

# ZONAL DEVELOPMENT PLAN

**ZONE-K (PART) DWARKA SUB-CITY**

**DELHI DEVELOPMENT AUTHORITY**

**APPROVED BY GOVT. OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
VIDE LETTER No:  
K-13011/7/2006-DDIB DATED : 7.8.2006**

# CONTENTS

	<u>Page No.</u>
1.0 Introduction	1
2.0 Statutory Provisions	1
3.0 Location, Boundaries and Area	2
4.0 Population, Employment and Work Force	2
5.0 Plan Provisions	2-5
6.0 Existing Profile	5
7.0 Framework for the Preparation of Zonal Development Plan	6
8.0 Landuse	6

## ANNEXURES

ANNEXURE-I	:	List of Facilities
ANNEXURE-II	:	Govt. of India, Ministry of Urban Development notification No.D-13011/3/88-DDIA/IB dt. 30.8.1994
ANNEXURE-III	:	Govt. of India, Ministry of urban Development and Poverty Alleviation (Delhi Division) notification No. K-13011/15/93-DDIB dated 16.10.2000.
ANNEXURE –IV	:	Change of land use approved in the Authority vide resolution No. 46:2006 dt. 31.5.06
Map-I	:	Location of Zone K-Part (Dwarka)

## **1.0 INTRODUCTION**

As per the Master Plan of Delhi-2001 notified by the Central Government under the Delhi Development Act 1957 on 1/8/90, the National Capital Territory of Delhi is divided into 15 zones out of which 8 zones (A-H) are in urban Delhi, 6 zones (J to N&P) are in urban extension /rural area. Zone-O is for River Yamuna (River Front Area). A zone could be divided into sub-zones.

- 1.1** Dwarka sub-city forms part of zone-K and forms part of the urban extension plan approved by the Authority vide Agenda no.79 dt. 30.06.1987 as part of Master Plan of Delhi 2001.
- 1.2** The urban extension plan was prepared to accommodate the projected population and was conceived to be developed in four phases Dwarka sub-city forms part of Phase 1A of the Urban extension plan.

## **2.0 STATUTORY PROVISIONS**

- 2.1** As per MPD-2001, a Zonal Development Plan means a plan for a Zone (Division) of the Union Territory of Delhi. The Zonal Plan (Divisional Plan) details out the policy of the Master Plan and acts as a link between the layout and the Master Plan. The development schemes/layout plans indicating use premises should conform to the Master Plan/Zonal (Divisional) Plan.
- 2.2** MPD-2001 stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plans after approval should supercede earlier approved sub-zonal plans.
- 2.3** Section-8 of Delhi Development Authority provides for preparation of Zonal Development Plan simultaneously with the preparation of Master Plan or as soon may be, authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development plan may contain a site plan and a land use plan with approximate location and extent of land uses such as public and semi public buildings/work centres/utilities, roads, housing, recreation, industries, business markets, schools, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zones.

The procedure to be followed for the preparation and approval of the Zonal Development Plan is laid down in Section-10 of the Act.

- 2.4 The zonal plan of the area has been formulated under section-8 and will be processed under section-10 of the DD Act 1957.

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

The Dwarka Sub-city is situated in the south-west of Delhi and forms part Zone K having an area of 12056 ha. It is bounded by Najafgarh Road on the north-west, Pankha Road on the north-east, the Rewari Railway line on the south-west and the Najafgarh drain on the west.

The total area of the sub-city is 5648 Ha. This is bisected by the underground Mathura-Jullandhar oil pipeline into Phase I on the North-East and Phase II on the South-west. Area under Phase I is 3652 Ha while under phase II, it is 1996 Ha. (Refer Map-1)

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

- 4.1 As per MPD-2001 the urban extension areas are proposed to be planned with an overall gross density ranging from 160 to 200 persons per Ha. And based on the area under consideration the proposed population computes to 1.07 million including that of the existing settlements.
- 4.2 MPD-2001 has anticipated a participation rate of 32% and thereby the work-force in this zone worksout to about 0.348 millions.

