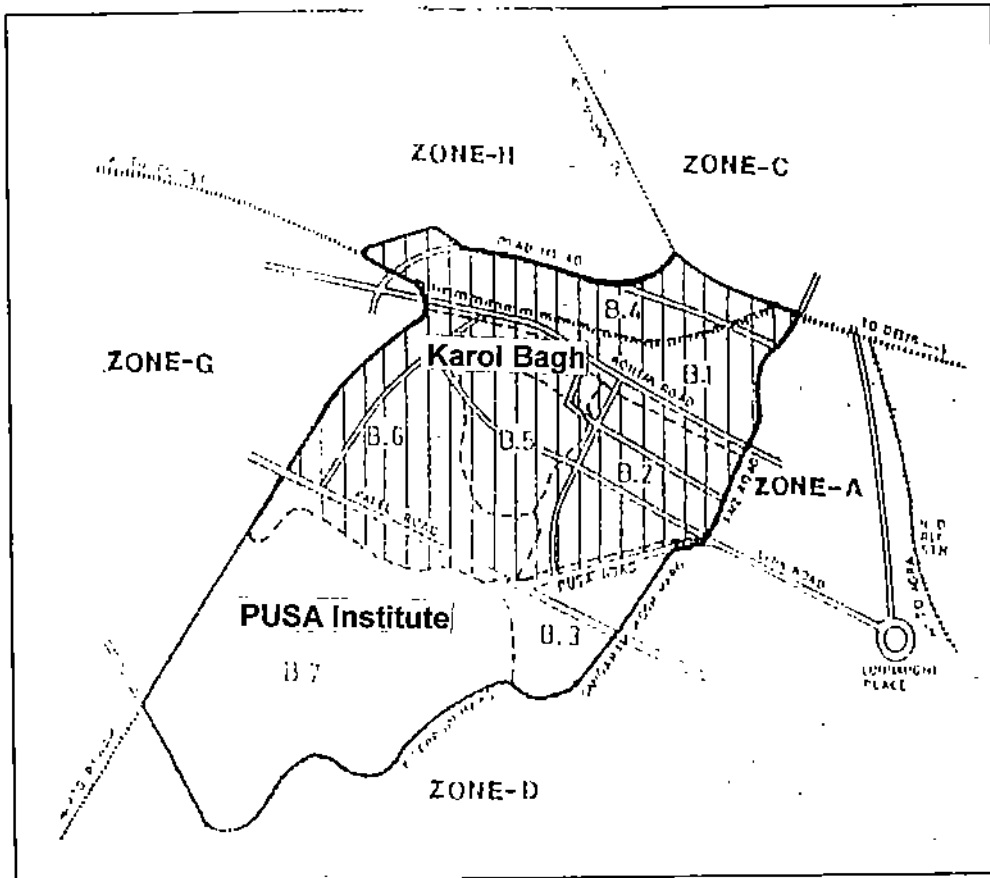


# ZONAL DEVELOPMENT PLAN FOR ZONE "B" (KAROL BAGH AND CITY EXTENSION)



AUTHENTICATED ON BEHALF OF THE GOVERNMENT OF INDIA VIDE  
LETTER No.K.12011/3/ZONE-B (KAROL BAGH & CITY EXTENSION) / 2010-DDIB DATED 8.6.2010

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



Modified based on the approval by MOUD, GOI,  
Vide letter no. K.12011/23/2009/DDIB on 8.3.2010

**DELHI DEVELOPMENT AUTHORITY**



## PREAMBLE

The Zonal Development Plan for ZONE 'B' (Karol Bagh and City Extension) has been approved by Ministry of Urban Development, vide letter no. K-12011/23/2009-DDIB dated the 8th March, 2010 under Section 11A of DD Act, 1957.

The regularization of Cultural, Religious (including spiritual), Educational and Healthcare institutions will be subject to fulfillment of the conditions as given in the chapter 7.3 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 and facility corridor) shall be undertaken at the stage of Layout Plans / Local Area Plans, as per provisions of MPD - 2021 and the Guidelines / Conditions, as notified by DDA with the approval of Government of India from time to time.



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## 1.0 INTRODUCTION:

As per the Master Plan for Delhi - 2021, notified on 07.02.07 the National Capital Territory of Delhi has been divided into 15 zones from A to H and J to P, of which 8 Zones are in the urban area, one in Riverbed and remaining 6 in the rural area. The zones K & P are subdivided into two part zones. The designated Special Area in MPD - 2021 comprises of Zone A (Walled city), Zone A (Other than Walled City) and Zone B.

Zone 'B' popularly known as Karol Bagh & City extension is located in Central West Delhi, covers an approximate area of about 2274 ha, (the sum of all sub zones areas works out to be 2274 ha.) part of it has been designated as "special Area" under MPD - 2021.

## 2.0 STATUTORY PROVISIONS AND OBJECTIVE:

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 Master Plan 2021.

The Zone is divided into 7 Sub-zones B - 1 to B - 7 (earlier named Zones). The areas of Sub-zones are as under (refer Map - 2 as annexed):

**TABLE 1: SUB ZONE WISE AREA:**

Sub Zone	Name	Area in ha.
B-1	Kishan Ganj	127.46
B-2	Karol Bagh	320.00
B-3	Rajinder Nagar	174.74
B-4	Sarai Rohila	274.18
B-5	Anand Parbat	129.35
B-6	Patel Nagar	437.36
B-7	Naraina	810.94

## 3.0 LOCATION BOUNDARIES AND AREA:

Planning zone "B" is located in the Central Western part of Delhi (refer Map-1 as annexed). Total area of all sub zones of zone B is 2274 hac. out of which 1288 hac. is designated as Special Area in MPD - 2021 and the balance 986 hac., is other than Special Area.

#### 4.0 POPULATION:

The population of Zone B as per notified Zonal Development Plan 2001 & MPD - 2021 is as follows:

Population as per Census 1981	567804
Population as per Census 1991	581000
Population as per MPD - 2001	619200
Holding capacity as per MPD - 2001	630000
Proposed Holding capacity as per MPD - 2021	630000

Sub Zone (Name of the area)	Projected population 2001*	Approx. distribution of holding capacity proposed in MPD - 2001 and MPD - 2021
B-1 (Kishan Ganj)	71000	71000
B-2 ( Karol Bagh)	163960	165000
B-3 (Rajendra Nagar)	46635	50000
B-4 (Sarai Rohila)	78952	84000
B-5 (Anand Parbat)	Military (Govt. land	(Use undetermined) & Institutional)
B-6 (Patel Nagar)	180000	180000
B-7 (Naraina)	78700	80000
Total	619247*	630000

\* Note: The Census 2001 population is 624000.

The holding capacity proposed for this Zone in MPD - 2001 is retained in MPD - 2021 due to less potential for higher absorption of additional plan population in this Zone; therefore the holding capacity proposed for this Zone in MPD - 2021 is adopted in this Zonal Plan 2021.

#### 5.0 IMPORTANT REDEVELOPMENT POLICIES:

MPD-2021 has identified redevelopment policies for certain areas such as Existing Urban Areas (Planned Area, Special Area and Unplanned Areas), Industrial Areas, etc. The relevant policies are detailed out in this plan.

#### 5.1 REDEVELOPMENT OF EXISTING URBAN AREA REDEVELOPMENT STRATEGY

Redevelopment, through a process of reorganization and utilization of the land already developed will be a major element of the overall city development plan as per MPD - 2021, considering the limitations of the land availability in future.

A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz. water supply, sewerage, road network, open spaces and the essential social infrastructure.

**REDEVELOPMENT STRATEGY:** The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the

respective local body / land owners / residents as per the guidelines for redevelopment schemes given in MPD - 2021. The concerned local body should promote private landowners to take up assembly and redevelopment of a minimum area of 4 hectares.

#### **5.1.1 PLANNED AREAS:**

##### **A: 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 colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the local area plans, which are more site specific. However, if there is any proposal received within 500 mt. of the centre 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.

##### **B. RE-DENSIFICATION OF LOW-DENSITY AREAS.**

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms.

##### **C. REDEVELOPMENT OF OTHER DEVELOPED AREAS**

In Delhi, including New Delhi (NDMC area), a large number of housing, commercial and industrial areas are old and characterized by poor structural condition, sub-optimal utilization of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. These are to be redeveloped as per the prescribed norms and development controls and with the initiative / consultation with the Residents' society / RWA / Traders' Associations.

#### **5.1.2 UNPLANNED AREAS OTHER THAN SPECIAL AREA:**

##### **A. SLUM AND JJ CLUSTERS, RESETTLEMENT COLONIES AND UNAUTHORISED COLONIES**

In-situ up-gradation of the land pockets of slum and JJ Clusters, which are not required for public / priority use is the first option for provision of affordable housing for rehabilitation of squatters. Resettlement colonies though planned, are also to be upgraded in a similar way for infrastructure provision. Similarly, unauthorized colonies slated for regularization are also proposed to be improved through redevelopment by ensuring participation of the inhabitants.

