

# **DRAFT ZONAL DEVELOPMENT PLAN K – II (Dwarka)**

**Draft ZDP approved by Authority  
vide item no. 78/2007 dated 30-10-07**

**Delhi Development Authority  
Dwarka Planning Office**

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## **Draft Zonal Development plan of Zone K-II**

### **Preamble**

In accordance with Authority's Resolution in its meeting held on 6-9-2007, 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-à-vis their current Landuses in the respective Zonal Plans keeping in view 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.

### **1.0 Introduction:**

As per Master Plan for Delhi 2021, notified on 7.2.2007 under the Delhi Development Act-1957, National Capital Territory of Delhi is divided in to 15 zones out of which 8 zones (A to H) are falling within urban area and the rest of the 6 zones (zone J to P except Zone I) are in the urbanisable area of MPD 2021.

### **1.1 Background, Location, Boundaries and Areas :**

The planning zone K-II with an area of 5924 Ha. includes the Dwarka Sub-city and the area in between Bijwasan road and the National Capital Territory of Delhi boundary and is bounded in East by Delhi Rewari Railway Line, on the South by National Capital Territory of Delhi boundary in the West by Najafgarh Drain and in the North by Najafgarh road and Pankha Road.

### **1.2 Statutory provisions and objectives :**

As per the MPD-2001, the National Capital Territory of Delhi was divided in to 15 zones from A to H and Zone J to P(except-Zone I), of which 8 zones are in the urban area, one is falling in riverbed and remaining 6 in the rural area. Now the rural area has been earmarked for Urbanization in MPD 2021.

Section-8 of Delhi Development Act provides for preparation of zonal Development Plan simultaneously with the preparation of Master Plan or as

soon may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi public buildings / work centres / utilities, roads, housing, recreation, industries, business markets, school, hospitals, open spaces etc.

Section 10 of the Delhi Development Act provides procedure to be followed for the preparation and approval of the Zonal Development Plan.

### **1.3 Earlier approved Zonal Development Plan :**

Zonal Development Plan of zone K-II (Dwarka) was prepared under the provisions of MPD-2001, had been notified with the approval of the Government of India vide notification no. K13011/7/2006 – DDIB dated 7-8-2006.

#### **1.3.1 Framework for the preparation of Zonal Development Plan**

The DDA formulated a Structure Plan for Dwarka which was approved by DDA on 7.7.92 vide item No.81/92. The structure plan provides 29 sectors. Subsequently work of preparation of sector plans was taken up and layout plans of 1 to 26 sectors already stand approved. The preparation of the Zonal Development plan as required under DD Act-1957 and MPD-2021 takes into consideration proposals of the approved structure plan and sector plans.

#### **1.3.2 LAND USE PLAN (2001)**

Earlier the Zonal Development plan of Zone K(Part)Dwarka sub-city was worked out within the framework of MPD-2001, taking the cognizance of the structure plan approved by the Authority vide its item No.81/92 dated 7.7.92, the notification of MOUD Dt.6.11.93 and Corrigendum dt. 30.8.94 regarding change of land use in respect of Phase –I and proposed modification of land use approved by the Authority vide item No.86/96 Dated 27.8.96 in respect of Phase-II. The land use break up for Zone K (Pt.), Dwk. Phase I and Phase II is as under:

### Landuse break-up as per MPD 2001.

Sl.No.	LANDUSE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2912.3	
	a) Built-up	1688 (29.89%)#	51.56
	b) Planned area of Dwarka Sectors	1224.3 (21.67%)	
2.	Commercial	352.13	
	a) Commercial	239.13	6.24
	b) Service Center	113.00	
3.	Govt. Use	91.36	1.62
4.	Public & Semi Public	369.94	6.55
5.	Utility	138.76	2.46
6.	Recreational	1006.18	17.81
7.	Transportation	777.33	13.76
	<b>Total</b>	<b>5648.00</b>	<b>100.00</b>

## 2 Zonal Development Plan Proposals :

### 2.1 Population and Employment :

As per MPD-2021, the holding capacity of Zone K-II, has been proposed for a population of 13 lakh. There is an increase in area of this zone from 5648 ha to 5924 ha by adding the land in between Bijwasan road and the NCTD boundary. This increase in population from 11 lakh to 13 lakh by the year 2021 shall be accommodated in the built up area of Zone K-II.

The envisaged population as per MPD 2001 for Dwarka Sub city (Zone K (part)) was 11 lakh proposed to be accommodated. The Dwarka Sub city has an area of 5648 ha. Out of this, 1688 ha is designated as built-up and the balance 3960 ha is under planned/regulated development comprising sector 1 to 29. The estimated population for the planned sectors of Dwarka i.e. sector 1 to 23 is 7 lakh. In the remaining residential area sector 19 Pt, 23, 24 & 26 about 90 ha, only 50000 population can be accommodated. Sector 27, 28 & 29 are to be planned for low intensity development. Hence, the additional population as projected by MPD 2021 shall be accommodated in the existing built-up area under various re-development schemes. The population to be accommodated

in the built up area shall be about 6.5 lakh. As per the estimated population the existing population in the year 2001 in built-up area is 3.3 lakh. Keeping in view of enhanced density & FAR norms for plots, the balance 3.2 lakh population are to be accommodated within this built up area.

