

(DRAFT)

ZONAL DEVELOPMENT PLAN FOR ZONE – J (SOUTH DELHI-II)

**(Draft Approved by Authority for inviting objections /
suggestions in its meeting held on 28.06.2006 vide item no.
65/2006)**

AUGUST-2006

DELHI DEVELOPMENT AUTHORITY

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1.0 BACKGROUND

The National Capital Territory of Delhi has been divided into 15 Planning Zones / Division as per MPD-2001, out of which 8 zones ('A' to 'H') are in the Urban area and 6 zone ('J' to 'P') are in Urban Extension / Rural Area, whereas zone 'O' is designated for river Yamuna. MPD-2001 further emphasizes that the zonal plans for zones 'J' to 'P' shall be prepared as per the development needs.

The Zonal Development Plan is a statutory document under the provisions of the Master Plan and is to be prepared and processed under the Delhi Development Act 1957. The zonal plans shall detail out the policies of the Master Plan and act as a link between the layout plans and Master Plan. The development schemes / layout plans indicating use premises should confirm to the Master Plan / Zonal Plan.

2.0 STATUTORY PROVISIONS AND OBJECTIVES

The Delhi Development Act 1957 under section 8 provides a list of features that can be included in the Zonal Development Plan. A Zonal Plan may contain a site plan and land use plan with approximate locations and extent of landuses such as public and semi public buildings, work centres, roads, utilities, housing, recreational areas, industries, markets, open spaces, etc. It may also specify standards of pollution density and various components of development of the zones. Section 10 of the Act prescribes the procedure to be followed in preparation of the Zonal Development Plans.

2.1 OBJECTIVES

The basic objectives of the Zonal Development Plan for the planning zone-J are as follows:

- i) Improve and provide accessibility / connectivity to both, Urban Extension and the Rural Area;
- ii) Balanced overall integrated development of the zone;
- iii) Preservation and conservation of the natural heritage; resources and Eco-system.

3.0 LOCATION, BOUNDARIES AND AREA

Planning zone-J located in the South Delhi, is bounded by Mehrauli Badarpur road in the North, National Highway No.8 in the West, and National Capital territory of Delhi boundary in the South and East. The total area of the zone as per MPD-2001 is about 15,178 Ha., out of which around 6,200 Ha. comprises of the 'Regional Park'/'Ridge'. There are 30 villages falling in the zone, some of them have been declared urbanized by the Delhi Administration from time to time, whereas some from part of the Urban Extension Area.

4.0 URBAN EXTENSION PLAN PROVISIONS

As per the Urban Extension Plan approved by the Authority on 30.6.1987, an area measuring 5,121 Hect. was proposed for Urban Extension in the zone-J (South Delhi

II), which included part of the Regional Park / Ridge, falling in the area. The Plan envisaged to accommodate a population of 300,000 persons in the Urban Extension area.

5.0 NCR PLAN PROVISIONS

The statutory Board for NCR set up in 1985 prepared the first Regional Plan 2001, which extends over an area of 34,242 sq. kms. in four states of Haryana, Rajasthan, Uttar Pradesh and National Capital Territory of Delhi. The plan has recommended the Urban Extension in addition to the MPD-2001 provisions in zone-J. The relevant recommendations are as follows:

- i) The NCR Plan has identified nine major corridors in transport network system with the prime objective of controlling growth of Delhi. The National Highway-8 forms one of the boundaries of this zone.
- ii) The Plan has suggested provision of 100 mts. green belt along the National Highways and Expressways and 60 Mts. along the State Highways.

6.0 PHYSICAL CHARACTERISTICS

Most of the area in the zone under Regional Park land use forms part of Aravali ranges. The general topography of the zone is undulating and rocky in nature with valleys towards the south and depression in the center forming a bowl shape. Abandoned stone quarries exist near the southern boundary of the zone.

6.1 THE RIDGE

The Delhi Ridge is defined as the rocky out-crop and extension of Aravali ranges. The South Central Ridge was zoned as Regional Park at the time of notification of Master Plan to protect the historical character and monuments in the area. The area of the Regional park / ridge as per MPD-2001 is 6,200 Hect.

