan has been planned and developed. Breakup of major landuses in this phase is given in the table No.1 below:

Table No.1

LAND USE	AREA(HA)	%
Residential landuse	394.5	56.36
Commercial	35.0	5.0
Public & Semi Public facilities	63.0	9.0
Recreational	105.0	15.0
Transportation	102.5	14.64
TOTAL	700.00	100.00

In addition in Ph.III Rohini, 310 Ha land is built up area.

There are abadis of 10 villages in this zone, details of which have given in *Annexure.- 1*

GNCTD has developed 69 Ha of land for Engineering college.

Approximately 234 Ha land has already been developed as major resettlement scheme known as Sultanpuri Resettlement Scheme.

5.0 CONCEPT

- (i) The concept of the Zonal plan is based on land use transport interface so as to provide an environment friendly, safe, comfortable and efficient sub-city with a congenial residential environment. It is proposed to locate activity centers along the major traffic corridor and around the traffic nodal points. These activities/

/facilities belts would have segregated accesses for fast moving traffic and slow moving/pedestrian corridors.

- (ii) The circulation system/major road network has been worked out in such a way that its capacity will grow along with the growth of various facilities/activities centers/nodes. This would minimize the burden on unintended capacity improvement measures like flyovers on intersection/network.
- (iii) This landuse/transport integrated system will be further linked with various residential sectors and neighborhoods.
- (iv) Better transport connectivity, provisions of designated space for bus stop, details design of the intersection and surrounding network will be introduced by initiating various designs, Engg. and management actions from the beginning.
- (v) Integration of the scheme with proposed MRTS route will be achieved through locating of high density activities continuing along corridor up to depth of 500 m. on either side.
- (vi) Provision of rain water harvesting and effective garbage collections and disposal system will be introduced by the implementing agency/departments.
- (vii) Three dimensional integrated urban design form exercise for various residential /facility pockets and major transport corridor/intersection would be worked out for achieving distinct character of this sub-city extension.
- (viii) Considering the future metro linkage to Phase-IV & V along 60 m R/W of Road which connects Ph.IV & V/(100mR/W)UER-II in the west with Outer Ring Road and Ring Road in the East, it is proposed to develop both sides of these important corridor a city centre, which will have major commercial centre/district centre and zonal level/public semi public facilities.
- (ix) Zonal level greens have been proposed on the facility/commercial belt along major transport corridor between two major nodal points so to provide:
 - (a) Visual relief to the road users moving along the corridor, with a landscaped street along major corridor.
 - (b) Visual and physical integration of various sectors through these green pockets by system of non-vehicular modes of level, i.e. cycle/pedestrian independent corridors.
- (x) To maintain a hierarchy of development, various sectors will be proposed for the gross residential area marked in zonal plan. Care would be taken to link these sectors with motor vehicular net work and segregated cycle/pedestrian net work.

- (xi) Neighborhood planning within the sector will have a limited motor regular movement area within the neighborhood and priority would be given for pedestrian/cyclist movement within the neighborhood by locating green/facilities to achieve the better residential environment for children and elders. Pedestrian/cyclist movement will have a direct link to the activity area and recreational area with a safe passage without mingling with the fast traffic.

6.0 LANDUSE PLAN

The landuse plan of the sub city is based on the framework of the Master Plan landuse on following break-up as given in the table No. 2.

Table No. 2

LANDUSE	AREA (Ha)	%
Residential	3234.50	58.55
Commercial	158.80	2.87
Public & Semi Public facilities	449.90	8.15
Industry (Light & Service Industry)	323.30	5.85
Utilities	87.00	1.57
Government use	13.00	0.24
Recreational	595.40	10.78
Transportation	662.10	11.99
Total	5524.00	100.00

Note -Sector level roads are part of Gross residential landuse.

7.0 RESIDENTIAL DEVELOPMENT AND HOUSING AREA

The sub city when fully developed will provide housing to over 1.6 lac families of all income groups in both, public and private sectors. Special emphasize will be given in reserving the areas for the Re-settlement of squatters. The housing types proposed in the zones are:

- Housing for DDA registrants Janta/ EWS/LIG/MIG categories.
- Cooperative/Housing
- Housing for General Public.
- Housing through Private Sector
- Institutional Housing (for employees of various Govt. organizations).
- Resettlement of squatters.
- Plots for alternative allotment/auction

The village abadi areas, unauthorized colonies, would be dealt as per the legal provisions and policy decisions taken from time to time by working out detailed plans.

7.1 Unauthorized colonies:

The process of regularization of unauthorized colonies is being coordinated by the Govt. of GNCTD. Regularization of unauthorized colonies is a continuing process and is subject to the Government orders guidelines approved from time to time. The tentative list of the unauthorized colonies falling in the Zone has been annexed at Annexure-V in the Zonal Plan. As in the case of village Abadis, the 'Landuse' of the finally approved unauthorized colonies located in any use Zone, at any point of time, within the boundaries specified by the Competent Authority, would be 'residential'.

7.1.1 Redevelopment of villages:

As per the census of 2001, there are 10 villages in the "M" Zone. The name of villages with population is given at Annexure-I. It is proposed to redevelop these villages by providing required facilities around the villages with proper access from a proposed major road, to satisfy the need of village population in one hand and also to provide a buffer of facilities between the existing village and the proposed development to control unauthorized construction of village extension areas. Existing abadi of villages shall be treated as "Special Area" where special area regulation of MPD-2021 shall be made applicable.