## **2.2 Residential Development**

- **New Housing areas including facility-corridor in urban extensions:**

In Dwarka the new housing area units are proposed in part of sector 19, 23, 24 & 26. These sectors are to be developed on low density.

- **Restructuring and upgrading/redevelopment of existing built up areas:**

The entire built up area of 1688 ha. is proposed for Redevelopment area, for which redevelopment schemes shall be taken up. In this area mixed use and commercial streets/roads shall be as per notification issued time to time by Local Body/Government.

- **Unplanned areas :** villages and unauthorized colonies, regularized unauthorized colonies:

- **Villages:**

There are Eleven village abadi existing within K-II Zone. Seven villages are surrounded by planned development of Dwarka and Four villages falling within built-up area. Following village abadi area falls within K-II:

1. Palam
2. Bagdola
3. Nasirpur
4. Dabri
5. Bindapur
6. Amber Hai
7. Kakrola
8. Pochanpur
9. Bharthal
10. Dulsiras
11. Bamnoli

Village development plans are to be prepared for these villages. Some of the facilities provided in adjoining sectors and Dwarka shall meet out deficiency of village facilities. The Gaon Sabha land of these villages is to be planned and utilized mainly for community facilities and recreational use. The extent of mixed land use shall be as per the requirement of

the village and its surrounding area. The activities which generates pollution and hazardous in nature shall be excluded from mixed use. Each village needs to have proper emergency approach for fire tenders, medical emergency and at the time of any natural calamity, access of fire tender within the village shall be provided upto such distance wherever it is possible.

Villages are characterized by a mix of different land uses and similarity in compact building form, norms circulation space a low rise high dimension development. These mainly accommodate residential, commercial and industrial use and function as a mix. Comprehensive scheme for the village redevelopment area villages is to be prepared by the concerned local bodies with aim of provision of optimal facilities and services within the abadi area and its integration to the surrounding areas. The development along the peri-pheries of the villages is to be carefully planned.

Social and Educational facilities on reduced space standards shall be provided. The facilities like community hall, dispensary, etc. may be grouped together depending upon the availability of the land. Small shops as per policy shall be permissible in residential plots on ground floor as per the provisions of mixed land use regulations in villages.

- **Unauthorized Colonies:**

There are large number of unauthorized colonies within the existing built up area of Zone K-II and also around the Kakrola Village which are falling within sector 14 & 15, 16 A & B of Dwarka. Re-development of these unauthorized colonies shall be as per the structure plan of Dwarka, as these sectors have already designed and approved under the provisions of Delhi Development Act.

- **Regularized unauthorized colonies:**

There are number of regularized unauthorized colonies within the built up area of Zone K-II. Redevelopment scheme shall prepared for these colonies as per Master Plan policy.

In all unauthorized colonies (except those falling in sector-14,15,16 & 18) whether on private or public land, regularization shall be done as per the government orders issued from time to time. It must be ensured that for improvement of physical and social infrastructure, the minimum necessary/feasible level of services and community facilities are provided.

- i) **Physical:** Plans for provision of services shall be prepared by the concerned local bodies.
- ii) **Social:** For provision of social facilities, reduced space standards shall be adopted. Depending upon the availability of land, facilities like community hall, dispensary etc. can be grouped together.

- a) Primary School                      800 sq.m. per 5000 population
- b) Sr. Secondary School              2000 sq.m. per 10000 population

These norms can be further relaxed for existing recognized schools on the basis of minimum norms prescribed by the Education Department, GNCTD/central Board of Secondary Education.

- c) The following facilities can be clubbed in a composite facility center (500-1000 sq.m.)
  - i) Multi-purpose community hall – 100 sq.m.
  - ii) Basti Vikas Kendra – 100sq.m.
  - iii) Religious site – 100 sq.m.
  - iv) Police Post – 100 sqm.
  - v) Health Center – 100 sqm.
  - vi) Park/Shishu Vatika – 200 sqm.
  - vii) Area for essential retail outlets e.g. Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
  - viii) Provisions for informal trade units and weekly market to be made, wherever necessary.

▪ **Mixed use:**

In zone K-II area mixed land use have been permitted in a planned manner in the major road crossings. Further mixed use may be restrained mainly in built up areas (unauthorized colonies), villages, as per the provision of MPD 2021, where the local body has already notified



such streets or further may be notified in time to come based on the needs of the area.

- **Housing for urban poor:**

Land for EWS housing, built up units for service personnel in the form of group housing schemes to be encouraged in built up area. Pockets/areas for these to be identified at the time of detailed urban redevelopment plan.

- **High intensity development along MRTS corridors:**

In K-II zone (Dwarka ) the metro corridor (30m. wide) is passing through the linear District Centre conceived, planned and implemented, in sectors 21, 9, 10, 11,12,13, 14 & 15. this is pre-planned Metro corridor, hence these no proposal to enhance the intensity along the metro corridor.

## **2.3 Work Centres**

- **Industry**

In the K-II zone comprising of Dwarka Sub city, no industrial area has been proposed in view of the proximity to the Airport. As such, Service Center sites have already been kept in Sector 29 & sector 20 & Sector 25 of Dwarka.

