

DRAFT ZONAL DEVELOPMENT PLAN
PLANNING ZONE- 'L'
(West Delhi-III)

(Approved by Authority on 30.10.2007)

Delhi Development Authority
DWARKA PROJECT

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1.0 ZONAL PLAN OF ZONE L (WEST DELHI - III):

PREAMBLE:

In accordance with Authority Resolution of meeting held on 6.9.07, genuine pre-existing institutions, i.e. before 1.1.2006, rendering cultural, religious (including, spiritual) health care 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 land uses 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.

1.1 BACKGROUND:

The Zonal Development Plan is prepared under the provisions of Master Plan for Delhi and as per Delhi Development Act, 1957. It provides a link between the Master Plan and lay-out plans.

According to Master Plan for Delhi -2021, notified on 07.02.07 National Capital Territory of Delhi has been divided into 15 planning zones. Out of these, 8 Zones (A to H) cover existing Urban Area as shown in the Land Use Plan. Zone 'O' covers River Yamuna and the remaining 6 zones (Zone J to P) are part of Urbanisable Area.

LOCATION AND AREA:

The zone (L) covers an area of 21933 ha. which is bounded by the following:

- i) Delhi Rohtak Railway line in the North
- ii) Existing H T line and Zone 'K ' mainly comprising of Dwarka Sub- City , in the East and

- iii) The National Capital Territory of Delhi boundary on its southern and western sides.

In the zone there are 58 villages, and one Census Town known as Najafgarh (Refer Annexure I). Part of revenue area of 6 villages located in zone K also fall in this zone.

1.2 STATUTORY PROVISIONS & OBJECTIVES:

Delhi Development Act, 1957 under section-8 provides for the preparation of the zonal development plan.

Zonal Development Plan is required to detail out the policies of the MPD-2021 and serve as link between the Master Plan and the various lay out plans. This zonal plan is to provide directions and basic guidelines for preparation of detailed schemes / projects, and plans, e.g., site plans, local area plans and ward plans etc. It shall also indicate the land for public-private-partnership and other models of land assembly and development as per the provisions of MPD-2021.

The basic objectives of Zonal Plan for Planning of Zone 'L' are:

- i) To provide adequate shelter along with physical & social infrastructure for assigned population.
- ii) To provide work centers
- iii) Conservation of environment.
- iv) Public, Private and Community participation to remove bottleneck and delay in the assembly of land through mix of land acquisition and the new assembly techniques involving public , private sector(land owner).
- v) Redevelopment of existing built up area regularization of existing unauthorised colonies as per the policy of the Government with the objectives to provide basic infrastructure

and to improve the environment by development of proper road width, parking facilities, community facilities.

- vi) Integration of transport network with the other parts of the city.

1.3 Characteristics of the Zone :

The zone is the largest of 15 zones of Delhi and is predominantly rural in character. Najafgarh is the only census town. Most of the area of Zone 'L' forms part of the Najafgarh drainage basin. The topography of the zone depicts gentle slope from the North to South. The Najafgarh drain originates from Najafgarh Jheel in the South west Delhi- Haryana border and traverse a length of about 51 kms before meeting in River Yamuna. Inflow of water into this drain is mainly from the following sources.

- a) Northern flood water through out fall drain No. 8
- b) Shahibi water through out fall drain No. 8
- c) Southern water spill over through Manesar and Gurgaon nallahs that joins the Jheel,
- d) Run off from Najafgarh block through major channels such as Palam Mungeshpur drains and arteries of smaller drains, out falling up-stream of Kakrola.

Najafgarh Drain: It is one of the very old drains which emanates from Rajasthan / Haryana as a rivulets, where phased improvements have been carried out over the years. The capacity of the drain is about 3000-8000 cusec in different segments, with very gentle gradient.

Water Supply: The present availability of potable safe drinking water in this area is inadequate. Most of water requirement is met out by tubewell. However, the output performance of tubewells has shown a declining trend.

Hydrology: The thickness of the alluvium is 300 mt. or more in most part of Najafgarh block. The bed-rock consists of Alwar Quartzite which is well stratified. Most part of the zone has non-calcareous soils with Iron and Manganese concentrations. The soil is well drained with moderate permeability.

Forests: As per the information received from the Forest Deptt. of GNCTD, the Najafgarh block has 2 protected forests in village

- I. Mitraon – Area about 105 acres. (40.2 ha.)
- II. Jainpur - Area about 245 acres (90.8 ha.)

Police / Para Military Campus: Three major institutional campuses related to police / para-military forces are existing in the zone. The campus of Border Security Forces is located in the Revenue area of village Chhawla, whereas campus of Central Reserve police Force (CRPF) is located in village Jharoda Kalan and Air Force Station, Dhansa is located in village Isapur. These campuses are existing for more than a decade.

2.0 Zonal Plan Proposals :

Consistent with the Master Plan framework and provisions, the policies for Zonal Development Plan have been detailed out. The plan ensures retention of both green area and green belt for ecological balance as well as promotes development of areas in terms of, activities / facilities.

2.1 Existing Development :

- (a) Based on the satellite imagery existing built up area in the zone has been broadly assessed and analyzed. Built up area of Najafgarh town itself is about 780 ha. Total area of zone as per village revenue record of GNCTD comes to 21933 ha.

All 58 villages are connected with roads most of which are having ROW less than 30mt. Najafgarh is a major urban agglomeration connected with Nangloi - Najafgarh Road having road width of (25m-28m), Dichaon Kalan - Najafgarh Road having road width of (20m-26m), Jharoda Kalan- Najafgarh Road having road width of (25m-30m), Dhansa -Mitraon -Najafgarh Road having road width of (20m-25m), Bijwasan- Najafgarh Road having road width of (18m-31m) upto Chhawla. DTC Terminals are existing in Najafgarh and village Baprola.

Schools and health centers are available in most of villages either in abadi area or nearby to village. Besides these, there exist few Sr. Secondary school owned by private societies / trust which have recognition or in process of getting recognition from Govt. of Delhi.

Approximately built up area of villages and unauthorized colonies is 1380 ha. Built up area of villages falling in green belt is computed as 643 ha. Total built up area comes to 2023 ha.

There are about 154 unauthorised colonies which are listed in regularisation list of NCTD (Annexure-V).

Cremation ground / burial grounds are existing on outskirts of villages, which shall be located / relocated keeping in view the proposed development in the zone.

- In the Zone, there is hardly any planned recreational area developed by Local Body or DDA or GNCTD. 131 ha area is categorized as reserve forest located in village Jainpur and Mitraon.
- In this zone a site of 400 KV sub-station near Rohtak Road had been earmarked.

(b) Existing institutional activities/PSP facilities.

Pre-existing Institutional activity/PSP facility (cultural, religious, health care and educational) on private lands (not notified for acquisition) prior to 1.1.2006 are earmarked under Residential Use Zone, Facility Corridor / PSP Uses shall be considered for regularization provided they do not affect the Master Plan Roads (30 m above – existing/proposed), infrastructure corridors / services, utilities and do not fall under forest, Ridge / regional park & District Park, subject to policy and procedural stipulations and payment of all levies and charges such as conversion charges, betterment / development charges, additional FAR charges, land use etc, and on regularization of building plan and layout plan. 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:

- a. Hospitals (upto 100 beds)
- b. Primary Health Center/Family Welfare Centre/maternity Home/Dispensary etc.
- c. Nursing Home/Polyclinic/clinic/Clinical Laboratory etc.
- d. Dispensary for pet and animals
- e. Primary school/Middle school
- f. School for Mentally/Physically Challenged
- g. Technical Training Centre (ITI / Polytechnic / Vocational / Training Institute / Management Institute / Teacher Institute etc.)
- h. Facilities-Bus terminal, taxi stand, milk/vegetable booths, religious premises, vending booth, petrol/CNG filling pump, recreational club, police post, police station, fire station, post office & telegraph office and telephone exchange.

Zonal Plan Proposals:

To accommodate about 20 lakh population following land use distribution has been proposed.

Proposal Land Use:

Sl.No.	Use	Area in Ha.	%
1.	Residential	5,539	47.70
2.	Commercial	600*	5.17
3.	Industrial	560**	4.82
4.	Public / Semi Public Facilities at city level at neighbourhood level	(1703) 1,140 563	14.67
5.	Govt.(Use undetermined)	658***	5.67
6.	Recreational	1,492	12.85
7.	Transport	930	8.01
8.	Utilities	129	1.11
	Total	11611	100.00

Total area of Facility corridor is 2643 ha. This facility corridor will be consisting uses under category of Industrial, Commercial, Govt. (Use undetermined) Public - Semi Public facilities, Recreational. The specified uses of facility corridors should be detailed out in the layout plans (page 14 of MPD-2021), which will include the following activities:

- * 480 ha. of Commercial Use.
- ** 160 ha. of Industrial Use.
- *** 325 ha. of Govt. Land (Use undetermined).
75 ha. of Recreational Use.