In accordance with the orders of the Hon'ble Supreme Court of India, the Delhi Government issued a notification in May 1996, declaring the Southern Ridge and the other three constitutions of the ridge as reserved forest under the Forest Act. Subsequently the Hon'ble Supreme Court directed the Govt. and the Ridge Management Board to take control of the area and start fencing of the same. The technical committee of DDA has recommended that the southern ridge is a very critical area for which policy for conservation / development should be evolved with due sensitivity and taking into cognizance the supreme court orders in respect of the environmental impact.

A large area of the regional park is under encroachment in the form of Sangam Vihar and other unauthorized colonies. These will be dealt as per the policy on the unauthorized colonies, to be finalized and approved by the Govt. of India.

6.2 WILDLIFE AND BIRD SANCTUARY

A Wild Life advisory board constituted in Sept. 1984 under the Wild Life Protection Act 1972, decided to establish a national Botanical garden and bird sanctuary in the union

territory of Delhi. Accordingly an area comprising of about 906 Ha. (2238 Ac.) was identified in the South Delhi near Sharurpur / Asola villages, forming part of this zone.

The authority vide its resolution dated 29.12.86 had approved the proposal for setting up of the Wild Life Sanctuary in South Delhi near Bhati Mines area on the terms that i) the character of the area shall be retained and conserved as a whole; (ii) proper arrangement of water is made; iii) No construction within the sanctuary is permitted and iv) Pucca boundary wall is constructed with the design approval of DUAC.

6.3 WATER HARVESTING SITES

INTACH in a study entrusted by the irrigation of Flood Control Deptt., Govt. of Delhi, has prepared a comprehensive report on various aspects of water augmentation through advanced techniques of water harvesting. The agency with the help of satellite imageries, field survey, historical data, old survey of India maps and hydro-geological mapping, carried out by the Central Ground Water Board, has identified several sites for water harvesting in Delhi.

The study recommends use of abandoned quarries available in the vicinity of shaping of their catchment areas, or linkage with some nearby channels. 12 major pits have been identified in Bhati, Tajpur and Rajokri for storage of rain water or flood water. In Addition, several sites for small or large check-dams have been identified in the zone for storage of water and recharging of ground water table. The study recommends for integration of the identified sites and catchment areas in the proposed Master Plan of Delhi so as to prevent their use for functions other than water harvesting and re-charge.

7.0 DEVELOPMENT AREA NO.176 OF DDA

An area measuring about 1983 Ha., part of which falling in the South of Mehrauli Mahipalpur road, was declared as Development area No. 176 of DDA in 1993. The predominant landuse of the land is 'Rural use' as per MPD –2001, except some of the pockets, for which landuse have been notified / under process. A large number of farm houses exist in the Development Area. In compliance to the Technical Committee decision vide item No.15 dated 15.2.2000, the urban landuse has been proposed in the Development Area.

8.0 POPULATION AND WORKFORCE

As per MPD-2001, the Urban Extension area is proposed to be planned with an overall gross density of 180 to 200 persons per hect. The total population of the 30 villages existing in the zone, as per 1991 Census is 2,36,465. The present population of the villages is estimated to be around 300,000. Based on the gross density of 200 PPH, proposed population in the Urban Extension area will be about 9,00,000 persons. The total population for the zone is proposed to be 12,00,000. The MPD-2001 has envisaged work force participation @32% and accordingly the work force in the zone is estimated to be about 2,88,000.

