

DRAFT ZONAL DEVELOPMENT PLAN
PLANNING ZONE- 'K-I'
(West Delhi-II)

(Approved by Authority on 05.12.2007)

Dwarka Project Office
Delhi Development Authority

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1.0 DRAFT ZONAL PLAN OF ZONE “K-I” (WEST DELHI - II):-

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) 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:

Zonal Development Plan is prepared under the provision of Master Plan for Delhi and 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 7.2.07 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 'K' covers an area 12439 Ha. having two sub zones K-I with an area of 6515 ha and 'K-II' Dwarka having an area of 5924 ha.

Sub zone is bounded by the following:

- I. Delhi Rohtak Railway line in the North

- II. Existing 220 KV HT power line on the West.
- III. Boundary of zone 'G' in East
- IV. Dwarka sub city on west

26 villages fall in the zone K-1 (Refer Annexure I)

1.2 STATUTORY PROVISIONS & OBJECTIVES:

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

Zonal Development Plan is required to detail out the policies of Master Plan Delhi-2021 and serve as a link between the Master Plan and various lay out plans. This zonal plan is to provide directions and basic guidelines for preparation of detailed schemes/ projects, and plans such as 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 Zone 'K-I' are:

- I. To provide adequate shelter along with physical and social infrastructure for assigned population.
- II. Development of the extensive i.e. commercial and institutional uses along the major transport corridor.
- III. Conservation of environment to provide open spaces, public green area.
- 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. Regularization of existing unauthorized colonies/built up as per the policy of the government, with the objective of providing basic amenities.

VI. Integration of Transport net work with the other zone of the city.

1.3 Characteristics of the Zone:

The topography of the zone K-I has gentle slope towards the Najafgarh Drain, thereby causing the flow of all the natural storm drain from the area around Rohtak Railway Line, Mundka, Ranhola (Safipur), Bakkarwala, Nilothe and other villages built up area of unauthorised colonies towards the Najafgarh Drain. Total Area of Zone is 6515 Ha. About 2883 ha of area of zone K-I is in the form of built-up area/unauthorized colonies (Residential, Commercial & Industrial).

The existing population of the zone K-1 as per 2001 census is about 5.0 lac. This population of zone K-I is inhabited in 180 unauthorized colonies and 26 villages. It is difficult to estimate exact figures as there is difference in physical/revenue village boundary and the census charges of the area.

Najafgarh Drain: Approximately length of Najafgarh drain in this sub zone is about 21.2 km which carries storm water drainage of built-up area of the zone.

Water Supply: At present availability of portable safe drinking water in this area is inadequate. Most of water requirement is met out by tube-well. However, the output performance of tube-wells has shown a declining trend.

Existing planned proposals: In zone K-I, there is only one planned residential scheme known as Lok Nayak Puram which was developed by the DDA with an area of about 80 ha. The road of 100 m R/W is also proposed through this zone which will act as major transport corridor linking zone K-I and K-II with NH-8 and NH-10.

Religious and Privately owned Educational Institutions: In this Zone there are few large religious, spiritual & meditation centre on privately owned land besides educational institutions / school.

Unauthorized Colonies: The Zone K-I has about 180 unauthorized colonies (Ref. Annexure-III). These shall be upgraded/redeveloped to increase existing housing stock, on the basis of the approved Govt. guidelines & policies.

Source of Data: Zonal Development Plan for Planning Zone 'K- I' (Part of West Delhi - II) has been prepared using the available information in respect of following:

- I. Census Data -2001
- II. Updated Aerial Survey 2003 from Survey of India Map 2007 (1: 20,000)
- III. Regional Plan of NCR-2021
- IV. Secondary Data / Information from GNCTD on Health, Education, Security,
- V. Delhi Jal Board / Delhi Transco Ltd for Physical Infrastructure
- VI. Reconnaissance survey of built up area/colonies only with respect to identification of name of colony and its location.

2.0 Zonal Development Plan Proposal:

2.1 Existing Development :

In the sub zone K-I, there are 26 villages and 180 unauthorized colonies as per annexure-III. The built-up areas under the residential colonies and villages have been computed mainly by superimposing Satellite Imageries on Survey of India base map. The built-up area of the zone comes to 2883 ha which includes residential, industrial as well as Warehousing Godowns along the Rohtak Road and in Mundka area. Modifications or change of land use cases are listed in annexure-VII

2.2 Zonal Plan Proposals:

To accommodate about 12 lakh population following land use distribution has been proposed.

Proposal Land Use:

Sl.No.	Use	Area in Hect.	%
1.	Residential (i) Built up (ii) Proposed	(3525) 2848 677	54.20
2.	Commercial (i) Built-up (ii) New	(300) 50 250*	4.60
3.	Industrial (i) Notified in MPD-2021 (ii) Built-up (ii) New	(320) 144 26 150**	4.94
4.	Public Semi Public	456	6.90
5.	Govt. (use undetermined)	68.5	1.00
6.	Recreational Green and Formal Parks	(773.5) 643.5 130***	11.87
7.	Transport	689	10.60
8.	Utilities	103	1.59
9.	Drains	280	4.30
	Total	6515	100.00

* 250 ha of Commercial Use is part of facility corridor.

** 150 ha of Industrial Use is part of facility corridor

*** 130 ha of Recreational Use is the part of facility corridor

There are 26 villages in zone which are connected with road under jurisdiction of MCD.

In the zone, at present there is hardly any planned recreational area manufacturing or public-semi public. School and health centers are available in villages/nearby area of village (Annexure-V). Only planned residential area in zone K-I is 80 Ha, located in revenue village of Bakkarwala. This scheme is known as Lok Nayak Puram residential scheme.

Existing Cremation ground/burial ground located on periphery of villages shall be relocated if required keeping in view the proposed development in the zone.

- **Road Network:** This Zone being the rural in character having road network connects the various village / rural settlements. The road width varies for different road.

2.3 Population and Employment :

As per the Master Plan of Delhi -2021, within the urbanisable area the proposed density is 250 person/300 person per ha. which will accommodate about 12 lac population in the sub zone K-I including the existing population of rural villages (Annexure-II) and unauthorized colonies. Employment participation is envisaged at city level is 38 %. The same has been considered for this zone by analyzing the Trade and Commerce, whole sale market and high tech industries that have been identified.