7.1.2 Farm Houses:

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

7.2 COMMERCIAL:

As per MPD 2021 requirement of two District Centers (about 80 Ha) and 10 community centers about 4 Ha Each have been shown in the land use plan. Community centers to be planned in future will also have a component of service centre, suitably identified at the time of detailed planning to take care of such permissible activities at sector level. A whole sale market about 8 Ha has been proposed along 100 m R/W road in the western periphery of the proposed development.

7.3 INDUSTRY:

Area measuring about 323.2 Ha is proposed for light and service industry. The major industrial area (light and service industry) measuring about more than 300 Ha is proposed at the south of sector 40 & 41 at the junction of UER-II and Rohtak railway line. Remaining areas are proposed as service industry in small pockets in various sectors.

There is no unplanned Indl. area in Zone-M recommended for redevelopment in MPD-2021. However as per objections/suggestions received in response to publication of draft ZDP, Hon'ble L.G. has approved industrial cluster in non-conforming area at Prahladpur Banger for redevelopment under MPD 2021. This shall be dealt as per provisions of MPD-2021/Govt. Policy.

7.4 FUEL STATIONS :(Petrol pumps/CNG):

As per Master Plan standards a total number of 84 fuel station as per the details given below are required:

- | | | |
|--|------------------------|----------------------------|
| (i) Two fuel stations
(one PP+one CNG) per
150 hact.of gross resdl.Area. | (3234Ha)
Resi.area) | total 40Nos.(20 PP+20CNG) |
| (ii) Two fuel stations
(one PP+one CNG)per
40 hact.of gross Indl.Indl. area) | (323Ha) | total16 Nos. (8 PP+8CNG) |
| (iii) Four fuel stations
(two PP +two CNG)in -
Each district. | | total 8 Nos. (4 PP+4 CNG) |
| (iv) Two fuel stations
(one PP +one CNG)in -
Each C.Centre. | | total 20Nos.(10 PP+10 CNG) |

Total - 84Nos.(42 PP+42CNG)

The existing petrol pump sites form part of the total requirement of the petrol pumps.

7.4.1 CNG stations:

CNG Stations as per MPD-2021 are permitted in all use zones except in Park/Ridge/Developed District Parks. Petrol pumps are permissible in all use zones except recreational use zone. At the time of preparation of layout plans of various use zones namely residential, commercial, industrial, PSP facilities and other areas, fuel stations are to be earmarked as per norms given in MPD-2021. Already existing authorized CNG service stations for public transport vehicles may continue for this purpose alone till the layout plans/ redevelopment plans/ local area plans are prepared.

7.4.2 Gas Godowns :

30 gas go-down sites including the existing ones are required to be provided at the rate of 3 LPG go-down per one lac population.

These will be suitably located in the service centre and other use zone.

7.5 PUBLIC AND SEMI PUBLIC FACILTIES.

The requirement of Public and Semi Public facilities(social infrastructure from community level upto the regional level/zonal development level have been identified and located in facility centres as per the norms given in MPD-2021. Each such pocket is a cluster of various facilities. Types and number of facilities

as per norms have been proposed as given in Annexure-II. Actual provision of these facilities would be worked out while finalizing the layout plan of each facility centers/pockets.

The following institutional activity/PSP facilities under Residential use shall be permissible under sub clause 8(2) of MPD-2021.

- (a) Hospital(up to 100 beds)
- (b) Primary Health Centre/Family Welfare Centre/Maternity Home/dispensary etc.
- (c) Nursing Home/polyclinic/clinical laboratory etc.
- (d) Dispensary for pet and animals.
- (e) Primary school/Middle School/Sr.Sec.School
- (f) School for Mentally/Physically Challenged.
- (g) Technical Training Centre (ITI)/ Polytechnic/ Vocational/ Training Institute/Management Institute/Teacher Training Institute etc.)
- (h) 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.

7.5.1

Facility Corridor

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

7.5.2 Regularization of existing Health care, Educational, Cultural and Religious (including Spiritual) Institutions existing prior to 01.01.2006 on self-owned land not including Gram Sabha or Ridge land:

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-VI 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.

In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 1.1.2006, but not beyond the prevailing relevant provisions of MPD02021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions and vis-à-vis the land presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly related to the use activities – religious (including Spiritual); c) the structures as existed on 1.1.2006 shall only be considered; and d) the remaining area shall be kept as "green area" with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in the Annexure-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 DDA Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located:

- a) On public/Government land; or on land acquired by DDA;
- b) On encroachment land; or on illegal occupies 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.

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 Govt. 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 take over of Land by the DDA for alternative uses, on payment of reasonable Compensation.

7.6. RECREATIONAL:

As per the Master Plan, 15% of area is to be kept under the green/recreational activities. This includes the City Park/District Park and Community Park. The other level of the park i.e. neighbor-hood, housing area shall be provided in the residential areas. Beside, these areas for multipurpose ground at city level, district level and community level shall also be provided. Since people are becoming more conscious about the recreational activities, sports activities, amusement park, theme park and other open spaces for the social cultural activities shall be suitably located in the zone. This will further increased to the recreational area proposed as 595.40 Ha.

7.6.1 Multi purpose grounds:

The net work of the multi purpose ground is a special category for holding marriages and other special functions has been proposed. These multi purpose grounds at the community level shall be upto 2 Ha at the district level of 4 Ha and the city (zone) level shall be 8 Ha The area of 595.40 Ha (10.8%) has been proposed for recreational use in this zone.

7.7 UTILITIES/PHYSICAL INFRASTRUCTURE:

7.7.1 Water Supply:

For the projected population the water demand for Zone-M works out to 58.8 MGD per day @ 60 gpcd. The major water treatment plant to serve the area of Rohini Ph.IV & V and proposed to be located in Narela Scheme near village Iradat Nagar on the western side of the Western Yamuna canal.

