

**ZONAL DEVELOPMENT PLAN**  
**FOR**  
**ZONE – “N”**  
**(North West Delhi-III)**



**Modified based on the approval of Govt. of India vide letter  
No.K-12011/23/2009-DDIB dt.8.3.2010 under section 9 (2) of  
DD Act, 1957**

**ZDP of Zone-N (North West Delhi-III)  
Authenticated on behalf of  
Govt. of India vide letter  
No.K-12011/3/Zone-N (NW Delhi-III)/  
2010-DD.IB Dated 1<sup>st</sup> June, 2010.**

**Sd/-  
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**ROHINI PROJECT OFFICE  
DELHI DEVELOPMENT AUTHORITY**

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**ZONAL DEVELOPMENT PLAN FOR ZONE 'N' (NORTH WEST DELHI-III)****ROHINI PROJECT (PLANNING)  
DELHI DEVELOPMENT AUTHORITY****CONTENTS**

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**1.0 PREAMBLE**

In accordance with Authority's Resolution in its meeting held on 6.9.07, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious(including spiritual) healthcare and educational services to the people but which do not form part of the ridge or Gram Sabha or public land, shall be incorporated vis-a-viz their current land uses in the respective zonal plans keeping in views clauses 3 &4 of the Master Plan-2021. Such institutions will, however, be subject to reasonable policy and procedural stipulations regarding factual verification, FAR, development charges, land use, etc.

## **2.0 INTRODUCTION:**

2.1 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, P, M & K1 are in Urban Delhi and J,K2,L,N & P2 fall in Urbanisable Area/urban Extension. Zone O covers the area of river Yamuna(River Front Area) As part of the urbanisable area, the MPD- 2021 stipulates that the 77 lacs population is to be accommodated in new planned areas at a city level density of 250-300 pph for which lands needs to be extended to about the range of 20,000- 22,000hact.This include the existing population of about 29 lacs in villages and unauthorized area /colonies

2.2 Zone 'N' mainly comprises of the proposed Urban Extn./green belt and forms part of urbanisable area under the Master Plan of Delhi (MPD-2021). The zone is situated on the North West part of Delhi and mainly constitutes of rural settlements and the industrial area of Bawana. It is connected by railway line towards Rohtak. Urban Extension Road -I is passing through this zone.

## **3.0 LOCATION, BOUNDARIES AND AREA:**

3.1 Mainly 'N' is situated in the North West Delhi. The area of the Zone is bounded by the following:

North East	:	Western Yamuna Canal/Narela Project
South	:	Rohtak Railway line/Zone 'L'
South East	:	Existing H.T Line/proposed 100 mt wide road boundary of Zone 'M'(Rohini Ph.IV,V)
West&North West	:	National capital of Delhi /Haryana State boundary

3.2	The total area of the Zonal Plan is	13975 hact.
	Existing Bawana Udyog Nagar	676 hact.
	Peripheral green belt	4305 hact

Net urbanisable area 8994 hact

#### 4.0 **POPULATION, EMPLOYMENT AND WORK FORCE:**

4.1 As per the MPD-2021, the Urbanisable areas are proposed to be planned with in overall gross density 250-300 persons per Hact.

4.2 The population of this zone as per the census 2001 is 3,50,000. The projected population of this zone by 2021 is about 24,17,500. As per MPD-2021, the anticipated workforce participation rate is about 39% by 2021 and thereby the workforce in this zone would be about 9,65,250.

#### 5.0 **EXISTING PROFILE:**

Break-up of major land uses as per MPD-2021 to be provided in Zonal Development Plan.

<b>Landuse</b>	<b>Percentage</b>
Residential	45-55
Commercial	4-5
Industrial	4-5
Recreational	15-20
Public and Semi Public	8-10
Circulation	10-12

#### 6.0 **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.

#### 7.0 **Existing Development:**

The significant existing developments in Zone-N are as under:

1. The abadies of 29 villages and the census town of Bawana falls within the zone area. The list of these villages which include 10 villages in peripheral green belt is given in Annexure-1.
2. An important feature of this zone is Bawana Industrial area(Udyog Vihar) which is the urban area approved as part of Narela sub-city zonal development plan.
3. Slum pocket with an area of 105 hact. exists at Saveda Ghevera.
4. Reserved forest of 72 hact of area also exist in this zone.

#### 8.0 **CONCEPT**

8.1 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.

8.2 Zone N is in continuation with the present zone –M(Ph.IV & V) where land is under acquisition. It is anticipated that this area will be developed by 2021.