2.4 Residential Development:

In the zone proposed new residential area is 677 ha, existing residential area is about 2848 ha. This residential area includes villages / village extended area and unauthorized colonies.

In development of residential area participation of private sector and public agencies is envisaged. The optimized utilization of the land and space with a view to increase net residential density in different type of the dwelling units shall be as per MPD-2021.

Night Shelters: 3-4 locations of night shelter shall be identified in the built up residential area or on gram sabha land falling in the built up area. The locations shall be near to industrial area or facility corridor.

Old Age Homes: The provision shall be kept for old age homes in the residential area or facility corridor. The requirement of the old age homes shall be worked out while preparing the detail plans / schemes.

Facility Corridor: The area of facility corridor is 530 ha. The land required under category of commercial, new industrial area, green and transport uses have been proposed in the facility corridor the width of corridor varies 100 m to 200m along the major road i.e. 100 m road connecting Rohtak Road with NH – 8. Along Nangloi-Najafgarh Road also such facility corridor is proposed, although on most of the portion of road, built-up residential area is existing. At some places, this facility corridor have much larger width to accommodate Industrial Use / Hi-tech / IT Park area.

In the revenue village of Baprola, Delhi Govt. has about 15 ha land which has been proposed for Gem & Jewellery based commercial and processing areas. This is to be developed by the Delhi Govt./ DSIDC. The proposed land of open jail in area of 18 ha. is also falling in revenue village of Baprola which is proposed for the Public Semi-Public (PSP) use.

The Eastern side of the Nangloi road available land is scattered in the pockets where mostly green area has been proposed to provide

open space to already built up colonies as the entire built-up area is highly deficient in terms open spaces.

2.5 Unauthorised Colonies and the villages :

There are about 180 unauthorised colonies (Annexure-III) and 26 villages (Annexure-I) within the zone for which redevelopment plans shall be prepared ensuring the permissibility of mixed use zoning in property/ premise level compatible to the predominant residential areas. In all unauthorized colonies, regularization shall be taken up as per the government orders issued from time to time. 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 as per norms.

- a) The facilities can be clubbed in a composite facility centre (500-1000 sq.m.) in such areas
 - I. Multi-purpose community hall – 100 sqm.
 - II. Basti Vikas Kendra – 100 sqm.
 - III. Religious site – 100 sqm.
 - IV. Police Post – 100 sqm.
 - V. Health Centre – 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.

The provision of requisite socially 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.

2.6 Industry:

In Delhi, High Tech and value added industries which are not labour intensive are to be located. In the zone 144 ha of land is proposed under the industrial use in between Rohtak Railway Line and Rohtak Road. Sawaran Park having cluster of industries more than 70% which is already notified by Govt. of Delhi, has been indicated as part of industrial area. Besides this Naresh Park having an area about 5 ha. has also been included as industrial area as per notification of Delhi Govt. About 26 ha land on South of Rohtak Road in Revenue village Mundka added as Industrial Use as per notification of GNCTD C.1/Policy/INSTU/Phirni road/Mundka Udyog/2007/20 dated 17.9.2007. Other 150 ha area is to be planned as part of Facility Corridor.

Within this pocket of industrial landuse falling in between Rohtak Road & Rohtak Railway line, in an area of about 30 ha built-up structures (pucca / semi-pucca / purely temporary) in scattered form under Warehousing/ Industrial use exists the same has been shown in existing built-up area for which redevelopment plan shall be prepared, the same land is proposed to be developed/ redeveloped for industrial use 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.

2.7 Trade & Commerce, wholesale market:

Wholesale Market: In this entire sub zone K-I, there is hardly any planned commercial market. Existing wholesale trade / warehousing of PVC wastes, timber trade are the predominant activities located on both sides of Rohtak Road near Mundka Village which shall be shall be upgraded or redeveloped for wholesale trade of Timber/Timber products, building material such as Iron/ Hardware and related activities or other commodities. The area of both the market is about 50 ha. About 27 ha. area is falling

within the industrial use already notified in MPD – 2021 which shall require modification in the Master Plan for Delhi – 2021 from Industrial to Commercial. About 23 ha land in the south of Rohtak Road just opposite to the 27 ha pocket has been put in Warehousing area (built-up). For both the pockets redevelopment plans shall be prepared.

Local Commercial Markets are along the major roads i.e. Rohtak road, Najafgarh- Nangloi road.

As per the notification of Delhi Government/MCD, roads/streets which as Mixed Land Use or Commercial shall be detailed out in scheme / layout / redevelopment plan.

Commercial area: In the zone Commercial Area has been proposed in facility corridor along the 100 m road or along 45 m road or Najafgarh – Nangloi Road of 36 Mtr R/w. Wholesale Market, IT Park, etc are to be detailed out while preparing layout plan/scheme of the area.

The hierarchy of commerce center/activities shall be taken up. Commercial activities in the form of District Center, Community Center, Local Shopping Center and Convenient shopping center shall be as per the MPD-2021. Three district centres, 12 community centers, 120 Local shopping centers and 600 convenience shopping centers has been estimated for this population within planned area / Redevelopment area of unauthorised colonies.

Service Market: The service market and organized informal bazaars has also to be planned at an appropriate location. Service markets shall be provided while working out the details of the commercial pockets indicated in the zonal plan.

Informal Sector: The informal sector markets/shops shall also be provided at appropriate location to cater the needs of the proposed population.

2.8 Government Use:

In this zone, campus of Air force (Bani camp) is functioning within an area of about 15 ha. Land of about 50 ha. near Chhawla is proposed in the category of Govt. land (use undetermined) for defense purposes.

2.9 Public and Semi-Public (Annexure-IV) :

Proposed area Under Public and Semi-public is 456 Ha and 530 Ha is under facility Corridor. The details of facility corridor shall be worked out while preparing layout plan of the area.