7.7.2 Sewerage System:

A new sewerage treatment plant along the Nangloi drain near village Shahbad Daulatpur with capacity of 70 MGD on a land measuring 40 ha.

7.7.3 Drainage:

With the help of supplementary drain (Varsha drain) and Nangloi drain yielding drainage of quantity of 3000 cusec. The ultimate capacity of supplementary drain has been kept as 10,000 cusec. The entire area will be drained through these channels.

7.7.4 Electric Supply:

With the help of existing 220 kv sub-station in Rohini and a proposed 220 kv Tower line near the village Barwala and connecting with the grid line through 66 kv and 11 kv substations the requirement of about 400 MW electricity will be met for this area.

7.8 CIRCULATION NET WORK:

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 person is recommended. The circulation system of the sub-city is based on mainly surface transport i.e.roads. However, it is proposed to strengthen MRTS as a major public transport to the sub-city. To achieve an environment friendly and safe circulation system, emphasis has been given on complete segregation of Motor Vehicular (fast) and non-motorised vehicular (slow) traffic at sub-city and also major arterial system and neighbourhood level circulation system.

The metro is already functioning from Madhuban Chowk onward in Rohini upto Rithala. There is a proposal to extend Metro corridor from Rithala to Barwala then along 100m R/W to Narela and Holombikalan

7.8.1 Road Network

The network of 100m, 80m, 60m, 40-45 m and 30m roads has been followed. This road system would be further connected by following hierarchy of roads.

- (a) Collector Streets: 20m to 28 m. R.O.W.
- (b) Local streets. 09 m.to 20 m. R.O.W.

It is envisaged that the above hierarchy of the roads would segregate the different kinds of traffic. Road with green buffer would also combat the air and noise pollution in the area. Attempt would also be made to provide dedicated cycle tracks within the major corridors which will be listed with sector level segregated non-motorized corridors.

Part of proposed roads passing through Lal Dora shall be reviewed for appropriate alternative as per site conditions.

7.8.2 Bus Depot/Bus Terminals:

As per the requirement, two bus terminals and two bus depots are required to cater the population of the sub-city which will be provided during the phases of the development.

7.8.3 Freight Terminal:

A freight terminal has been proposed adjacent to the wholesale market so that an integrated traffic circulation system is worked out considering requirement of the long distance/inter-city freight movement bringing goods from outside the city and inter-city movement for distribution of goods to the wholesale market and to other parts of the city/sub-city.

8.0 INFLUENCE ZONE:

As per Master plan 2021 para 3.3.2, Influence zone along MRTS Corridors and the sub-zones for re-development 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 area etc. This identification is to be done in consultation with GNCTD. In the Zonal development plan prepared number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of the Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans which are more site specific. However, if there is any proposal received within 500 m of the central line of the MRTS/major transport corridor, it will be examined as per the

guidelines given for redevelopment in the Master Plan by the Technical Committee and the Authority.

9.0 MIXED USE STREETS:

The list of mixed use streets notified by GNCTD is annexed at Annexure-III

10.0 COMMERCIAL STREETS:

The list of commercial streets notified by GNCTD is annexed at Annexure- IV.

11.0 CHANGE OF LAND USE:

- i) The change of landuse from 'Recreational (District Park)' to Transportation (Heliport) is notified in Gazette of India vide S.O.No. 1752(E) dated 14.07.2009 for land measuring 25 acres in Sector 36, Rohini in Zone 'M'.

**POPULATION OF VILLAGE
AS PER CENSUS 2001**

Sl.No.	Name of Village	POPULATION
1.	Begumpur	7,772
2.	Mubarkpur Dabas	11,296
3.	Kirai Suleman Nagar	1,54,633
4.	Nithari	35,025
5.	Pooth Kalan	9,712
6.	Barwala	6,462
7.	Pansali	2,674
8.	Shahbad Daulatpur	35,980
9.	Mohammadpur Mazri	10,073
10.	Prahladpur Banger	10,554

	TOTAL-	<u>2,84,181</u>

LIST OF COMMERCIAL, PUBLIC/SEMI PUBLIC FACILITIES & UTILITIES PROPOSED IN ZONAL PLAN OF ZONE 'M'

Facilities	Nos.	Area(in Ha)
Recreational		
Park/multi-purpose ground (Community level)	10	20
Park/multi-purpose ground	1 each	8
Park/multi-purpose ground	2 each	8
Public and Semi Public		
Health		
Hospital 'A'	2	9
Hospital 'B'	4	10
Hospital 'C'	10	10
Hospital 'D'	10	5
Maternity home	20	4
Nursing home/Polyclinic	20	4
Medical College	1	50
Veternary Hospital for Pet Animals & Birds	2	0.4
Education		
Professional College (Engineering)/Technical	2	10
Vocational Training Centre/Management	2	0.8
Institute/Teacher Training Institute		
General College	2	6.0
Security (Police) facilities		
Police Battalion and District Office	1	1.0
District Jail	1	5.0
Police Station	4	4
Safety/fire facilities		
Disaster Management Centre	1	3
Fire Station	6	6
Socio-cultural facilities		
Community Recreational Club	10	2
Recreational Club	2	1
Banquet Hall	10	2
Science Centre	As per requirement	