### **5.0 PLAN PROVISIONS**

- 5.1 MPD-2001: Following are the provisions as per MPD-2001. "To accommodate the balance 3-4 million population population, the DUA 81 which could systematically hold 82 lacs population approximately need to be extended by about 18,000 to 24,000 Ha. Over the next two decades to effectively respond to the growth of the capital land required for various developments in the extended time frame by the year 2001 may be acquired from time to time with due regards to the balance development of the city. In the plan 4,000 Ha. (approx.) have been added to DUA-81 urban limits, thus the balance requirement would be of order of about 14,000 to 20,000 Ha. During the preparation of the plans of Urban Extension, Najafgarh, Narela and other important settlements in rural use zone like Nangloi, Bawana and Alipur shall be provided with infrastructure and integrated in the Urban Extension Plan".

The land in the Urban Extension (UE) would approximately be distributed under different land uses in the following manner:

<b>LAND USE</b>	<b>% AGE OF LAND</b>
Residential	45-55
Commercial	3-4
Industrial	6-7
Recreational	15-20
Public & Semi Public Facilities	8-10
Circulation	10-12

Further few specific proposals have been outlined by the MPD-2001 to be accommodated in Urban Extension in North which are as follows.

i) **INTEGRATED FREIGHT COMPLEX**

“For the integration of goods movement by road and rail, freight complexes have been recommended. These would consist of wholesale markets, warehousing, road (truck) and rail transport terminals so as to curtail the movement of heavy vehicles with the development.

The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view, the sites for freight complexes are:

Madanpur Khadar (NH-2)  
Patparganj (NH-24)  
G.T. Road (NH-1)  
Bharthal (NH-8)”

The proposed freight complex at Bharthal falls within the boundary of Dwarka sub-city

ii) **INTER CITY PASSENGER MOVEMENT**

To cater to the inter city passenger movement in Delhi which has been growing at about 4% per annum, four metropolitan passenger terminals are proposed which would also serve the DMA. These are Trans Yumana Area, Okhla, Bharthal and in North Delhi to cater to part of the proposed Urban Extension. The metropolitan passenger terminal at Bharthal falls within the sub-city area boundary.

## 5.2 URBAN EXTENSION PLAN PROVISIONS

The DDA approved the urban extension plan in 30/6/87 vide resolution No. 79 which proposed the phasing of the plan based on the population projections given below:

<b>Population Projection by</b>	<b>Population Urban 2001 (in million)</b>	<b>Population accommodati on in DUA 81 (in million)</b>	<b>Balance (in million)</b>	<b>Land Need (Ha.)</b>
NCR	11.0	8.2	8.2	18,000
DDA	12.2	8.2	4.0	24,000
As per existing trends	14.4	8.2	6.2	35,000

Source: Extensive Modifications to MPD-2001, Agenda dt.30/6/87 DDA

“ The urban extension could be restricted upto phase-II if the population of Delhi could be restricted to 11 million by 2001. In case 12.2 million population by 2001, the urban extension would be upto Phase-III and in case 14.4 million population by 2001, the urban extensions would be upto Phase –IV”. As already mentioned, Dwarka sub-city forms a part of phase-1A of this Urban Extension Plan.

## 5.3 NCR PLAN PROVISIONS

The statutory board for NCR was set up in 1985 and the board prepared the first statutory Regional Plan-2001 which is in operation at present. The NCR region extends over an area of 34,242 square kms. In the four states of Haryana, Rajasthan, Uttar Pradesh and National Capital Territory of Delhi.

The relevant recommendations are as under:-

- (a) The NCR plan has identified 9 major corridors in transport network system with the prime objective of controlling growth of Delhi. Dwarka sub-city area abuts on two corridors i.e. Najafgarh, Jhajjar corridor & Gurgaon Corridor.
- (b) The Plan has suggested provision of 100 mts. Green belt along the National Highways and expressways and 60 mts. along the States Highways. Further large area under Green belt has been reserved which extends from proposed 100mts expressway in the urban Extension Plan-2001 upto the NCT Delhi to act as buffer zone between the urbanisable areas of Urban Extension proposed in Delhi and DMA town of Kondli, Haryana.

## **6.0 EXISTING PROFILE**

### **6.1 CHARACTERISTICS**

Following are the salient features/characteristics with in the sub-city area.