8.3 Facility/Infrastructure corridor is mainly proposed along the major roads of 45 mtrs and above ROW with 2.5 times of proposed ROW.

The suggested facilities which can be provided at district and community level are as follows:

Use	Facilities	Agency involved
Utilities	Land reservation for utilities like water supply, sewage, storm water drainage.	DDA, DJB, MCD
	Electricity: 220 kv HT line grid connecting with the northern grid with 440 kv, 220 kv sub-station. 1000 MW power generation plant	Service providing agencies.
	Gas pipeline: IPG, CNG pipe lines by private and public sector.	GAIL, Inderprastha Gas Agency, Indian Oil, Reliance etc.
	Optical fibre network: For satellite transmission	MTNL, VSNL etc. Cellular service providers.
Facilities	District Centre/Community Centre service market, MRTS station	DDA DMRC
	Transportation terminals education and health facility	GNCTD Public & Private sector

## 9.0 Rural and Green Belt area:

The green belt has been identified along the NCT Delhi boundary. The criteria for delineation has been taken as boundaries of all the revenue villages abutting the NCTD boundary as shown in MPD-2021 landuse plan. The policy outline for this area is as follows:

- Low intensity development shall be permitted in this zone to stop unauthorized development of residential areas, such as farm houses.
- Govt. activities requiring large area like camping sites, firing range etc. could be located here.
- There are 10 revenue villages in the propose green belt, covering an area 4305 hact. (Annexure-I)

## **10.0 Linkages:**

### **10.1 Regional Linkage:**

- The existing MRTS Shahdara-Rithala route can be further extended through Zone-M(Rohini Project Ph.IV & V). In addition of this the proposed MRTS net work as part of 100 & 80 mt wide road will provide accessibility to other areas.

### **10.2 District Level Linkages:**

- The confluence point of the MRTS routes connecting central part of the proposed urban area to other part of zone has been proposed as the sub-city node.
- The influence area along the proposed MRTS Shahdra-Rithala route extension in the zone has been conceived as he sub-CBD of the proposed urbanisable area.

### **10.3 Community level Linkages**

The structure plan envisaged the proposed development at 4 levels. The development of major transportation routes of the zone comprises the first level. The development of the community centre at intersection point of major routes comprises the second level. The growth the commercial zones along the transportation route and the development of residential areas within the commercial zones comprise of the third and forth levels of development respectively.

## **11.0 PROPOSED LAND USE**

### **11.1 Residential**

The land use plan of urban area is based on the framework of MPD-2021together with its existing and proposed circulation system and the differential residential density pattern to be followed for the various residential pockets.

### **11.2 Existing Settlements:**

It is proposed to take-up redevelopment of existing settlements i.e. villages and regularized unauthorized colonies with provision of various community facilities and utility services such as green, villages facilities like old age home, school/college for women etc. will be governed as per Special Area Regulations alongwith permission for buildings on applicable development control norms/building bye laws.

### **11.3 Redevelopment Projects of existing village/settlement areas under clause 3.3.2(viii) of MPD-2021**

The redevelopment plan for the villages shall be prepared by the concerned local agency with the aim of provision of optimal facilities like community hall, schools, playground within the abadies in an integrated manner with the surrounding areas. Mixed land use shall also be permissible as per the mixed use regulations of MPD-2021 as given for existing village abadi and unauthorized regularized colonies.

### **11.3.1 Farm Houses:**

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

### **11.4 Commercial**

Linear Commercial development along the MRTS radial routes an integrated Freight complex is proposed near the proposed transport node. Community centre shall be developed at the intersection points of 45 & 60mt wide road. Wholesale market and warehousing/ IFC are proposal in the Zonal Plan.

### **11.5 Industrial:**

Area measuring about 989.90 Ha. Has been proposed for industry, Bawana Industrial area (Udyog Vihar) measuring about 606.90 ha. Has been developed by DSIDC. Another area measuring about 383 Ha. is proposed for allotment to DSIDC for industries.

### **11.6 Public & Semi Public Facilities:**

P.S.P. facility in this zone have been provided as facility corridors mostly along major roads as per norms. These facility corridors includes PSP areas/facilities, commercial and recreational as per norms.

#### **11.6.1 Facility Corridor**

In Master plan it is mentioned that for the zonal development plan in the urban extension the facility belt/ corridor shall be detailed out in the layout plan. The exact boundary of the facility belt/ corridor will thus be governed by the approved layout plan.

