

DRAFT ZONAL DEVELOPMENT PLAN

PLANNING ZONE- 'L' (WEST DELHI - III)

Notified on 21-8-06 for inviting Objections & Suggestions

DELHI DEVELOPMENT AUTHORITY

**This report has been approved by DDA vide Authority Resolution No.
68/2006 dated 3-08-2006**

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CHAPTER –I

STATUTORY PROVISIONS & OBJECTIVES:

1.0 BACKGROUND:

The Zonal Development Plan is a statutory document under the provision of Master Plan and it is to be prepared & processed under the D.D. Act. It provides a link between the Master Plan and lay-out plans.

- 1.1 According to MPD -2001, National Capital Territory of Delhi has been divided into 15 planning Zones. Out of these 8 Zones (A to H) cover Urban Area as shown in the Landuse Plan. Zone 'O' Covers River Yamuna and the remaining 6 zones (J,K,L,M,N & P) cover Rural area / Urban Extension (refer map 1).

2.0 OBJECTIVE:

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

- i) Improved accessibility / connectivity with both the Urban Extension and the Rural Areas.
- ii) Upgrade Infrastructure
- iii) Preserve natural resources and eco system

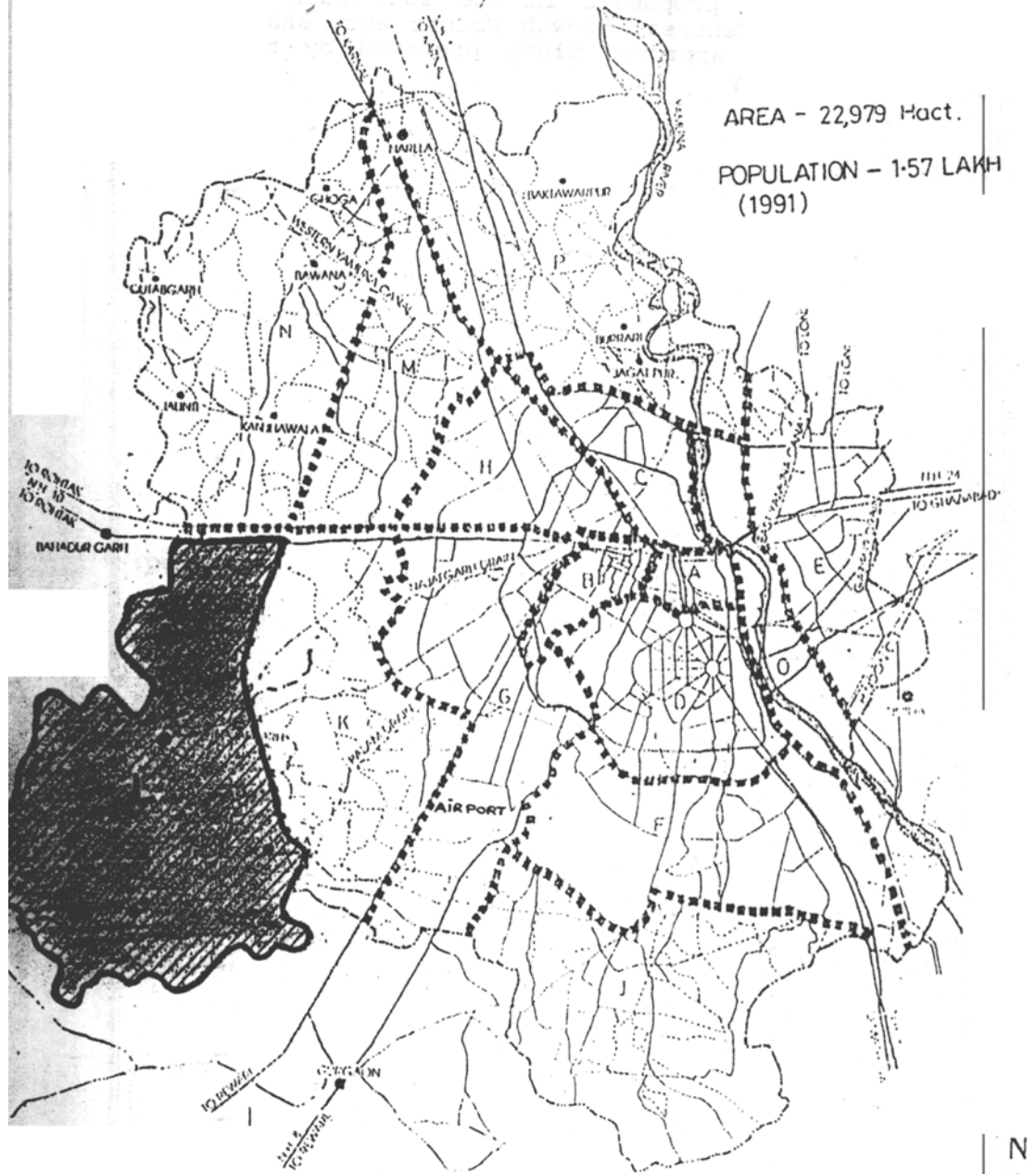
3.0 CONTENT AND THE PROCEDURE:

- 3.1 The Delhi Development Act-1957 under section -8 provides a list of features that may be included in the zonal development plan. Section -10 of the Act, provides for the procedure to be followed in the preparation of the zonal development plans.

- 3.2 The Zonal Development Plan for Planning Zone 'L' (West Delhi - III) has been prepared using the available information in respect of following :

- Census Data -1991
- Survey of India maps of 1979-80
- Updated Aerial Survey 1993 & Survey of India Map 1996 (1: 50,000)
- Draft Zonal Development Plan of Najafgarh (Zone I-2) prepared in 1974
- Regional Plan -2001 of NCR
- Draft sub regional plan for NCTD (1994)
- Mini Master Plan for Integrated Development of Rural areas prepared by GNCT, Delhi (95-96)
- Existing landuse (1980), provisions of MPD -2001 & it's amendments.
- Other such relevant report / data that was available.

LOCATION MAP ZONE- 'L'



AREA - 22,979 Hact.
POPULATION - 1.57 LAKH
(1991)



SCALE:- 1:100000

MAP NO.
1

PLANNING ZONE -L (WEST DELHI-III)

- 3.3 The proposal for different aspects of the Zonal Development Plan, zone 'L' (West Delhi –III) is based on the recommendations of MPD -2001, approved policies and proposal of Integrated Development for Rural Delhi. The implementation of planning proposals in the zone such as MRTS, Express Way, Growth Centres, Growth Points etc. shall be in accordance with the approved plans prepared by the concerned agencies / authority.

CHAPTER –II

SALIENT FEATURES OF ZONE 'L' (WEST DELHI III)

1.0 LOCATION AND AREA:

The zone covers an area of 22,979 hact. & is surrounded by the following:

- i) NH-10 / Rohtak Road and Railway line, in the North
- ii) Zone 'K' mainly comprising of Dwarka Sub- City , in the East and
- iii) The National Capital Territory of Delhi boundary on it's southern and western sides.

1.1 Approximately 46 villages fall in this zone (Refer Annexure I). Najafgarh is one of the major urban agglomeration. Other settlements like Tikri Kalan, Dhansa, Jharoda Kalan, Jasfarpur Kalan etc are major rural settlements.