2.2 Population and Employment :

Population of the zone as per census 1981 was 88,342 which increased to 1,57,561 in year 1991 and about 9 lakh in year 2001.

Urbanisable area of the zone is 11,611 ha. Considering population density of 250 - 300 person per ha, will accommodate about 30 lac population in the zone including the existing population of villages, unauthorized colonies and the Najafgarh town. It is proposed that zone should be planned for 20 lakh population in view of constraint of physical infrastructure. The employment generation in this zone shall be mainly in the form of the Trade and Commerce, Whole sale markets and Hi-tech industries.

2.3 Residential Development :

For residential development 5,539 ha. of land is proposed in a hierarchy of Neighborhood, community etc. A Neighborhood module of 20-25 ha. shall accommodate about 10,000 population as per density norms of Master Plan. About 5 ha. of land in each module shall

be provided for neighborhood facilities such as Sr. Secondary School, Park & Play ground etc.

There are about 154 unauthorized colonies in the zone, (as given in the list- Annexure - V) which shall be dealt as per Government policy for regularization. Most of these residential built-up area consisting unauthorized colonies and villages are deficient in facilities and have approach road / streets of smaller or inadequate width which would necessitate a redevelopment plan.

Master Plan for Delhi-2021 recommends preparation of redevelopment plans for Unauthorised Colonies and the villages; which shall ensure the permissibility of mixed use zoning at property or within the premise level compatible to the predominant residential areas. It must be ensured that for improvement of the physical and social infrastructure, the minimum necessary level of services and community facilities are to be provided in all unauthorized colonies.

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

Najafgarh Town, built up area of villages, unauthorized colonies are existing in an area of about 2023 ha. Najafgarh Town and built up area around this town has been considered as special area for which Redevelopment Plan and Special Area Plan shall be prepared. The core area of Najafgarh Town has historical importance, which is proposed to be designated as "Special Area". Accordingly Special Area, Regulations of MPD-2021 (Page 122 of Gazette of India) shall

be applicable. However, the peripheral / recent developments including unauthorized colonies are to be dealt as per respective policies and plans.

The provision of requisite social infrastructure shall be governed by the norms for residential neighborhood of 10,000 population. In any residential sub division plan the minimum area served for social infrastructure shall be about 7 sq.m. per person.

2.4 Industry:

In the zone the existing industrial area in Tikri Kalan which has been developed by DDA for which the change of land use was notified by MOUD vide no. K-13011/34/95-DDIB, dated 11.11.1998 from Agriculture Rural use zone to Light and Service Industry (PVC Bazaar). As per notified land use plan of MPD-2021 land area of about 80 ha near Tikri Kalan on South of Rohtak Road, in between Rohtak Road & Railway Line where industrial area of about 219 ha has been earmarked for industrial use. In this pocket, on West of 220 kv line in area about 32 ha built-up structures (pucca / semi-pucca / purely temporary) in scattered form under Warehousing/ Industrial use exists. This pocket is proposed to be developed / redeveloped by DSIDC. The delineation of the built-up area & it's boundary under industrial pockets shall be taken up while preparing the redevelopment plans / industrial area plans. As per notification of GNCTD No. C.1 / Policy / INSTU/ Phirni road / Mundka, Udyan /2007 / 20 dated 17.9.2007 about 60 ha land has been added under industrial use & equivalent area reduced mostly from PSP use & partly residential use.

In Delhi, Hi-Tech and value added industries which are not labour intensive have been suggested. In the zone about 500 ha land is proposed under the industrial use zone which includes about 100 ha land at Tikri Kalan under light and Service Industrial use (PVC Bazaar). Out of remaining 400 ha about 80 ha is proposed for relocation of the

industries to be shifted from the existing non conforming areas and about 300 ha land is proposed for hi tech industries. Non polluting household industries are permitted in the residential area / villages as per the Master Plan policy. This new industrial area measuring 160 ha shall be identified in the facility corridor or in its continuity.

2.5 Trade & Commerce, wholesale market:

In this zone one wholesale market of food grains in Najafgarh and one wholesale fodder market in village Tikri Kalan are existing. Most of the Commercial activities are located in unplanned way in built-up residential area / villages / unauthorized colonies.

The hierarchy of commercial centres / activities shall be taken up in the form of District Centres, Community Centres, Local Shopping Centres and Convenience shopping centres as per the MPD-2021. Five District centres, 20 community centers shall be located in new facility corridors, 200 Local shopping centers and convenience shopping centers shall be detailed out as per layout plan within Residential Use zone.

Service Markets: Service Market and organized informal bazaars have to be planned at appropriate locations.

Informal Sector: The informal sector shops are to be provided at appropriate locations as per the norms.

In the zone 600 ha land is proposed under commercial use.

Zonal Wholesale Market: In the zone, one wholesale food grain market is existing in Najafgarh. New location of the wholesale market has also been proposed in the zone. These wholesale markets shall serve a sub city level market.

2.6 Govt. Use:

In the zone, the local govt. offices are located mainly in the Najafgarh Town. In this zone, campuses of CRPF, BSF, ITBP, and Police Training College are functioning within an area about 333 ha. These have already been indicated in land use plan of MPD-2021 under the category of Govt. Land (Use undetermined). Additional land of about 325 ha. is proposed in the category of Govt. land (use undetermined) for further requirement of police and para -military organization. In the Green belt of village Isapur revenue boundary about 80 ha land is also falling under this use.

2.7 Public and Semi Public Facilities :

Specific sites for various Public and Semi Public Facilities shall be provided in Facility Corridors. Total area of 1,703 ha is proposed under this use which will consist facilities for Health, Education, Security & safety, Sports, Communications, etc. Out of 1703 ha, about 1140 Ha land is proposed for city level PSP facilities where 563 ha land is proposed for neighborhood & community level PSP facilities. Deficiency of village level PSP facilities are proposed to be located in 20 – 25% of green area proposed around villages. About 10 Ha of land of width 100 – 120 mts have been proposed to meet out PSP deficiency of village facilities. This 10 ha land is part of city level PSP in MPD-2021, from where it has been adjusted to Community Level Neighborhood Level facilities. Generally neighborhood/community level facilities are proposed in land having width of 100 – 120 mtr,

while city level facilities have been proposed in corridor width of 200 mtr proposed along road.

Health: The details of existing Maternity Center / Dispensaries have been collected. However to meet the requirement of 20 lac population to be accommodated in the zone and to provide 5 hospital beds per thousand population, a hierarchy of health facilities / hospitals has been proposed. Area requirement of health facilities at Community level, District level and Revenue level works out to 138 ha.

Education: Master Plan recognizes the necessity to develop policies and norms to enable optimal utilization of land and available educational infrastructure. Physical planning parameters are as under:

- (i) Differential norms of standards for various educational institutions.
- (ii) Coaching centers / vocational training center to be permissible in school after school hours with the prior approval of Competent Authority.
- (iii) Permission of Nursery school in Residential Plots as part of Mixed Use Policy.

In the zonal plan land measuring about 53.6 ha is to be kept for higher education.

Sports Facilities: There is an evident need for a properly planned and structured sports infrastructure. In the zone, a site of about 17 ha is already existing for sports Training Institute. New sports facilities have to be provided in the zone in a hierarchy of divisional sports centre / Golf Course, District Sports Centre, Community sports centre. Lower level sports activities shall be allowed in Residential neighborhood. Land requirement under sports use is computed as about 120 ha.

Communications: The requirement of Post & Telegraph Office, Telephone Exchange shall be identified while preparing lay out Plans as the area requirement is not very large. Two plots of Head Post office each 2500 sq.mtr. and two plots of Telephone Exchange each of 2500 sq.mts. are to be provided. Remote subscriber units within radius of 3 km each of 300 sq.mtr. shall also be provided in the sector / scheme at appropriate location.

Security & Safety: Police Station / Police post, Police lines and Jail etc. shall be provided in Public / Semi public use. The requirement of 13 ha land for Security facilities and 15 ha for safety facilities such as Fire station has been proposed.

Disaster Management Centre: Delhi being in high seismic zone IV needs a Disaster Management Centre for which land measuring 3 ha shall be earmarked, preferably in facility corridor.