- Dwarka sub-city, located in South-West Delhi is in the vicinity of Janakpuri/Vikaspuri and is about 16kms from Connaught Place.
- Indira Gandhi International Airport is also close to the sub-city
- An area measuring about 1688 Ha. Located along Pankha road and Najafgarh Road is heavily built upon with unauthorized colonies.
- Some of the unauthorized colonies stand regularized under the policy of regularization of unauthorized colonies of 1977 and its subsequent amendments.
- The area under Dwarka Scheme comprises of revenue estates of more than 20 villages, out of which, village Abadi of 15 villages fall with in the sub-city area.
- Palam Drain running North East to South West almost bisects the sub-city and is a major carrier of sewage and storm water of this area to Najafgarh drain
- I.O.C. pipeline is also passing through the sub-city & has been identified for dividing the subcity into two phases i.e. Phase I and Phase II.

### **6.2 EXISTING DEVELOPMENT**

Following are the major existing developments:

- (a) Phase I of the sub-city covering an area of about 1964 Ha. (excluding built up area) is planned and is in the process of development.
- (b) The built up area of about 1688 (Ha.) is devoid of any physical and social infrastructure worth name.
- (c) A number of farm houses have come up on Bijwasan Road.

## 7.0 FRAMEWORK FOR THE PREPARATION OF ZONAL DEVELOPMENT PLAN

Since Dwarka is part of the only belt available for urban extension and as this area was coming heavily under intensive pressure of further unauthorized and speculative encroachments, it was felt, development in a planned manner was the necessity. Accordingly DDA formulated a structure plan which was approved by DDA on 7.7.92 vide item no. 81/92. The structure plan provides 29 sectors. Subsequently preparation of sector plans was taken up and layout plans of 23 sectors stand approved.

The preparation of the Zonal Development plan as required under DD Act-1957 and MPD-2001 takes into consideration of the landuse proposal of the approved structure plan and sector plans.

## 8.0 LAND USE PLAN

Zonal Development plan proposals have been detailed out with in the framework of MPD-2001. Taking the cognizance of the structure plan approved by the Authority vide its item No.81/92 dated 7.7.92, the notification of MOUD Dt.6.11.93 and Corrigendum dt. 30.8.94 regarding change of land use in respect of Phase –I and proposed modification of land use approved by the Authority vide its item No.86/96 Dated 27.8.96 in respect of Phase-II, the land use break up has been worked out. The plan takes care of the need of allocating 2% of the total land (113.0 Ha) for 'Service Industry' as per the DDA resolution No.43 Dated 27.3.91. This use has been considered within the land use category of 'commercial' as mentioned in the DDA resolution. Accordingly the land use break up for Phase I and Phase II is given as under.

### LAND USE BREAK UP\*\*\*

#### PHASE –I \*

S.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	Residential	2144.87	58.75
2.	Commercial	156.81	4.29
	a) Commercial (111.81Ha.)		
	b) Service Centre (45.00 Ha.)		
3.	Govt. Use	62.51	1.71
4.	Public & Semi Public	265.71	7.27
5.	Utility	43.68	1.20
6.	Recreational	481.10	13.17
7.	Transportation	497.32	13.61
	<b>Total</b>	<b>3652.00</b>	<b>100.00</b>



**PHASE-II \*\***

<b>S.No.</b>	<b>USE</b>	<b>AREA (in Ha.)</b>	<b>PERCENTAGE</b>
1.	Residential	765.12	38.33
2.	Commercial	196.07	9.82
	a) Commercial(128.07 Ha.)		
	b) Service Centre (68.00 Ha.)		
3.	Govt. Use	3.16	0.16
4.	Public & Semi Public	102.61	5.14
5.	Utility	95.08	4.80
6.	Recreational	533.08	26.71
7.	Transportation	300.15	15.04
	<b>Total</b>	<b>1996.00</b>	<b>100.00</b>

**DWARKA SUB-CITY:**

<b>S.No.</b>	<b>USE</b>	<b>AREA (in Ha.)</b>	<b>PERCENTAGE</b>
1.	Residential	2909.99	51.52
2.	Commercial	352.88	6.24
	a) Commercial (239.88 Ha.)		
	b) Service Centre (133.00 Ha.)		
3.	Govt. Use	65.67	1.16
4.	Public & Semi Public	368.32	6.52
5.	Utility	138.76	2.45
6.	Recreational	1041.18	17.95
7.	Transportation	797.47	14.11
	<b>Total</b>	<b>5648.00</b>	<b>100.00</b>

