

क्षेत्रीय विकास योजना
Zonal Development Plan

क्षेत्र (ज़ोन) - "ए"
ZONE-"A"

(चारदीवारी शहर के अतिरिक्त)
(Other than Walled City)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

Zonal Development Plan

ZONE-“A”

(Other than Walled City)

THE ZONAL DEVELOPMENT PLAN & TEXT OF ZONE -‘A’ (OTHER THAN WALLED CITY) HAS BEEN APPROVED BY THE CENTRAL GOVT. VIDE. LETTER NO. K 130 11/1/94-DD-I B (VOL.II) Dt.4.6.99 BY POWERS CONFERRED TO THE M.O.U.A. & E UNDER THE SUB-SECTION (2) OF SECTION 9 OF DDA ACT 1957.

**SD/-
DR. NIVEDITA HARAN
DIRECTOR (DD)**



DELHI DEVELOPMENT AUTHORITY

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ANNEXURE I

List of Pollution Industrial Units

(i - ii)

ZONAL (DIVISIONAL) PLAN FOR ZONE 'A' (Other Than Walled City)

1. BACKGROUND :

Under the Master Plan for Delhi-2001, notified on 1.8.90 the Union Territory of Delhi has been divided into 15 zones (Divisions); 8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Areas (J to N and P) and one, the river and the river-front area (O).

Detail of the zones & area is given in the following table :

NAME OF THE ZONE	APP. AREA IN HA
A. Old City	1,159
B. City Extension (Karol Bagh)	2,304
C. Civil Lines	3,959
D. New Delhi	6,855
E. Trans-Yamuna	8,797
F. South Delhi-I	11,958
G. West Delhi	11,865
H. North West Delhi-I	5,677
J. South Delhi-II	15,178
K. West Delhi-II	12,056
L. West Delhi-III	22,979
M. North West Delhi-II	8,213
N. North West Delhi-III	15,851
O. River Yamuna	6,081
P. North Delhi	15,707

1.1 Zone (Division-A) is popularly known as Old City & can be divided into two parts (Ref. Fig.I)

i) WALLED CITY :(Sub-Zones A-13 to A-27 & Sub-zone C-1, Part)

Due to special character of Walled City, zonal Plan for the same has been prepared separately. This is for an area measuring 568 hacts. and population 2.44 lacs (Projected for 2001).

ii) OTHER THAN WALLED CITY (Sub-Zone A-1 to A-12).

The present Zonal Plan is for zone 'A' (other than Walled City) designated as Special Area in MPD-2001.

2. STATUTORY PROVISIONS & OBJECTIVE :

2.1 The zonal (Divisional) Plan of the area is prepared under Section '8' to be processed under Section 10 of the Delhi Development Act, 1957. Simultaneously, the modifications of land-use shall be processed under Section 11 (A). MPD-2001 states that in the absence of zonal plan of any area the development shall be in accordance with the Master Plan.

2.2 As per the MPD-2001, a zonal Development plan means a plan for one of the zones (Divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (Divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.

2.3 MPD-2001 further states that :-

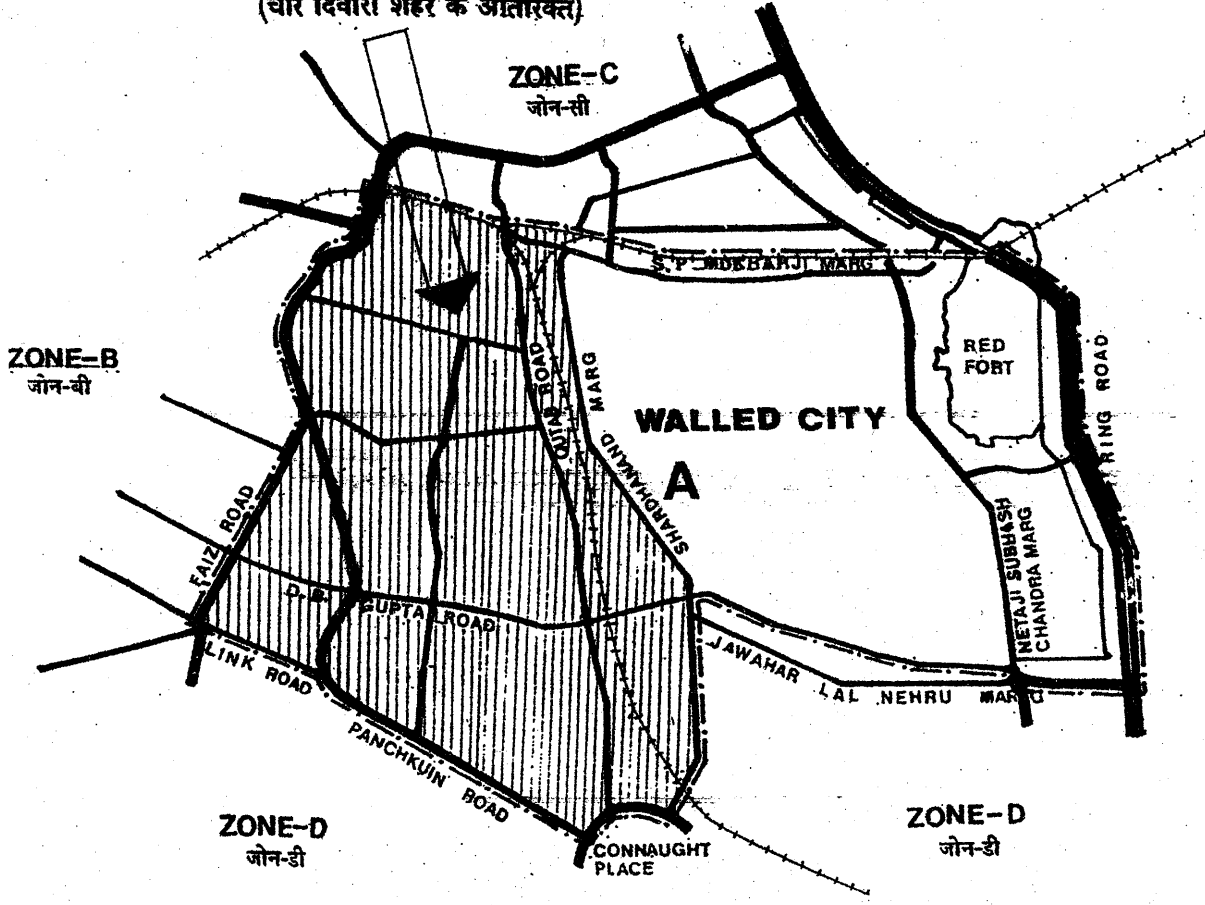
a) Zone could be divided into Sub-zones by the Authority.