- **Trade and Commerce, wholesale markets**

In the planned sector of Dwarka Sub city the hierarchy of Commercial Centers are, Linear District Centre along the Dwarka Metro Corridor, Community Centres in each sector followed by Local Shopping Centre and Convenience Shopping Centre. Beside this, Mixed Land Use plots have been proposed at the major transport crossing in Sector 6, 10 & 11.

An Integrated Freight Complex with an area of 143 ha in sector 25 & 26 have been proposed. This will cater mainly to the Air Cargo based trading, being near to the International Airport and other limited commodities as part of wholesale trade.

▪ **Informal trade and commerce :**

In the new sectors, informal trade service markets were being proposed. In the built-up area wherever land availability is found such informal trade market may be proposed as part of redevelopment plan.

▪ **Govt. Offices :**

In the K-II zone (Dwarka) 1.68% of land has been proposed under govt. use.

## 2.4 Social Infrastructure

In the Zonal Plan of Zone K-II, Social Infrastructure has been provided as per the MPD-2001 norms. For the additional population which is proposed to be accommodated as per MPD-2021 in the built-up area, the facilities of social infrastructure are to be provided based on reduced area norms. The details of the social infrastructure for health, education, sports facilities, communications, security & safety & other facilities are as follows :

### SOCIAL INFRASTRUCTURE

S.No	Social Infrastructure	Proposed in K-II Zone as per MPD-2021*
		Sector 1 to 29
1.	Health: ▪ General Hospital ▪ Inter-mediate. Hospital 'A&'B' ▪ Polyclinic ▪ Nursing Home ▪ Maternity Home	3 13 2 8 5
2.	Education: ▪ University ▪ College ▪ Higher Education Inst.	1 3 7
3.	Sports Facilities: ▪ Sports Complex ▪ Recreational Club	8 1
4.	Communication: ▪ RLU/Telephone Exchange ▪ Post Office	6 2
5.	Security & Safety: ▪ Police Station	4

	▪ Fire station	5
6.	Others: ▪ E.S.S. 220/66 KV ▪ Bus Terminal/Bus Depot ▪ District/Comm. Park ▪ Community Center ▪ Waste Water Treatment facility ▪ Sewerage Pumping Station	3/11 5 3 10 1 4
7.	▪ Cremation ground ▪ Burial ground ▪ Gas Crematorium ▪ Cemetery	One each in Sec-24 & Sec 29

\* These numbers are indicative. More facilities are to be added in built up area at the time preparation of redevelopment plan and in the sectors yet to be planned and approved.

In the built up area the existing and the proposed facilities shall be worked out while preparing the redevelopment plans and identification of availability of land. The existing facilities shall be considered for regularization provided they do not affect the Master plan roads, infrastructure corridors/services, utilities up an extent of MPD 2021 norms, subject to payment of all lavies and charges such as conversion charges, betterment charges, additional FAR charges etc. and on regularization of Layout plan and Building plan.

## 2.5 Transportation Network

### Road, Rail, Air:

Dwarka sub-city requires a highly efficient mass transportation system for enhancement of intercity and intercity movement. Therefore, a multi mode transport system has been envisaged which consists of a hierarchy of road network supported with railway corridor.

The hierarchy of road system adopted in Dwarka sub-city are as under:

- (i) Primary Arterial Roads -100 m ROW. & 80 m ROW
- (ii) Other Primary Arterial Roads – 60 m ROW & 45 m ROW
- (iii) Primary Sub-Arterial (Collector) – 30 mts
- (iv) Secondary Sub-Arterial (Collector) - 18 mts.

- **MRTS corridor:**

- The K-II zone up to Sector 21 is connected by the MRTS corridor of ITO Barakhamba road- Najafgarh line.
- A new corridor shall be developed starting from Sector 21, along the 100m. road in South-west, West & North connecting Rohini & Narela Projects.
- It is also proposed to connect Sector 21 Dwarka with I.G.I Airport and City Centre (Rajiv Chowk).

- **Integrated Metropolitan Passenger Terminal :**

An Integrated Metropolitan Passenger Terminal has been proposed in sector 21 with an area of about 140 ha. to be utilized by Northern Railway and DMRC as a Passenger Interchange Point.

▪ **I.S.B.T. :**

An ISBT with an area of about 10 ha in sector 22 has been proposed which is on the 100 m road connecting Dwarka with NH-8 and NH- 10.

▪ **Airport :**

The K-II zone is connected to the International Airport by the 100 m link road connecting Dwarka with NH-8.

▪ **Parking:**

In order to meet parking requirement as per MPD-2021 norms exclusive multi-level parking are also proposed in sub-city center, community center, terminals, isolated pockets and redevelopment area, etc. 4 locations are indicated on plan, Exact locations and area are to be finalized in consultation with Traffic Department.

## **2.6 Environment / Areas of significance**

▪ **System of open spaces :**

The recreational area constitutes about 17% of the total sub-city area. The recreational area is provided in the form of district park (along with banks of the drain and adjacent to low lying area) and sports complex.