\* Change of land use in respect of Phase I was notified by MOUD vide notification No.K-13011/3/88-DDIIA/IB, dated 6-11-1993 and corrigendum No. K-13011/3/88-DDIA, dated 30-8-1994.  
**(Annexure-II)**

\*\* Change of land use in respect of Phase II was notified vide notification No.K-13011/15/93-DDIB dated 16-10-2000 **(Annexure III)**

\*\*\* Landuse of Ph-I, Ph-II and combined statement for Dwarka Sub-city has been modified based on the change of Landuse for various pockets notified during the period 2000-2006 is placed at **Annexure-IV**

## **8.1 RESIDENTIAL**

Out of total area of about 2909 Ha. In Phase-I. 1228 Ha. is already built up and the balance area of about 916.97 Ha. is in the process of development primarily for allotment to Co-operative Group Housing Societies. DDA Group Housing Schemes, EWS and Janta Housing Scheme squatter resettlements and Institutional Housing.

The residential area in Phase-II may also accommodate second diplomatic enclave besides allotment of land to resettlement squatters, Co-operative Group Housing Societies and DDA housing.

## **8.2 COMMERCIAL**

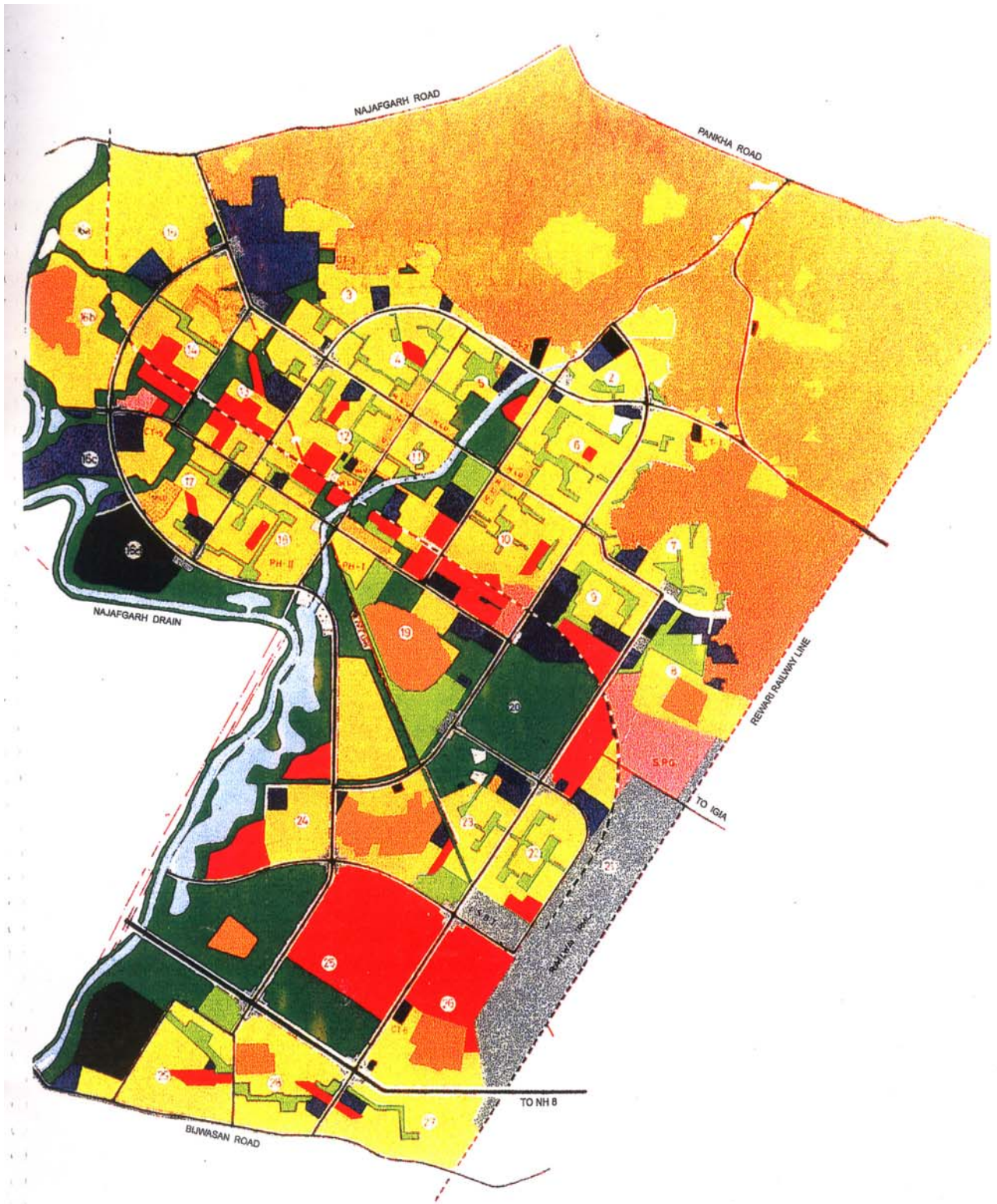
The commercial areas are planned in hierarchy as envisaged in MPD-2001, while the District Centre is conceived as a linear development along MRTS in 16 pockets of sizes varying from 1 Ha. To 11 Ha. totaling about 56.0 Ha. In addition 11 numbers of community Centres are proposed to be provided. 3 service centers area are also provided in the plan. Keeping in view of the recommendations of MPD-2001, one site for integrated Freight Complex has been proposed.