Health: Zone is deficient in terms of health facilities. The details of existing Maternity Center/Dispensaries are annexed. To meet out norms of 5 bed per thousand population, a hierarchy of health facilities/hospitals is to be adopted as given here:

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

Sports Facilities: There is an evident need for a properly planned and structured sports infrastructure Gyms, Spa, bowling alleys being commercial ventures need to be provided in commercial area. In the zone, land about 60Ha. proposed for sports facilities in a hierarchy of divisional sports centre/Golf Course, District Sports Centre and Community sports centre. Lower level sports activities shall be allowed in Residential neighborhood.

Communications: The requirement of Post & Telegraph office, Telephone Exchange shall be identified while proposing sector layout /scheme 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 line and Jail etc. shall be provided in Public/semi public use in the zone. Norms as given in MPD-2021 shall be adopted. Fire Stations as per MPD-2021 norms shall also be provided in PSP use zone/District Centres.

Disaster Management Centre: Delhi being in high seismic zone IV need to provide Disaster Management Centre.

2.10 Transportation:

The major roads which are available in the zone are Rohtak Road, Najafgarh-Nangloi road and Najafgarh road which connects Najafgarh to Zone 'G' and rest of the central part of Delhi. Besides the existing road network, a new road network has been worked out consisting major roads of 45 m and 30 m width, which connects the area with already approved 100 m road passing along the high tension line and with boundary of zone 'L'.

The road has been proposed on the northern side of Najafgarh Drain of length 21.2 Km, and 30 m wide road on the southern side of length 17.8 Km. Road ROW of Rohtak Road has been kept as 60 m and the length falling in this zone is 5.8 Km. Road ROW of Najafgarh Road has been retained as 60 m in a road length of about 17.8 Km. The length of new roads of 45 m width is 31.6 Km. the proposed new roads of 30 m width is about 7.4 Km. 100 m road of length 16 Km passes through the zone. The road ROW of

Najafgarh - Nangloi road has been retained as 36 m as given in the earlier Draft Zonal Plan. The area under roads comes to 623 ha. The total area under the category of Transportation comes around 689 ha.

In the built-up area few roads as indicated on the plan have been proposed for widening keeping minimum width of 13.5 mts.

Fuel Station: Petrol Pump and CNG stations shall be provided as per the norms and to be indicated while preparing the sector plan and the redevelopment plan of the existing villages / built up colonies.

2.11 Recreational (Annexure-IV) :

Proposed green area is about 643.50 ha, besides this additional 130 ha. Area provided as part of facility corridor other green area shall be provided in built up area wherever possible. The zone is deficient in green/open area. As per the recommendations of 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. Percentage of proposed green area comes around 11.87%. 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 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, amusement park, theme park and other open spaces for the social cultural activities shall be suitably located in the zone.

2.12 Conservation of Built Heritage:

There are three buildings in this zone to be protected for Conservation of built heritage and shall be suitably incorporated

while preparing layout plans/schemes. The criteria which are to be adopted in preparation of the Conservation plan shall be as per the Master Plan.

2.13 Urban Design :

Along the important main movement corridor major roads i.e. Rohtak Road and 100 m wide road, Urban Design aspect shall be considered at appropriate places. The tall buildings and the urban form shall be worked out while detail plans of sector of zone are taken up. Along Najafgarh drain green area to be developed.

2.14 Water Bodies, Najafgarh and Other Drains:

Existing water pond of villages shall be suitable developed with development of villages. Wherever possible 2-3 locations of religious ghats for performing the religious activities shall be developed.

2.15 Physical Infrastructure:

Utility: The Utilities like Water Treatment Plant (WTP), Sewage Treatment Plant (STP), Electric grid-Station of 400 KV/220 KV, Compost Plant, Recycling Plant of Hospital Wastes are identified.

Water Supply: Delhi Jal Board is constructing 40 MGD water treatment plant for providing drinking water to this zone / Dwarka Sub-city. The plant shall be augmented to capacity of 80 MGD. No new site provision has been proposed for the water treatment plant.

Drainage & Sewerage: The natural drainage of the land is toward Najafgarh drain, one sewerage treatment plant of 10 MGD capacity already exists near Niloti Village, this plant to be augmented to 60 MGD.

Solid Waste: In the entire zone, there is no existing land depression which may be utilized for dumping of the solid waste

and garbage. It is proposed to set up the mechanized plant/compost plant for disposal and compaction or burning of the other waste. This plant shall be located along the Najafgarh drain in consultation with the MCD.

Power: One 400 kv grid station and two 220 kv grid sub station has been proposed in the area with the consultation with Transco.

2.16 Environment / Area of Significance :

The objectives of the Master Plan for creation of sustainable physical and social environment for improving the quality of life. For reducing the pollution level creation of the green area and the open spaces and management of the natural resources has been considered, in this zonal plan. While preparing the detailed sector lay out plan, this aspect shall be suitable taken up.

Pollution Control:

The Industrial area will have the efficient Treatment Plant for the waste water before it is drained into the Najafgarh drain or other drains of the zone.

2.17 Plan Review and Monitoring:

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 physical and social infrastructure. Any corrective measures require in land use shall be taken up.

ANNEXURE –I**List of Villages Falling in Zone 'K-I'**

1. Ambarhai (Part)
2. Bakkarwala (Part)
3. Baprola
4. Chhawla (Part)
5. Dhulsiras (Part)
6. Dichaon kalan (Part)
7. Dindarpur Khurd (Part)
8. Goela Khurd (Part)
9. Hasthal (Part)
10. Kakrola (Part)
11. Kamruddin Nagar
12. Kirari suleman nagar (Part)
13. Kutbapur
14. Masudabad (Part)
15. Mundka (Part)
16. Najafgarh (Part)
17. Nangloi Jat (Part)
18. Nangloi Sakroati (Part)
19. Nawada Majra (Part)
20. Nilothi
21. Pochanpur (Part)
22. Ranhola Safipur
23. Razapur Khurd
24. Roshanpura alias Dichaon Khurd (Part)
25. Tajpur Khurd (Part)
26. Tilangpur Kotla