2.8 Transportation:

In zone 'L', besides strengthening the existing road network, a new road network has been proposed consisting of major road of 80 m road r/w of length about 19 km. on the southern side of the 400 KV tower line. 60 m road of length 27 km and 45 m ROW road of length 151 km 30 m ROW road of length 12 km. Smaller size roads 24m shall act as the collector road in residential area. These local roads shall be provided while preparing the sector plan. The grade separator shall be provided at the junction of all the road of 30 m, 45 m, 60 m and 80 m. MRTS / LRT / HCBS corridor along 60 m roads and above is proposed. Green belt of 20 mts width on both side of 80 mts & 60 mts road, while 10 mts wide green belt on 45 mts R/W has been proposed.

Fuel Stations: Petrol Pumps and CNG stations shall be provided as per the norms and to be indicated while preparing the Redevelopment, Local Area and Layout Plans.

2.9 Recreational:

As per the Master Plan, 15% of the Urbanisable area of the zone is to be kept under the green / recreational activities. This will include the City Park / District 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 multi purpose ground at city level, district level and community level shall also to be provided, out of the green area ear-marked in the zone. Since people are becoming more conscious about the recreational activities, Sports activities, amusement park, theme park and other open spaces shall be suitably located in the zone. On about 500 ha of Gram Sabha land wood land is proposed. About 380 ha green area shall be available through green belt/space proposed all around the village.

Multi- Purpose 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 district level of 4 ha and the city (zone) level shall be up to 8 ha. Already approved for Parks as Farm houses on 60m roads approved for holding marriages by the Local body / MCD are designated as multi-purpose ground. The requirements for 20 lac population proposed in this zone have been given in the Annexure-VII.

2.10 Conservation of Built Heritage:

MPD-2021 recognizes the need for protection of the built heritage and to prepare appropriate action plan for conservation of heritage Buildings, Historical landmarks, memorials gardens, public places etc. Conservation aspects shall be suitably incorporated while preparing layout plans / schemes.

In the Najafgarh area, heritage buildings / sites have been identified based from the information available with the INTACH. 16 such buildings along with their ownership and approximate date of construction of such buildings have been given in the Annexure-VI.

2.11 Green Belt Along the NCT Boundary:

As per the Master Plan, one revenue village along the boundary of the National Capital Territory is to be kept under the green belt where the activities as given in the Master Plan shall be permitted. The green belt in the area with help in maintaining ecological balance between the built structure of the Delhi State and the Haryana State. There are 21 revenue villages which fall in Green Belt, covering an area of about 10322.00 ha. (Annexure-III).

2.12 Urban Design:

Along the important main movement corridor i.e. MRTS corridor, major roads, i.e 80 m. and 60 m. wide road, Urban Design aspect shall be considered at appropriate places. The tall buildings and the urban form shall be worked out in preparation of detailed plans.

2.13 Water Bodies and Revival of Najafgarh Jheel: In the zone there about 58 urban villages, out of which 21 fall in the area designated as the green belt. Almost in all the villages either in the extended Lal Dora or within the distance of 1.52 km, from the abadi area village

pond are existing. These water bodies have been indicated on the zonal plan and are proposed to be conserved as per the directions of the court and the policy framed of developing water bodies and the green area falls around.

Low lying area in the revenue village of Raota, Gumanhera, Jainpur, Shikarpur, & Jhatikara measuring about 356 ha. (890 acres) adjoining Najafgarh Drain has potentially for the developing it as a lake which is to be utilized for the recreational activities as well as water recharging area. The development of the lake shall be taken up in a comprehensive manner by Govt. of Delhi, MCD, DDA along with the Haryana Urban Development Authority as part of the area of the proposed lake is falling in the Haryana. Tourist infrastructure would be permitted on the banks of lake / artificial islands.

2.14 Physical Infrastructure:

Water Supply: Water required for the year 2021 for zone L is about 76 Mgd. The areas for water treatment plant and its reservoirs, ground water recharging area have been suggested. Potable water in this zone is mostly from the tubewell. The availability of the water in this zone shall be as per the norms considered in working out the requirement of the water at the city level. About 34 ha of land, for water treatment plant has been made available to the Delhi Jal Board in adjoining zone i.e. K-I. Beside this, a provision has been kept about 45 ha of land in the zone for locating a new water treatment plant near village Mitraon, on Najafgarh Dhansa road.

Drainage & Sewerage: The entire Najafgarh Basin has its catchment area of about 10939.00 ha. The other important natural drains flowing through this zone are Mungeshpur drain and Mandela drain (Annexure-VIII). It is proposed that the storm water of the urban

development shall flow through these drains. An existing sewerage treatment plant with the capacity of 5 MGD is serving the Najafgarh Town which requires augmentation. The new location of sewerage treatment plant of 80 MGD capacity is proposed near the Najafgarh Drain, in revenue village Sarangpur.

Solid Waste: It is proposed to set up the mechanized plant / compost plant for solid waste which is projected to be 1360 tonnes per day. This plant shall be located based on the requirements in the green belt or at location in village Tikri Kalan, Jhuljhuli and Kanganheri.

Power: The power requirements have been worked out for the zone which is connected through the power grid line. No new location of the power station has been worked out in this zone. However, the zone 'L' based on the requirement received from the Delhi Transco. Two 400 KV grid station site and two 220 KV grid station sites have been identified. One site of 400 KV is already located in the revenue village of the Tikri Kalan / Neelwal. Other location proposed on the Mitraon Dhansa road. A 220 KV grid station site is already under execution at Rewala Khanpur and the other 220 KV grid station has been proposed in revenue village Ujwa.

2.15 Proposed modifications under section 11-A of DD Act. 1957 :

In the zone, earlier change of land use from Agriculture to Rural, for an area of 37 ha, sports training institute on Rohtak Road in an area of 17 ha. were being processed under Section 11-A of Delhi Development Act. Sports Training Center / Institute has already been notified as part of the MPD-2021 in land use category of Public & Semi Public Facilities. Also land use of a residential pocket measuring 37 ha has also been notified in MPD-2021.

The Zonal Plans processed and approved under section 8 & 10 of Delhi Development Act shall be included as part of the land use plan of MPD-2021 where the area has been shown urbanisable area.

2.16 Plan Implementation Review and Monitoring :

In an urbanisable area of 11,611 Ha. the zone will hold a population about 20 lac. This development of 11,611 ha will be taken up in the phased manner. The acquisition of the land required for providing the infrastructure facilities as well as laying of the roads shall be taken up on priority Land acquisition proceedings should be taken up as soon as the zonal plan is notified by the Govt. Implementation of the zonal plan will depend upon the effective participation of the Public and Private sector. In development of the infrastructure for residential, commercial and public / semi public area.

The zonal plan shall be reviewed periodically and coordinated efforts shall be made for involvement of the all concerned local agencies responsible for providing the physically and social infrastructure. Any corrective measures require in land use shall be taken up.

Layout plans and Redevelopment plans: Layout plans of the facility corridor consisting public / semi public uses, commercial area, Industrial area, Formal green area, village development plan including the facility area / green area proposed in width of 100 m around villages, special area plan for Najafgarh Town and redevelopment plan for unauthorized colonies shall be worked out / detailed out in due course of time. The layout plans already approved by the Authority or any other local authority concerned in accordance with the law shall be deemed to have approved under Master Plan.

ANNEXURE –I**List of Villages Falling in Zone 'L'**

- | | |
|------------------------------|-------------------------|
| 1. Asalatpur Khadar | 44. Pindwala Khurd |
| 2. Badusaria | 45. Qazipur |
| 3. Bakkarwala (part) | 46. Raghampur |
| 4. Bakargarh | 47. Raota |
| 5. Chhawla (part) | 48. Rewala Khanpur |
| 6. Daryapur Khurd | 49. Roshanpura |
| 7. Daulatpur | 50. Sarangpur |
| 8. Deorala | 51. Shampur Khalsa |
| 9. Dhansa | 52. Shikarpur |
| 10. Dichaon Kalan | 53. Surekh pur |
| 11. Dindarpur Khurd | 54. Surera |
| 12. Ghalibpur | 55. Sherpur Deri |
| 13. Ghevra | 56. Tajpur Khurd (part) |
| 14. Ghumanhera | 57. Tikri Kalan |
| 15. Goela Khurd (part) | 58. Ujwa |
| 16. Hasanpur | |
| 17. Haibutpur | |
| 18. Isapur | |
| 19. Jafarpur Kalan | |
| 20. Jaffar pur (hiran kunda) | |
| 21. Jainpur | |
| 22. Jharoda Kalan | |
| 23. Jhatikara | |
| 24. Jhuljhuli | |
| 25. Kair | |
| 26. Kanganheri | |
| 27. Kharkhari Jatmal | |
| 28. Kharkhari Nahar | |
| 29. Kharkhari Rond | |
| 30. Khera | |
| 31. Khera Dabar | |
| 32. Malikpurzer Najafgarh | |
| 33. Masudabad (part) | |
| 34. Mitraon | |
| 35. Mundka (part) | |
| 36. Mundhela Kalan | |
| 37. Mundhela Khurd | |
| 38. Najafgarh | |
| 39. Nanakheri | |
| 40. Nangli Sakroti | |
| 41. Neelwal | |
| 42. Pindwala Kalan | |
| 43. Paprawat | |