## B. VILLAGES

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objective, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green / open areas, circulation, etc. This aspect should also be kept in view while preparing layout plans for urban extension areas.

For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability of land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi.

## 5.2 SPECIAL AREA

The Karol Bagh defined as part of the Special Area in MPD - 2021 is the major part of this Zone. It is characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities. The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

The basic objective of Special Area Redevelopment Scheme in traditional areas is to bring about in situ improvements, which help in improving architectural character of the area, i.e., design and layout, as well as revitalizing trade and commerce in the area. The MCD is the nodal agency that should prepare Special Area Redevelopment Schemes for all traditional areas within a time frame.

The Karol Bagh has become one of the important commercial centres outside the walled city. The invasion of commercial activity has pushed out the residential use substantially. Karol Bagh area is due for comprehensive redevelopment on the basis of mixed use concept with provisions of parking and up gradation of facilities and utilities. The Grid Iron pattern should be treated as an asset to regulate and pedestrianize the traffic movement.

## 5.2.1 SPECIAL AREA REGULATIONS

The Walled City and its Extensions, Karol Bagh and the contiguous area in between has been designated as Special Area for the purpose of development since this area cannot be developed on the basis of normal regulations given in the development code. The Redevelopment Scheme for this Special Area should be prepared and notified by the MCD within three years. Special Area Building regulations shall be prepared by the Authority in consultation with the local body within a period of three years and notified with the approval of the Central Government.

The Authority may declare other historical / pre -1962 developed areas as Special Area.

The development within these areas shall be governed as per the following norms and regulations as prescribed in MPD - 2021 in respective chapters.

Permission of use / use activities in use premises:

1. The noxious industries and hazardous trades shall be shifted from the Special Area within a maximum period of five years, and shall be replaced by other compatible uses.
2. The Public and Semi-public uses and services like Hospitals, Dispensaries, Colleges, Schools, Police Stations, Fire Stations, Post Offices, Local Government Offices, Parking etc. shall be retained in their present locations and additional sites could be indicated in the Redevelopment Schemes / Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.
3. Special Area building Regulations shall be framed for special area, unauthorized regularized colonies and village abadis. Owners in special area, unauthorized regularized colonies and village abadi shall register themselves with the local body within a period of six months indicating the existing extent of construction. They will also submit a certificate of structural safety by qualified engineers. Owner/occupiers of properties beyond 15m.height may bring the structure within prescribed height by 30<sup>th</sup>. June, 2009. Till such time, no punitive action would be taken against these structures beyond 15mt.height.Subsequent to this date, subject to height restriction of 15 meters; all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, and whichever is earlier
4. Regulations for special specific areas shall be as prescribed in MPD - 2021. Karol Bagh: Land use and development code as per approved Zonal Development Plan and local area plans.

The redevelopment schemes for different use zones generally shall adopt regulations prescribed in the Development Code. However, the Authority may adopt suitable regulations in case where either it is not feasible or not advisable to adopt the general Regulations prescribed.

5. Redevelopment Plan and schemes for the special area should be prepared by the Local body within three years of approval of the MPD - 2021 and the

Metropolitan city centre as referred in MPD - 2021 shall be delineated based on survey. Till such time, status quo shall be maintained.

## **6.0 USE ZONE AREAS**

### **6.1 RESIDENTIAL**

The proposed housing strategy in MPD - 2021 incorporates specific approaches for development of new housing areas, up-gradation and re-densification through redevelopment of existing housing areas including unauthorized colonies, housing in villages and Special Area. Looking at the possible distribution of housing types, the future requirement of shelter provision will be dominated by small dwelling units. In view of the limited availability of land and increased requirement of housing, plotted residential development shall be discouraged. The specific provisions for housing typologies are as follows,

#### **A. Plotted / Group Housing**

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.

#### **B. Employer Housing**

In Delhi after Independence, substantial areas were developed at low density and have potential for densification. These are mainly government and cantonment areas. In order to optimally utilise 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-subsidisation between commercial and residential use for EWS and LIG categories.

#### **C. Night shelter**

The provision of night shelters is envisaged to cater to the shelter less, which are proposed to be provided near the Railway Terminals, Bus Terminals, Wholesale / Retail markets, Freight Complexes etc. as per requirements, and should be identified keeping in view major work centers. Special provisions should be made for the homeless, women and children including the disabled, orphans and old. In addition, multi-purpose use of the existing facility buildings may be allowed for night shelter purpose. Provision should also be made for converting existing buildings, wherever available, with suitable modifications into night shelters as per the norms given in MPD - 2021.

#### **6.1.1 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 guidelines approved

from time to time. The tentative list of the unauthorized colonies falling in each Zone has been annexed to every Zonal Plan (annexure-VII). As in the case of village abadees, the land use of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be considered as 'residential'.

## **6.2 COMMERCIAL**

The important work centers in the Zone are Rajender Place District Centre, Naraina Industrial Area & Karol Bagh (Ajmal Khan Road and its surrounding area).

### **6.2.1 METROPOLITAN CITY CENTRE**

MPD - 2021 envisages that in Special Area, the existing Central Business District (CBD) i.e. the Commercial areas in Walled City and its Extension and Karol Bagh have all the necessary ingredients to emerge as Metropolitan City Centers. The commercial areas are to be identified and Metropolitan City Centre to be delineated accordingly while preparing the Redevelopment Scheme.

Commercial area of Karol Bagh has become one of the important centres in the special area, for which development norms / regulations have been given in Development Code of MPD - 2021.

Wherever redevelopment of existing commercial areas stipulate preparation of a comprehensive scheme, the same can be initiated jointly by the lessees / owners themselves and submitted to land owning agency / planning authority for approval. Wherever any enhancement in FAR is approved, the same will be subject to charging appropriate levies from the beneficiaries. For Metropolitan City Centre, in Special Area, development controls shall be as per approved scheme.

### **6.2.2 DISTRICT CENTRES (DC), COMMUNITY CENTRES (CC)**

The important District Centre in the Zone is Rajendra Place. District Centre and Karol Bagh (Ajmal Khan Road and its surrounding area). The CC should be conceived as shopping and business centers catering to the needs of the population at local level. These centres may have Retail Shopping, Commercial and Government Offices, Local Body / Public Sector Undertaking offices, Cinema / Cineplexes, Hotels, Restaurants, Banquet halls and Guest House, Nursing Home, Dispensary, Clinical Laboratory, Clinic & Poly Clinic facilities together with other community facilities as per MPD 2021. Other Commercial provisions may be identified while preparing the redevelopment schemes for the Zone as per MPD - 2021 provisions.

### **6.2.3 LOCAL SHOPPING CENTRE:**

As per ZDP - 2001 there are 12 Local shopping Centers and only 1 LSC in sub zone B4 has been proposed. Details are given below. The ZDP - 2001 proposed that due to large scale commercial activity in the zone, Local Commercial Centres would not be necessary. Therefore no additional local shopping centres are proposed in this plan.

Sub Zone (Name of the area)	Existing		Proposed	
	No.	Area in Ha	No.	Area in Ha
B-1 (Kishan Ganj)	-	-	-	-
B-2 (Karol Bagh)	1	1.2	-	-
B-3 (Rajendra Nagar)	5	3.5	-	-
B-4 (Sarai Rohila)	1	0.65	1	0.75
B-5 (Anand Parbat)	-	-	-	-
B-6 (Patel Nagar)	4	4.0	-	-
B-7 (Naraina)	1	0.90	-	-
Total	12	10.25	1	0.75

#### 6.2.4 INFORMAL SECTOR

As per MPD - 2021 the informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools colleges, hospitals and transport nodes and near large housing clusters. A very high percentage of this activity has been observed in the Walled city, Trans Yamuna area and old commercial areas. A large number of units are mobile in nature.

The provisions of MPD - 2021 pertaining to organized informal sector places (Haat), Informal Bazar and weekly markets are retained in this plan and the specific locations are to be identified by the concerned Local Body / Implementing Agencies. The planning norms for informal bazaar are as provided in MPD - 2021.

#### 6.3 INDUSTRIAL AREA

The following are the important manufacturing / industrial area in this Zone:

Naraina Industrial Area,  
Delhi Cloth Mills / Flatted Factory Complex,  
Shahzada Bagh Industrial Area,

A list of polluting industries prepared by the Industries Department, Delhi Administration was annexed in the ZDP - 2001 and the same is annexed in this plan(Annexure-I). These units inclusive of any other polluting industry located in manufacturing use zone, should improve the performance to bring it to the acceptable standards / alternatively should close down. GNCTD shall take necessary action under pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc. However prohibited / negative list of industries identified in MPD - 2021 shall be prohibited within the NCT of Delhi.