9.0 CHANGE OF LAND USE

The notified landuse changes with respect to IAAI, IGNOU, C-DOT, and C-DOT, and VSNL in the zone have been incorporated in the draft Zonal Development Plan. The status of remaining landuse proposals is as follows:

- i) Change of landuse of an area measuring 13.97 Ha. from 'Recreational use (Regional Park)' to 'Residential use' at village Pul Pehladpur was approved by the authority vide its Resolution No.58 dtd.27.7.89. Final Notification is to be issued by the Govt. of India.
- ii) Change of landuse of an area measuring 25.50 Ha. from 'Rural use' to 'Residential use' at village Jaunapur was approved by the Authority in 1996. The same is under process.
- iii) Change of landuse of an area measuring 56 Ha. comprising of three pockets in the south of Mehrauli Mahipalpur road from 'Rural use' to 'Residential, Public and semi public facilities and Recreational use' was approved by the Authority vide its Resolution No.53 dtd. 26.10.99 and is under process.
- iv) Change of landuse of an area measuring 3.1 Ha. from 'Rural use' to 'Residential use' at Siad-ul-Ajab' in the south of Saket, approved by the Authority vide its Resolution No.78 dtd 18.7.85 is under process. The approval from Ministry of Urban Development, to invite public objections / suggestion has been received on 9.11.2000.

10.0 LAND USE PLAN

The landuse plan for the zone is proposed on the area recommended in the Urban Extension Plan of DDA and NCR plan, including the Development Area NO. 176, and the existing and proposed circulation system and the residential density pattern. The Urban Extension area is proposed to be increased. The landuse break-up proposed for the zone is as follows:

(a) Land use at zonal level:

Total area of the Zone as per MPD-2001	15,178 Ha
Area under Regional Park / Ridge	6,200 Ha
Area under proposed Urban Extension (including MPD-2001, NCR Plan, Development Area No.176, notified landuses and change of landuses under process)	4,430 Ha
Area under Rural Use	4,548 Ha
Population in Urban Extn. Area @ 200 PPH	9,00,000
Population in Rural Area	3,00,000
Total Projected population for the zone	12,00,000

(b) Land use break up of Urban Extension area:

Landuse	Area in Hect.	Percentage
Residential	2393.00	54
Facilities Area	1550.00	35
(a) Commercial	267.00 (6.0%)	
(b) Public & Semi Public	443.00 (10%)	
(c) Govt. Use		
i) Govt. Offices	66.00 (1.50%)	
ii) Use Undetermined	109.00 (2.46%)	
d) Utilities	110.00 (2.5%)	
e) Recreational Use	555.00 (12.54%)	
Circulation	487.00	11
Total	4430.00	100

11.0 LAND USES

11.1 Residential Development:

The rural area in the zone is predominantly occupied by the farm houses, sanctioned by MCD from time to time . The development of residential areas through public / private participation is expected to provide dwellings for about 1.8 Lac families of all income groups. Land for squatter resettlement will be reserved as per the policy, in the zone. The village abadi areas and unauthorized colonies like Sainik Farms, Sangam Vihar etc, would be dealt as per the statutory provisions and policy decisions of the Government, while working out detailed plans.

11.2 Commercial

As per the MPD-2001, provision is made for accommodating two district centers and 9 community centers in the zone. These will have a component of service centers, which will be suitably identified at the time of detailed planning, for accommodating permissible activities at the sector level.

11.3 Petrol Pumps & Gas Godowns:

As per the Master plan standards a total number of 28 petrol pumps are required in the zone. The existing petrol pumps would form part of the total proposed / required sites.

Standard	Area in Ha.	No. of Petrol Pumps
One petrol pump Per 150 Ha. of gross residential area	2293	15
Two petrol pumps In each Distt. Centre	4
One petrol pump (only filling station) in each Community Centre	9
Total		28

A total number of 23 gas godown sites including the existing are required to be provided @ one site for 40,000 population. These will be suitably located in the Service Centres and other use zones as per MPD –2001 Provisions.

11.4 Public & Semi Public Facilities:

The requirement of public and semi public facilities upto the zonal level have been identified based on the MPD –2001 norms, which would be located in the facility areas/ belts, 100 to 300 Mt. width, proposed along the major roads. These will include zonal level recreational uses and utilities, besides all other facilities. Location specific land uses shall be determined at the time of detailing of the area plans.