ANNEXURE –II**Area and Population of Villages of Zone ‘L’**

S.No.	Name of Village	Area in		Population as per Census 2001
		Bigha-Biswa	Ha.	
1.	Asalatpur khadar	1854 - 2	156.24	373
2.	Badusaria	1762 - 15	148.54	1,699
3.	Bakkarwala (part)	884-00	74.49	---
4.	Bakargarh	5388 - 16	454.11	551
5.	Chhawla	6518-2	549.28	9,047
6.	Daryapur khurd	1999 - 11	168.50	1,745
7.	Daulatpur	2873 - 8	242.14	1,794
8.	Deorala	3142 - 08	264.81	399
9.	Dhansa	10145 -19-6	855.00	5,977
10.	Dichaon kalan	13299-15	1120.72	15,179
11.	Dindarpur khurd	2895-9	244.00	12,216
12.	Ghalibpur	3295-16	277.73	999
13.	Ghevra	2189-17	184.54	---
14.	Ghumanhera	9075-2	764.75	4,099
15.	Goela khurd (part)	249-15	21.04	-
16.	Hasanpur	1847-1	155.65	1,048
17.	Haibutpur	4344-7	366.10	---
18.	Isapur	11609-13	978.34	4,652
19.	Jafarpur kalan	3873-2	326.38	5,065
20.	Jaffar pur (hiran kunda)	4092-14	344.89	3,990
21.	Jainpur	2180-15	183.77	---
22.	Jharoda kalan	14754-2-10	1243.33	14,774
23.	Jhatikara	7411-03	624.53	1,861
24.	Jhuljhuli	3457-17-14	291.39	1,306
25.	Kair	5262-12	443.47	4,008
26.	Kanganheri	6875-13-12	579.41	3,727
27.	Kharkhari jatmal	2621-11	220.91	1,119
28.	Kharkhari nahar	2336-8-5	196.88	1,189
29.	Kharkhari Rond	1603-05-07	135.10	993
30.	Khera	3166-5	266.81	6,208
31.	Khera dabar	3659-5	308.36	2,289
32.	Malikpurzer najafgarh	4628-10	390.04	2,661
33.	Masudabad (part)	710-15	59.89	*
34.	Mitraon	10223-13	861.56	4,876
35.	Mundka (part)	1830	154.25	---
36.	Mundhela kalan	6231-9	525.12	2,600
37.	Mundhela khurd	6038	508.82	2,389

38.	Najafgarh	2811-4	236.86	7,00,0000*
39.	Nanakheri	1759-10	148.27	788
40.	Nangli sakroti (part)	134-09	11.33	---
41.	Neelwal	4039-15	340.43	2,301
42.	Pindwala kalan	4313-07-05	363.48	3,007
43.	Paprawat	5935-4-1	500.16	4,213
44.	Pindwala khurd	3217-10	271.13	1,554
45.	Qazipur	1796-11-12	151.39	1,410
46.	Raghopur	2560	215.73	94
47.	Raota	6695-5-16	564.21	2,635
48.	Rewala khanpur	5962-17	502.44	1,675
49.	Roshanpura	3277-13	276.20	38,581
50.	Sarangpur	3066-10	258.41	943
51.	Shamspur khalsa	4621	389.41	1,964
52.	Shikarpur	6887-5	580.38	2,653
53.	Surekh pur	2022-6	170.42	527
54.	Surera	6238-1	525.68	3,053
55.	Sherpur deri	1957-06	164.92	1
56.	Tajpur khurd (part)	201-14	17.00	---
57.	Tikri kalan	10200	860.00	14,191
58.	Ujwa	8237-7	694.16	4,273
	Total		21,932.90	9,02,696

ANNEXURE –III
Villages Falling in Green Belt in Zone ‘L’

S. No.	Name of Villages falling in Green Belt in L-Zone	Area in Green (Ha.)
1.	Badusaria	148.54
2.	Bakargarh	454.11
3.	Deorala	264.81
4.	Dhansa	855.00
5.	Ghalibpur	277.73
6.	Ghumanhera	764.75
7.	Isapur	978.34
8.	Jainpur	183.77
9.	Jharoda kalan	1046.33
10.	Jhatikara	624.53
11.	Kair	443.47
12.	Kanganheri	579.41
13.	Mitraon	636.56
14.	Mundhela kalan	525.12
15.	Mundhela khurd	508.82
16.	Nanakheri	148.27
17.	Raghopur	215.73
18.	Raota	564.21
19.	Shikarpur	580.38
20.	Surekh pur	123.67
21.	Tikri kalan	398.45
	TOTAL	10322.00

ANNEXURE –IV**Area Details of Villages falling in Zone ‘L’**

S.No.	Name of Village	Area (ha.)		
		Urban	Rural	Total
1.	Asalatpur khadar	156.24	---	156.24
2.	Badusaria	---	148.54	148.54
3.	Bakkarwala (part)	74.49	---	74.49
4.	Bakargarh	---	454.11	454.11
5.	Chhawla	549.28	---	549.28
6.	Daryapur khurd	168.50	---	168.50
7.	Daulatpur	242.14	---	242.14
8.	Deorala	---	264.81	264.81
9.	Dhansa	---	855.00	855.00
10.	Dichaon kalan	1120.72	---	1120.72
11.	Dindarpur khurd	244.00	---	244.00
12.	Ghalibpur	---	277.73	277.73
13.	Gheora	184.54	---	184.54
14.	Ghumanhera	---	764.75	764.75
15.	Goela khurd (part)	21.04	---	21.04
16.	Hasanpur	155.65	---	155.65
17.	Haibutpur	366.10	---	366.10
18.	Isapur	---	978.34	978.34
19.	Jaffar pur (hiran kunda)	344.89	---	344.89
20.	Jafarpur kalan	326.38	---	326.38
21.	Jainpur	---	183.77	183.77
22.	Jharoda kalan	197.00	1046.33	1243.33
23.	Jhatikara	---	624.53	624.53
24.	Jhuljhuli	291.39	---	291.39
25.	Kair	---	443.47	443.47
26.	Kanganheri	---	579.41	579.41
27.	Kharkhari jatmal	220.91	---	220.91
28.	Kharkhari nahar	196.88	---	196.88
29.	Kharkhari Rond	135.10	---	135.10
30.	Khera	266.81		266.81
31.	Khera dabar	308.36	---	308.36
32.	Malikpurzer najafgarh	390.04	---	390.04
33.	Masudabad	59.89	---	59.89
34.	Mitraon	225.00	636.56	861.56

35.	Mundka (part)	154.25	---	154.25
36.	Mundhela kalan	---	525.12	525.12
37.	Mundhela khurd	---	508.82	508.82
38.	Najafgarh	236.86	---	236.86
39.	Nanakheri	---	148.27	148.27
40.	Nangli sakroti	11.33	---	11.33
41.	Neelwal	340.43	---	340.43
42.	Pindwala kalan	363.48	---	363.48
43.	Paprawat	500.16	---	500.16
44.	Pindwala khurd	271.13	---	271.13
45.	Qazipur	151.39	---	151.39
46.	Raghopur	---	215.73	215.73
47.	Raota	---	564.21	564.21
48.	Rewala khanpur	502.44	---	502.44
49.	Roshanpura	276.20	---	276.20
50.	Sarangpur	258.41	---	258.41
51.	Shamspur khalsa	389.41	---	389.41
52.	Shikarpur	---	580.38	580.38
53.	Surekh pur	46.75	123.67	170.42
54.	Surera	525.68	---	525.68
55.	Sherpur deri	164.92	---	164.92
56.	Tajpur khurd (part)	17.00	---	17.00
57.	Tikri kalan	461.55	398.45	860.00
58.	Ujwa	694.16	---	694.16
	Total	11,610.90	10,322.00	21,932.90