▪ **Water Bodies :**

All water bodies more than 1 ha as identified are proposed to be preserved and maintained. As per the Hon'ble High Court the water body as per revenue record in village Palam, Bagdola, Amber Hai, Pochanpur have been planned for development and protection as water body.

- **Green Belt:**

As per provision of Master Plan about 276 ha. of land south of Bijwasan road have been added as green belt.

## **2.7 Areas for urban design :**

The urban design of the linear District Centre specifically around the metro stations in sectors 14, 13, 12, 11, 10 has been prepared and stands approved by the Delhi Urban Art Commission.

## **2.8 Conservation of built heritage :**

The significant built heritage in K-II zone are confined to the villages within the K-II zone for which the village development plan are to be taken-up by the local agency for development of these villages.

ASI has identified only one Mosque built during the Reign of the 1<sup>st</sup> Mughal Emperor, Babar dated A.D. 1528 (South-West from the main chowk of the Palam village) as protected monument.

## **2.9 Physical Infrastructure**

- **Water supply :**

Based on the projected population, water supply demand for Zone K-II is estimated to be 60 MGD. Which would be supplied by the proposed Water Treatment Plant at Masoodabad village adjacent to Zone K-II. The water supply system will consist of underground reservoirs/command tanks (one command tank to serve 1.5 lakhs to 2.0 population) is inter-connected, each command tank has its own command area.

- **Sewerage :**

Based on the projected population Zone K-II will generate about 48 MGD and sewerage discharge. A Sewage Treatment Plant, has been planned in Dwarka. The location of Sewage Treatment Plant is guided by gradient and site conditions. The sewerage system consists of gravity main, sewage pumping station (SPS) and rising . The STP is located adjoining Najafgarh drain which will carry treated discharge for disposal and some of treated sewage shall be used for maintaining proposed green areas.

- **Drainage :**

The drainage system has been designed for a total catchments area of entire Dwarka Project on the basis of storm intensities and 70% average run off. The existing natural gradient towards Najafgarh drain side makes it vastly economical and eminently sensible to use the natural slope to its advantage for working out a proper drainage system. It is proposed to construct six major out fall drains which shall carry the discharge of Zone K-II. These drains will pass through the connected green areas so as to merge with the landscaping of adjoining green. Few retention ponds have been proposed along-with the Najafgarh drain which should receive the discharge from the outfall drain. These should also help to raise the water-table of the surrounding area and could be used for water sports etc. Specific plan for Najafgarh drain is required to be prepared and implemented.

- **Solid waste Disposal :**

Considering the resident and floating population of Dwarka sub city, the daily waste works out to be about 800 MT. Zone K-II, being adjacent to the international airport and its flight path requires a modern and sophisticated technology to handle the huge quantity of waste disposal. Identification of suitable and in and around Dwarka for treatment of solid waste into Bio-degradable and non-bio-degradable requires due consideration.

- **Electricity**

The total power requirement for Dwarka Sub-city has been envisaged 500 Mega Watt. A grid station has been set up which will receive 400 KV power supply from overhead feeder and transforming to three 220 kv grid stations. These will be further transform to eleven 66 KV grid station and finally to 11 KV grid station. It is proposed to lay under ground cables for 66 KV, 220 KV line in entire Dwarka area. A new site has been identified for 750 KV Gas based Power Station in Sector 29.

## 2.10 Green Belt

MPD-2021 recommends one village depth as green belt where ever available. In the K-II zone the land between Bijwasan-Najafgarh road and the NCTD boundary within area of 276 Ha. has been proposed for green belt. The use permissibility in these green belt as per MPD-2021 norms.

## 2.11 Recreation Use

In the K-II zone 16.98% of land has been proposed for recreational use. The large size city level recreational uses has been proposed in sector-5,16,19, 20 23, 24,25 &29.

## 2.12 Proposed Land use

The proposed land use of K-II comprises the built up area, proposed for redevelopment and Sector 1 to Sector 29 of Dwarka and the green belt on south of Bijwasan Road. Already notified Landuse plan of Zone K (Part) Dwarka (on 7-8-2006) has been further modified as per the following ground realities.

Sl. No	Location	Area (In Ha)	Modification		Remarks
			From	To	
1.	Sector-14	15.26 0.45 6.98 5.09	Residential Commercial Recreational Transportation	Gross-residential (Built up)	Due to built-up based on ground reality.
2.	Sector 25	5.95	Commercial (Service Center)	Gross residential (built-up)	--do--
3.	Sector-23 Ph.II	19.02 0.08 1.96 4.65	Residential Residential Recreational Transportation	Gross residential (built-up)	--do--
4.	Sector-16 (b)	9.68 3.20 2.01	Residential Recreational Transportation	Gross residential (built-up)	--do--
5.	Sector-19 Ph.-II	1.58 0.02 0.54	Residential Recreational Transportation	Gross residential (built-up)	--do--
6.	Sector-27	8.40 0.17 0.72	Residential Recreational Transportation	Gross residential (built-up)	--do--