##### 6.3.1 REDEVELOPMENT OF EXISTING PLANNED INDUSTRIAL AREAS:

These industrialized areas were developed in the 70's and over the years, have deteriorated considerably in terms of physical infrastructure and, in some cases deficiencies on this score have persisted in an overall sense. Besides, there have been changes in the nature of activities in some of the areas and there have also been demands for using part of the plots for activities, which could be classified as commercial. There may also be a



need to see whether further densification is possible in terms of creating smaller plots by sub-divisions to accommodate a larger number of industries / units. Guidelines for redevelopment of existing industrial areas shall be framed within 2 years by DDA in consultation with GNCTD and the local body. Till such time, the existing sub divisions may continue. There is, therefore, a need for modernization and up-gradation of the existing industrial areas with due regard to environmental considerations. Since most of the Industrial areas are located along the Mass Public Transport Corridors, there is also a need for optimizing the use around these areas through the process of redevelopment. This process of up gradation and redevelopment will need to be carried out in a planned manner, and in a public private partnership framework, in which the entrepreneurs contribute to the betterment and subsequent maintenance through suitable Operation and Maintenance arrangements.

### **6.3.2 REDEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS**

Besides, the Anand Parbat industrial area is located in this zone which has been notified as non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment. This area has to be redeveloped as per MPD - 2021 provisions. The redevelopment process involves preparation of redevelopment schemes for widening of roads, laying of services, development of open space and parking etc. In practical terms, these areas are deficient in terms of services and endanger the environment. The redevelopment of such areas needs to be based on clearly defined parameters in terms of the types of industries which may be permitted, spatial planning norms and environment related conditionality regarding the provision of essential infrastructure with the participation of the owners / entrepreneur in a systematic manner.

Keeping in view the existing realities, as well as the imperatives of planned development, the following norms will have to be followed in the redevelopment process. Non-conforming clusters of industrial concentration of minimum 4 hectare contiguous area, having more than 70% plots within the cluster under industrial activity / use may be considered for redevelopment of area identified on the basis of actual surveys. After notification of such Clusters by GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in consultation with the Society (to be formed by the land owners) based on the norms / conditions stipulated in MPD - 2021.

## **7.0 PUBLIC AND SEMI PUBLIC FACILITIES**

### **7.1 EDUCATION:**

#### **7.1.1 COLLEGE:**

As per ZDP - 2001 there are three colleges in the zone (sub-zone B-2), one Tibbia Medical College of Aurvedic & Unani, one full time women's college and one part-time college running in a Sr. Secondary School Building. The proposal of ZDP - 2001 that no new college is possible to be provided in the zone is retained in this plan considering saturated holding capacity of this zone. Any requirement to be worked out at the time of review of MPD - 2021.

### 7.1.2 SR. SECONDARY SCHOOLS:

As per ZDP - 2001, there are 57 Sr. Sec. Schools existing. At present 18 Sr. Secondary Schools are functioning in double shift. The proposal of ZDP - 2001 that 10 schools could be located in different zones is retained and no new school is proposed in this plan considering saturated holding capacity of this zone. Details given in the table below. Any additional requirement to be worked out at the time of preparation of residential redevelopment scheme of the respective areas.

Sr. no.		Sub zones	Existing	Proposed in ZDP 2001
1	B-1	Kishan ganj	4	-
2	B-2	karol bagh	11	2
3	B-3	Rajendra Nagar	10	-
4	B-4	Sarai rohila	7	-
5	B-5	Anand Parbat	2	2
6	B-6	Patel Nagar	15	6
7	B-7	Naraina	8	-
			57	10

### 7.2 HEALTH

As per ZDP - 2001 there are 7 hospitals of various categories are existing and the bed strength in these hospitals are 820 i.e. 1.44 beds / 1000 population. The adjoining Ganga Ram Hospital also caters to the health facilities in the zone. The ZDP - 2001 has proposed additional four hospitals of 2300 bed strength as details given below.

Type of Hospital	No.	Bed Strength	Sub Zone
General Hospital	2	1000	B-5/6 & B-2
Intermediate Hospital (Cat-A)	1	200	B-1
Intermediate Hospital (Cat-B)	1	100	B-2

However the hierarchies of Health facilities have changed and norms have been reduced in MPD - 2021. Therefore no additional hospital is proposed considering the saturated holding capacity of this zone.

### 7.3 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.

(i) In pursuance of the public notice issued in this regard, the Authority resolved corporation & regularization of the above uses / activities in the Public & Semi Public land use category of the Master Plan. The applications of the existing institutions as listed in the annexure - VIII shall be examined as per the Authority resolution and as per 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.

(ii) 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 MPD - 2021, shall be considered for regularization. However, in this case of the existing religious (including spiritual) institutions and vis-a-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 (if any) with this Plan or those cases recommended by DDA to the Government on or before 8<sup>th</sup> March, 2010, and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD - 2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located.

- a. On public / Govt. land; or on land acquired by DDA;
- b. On encroached land; or on illegal occupied land;
- c. In notified or reserved forest area;
- d. In area of right of way infrastructure such as of existing / proposed railway lines / master plan roads, major trunk water supply and sewerage lines etc.;
- e. Or if it violates the provisions of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time;
- f. Or in cases where there is a Court Order restraining change of land use or for eviction / vacation of premises.

(iii) Further, regularization orders of these categories of institutions shall not be considered as approved, unless the requisite payment of penalty / levy / additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Govt. are fulfilled and formal 'regularization orders' are issued by the DDA. None of the above institutes shall, 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.

#### **7.4 NEIGHBOURHOOD PARKS & PLAY AREA:**

The ZDP - 2001 had proposed 114 ha. for neighborhood parks, & play grounds including parks of 0.4 ha. and above. The MPD - 2021 has proposed no additional population in this zone considering its saturated holding capacity. Therefore the above proposal is retained and there is no further land requirement identified.

Sub-Zone wise analysis is given below:

Sr. no.		Sub Zones	Proposed in ZDP (in Ha.)
1	B-1	Kishan ganj	9.95
2	B-2	karol bagh	7.47
3	B-3	Rajendra Nagar	4.06
4	B-4	Sarai rohila	49.91
5	B-5	Anand Parbat (Military & institutional )	-
6	B-6	Patel Nagar	28.37
7	B-7	Naraina	14.42
		Total	114.18

#### 7.5 BUS TERMINALS / DEPOTS:

As per ZDP - 2001 there are two Bus Depots-cum-Terminal which have proper space and in addition there are seven existing Bus Terminals which do not have regular space. ZDP - 2001 had proposed 1 additional new Bus Depot-cum-terminal, which will have regular space and one terminal was also proposed. As the MPD - 2021 has proposed no additional population in this zone considering its saturated holding capacity the above proposal is retained.

#### 7.6 FUEL STATIONS:

As per ZDP - 2001 there are 9 Petrol Pumps existing and the same are retained. Three new filling Stations proposed in ZDP - 2001 were also retained. The norms of MPD - 2021 are adopted in this Plan.

#### 7.7 OTHER COMMUNITY FACILITIES:

As per ZDP - 2001 the existing other community facilities like Fire station, Telephone exchange etc. are sufficient in number as per MPD - 2001 standards. Therefore the additional requirement as per MPD - 2021 is not worked out because this zone is saturated in carrying capacity and MPD - 2021 has not proposed additional plan population. However, 1 additional Fire Station as proposed in ZDP - 2001 and to be located behind Police Station Sarai Rohilla in sub-zone B-4 is retained in this plan.

One sports complex in sub-zone B-7 which is proposed as per ZDP - 2001 is retained.

It is also proposed that the Pusa Institutional area could be used for facilities of different zones.

##### 7.7.1. CREMATION GROUND / BURIAL GROUND:

As per norms given in MPD - 2021, one Burial ground / Cemetery is required for every 10, 00,000 population for cremation ground it requires a

site, for a population of 5 Lacs. Presently there exist two sites, one each in Sub zone B - 1 and Sub zone B - 2 for Cremation / Burial ground.

**7.8 DEVELOPMENT OF PUBLIC AND SEMI-PUBLIC FACILITIES BY THE PRIVATE ENTERPRISES:**

As per the proposal of ZDP - 2001 wherever in the Zonal Plan site for any Public and semi-public facilities & parking have been identified and the land belongs to private enterprise/institutes, the same can be developed by the owner, as per the norms provided in Master Plan / Zonal Plan and policies applicable at the time after the approval from the Competent Authority. Therefore private involvement in development would be as per the notified policies of the Government of India.

**8.0 UTILITIES & SERVICES:**

8.1 WATER SUPPLY: Based on the norms, the minimum water requirement of the zone works out to 50.40 MGD.

8.2 SEWERAGE: About 80% of the total water requirement would go into sewerage thereby the total sewerage disposal requirement for the zone would be of the order of 40.32 MGD per day.

8.3 SOLID WASTE DISPOSAL: The solid waste disposal requirement based on the existing norms could be disposed of outside the zone by the local body and the sites identified for the purpose.

8.4 POWER: The power distribution is mainly through existing 33 KV sub-stations located in the zone. Two ESS sites as suggested by Delhi TRANSCO including a site for 220 KV at Pusa Agricultural Institute area is proposed in addition to augmentation of the existing distribution system as per requirement.

The sites required for any of the utilities in the zone could be considered for processing as per the requirement of the local body.