About 22 nos of Petrol Pumps and 27 No. of LPG Godown sites are required to be provided in the sub city. The petrol pump filling stations will be provided in all the Community Centre and District Centre apart from the major roads. The gas godowns will be located in service centres. Exact location of Petrol Pumps and LPG godown sites will be worked out at the time of detailed planning.

## **8.3 RECREATIONAL**

The recreational area constitutes about 18% of the total sub-city area. The recreational area is provided in the form of district park (along with banks of the drain and adjacent to low lying area) and sports complex.

It is proposed to consider the development of an amusement park as a part of the development of subcity recreational area.



**(INDICATIVE) STRUCTURE PLAN OF DWARKA SUB-CITY**

## **8.4 TRANSPORTATION**

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

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

- i. Express way -100 mts R/w.
- ii. Primary roads -60 mts R/w
- iii. Primary Collector-45 mts R/w
- iv. Secondary Collector – 30 mts
- v. Local Streets -20 mts and 12 mts.
- vi. Cycle track-12 mts.

A total area of 797.47 Ha.(14.11%) is proposed to be under transportation use.

## **8.5 UTILITY**

The provision of the various utility infrastructure based on projected population of 10.68 lakhs for the entire Dwarka sub-city has been conceived as under.

### **8.5.1 WATER SUPPLY**

Based on the projected population, water supply demand for Dwarka sub-city is estimated to be 60 mgd. Which would be supplied by the proposed water treatment plant at Bakrawala. The water supply system will consist of underground reservoirs/command tank (one command tank to serve 1.5 lakhs to 2.0 lakhs population) inter-connected by drinking water mains. Each command tank has its own command area. 6 number of command tanks have been provided in Dwarka sub-city. Water treatment plant will be constructed and commissioned by M.C.D.

### **8.5.2 SEWAGE TREATMENT PLANT**

Based on the projected population, Dwarka sub-city will generate about 48 mgd of sewerage discharge. A Sewage Treatment Plant has been planned in Dwarka. The location of Sewage Treatment Plant is guided by gradient and site conditions. The Sewerage system consists of gravity main, sewage pumping station (SPS) and rising mains. The S.T.P. is located adjoining Nazafgarh drain which will carry treated discharge for disposal.

### **8.5.3 STORM WATER DRAIN**

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

### **8.5.4 SOLID WASTE DISPOSAL**

Considering the resident and floating population of Dwarka subcity, the daily waste works out to be about 720 MT. Dwarka sub-city, being adjacent to the international airport and its flight path requires a modern and sophisticated technology to handle the huge quantity of waste disposal, identification of suitable land in and around Dwarka for treatment of solid waste into Bio-degradable and non-bio-degradable requires due consideration.

### **8.5.5 ELECTRICITY**

The total power requirement for Dwarka sub-city has been envisaged 400 Mega Watt. A grid station has been set up which will receive 400 KV power supply from overhead feeder and transforming to two 220 KV grid stations. These will be further transform to eleven 66 KV grid station & finally to 11 KV grid stations. One sub-station shall cater for 5000-7500 population.