7.	Sector-28	13.13 2.10 1.84 0.40	Residential Commercial Transportation Recreational	Gross residential (built-up)	--do--
8.	Sector-29	22.05 0.35 1.82	Residential Residential Transportation	Gross residential (built-up)	--do--
9.	Sector-26	0.88 0.16	Residential Transportation	Gross	--do--
10.	Sector-23 Ph.-I	2.97	Recreational	Gross residential (built-up)	--do--
11.	Sector-21	9.88	Transportation	Gross residential (built-up)	--do--
12.	Sector 15	96.24 7.20 1.10	Residential PSP Utility	Gross residential (built-up)	--do--

Based on the above ground realities following is the Proposed Landuse for zone K-II (2021)

#### PROPOSED LAND USE – K-II -2021

Sl.No.	LANDUSE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2956.65	
	a) Built-up (Redevelopment)	1933.33 (32.64%) #	49.91
	b) Planned areas	1023.32 (17.27 %)	
2.	Commercial	342.82	
	a) Commercial (including IFC)	299.77	5.78
	b) Service Center	43.05	
3.	Govt. Use	99.97	1.69
4.	Public & Semi Public Use	363.00	6.13
5.	Utilities	154.66	2.61
6.	Recreational	979.30	16.53
7.	Transportation	763.60	12.89
8.	<b>Green Belt</b>	<b>264.00</b>	<b>4.46</b>
<b>Zone K-II</b>	<b>Total</b>	<b>5924.00</b>	<b>100.00</b>

# The land use of built up area is only indicative which is to be redeveloped as per policy.



## **2.13 Phasing and Implementation**

### **2.13.1: Development by DDA:**

The development of K-II will be done in two phases i.e. implementation and development of DDA land and redevelopment schemes for the built up area and villages. The development of the villages shall be done by the local agency as per the village development plan to be prepared for each village.

### **2.13.2: Redevelopment Schemes:**

The proposed redevelopment scheme shall be along the major proposed roads within the built-up area, to be initiated by the local agencies. Mixed land use concept may be implemented while preparing the redevelopment scheme. The villages may be treated as special area and implement able plans for the villages have to be prepared.

## **2.14 Plan Review and Monitoring**

Zonal Plan Monitoring is essential to evaluate the changes required to improve the quality of life in the city. Properly phased monitoring makes the plan responsive to the merging social-economic forces. Implementation of the plan can be effective only when monitored and reviewed at appropriate periods.

No long-range plan can be implemented as it is. The process of implementation has to be divided into various time frames depending on the projects & schemes. To study the effect of implementation of these projects, monitoring is required from time to time for each of the various aspects of the master plan. A scientific monitoring framework is essential for:

- 1) Effective implementation of plan within the plan period, thereby achieving the intended targets.
- 2) Respond to the changing socio-economic needs of the people of the city.
- 3) To check unintended growth within the city.

- 4) Time lags between various implementation schemes and emerging needs of the people.
- 5) Review the appropriateness of the plan policies.

Monitoring framework for targets of the master plan helps in judging the performance of various sectors, which need priority. Critical aspects and their targets need shorter monitoring period so that they can be constantly reviewed from time to time.

**Variation in the Zonal Plans prepared under MPD- 2001 & MPD -2021**

Sl. No.	Description	MPD 2001	MPD 2021	Remarks
1	Name of the zone	Zone K (Part) Dwarka Sub-city	Zone K – II	
2	Area	5648 Ha.	5924 Ha	Area between the Najafgarh –Bijwasn road and NCTD boundary is added in MPD 2021.
3	Proposed Population	11 Lakh	13 Lakh	
3	Green belt	-	264 Ha	Earlier area between the Najafgarh –Bijwasn road and NCTD boundary was rural use zone, now it is notified as Green belt as per MPD 2021 landuse plan.
4	Unauthorized Colonies	Approximately 30 % of the zone area is under built-up area.	In addition to the earlier one, unauthorized colonies in sector 14,15,16 & 23 is shown in the Zonal plan as built-up area.	The entire built-up area is proposed as “Redevelopment Area” and its re-development shall take place as per the policy on the subject.

**Landuse:**

Sl. No.	Landuse	Area (in Ha) 2001	%	Area (in Ha.) 2021	%
1.	Residential	2912.3	51.56	2956.65	49.91
2.	Commercial	352.13	6.24	342.82	5.78
3.	Govt. Use	91.36	1.62	99.97	1.69
4.	Public & Semi Public	369.94	6.55	363.00	6.13
5.	Utilities	138.76	2.46	154.66	2.61
6.	Recreational	1006.18	17.81	979.30	16.53
7.	Transportation	777.33	13.76	763.60	12.89
8.	Green belt	--		264.00	4.46
	TOTAL	5648.00	100	5924.00	100