2.0 POPULATION:

- i) Population as per Census -1981 = 88,342
- ii) Population as per Census -1991 = 1,57,561
- iii) Projected population by the year 2001
(as per trend 1981-91) = 2,35,148
(Refer Annexure II)

2.1 POPULATION DISTRIBUTION:

Villages falling in this zone have following population distribution pattern :

Category	Range of Population	No. of Villages	
		1981	1991
I	Up to 199	1	1
II	200-499	4	4
III	500-1999	24	17
IV	2000-4999	15	19
V	5000-9999	2	4
VI	10,000-50,000	-	1
	TOTAL	46	46

3.0 SALIENT FEATURES:

3.1 **Najafgarh Drain Basin:** Most of the Planning Zone 'L' forms part of the Najafgarh Drainage basin, which is a sub basin of Yamuna River. The topography of the zone depicts gentle slope from the North to South. The Najafgarh drain originates from Najafgarh Jheel in the South west Delhi-Haryana Border and traverse a length of about 51 kms before joining Yamuna. The inflow of water into the drain is mainly from the following sources.

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

3.2 **Water Supply Situation:** According to Delhi Jal Board the present availability of portable safe drinking water in this area is about 12 mgd from Haiderpur Water Treatment Plant and about 9mgd from 180 tube wells in this area. However, the output performance of tube wells has shown a declining trend.

Irrigation needs of the area are fulfilled mainly by private tubewells , Govt. tubewells and 92 Govt. tubewells and canals. Therer are about 7818 private tubewells and 92 Govt. tubewells in the Najafgarh block, according to BDO and the deptt. of I & FC , GNCT Delhi,there is a declining tend of net sown area; where as the demand for the domestic water is rising strictly .The ground water table has declined due to over exploitation to the extent of 5mt to 20 mt. between 1983 and 1995. Fresh water is available upto about 40 mt. and there after with increasing depth the quality deteriorates with increase in salinity.

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

3.4 **Najafgarh Drain:** It is one of the very old drains, where phased improvements have been carried out over the years. The capacity of the drain is about 3000-8000 cusecs in different segments, with very gentle gradient of 1:25,000.

3.5 **Other Features:** The zone is on the fringe of upcoming sub-city of Dwarka in its East, and urban extension scheme along NH-10 in its North. Najafgarh town is the growing urban agglomeration with a population of 46,000 in 1991. The zone has major HT line corridor of 400 KV.

3.6 **Forests:** As per the information received from the Forest Deptt. of Govt. of Delhi , the Najafgarh range has 7 protected forests / green areas. Out of these, following protected forests fall in planning zone 'L'.

- i) Mitraon – Area about 105 acres.
- ii) Jainpur - Area about 245 acres

Both these forests area indicated in the plan . These are proposed to be protected as per the provisions of Forest Act. In addition to these forests any additional area recommended for afforestation by the Forest Deptt. may be suitably incorporated in the Zonal Plan.

3.7 **Monuments:** Master Plan for Delhi 2001 recommends conservation of Urban Heritage. As per the Archeological Survey of India (1911), 1321 historical monuments, sites and buildings were identified of which only 170 monuments have been declared as protected monuments under ASI Act. Attempts are being made for identifying all the 1321 monuments and buildings on a plan. These once identified shall be suitably incorporated in the Zonal Plan for Conservation on the basis criteria specified in the Master Plan.

3.8 **Major Existing Campus:** Two major institutional campuses related to para Military Forces are existing in the zone. The campus of Border Security Force is located in the Revenue area of village Chhawla where as campus of Central Reserve police Force (CRPF) is located in village Jharoda Kalan. These sites area existing for more than a decade and shall continue to function in near future.

3.9 **Unauthorized Colonies:** According to Slum Wing of MCD, Delhi has about 1071 unauthorised colonies existing in different parts of the city. Final decision regarding upgradation of the existing housing stock in the existing unauthorized colonies is to be taken up on the basis of the approved Govt. guidelines. Hence, such settlements area to be dealt as per the approved Govt. policy.

CHAPTER III

EXISTING PLANNING FRAME WORK

1.0 REGIONAL PLAN - 2001 NCR:

Keeping in view the anticipated extension of NCR towns and also rate of environmental degradation in the region, the Regional plan -2001 prepared under the NCRPB Act, 1985, has categorised the land use in the following four distinct zones for application of land use control and balanced development.