Annexure - V**Tentative List of Unauthorized Colonies Falling in Zone –‘L’**

1. A-1 Block, Dharampura Najafgarh
2. A-2 Block, Dharampura Extn. Najafgarh, N.D.-43.
3. A-2 Block, Gopal Nagar Najafgarh.
4. Ajay Park, Naya Bazar, D-Block, Najafgarh.
5. Aradhana Enclave, Gopal Nagar Extn., Ph-II Najafgarh, N.D.-43.
6. Arjun Park, Najafgarh, New Delhi.
7. Baba Garib Das Colony Khera Dabar, Delhi-73.
8. Baba Hari Das Nagar, Najafgarh
9. Baba Haridas Nagar, Tikri Border, New Delhi-41.
10. Baba Haridas Nagar, Habbet Pur of Dichau Kalan, MainBahadur Garh Road, Delhi-43.
11. Bagichi Babaur Road, Delhi-54.
12. Bakar Garh Extn. Delhi.
13. Bhawani Nagar Near Dinpur Najafgarh.
14. Chandan Place, Kali Piau, Jharoda Road, Najafgarh.
15. Chetan Vihar (Gopal Nagar Extn.) Dhansa Road, Najafgarh.
16. Chhawala Extn., Kangan Hadi Road, N.D.-71.
17. Chinar Enclave, Najafgarh.
18. Dabur Enclave Ph-III, Rawta Mode, Jafarpur Kalan, Najafgarh.
19. Dadar Enclave (East and West Phase Rawta More) New Delhi-44.
20. Dalip Vihar Near Suraj Cinema, Najafgarh.
21. Darbar Enclave Extn., Rawta Mode, Jafarpur Kalan, Najafgarh.
22. Data Ram Park Near Deendarpur, Najafgarh.
23. Davar Enclave (S R Block A) Rawta Mode, Jafar Pur, Najafgarh.
24. D-Block, Prem Nagar, Najafgarh.
25. Deen Dayalapur Extn., Najafgarh.
26. Deepak Vihar, Najafgarh, Delhi-43.
27. Dhansa Road, Gopal Nagar, Block M&N, Najafgarh, New Delhi-43.
28. Dharampura, J-Block Cly Najafgarh, Delhi-43.
29. Dharampura Extn., R-Block, Kakrola Road, Najafgarh, N.D.-43.
30. Dichaon Enclave Opp. D.K. Depot, Nangloi Road.
31. Durga Enclave, Jafarpur Kalan, Najafgarh, Delhi-73.
32. Durga Park Din Darpur Extn., Najafgarh.
33. Durga Vihar, Ph-II, Najafgarh.
34. Durga Vihar, Ph-III, Najafgarh, New Delhi.
35. East Krishna Vihar, A B Block, Khaira Road, Najafgarh.
36. E-Block, New Roshan Pura, Najafgarh, New Delhi-43.

37. Ekta Vihar (Block A, B & C) near New Grain Market, Jharoda.
38. Ganapati Enclave Extn., Najafgarh, New Delhi.
39. Gandhi Park Main Gurgaon Road, Deenpur, Najafgarh.
40. Ganpati Enclave, X-Block, New Roshanpura Extn., Delhi-43.
41. Ghasipura Extn. Colony, Nangli Dairy, Najafgarh.
42. Gopal Nagar B-Block, Main Dhansa Road, Najafgarh.
43. Gopal nagar Extn., Najafgarh.
44. Gopal Nagar Extn. Ph-I, Main Khari Road, Delhi-43.
45. Gopal Nagar, Ph-II, Z-Block, Surkhpur Road, Najafgarh.
46. Gopal nagar, Ph-II, Z-Block, New Delhi-43.
47. Gopal Nagar, Ph-I Near Yadav Nagar, Dharamshalla.
48. Gopal Nagar, Ph-II, Sham Vihar, Chandan Enclave, Najafgarh.
49. Gopal Nagar Extn., Main Surakhpur, Najafgarh Road, N.D.-43.
50. Gopal Nagar Extn. Ph-II, Block A & B, Najafgarh.
51. Gopal Nagar, P-Block & Gopal nagar Extn. (E F G & H Blocks(, Main Dhansa Road.
52. Gopal Nagar, Block P&R, Dhansa Road, Najafgarh, Delhi-43.
53. Gupta Market, Najafgarh.
54. Gupta Park, Najafgarh.
55. H & I Block, Dharampura, Najafgarh, New Delhi-43.
56. Hans Nagar, Pandawala Kalan, Najafgarh, Delhi-43.
57. Indira Market & Aggarwal Colony, Haifeat Pura, najafgarh.
58. Jafarpur Extn., Jafarpur Kalan, Najafgarh.
59. Jai Vihar, Ph-II, Dichaon Village, Delhi-43.
60. Janta Vihar, Jharoda Road, Najafgarh.
61. J-Block, New Roshanpura Extn., Najafgarh.
62. Kamla Enclave, New Roshanpura Extn., Najafgarh.
63. Khera Dabur Extn. Colony, North West Najafgarh, Delhi-73.
64. Kriashna Enclave Opp. CRPF Camp, Dichaon Road, Sharda K.
65. Krishna Enclave, Part-II, Dichaon Kalan Road, New Delhi-72.
66. Krishna Vihar, West Najafgarh.
67. Laxmi Nagar Block A B C, Main Najafgarh Road, Near D K Depot.
68. Lokesh Park & Hira Park, Najafgarh.
69. LOP Main Gopal nagar, Najafgarh.
70. M.S. Block, Ranaji Enclave, Najafgarh.
71. Madhav Enclave, Khra Road, New Delhi-43.
72. Mahesh Garden Sudhar Samiti, 138 A, Main Bahadur Garh Road, New Anaj Mandi, Najafgarh-43.
73. Mansha Ram Park (A B Block) Najafgarh Road, New Delhi-59.
74. Mitron Extn. Main Dhansa Road, Najafgarh, New Delhi-43.

75. Munirka Kunj, Dindarpur Extn., Najafgarh, New Delhi-43.
76. Najafgarh Deepak Vihar, M-Block, Najafgarh Extn., New Delhi.
77. Najafgarh Park Colony, Block A B & C, Dichaon Road, New Delhi.
78. Nanda Enclave, Dhansa Road, Najafgarh.
79. Nanu Ram Park, Haibat Pura, Jharoda Road, Najafgarh.
80. Nathu Ram Park, Tehsil Road, Najafgarh.
81. Naveen Place, Block C-1, Jharoda Road, Najafgarh.
82. Naveen Place, D-Block, Najafgarh, New Delhi-72.
83. N-Block, M.D. Road, Gopal Nagar, Najafgarh.
84. Nehru Garden Colony, New Roshan Pura, Najafgarh.
85. Netaji Subhash Vihar Colony, Tikri Kalan, New Delhi-41.
86. New Gopal Nagar Extn., A B C & D Block, South of Dhansa Road, Najafgarh, New Delhi-43.
87. New Gopal Nagar, Block A & B, Najafgarh, New Delhi-43.
88. New Hira Park, Dichaon Road, Najafgarh, New Delhi-43.
89. New Roshan Pura Extn., Y-Block, Paprawat Road, Najafgarh, New Delhi-43.
90. New Roshan Pura Extn., Z-Block, Najafgarh.
91. New Roshan Pura Extn., Block-P, P-1, P-2, N-1, B-1 & N, Najafgarh, N.D.-43.
92. New Roshan Pura (K L M Block), Najafgarh.
93. New Roshanpura Colony, S-Block, Najafgarh, New Delhi-43.
94. Nirmal Vihar, Najafgarh.
95. O-Block, New Roshan pura Extn., Najafgarh.
96. Prem Nagar, B-Block, Ph-III, Najafgarh.
97. Prem Nagar, A-Block, Ph-V, Najafgarh.
98. Prem Nagar, C-Block, Najafgarh.
99. Prem Nagar, H-Block, Old Khaira Road, Najafgarh, Delhi-43.
100. Prem Nagar, Najafgarh, G-Block.
101. Prem Nagar, Ph-1, 2 4 Thana Road, Najafgarh.
102. Prem Nagar, Z-Block, Najafgarh, South West.
103. Prem Nagar, Z-Block, Kashmere Colony, Najafgarh.
104. Prem Nagar, Block-G Near Sant Kabir Ashram, Najafgarh, New Delhi-43.
105. Prem Nagar Colony, Rewala Khan Pur, Jhatikra Road, Najafgarh, Delhi-43.
106. Kutub Vihar, Ph-I, Najafgarh, Delhi-71.
107. Raghuvir Block, Prem Nagar, Najafgarh, Paprawat Road.
108. Ramjas Enclave & Yadav Enclave, Najafgarh.
109. Ranaji Enclave Near Sai Mandir, Najafgarh.