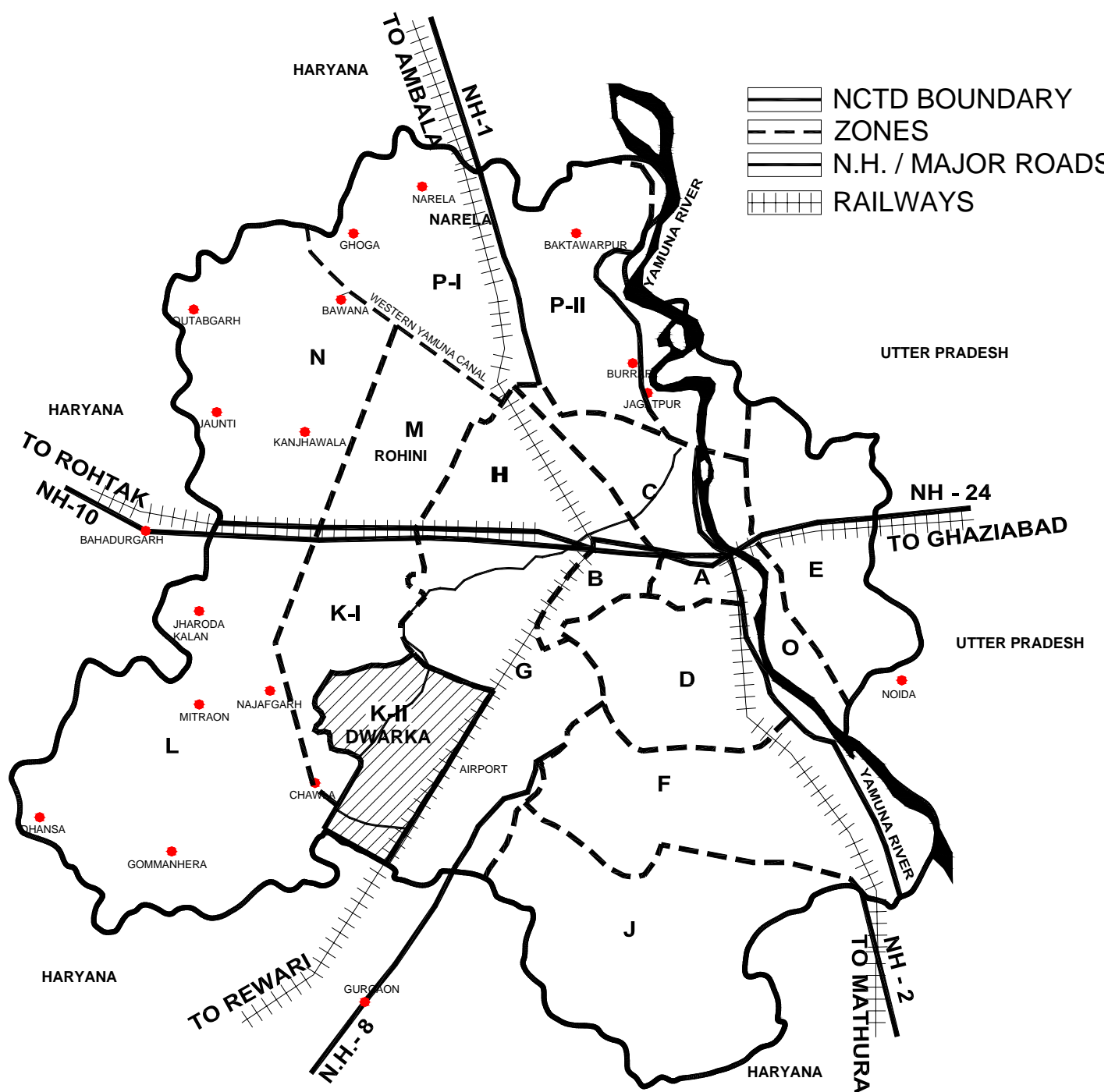
**Modifications incorporated in Zonal Plan** (as per Technical Committee meeting held on 3-9-07)