These are follows:

a) Urbanisable Area: Under this category all the broad regional landuse as detailed out in the prescribed Master Plan prepared in consultation with NCRB shall be permitted, e.g. residential, commercial, industrial, government offices, recreational etc. In case of Delhi, this includes Delhi Urban Area as well as proposed urban extension-2001.

b) Green Belt / Green Wedge: The peripheral agricultural zone in the immediate vicinity of urbanisable area is threatened by expected unauthorized development. A "Green belt / Green Wedge" is proposed with a view to arrest undesirable growth. The major landuses, which are permitted in the category are:

- Agricultural, particularly high value cash crops.
- Gardening
- Dairying.
- Social forestry / plantation.
- Quarrying.
- Cemeteries
- Social institutions such as hospitals, schools.
- Recreational or leisure.

In case of Delhi, the entire area outside the urbanisable limit falls in the category. (Ref map no. 2)

c) 'Green- buffer' along the major Transport Corridors: In order to control large scale development along the highways and to check continuous urban development along the major transportation corridors beyond urbanisable limits, a width of 100 mtr. on either side along National Highway & 60 Mtr. on either side along the State Highways, is to be kept as green buffer. Only the activities that are permitted within green belt / green wedge are allowed.

d) Remaining 'rural land' includes mainly the vast agricultural land, forest, ridge areas and rural settlements. Following major land uses can be designated, with strict prohibition / control on large scale / hazardous industries.

PROVISION OF REGIONAL PLAN-2001(NCR)