ANNEXURE –II**Area and Population of Villages of Zone ‘K-I’**

Sl.No.	Name of Village	Area (Hectare)	Population
1.	Ambarhai (Part)	36.75	---
2.	Bakkarwala (Part)	595.30	5,219
3.	Baprola	599.00	13,472
4.	Chhawla (Part)	165.52	---
5.	Dhulsiras (Part)	103.40	---
6.	Dichaon kalan (Part)	231.00	---
7.	Dindarpur Khurd (Part)	131.81	---
8.	Goela Khurd (Part)	246.57	3,378
9.	Hasthal (Part)	610.20	86,556
10.	Kakrola (Part)	115.80	---
11.	Kamruddin Nagar	237.98	10,235
12.	Kirari suleman nagar (Part)	20.38	---
13.	Kutbapur	94.25	3,347
14.	Masudabad (Part)	191.75	---
15.	Mundka (Part)	757.30	43,873
16.	Najafgarh (Part)	73.50	---
17.	Nangloi Jat (Part)	409.78	1,50,948
18.	Nangloi Sakroati (Part)	289.19	21,873
19.	Nawada Majra (Part)	287.51	---
20.	Nilothi	387.89	22,888
21.	Pochanpur (Part)	6.50	---
22.	Ranhola Safipur	434.14	7,953
23.	Razapur Khurd	186.95	9,712
24.	Roshanpura alias Dichaon Khurd (Part)	46.03	---
25.	Tajpur Khurd (Part)	175.09	2,684
26.	Tilangpur Kotla	81.89	7,068
	Total	6515.48	2,38,258

Annexure - III**Tentative List of Unauthorized Colonies Falling in Zone K-I**

1. A-Block, Tilak Enclave, Mohan Garden, New Delhi.
2. Adhyapak Nagar, Block D E P
3. Adhyapak Nagar, Delhi-21
4. Adhyapak Nagar, Block A B C, Nangloi, Delhi-41.
5. Amar Colony, Phase-II & III, Nangloi.
6. Amar Colony (C D E & K Block) Rohtak Road.
7. Amar Colony (A B & C Block) Mundka, Delhi-41.
8. Amar Colony Extn. Phase-II, Kamruddin Nagar, Nangloi, Delhi-41.
9. Amar Colony CC & N Block, Mundka, Nangloi, Delhi-41.
10. Amrita Puri Block-C, Ran Naulla Village, Delhi-41.
11. Amrita Puri, Nilothi Road, Delhi-41.
12. Arjun Park Colony, Near Nangli Dairy, Najafgarh.
13. Arvind Enclave, Nangloi, Delhi-41.
14. Bakkarwala Village, New Delhi-51.
15. Baprola Extn. Najafgarh, New Delhi-43.
16. Baprola Village, 20 P.P. Colony Extn. New Delhi-43.
17. Bhagwati Garden, Najafgarh Road, Uttam Nagar, New Delhi-59.
18. Bhagwati Garden Extension, Uttam Nagar, New Delhi-59.
19. Bhagwati Garden Extn. R.K. Block Extn. Mohan Garden, Uttam Nagar, New Delhi-59.
20. Block A-1, Rajender Park, Nangloi, Delhi.
21. Block A-3, Mohan Garden, Uttam Nagar, New Delhi.
22. Block E1, E2, Shiv Ram Park, Nangloi, Delhi.
23. Block R Extn. K-5, K-6, Mohan Garden, Delhi-59.
24. Brihampuri Colony, Ph.-I, Ranhola, Nangloi, Delhi-41.
25. C-Block Mohan Garden, Uttam Nagar, Delhi-59.
26. Chajju Ram Colony, Kamruddin Nagar Extn., Delhi-41.
27. Chanchal Park, Part-I & II, Nangloi, Delhi-41.
28. Chander Vihar, Nilothi Extn., Delhi-41.
29. D, E, F-Block, Shiv Ram Park, Nangloi.
30. Deepak Vihar, Vikas Nagar, Hasthal Village, Uttam Nagar, New Delhi-59.
31. Defence Enclave Pt.-II, Mohan Garden, Delhi-59.
32. Defence Enclave & Defence Enclave Pt.-I, Mohan Garden.
33. Dichaon Enclave Opp. D.K. Depot, Nangloi Road.
34. Dichaon Enclave Part-III, Opp. D.K. Depot, Najafgarh, New Delhi-43.
35. Extn. 2-B, Nangloi, Delhi-41.

36. F-Block, Rajinder Park Extn. Nangloi.
37. F-Block, Nawada Housing Complex, Uttam Nagar.
38. F-G Extn. Block, Prem Nagar-I, Kirari Road, Nangloi, Delhi-41.
39. Friends Enclave Part-II, Rajindra Park, Nangloi, Delhi-41.
40. Friends Enclave Sultan Pur Extn., East Block, Nangloi, Delhi-41.
41. G-2, G-3 Sai Enclave, Mohan Garden, Delhi-59.
42. Ganga Vihar G-3, Mohan Garden, Delhi-59.
43. Garden Uttam Nagar, Block N-1, N-2, N-3 & Extn., New Delhi-59.
44. Gemini Park at Nangli, Sakroati More, Ranaji, Delhi-43.
45. G-III Sai Enclave Pt.-III, Mohan Garden, Delhi-59.
46. Golden Enclave B-Block, Nangli Sakroati, N.D.
47. Gulshan Park, Nangloi Rohtak Road, Delhi-41.
48. Gupta Extn. Ranhola, Vikas Nagar, New Delhi-59.
49. H-I Block, Radar Road, Kunwar Singh Nagar, Nangloi, N.D.-41.
50. Harphool Vihar, Baprola, Nangloi, Delhi-43.
51. I-G Colony, Kunwar Singh Nagar-II, Ranhola, Delhi-41.
52. Indra Park F-Block, Masudabad, Najafgarh, New Delhi-43.
53. Jai Vihar, Ph-III, Baprola, New Delhi-43.
54. Jai Vihar Extn., Baprola Village.
55. J-Block, Shivram Park, Nangloi, Delhi-41.
56. K-1, K-2 & K-4 Block, Mohan Garden, Uttam Nagar, Delhi-59.
57. K-3 Block, Mohan Garden, Uttam Nagar, New Delhi-59.
58. K-5 Extn. Pt.-I, Defence Enclave, Pt.-I, Mohan Garden.
59. Kailash Vihar, Near Aman Vihar, Nangloi, Delhi-41.
60. Kanhaya Nagar Block A & B, Nilothi, Delhi-41.
61. Kotla Vihar Ph-I, Nangloi-Najafgarh Road, Delhi-43.
62. Kotla Vihar, Ph.-II, Tilangpur.
63. Kotla Vihar, Ph.-II, Vidyapati Nagar, Najafgarh Nangloi, N.D.-43.
64. Kunwar Singh Nagar, Najafgarh Road, Nangloi, Delhi-41.
65. L-Block, Mohan Garden, Rama Park Road, Uttam Nagar, N.D.-59.
66. Laxmi Nagar Block-A.B.C., Main Najafgarh Road, Near D.K. Depot.
67. Laxmi Park, Nangloi, Delhi-41.
68. L-Extn. Mohan Garden, Uttam Nagar, Delhi-59.
69. L-II Block, Mohan Garden, Uttam Nagar, Delhi-59.
70. L-III Block, Mohan Garden, Uttam Nagar, Delhi-59.
71. LOP Veena Enclave, Nangloi, Delhi-41.
72. M-Block, Mohan Garden, Uttam Nagar, Delhi-59.
73. M.S. & New M.S. Mohan Garden, New Delhi-59.
74. Masudabad Colony, B-Block, Najafgarh Extn. Nangloi Road, New Delh.