110. Ranaji Enclave-4, Najafgarh.
111. Roshan Garden, Najafgarh.
112. Roshan Vihar, Gurgaon Road, Najafgarh.
113. Roshan Vihar, Part-II, Paprawat Road, Najafgarh.
114. Roshan Vihar, Ph-II, E-Block, Vivek Nagar, Paprawat, Najafgarh, N.D.-43.
115. Roshan Vihar, Ph-II, Paprawat, Najafgarh, New Delhi-43.
116. Sai Baba Enclave, Ph-I, II Najafgarh, New Delhi-43.
117. Sai Baba Enclave, B-Block (Part-B) Najafgarh.
118. Sainik Enclave (part-II Extn.) Village Dichaon Kalan on Bahadurgarh Road, Najafgarh, New Delhi.
119. Sainik Enclave, Part-II, CRPF Camp, Jharoda Kalan, Delhi-72.
120. Sainik Enclave, CRPF Colony, Jharoda Kalan, New Delhi-72.
121. Sainik Enclave-2, CRPF, Jharoda, Najafgarh.
122. Sainik Enclave, Opposite CRPF Camp, Jharoda Kalan Road, New Delhi-72.
123. Sangam Vihar, Kakrola Road, Najafgarh, New Delhi-43.
124. Saraswati Kunj, CRPF Road, Jharoda Kaln, Najafgarh.
125. Satyam Puram, Jharoda kalan Boarder, Delhi.
126. Shanti Vihar, Dinpur, Najafgarh, New Delhi-43.
127. Shiv Enclave, Main Dichaon Road, Najafgarh, N. D.-43.
128. Shiv Nagar, New Roshan Pura, Najafgarh, New Delhi-43.
129. Shiv Nagar, Virender Market, Raghuvir Enclave, Najafgarh.
130. Shiv Puri Part-II, Dirpur.
131. Shiv Vihar, Khera Dabar, Najafgarh, New Delhi-73.
132. Shiv Vihar Prem Nagar, G-Block, Paprawat Road, Najafgarh.
133. Shri Krishna Colony, Suraj Pur Road, Gopal Nagar, Najafgarh.
134. Shri Anand Niketan, Laxmi Vihar, D-Block, Najafgarh.
135. Shyam Enclave, Deendarpur, Najafgarh.
136. Shyam Enclave, Z-Block, T.C.S. BASCO – Gopal Nagar Extn., Main Dhansa Road, Najafgarh, N. Delhi-43.
137. Shyam Vihar, Ph-II (Behind Pooja Pipe Factory), Najafgarh.
138. Shytam Colony, Malikpur, Najafgarh, Delhi-73.
139. Sri Enclave, Pensali, Rohini, Delhi-42.
140. Shri Ganga Vihar Colony, Din Dayal Pur, Najafgarh.
141. Shri Hans Nagar Colony, Ghummanbera Road, Najafgarh.
142. Shri Sai Baba Enclave, Najafgarh.
143. Sultan Garden, B-Block, Najafgarh, Nangloi Road, Delhi-43.
144. Sunder Nagar, Gopal Nagar Extn., Shakarpur Raod, Najafgarh, Delhi.
145. Surya Kunj Bahadur Garh Road, Najafgarh, Delhi-43.

146. Surya Kunj Part-I, Dichaon Road, Najafgarh.
147. Tikri Kalan Extn. (Lekh Ram Park) New Delhi-41.
148. Vardhman Vihar, U & F Block, New Roshan Pura Extn., Najafgarh.
149. Velota Enclave (Kashmiri Colony) prem Nagar, Z-Block, najafgarh.
150. Vinoba Enclave, A-1 Block, Najafgarh.
151. Vinoba Enclave Extn., CRPF Colony, Jharoda Kalan, Najafgarh.
152. Vinoba Enclave, CRPF, Jharoda Kalan.
153. West Gopal nagar, Ph-II, Surakh Pura Road, Najafgarh.
154. Z-Block, Gopal Nagar, Ph-II, Surakhpur Road, Najafgarh.

Source: GNCTD, UD Deptt (2006).

Annexure – VI
Listed Heritage Building/Monuments/Sites

S.No.	Name of Monument	Ownership	Date of Construction
L-1	Delhi Gate, Najafgarh	MCD	AD 1770
L-2	Jami Mosque	Water Board	AD 1770
L-3	Residential-cum-commercial, Najafgarh, on the main street and 100m west of Delhi Gate	Private	1920s
L-4	Residential-cum-commercial, Najafgarh, adjacent to Delhi Gate	Private	Early 20 th century
L-5	Dharamshala near Temple Chowk	Public Trust	AD 1770
L-6	Residence, Najafgarh, adjacent to the Arya Samaj Mandir	Private	AD 1770
L-7	Octagonal Well near police station, Najafgarh	Public/Police/MCD	AD 1760
G-8	Mosque, within the police compound, Najafgarh	Public Water Board	Late 19 th century
L-9	Haveli, Mitraon Village	Private	Late Mughal
L-10	Domed Chattri, Mitraon village	Public / village Community	Late Mughal
L-11	Samadhi of Mitra Sen, Mitraon village	Public / Village Community	Late Mughal
L-12	Temple, Mitraon village	Public Trust	Late Mughal
L-13	Haveli, Mitraon village	Private	Early 19 th Century
L-14	Ruins of Haveli, Mitraon village	Private	Late Mughal
L-15	Dalan, Mitraon village	Private	Late 19 th century
L-16	Tomb of Rana Sahib, on the road linking Najafgarh and Janakpuri	Public	Lodhi

Source: Delhi: The Built Heritage, INTACH : Delhi Chapter

ANNEXURE - VII
Public and Semi-public Facilities, Commercial and Recreational Uses for 20 Lakhs Population

Facilities	City-Level	Sub-City level	District level	Community level	Total Area
Recreational:					
Amusement park	10 ha. as part of District park	-	-	-	
Sub-City Level:					
a) Subcity Park (2 Nos)	-	200 ha	-	-	
b) Multipurpose ground (2 Nos)	-	16 ha	-	-	
District Level:					
a) District Park (4 Nos)	-	-	100 ha	-	
b) Multipurpose ground(4 Nos)	-	-	16 ha	-	
Community Level:					
a) Community Park (20 Nos)	-	-	-	100 ha	
b) Multipurpose ground (20 Nos)	-	-	-	40 ha	
c) Road side GreenBelt	568 ha				
d) Green around Villages	383 ha	-	-	-	
e) Water Bodies	59 ha	-	-	-	
• F) Wood lands on Gram Sabha land of villages	500 ha	-	-	-	
Total Area	1520 ha	216ha	116 ha	140 ha	1992 ha

- The details of Gram Sabha land and its use was not available. The Gram Sabha land (500 ha) as proposed for the woodlands has not been indicated in the landuse plan which shall be detailed out while preparing layout plans.

Public and Semi Public:					
Health					
Hospital A (4 Nos)	-	-	18 ha	-	
Hospital B (8 Nos)	-	-	20 ha	-	
Hospital C (20 Nos)	-	-	-	20 ha	
Hospital D (20 Nos)	-	-	-	10 ha	
Medical College (1 Nos)	-	50 ha	-	-	
Nursing and para medical institute (1 Nos)	-	20 ha	-	-	
Total Area	-	70 ha	38 ha	30 ha	138 ha
Education					
Vocational Training Institute (1 Nos)	-	-	1.6 ha	-	
Professional College (4 Nos)	-	-	20.0 ha	-	
General College(4 Nos)	-	-	12.0 ha	-	
University Campus (1 Nos)	-	-	20.0 ha	-	
Total Area	-	-	53.6 ha	-	53.6 ha
Security and Staff					
Police Station (8 Nos)	-	-	8 ha	-	
District Jail(1 Nos)	5.0 ha	-	-	-	
Fire Station(12 Nos)	-	-	12.0 ha	-	
Fire Training College (1 Nos)	3.0 ha	-	-	-	
Disaster Management Centre(1 Nos)	3.0 ha	-	-	-	
Total Area	11.0 ha	-	20.0 ha	-	31.0 ha
Socio-Cultural					
Science Centre(1 Nos)	20 ha	-	-	-	
Banquet Hall (20 Nos)	-	-	-	4.0 ha	
Multipurpose	-	-	-	4.0 ha	

community hall (20Nos)					
Recreation club (4 Nos)	-	-	-	2.5 ha	
Community Recreation club(20 Nos)	-	-	-	4.0 ha	
Burial Ground/Cemetery	-	2.0 ha	-	-	
Cremation Ground	-	-	1.6 ha	-	
Total Area	20.0ha	2.0 ha	1.6 ha	14.5 ha	38.1 ha
Sports:					
Sub-city level:					
Sports Centre (2 Nos)	-	60.0 ha	-	-	
District Level:					
Sports Centre (4 Nos)	-	-	40.0 ha	-	
Community Level:					
Sports Centre (20 Nos)	-	-	-	20.0 ha	
Total Area	-	60.0 ha	40.0 ha	20.0 ha	120.0ha
Communication					
Head post office with administrative office (2 Nos)	-	0.5 ha	-	-	
Telephone Exchange (2Nos)	-	0.5 ha	-	-	
Total Area for facilities	31.0ha	133.0ha	153.20ha	64.50ha	381.7ha
<p>About 758 ha of land is being provided for PSP facilities which is not covered in above list.</p> <p>Total Area = 382 ha + 758 ha = 1140 ha</p>					
Commercial					
District Centre (4 Nos)	-	-	160.0ha	-	
Community Centre	-	-	-	80.0 ha	
Total Area	-	-	160 ha	80.0 ha	240.0ha

out of 480 ha proposed in the facility corridor 240 ha will be district and community centre and remaining 240 ha will be used for commercial offices and IT parks.