LEGEND

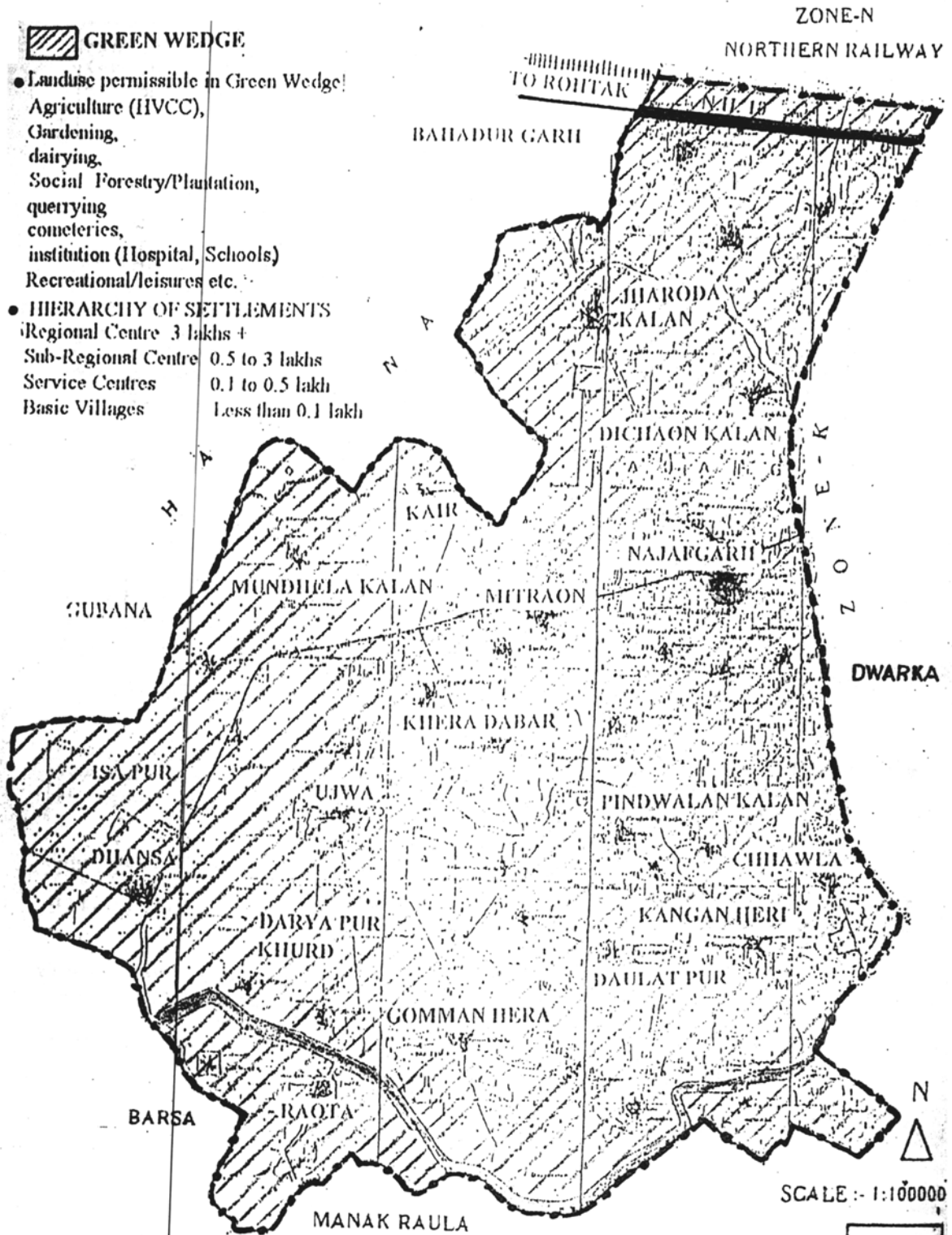
 GREEN WEDGE

• Land use permissible in Green Wedge!

- Agriculture (HVC),
- Gardening,
- dairying,
- Social Forestry/Plantation,
- quarrying
- cemeteries,
- institution (Hospital, Schools)
- Recreational/leisures etc.

• HIERARCHY OF SETTLEMENTS

- Regional Centre 3 lakhs +
- Sub-Regional Centre 0.5 to 3 lakhs
- Service Centres 0.1 to 0.5 lakh
- Basic Villages Less than 0.1 lakh



PLANNING ZONE -L (WEST DELHI III)

MAP NO.
2

- 1) Intensive agriculture and allied activities.
- 2) Afforestation especially on the hill / rocky lands.
- 3) Regional recreational facilities such as regional parks, wildlife sanctuary.
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land nor should it adversely affect a site or special scenic beauty or ecological interest.
- 5) Quarrying (Subject to Supreme Court order)
- 6) Brick kiln (-do-)
- 7) Existing village mandies.
- 8) Rural industries etc.

2.0 DRAFT SUB REGIONAL PLAN : NCT DELHI:

The draft Sub Regional Plan for NCT Delhi proposed a 4-tier hierarchical system of settlements, consisting of Regional Centres (3 lakh and above), Sub Regional Centres (0.5 to 3 lakh), Service Centres (10,000 - 50,000) and Basic Villages (less than 10,000). In case of Delhi, Najafgarh is designated as a sub regional centre, with following six villages as service / growth centres.

- Jharoda Kalan
- Dhansa
- Chhawla
- Mitraon
- Ujjwan
- Gummanhera

The draft Plan recommends preparation of detailed development plans in r/o sub-regional centre as well as each of the proposed service centres, to serve the rural land mainly for collection and distribution of agricultural products and agro based warehousing and marketing facilities.

3.0 PROVISIONS OF MPD-2001

The MPD-2001 describes zone 'L' mainly as "Rural Area" with part Urban Extension along the NH-10 between Railway line and the NH. The proposals related to rural area of zone 'L' are as follows:

- 3.1 **GROWTH CENTRES:** Based on population, it's growth rate and road linkages, following five villages, falling in zone 'L' have been identified for the location of major health facilities and markets.