75. Mohan Garden R-1 Block & R Extn. Uttam Nagar.
76. Mohan Garden B-Extn. Village Nawada Majra, Uttam Nagar.
77. Mohan Garden Block A1, Q1, Q JK & Ghagwati Garden Extn. Block.
78. Mohan Garden D-Block Extn. Uttam Nagar, Delhi-59.
79. Mohan Garden, EFGHIJK F1, F-2 W E Block, Uttam Nagar.
80. Mohan Garden, Defence Enclave, Part-II, Uttam Nagar.
81. Mohan Garden K-I Extn. Uttam Nagar.
82. Mohan Garden L2A Block, Uttam Nagar.
83. Mohan Garden, Block A-2, Uttam Nagar, N.D.-59.
84. Mohan Garden, Block L, L-1, L-1A, Uttam Nagar, N.D.-59.
85. Mohan Garden Block-P P-Extn. I & II, Uttam Nagar, N.D.-59.
86. Mohan Garden Block R-IIIA/130, New Delhi-59.
87. Mohan Garden Ph.-I, Najafgarh Uttam Nagar, N.D.-59.
88. Mundka Extn., East Mundka, Nangloi, Delhi-41.
89. Nangli Vihar Extn. Baprola.
90. Nangloi Extn.-4, Near Daulat Ram Public School, Delhi-41.
91. Nangloi Extn. I-C, Delhi-41.
92. Nangloi Extn. II-C, Delhi-41.
93. Nangloi Extn., (West) Block-2D, New Delhi-41.
94. Nangloi Extn.-2 Block, Nangloi, Delhi-41.
95. Nangloi Extn.-IB, Rohtak Road, Nangloi, N.D.-41.
96. Narayan Vihar, Z-Block, Prem Nagar-II, Kirari Suleman, Nangloi-41.
97. Nawada Housing Complex, Block 'E', Uttam Nagar, New Delhi.
98. Nayaner Enclave, Vikas Nagar, Hasthal.
99. Nihal Vihar, Ph.-I Block A B C D E F G H Q S K1 K2, Nangloi.
100. Nihal Vihar, Ph-II, Block A B C H Extn. Chander Vihar.
101. Nihal Vihar, Ph.-III, Nangloi Jat, Delhi-41.
102. Nilothi Extn. Nangloi, Delhi-41.
103. Ph-II, Sainik Vihar, Mohan Garden, N.Delhi.
104. Pradhan Enclave, Baprola Vihar, Hasthal.
105. Prasant Enclave, Baprola, New Delhi-43.
106. Pratap Enclave, Mohan Garden, New Delhi-59.
107. Pratap Garden, Uttam Nagar, Delhi-59.
108. Pratap Vihar, Part-3, Nangloi, Delhi-41.
109. Prem Nagar-I, Block-H, Kirari, Nangloi, Delhi-41.
110. Prem Nagar-II, Block-Z, Kirari, Nangloi, Delhi-41.
111. R-Block, Mohan Garden, Uttam Nagar, Delhi-59.
112. R-Extn. Mohan Garden, Uttam Nagar.
113. R-2 Block, Mohan Garden, Uttam Nagar.