क्षेत्रीय योजना
ZONAL PLAN

1
FIG:

क्षेत्र (जोन) - "ए"
ZONE-"A"

OTHER THAN WALLED CITY
(चार दिवारी शहर के अतिरिक्त)



LEGEND

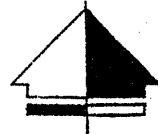
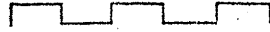
संकेत

- | | | | | | |
|----------------|--|---------------|----------------------------|--|------------------------|
| क्षेत्रीय सीमा | | ZONE BOUNDARY | चार दिवारी शहर के अतिरिक्त | | OTHER THAN WALLED CITY |
| मुख्य मार्ग | | MAJOR ROADS | चार दिवारी शहर | | WALLED CITY |
| रेलवे लाईन | | RAILWAY LINE | | | |



क्षेत्र (जोन) "ए"
(चार दिवारी शहर के अतिरिक्त)
ZONE-"A"
(OTHER THAN WALLED CITY)

0 250 500 750 1000 1250M.



- b) The zonal (Divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.
- c) The development schemes, layout plans indicating use premises shall conform to the Master Plan/Zonal (Divisional) Plans.
- 2.4 The Zone is divided into 12 Sub-zones A-1 to A-12 (earlier named zones). Status of approval of Sub-zonal plans and the Sub-Zonewise area is given in Table 1 (Refer Fig-2)

TABLE 1 : SUB-ZONEWISE AREA AND STATUS

Sub-Zone	Name of Area	Area in Ha.	Status
A-1	Pahar Ganj	48.68	Draft
A-2	Pahar Ganj	38.05	Draft
A-3	Aram Bagh	29.42	Draft
A-4	Jhandewalan Extn.	28.25	Draft
A-5	New Delhi Rly. Station & Surroundings	140.00	Draft
A-6	Qadam Sharif	70.00	Approved
A-7	Motia Khan	45.33	Approved
A-8	Jhandewalan	30.04	Draft
A-9	Sadar Bazar	25.59	Draft
A-10	Bara Hindu Rao	54.40	Draft
A-11	Chamelian Road	15.37	Draft
A-12	Azad Market	34.00	Draft
Total		559.13 Ha.	

MPD-2001 stipulates that already approved Sub-Zonal Plan (earlier named Zonal Plan) in conformity with Master Plan shall continue to be operative. The Zonal Plan of Zone-A (Other than Walled City) as now proposed would supercede earlier approved Sub-Zonal Plans.

3. LOCATION, BOUNDARIES & AREA:

3.1 Zone-A (Other than Walled City) is part of the Old City and located in Central Delhi and encircled by the boundaries of Walled City-part of Zone-A in the East, Zone-C in the North, Zone B in the West and Zone-D in the South (Ref. Fig. 3).

3.2 The total area of the zone works out to 559.13 ha. and is designated as Special Area as per MPD-2001.

4. POPULATION :

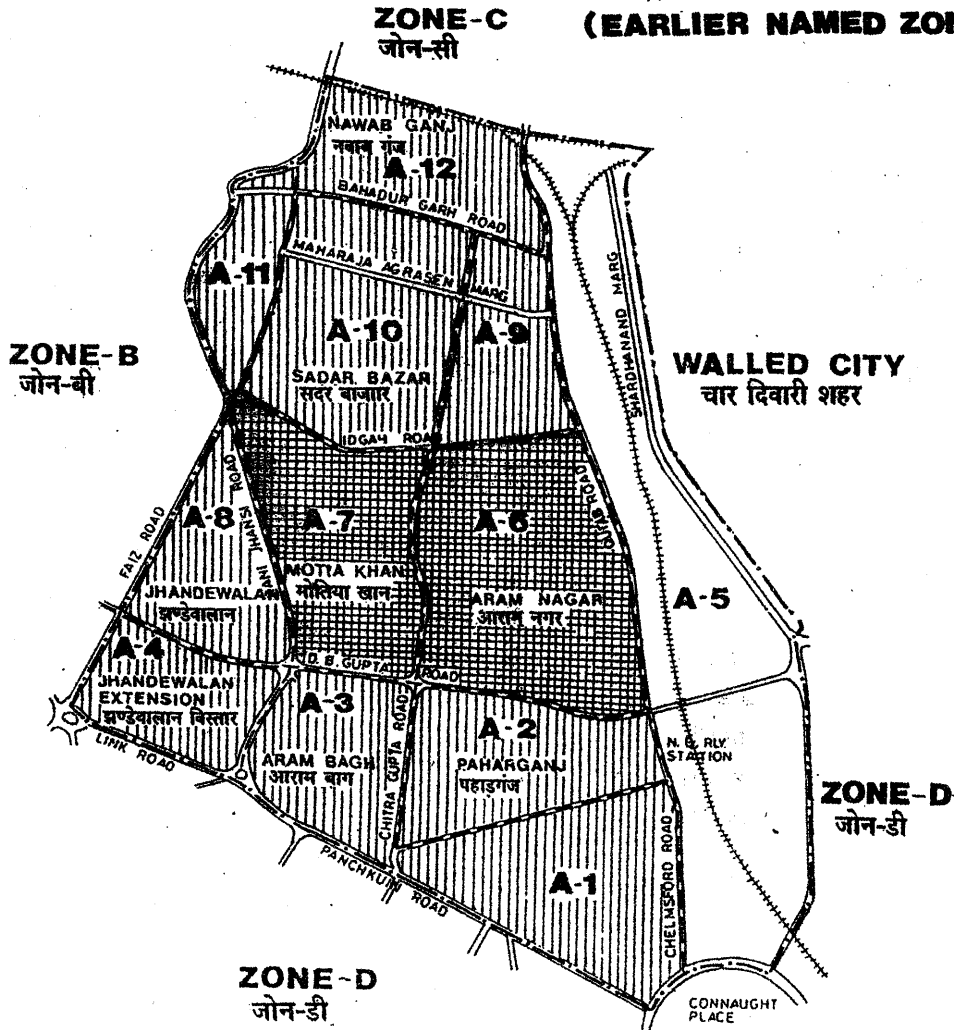
4.1 POPULATION AS PER CENSUS & MPD-2001 :

Population as per Census 1981	2,48,086
Population as per Census 1991	2,87,533
Proposed population as per MPD-2001	2,08,400
Holding capacity as envisaged in MPD-2001	2,08,400

क्षेत्रीय योजना
ZONAL PLAN

2
FIG:

STATUS OF SUB ZONAL
PLANS
(EARLIER NAMED ZONAL PLANS)



LEGEND

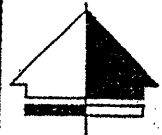
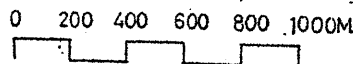
संकेत