ANNEXURE – VIII**Information Regarding Drains Located In Planning Zone – L**

S. No.	Name of Village	Name of Drain	Length of Drain (in Km.)	Catchment Area in ha.
1.	Sarangpur Jhuljhuli Raota Ghumanhera Shikarpur Jhatikara Badusaria Nanakheri Chhawla Dhansa	Najafgarh Drain	45.00	1093900.00
2.	Paprawat Kanganheri Chhawla Pindwalakalan Surera Jafarpur kalan Khera dabar Kharkharijatmal	Mundella Drain	12.50	1554.00
3.	Jharoda kalan	Mungeshpur Drain	2.36	1554.00
		Jharoda Kalan Link Drain	1.41	12.95
		B.C. Drain	2.95	170.00
4.	Dichaon kalan	Dichaon Kalan Link Drain	0.48	12.95
		Mungeshpur Drain	5.00	2000.00
5.	Mundhela khurd	B.C.Drain	2.07	200.00
6.	Surekh pur	Nil	-	-
7.	Kair	Nil	-	-
8.	Mundhela kalan	Nil	-	-
9.	Mitraon	Nil	-	-
10.	Bakargarh	Nil	-	-
11.	Shampurkhalsa	Nil	-	-

12.	Kharkhari nahar	Nil	-	-
13.	Kharkhari Rond	Nil	-	-
14.	Ujwa	Nil	-	-
15.	Qazipur	Nil	-	-
16.	Isapur	Nil	-	-
17.	Dhansa	Nil	-	-
18.	Daryapur khurd	Nil	-	-
19.	Ghumanhera	Nil	-	-
20.	Jhuljhuli	Nil	-	-
21.	Sarangpur	Nil	-	-

Source: GNCTD, I & F Deptt & MCD.

ANNEXURE –IX**Tentative List of Schools Located in Zone 'L' as per MPD-2021 (page 119 of Gazette of India)**

Village	Name of School	
1. Jharoda Kalan	1. GBSSS 2. GGSSS 3. Nav Yug Convent School 4. Col. Child Field	Govt. Govt. Recognized Recognized
2. Dichaon Kalan	1. GGSSS 2. GBSSS 3. DHM Public School 4. Sant Kripal Public School	Govt. Govt. Recognized Recognized
3. Surakh Pur	1. Goodwill Public School 2. Rao Bal Ram Public School 3. Oxford Public School 4. Evergreen Public School	Recognized Recognized Recognized Recognized
4. Mundhela Khurd	1. G. Co-ed S. V. 2. Mata Dan Kaur Public School	Govt. Recognized
5. Kair	1. S. K. V. 2. GBSSS 3. Gyan Deep Mandir	Govt. Govt. Recognized
6. Mitraon	1. G. Co-ed SSS 2. Green Gold Public School	Govt. Recognized
7. Dindarpur	1. S. V. 2. Gyanoday Public School 3. Adarsh Public School 4. Sansklar Convent	Govt. Recognized Recognized Unrecognized
8. Paprawat	1. G. Co-ed SSS	Govt.
9. Surhera	1. RTR, S. V.	Govt.
10. Jaffarpur Kalan	1. S. V. 2. Mid Field Public School 3. Navodaya	Govt. Recognized Govt.
11. Khera	1. GGSSS 2. GBSSS 3. Navodaya Convent	Govt. Govt. Recognized
12. Khera Dabar	1. G. Co-ed SSS	Govt.
13. Pindwala Kalan	1. Govt. S. V.	Govt.

	2. Doon Luster Public School 3. Charan Singh Yadav Public school	Unrecognized Regd. applied
14. Pandawala Khurd	1. G. Co-ed SSS 2. Rao Convent	Govt. Recognized
15. Ujwa	1. GGSSS 2. GBSSS	Govt. Govt.
16. Qazi Pur	1. G. Co-ed SSS	Govt.
17. Isa Pur	1. G. Co-ed SSS	Govt.
18. Dhansa	1. S. K. V. 2. GBSSS 3. Mata Nand Kaur Public School	Govt. Govt. Recognized
19. Malik Pur	1. G. Co.ed SSS	Govt.
20. Hasanpur	1. G. Co-ed M. S.	Govt.
21. Daulatpur	1. S. V. 2. Naveen Dabar Public School	Govt. Recognized
22. Kangan Heri	1. G. Co-ed SSS	Govt.
23. Nanak Heri	1. G. Co-ed SSS	Govt.
24. Jhatikara	1. G. Co-ed SSS	Govt.
25. Shikarpur	1. S. V.	Govt.
26. Gummanhera	1. GGSSS 2. GBSSS 3. Chetna Public School	Govt. Govt. Recognized
27. Rawta	1. G. Co-ed SSS	Govt.

Source: Edu. Deptt. of GNCTD, Reconnaissance Surveys, Representation of Associations.

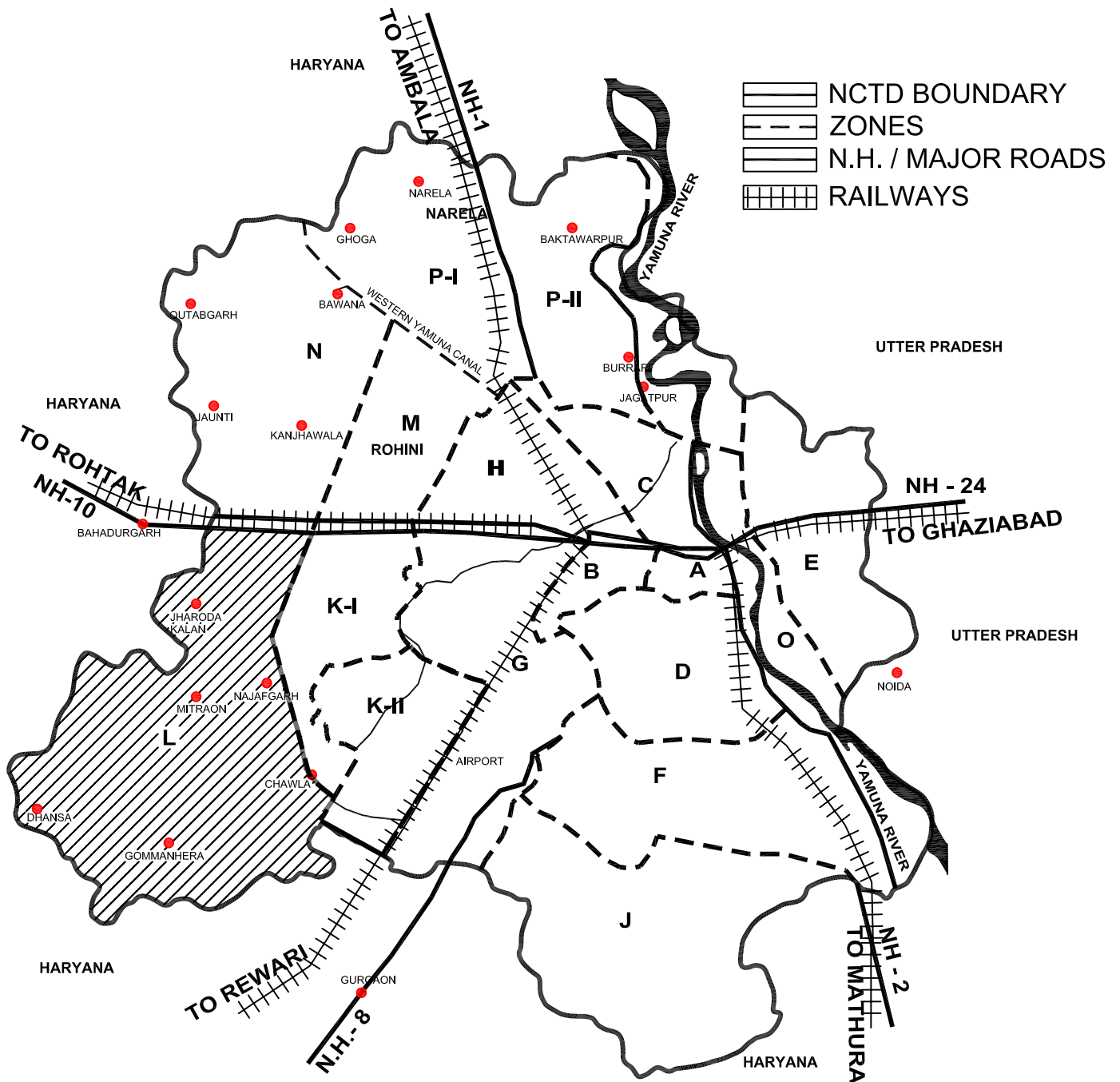
ANNEXURE –X**Variations in Zonal Plan of MPD-2001 & Mpd-2021**