#### **11.6.2 Existing Institutional activities/PSP facilities.**

The following facilities are permissible under clause-8 (2) of MPD-2021 ( page 125, 126 of Gazette of India) as part of the approval of layout plan or as a case of special permission from the authority.

- i.) Hospital (upto 100 beds)
- ii.) Primary health centre/family welfare centre/maternity home/dispensary etc.
- iii.) Nursing home/polyclinic/Clinic/Clinical laboratory etc.
- iv.) Dispensary for pets & animals.
- v.) Primary school/middle school.
- vi.) School for mentally/physically challenged.
- vii.) Technical training centre (ITI/Polytechnic/vocational/ training institute/Management Institute/ Teacher Institute etc.
- viii.) Facilities- Bus terminal, taxi stand, milk/vegetable booth, religious premises, vending booth, petrol/CNG filling pumps, recreational club,

police post, police station, fire station, post office. telegraph office & telephone exchange.

**11.6.3 Regularization of existing Health care, Educational, Cultural and Religious (including Spiritual) Institutes existing prior to 01.01.2006 on self owned land not including Gram sabha or Ridge land.**

In the pursuance of the Public notice issued in this regards, the Authority resolved incorporation & regularization of the above uses/ activities in the 'Public & Semi public' land use category of the Masterplan. The applications of the existing Institutions as listed in the Annexure-V shall be examined as per the Authority resolution and as per the directions of Central government issued from time to time. However, the regularization of existing Institutions located in the immediate vicinity of the 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 & Educational institutions, the structure of such institutes as existed as on 1.1.2006, but not beyond prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions and viz-a-viz 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 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-V of this plan or those cases recommended by DDA to the Government on or before 8<sup>th</sup> March, 2010, & shall be undertaken only after ensuring that the change of land use u/s 11/A of DDA Act, 1957 is notified in conformity with the provision 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 existing/ proposed railway lines/ master plan roads, major trunk water supply and sewage lines, etc.
- (e) Or if it violates the provision of the Ancient Monuments and Archaeological Remains Act, 1958, amended from time to time.
- (f) 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 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.

### 11.7 **Circulation network**

The circulation system of the subcity is based on mainly surface transport/roads. However, it should be strengthened by MRTS as a major public transport to the urban area. The details of which are as under:

a) **Road network:** The major road network of 100mt , 80mt, 60mt and 45mt ROW. The proposed radial roads have been taken as the extension of the roads in Rohini Ph.IV & V in zone-M. 30M and 24M roads are also provided.

b) **Freight Terminal:** A freight terminal has been proposed adjacent to the proposed intra city node so that an integrated traffic circulation system is worked out considering requirement of the long distance/intercity freight movement bringing goods from outside the city and intercity movement of goods to the wholesale market and other part of the subcity.

(c) **Fuel Stations:** Petrol pumps and CNG stations shall be provided as per norms and to be indicated while preparing the re-development, local area and lay out plans. Approved motel and petrol pumps and CNG stations sites shall continue.

(d) **CNG stations:** CNG stations as per MPD-2021 are permitted in all use zones except in Regional Park/ Ridge/ Developed District Parks. Petrol pumps are permissible in all use zones except recreational use zones. At the time of preparation of layout plan of various use zones namely residential, commercial, Industrial, PSP facilities and other areas, fuel stations are to be enmarked as per norms given in the MPD-2021.

#### (e) **Multi Model Transport System**

- (i) Metro line/corridors would ensure high level of public transport linkages with the main city and other sub-cities. All the metro stations would have non-motorized/pedestrian linkages to make a favourable condition for the metro users.
- (ii) Public transport route would generally follow the major arterial/sub arterial roads, which have been carefully planned to make the public transport system assessable in 0.5-1km walking distance.
- (iii) All the road owing agencies shall get road development plan prepared for 30 mtr. & above R/W roads shown in MPD-2021 along with inter-change details of junctions/intersection falling in the alignment showing location of bus stop, metro station and pedestrian linkage for smooth change over from one mode to another.

### 11.8 **Recreational**

In the Zonal plan, 18% of the urbanisable area of the zone has been kept under the green/recreational activities. This will include the city park/distt. Park and community park. The other level of the park i.e. neighborhood, housing area shall be provided in the residential area. Beside these open spaces in the green area for multipurpose ground at city level, distt. Level & community level shall also be provided, out of the green earmarked in the zone. Since people are coming more conscious about the recreational activities. Sports activities, amusement park, theme park and other open spaces shall be suitably located in the zone.