क्षेत्रीय सीमा		ZONE BOUNDARY	अनुमोदित क्षेत्रीय योजना		APPROVED ZONAL PLAN
उप-क्षेत्रीय सीमा		SUB ZONE BOUNDARY	प्राारूप क्षेत्रीय योजना		DRAFT ZONAL PLAN
मुख्य मार्ग		MAJOR ROADS			
रेलवे लाईन		RAILWAY LINE			



क्षेत्र (जोन) "ए"
(चार दिवारी शहर के अतिरिक्त)

ZONE-"A"
(OTHER THAN WALLED CITY)

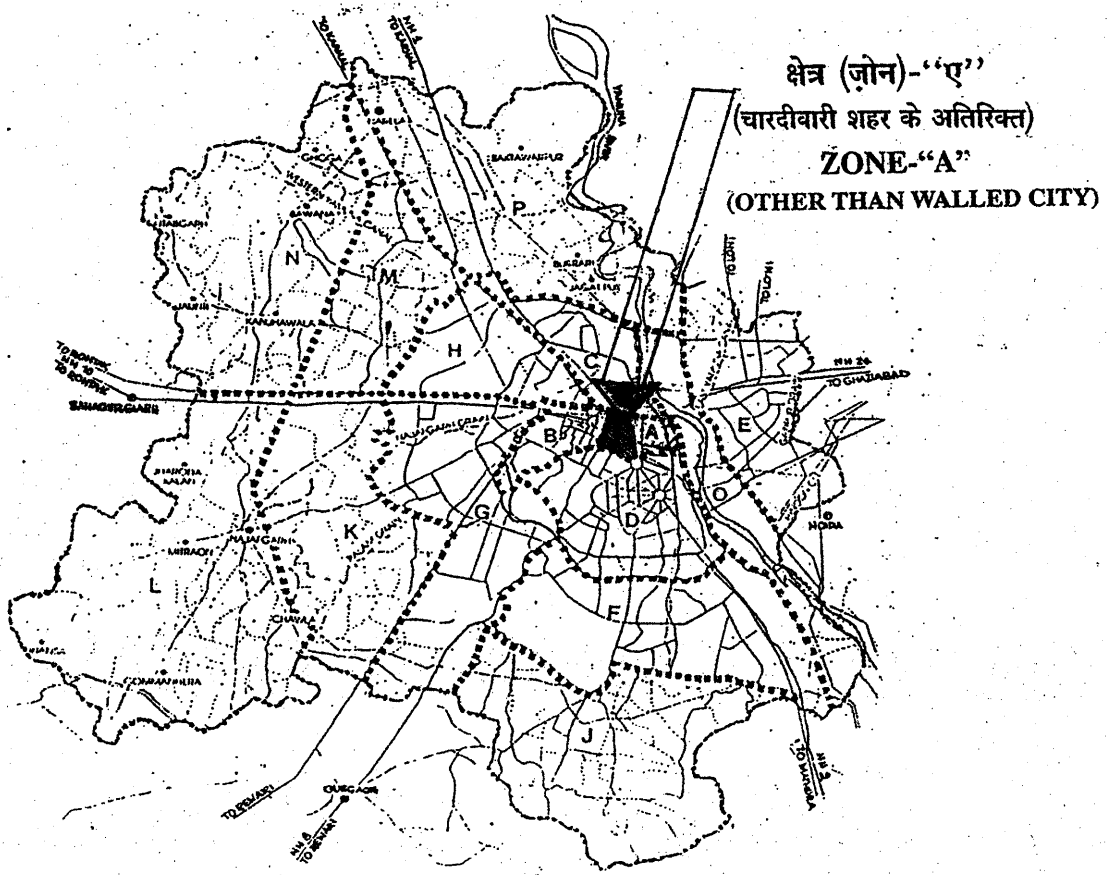


क्षेत्रीय योजना
ZONAL PLAN

3
FIG.

राष्ट्रीय राजधानी क्षेत्र

NATIONAL CAPITAL
TERRITORY



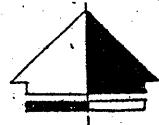
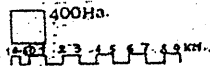
क्षेत्र (जोन)-“ए”
(चारदीवारी शहर के अतिरिक्त)
ZONE-“A”
(OTHER THAN WALLED CITY)

LEGEND

संघ क्षेत्र		UNION TERRITORY	रेलवे		RAILWAYS
जोन (क्षेत्र)		ZONES	मुख्यपावर लाईन		MAIN POWER LINE
ग्रामीण सीमा		VILLAGE BOUNDARY	नदी		RIVER
राष्ट्रीय राज मार्ग/मुख्य सड़के		N.H./MAJOR ROADS	मुख्य नाला		MAJOR DRAIN
अन्य सड़के		OTHER ROADS			



क्षेत्र (जोन) “ए”
(चार दिवारी शहर के अतिरिक्त)
ZONE-“A”
(OTHER THAN WALLED CITY)



4.2 SUB-ZONEWISE POPULATION :

Sub-zonewise population 1981, 1991 and projected for 2001 in the zone is given in Table 2:

TABLE 2 : Sub-Zonewise Population

S.No	Sub-Zone	Population		
		Census 1981	Census 1991	Proposed 2001/ Holding Capacity
1.	A-1	21,212	24,585	17,818
2.	A-2	26,495	30,725	22,257
3.	A-3	11,953	13,854	10,044
4.	A-4	1,725	2,000	1,250
5.	A-5	2,581	3,000	2,167
6.	A-6	60,937	70,629	51,183
7.	A-7	18,452	21,386	15,712
8.	A-8	843	1,000	500
9.	A-9	20,552	23,810	17,255
10.	A-10	43,684	50,619	36,678
11.	A-11	12,348	14,800	10,357
12.	A-12	27,304	31,635	22,924
	Total	2,48,086	2,88,043	2,08,145

4.3 IMPORTANT WORK CENTRES :

Important work centres in the Zone are Jhandewalan (Flatted Factories & District Centre areas), Sadar Bazar, Azad Market, New Delhi Rly. Station and Pahar Ganj.

5.0 IMPORTANT DEVELOPMENT & REDEVELOPMENT ASPECTS :

5.1 DEVELOPMENT/REDEVELOPMENT AS PER MPD-2001

As per MPD-2001, Zone-A could be divided into following 3 parts, for the purpose of development/ redevelopment.

- i) Urban Renewal Area (Walled City)
- ii) Other Urban Renewal Areas (Other than Walled City)
- iii) Specific Use Zone Areas.

5.2 CATEGORIES OF AREAS :

The part of Zone-A (Other than Walled City) is predominantly residential (Other Urban Renewal Areas) with density varying from 800 p.p.h. to 1000 p.p.h. and Specific Use Zone Areas like Jhandewalan District Centre, Aram Nagar Residential Area, Motia Khan and Basant Lane etc. with density 450-500 p.p.h. (Ref. Fig.4)

5.3 OTHER URBAN RENEWAL AREAS:

The development in these areas shall be in accordance with the respective comprehensive redevelopment scheme/layout plans to be prepared within the overall policy frame of the Master Plan. These schemes shall have conservative surgery as a planning tool as far as possible. In the Special Area

Plan use-Zones have been marked in different pockets of the other Urban Renewal Areas. These pockets shall adopt regulations prescribed in the development code. However, the Authority may adopt suitable regulations in case where either it is not feasible or it is not advisable to adopt the general regulations prescribed.