- a) Jharoda Kalan : Hospital, Dispensary, Veterinary Hospital, rural Industrial area and Commercial Centre.
- b) Dhansa : Dispensary, Rural industrial Area and Commercial Centre.
- c) Chhawla: Hospital, Dispensary, Veterinary Hospital, rural Industrial area and Commercial Centre.
- d) Mitraon : Dispensary and Rural industrial Area
- e) Gummanhera : Dispensary, Rural industrial Area

(Ref. map 3)

3.2 **COMMERCIAL CENTRES**: As part of each growth centre, MPD-2001 recommends a commercial centre (about 3 hect.) to accommodate Cinema, Shopping Complex, Bank, Post Office and co-operative store etc. Types of industries that area to be permitted in rural industrial area are to be in accordance with the provisions of MPD-2001 i.e. Annexure –III 'G' (Ref. Annexure-III)

3.3 **INFRASTRUCTURE UPGRADATION**: Each individual settlement requires improvement in water supply and other facilities. Housing for the landless is required to be taken-up through Public Housing Agencies.

Following stretches of roads, which area connecting important settlements area recommended for upgradation :

- a) Bawana to Ghoga to Najafgarh.
- b) Najafgarh to Jharoda Kalan, then to Rothak Road.
- c) Najafgarh to Ghumenhera.

(Refer Map 3)









3.4 **GREEN BELT**: MPD-2001 recommends a green belt all around the border of Delhi Territory upto a depth of 2 kms. However, lesser depth may be adopted, wherever such area is not available / already developed. (Ref. map 3 for tentative .location).

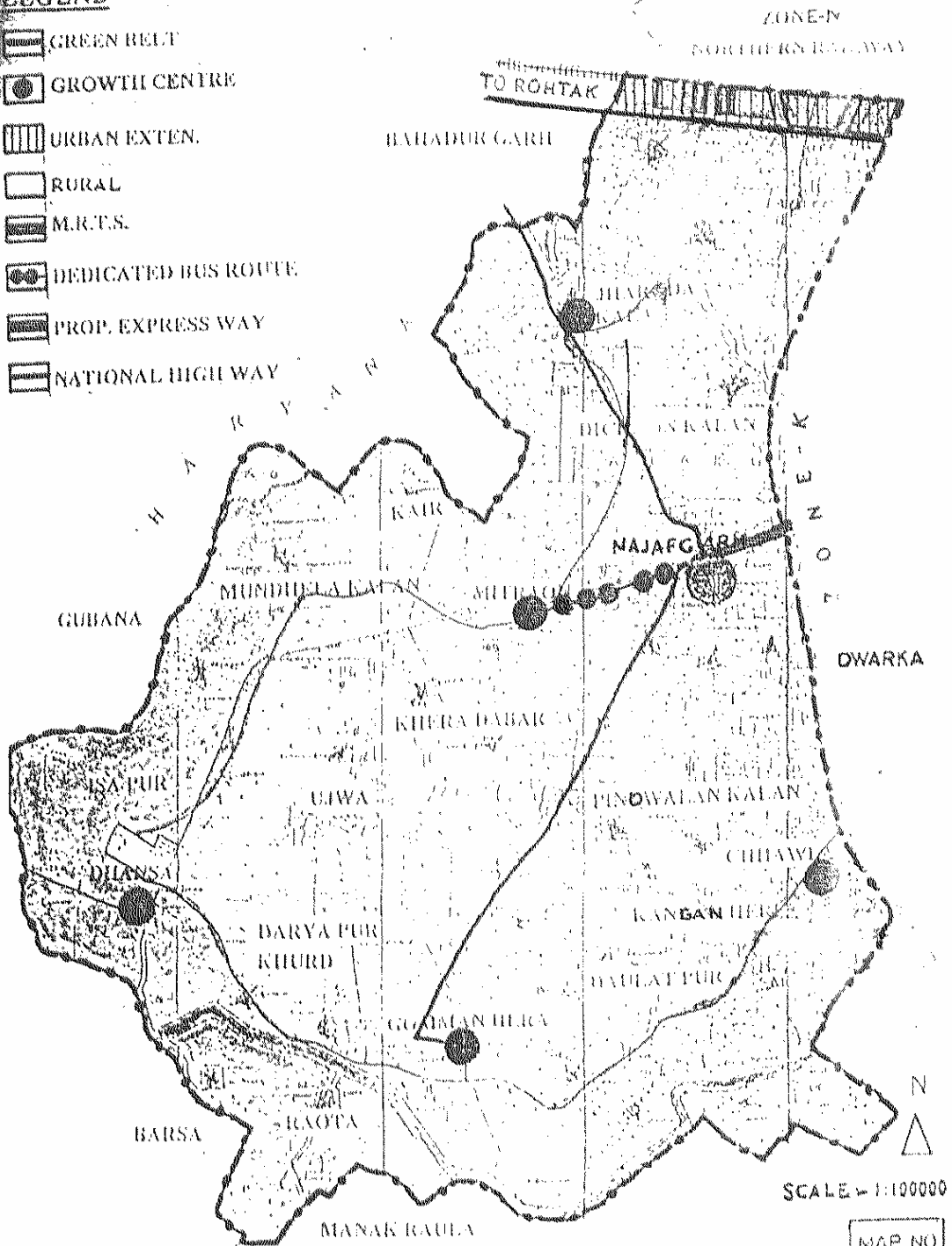
3.5 **URBAN EXTENSION**: 556 .5 Ha. area out of the total area of the zone 'L' (22979 ha.), has been designated as Urban Extension, which is situated between NH10 and the Railway Line in North. The major landuses proposed are residential, Industrial and recreational (Ref. Map 3).