114. R-3, A-3 Block, New Sainik Vihar, Mohan Garden, Uttam Nagar.
115. R-3 B-Block, Mohan Garden, Uttam Nagar.
116. Raj Park, Sultan Puri Road, Nangloi, Delhi-41.
117. Rajdhani Park P & I Block, Nangloi, New Delhi-41.
118. Rajendra Park Extn. Nangloi, Delhi-41.
119. Rajendra Park Extn. No.5 & 6, Nangloi, Delhi-41.
120. Rakesh Enclave Extn. Mohan Garden, Uttam Nagar, New Delhi-59.
121. Raksha Enclave Sainik Enclave Sec.-I, Mohan Garden, N.D.-59.
122. Rama Park Extn. (C-Block), Uttam Nagar.
123. Rama Park, Block-C, Uttam Nagar, N.D.-59.
124. Ranhola Vihar, Nangloi, Delhi-41.
125. Rattan Bagh, Veena Enclave Extn. Nangloi, Delhi-41.
126. R-Block, Ph.-II, Ranhola Road, Vikas Nagar, Delhi-59.
127. R-Block & R-Block Extn. Vikas Nagar, Hasthal, New Delhi-59.
128. R-III/113, Mohan Garden, Uttam Nagar, New Delhi-59.
129. Rishal Garden, 46 Nangloli, Najafgarh Road, N.D.-41.
130. Ruchi Vihar, Nangloi, Delhi-41.
131. R.V.R.-II, Extn. R-III/A2, A3 R-V, Mohan Garden, Delhi-59.
132. S. Extn. Mohan Garden, Uttam Nagar, Delhi-59.
133. S.S. Extn. Mohan Garden, Rama Park, Uttam Nagar, New Delhi-59.
134. Sai Enclave, Mohan Garden, Uttam Nagar, New Delhi-59.
135. Sainik Enclave (Raksha Enclave) Sec.-I, Mohan Garden, New Delhi.
136. Sainik Enclave Mohan Garden, Uttam Nagar.
137. Sainik Enclave Sect.-5, Mohan Garden, Uttam Nagar, New Delhi-59.
138. Sainik Enclave, Sector-III, Mohan Garden, Uttam Nagar.
139. Sainik Enclave, Sec.-II, Sainik Vihar Extn., Mohan Garden, N.D.-59.
140. Sainik Enclave, Vikas Nagar, Uttam Nagar, New Delhi-59.
141. Sainik Nagar Colony, Najafgarh Road, Nawada Matiala Vill., N.D.-59.
142. Sainik Nagar Colony, Najafgarh Road, Nawada Village Block-A, B, C, D, E, CM, R & M, Delhi-59.
143. Sainik Vihar Mohan Garden, New Delhi.
144. Sainik Vihar, Ph-III, Mohan Garden, Uttam Nagar.
145. S-Block, Awtar Vihar, Mohan Garden, Uttam Nagar.
146. S-Block, Vikas Nagar, Hasthal Village, Uttam Nagar.
147. Sethi Enclave, Pt.-I, Near Chandni Farm, Mohan Garden, Delhi-59.
148. Sewak Park Extn. Near Rama Park, Uttam Nagar, New Delhi-59.

149. Shiv Park, Jwalapuri Road, Nangloi, Delhi-41.
150. Shiv Ram Park (Kamruddin Nagar) Najafgarh Road, Nangloi.
151. Shiv Ram Park, B-1 Block, Nangloi, Najafgarh Road, Delhi.
152. Shiv Ram Park Extn. Nangloi, Najafgarh Road, Delhi-41.
153. Shiv Ram Park, Block G&H, Najafgarh Road, Nangloi, N.D.-41.
154. Shiv Ram Park, Block E-3, Najafgarh Road, Nangloi, Delhi-41.
155. Shiv Vihar West Ranhola Road, Vikas Nagar, Delhi-59.
156. Shiv Vihar, ABCDE-Block, Nilothi Extn., Nangloi.
157. Shiva Enclave, Vikas Nagar, Hasthal, Uttam Nagar, New Delhi-59.
158. Shivram Park, Block-I, Nangloi-Najafgarh Road.
159. Shivram Park Extn.-II, Nilothi More, Delhi-41.
160. Sultan Garden B-Block, Najafgarh-Nangloi Road, Delhi-43.
161. Sureksha Vihar, Block-A, B & C, Near Hasthal Vill., Vikas Nagar, N.D.-59.
162. Swaran Park Extn. Rohtak Road, Part-I, II, S-III/162, Mundka, Delhi-41.
163. Swaran Park Extn.-I, Mundka, Delhi-41.
164. Swaran Park Extn.-II, Mundka, Delhi-41.
165. Teck Chand Colony, Main Road, Nilothi, Delhi.
166. Tyagi Enclave, Mohan Garden, Delhi-59.
167. Tyagi Vihar (Near Dharam Colony) Nangloi Extn., Delhi-41.
168. Uday Vihar Pt.1, 2, 3, 4 Nilothi, Delhi.
169. Vijay Nagar, Block-D, Mohan Garden.
170. Vijay Nagar, Mohan Garden Extn. Delhi-59.
171. Vikas Kunj, Sainik Vihar, Mohan Garden.
172. Vikas Nagar Extn. (Pocket-P) Gurudwara Road, Hasthal, Uttam Nagar.
173. Vikas Nagar Extn. B & C Block, Baba Sayed Marg, Hasthal Village.
174. Vikas Vihar, Block-AA1, BB1, Vikas Nagar, Hasthal, N.D.-59.
175. West Block Friends Enclave, Mundka, Delhi-41.
176. Yadav Enclave, Vikas Nagar Extn. Hasthal, New Delhi.
177. Yadav Park Block-C, Rohtak Road, Nangloi, Delhi-41.
178. Yadav Park (A & B Block), Rohtak Road, Nangloi.
179. Yadav Park Extn. Najafgarh Nangloi, Delhi-41.
180. Zaildar Enclave, Mohan Garden, Uttam Nagar, Delhi-57.

ANNEXURE - IV

Public and Semipublic Facilities for 8 Lakhs Population in New Area and similar facilities on lower space/area standards for built up area accommodating 7 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 (1 Nos)	-	100 ha	-	-	
b) Multipurpose ground (1 Nos)	-	8 ha	-	-	
District Level:					
a) District Park (2 Nos)	-	-	50 ha	-	
b) Multipurpose ground(2 Nos)	-	-	8ha	-	
Community Level:					
a) Community Park (8Nos)	-	-	-	40 ha	
b) Multipurpose ground (8 Nos)	-	-	-	16 ha	
c) Road side Green Belt					
d) Wood lands on Gram Sabha land of villages					
Total Area	10 ha	108ha	58 ha	56 ha	232ha