5.4 SPECIFIC USE ZONE AREAS:

5.4.1 It includes mainly planned areas. The development in areas marked as specific use zone shall be governed by respective Use-Zone regulations in the manner as is prescribed in the relevant sections in the Development Code of MPD-2001.

5.4.2 In the zone approval/sanction could be on the basis of the approved lay-out plans taking into consideration the provisions of Master Plan as in para 5.3 and the Zonal Landuse Plan.

5.5 SLUM AREAS/SLUM ACT 1956:

The areas declared as slum under section 3 of the Slum Act 1956 shall be dealt under the Slum Act 1956.

6.0 PUBLIC & SEMI PUBLIC FACILITIES :

6.1 EDUCATIONAL :

6.1.1 College :

As per MPD-2001 standards, 2 Colleges are required. One College is existing in the Sub-Zone A-4 (for ladies only) and one site is in the Sub-Zone A-5 as per Special Area Plan MPD-2001.

6.1.2 Sr Secondary Schools :

According to standards given in Master Plan, 28 Sr. Sec. Schools are required against existing 32. The number of schools is more than required for the population (Holding Capacity) of the Zone. No new school site is identified. Sub-zonewise distribution of the existing schools is given in Table 3.

TABLE : 3 : SUB-ZONEWISE DISTRIBUTION OF SR. SECONDARY SCHOOLS.

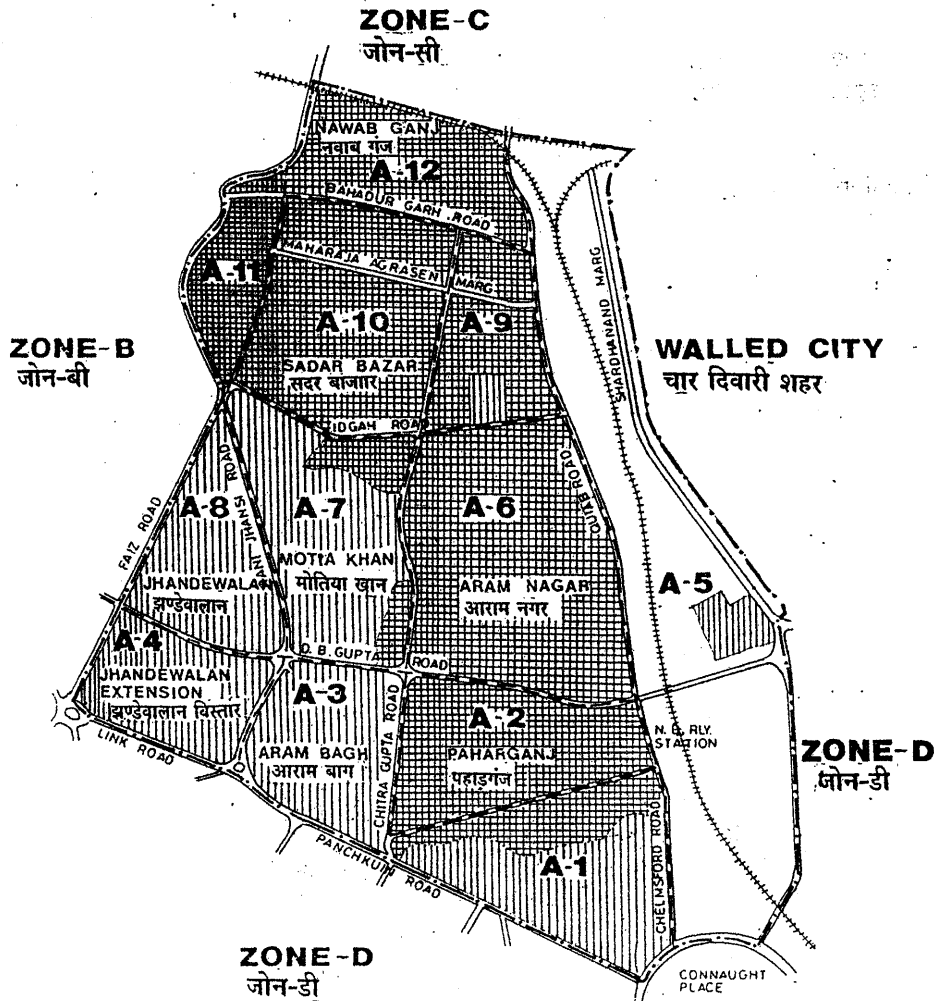
S. No.	Sub-Zone	Required as per MPD-2001	Existing	As per ZDP
1.	A-1	2	Nil	Nil
2.	A-2	3	4	4
3.	A-3	2	5	5
4.	A-4	—	6	6
5.	A-5	—	1	1
6.	A-6	7	3	3
7.	A-7	2	2	2
8.	A-8	—	1	1
9.	A-9	3	3	3
10.	A10	5	5	5
11.	A-11	1	Nil	Nil
12.	A-12	3	2	2
Total		28	32	32

क्षेत्रीय योजना
ZONAL PLAN

8
4
FIG:

क्षेत्र का श्राणया
(जोन ए-भाग)

CATEGORIES OF AREAS
(ZONE 'A' - PART)



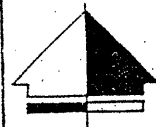
LEGEND

क्षेत्रीय सीमा		ZONE BOUNDARY	अन्य शहरी नवोकरण क्षेत्र		OTHER URBAN RENEWAL AREAS
उप-क्षेत्रीय सीमा		SUB ZONE BOUNDARY	विनिर्दिष्ट उपयोग क्षेत्र		SPECIFIC USE ZONE AREAS
मुख्य मार्ग		MAJOR ROADS			
रेलवे लाईन		RAILWAY LINE			



क्षेत्र (जोन) "ए"
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0 200 400 600 800 1000M



The Sr. Secondary Schools are sufficient in number though these are deficient in space standards. It would not be possible to bring these schools to the desired standards.

6.1.3 TECHNICAL EDUCATION :

One existing vocational institute in Sub-Zone A-11 is proposed to be retained. Similarly existing science laboratory/institute in Sub-Zone A-4 is proposed to be retained.

6.2 HEALTH :

6.2.1 As per Master Plan standards, Hospitals are categorised in 3 different categories viz. General Hospital, Intermediate Hospital (Cat. A), Intermediate Hospital (cat. B). One General Hospital two Intermediate Hospitals category 'A' and two Intermediate Hospital category 'B' are required.