**9.0 COMMUNITY STRUCTURE:**

In Zone-B, the population of 6.3 lacks is proposed to be identified into seven communities has given below as proposed in the ZDP - 2001 is retained.

Sub-Zone	Community
B-1	1
B-2	2&3
B-3	-
B-4	4
B-5	5&6
B-6	-
B-7	7

## **10.0 MIXED LAND USE:**

As per ZDP - 2001, 21 stretches of streets were identified as mixed-use streets for commercial activity, in which property upto one plot depth can have commercial activity on the ground floor subject to payment of betterment charges (as decided by the authority). The streets are enclosed at Annexure-II.

However as per MPD - 2021, additional commercial streets, mixed-use streets and pedestrian shopping streets have also been identified by the GNCTD as per recommendation of the local body from time to time, which are also listed at Annexure III, IV and V respectively.

Besides, certain streets which were earlier notified as mixed-use streets, (as per ZDP - 2001) have also been declared (under MPD - 2021) as commercial streets, which were listed at Annexure-VI.

**10.1 MIXED USE REGULATION**The MPD - 2021 acknowledges the need for permitting use of land for purposes other than that for which it was originally envisaged and lays down the conditions under which this may be applied in different situations. The general procedure to be followed for implementation of the said policy, and mitigating measures to be taken to counter the effect of such non-intended uses in such area is also described in the MPD - 2021.

## **11.0 NURSING HOMES & GUEST HOUSES:**

There are nursing homes and guesthouses running on the residential premises. These are to be permitted as per mixed use regulations of MPD - 2021.

## **12.0 CIRCULATIONS AND PARKING:**

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.

### **12.1 Master Plan / Zonal Plan road network:**

Master Plan road network is already indicated in the Master Plan for arterial road for 30 mts. R / W and above. In the Zonal Development Plan, the next level roads from 18 mts. R / W and above have been indicated.

### **12.2 MRTS Corridor:**

MRTS route as provided by DMRC has been incorporated in the Land use Plan. The delineation of Influence Zone along the metro corridor has been attempted. This zone to be finalized as per ground survey and redevelopment proposals as applicable. To achieve the above potential impact of the Metro Rail System a number of measures will be necessary. These will include the following:

- (i) Preparation of detailed plans to facilitate and encourage direct pedestrian access to the Metro Rail System / Station.
- (ii) 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.
- (iii) Parking arrangements at Metro Stations, both for short and medium period viz. for those who would travel for local level requirements such as shopping, etc. and those who would need parking by way of a Park and Ride facility.
- (iv) Provision of Park and Ride facilities at identified points from where feeder bus services would be available, or convenient direct pedestrian access would be feasible.

The proposal of ZDP - 2001 for the light vehicular traffic at selected roads and traffic management plan to be duly considered at the time of preparation of Redevelopment Plan for Karol Bagh area of this Zone.

### 12.3 PARKING:

The surface parking proposed on roads leading to the Ajmal Khan Road as per ZDP - 2001 are retained (the details given below).

Sr. No.	Place of parking:				
		Cars	Scooters	Bicycles	Auto
	<b>SURFACE PARKING:</b>				
1.	Bank Street	112	280		
2.	Hardhyan Singh Road	108			
3.	Padam Singh Road	104			
4.	Gurdwara Road	195			
5.	Saraswati Marg	95			
6.	Streets between Padam Singh Road and Tank Road	-	1024	912	408

In addition the Multilevel Parking in Rajinder Nagar and Shastri Park - Karol Bagh provided in MPD - 2021 to be developed by the concern Local Bodies. The plan also proposes for identifying multi level Parking sites in the vicinity of the Zone wherever feasible depending upon the future traffic.

Besides the following, four additional sites for parking proposed in ZDP - 2001 are to be retained subject to feasibility:

- a. Parking site on junction of Arya Samaj Road and 30 mts. wide proposed road in sub-zone B-2 (as per MPD - 2021).
- b. In the proposed scheme of Tibbia College opposite Ajmal Khan Park.

- c. At the junction of Dr. Krishnan Marg and Road No. 89 (opposite Naraina Industrial Area). Parking site near Daya Basti Railway Station in Sub-Zone B-4.
- d. This parking would be provided from the finances to be generated from the conversion charges for the commercial activities allowed in this area on ground floor.

The proposal of ZDP - 2001 that providing parking on Ajmal Khan Road and making this road pedestrian to be considered at the time of preparation of redevelopment plan of this area.

### 13.0 ZONAL LEVEL PLANS:

#### 13.1 LANDUSE PLAN:

Consistent with the MPD - 2021 framework the Zonal Development Plan has detailed out the provisions and proposals of the Master Plan particularly with reference to various use zones, circulation, public and semi-public facilities, infrastructure and recreational etc. The Land use analysis at Zonal Plan Level is given in table 13.2

#### 13.2 LAND USE ANALYSIS OF ZONE 'B' AT ZONAL PLAN LEVEL:

S. No.	Land use	Area (as indicated in ZDP-2001)	% age	Area (Proposed in ZDP 2021)	% age
1	Residential	945.8	53.28	1040.26	58.60
2	Commercial	41.15	2.3	35.0	1.97
3.	Manufacturing	151.81	8.5	174.45	9.81
4.	Recreational	163.25	9.19	137.30	7.72
5.	Public & Semi-Public	101.8	5.73	111.90	6.29
6.	Government (use undetermined)	76.0	4.3	-	-
7.	Utility	3	0.2	3.0	0.16
8.	Transportation	268.7	15.1	274.6	15.45
9.	Vacant Unutilized	25	1.4	-	-
	Total	1776.51	100	1776.51	100
10.	IARI(Pusa Institute)	497.57	-	497.57	-
	Grand Total	2274.08	-	2274.08	-

\*The commercial streets in mixed land use, in the Karol Bagh Area have been included in the Residential area.

#### 14.0 RECREATIONAL:

A total area of 137.3 Hac.falls under this category. The Parks more than 0.4 Hac. have been considered and shown in the Zonal Development Plan.



## **15.0 CHANGE OF LAND USE:**

The Technical Committee vide item No. 48 / 2007 dated 13.06.2007 recommended the restoration of land use of Shahzada Bagh, Industrial Area, as per MPD - 62 and to process as part of Zonal Plan of Zone B which is being revised as per MPD - 2021. Accordingly the Land use of Shahzada Bagh area measuring 1.25 Ha. is proposed to be restored as per MPD - 62 from residential (redevelopment) in the special area plan of MPD - 2021 to Manufacturing (Light & Service Industry) as per MPD - 62.



**LIST OF POLLUTING INDUSTRIAL UNITS IDENTIFIED BY THE INDUSTRIES DEPTT. IN ZONE 'B'**

<b>Sl.</b>	<b>Name &amp; Address of Units</b>	<b>Item of Manufacturing</b>
B-1	M/s. A.S. Rolling Mills, 290/7A, Gali No. 41, Anand Prabat.	Rerolling of Steel
B-2	" Ashok Alloys Foundary, B-12-B Gali No. 71, Anand Prabat.	Casting
B-3	" Biprating Works RPA, Gali No. 11, Anand Prabat.	Rerolling
B-4	" Grocesary Platers, H-4, Gali No. 9, Anand Prabat, Ind. Area.	Electroplating
B-5	" Poolmart Auto India, No. 33, Gali No. 9, Anand Prabat Ind. Area.	-do-
B-6	" Good Will Electroplating, M-16, Gali No. 6, Anand Prabat Indl. Area.	-do-
B-7	" Sehgal Industries, 29/9, Gali No. 6, Anand Prabat Indl. Area	-do-
B-8	" Sushma Electroplating, Plot 3, Gali No. 3, Anand Prabat, Indl. Area.	-do-
B-9	" Kalriem Anodizing, 7/11, Gali No. 7, Anand Prabat, Indl. Area.	Anodizing
B-10	" Gaba Engg. Works, 7/18A, Gali No. 7, Anand Prabat Indl. Area	Electroplating
B-11	" Sudesh Jain, A-43, Gali No. 7, Anand Prabatl Indl. Area.	Phosphating
B-12	" A-One Anodizing, 7/23, Gali No. 7, Anand Prabat Indl. Area.	Anodizing
B-13	" A.P. Electroplating Plot No. 3, Gali No. 11, Anand Prabat Indl. Area.,	Electroplating
B-14	" Gaspha Welding work, 50/13, Gali No. 1, Anand Prabat.	Welding & Zinc Plating
B-15	" Bitto Electroplating Works, 50/13,Gali No. 1, Anand Praba	Electroplating
B-16	" Kulvrishna Cycle Industry, 29RE/12, Anand Prabat Indl. Area.	Steel Socket fitting Cycle Parts
B-17	" NavO.K.Electroplating works India,Plot 51/14, Gali No.41,AnandPrab.	Electroplatin
B-18	" Jaidev Electroplating works, H-17, Gali No. 3, Anand Prabat, Indl. Area.	-do-
B-19	" Cosmo Platers (P) Ltd. 3/31, Gali No. 3, Anand Prabat Indl. Area	-do- & Anodizing
B-20	" Ram Electroplators, 31/17, Gali No. 2, Anand Prabat.	-do-
B-21	" Alakex Anodizing 298/7, Gali No. 41, Anand Prabat, Indl. Area.	Anodizing of Decorative Plate
B-22	" Rosy Electroplating Works, 1017/342, Gali No. 41, Anand Prabat Indl. Area.	Anodizing of Decorative Plates
B-23	" Evershine Engg. Works, 1017/342, Gali No. 41, Anand Prabat, Indl. Work.	-do-