**Modifications incorporated in Zonal plan in Zone K-II (Dwarka)**

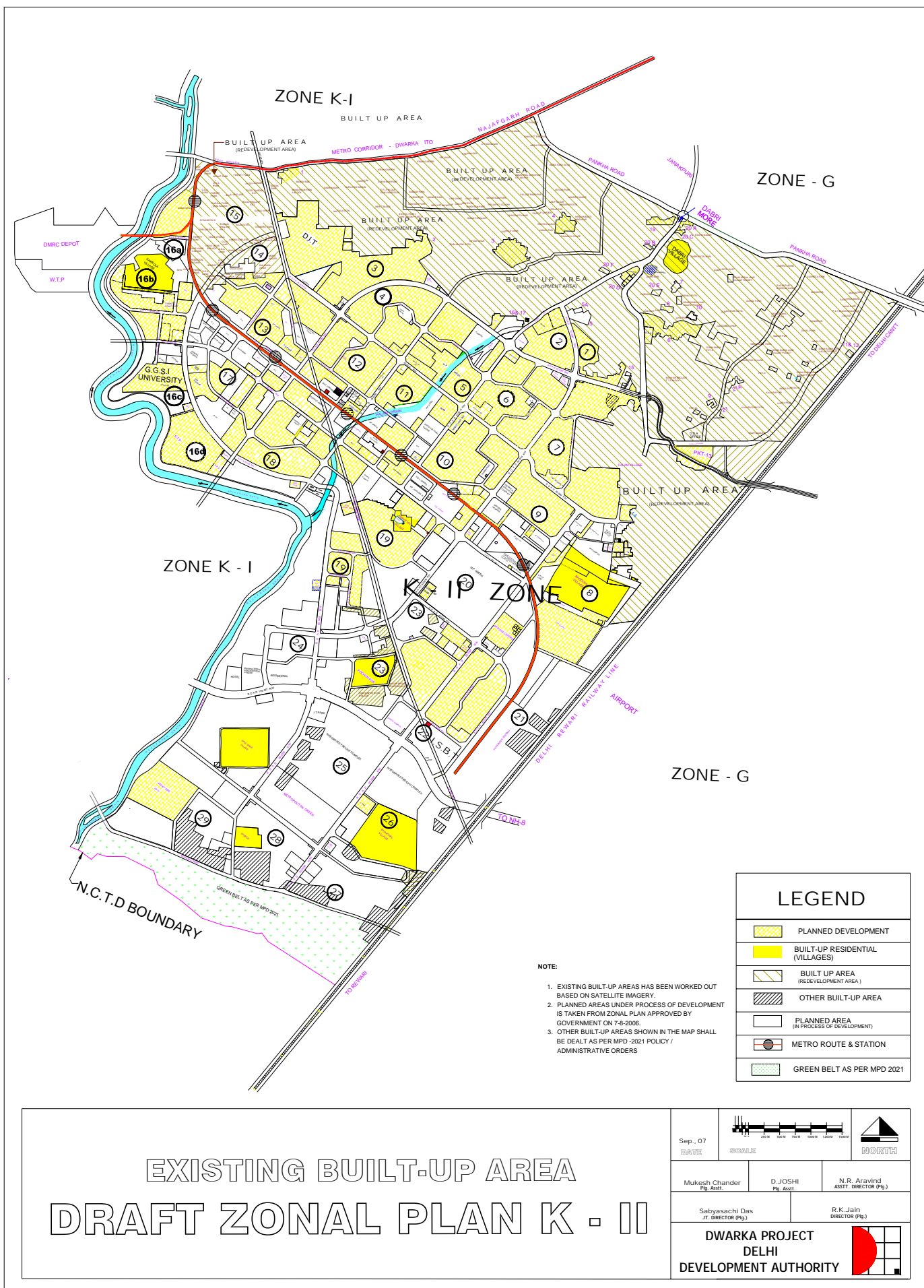
Sl. No	Location	Area (In Ha)	Modification		Remarks
			From	To	
1	Sector 29	17.0	4 Ha from PSP use 13 Ha from Residential	Utility (power plant)	Approved by T.C vide item no 46/07 dated 12-4-2007 for the proposed gas based power plant.
2	Sector 29	3.5	Recreational use	PSP facilities (Cremation Ground, Burial Ground, CNG Crematorium & Cemetery)	Proposed in Zonal Plan near proposed 30 m road and adjacent to Najafgarh drain.
3	Sector 10	0.61	Residential	Government Use (District Court)	Approved by TC, vide Item no 44/07 dated 12-4-07 & Authority Vide item no. 57/07 dated 27-07-07 for construction of Malkahna of District Court of Dwarka
4	Sector 10	0.814	Commercial	PSP Facilities	Approved by TC, vide Item no 44/07 dated 12-4-07 & Authority Vide item no. 57/07 dated 27-07-07
5	Sector 27, 28 & 29	4.0 12.0	Residential Green belt	Transportation Transportation	Proposed in Zonal Plan widening of proposed 45 m road ROW to 80 m road ROW (UER) based on feasibility
6	Sector 21	8.0	Transportation (Passenger Terminal)	Government (Use undetermined)	Proposed in Zonal Plan for modification ( Additional land required for SPG subject to feasibility from Railways )
7	Isolated Pocket 11 & 12	4.0	Transportation (Railway Station)	Residential	Proposed in Zonal Plan as Passenger Terminal (Railways station ) is being proposed for development in Sector 21
8	Sector 24	4.04	Recreational	Transportation	Proposed in Zonal Plan widening of proposed 30m road to 60m road ROW in view of improvement in circulation system in Sector24.
9	Sector 24	2.0	Recreational	Transportation	Proposed in Zonal Plan land