6.2.2 A survey of the existing health facilities in the zone has been carried out and it is found that in the zone 2 Hospitals, one of Railways and one specialised (T.B. Hospital) are existing which are proposed to be retained.

6.2.3 Due to non-availability of the vacant land in the zone, it is not possible to provide the required sites for Hospitals. The population will largely have to depend upon the facilities available in the nearby areas.

6.3 RECREATIONAL :

6.3.1 SPORTS COMPLEX :

The existing Railway Stadium (Karnil Singh Stadium) in Sub-Zone A-1 in an area of about 3.00 ha. is retained.

6.3.2 NEIGHBOURHOOD PARKS & PLAY AREAS :

As per Master Plan standards total area of 41.68 ha. i.e. @ 2 ha./10,000 persons is required under neighbourhood park & play areas. In the Zonal Plan 6.6 ha. area is available/proposed for neighbourhood parks and play areas including parks of 0.4 ha. and above. Sub-Zonewise analysis is given in Table 4 :-

TABLE 4 : NEIGHBOURHOOD PARKS & PLAY AREA :

S. No.	Sub-Zone	Reqd. as per MPD-2001 in Ha**	Proposed in Z.D.P. (Ha.)
1.	A-1	3.56	1.75
2.	A-2	4.45	—
3.	A-3	2.01	1.10
4.	A-4	*0.40	0.4
5.	A-5	0.44	1.6
6.	A-6	10.24	1.0
7.	A-7	3.14	—
8.	A-8	—	0.75
9.	A-9	3.45	—
10.	A-10	7.34	—
11.	A-11	2.07	—
12.	A-12	4.58	—
Total		41.68	6.6

* Requirement for Sub-Zone A-4 & A-8 is taken together

** These standards are generally meant for new Developments. In this Central City area, it gives a comparative picture.

6.3.3 In the zone, the recreational/green areas including Jhandewalan 'B' Block are encroached upon by temporary constructions/Jhuggies. These needs to be removed/shifted from these areas so as to make them us able by the public at large, and improve upon the environment in the zone/area.

6.4 COMMERCIAL :

6.4.1 DISTRICT CENTRE :

MPD-2001 has identified Jhandewalan District Centre in an area of 12.97 ha. which is proposed to be retained.

6.4.2 COMMUNITY CENTRE :

One Community Centre in Sub-Zone A-7 as approved Sub-Zonal Plan (earlier named Zonal Plan) is retained.

6.4.3 LOCAL SHOPPING CENTRES:

According to Master Plan standards 14 Local shopping Centres covering an area of about 6.44 ha. are required. The Zone has extensive commercial activity along the roads and therefore, no new commercial site/areas are identified in the zone.

6.4.4 NON-HIERARCHY COMMERCIAL CENTRES :

2 Sites proposed in Special Area Plan (MPD-2001) are retained.

6.5 BUS TERMINALS/DEPOTS :

As per Master Plan standards 2 Bus Terminals are required, whereas only 1 Bus Terminal in Sub-Zone A-5 at second entry to New Delhi Railway Station is functioning. One Terminal in Sub-Zone A-8 on Faiz Road is proposed.

6.6 PETROL PUMPS :

As per MPD-2001 standards a total No. of 5 Petrol Pumps as details given below are required :

- | | | |
|------|------------------------------------|-----|
| i) | Residential use zone @ 1pp/150 ha. | = 2 |
| ii) | Industrial Use Zone @ 1 pp/40 ha. | = 1 |
| iii) | District Centre @ 2 per DC | = 2 |

As persent 2 Petrol Pumps (one filling-cum-service station and one filling station) are existing in the zone. No new site of Petrol Pump is proposed in the zone, due to non availability of land.

6.7 GAS GODOWNS :

As per MPD-2001 standards 5 Gas Godowns @ of 1/40,000 persons are required. While in the Zone-7 Gas Godowns in sub-zone A-8 are existing, therefore, no new Gas Godown site is proposed in the zone.

6.8 OTHER COMMUNITY FACILITIES :

The other Community facilities like Police Station, Fire Station, GPO & Telephone Exchange etc. are sufficient in no. as per MPD-2001 standards and therefore, no new sites are proposed.

6.9 CREMATION GROUND/BURIAL GROUND/CEMETARY:

In the zone there is one Cremation Ground, two Burial Grounds and one Cemetery existing which are proposed to be retained.

6.10 RELIGIOUS :

The Major Religious areas identified as per Special Area Plan MPD-2001 have been retained.

6.11 DEVELOPMENT OF PUBLIC AND SEMI-PUBLIC FACILITIES BY THE PRIVATE ENTERPRISES

Wherever in the Zonal Plan site for any Public and Semi-Public facilities and parking have been identified and land belongs to private enterprise/institutes, the same can be developed by the owner, as per the norms provided in Master Plan/Zonal Plan after the approval from the Competent Authority.

6.12 NURSING HOMES & GUEST HOUSES :

One Nursing Home & Private Hospital registered with Directorate of Health, Delhi Admn. under Delhi Nursing Home Registration Act, 1953 and 63 Guest houses/hotels/Lodging houses which have been provided licence as per the Entertainment Regulation are running in the zone. These are to be dealt with as per policy guide Lines for their continuation to be decided by the Competent Authority.

7.0 UTILITIES & SERVICES :

7.1 WATER SUPPLY :

Based on the norms of MPD-2001 i.e. 80 Gallons per capita per day the Water requirement of the zone works out to 16.64 MGD.

7.2 SEWERAGE :

About 80% of the total water requirement would go into sewerage thereby the total sewerage disposal requirement for the zone would be of the order of 13.31 MGD per day.

7.3 SOLID WASTE DISPOSAL :

The solid waste disposal requirement based on the norms of 0.6 kg. per capita per day as prescribed in the Master Plan for Delhi-2001 works out to 124.8 tonnes per day which could be disposed off outside the zone by the local body on the sites identified for the purpose.

7.4 POWER :

The total power requirement of the zone keeping in view the MPD-2001 standards would be of the order of 64.7 MW. The power distribution is mainly through existing 33 KV Sub-stations (4 nos.) located in the zone. DESU's proposal regarding existing/proposed 33 KV Electric Sub-Stations with power route alignment are shown in Fig. 5.