*** Area for facilities at sub city level has been provided for 10 lakhs population.

Public and Semi Public:					
Health					
Hospital A (2 Nos)	-	-	9ha	-	
Hospital B (4Nos)	-	-	10 ha	-	
Hospital C (8 Nos)	-	-	-	8ha	
Hospital D (8 Nos)	-	-	-	4 ha	
Medical College (1 Nos)	-	50 ha	-	-	
Nursing and para medical institute (1 Nos)	-	0.2	-	-	
Total Area	-	50.20ha	19 ha	12ha	81.2 ha
Education					
Vocational Training Institute (2 Nos)	-	-	0.8 ha	-	
Professional College (2 Nos)	-	-	10.0 ha	-	
General College(2 Nos)	-	-	6.0 ha	-	
University Campus (1 Nos)	20.0 ha	-		-	
Total Area	20.0	-	16.8 ha	-	36.8 ha
Security and Staff					
Police Station (4Nos)	-	-	4ha	-	
District Jail(1 Nos)	5.0 ha		-	-	
Fire Station(5 Nos)	-	-	5.0 ha	-	
Fire Training College (1 Nos)	3.0 ha	-	-	-	
Disaster Management Centre(1 Nos)	3.0 ha	-	-	-	
Total Area	11.0 ha	-	9.0 ha	-	20.0 ha
Socio-Cultural					
Science Centre(1 Nos)	20 ha	-	-	-	
Banquet Hall (8 Nos)	-	-	-	1.6 ha	
Multipurpose	-	-	-	1.6 ha	

community hall (8Nos)					
Recreation club (2Nos)	-	-	-	1.0 ha	
Community Recreation club(8 Nos)	-	-	-	1.6 ha	
Burial Ground/Cemetery	-	1.0 ha	-	-	
Cremation Ground	-	-	0.8 ha	-	
Total Area	20.0ha	1.0 ha	0.8 ha	5.8 ha	27.6 ha
Sports:					
Sub-city level:					
Sports Centre (1 Nos)	-	30.0 ha	-	-	
District Level:					
Sports Centre (2Nos)	-	-	10.0 ha	-	
Community Level:					
Sports Centre (8 Nos)	-	-	-	8.0 ha	
Total Area	-	30.0 ha	10.0 ha	8.0 ha	48.0ha
Commercial					
District Centre (2Nos)	-	-	80.0ha	-	
Community Centre (8 Nos)	-	-	-	32.0 ha	
Total Area	-	-	80 ha	32.0 ha	112.0ha
Communication					
Head post office with administrative office (1 Nos)	-	0.25 ha	-	-	
Telephone Exchange (1Nos)	-	0.25 ha	-	-	
Total Area		0.5 Ha			0.5 Ha
Total Area for facilities					
	61.0ha	189.70 ha	193.60ha	113.80 ha	558.10 Ha

ANNEXURE - V**Tentative List of Schools Located in Zone 'K-I'**

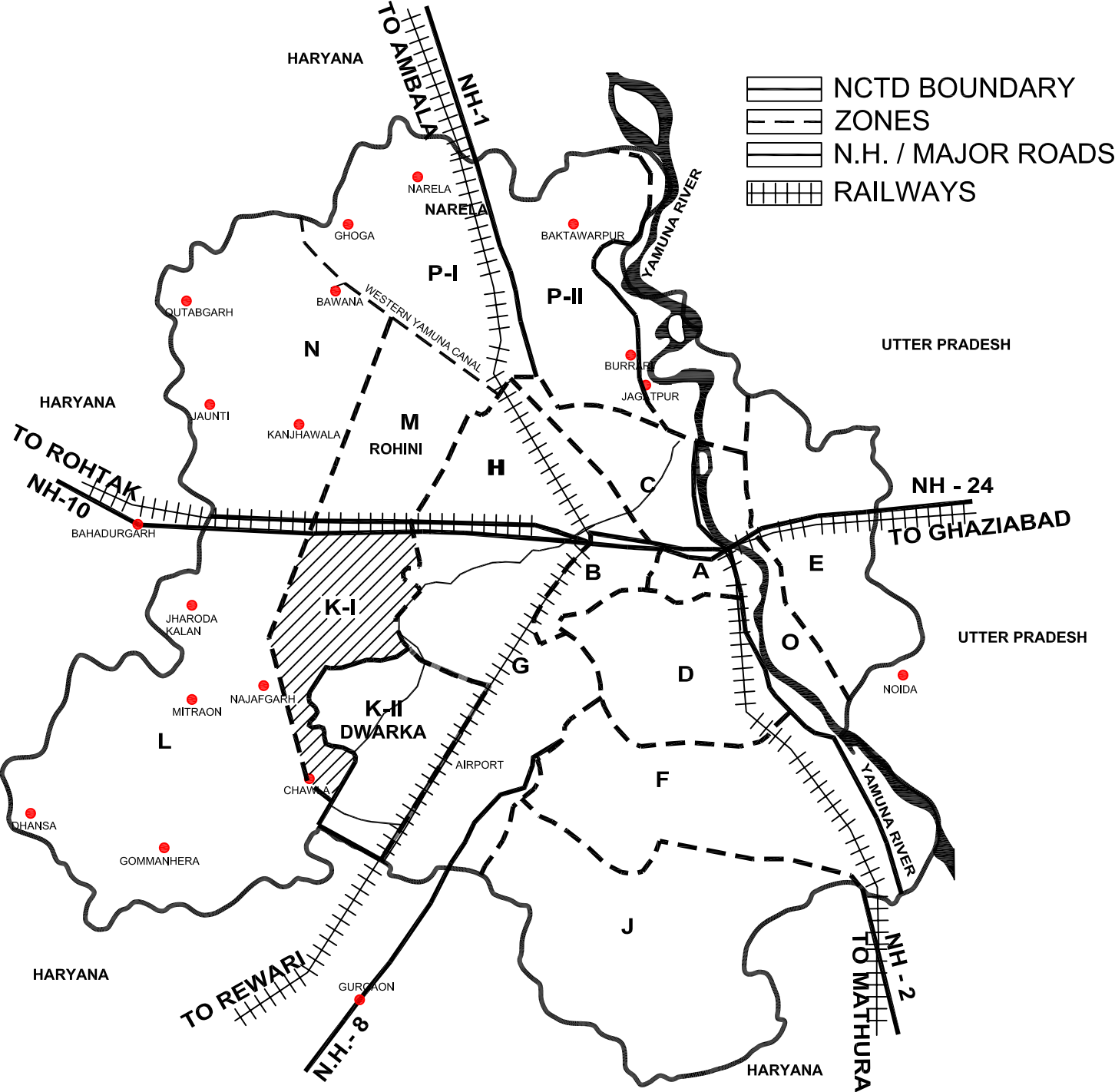
Village	Name of School	
1. Tajpur Khurd	1. Mata Sarti Devi	To be recognized
2. Goela Khurd	1. G. Co. Ed SSS 2. Shanti Gyan Niketan 3. Shanti International 4. Satya Public School 5. Misri Devi Public School 6. Mata Bharto Devi Public School	Govt. Recognized Recognized To be recognized Recognized Recognized
3. Nangli Sakroti	1. Akash Public School 2. Kant Darshan Public Sch. 3. Satyawati Public school 4. Indra Public School	To be recognized To be recognized Recognized Recognized
4. Masudabad	1. Mt. St. Garjiya School 2. Bholi Ram Public School 3. New Manav Bharti	Recognized Recognized Recognized
5. Roshanpura	1. Rao Man Singh Pub. Sch. 2. Rao Mohar Singh 3. Sri Krishna Pub. School 4. Krishan Model Pub. Sch. 5. Mata Chandro Devi 6. Golden Valley Pub. Sch. 7. Nehru Garden Pub. Sch. 8. Sunita Gyan Niketan 9. Jai Deep Pub. School	Recognized Recognized Recognized Recognized Recognized Recognized Recognized Recognized Recognized
6. Chhawla	1. SKV 2. GBSSS 3. Sunita Gyan 4. Gyan Jyoti 5. Shokeen International 6. Kendriya Vidyalaya	Govt. Govt. Recognized Recognized Recognized KVS
7. Bijwasan	1. SBV 2. GGSSS	Govt. Govt.