## **8.6 GOVERNMENT**










Three exclusive location for Govt. use have been earmarked in Dwarka Sub-city. The district courts will come up in one of the sites. The area earmarked for Government use measures about 65.70 Ha which constitutes 1.16% of the total area.

## **8.7 PUBLIC & SEMI PUBLIC**

Total area of about 368 Ha which constitutes 6.52% of the total area of sub-city is assigned for public and semi public facilities and will cater for major facilities like University, Delhi institute of Technology, besides the facilities to be provided at neighbourhood level/layout plan level.

In the zonal Development Plan, the major facilities of the level of Division (10,00,000 population), District (5,00,000 population) and community (1,00,000 population) have been shown as listed at Annexure-I. The requirements of facilities of the level of Neighbourhood (15,000 population) and Housing Area (5,000 population) based on MPD-2001 norms had earlier been worked out during preparation of sector plans and the provisions for the same were made in the approved sector plans.

# MAP-I

-  Union Territory
-  Zones
-  Village Boundary
-  NH/Major Roads
-  Other Roads
-  Railways
-  Main Power Line
-  River
-  Major Drain



Location Plan of Zone –K Part (Dwarka)

**ANNEXURE-I**

**LIST OF FACILITIES SHOWN IN THE ZONAL DEVELOPMENT PLAN**

Facility	Requirement as per M.P.D. 2001	Proposed in the Z.D.P.	Remarks
----------	--------------------------------	------------------------	---------

**Division Level ( 10,00,000 Population)**

1. Technical Education Centre (A)	1	1	-
2. Technical Education Centre (B)	1	-	-
3. Police Battalion & District office	1	1	-
4. Socio Cultural Centre	1	2	-
5. Divisional Sports Centre	1	1	-
6. Engineering College (DIT)	1	1	-
7. 440 KV Electric Grid Station	1	1	-

**District Level ( 5,00,000 Population)**

1. General Hospital	4	3	-
2. Telephone Exchange	2	3	-
3. Fire Station	4	4	-
4. 220 KV Electric Grid Station	2	2	-
5. Bus Terminal	2	2	-



### Community Level ( 1,00,000 Population)

1. Intermediate Hospital 'A'	10	8	*
2. Intermediate Hospital 'B'	10	8	*
3. Integrated School with Hostel facilities	10	8	*
4. Integrated School with out Hostel facilities	10	7	*
5. College	10	3	**
6. Community Centre	10	13	
7. District Sport Centre	10	8	*
8. Bus Terminal (2000 Sqm.)	10	7	*
9. Bus Depot	4	2	***

- \* Remaining to be provided in built up area as and when land is available
- \*\* Remaining requirement will be partially met with the proposed University Campus
- \*\*\* One site will be provided in the proposed service centre in Ph-II and another site will be provided in the built up area as and when land is available.

**Government of India  
Ministry of Urban Development  
(Delhi Division)  
No. D-13011/3/88-DDIA/IB. Dated 30-8-1994**

**Corrigendum**

In partial modification of the notification No.K.13011/1/3/88-DDIIA/IB dated 27-12-1993 published in the Gazette of India Part II Section 3 sub –section (ii) the table given under the heading of Modification is replaced as below:

**Modification:-**

“ Area bounded Najafgarh Road on North-West, Pankha Road and Janakpuri Scheme on North, Rewari Railway Line on East and Oil-Pipe Line on the South-West, is changed from agricultural and rural use zone’ to:-

<b>S.No.</b>	<b>Land Use</b>	<b>Total Area in ha.</b>
1.	Residential	2144.87
2.	Commercial	156.81
	a) Commercial	
	b) Service Centre	
3.	Govt. Use	62.51
4.	Public/Semi public	265.71
5.	Public Utility	43.68
6.	Recreational	481.10
7.	Transportation	497.32
	Total	3652.00 ha

**-S/D-**  
**(S.C.Sagar)**  
Under Secretary to the Govt. of India

**TO BE PUBLISHED IN THE GAZETTE OF INDIA**  
**PART-II SECTION 3 SUB SECTION (ii)**  
**No.K.13011/15/93.DDIB**  
**GOVERNMENT OF INDIA**  
**MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION**  
**(DELHI DIVISION)**

**Nirman Bhawan, New Delhi**  
**Dated the 16 October, 2000**

**NOTIFICATION**

Whereas certain modifications which the Central Government propose to make in the Master Plan for Delhi/Zonal Development Plan regarding the area mentioned hereunder were published with Notice No.F.20(10)84-MP dated 23-8-93 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice:

2. WHEREAS 97 objections/suggestions were received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan.
3. NOW, THEREFORE, in exercise of the powers conferred by sub-section(2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India.