11.5 Utilities:

i) Water Supply

At present water supply requirement is met through individual sources / tubewells as no water supply system exists except in the Vasant Kunj housing scheme. The water harvesting /augmentation techniques proposed by INTECH may meet water requirement to the extent of 10 MGD. Provision of water supply @70 MGD will be required for the proposed population in the Urban Extension area.

ii) Sewerage

Presently no sewerage system exists in the zone except in the Vasant Kunj housing area and one STP existing in the vicinity of Ghitorni village. Provision for sewerage system and treatment plants will be required to be made for the proposed population in the Urban Extension area.

iii) Storm Water Drainage

Provision of appropriate storm water drainage will be required to be made in the Urban Extension area, after conducting detailed feasibility studies, considering the undulating topography of the terrain. Presently no drainage system exists in the zone.

iv) Power

In the zone one 220 KV Grid Sub station at Mehrauli Mahipalpur road and two 66KV Sub stations exists in the zone. The main power line passes through the zone. To cater to the needs of proposed population, provision of suitable sites for grid sub stations could be made in the facility area.

11.6 Circulation:

The existing circulation system in the zone is based on surface transport, which needs to be upgraded to meet the requirement of the proposed population. A 100 Mt. R/W road along the existing H.T. line, connecting National Highway No.8 to the National Highway No.2 had been approved by the Authority while considering the Urban Extension Plan in 1987. The road alignment is proposed to be modified in view of the existing unauthorized residential development along the H.T. line and in the surrounding areas. Part of the proposed road passes through the Asola Wildlife Sanctuary due to the locational constraints. The R/W will also accommodate proposed future MRTS connecting Faridabad Delhi Rewari railway line.

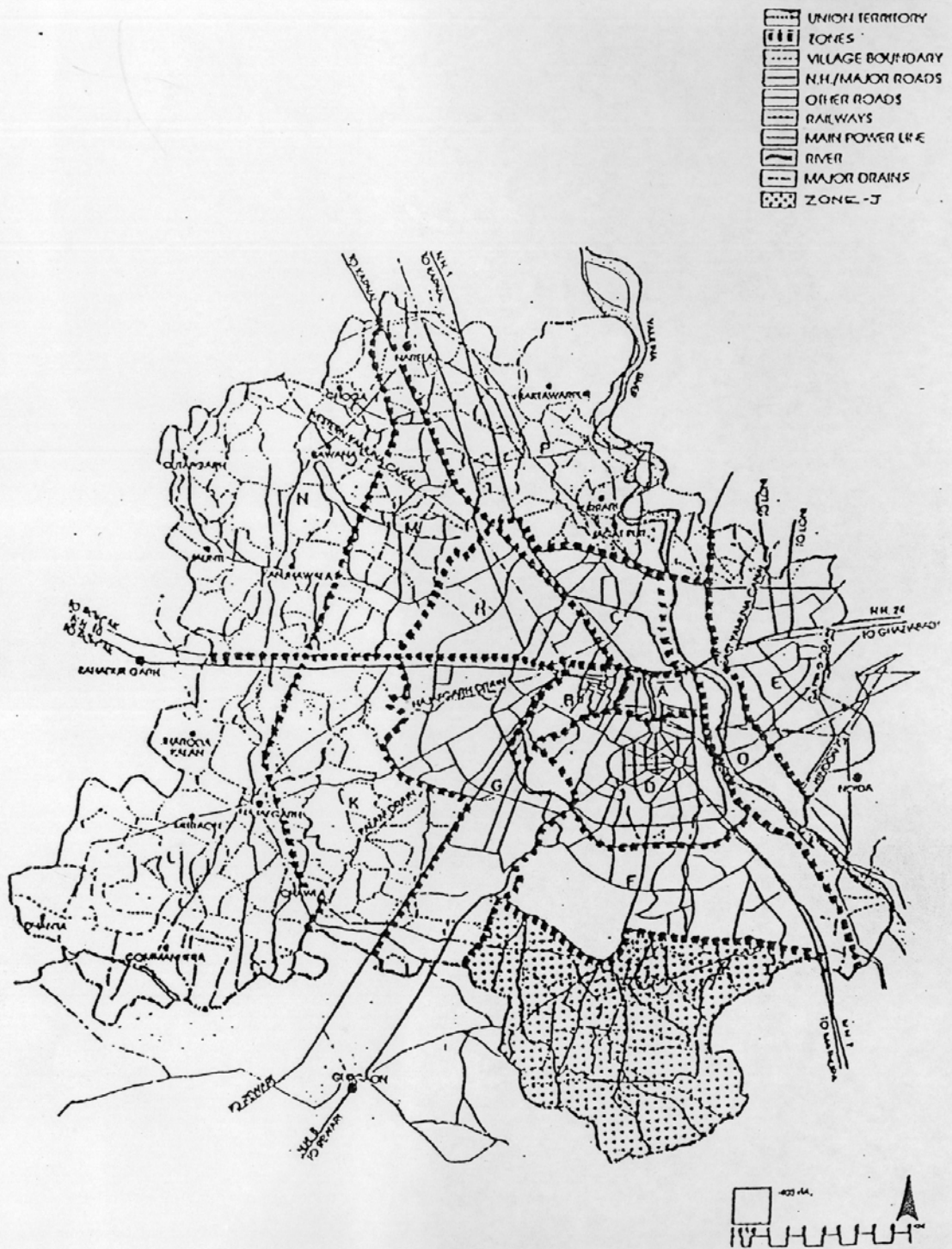
A major road network of 45M and 30M road R/W has been proposed to effectively cater to the circulation requirements of the zone. This road system would be further connected to a hierarchy of roads of 20M and 12M R/W as per the detailed plans. It is envisaged that the proposed road system would successfully segregate different traffic modes and the green buffer along the roads would contain the air noise pollution in the area.