8.0 MIXED LANDUSE :

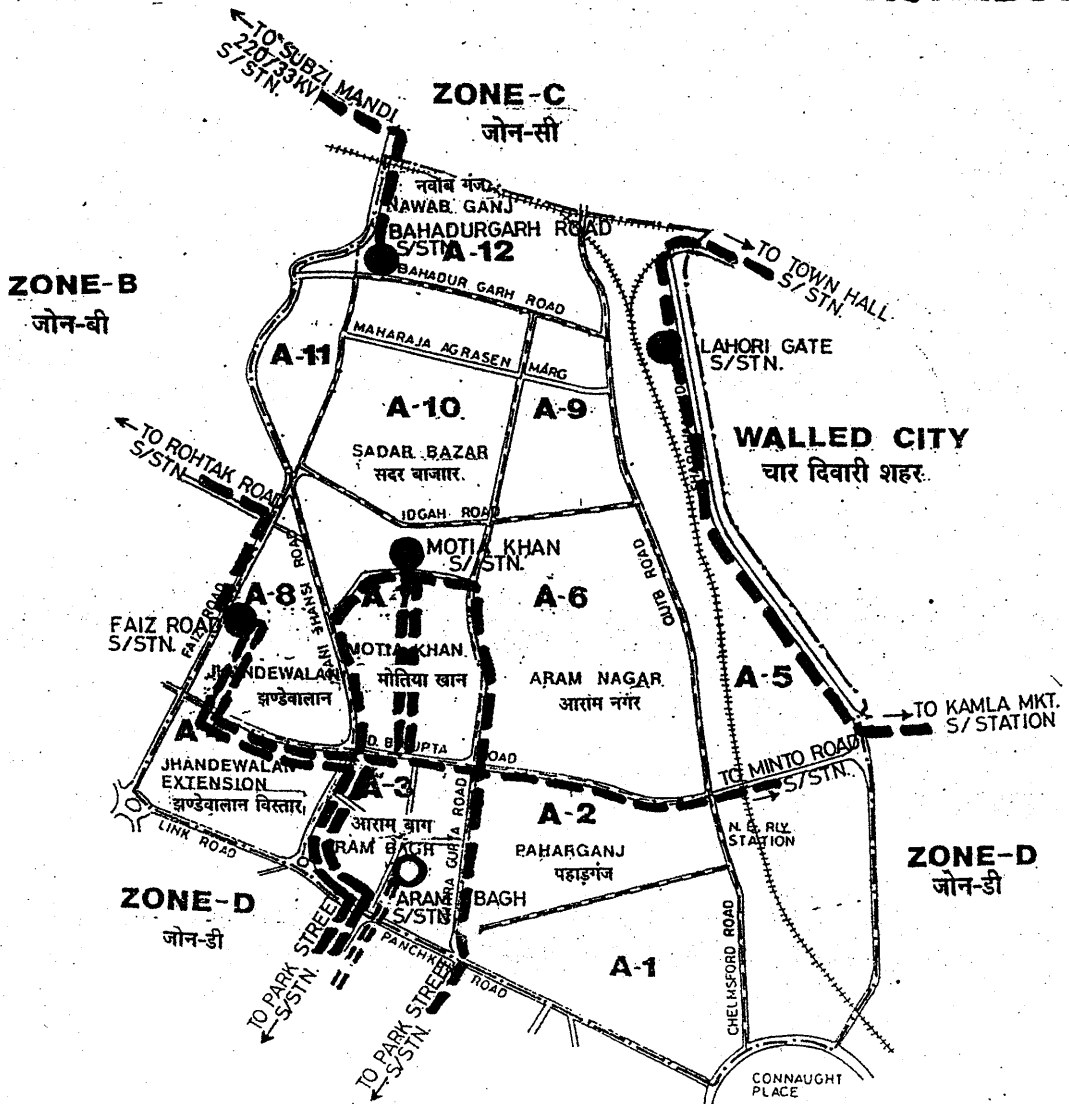
8.1 MIXED LANDUSE STREET :

MCD has made available a list of 23 streets of R/W of 18 M and above in S.P. Zone which are commercial in nature. On further consideration a total number of 12 streets were found suitable to be declared as mixed land use streets. Out of which 11 streets as details given in Table 5 fall in this area.

क्षेत्रीय योजना
ZONAL PLAN

5
FIG:

विद्युत वितरण
POWER DISTRIBUTION



LEGEND

संकेत

क्षेत्रीय सीमा		ZONE BOUNDARY	विद्यमान 33 के.वी. सब-स्टेशन		EXISTING 33 KV. SUB-STATION
उप-क्षेत्रीय सीमा		SUB ZONE BOUNDARY	प्रस्तावित 33 के.वी. सब-स्टेशन		PROPOSED 33KV. SUB-STATION
मुख्य मार्ग		MAJOR ROADS	विद्यमान 33 के.वी. भूमिगत केबल		EXISTING 33KV. U/G CABLE
रेलवे लाईन		RAILWAY LINE	प्रस्तावित 33 के.वी. भूमिगत केबल		PROPOSED 33KV. U/G CABLE



क्षेत्र (जोन) "ए"
(चार दिवारी शहर के अतिरिक्त)

ZONE-"A"
(OTHER THAN WALLED CITY)

0 200 400 600 800 1000M.

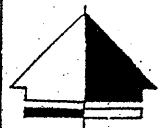
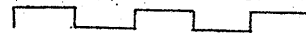


TABLE : 5 : MIXED LANDUSE STREETS

Name of the Street	Stretch
1. Rani Jhansi Road (Azad Market Chowk to Filmistan)	From crossing with gaushalla Road to Filmistan (On East side)
2. Qutab Road (Singhara Chowk to Pul Mithai)	From junction near Sr. Sec. School Sadar Bazar to Pul Mithai and Western side of the road.
3. Sadar Thana Road	Sadar Thana to phoota Road.
4. Idgah Road	Singhara Chowk to crossing with Sadar Thana Road (On North side of the Road)
5. Azad Market Road	Azad Market Road to Pul Mithai
6. Chamelian Road	From crossing with Rani Jhansi Road to junction with Maharaja Agarsain Marg.
7. Maharaja Agarsain Marg	From junction with Rani Jhansi road to crossing with Qutab road (Sadar Bazar)
8. Main Paharganj Road	From junction with chelmsford Road to Ram Krishna Ashram.
9. Desh Bandhu Gupta Road	Paharganj Police station crossing to opposite Shiela Cinema.
10. Rajguru Road (Guruwala Road)	Junction with Desh Bandhu Gupta Road to junction with Main Bazar Pahar Ganj road.
11. Nehru Bazar Road	From junction with Punchkuin road to junction with main Paharganj Bazar road.

8.1.2 On the streets identified in Table 5 proportion upto one plot depth can have commercial activity on the full permissible ground floor subject to payment of betterment charges to be decided by the Authority.

8.2 CONVERSION CHARGES & OTHER PENALTIES :

From residential to commercial charges to be fixed and recovered by the DDA/Local Body based on the following.

- i) The difference in cost of land between residential and commercial use at current market price.
- ii) The cost of providing additional services at the Sub-Zone and layout plan level.
- iii) Charges for built space to make good parking deficiencies through below ground and/or multistoryed garages for which land and space would have to be acquired.