ANNEXURE - VI
Change of Landuse in Zone 'K-I'

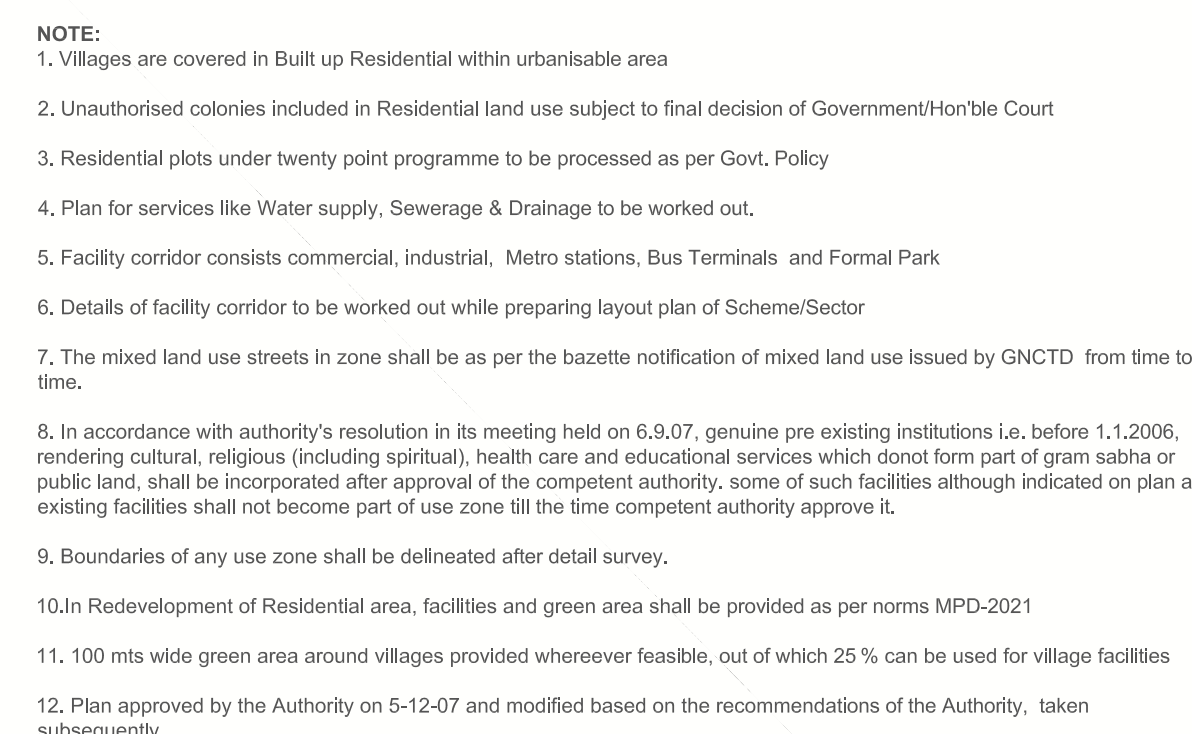
S. no.	Subject	Change of Landuse	Notification No.	Date	Area	Remarks
1.	Hasthal Residential Scheme	Rural To Residential	K-13011/2/2001/DDIB	18.04.01	50 Acres	
2.	Bakkarwala Residential Scheme	Utility To Residential	K-13011/2/2001/DDIB	18.04.01	200 Acres	
3.	DMRC Depot	Only land has been acquired and handed over by LM Deptt.			45 ha (aprox.)	
4.	W.T.P. (40mgd)	----do----	Notification For acquisition purpose from NCTD F-10(49)/2002/L &B/LA/10983	12.10.06	34.0 ha	32.41 ha handed over by LM Deptt to Engg. Wing DDA
5.	Naresh Park Extn. (DSIDC)		F-1/CI/Policy/INSITU/Narash Park Extn./2005/014/558	02.12.05		Extraordinary gazette notification (NCTD no. 559)
6.	Hasthal Industrial		F-1/CI/Policy/INSITU/Hashtal	02.12.05		----do--- (Considered for redevelopment as per

			Pkt-D/2005/010/554			notification dt. 31.05.05)
7.	Swarn Park	Rural To Industrial	F-1/CI/Policy/INSITU/Swarn Park Mundka /2005/005/549 Further inconformity of MPD-2021 landuse plan notified on 07.02.2007			----do----
8.	Bus Terminal /Depot		Information not available			
9.	Industrial	Rural To Industrial	Land being developed by DSIDC		170 ha	Landuse Industrial MPD-2021
10.	Land on east of Swarn Park	Industrial To Commercial			27 ha	Yet to be processed

LOCATION PLAN ZONE K-I



NATIONAL CAPITAL TERRITORY OF DELHI
ZONES (DIVISIONS)



(as per MPD - 2021)



**DWARKA PROJECT
DELHI DEVELOPMENT AUTHORITY**