B-24	"	Ranbow Anodizer, 18-a, Gali No. 4, Anand Prabat Indl. Area.	Metaldame Plate
B-25	"	Metal Fastner India, Y-19, Gali No. 4, Anand Prabat.	Electroplating
B-26	"	Prem Udyog, Y-7a, Gali No. 41, Anand Prabat Indl. Area.	Bolt
B-27	"	Pimpi Engg. Works A-26B, Gali No. 4, Anand Prabat, Indl. Area.	Motor Parts & Sanitary Casting
B-28	"	Venus Electrical Mfg. Co. A/3, Gali No. 4, Anand Prabat Indl. Area.	Forging, Casting
B-29	"	Turners, 7/314, Gali No. 4, Anand Prabat, Indl. Area.	Machinery Parts
B-30	"	Reliable Forging Industry, A-16/A, Gali No. 4, Anand Prabat, Indl. Area.	-do-
B-31	"	Good Steel works, 50/16, Gali No. 1, Anand Prabat Indl. Area.	Casting Anodizing
B-32	"	Jaina Foundary, B-11, Gali No. 7, Anand Prabat, Indl. Area.	Foundary Works
B-33	"	Atlas Pully Mfg. Co. 29/4, Gali No. 6, Anand Prabat, Indl. Area.	Boundary Casting
B-34	"	New Baluja Foundary Works, 9/110, Anand Prabat, Indl. Area.	Crucible Casting
B-35	"	Prabhakar Udyog, 9/111, Gali No. 9, Anand Prabat, Indl. Are.	Couple Casting
B-36	"	Elote Casting, 86B, Gali No. 8, Anand Prabat.	Crucible Casting
B-37	"	Maharaja Castings, 86a, Gali No. 8, Anand Prabat.	Couple Casting
B-38	"	Vishpharma Casting, 87, 88,89, Gali No. 8, Anand Prabat.	Casting with Coupla
B-39	"	Sandeep Casting, Gali No. 8, Opp. 8/76, Anand Prabat.	Foundary Casting
B-40	"	Sardar Daleep Singh & Sons, Gali no. 74	Foundary Casting with Coupla
B-41	"	Jindal Engg. Works, 8/76, Gali No. 81, Anand Prabat.	- do-
B-42	"	Vishphalna Foundary, H-153, Gali No. 8, Anand Prabat.	Foundary Casting
B-43	"	Malhotra Foundary, B-30, Gali No. 8, Anand Prabat.	-do-
B-44	"	Bharat Casting, 9/1020, Anand Prabat.	Coupla Casting
B-45	"	Super Casting, A/41, Gali No.4, Anand Prabat, Indl. Area	Foundary Casting
B-46	"	Ram Industries, M-21, Gali No.7, Anand Prabat.	-do-
B-47	"	Om Prakash, 25/8, Gali No. 71, Anand Prabat, Indl. Area.	-do-
B-48	"	Kartar Engg. Works, 4/39, Gali No.41, Anand Prabat Indl. Area.	-do-
B-49	"	Nav. Bharat Casting Co. Plot 37, 42 Anand Prabat, Indl. Area.	-do-
B-50	"	Punj Foundary works, 52/53, Gali No. 10, Anand Prabat Indl. Area.	Casting
B-51	"	Indra Foundary Works, 52/53, Gali No. 10, Anand Prabat Indl. Area.	- do-

B-52	"	Jai Bharat Rajasthan Foundary, 52/53, Gali No.10, Anand Prabat.	Casting
B-53	"	Satpal Engg. Works, 25/10,Gali No.10, Anand Prabat Indl. Area.	Casting
B-54	"	Bali Gorile Nath Foundary, M-54,Gali No.10, Anand Prabat.	-do-
B-55	"	Kholigari Foundary Works, Plot No. 2, Gali No. 10 Anand Prabat, Indl. Area.	-do-
B-56	"	Kholigari Foundary Works, M/27C, Gali No. 9, Anand Prabat Indl. Area.	-do-
B-57	"	Abha Foundary Works, M/24C, Gali No. 9, Anand Prabat Indl. Area	-do-
B-58	"	Eskary Steel Enterprises, M-19, Gali No. 9, Anand Prabat Indl. Area.	-do-
B-59	"	Durga Lal Metal Foundary works, 6143A, Gali No. 6, Anand Prabat, Indl.Area.	-do-
B-60	"	Shivam Industries, 29/22, Gali No. 6, Anand Prabat, Indl. Area.	Re-rolling
B-61	"	Allied Casting Industries, 18/86, Gali No. 8, Anand Prabat.	Coupla Casting
B-62	"	Bajaj Steel Products, M-18, Gali No. 12, Anand Prabat Indl. Area.	-do-
B-63	"	D.K. Foundary Works, Plot No. 24, Gali No. 30, Anand Prabat.	-do-
B-64	"	Grandson & Steel works 33, Anand Prbat, Indl. Area.	-do-
B-65	"	A.P. Fondary Works, 9/102, Gali No. 9, Near Police Post, Anand Prabat.	-do-
B-66	"	K.S. Electric Works, 33, Anand Prabat, Indl. Area.	Galvanizing
B-67	"	Mehra Foundary Works, Plot No.48, Gali No.30,Anand Prabat, Indl. Area.	Coupla casting
B-68	"	Modern Foundary & Engg. Works, Plot No. 43, Gali No. 30, Anand Prabat.	Casting
B-69	"	Mohan Foundary Works, Plot No. 46, Gali No. 10, Anand Prabat Indl. Area	-do-
B-70	"	Nave Alorsh Foundary Works,Plot No.49, Gali No.30 Anand Prabat,Indl.Area.	Casting
B-71	"	Raj Industries, AB-7, Gali No. 4, Anand Prabat.	Re-rolling
B-72	"	Raj Kamal Steel Casting, 4161, Gali No.4, Anand Prabat.	Casting
B-73	"	Sharma Foundary Works, M-53, Gali No.10, Anand Prabat.	-do-
B-74	"	S.D. Foundary Works, M-13, Gali No. 1, Anand Prabat.	-do-
B-75	"	Sunrise Foundary, 31/2, Anand Prabat.	-do-
B-76	"	S.K. Goel & Co. A/1, Gali No. 4, Anand Prabat.	Re-rolling
B-77	"	Vijay Foundary Works, Gali No. 30, Anand Prabat.	Casting

B-78	"	Syam Rolling Mills, Plot No. 11, Anand Prabat, Indl. Area.	Re-rolling Steel
B-79	"	Ajay Industries, 29-DE/1, Gali No. 4, Anand Prabat, Indl. Area.	Heat Treatment
B-80	"	Sri Industries, 298/41, Gali No. 4, Anand Prabat, Indl. Area.	Rerolling
B-81	"	S.K. Steel Industries, 292/8-A, Anand Prabat, Indl. Area.	-do-
B-82	"	Quality Electroplating, M-13, Gali No. 4, Anand Prabat, Indl. Area.	Electroplating
B-83	"	Guru Nanak Foundary works, M-25, Gali no.10, Anand Prabat, Indl. Area.	Coupla Casting
B-84	"	Chauhan Casting works, M-52/53, Gali No. 10, Anand Prabat.	-do-
B-85	"	Dule Chand Foundary works, M-23-25/7B, Gali No. 10 Anand Prabat.	-do-
B-86	"	Jai Bharat Metals, M-23, Gali No. 7, Anand Prbat.	Rerolling
B-87	"	Rattan Foundary Works, Plot No. 60, Gali No. 4, Anand Prabat	C.I. Casting
B-88	"	Bindra Rubber, M-13, Gali No. 4, Anand Prabat.	Rubber Sheets
B-89	"	R.P. Foundary Works, 29/29, Gali No. 6, Anand Prabat, Indl. Area	Foundary Casting
B-90	"	Union Foundary & Engg. Works, 29/20, Gali No. 6, Anand Prabat Indl. Area.	-do-
B-91	"	Sh.Baba Prem Nath Foundary, M-26, Gali No.10, Anand Prabat Indl. Area	Complot Casting
B-92	"	Dhawan Industries, M-23, Gali No. 7, Anand Prabat.	C.I. Casting
B-93	"	ESS Metal Enterprises 69/8A, Anand Prabat.	Non Ferrous alloys
B-94	"	Janak Foundary, 31/70, Gali No. 4, Anand Prabat.	C.I. Casting
B-95	"	Kailash Stone, Gali No. 13, Anand Prabat.	Stone Crushing
B-96	"	Gokal Chand Hari Chand, Gali No. 13, Anand Prabat.	-do-
B-97	"	Pratap Stone, Gali No. 12, Anand Prabat.	-do-
B-98	"	Nirnkari Stone Crushing Co. Gali No. 12, Anand Prabat.	- do-
B-99	"	Bhagwati Marble, Gali No. 12, Anand Prabat.	-do-
B-100	"	Mahavir Marble, Gali no. 12, Anand Prabat.	-do-
B-101	"	Mahalaxmi, Gali No. 12, Anand Prabat.	-do-
B-102	"	Auto Rubber Centre, 7/24, Anand Prabat.	Auto Rubber Parts
B-103	"	Chhabra Rubber, 17/A/29B, Gali No. 4, Anand Prabat.	Rubber
B-104	"	Singh Auto Clousers, 8A, Gali no. 9, Anand Prabat, Indl. Area	Auto Blackening