Sports facility		
Divisional Sports Centre	1	30
Distt. Sports Centre	2	20
Communication facilities		
Telephone Exchange	1	0.25
Head Post Office & Admn. Office	1	0.25
Other Community facilities		
Care Centre for Physically/mentally challenged	2	0.2
Working women/men hostel	2	0.2
Orphanage/Children centre	2	0.2
Burial Ground/cemetery	1 each	1.0
Cremation Ground	2	0.8
Commercial		
Sub city wholesale market	1	15
District Centres	2	80
Community Centre	10	40
Service Market	2	0.4
Informal Bazar	10	1
Utilities		
Sewage Pumping Station	1	0.25
STP (180 mgd)	1	2.34
Sewage Pumping Station	10	2.34
Waste water Treatment facilities	As per requirement	
Municipal Office for water and sewage	1	0.1
ESS 66 kv	22	18.7
ESS 220 kv	2	5.92
Transportation		
Bus Depot	As per requirement	
Bus Depot	2	0.8
Bus Terminal	10	1.0
Bus Terminal	2	0.4
Parking Space	20 sites	

Identification of Mixed use streets in 'M' Zone

<u>S.NO.</u>	<u>NAME OF ROAD/STREET</u>	<u>STRETCH OF ROAD</u>	<u>R/W (inmeters)</u>
1.	Main Road, Sultanpuri	From Railway Crossing to Pooth Kalan Village	30.0
2.	G.H. Block Road, Sultanpuri	G-66 to H.No. 3/1, Sultanpuri	18.0
3.	Bhalla Road, Sultanpuri	F-6/480 to F-7/36, Sultanpuri	18.0
4.	Service Road, Sultanpuri	H.No. F-6/488 to D-4/228, Sultanpuri	13.5
5.	Sultanpur Majra, Main Road	Flood drain to Shiv Steel	13.5
6.	Central Road in Sultanpuri	F-7/493 to D-5/228, Sultanpuri	9.0
7.	P-2, Block Road	P-2/411 to market, near MC primary school, Sultanpuri	9.0
8.	Loha Market Road, Sultanpuri	H.no. 6 to Power House, Friends Encl. East, Sultanpuri	9.0
9.	Sector-17, Rohini internal road	From B-6/368 to B-7/1	13.5
10.	Sector 17, Rohini internal road	From A-3/1 to A-5/1	13.5
11.	Shahbad Dairy Street	Auchandi Road to C-block	9.0
12.	Begumpur Barwala Road	From Road No. 3 to Rajiv Nagar	9.0
13.	Pooth Parhladpur Road	From Road No. 3 to cremation ground Parhladpur	9.0
14.	Shahbad Dairy Auchandi Road	Mother Dairy to labour union office	60.0
15.	Shahbad Daulatpur Vill. Auchandi Road	Shahbad Daulatpur Village to canal	60.0
16.	Near Barwala Vill. Auchandi Road	Councillors office to MC primary school	60.0
17.	Parhladpur Village Auchandi Road	Govt. Sr. Sec. School to Bharat Properties	60.0
18.	B-3, B-4 block Road, Sultanpuri	b-3/241 to B-4/288, Sultanpuri (R.H.S.)	13.0
19.	Mangal Bazar Road, Sultanpuri	A-3/36 to B-3/240 Sultanpuri (R.H.S.)	13.0

Source The list is tentative and based on GNCTD notification.

ANNEXURE-IV

List of Commercial use streets in 'M' Zone

<u>S.NO.</u>	<u>NAME OF ROAD/STREET</u>	<u>STRETCH OF ROAD</u>	<u>R/W (in meters)</u>
1.	Auchandi Road, Samaipuri	SGT Nagar to Canal	24.0
2.	Shahbad Daulatpur Village, Auchandi Road	Flood Control drain to Delhi Engg. College	60.0
3.	Sector 17, Rohini internal road	From A-4/1 to A-4/204	13.5
4.	Sector 17, Rohini internal road	From b-7/72 to B-1/121	18.0
5.	Police Station, Sultanpuri	From DTC Terminal to Flood Drain	24.0
6.	Shani Bazar Road	From E-7/493 to G-block School Sultanpuri	18.0
7.	Jagdamba Market Road, Sultanpuri	D-4/288 to D-5/241 Sultanpuri	13.5
8.	Sector-17, Rohini Internal Road	From B-2/1 to B-6/273	9.0
9.	C-Block Road, Sultanpuri	C-1/493 to C-3/288, Sultanpuri (both sides)	9.0
10.	C-Block Dhobi Ghat Road, Sultanpuri	C-8/493 to C-6/288 Sultanpuri (both sides)	9.0
11.	P-2 Block Road, Sultanpuri	P-2/11 to park corner near P-2/286 Sultanpuri (RHS)	9.0
12.	Bank Road Sultanpuri	H.No. A-1/493 to B-3/288 Sultanpuri	9.0
13.	E-I and E-II Block Road Sultanpuri	E-1/1 to E-6/36 Sultanpuri	9.0

Source: The list is tentative and based on GNCTD Notification.