**Multipurpose Grounds:** A network of the multipurpose grounds, a special category for holding marriages and other special functions has been proposed. These multipurpose ground at the community level shall be upto 2 hect. at the distt. Level of 4 hect. and the city (Zone) level shall be upto 8 hect. Already approved parks and farm houses on 60 mtr. roads approved by the local body/MCD for holding marriages are designated as multipurpose ground. The area requirement for 24 lac population proposed in this zone have been given in the Annexure-III.

**11.8.1 Multipurpose Grounds:** A network of the multipurpose grounds, a special category for holding marriages and other special functions has been proposed. These multipurpose grounds at the community level shall be upto 2 ha. at the distt. Level, of 4 ha. and the city (Zone) level shall be upto 8 ha. Already approved parks and farm houses on 60m roads approved by the local body/ MCD for holding marriages are designated as multipurpose ground. The area requirements for 24 lac population proposed in this zone have been given in the Annexure-III.

### 11.9. Water Bodies

Existing water bodies are proposed to be conserved within green area around.

### 11.10 Urban Design

Along the important main movement corridor i.e. MRTS corridor, major roads i.e 80 mtr. & 60 mtr. wide road, Urban design aspect shall be considered at appropriate places. Corridor of heritage buildings and the urban form exercise shall be taken up while preparing detailed plans for the following:

- i) Green corridors along existing drains.
- ii) Specialized institutes and commercial centres.
- iii) City park complex.
- iv) Facility corridor.
- v) Super tall building with Heliport/Helipad facility:  
This zone is suitable for such development being far away from air funnel. Three such complexes are proposed to be developed as a land mark points: One for PSP use zone, one for commercial use zone and one for residential use zone. Apart from main land use 25% of FAR shall be allowed for other uses. The FAR shall be determined while working out the detailed schemes.

These complexes of super tall building can effectively tackle transportation and vehicular pollution in addition to releasing land for green spaces in abundance. This will not only change the sky line of Delhi but also and facilitate international investors to develop state of the arts urban design projects. These complexes shall also have Helipad/Heliport facilities, which will provide direct accessibility to various cities in North India.

### 11.11 Utilities /Physical Infrastructure

The main source of water supply is the Western Yamuna Canal which is in the north eastern side of Zone-N. The area adjoining the canal of north of the Bawana town has been ear marked for utility. Water treatment plan has also been proposed. A power generation plant of 1000 MW is also proposed in this zone. Two STP sites are also proposed one on North side and another on the Southern side. Sanitary landfill sites will be as identified as per MPD-2021.

### 12.0 Redevelopment of villages:

As per census of 2001, there are 19 villages in the list(Annexure-II) coming under urbanisable area and 10 villages in(Annexure-I) peripheral green belt.

It is proposed to redevelop these villages by providing required facilities around the village with proper access from the major road to satisfy the need of village population in one hand and to also provide a buffer of facility between the existing village and the proposed development to control unauthorized construction of village extension areas.

### 13.0 LANDUSE BREAK-UP:

Total area of zone N	13975 hact.
Peripheral Green	4305 hact
Urbanized area	9670 hact
(a) Already built up	676 hact.
(b) Remaining area	8994 hact.

#### **Break-up of urbanized (9670 hact) area**

Land use	Area in hact	Percentage
Residential	4719	48.8
Commercial	386.8	4.00
Industrial	1059.0	10.95
Recreational	1740.6	18.00
PSP	797.7	8.25
Transportation	967	10.0
<b>Total</b>	<b>9670.0 ha.</b>	<b>100%</b>

### 14.0 Unauthorized Colonies:

The process of regularization of unauthorized colonies is being coordinated by the 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 the Zone has been annexed at Annexure-IV in the Zonal Plan. As in the case of village Abadis, the 'Land use' of the finally approved unauthorized colonies located in any use Zone, at any point of time, within the boundaries specified by the Competent Authority, would be 'residential'.

## ANNEXURE-I

### VILLAGES FALLING IN PERIPHERAL GREEN BELT

<b>S.No.</b>	<b>Name of Village</b>	<b>Population</b>
1.	AUCHANDI	3975
2.	MUNGESHPUR	3193
3.	QUTABGARH	6304
4.	KHOR PUNJAB	2308
5.	CHATESAR	1965
6.	JAUNTI	4560
7.	GARHI RINDHALA	1202
8.	NIZAMPUR-RASHIDPUR	3649
9.	TIKRIKALAN(part)*	-----
10.	HAREOLI	2474

\*Only part of revenue are falls in this Zone. Whereas village Abadi with remaining are is in Zone-L.