B-105	" S. Paul & Co. Gali No. 10, Anand Prabat.	Stone Crushing
B-106	" Chootemal Electroplating, A-23, Gali No. 4, Anand Prabat.	Electroplating
B-107	" Hemkunt Indl. Carton, M-41, Gali No. 9, Anand Prabat, Indl. Area	- do-
B-108	" A.K. Inds. 2-B, Gali No. 9, Anand Prabat.	-do-
B-109	" Ashoka Udyog, 8A, Gali No. 9, Anand Prabat.	-do-
B-110	" Sushila Electroplating, 8A, Gali No. 9, Anand Prabat, Indl. Area.	-do-
B-111	" Chand Electroplating, A-8, Gali No. 9, Anand Parbat, Indl. Area.	-do-





## LIST OF MIXED USE STREETS (As per ZDP- 2001)

S.No.	Name of Road/Street	Stretch of road	ROW (m)
1	D.B. Gupta Road	From X-ING with Faiz Road to the X-ING with proposed 30mt Road (Road No.4, in the layout Plan)	30.0
2	Arya Samaj Road	From X-ING with Faiz Road to the X-ING with proposed 30mt Road (Road No.4, in the layoutPlan)	30.0
3	Faiz Road	From Junction with D.B. Gupta Road to Junction with AryaSamaj Road.	45.0
4	Gurudwara Road	From Junction with D.B. Gupta Road to Junction with Padam Singh Road.	24.0
5	New Rohtak Road (South side)	From X-ING With Faiz Road to Junction with Joshi Road.	30.0
6	Saraswati Marg	From Junction with D.B. Gupta Road to junction with Arya Samaj Road.	30.0
7	Bank Street	From crossing with Faiz road to crossing with Rama Krishna Marg.	18.0
8	Padam Singh Road	From X-ING with Satbravn Girls School Road to X-ING with Gurudwara Road.	18.0
9	Road No. 4 (proposed 30 mtrs. Wide Road (East Side)	From X-ING with D.B. Gupta Road to junction with Padam Singh Road.	30.0
10	Ram Krishan Dass Marg	From junction with D.B. Gupta Road to junction with Road No. 31 of the layout plan.	18.0
11	Vishnu Mandir Marg	From junction with D.B. Gupta Road No. 31 of the layout plan.	18.0
12	Ajmal Khan Road	From junction with Tank Road to junction with Pusa Lane.	18.0
13	Laxmi Dawar Marg	From junction with Arya Samaj Road to junction with Pusa Lane.	18.0
14	Abdul Aziz Road	From junction with Bank Street to junction with Arya Samaj Road.	18.0
15	Krishna Dass Marg	From junction with D.B. Gupta road to junction with Arya Samaj Road.	18.0
16	Satbaravn Arya Girls School Marg (West Side)	From junction with Arya Samaj Road to junction with Pusa Lane.	18.0
17	Joshi Road	From junction with New Rohtak road to junction with D.B. Gupta Road.	18.0
18	Abdul Rehman road	From junction with D.B. Gupta Road to junction with Arya Samaj Road.	18.0
19	Ilahi Baksh Marg.	From junction with D.B. Gupta Road to junction with Arya Samaj Road.	18.0
20	Hardayan Singh Road	From crossing with Faiz Road to crossing with Rama Krishna Marg.	18.0
21	New Pusa Road	From junction with D.B. Gupta Road to junction with Tank Road.	18.0



**LIST OF COMMERCIAL STREETS (Notified under MPD-2021).**

S.No.	Name of Road/Street	Stretch of road	ROW(m)
1	Farid Puri Road(U/R colony )	26 block 181 Sulabh Sochalay (near Hanuman Mandir)	12.0
2	Main Road Inderpuri	PWD Road to Railway Bridge	12.0
3	Tank Road	Gurudwara Road to Bapa Nagar 2. Naiwala 3. Regarpura, Devnagar 4. Bapanagar	12.0
4	Gadodia Road	New Rohtak Road to Kabir Das Road	13.5
5	Padam Singh Road	Gurudwara Road to Bapa Nagar 2. Bapanagar 3. Regarpura 4. Devnagar	18.0
6	Ajmal Khan Road	1. New Rohtak Road to Tank Road 2. Regarpura, Devnagar 3. Sat Nagar 4. Bapanagar	18.0
7	Main Road Inderpuri JJ Colony PWD	Road to Balmiki Chowk	24.0
8	Military Road	Military Gate to New Rohtak road 1. Bapa Nagar 2. Than Singh Nagar 3. D B Gupta Road	30.0
9	Pusa Road	Link Road Roundabout to Siddhartha hotel 1. WEA 2. Prasad Nagar	30.0
10	New Rohtak Road	Zero point Zakhira to Crossing Joshi Road	30.0
11	Shanker Road	Upper Ridge Road to Siddhartha Roundabout	60.0
12	Ghati Road	Military Road to Gadodia Road	18.5
13	Main Road Nehru Nagar	Zakhira Flyover to Tikona Park	6.0
14	Bankim Chandra Chatterjee Marg (Karol Bagh)	Arya Samaj Road to New Pusa Road	12.0
15	Road no-12 Suraj Prakash Marg (East Patel Nagar)	Patel Road to 24/109	18.0
16	Bara Bazar Marg (Old Rajinder Nagar)	Pusa Road to Shanker Road	18.0
17	Maharana Pratap Market Road (Karol Bagh)	D.B.Gupta Road to New Rohtak Road	18.0
18	Gurudwara Road (Karol Bagh)	Padam Singh Road to Pusa Road	24.0
19	Khajoor Road (Karol Bagh)	East Park Road to Faiz Road	24.0
20	Tank Road (Karol Bagh)	Gurudwara Road to Bapa Nagar 1. WEA, Beadempura	12.0
21	Ajmal Khan Road (Karol Bagh)	New Rohtak Road to Tank Road 1. New Rohtak Road	18.0

Source: GNCTD Notification No.F.13/46/2006-UD/PF/16085 Dt.7/09/2006

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.

**LIST OF MIXED USE STREETS (Notified under MPD-2021)**

S.No.	Name of Road/Street	Stretch of road	ROW(m)
1	Shiv Chowk to govt. School, Ranjit Nagar	Shiv Chowk to Govt. Sch ool	12.0
2	Road No-3 (Karol Bagh)	D.B. Gupta Road to Padam Singh.Road 1. Naiwala	12.0
3	Pandav Nagar Road	Goswami Girdhari Lal Marg to Pandav Nagar DTC bus Depot.	13.5
4	Bhagat singh Road	Azad Road to Old Rohtak Road	13.5
5	Link Road Adjoining East Moti Bagh	Azad Road to Old Rohtak Road	13.5
6	Bank Street	Ram Kishan Dass Marg to Military Road 1. Naiwala 3. Regarpura,Devnagar 4. Bapanagar	18.0
7	Hardyan Singh Road	Ram Kishan Dass Marg to Road No-3 Bapa Nagar 1. Naiwala 3. Regarpura,Devnagar 4. Bapanagar	18.0
8	Azad Road	Sarai Rohilla Flyover to Road no-40	18.0
9	Vishvakarma Marg	Gali No-10 to Nehru Nagar(Prem Nagar Chowk)	18.0
10	PWD Road,Naraina	Patel Road to Ring Road	30.0
11	Old Rohtak Road	RUB 12 Zakhira to Y Point	30.0
12	Patel Road	Siddartha hotel to Najafgarh Road	60.0
13	Ring Road	Mayapuri Flyover Naraina Village	6.0
14	Faiz Road	D.B. gupta Road to New Rohtak Road	45.0
15	Road No 89	Opp. MPL.Store C-134 to Patel Nagar Railway Station	6.0
16	Vinay Gulati Marg (East Patel Nagar)	Barkat Punjabi Marg to Balraj Khanna Marg road No-1	18.0
17	Road No-22 (East Patel Nagar)	Patel Road to Krishan Lal Bhatia Marg	24.0
18	Road no-1 Balraj Khanna Marg (East Patel Nagar)	Siddartha hotel(road No-22) to Patal Nagar Police Station	18.0
19	Guru Nank Road (Karol Bagh)	D.B.Gupta Road to Tank Road	12.0
20	Andh Mahavidhayala Marg (New Rajinder Nagar)	Andh M	13.5
21	Road no-11 Munshi Ram Sethi Marg (East Patel Nagar)	Patel Road to Farid Puri	18.0
22	Road no-13 Prem Prakash Narang Marg (East Patel Nagar)	Patel road to M.C. Primary School 28 Block 28/163	18.0
23	Friday Market Road (East patel Nagar)	G-79 to B-103	18.0
24	Road No-6 (Karol Bagh)	D.B.Gupta Road to New Rohtak Road	18.0
25	Master Prithvi Nath Marg (East Park Road) (Karol Bagh)	D.B.Gupta Road to New Rohtak Road	18.0