TENTATIVE LIST OF UNAUTHORIZED COLONIES FALLING IN ZONE-M

S.No.	Registration No. as per GNCTD	Name of unauthorized Colony
1.	2	J- Block Prem Nagar –II, Kirari.
2.	11	LMPQ Blk Prem Nagar-II.
3.	12	Blk A & B Prem Nagar III Kirari Suleman Nagar.
4.	13	N-O Blk Prem Nagar-II Kirari.
5.	17	Balbir Nagar Kirari.
6.	18	B-Block Prem Nagar-II
7.	19	Hari Enclave Pt.II Kirari.
8.	26	I, Blk, Prem Nagar-II Kirari.
9.	27	Mange Ram Park.
10.	32	Aman Vihar kirari Suleman Nagar.
11.	39	O-Blk, Pt.I Prem Nagar-III.
12.	48	Chander Vihar Prem Nagar Pt.II
13.	51	New Yadav Enclave Prem Nagar-III
14.	52	Ram Nagar, Prem Nagar-III, Kirari.
15.	57	Hari EnclaveKirari
16.	58	Inder Enclave Ph.II, Kirari.
17.	66	D&F Block Prem Nagar-I.
18.	67	Satya Enclave Prem nagar-III
19.	68	Neeti Vihar Kirari Suleman Nagar.
20.	73	Aman Vihar Kirari
21.	74	Inder Enclave Ph-II, Mubarakpur road.
22.	79	Pratap Vihar Pt. II Kirari.
23.	81	Bharat Vihar Prem Nagar-II.
24.	88	Pratap Vihar Ph.III Kirari.
25.	90	R-Blk, Pt. VI Karan Vihar Kirari Extn.
26.	97	K-Blk Prem Nagar-II.
27.	101	Z-Blk Prem Nagar-II.
28.	104	E-Blk Agar Nagar Prem Nagar-III
29.	119	Karan Vihar-V Kirari Suleman Nagar.
30.	123	Prahlad Vihar Gupta Colony.
31.	125	Gauri Shanker Enclave-II Prem Nagar-III.
32.	127	Sharda Vats Enclave Prem Nagar-III.
33.	131	U-II Shiv Vihar Prem Nagar-II Kirari.
34.	133	A-Block Prem Nagar-III Gauri Shanker Enclave.
35.	145	Pratap Vihar Pt.I Nangloi.
36.	148	Balbir Vihar Kirari Suleman Nagar.
37.	164	W-Blk Janki Vihar, Prem Nagar-I.
38.	166	West Cabin Blk, Prem Nagar Kirari.
39.	167	Laxmi Vihar Mundka Road Prem Nagar-III.
40.	168	Inder Enclave Ph.I, Mubarakpur Road.

41.	169	Inder Enclave Ph.I, Mubarakpur Road.
42.	171	U-I, Blk, Dharam Enclave Prem Nagar-II.
43.	179	U Blk. Extn. Shanker Vihar.
44.	181	Karan Vihar III Kirari Extn.
45.	183	Guru Yogi Raj Puram, Rani Khera.
46.	198	Harsukh Blk. Prem Nagar-I Kirari.
47.	202	Hind Vihar , Prem Nagar-III Kirari.
48.	220	Vidyapati Nagar-II Inder enclave.
49.	221	F-Blk, Inder enclave Ph-II.
50.	222	Raghubir Vihar Prem Nagar-III.
51.	231	Agar Enclave Mubarakpur Rd. Prem Nagar-III.
52.	235	G-Blk. Janta Enclave, Prem Nagar-III.
53.	238	H-Blk. Anand Enclave.
54.	254	Blk. A&B Prahlad Vihar.
55.	258	Jain Colony Nanesh Enclave Village Barwala.
56.	261	Vikas Vihar, Kirari
57.	262	Karan Vihar, Ph.IV
58.	264	Lakhi Ram Park.
59.	267	Budh Vihar Colony.
60.	280	Baljit Vihar Nithari Extn.
61.	283	Ramesh Enclave Kirari extn.
62.	296	K-I Blk., Prem Nagar-II, Kirari.
63.	297	Rama Vihar Colony Mohammdpur Dabbas.
64.	298	Brij Vihar Prem Nagar-III.
65.	299	Ratan Vihar Kirari.
66.	300	Sheesh Mahal Enclave Prem Nagar-III.
67.	301	Chander Park, Prem Nagar-III.
68.	309	Utsac Vihar A/3 Blk. Karala.
69.	311	Aastha ViharPrem Nagar-III.
70.	313	Z-Block, Prem Vihar.
71.	328	Prem Nagar Extn. Near Kirari Village.
72.	331	Vinay Enclave Laxmi Vihar Extn.
73.	333	Adarsh Laxmi Vihar, Prem Nagar-III.
74.	334	Mithila Vihar Prem nagar-II.
75.	365	Roop Vihar Blk. A,B,C Mubarakpur.
76.	377	Khubh Ram Park, Prem Nagar.
77.	385	Krishan Vihar Pooth Kalan.
78.	396	Laxmi Vihar Extn. Prem Nagar-III, Kirari.
79.	409	Braghu Vihar Colony, Rama Vihar.
80.	423	Vikas Enclave Agar Nagar Prem Nagar-III.
81.	439	Bhagya Vihar, jain Colony.
82.	446	Blk. A,B Khubh Ram Park Prem Nagar.
83.	449	Prem Nagar-I, Station Blk. Nanglloi.
84.	450	Pooth Kalan Extn. Pooth Kalan Village.
85.	455	Blk. A,B,C prem Nagar-I Kirari road.
86.	475	Kirari Extn. Pt.II, Kirari.
87.	485	F&G Blk. Prem Bagar-I, Kirari Rc.Nanglloi.
88.	497	Prem nagar-III, Shani Bazar Road.