Earlier a draft zonal plan of zone 'L' prepared as per the provision of MPD-2001 was notified for inviting objections/suggestions on 21.8.2006 and in response to this notification, 19 objections/suggestion were received which were being processed as per the procedure laid down through Board of Enquiry and Hearing where it was decided that the zonal plan be prepared as per MPD-2021. Therefore, the entire exercise for preparation of zonal plan has been taken up in view of the policy/norms stipulated in MPD -2021, wherein following changes as given in MPD-2021 have been duly considered and incorporated.

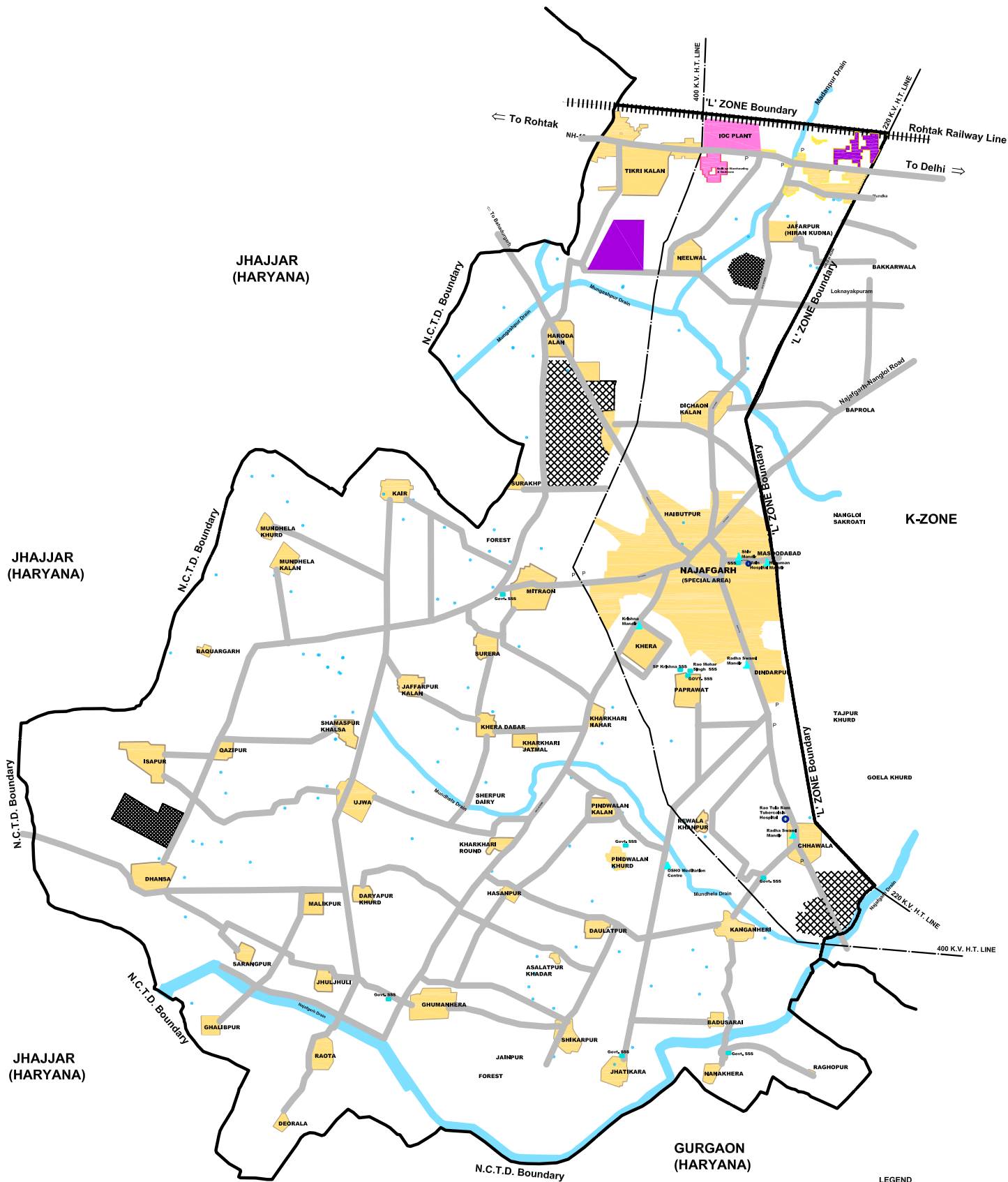
Sl.No.	Details/ description	MPD-2001	MPD-2021
Area of Zone		22,979	21933 ha.
Population		9.02 lakh	20 lakh
Green Belt	Green Belt	1-1.5 km depth was suggested as green buffer/belt touching the boundary of National Capital Territory of Delhi.	Entire revenue village touching to the border/boundary of the National Capital Territory has been taken as part of the green belt. Area of villages falling in green belt is 10322 ha.
Village Tikri Kalan		Land use were notified in MPD-2001. Land use such as wholesale, warehousing industries, green belt and the residential.	Land uses in village Tikri Kalan has already been notified on 7 th Feb.,2007 as part of the MPD-2021. In the Green Belt as proposed in Land Use Plan of 2021 in village Tikri Kalan, already built up structures under warehousing exit which shall be taken up as per policy.
Unauthorized Colonies		Mostly the entire zone was rural	The entire area is urbanisable. Built up

		as per the land use of MPD-2001	area or unauthorized colonies shall be regularized as per policy. These colonies have been indicated as. part of the residential land use.
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LOCATION PLAN ZONE - L




NATIONAL CAPITAL TERRITORY OF DELHI
ZONES (DIVISIONS)



- NOTE:
1. Boundary of Najafgarh Town (Special Area) to be detailed out while preparing Special Area Plan
 2. Villages are covered in Built up Residential within urbanisable area
 3. Unauthorised colonies included in Residential land use subject to final decision of Government/Hon'ble Court
 4. Residential plots under twenty point programme to be processed as per Govt. Policy
 5. Plan for services like Water supply, Sewerage & Drainage to be worked out.
 6. Green area of 100mts width around villages may also be used for village facilities
 7. Facility corridor consists commercial, Industrial, public-semi public, transportation, Government use (undetermined) and Formal Park
 8. Details of facility corridor to be worked out while preparing layout plan of Scheme/Sector

LEGEND			
	BUILT UP RESIDENTIAL		COMMERCIAL (WAREHOUSING GOODWINS)
	GOVERNMENT		INDUSTRIAL
	MAJOR EXISTING ROADS		SENIOR SEC. SCHOOLS
	PONDS		RELIGIOUS SITES
	HOSPITALS		PETROL PUMPS
	WATER BODY		ROHTAK RAILWAY LINE
	NCTD BOUNDARY		

EXISTING BUILT-UP: DRAFT ZONAL PLAN - L

DATE Tech. Committee 01-08-2007 Authority:			
Plng. Officers: AL, Valluappan Rajiv Mall		Plng. Asstt: Rita Sehgal Satinder Kaur Asstt Director: N.R. Arvind	
S.Das Jt. Director(P&I)		R.K.Jain Director(P&I)	
DWARKA PROJECT DELHI DEVELOPMENT AUTHORITY			