**MODIFICATION**

"Area bounded by Oil Pipe Line in the North-East, Rewari Railway Line in the South-East, Bijiwasan Road in the South, Najafgarh Drain in the West and Najafgarh Road in the North, measuring about 1996 (4930.12 acres) is changed from 'rural use zone' to residential, commercial, Government use, Public and Semi public facilities, public utility, recreational and transportation in Dwarka Scheme, Phase-II Delhi as per the areas given below:

<b>S.No.</b>	<b>Land Use</b>	<b>Area (Hectares)</b>
1.	Residential	765.12
2.	Commercial	196.07
	a) Commercial 128.07 Ha	
	b) Service Centre 68.00 Ha	
3.	Government Use	3.16
4.	Public and semi public facilities	102.61
5.	Public Utility	95.08
6.	Recreational	533.08
7.	Transportation	300.00
		1996.00

**-S/D-**  
**(MAHENDRA KUMAR)**  
**Under Secretary to the Govt. of India**

**ANNEXURE -IV**

**Change of land use approved in the Authority meeting held on 31.5.2006 vide item No. 46 : 2006 as part of K-Zone plan.**

Sl. No.	Modification/change of land use	Change From To	Area
i)	Adjustment of land use from transport, PSP & gross residential land to Govt. use, (land use undetermined) for area of 70 acres for in sector 8, allotted to Defence estate in lieu of land taken for construction of approach road from NH-8 (near Domestic Airport) to Rewari Railway Line near Palam Railway Station.	Change of Landuse from Transportation to Government land (defence use – use undetermined)	70 Acres (28 Ha.)
ii)	60 m/100 m wide link road in Sector 25, 26, 24, 22, 21 & modification in circulation system in Sect. 25,26,24,22,21, etc.	Change of Land use from Commercial to Transportation	About 0.75 Ha.
iii)	Adjustment of Recreational area with Transport use (about 8 ha) in Sector 20 for parking facility of Metro Station.	Change of Landuse from Recreational to Transportation	About 8 Ha.
iv)	Land for Judicial Academy (2.32 ha.) from "Govt. use" to "Residential" in Sector 14 Dwarka.	Change of Landuse from Government use to Residential	2.32 Ha.
v)	Change of land use for Haj House (1.62 ha.) from Transportation use to public & semi public use (Haj House).	Change of Landuse from Transportation to Public & Semi Public use (Haj House).	1.62 Ha.

## LAND USE BREAK UP

### PHASE – 1

Sl.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	<b>Residential</b> a) Built-up b) Planned area of Dwarka Sectors	2144.87 1688.00(46.22%)# 456.87 (12.51%)	58.73
2.	<b>Commercial</b> a)Commercial  b)Service Center	156.81 111.81  45.0	4.29
3.	<b>Govt. Use</b>	90.51	2.48
4.	<b>Public &amp; Semi Public</b>	267.33	7.32
5.	<b>Utility</b>	43.68	1.20
6.	<b>Recreational</b>	473.10	12.95
7.	<b>Transportation</b>	475.70	13.03
	<b>Total</b>	<b>3652.00</b>	<b>100.00</b>

### PHASE – II

Sl.No.	USE	AREA (in Ha.)	PERCENTAGE
1.	<b>Residential</b>	767.43	38.45
2.	<b>Commercial</b> a)Commercial  b)Service Center	195.32 127.32(6.37%)  68.00 (3.41%)	9.78
3.	<b>Govt. Use</b>	0.85	0.04
4.	<b>Public &amp; Semi Public</b>	102.61	5.14
5.	<b>Utility</b>	95.08	4.77
6.	<b>Recreational</b>	533.08	26.71
7.	<b>Transportation</b>	301.63	15.11
	<b>Total</b>	<b>1996.00</b>	<b>100.00</b>

**Dwarka Sub-City :**

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

# The land use of built up area is only indicative and could be subject to preparation of detailed plan as per policy.