89.	510	Krishan Vihar, Rooop Vihar.
90.	514	R.S.T. Blk. Prem Nagar –II, nangloi.
91.	521	Yadav Nagar Prem Nagar-II.
92.	580	Kirari Extn. Karan Vihar.
93.	583	Dheeraj Vihar Karala Rajiv Nagar Extn.
94.	590	Rajeev Nagar Ph-II, Begumpur.
95.	608	Naveen Vihar Begumpur Barwala.
96.	616	C-Blk. Agar Nagar Prem Nagar Kirari.
97.	620	Agar Ngr. Blk. Prem Navgar-III.
98	625	Aman Enclave Prem Ngr-III, Kirari.
99.	626	Vikas Enclave Agar Ngr. 'B' Block.
100.	630	Sultan Pur Majra Extn.
101.	671	Prem Ngr.-II Tirpathi Enclave.
102.	672	Gaurav Ngr.II Prem Nagar-II, Kirari
103.	692	Gauri Shanker Enclave prem Ngr.II.
104.	699	Gaurav Nagar Anand Nagar, Prem Nagar-II.
105.	702	Singh Adarsh Enclave Prem Ngr.II
106.	704	Y Blk. Adarsh Nagar-II
107.	721	Begumpur Extn. Rajiv Nagar.
108.	723	Dhruv Enclave Rohini Sector-22, Nithari.
109.	726	Shiv Vihar Shahbad Daulapur.
110.	741	Laxmi Nagar D-1, Blk.
111.	761	Kailash Vihar Pansali P.O. Pehladpur, Banger.
112.	765	Pehladpur Banger Extn.
113.	799	Surat Vihar Blk. A,B,C Mubarakpur.
114.	822	F-Blk Agar Ngr. Kirari.
115.	829	Rajni Vihar Begumpur.
116.	838	Parvesh Ngr. Mubarakpur Dabas.
117	872	Mange Ram Park Extn.
118.	876	Krishna Blk. Tirthankar Nagar Jain Ngr. Karala
119.	888	Krishan Colony Pehlad Vihar.
120	889	Budh Vihar Colony Veer Singh, same as Regn No. 101.
121.	902	Utsav Vihar karala
122.	923	Sher Singh Enclave Kanjhawala Road Karala.
123.	961	Rajiv Nagar Ph.II Begumpur.
124.	1049	Begumpur Extn. Blk. A,BC,D,F
125.	1051	Budh Vihar Veer Singh Colony.
126.	1064	Trithankar Ngr. Karala Jain Colony
127.	1071	Deep Vihar Pooth Kalan Pehlad pur.
128.	1077	Bhagya Vihar Ph.II Rani Khera.
129.	1255	Luis Brail Vihar Madanpur Dabas
130.	1269	Mange Ram Park.
131.	1271	Sharma Enclave Mubarakpur Dabas.
132.	1249	Pooth Kalan Extd. Abadi.
133.	1304	Shahbad Extn. Ph.II Main Bawana Rd.
134.	1307	Begumpur Extn. Rajiv Nagar.
135.	1308	Begumpur Extn.
136.	1318	Sukhvir Ngr. Karala

137.	1398	A-3 , Harsh Dev park Budh Vihar Ph.II
138.	1399	Budh Vihar Extn.
139.	1402	Budh Vihar Ph.II Near Sector-24.
140.	1420	Blk.D-1, Baljit Vihar
141.	1430	Bhagya Vihar LOP Jain Colony.
142.	1436	Shiv Vihar Shahbad Daulatpur.
143.	ELD-09	Extd.Abadi of Village Pehladpur Lal Dora
144.	ELD-47	Village Pooth Kalan Pt.II
145.	ELD-60	Shri Enclave Village Pansali Extd. Abadi.
146.	ELD-61	Village Pehladpur Extn.
147.	ELD-73	Extd. Abadi of Village Pooth Kalan.
148.	ELD-89	Extd. Abadi of Pehladpur Banger Extn.
149.	ELD-97	Pooth Kalan Extn. Pooth Kalan.
150.	ELD-102	Extd. Abadi of Pooth Kalan.
151.	ELD-104	Extd. Abadi of Village Barwala.
152.	ELD-125	Extd. Abadi of Village Barwala.,,,,,,
153.	ELD-138	Extd. Abadi of Village Begumpur.
154.	ELD-144	LOPO Jain Ngr. Karala.
155.	LOP-7	Shahbad Extd. Lala Dora Pt.II
156.	LOP-60	Deep Vihar, Pansali.
157.	993	Jain Nagar Extn. Kanjhawalan Rd. Karala
158.	157	Siri Enclave Pansali
159.	205	Kailash Vihar B-2, Aman Vihar Nangloi.
160.	318	H-Block, Prem Nagar-I
161.	493	Narain Vihar, Z-Block, Prem Nagar-II, Nangloi.
162.	667	Block A,B,C,D Kirari Suleman Nagar.
163.	753	F.G Extn. Blk, Prem Nagar-I
164.	801	Prtap Vihar -III (D-1 Block) Kirari Suleman Ext.
165.	1116	Prahlad Vihar Near Sector-25, Shahbad Daulatpur
166.	567	Paschmi Friends Enclave
167.	567	East Block Friends Enclave Pt -1
168.	567	East Block Friends Enclave Sultanpuri Road.
169.	1309	Friends Enclave East Block-A, Harijan Basti .
170.	268	Raj Park Sultanpuri Nangloi.

Note:

Regularization of unauthorized colonies, as per MPD-2021 are to be dealt as per the Govt. Policy. List of unauthorized colonies in the Annexure is tentative and based on the list supplied by the GNCTD. All such unauthorized colonies in the list of GNCTD for regularization from time to time shall deem to be a part of the Annexure.