26	Prem Nagar Road	Corner of Railway Staff Qtrs to H.No 2087(Duli Chand Chaki)	9.0
27	Road no-1 Balraj Khanna Marg	West Patel Nagar	18.0
28	Bank Street (Karol Bagh)	Ram Kishan Dass Marg to Military Road Beadenpura	18.0
29	Hardyan Singh Road (Karol Bagh)	Ram Kishan Dass Marg to Road No-3 Bapa Nagar Beadenpura	18.0
30	Road No-3 (Karol Bagh)	D.B. Gupta Road to Padam Singh Road Beadenpura,WEA	12.0

Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007 and Notification No.F.13/46/2006-UD/PF/16085 Dt.7.09.2006.

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.

**LIST OF PEDESTRIAN SHOPPING STREETS (Notified under MPD-2021)**

S.No.	Name of Road/Street	Stretch of road	ROW(m)
1	Mandir Wali Gali Shadi Khampur Village	Mandir Wali Gali	3.8 to 8.0
2	Bazar Wali Gali Shadi Khampur Village	Bazar Wali Gali	2.8 to 5.8
3	Chopal Wali Gali Shadi Khampur Village	Chopal Wali Gali	3.9 to 9.0
4	Gali No 1 Padam NAGAR	Gali no-2 Padam Nagar to Azad ROAD	4.0
5	Gali No 2 Padam NAGAR	Old Rohtak Road to Azad Road	4.2
6	Gali No 7 Padam NAGAR	Old Rohtak Road to Azad Road	4.5
7	Main Gali Harijan Basti	New Rohtak Road to Railway Line	4.3

Source: GNCTD Notification No.F.13/46/2006-UD/16071 dated 07.09.2007

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.





**LIST OF MIXED USE STREETS (NOTIFIED EARLIER) AND NOW DECLARED AS COMMERCIAL STREETS (UNDER MPD-2021)**

S.No.	Name of Road/Street	Stretch of road	ROW(m)
1	D.B. Gupta Road	From X - ING with Faiz Road to the X-ING with proposed 30mt Road (Road No.4, in the layout Plan)	30.0
2	Arya Samaj Road	From X - ING with Faiz Road to the X - ING with proposed 30mt Road (Road No.4, in the layoutPlan)	30.0
3	Faiz Road	From Junction with D.B. Gupta Road to Junction with AryaSamaj Road.	45.0
4	Gurudwara Road	From Junction with D.B. Gupta Road to Junction with Padam Singh Road.	24.0
5	New Rohtak Road (South side)	From X - ING With Faiz Road to Junction with Joshi Road.	30.0
6	Saraswati Marg	From Junction with D.B. Gupta Road to Junction with Arya Samaj Road.	30.0
7	Bank Street	From crossing with Faiz road to X - ING with Rama Krishna Marg.	18.0
8	Padam Singh Road	From X - ING with Satbravan Girls School Road to X - ING with Gurudwara Road.	18.0
9	Road No. 4 (proposed 30 mtrs. Wide Road (East Side)	From X - ING with D.B. Gupta Road to Junction with Padam Singh Road.	30.0
10	Ram Krishan Dass Marg	From junction with D.B. Gupta Road to Junction with Road No. 31 of the layout plan.	18.0
11	Vishnu Mandir Marg	From Junction with D.B. Gupta Road No. 31 of the layout plan.	18.0
12	Ajmal Khan Road	From Junction with Tank Road to Junction with Pusa Lane.	18.0
13	Laxmi Dawar Marg	From Junction with Arya Samaj Road to Junction with Pusa Lane.	18.0
14	Abdul Aziz Road	From Junction with Bank Street to Junction with Arya Samaj Road.	18.0
15	Krishna Dass Marg	From Junction with D.B. Gupta road to Junction with Arya Samaj Road.	18.0
16	Satbaravn Arya Girls School Marg (West Side)	From Junjction with Arya Samaj Road to Junction with Pusa Lane.	18.0
17	Joshi Road	From Junction with New Rohtak road to Junction with D.B. Gupta Road.	18.0
18	Abdul Rehman road	From Junction with D.B. Gupta Road to Junction with Arya Samaj Road.	18.0
19	Ilahi Baksh Marg.	From Junction with D.B. Gupta Road to Junction with Arya Samaj Road.	18.0
20	Hardayan Singh Road	From crossing with Faiz Road to crossing with Rama Krishna Marg.	18.0
21	New Pusa Road	From Junction with D.B. Gupta Road to Junction with Tank Road.	18.0

Source: GNCTD Notification No. F.13 / 46 / 2006 – UD / 16071 dated.07.09.2007

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.

**LIST OF UNAUTHORIZED COLONIES FOR ZONE -'B'**

<b>S.No.</b>	<b>Regn. No.</b>	<b>Name of the Colony</b>
1.	1394	Ranjeet Nagar
2.	213	Rajasthan Colony, Wet Patel Nagar, New Delhi 110008
3.	310	Prem Nagar (K B Zone), New Delhi 110 008
4.	1178	Baljeet Nagar & Punjabi Basti Extn., F-Block, Nepali Mandir, New Delhi 110 008
5.	683	A-2, West Sat Nagar, West Patel Nagar
6.	310	Prem Nagar, West Patel Nagar, N.R. Fatak
7.	684	Anand Parbat

Source: As per the list provided by GNCTD



**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 1.5.08.**

<b>Sl. No.</b>	<b>Name of the Institution and Area / Sector</b>	<b>Plot Area</b>	<b>Location</b>
1.	Radha Soami Satsang (Beas)	6.20 Acres 27634 Sq.mts. (approximate)	Guru Ravi Das Marg, Pusa Road
2.	Radha Soami Satsang, Sabha, Dayal Bagh, Agra	613.33 Sq. Yds. (approximate)	12/6 WEA Karol Bagh, New Delhi (Near Padam Singh Road)