11.7 Recreational:

Around 40% of the zone area is under the 'Regional Park' use as per the MPD-2001. As per the directions of Hon'ble Supreme Court, this area is to be preserved in its natural state, for which necessary actions are to be taken by the Ridge Management Board. The hierarchy of district parks, neighborhood parks and play areas is proposed to be provided in the facility area as per the Master Plan provisions.

CENSUS TREATED / RURAL VILLAGE POPULATION IN ZONE- J

S. NO.	Name of Village	Status	Population	
			1981	1991
1.	Arya Nagar	Rural Village	4763	405
2.	Asola	- do-	5173	4812
3.	Bhati	- do-	4816	14255
4.	Chandan Hula	- do-	1383	2468
5.	Chhatarpur	Census Treated	6504	11657
6.	Deoli	-do-	5788	33112
7.	Fatehpur Beri	Rural Village	2228	1982
8.	Gadaipur	-do-	2400	1296
9.	Ghitorni	-do-	3120	6253
10.	Hauz rani	-do-	4279	8293
11.	Jaunapur	- do-	2762	4879
12.	Khanpur	Census Treated	9864	4373
13.	Khirki	Rural Village	1752	2197
14.	Lado Sarai	Census Treated	6079	10499
15.	Ladha Sarai	Rural Village	-	-
16.	Maidan Garhi	-do-	3476	2759
17.	Mandi	-do-	4296	6705
18.	Masudpur	-do-	1539	1482
19.	Mehrauli	Census Treated	21993	30476
20.	Neb Sarai	Rural Village	1715	2722
21.	Pul Pehladpur	-do-	8788	13907
22.	Rajokori	Census Treated	5759	11462
23.	Rajpur Khurd	Rural Village	821	2100
24.	Rangpuri	-do-	4273	3250
25.	Said-ul-Ajab	-do-	1098	4466
26.	Sarurpur	-do-	1618	1281
27.	Sat Bari	-do-	646	2154
28.	Sultanpur	-do-	4177	8244
29.	Tigri	Census Treated	17228	33207
30.	Tughlakabad	-do-	3701	6759
TOTAL			1,41,979	2,36,465



ZONAL PLAN FOR ZONE-J (South Delhi II)