**Source:** Census of Delhi-2001

## ANNEXURE-II

## VILLAGES OTHER THAN PERIPHERAL GREEN BELT

S.No.	Name of village	Population
1.	BAZID PUR THAKRON	3851
2.	NANGAL THAKRON	5114**
3.	BAWANA (Part)*	27739**
4.	PUTH-KHURD (Part)*	9537**
5.	SULTANPUR DABAS	3875
6.	SALAHPUR MAJRA	1920
7.	KATEORA	2896
8.	KHORJAT	1955
9.	CHANDPUR KALAN	1552
10.	LADPUR	4601
11.	KANJHAWALA	8906**
12.	KARALA (Part)*	19100
13.	MOHAMMADPUR MAJRI (Part)*	-----
14.	MADANPUR DABAS (Part)*	2135
15.	RANI KHERA (Part)*	4059
16.	RASULPUR	1217
17.	GHEORA (Part)*	7129**
18.	SAUDA	944
19.	DARYAPUR KALAN (Part)*	5057

Note: i) (Part)\* Indicates that part area of Village revenue boundary is in this Zone and the remaining is in adjoining Zones.

ii) \*\* Population estimated for 2001 based on Census of Delhi-1991 as not reflected in Census of Delhi-2001

iii) **Source:** Census of Delhi-2001

## ANNEXURE-III

**LIST OF COMMERCIAL/PUBLIC/SEMI PUBLIC FACILITIES AND UTILITIES PROPOSED IN ZONAL PLAN OF ZONE-N**

<b>Facilities</b>	<b>Nos.</b>	<b>Area(in Ha.)</b>
<b>(A) COMMERCIAL</b>		
1. District Centre	4	160.0
2. Community Centre	24	96.0
3. Informal Bazar	24	2.4
4. Service Market	5	30.0
5. Sub-city wholesale market	2	30.0
<b>(B) UTILITY</b>		
1. ESS(220 kv)	5	14.8
2. ESS(66 kv)	48	41.04
3. Swerage Treatment Plant	2	4.68
4. Sewage Pumping Station	24	4.8
5. Sewage Pumping Station	2	0.2
6. Waste Water Treatment Facility	As per requirement	
7. MCD Office	2	0.2
<b>(C) PUBLIC, SEMI PUBLIC</b>		
1. Hospital(A)	5	22.5
2. Hospital(B)	9	22.5
3. Hospital(C)	24	24.0
4. Hospital(D)	24	12.0
5. Maternity Home	48	9.6
6. Nursing Home/Polyclinic	48	9.6
7. Vaternity Hospital	5	1.0
8. Multi purpose Community Hall	24	4.8
9. Vocational Training Centre	5	2.0
10. School for mentally challenged	8	1.6
11. School for physically challenged	8	1.6
12. Professional College(Engg.)	5	As per AICTE Norms
13. Police Station	9	9.0
14. Fire Station	14	14.0
15. Care Centre for physically/	5	0.5

	Mentally challenged.		
16.	Working women hostel/Men Hostel	5	0.5
17.	Orphanage/ children centre (one each)	9	0.9
18.	Cremation ground	5	2.0
19.	Burial ground/cemetery	2	2.0
20.	Medical College	2	As per Medical council of India / Regulatory body
21.	Telephone Exchange	2	0.5
22.	Head Post Office	2	0.5
23.	Old age home	5	0.5
24.	Religious Centre	2	8.0
25.	Science Centre		as per requirement
26.	District Office & Battalian	1	1.0
27.	Exhibition cum Fare Ground	1	upto 40.0
28.	District Sport Centre	5	3 to 10 Ha. each
29.	Divisional Sports Centre	2	10 to 30 Ha. each
30.	Recreational Club	5	2.5

**(D) RECREATIONAL**

1.	Community Park	4	20.0
2.	City Park	2	200.0
3.	District Park	5	125.0
4.	Multi purpose park/ground	24	48.0
5.	Multi purpose ground	5	20.0
6.	Multi purpose ground	2	16.0
7.	Amusement Park	1	10.0

**(E) TRANSPORTATION**

1.	Bus Terminal	24	2.4
2.	Bus Terminal	5	1.0
3.	Bus Depot parking space	5	2.0
4.	Parking sites	48	14.4