8.3 PARKING PROVISIONS FOR/ON MIXED LANDUSE STREETS :

The increase in commercial activity on ground floor would required more parking space for which following would be considered:

- i) No parking be allowed on the streets upto 18mt. R/W road identified for mixed use and the local body develop parking space in the nearby area.
- ii) The front set-back of these plots is surrendered without compensation unconditional to the local body for use as part of the R/W, parking etc.

9.0 CIRCULATION & PARKING :

9.1 MASTER PLAN/ZONAL PLAN ROAD NETWORK :

In the Zonal Development Plan, Master Plan Road Net work as indicated in the Special Area Plan (Arterial roads of 30 mt. R/W and above) has been retained. The next level roads of 18mt. R/W and above have also been shown.

The road R/W have been shown as per Master Plan/approved road alignment plan. R/W either as per alignment plan or master plan whichever is higher shall be followed.

9.2 M.R.T.S. CORRIDORS :

M.R.T.S. corridors indicated in the Zonal Plan are based on Special Area Plan (MPD-2001) are yet to be finalised. The finalised corridors shall be suitably incorporated in the Zonal Development Plan.

9.3 RAILWAYS & RLY. STATIONS :

9.3.1 Major portion of the Sub-Zone A-5/is utilised under the Railways. New Delhi Railway Station located in the sub-zone is a very important Railway Terminal which provides passenger and Goods movement facilities to all the four directions.

9.3.2 Sadar Bazar is another Railway Station, mainly Catering to the passenger movement of Sadar Bazar area and Khari Baoli (Walled City) area.

9.4 PARKING/TRAFFIC MANAGEMENT :

Zone-A (Other than Walled City) has acute parking problems. Due to lack of vacant land available in the Zone, it is suggested that wherever feasible existing parking areas be enlarged/improved upon.

The problem of traffic & transportation and parking can only be solved through effective traffic management system. The separate traffic management study shall be carried out in this regard :

10.0 ZONAL LEVEL PLAN :

10.1 LANDUSE PLAN :

Consistant with the MPD-2001 framework, the Zonal Development Plan has detailed out the provisions and proposals of the Master Plan particularly with reference to various Use Zones-Circulation, public & Semi Public facilities utilities and Recreational etc. The proposed Landuse analysis at Master Plan and Zonal Plan Levels are given in the table 6 & 7 :-

TABLE : 6 : LANDUSE ANALYSIS OF ZONE-A(A-1 TO A-12) AT MASTER PLAN LEVEL

S. No	Landuse	Proposed	
		Area in ha.	%
1.	*Residential	309.68	55.4
2.	Commercial	35.0	6.3
3.	Manufacturing	9.75	1.7
4.	Recreational	21.35	3.8
5.	Public & Semi Public	23.35	4.2
6.	Transportation	157.00	28.1
7.	Utility	3.00	0.5
	Total	559.13	100

TABLE : 7 : LANDUSE ANALYSIS ON ZONE-A (A-1 TO A-12) ZONAL PLAN LEVEL

S. No	Landuse	Proposed	
		Area in ha.	%
1.	*Residential	255.53	45.7
2.	Commercial	37.6	6.6
3.	Manufacturing	9.75	1.7
4.	Recreational	27.95	5.0
5.	Public & Semi Public	43.3	7.9
6.	Transportation	182.0	32.6
7.	Utility	3.0	0.5
Total		559.13	100

*The commercial streets in mixed landuse in the Zone have been included in the Residential area.

10.2 JHANDEWALAN DISTT. CENTRE:

Jhandewalan District Centre is the important Commercial area in the zone for which comprehensive study needs to be undertaken.

10.3 MANUFACTURING AREAS/POLLUTING INDUSTRIES :

Following are the important manufacturing areas in the Zone:

1. Flatted Factories in Sub-Zone A-8 in Jhandewalan Extension
2. Light & Service Industries in Motia Khan Area in Sub-Zone A-7.

10.3.1 A list of polluting Industries has been prepared by the Industrial Deptt. Delhi Admn. (Annex-1). These units inclusive of any other polluting industry located in manufacturing use Zone should improve the performance to bring it to the acceptable standards/alternatively should closed down.

GNCTD shall take necessary action under Pollution Control Act on considering the latest position of polluting industries, Supreme Court order etc.

10.3.2 Obnoxious and hazardous industries identified by the industry department of National capital Territory of Delhi close down within a period of 3 years.

10.4 NEIGHBOURHOOD PARKS & PLAYGROUNDS:

Total area of 6.6 ha. falls under the category. The parks more than 0.4 ha. have been considered/ shown in the Zonal Development Plan. A Stadium/Sport Centre in an area about 3.00 ha. allotted in Sub-Zone A-1 has been proposed to be retained.

10.5 PUBLIC & SEMI-PUBLIC FACILITIES :

The Zone is having sufficient no. of Public & Semi Public Facility areas except Health Facility. These lack in space standard & environment. There is a proposal for shifting of Godowns from Rly. land. These vacant lands will be utilised for augmenting the Public & Semi Public Facilities for entire Zone 'A' in an integrated manner.

10.5.1 DEVELOPMENT NORMS FOR PUBLIC & SEMI PUBLIC FACILITIES :

The new sites proposed would be of comparatively lower land standards as given in Table 8.

TABLE 8: STANDARDS FOR PUBLIC & SEMI PUBLIC FACILITIES

Facility	Desirable plot Area in ha.
A. HEALTH	
i) Intermediate Hospital	1.0
ii) Polyclinic/Nursing Home/Maternity Welfare Centre	0.1
iii) Dispensary	0.05
B. EDUCATION	
i) Primary School/School for Handicapped	0.3
ii) Sr. Sec. School	0.6
iii) Intergrated School with Hostel Facility	1.5
C. POLICE	
i) Police Post	0.1
D. OTHER FACILITIES	
Community Hall/Library/Religious/Post Office etc.	0.03

10.5.2 The site areas suggested for various Public and Semi Public Facilities as given in para 10.5.1 will have 33.33% ground coverage, 120 FAR and maximum height 14 mt. or controls for residential plots whichever is more so as to have additional floor space.

11.0 URBAN RENEWAL :

MPD-2001 has declared Urban Renewal Areas within Residential and Commercial Use-Zones Guidelines for preparation of Urban Renewal Schemes for Residential and Commercial Use-Zone areas are given below :-

11.1 URBAN RENEWAL AREAS (RESIDENTIAL) :

- i) Already approved layout plans in these areas in conformity with the Master Plan/Zonal Plan shall operate.
- ii) Wherever the Street width is less than 6 mts. the same shall be increased to 6 mts by equal widening on both sides. The land from the plots shall be surrendered free of charges, to the local body for Road widening. Advantage of FAR shall be given on the plot as existing by increasing the max. height as given in the MPD-2001.