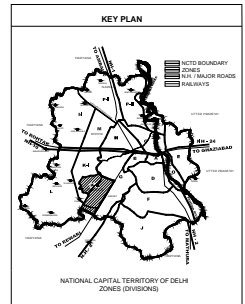
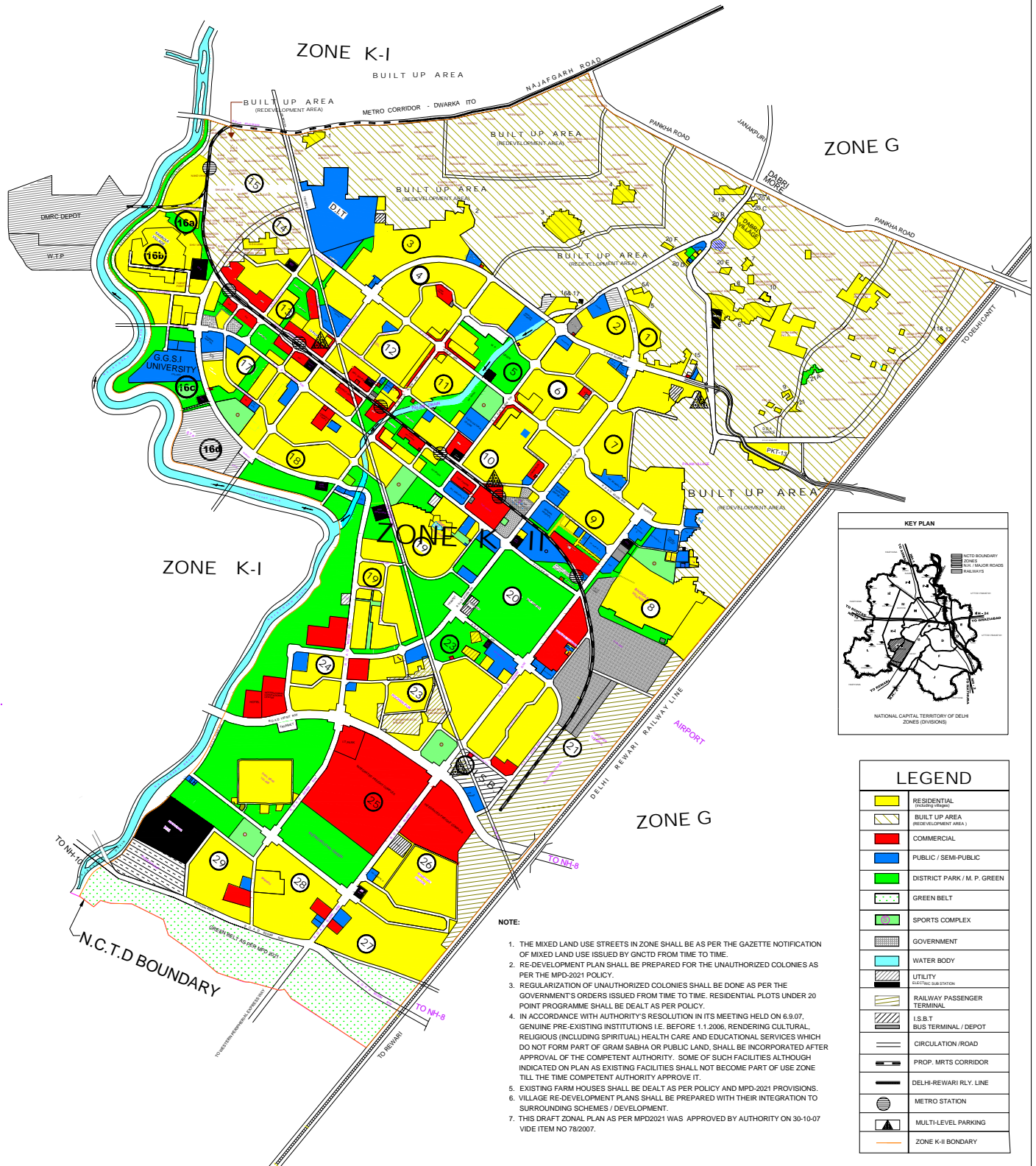
					reservation for intersection improvement at the junction of proposed 100 m ROW and proposed 60 m road.
10	Sector 16c	0.7 0.7	Recreational Residential	Transportation Transportation	Proposed in Zonal Plan for 45 m road ROW in view of new linkage provided to Dwarka from the proposed 100 m road
11	Sector 16d	0.94	Recreational	Transportation	Proposed in Zonal Plan for 45 m road ROW in view of new linkage provided to Dwarka from the proposed 100 m road.
12	Sector 24	This is part of Recreational use in sec.24	Transport (30 m road along Najafgarh drain)	Recreational	30 m road was part of the Recreational use in sector 24 (from proposed 100 to Palam Drain), which is not required as it does not link any habitable area on either side.

# LOCATION PLAN ZONE K-II



NATIONAL CAPITAL TERRITORY OF DELHI  
ZONES (DIVISIONS)





LEGEND	
	RESIDENTIAL (including village)
	BUILT UP AREA (REDEVELOPMENT AREA)
	COMMERCIAL
	PUBLIC / SEMI-PUBLIC
	DISTRICT PARK / M. P. GREEN
	GREEN BELT
	SPORTS COMPLEX
	GOVERNMENT
	WATER BODY
	UTILITY (ELECTRIC SUB-STATION)
	RAILWAY PASSENGER TERMINAL
	I.S.B.T. BUS TERMINAL / DEPOT
	CIRCULATION / ROAD
	PROP. MRTS CORRIDOR
	DELHI-REWARI RLY. LINE
	METRO STATION
	MULTI-LEVEL PARKING
	ZONE K-II BOUNDARY

# LANDUSE PLAN DRAFT ZONAL PLAN K - II (as per MPD 2021)

300 x 60 - 60 00000 0 100 200 300 400 500 600 700 800 900 1000 SCALE		NORTH	
Sd/- Mukesh Chander Prg. Asstt.	Sd/- D.JOSHI Prg. Asstt.	Sd/- N.R. Aravind ADDY. DIRECTOR (Pg.)	
Sd/- Sabyasachi Das JT. DIRECTOR (Pg.)	Sd/- R.K. Jain DIRECTOR (Pg.)	DWARKA PROJECT DELHI DEVELOPMENT AUTHORITY	