List of application of pre-existing institutions (owing land) & rendering religious (including spiritual) Healthcare and Educations services in response to public notice issued by M.P section on 1.5.08

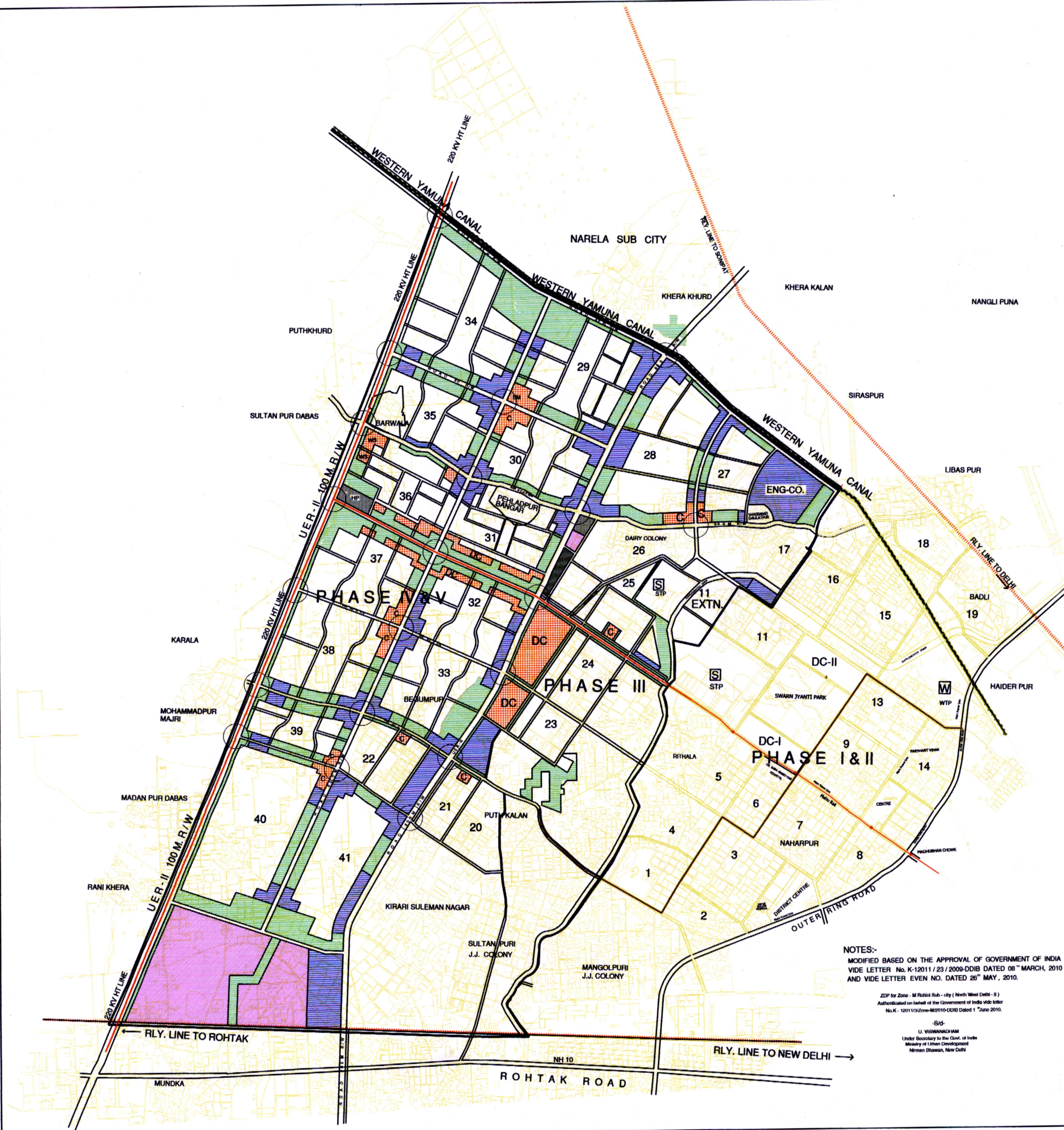
<u>S.No.</u>	<u>Name of the Institute</u>
1.	Sh.Premadhar Memorial Charitable Trust, Khasra No.29/16/1, Pooth Kalan, PrahladPur Road, Delhi.
2.	T.N.Public School, Lakhi Ram Park, Opp.Sector-22, Rohini,Delhi.
3.	B.S.M. Public School, Baljeet Vihar, Nithari, Delhi.
4.	Aggarwal Mitra Parishad, Village Pansali , Delhi.
5.	T.N. Public School, Krishan Vihar, Delhi.
6.	Om Shakti Public School, Jain Nagar, Tiranthankar Nagar, Karala, Delhi.
7.	Atma Bodhgaya Sangh, Bhrighu Vihar, Near Rama Vihar, Karala, Delhi.
8.	Osion Convent School, Shahbad Daulat pur, Delhi.
9.	Prince Public School, Budh Vihar, Ph.I, Delhi.
10.	Bal Deep Model School, Karan Vihar, Ph.V, Opp. Sec. 20, Delhi.
11.	Prince Public School, Budh Vihar, Ph.II, Delhi.
12.	S.D. G. Public School, D Block, Begampur Extn., Pansali Road, Opp. Sec. 32, Delhi.
13.	Sant Nirankari Socio Spiritual Cultural Centre, Shahbad Dairy, Delhi.
14.	Jindal International School and Jindal Institute of Technology, Village Shahbad Daulatpur, Main Bawana Road, Delhi.
15.	Shree Keshav Vidya Mandir, Karan Vihar, Ph.III, Delhi.
16.	Murti Devi Memorial Sec. School, Indra Jheel, Near G Block, Sultanpuri, Delhi.
17.	P.S.M. Public School Education Society, Pratap Vihar, Kirari Extn. Nangloi
18.	Prince Institute of Higher Education, Budh Vihar, Ph.II, Delhi.
19.	Kartikay Convent School, Karan Vihar, Ph.I, Kirari Extn., Delhi.
20.	P.S.M. public School Educational Society, Pratap Vihar, Kirari Ext. Nangloi, Delhi.
21.	Meera Devi Educational Society , Budh Vihar, Ph.II, Delhi.
22.	G.N. Public School, Raj Park Sultanpuri Road, Nangloi, Delhi.
23.	Jeevan Public Sec. School, Pratap Vihar, Ph.II, Kirari Extn. Delhi.
24.	Xaviers Shahbad Daulatpur Society, Shahbad Daulatpur.