11.2 URBAN RENEWAL (COMMERCIAL AREA) :

11.2.1 Following guidelines are proposed for Re-development of these areas :

- i) No Road shall be less than 9 Mt. R/W.
- ii) No Service lane shall be less than 3 mt. R/W.
- iii) No Automotive traffic movement be allowed on roads upto 9 mt.R/W.
- iv) No Road side parking be permitted on roads of 9 mt. R/W and less.

11.2.2 The following would be the Development Control Norms:

- i) Maximum ground coverage & FAR shall be same as per residential plot in Plotted Development.
- ii) Basement, if provided will be counted in FAR.

11.2.3 The area for which there are no approved layout plans, Urban Renewal Plans/layout plan shall be prepared, wherever necessary as per guidelines given in the MPD-2001, by the Local Body (MCD/ DDA-in case of Development Areas).

12.0 PROPOSED MODIFICATIONS IN THE MASTER PLAN :

CHANGE OF LANDUSE :

As per Zonal Plan proposals, the following change of landuse are to be processed with respect to Special Area Plan MPD-2001 proposals.

S. No.	Sub-Zone	Boundary	Area in ha.	Landuse as per MPD-2001	Landuse as per Zonal Plan
1.	A-8	On East side of Faiz Road	1.75	Manufacturing (Light & Service Industry)	Transportation (Bus Terminal)

Annexure-I

LIST OF POLLUTING INDUSTRIAL UNITS IDENTIFIED BY THE INDUSTRIES DEPTT IN SUB-ZONE A-1 to A-12

S.No. Name and Address of Unit

1. M/s. Pring Rolling Works, 1057, B.G. Road
2. " Kumar Electroplating & Engg. 1172-74, B. G. Road
3. " Anand Electroplating, B. G. Road.
4. " Mehtab Rolling Works, 3058, B.G. Road.
5. " Manohar Electroplating, 1200, B. G. Road.
6. " Ahuja Electroplating, 3078 B. G. Road.
7. " Satish Bros. 3069, B.G. Road.
8. " Lucky Electroplating, Works, 1666 Hathi Khana, B. G. Road.
9. " Super Brite Electroplating, 5603, B. R. Road.
10. " Krishna Electroplating, 6599, B. G. Road.
11. " Indian Electroplating, 5603, B. G. Road.
12. " Abdul Akhtar & Bros, 7795, Chamelian Road.
13. " Hameed Electroplating, 6541, B. G. Road.
14. " Sardar Electroplating, Shivaji Marg, Azad Market.
15. " Paul Engg. Works, 14-15, Shivaji Marg, Azad Market.
16. " Meena Nickle Bright Works, 569-70, Shivaji Marg
17. " Hari Ram, 45, Azad Market.
18. " Malhotra Nickle Polish, 573-74, Shivaji Marg.
19. " Sachdeva Electroplating, 37 Azad Market.
20. " Utter Prakash, 39, Azad Market, old Rohtak Road.
21. " V. K. Electroplating, 35, Azad Market.
22. " Modern Electroplating, 9, Azad Market.

23. " Virender Kumar Electroplating, 7302, Old Rohtak Road.
24. " Kishan Singh Electroplating, 7302, Azad Market.
25. " Jalma Electroplating, 1993-94, Sheesh Mahal, Azad Market.
26. " Delhi Electroplating, 9055, Ram Bagh, Azad Market.
27. ' Malhotra Electroplating, 85, Azad Market.
28. " Ramesh B hatia, 60, Azad Market.
29. " Suneja Electroplating, 86, Azad Market.
30. " Baldev Raj Rajni Batra,59 Azad Market.
31. " Modern Works, 907, Ram Bagh Road.
32. " S.B. Goel, 8998-8999, Pul Bangush.
33. " Brite Electroplating 9011 & 9012, Ram Bagh Road.
34. " Margo Glass Polishers 7241, Amar Puri Ram Nagar.
35. " Deovyz Auto Cleaning Works, 48, Azad Market.
36. " Deep Auto Cleaning Works, 49, Azad Market.
37. " Anand Mechanical Works Shop No. 670, Azad Market.
38. " Mohindra Electroplating 74, Azad Market.
39. " Dass Electroplating 83, Azad Market.
40. " National Foundary Engg. 8299/16, Paharganj
41. " Bros Stone Crushing Mill, B.G. Road.
42. " R.V.M. Industries, 4325, Gali Bhauji, B.G.Road.
43. " Sanjay Rolling Works, 4953, Chowk Hathi Khana Bara Hindu Rao.
44. " J.N. Electroplators 4325 A Gali Bhauji B.G. Road.
45. ' Malhotra Nickle, 569-70, Shivaji Marg, Azad Market.
46. " Indian Glasses, 1993-93 Sheesh Mahal, Azad Market.

* OBNOXIOUS & HAZARDOUS

No. K-13011/21/98-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi.
Dated 7-3-2000

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA
New Delhi.

Subject : Zonal Development Plan for Zone A (Walled city and other than Walled city) and Zone B

Sir,

I am directed to say that the approval of the Central Government in respect of the Zonal Development Plans for Zone A (walled city), Zone A Other than Walled City) and Zone B and the text as received from DDA was conveyed vide this Ministry's letter No. K-13011/1/94-DDIB (Vol. II) dated 4.6.1999. However, due to oversight the changed land use of a pieces of land measuring 0.5 acre at 7 Chelmsford Road, New Delhi on which the Sri Lanka Buddhist Pilgrims Guest House is located, as proposed by DDA, could not be reflected therein.

It is hereby clarified that Zonal Development Plan of Zone 'A' will also include the approved layout plan of L&DC in respect of 7, Chelmsford Road, New Delhi and the norms applicable for this plot (after widening of road) shall be as for residential plot.

Yours faithfully,
(Dr. Nivedita P. Haran)
Director (DD)

Copy to :

1. The Chief Planner, ICPO, New Delhi
2. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi
3. The Chairperson, NDMC, Palika Kendra, New Delhi
4. The Chief Architect, CPWD Nirman Bhawan, New Delhi
5. The Director of Education, GNCTD, Delhi
6. The Chief Secretary, GNCTD, Delhi
7. The Director Central (Worked) CPWD, Delhi
8. The General Manager Northern Railway, Baroda House, New Delhi
9. The Deputy Commissioner, Tis Hazari Courts, New Delhi
10. The Chairman Delhi Vidyut Board, Shakti Sadan, New Delhi
11. Director (Works) Ministry of U.D.
12. Dy. Secy. (UTL), Ministry of U.D.
13. The Land & Development Officer, L&DO, Nirman Bhawan, New Delhi
14. The Chief Executive Officer, Delhi Jal Board, Varunalya, Phase-II, Jhandewalana, New Delhi
15. PS to UDM/MOS(UD)
16. SPPS to Secy. (UD)
17. PS to AS(UD)/JS(UD)
18. Copy to F No. K-13011/1/94-DDIB (Vol. II)

(Dr. Nevidita P. Haran)
Director (DD)

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