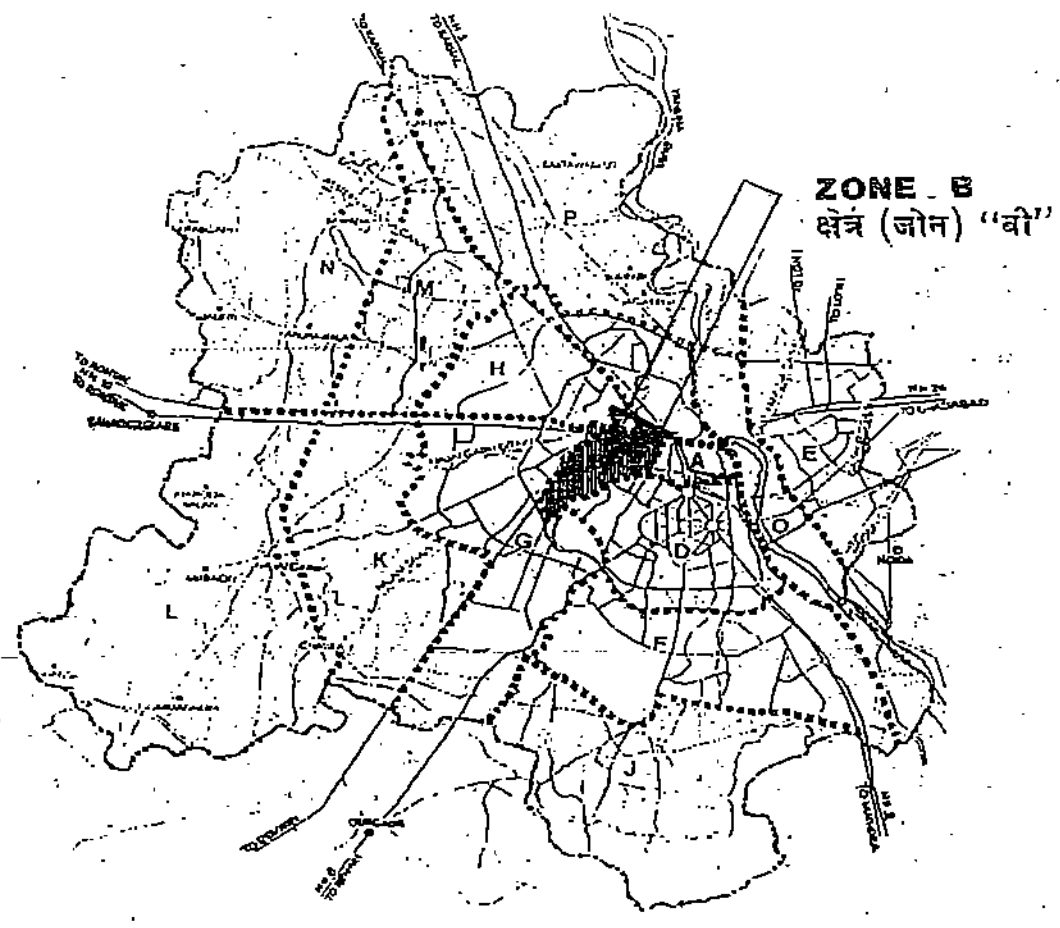
**Note:**

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



क्षेत्रीय योजना  
ZONAL PLAN

राष्ट्रीय राजधानी क्षेत्र  
NATIONAL CAPITAL  
TERRITORY

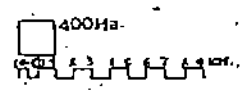


LEGEND

संघ क्षेत्र		UNION TERRITORY	रेलवे		RAILWAYS
जोन (क्षेत्र)		ZONES	मुख्य पावर लाईन		MAIN POWER LINE
ग्रामीण सीमा		VILLAGE BOUNDARY	नदी		RIVER
राष्ट्रीय राज मार्ग/मुख्य सड़कें		N.H./MAJOR ROADS	मुख्य नाला		MAJOR DRAIN
अन्य सड़कें		OTHER ROADS			



क्षेत्र (जोन) "बी"  
ZONE-B

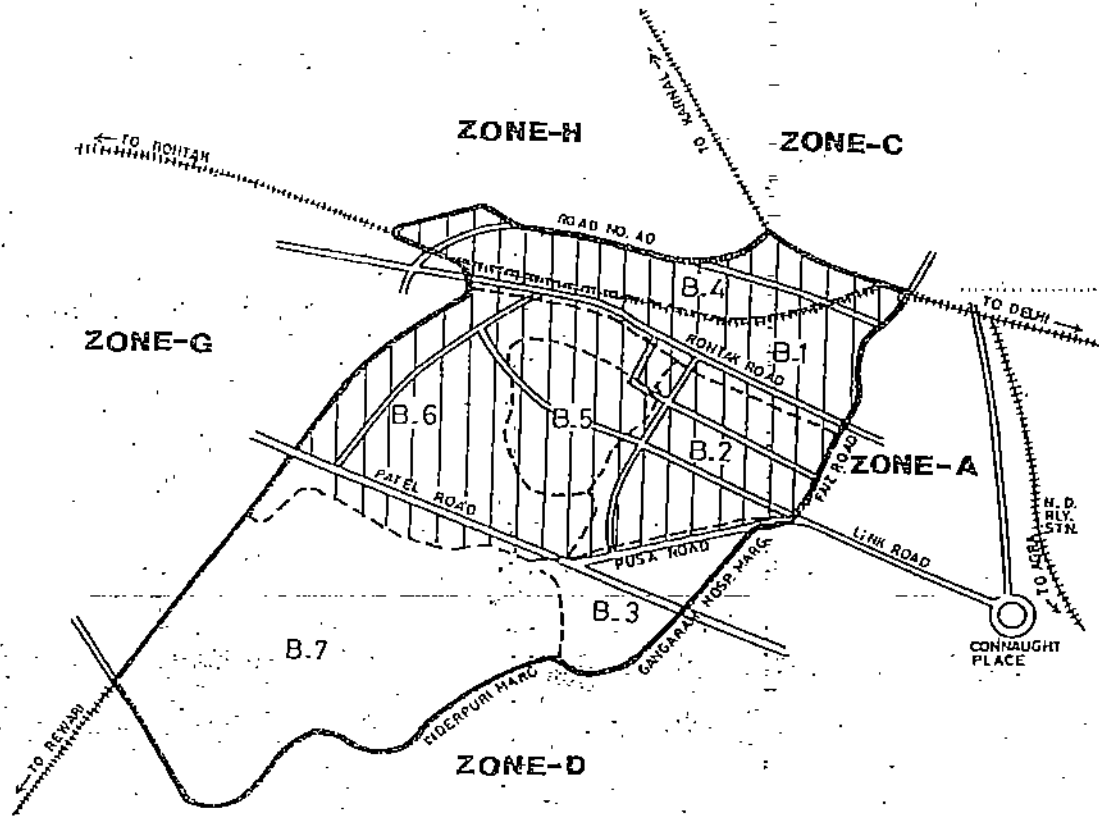






# क्षेत्रीय योजना ZONAL PLAN

# क्षेत्र (जोन) "बी" के उप-क्षेत्र SUB ZONES OF ZONE-B



## LEGEND

संकेत-

क्षेत्रीय सीमा		ZONE BOUNDARY	विशेष क्षेत्र		SPECIAL AREA
उप-क्षेत्रीय सीमा		SUB ZONE BOUNDARY	विशेष क्षेत्र से विभिन्न श्रेण्य क्षेत्र		OTHER THAN SPECIAL AREA
मुख्य मार्ग		MAJOR ROADS			
रेलवे लाईन		RAILWAY LINE			



क्षेत्र (जोन)-"बी"  
ZONE-B

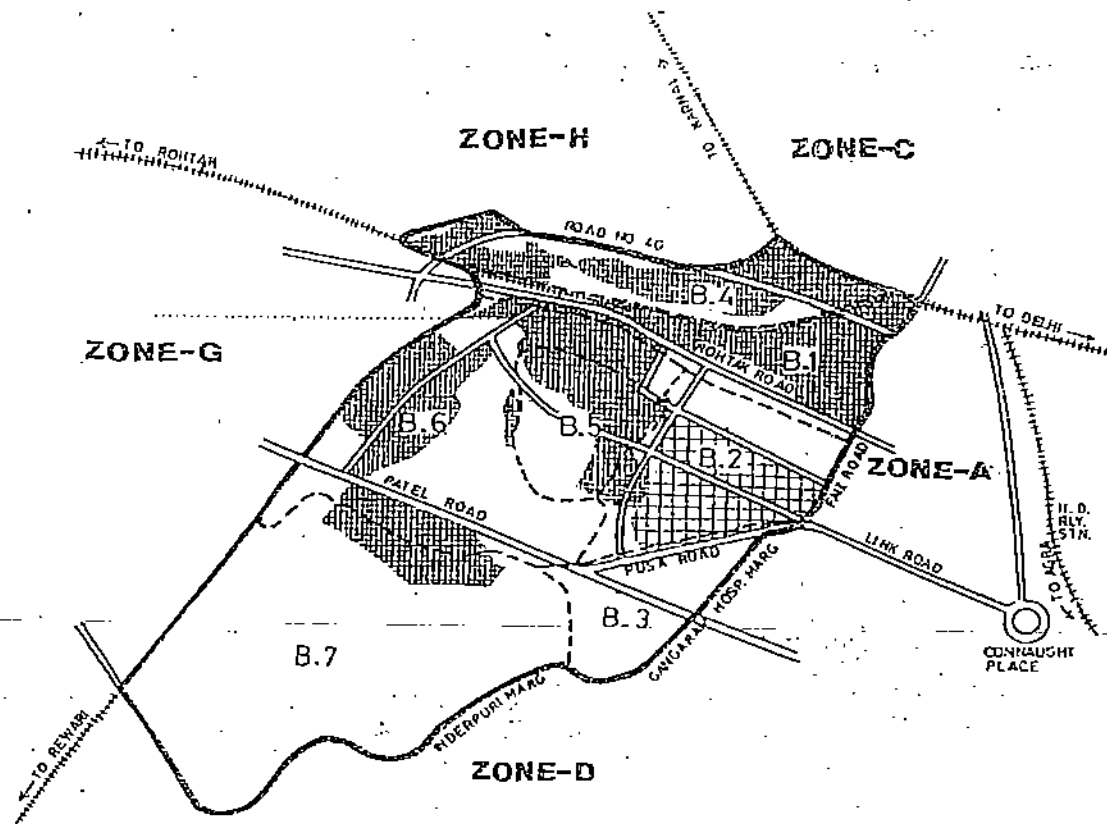
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# क्षेत्रीय योजना ZONAL PLAN

# क्षेत्रों की श्रेणियाँ - CATEGORIES OF AREAS



## LEGEND

क्षेत्रीय सीमा		ZONE BOUNDARY	अन्य शहरी नवीकरण क्षेत्र		OTHER URBAN RENEWAL AREA
उप-क्षेत्रीय-सीमा		SUB ZONE BOUNDARY	शहरी नवीकरण क्षेत्र (करोल बाग)		URBAN RENEWAL AREA (KAROL BAGH)
मुख्य मार्ग		MAJOR ROADS	निर्दिष्ट उपयोग क्षेत्र		SPECIFIC USE ZONE AREA
रेलवे लाईन		RAILWAY LINE			



क्षेत्र (जोन)-"बी"  
ZONE-B

0 0.5 1.0 1.5 2.0 2.5 Km.