Foot Note:

Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority Resolution dated 10.4.2008 and fulfillment of all the conditions contained in the Government directions in letter N0.-K-12011/23/2009-DDIB dated the 8th March 2010, from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use Zone till the competent authority approved it, subject to fulfillment of all the conditions.

LANDUSE PLAN
(MAP-1)

RESIDENTIAL		
RESIDENTIAL EXISTING ABADI		
COMMERCIAL		
C1- DISTRICT CENTRE		
C1- COMMUNITY CENTRE		
C1- SERVICE MARKET		
C2- WHOLESALE & WAREHOUSE / IFC		
INDUSTRY		
M1- LIGHT AND SERVICE INDUSTRY		
RECREATIONAL		
P1- REGIONAL PARK		
P2- DISTRICT PARK		
a) PARK		
b) MULTIPURPOSE GROUND / PARK		
P2- CITY PARK		
a) PARK		
b) MULTIPURPOSE GROUND / PARK		
P2- COMMUNITY PARK		
a) PARK		
b) MULTIPURPOSE GROUND / PARK		
TRANSPORTATION		
T1- TERMINAL		
T1- AIRPORT / HELIPOINT		
T2- TERMINAL		
T2- BUS TERMINAL		
T2- BUS DEPOT		
T2- FREIGHT TERMINAL		
T3- CIRCULATION		
T3- RAIL		
T3- MRTS		
T3- MRTS (PROPOSED ROUTE)		
T3- DIMITS (PROPOSED ROUTE)		
T3- ROADS		
a) 100M R/W		
b) 80M R/W		
c) 60M R/W		
d) 45M R/W		
e) 30M R/W		
f) 24M R/W		
UTILITY		
U2- SEWAGE TREATMENT PLANT		
U3- ELECTRICITY [POWER HOUSE, SUB STATION,]		
U3- ELECTRIC SUB STATION 220 KV.		
U3- ELECTRIC SUB STATION 66 KV.		
U5- DRAIN		
GOVERNMENT		
G2- GOVERNMENT OFFICE		
PUBLIC & SEMI PUBLIC FACILITIES		
PS1-HOSPITAL 'A' (500 BEDS & ABOVE)		
PS1-HOSPITAL 'B' (201 BEDS & ABOVE)		
PS1-HOSPITAL 'C' (101 BEDS & ABOVE)		
PS1-HOSPITAL 'D' (UPTO 100 BEDS)		
PS1-NURSING HOME / POLYCLINIC		
PS1-MATERNITY HOME		
PS1-VETERINARY HOSPITAL FOR PET ANIMALS & BIRDS		
PS1-MULTIPURPOSE COMMUNITY HALL		
PS1-PROFESSIONAL COLLEGE (ENGINEERING)		
PS1-MEDICAL COLLEGE		
PS1-VOCATIONAL TRAINING CENTRE		
PS1-CARE CENTRE FOR PHYSICALLY / MANTALLY CHALLENGED		
PS1-ORPHANAGE/CHILDREN'S CENTRE ONE EACH		
PS1-OLD AGE HOME		
PS1-WORKING WOMEN HOSTEL		
PS1-WORKING MEN HOSTEL		
PS1-RECREATIONAL CLUB		
PS1-CREATION GROUND		
PS1-BURIAL GROUND/CEMETERY		
PS1-TELEPHONE EXCHANGE		
PS1-HEAD POST OFFICE & ADMINISTRATION OFFICE		
PS1-DIVISIONAL SPORTS CENTRE		
PS1-RELIGIOUS CENTRE		
PS1-SCIENCE CENTRE		
PS1-POLICE STATION		
PS1-FIRE STATION 5 TO 7 Km. RADIUS		
PS3-DISTRICT SPORTS CENTRE		
PS3-SOCIO CULTURAL CENTRE		
GRADE SEPRATOR		
GREEN BELT / AGRICULTURAL/ WATER BODY		
A1- PLANT NURSERY		
A2- GREEN BELT / AGRICULTURAL GREEN		
A3- RIVER AND WATER BODY		
BOUNDARY		
BOUNDARY OF ZONE - 'M' (ROHINI PH. III, IV & V)		



NOTES:-
MODIFIED BASED ON THE APPROVAL OF GOVERNMENT OF INDIA
VIDE LETTER No. K-12011 / 23 / 2009-DDIB DATED 06TH MARCH, 2010
AND VIDE LETTER EVEN NO. DATED 26TH MAY, 2010.

ZDP for Zone - M Rohini Sub-city (North West Delhi - II)
Authorised on behalf of the Government of India vide letter
No.K-12011/23/Zone-M/2010-DDIB Dated 1st June 2010.
Sd/-
U. VISWANATHAN
Under Secretary to the Govt. of India
Ministry of Urban Development
New Delhi

ZONAL DEVELOPMENT PLAN FOR
ZONE - 'M' (PH. III / IV / V)
ROHINI SUB-CITY (NORTH WEST DELHI-II)

SCALE 0 K.M. 0.25 0.5 K.M. 1.0 K.M. 1.5 K.M. 2.0 K.M. 2.5 K.M.



DATE
PLG. ASSTT. *[Signature]*
ASSTT. DIR. *[Signature]*
DY. DIRECTOR (PLG.) *[Signature]*
DIRECTOR (PLG.) *[Signature]*