3.6 **FARM HOUSES**: Farm house in a minimum of 0.8 ha land could be allot in the rural use zone. These could be developed for flowers, fruits, vegetables, poultry farms etc. with development norms of MPD-2001. However, the present policy for development of farm houses is under review and shall be made applicable after its finalization.

PROVISION OF MPD-2001

LEGEND

-  GREEN BELT
-  GROWTH CENTRE
-  URBAN EXTEN.
-  RURAL
-  M.R.T.S.
-  DEDICATED BUS ROUTE
-  PROP. EXPRESS WAY
-  NATIONAL HIGHWAY



PLANNING ZONE-L (WEST DELHI III)

SCALE = 1:100000

MAP NO.
3

3.7 **DRAFT SUB ZONAL PLAN OF NAJAFGARH:** The draft sub-zonal plan of Najafgarh was published for inviting objection / suggestions in 1974. The salient proposal of the draft plan were :

- (a) planned expansion of Najafgarh Town from 32.4 ha.(80 acres) to about 809 .4 ha (2000 acres) to accommodate proposed population
- (b) One mandi (food grain market) in 30 acres and shops at the rate of one shop for 200 persons, one college, four higher secondary schools, one hospital, a civic centre (10 acres) etc. have been proposed.
- (c) the broad land use break-up proposed in the draft plan, is as follows
 - Residential 148.5 ha (367 acres) with average gross residential density of 157 ppha.
 - Commercial 5 LSC 4.6 ha (11.42 acres)
Town Centre : 1.86 ha (4.6 acres)
Community Centre: 9.4 ha. (23.26 acres)
Mandi : 12.14 ha (30 acres)
 - Manufacturing 36.8 ha (91.0 acres) in three pockets
 - Recreational 49.5 ha (122.40 acres)
68.8 ha (170 acres)
 - PSP 76.7 ha (194 .5 acres)

3.8 **LAND USE MODIFICATIONS:** Section 11 (A) of the Delhi Development Act provides for modification in the Master Plan / Zonal Development Plan. Over the years, few specific cases of land use have been processed rural to urban uses. The details of theses may be seen at annexure IV.

4.0 MINI MASTER PLAN SCHEME OF GNCTD

4.1 The Mini Master Plan Project for integrated development of rural Delhi was considered by the Delhi Development Authority in it's meeting on 17/06 /96 as item no 53/96. the salient features of the project, are as follows:

- i) To check the haphazard growth / encroachments and planned development of rural areas (consisting of 135 villages), three tier system of 16 growth centres (G.C) 33 growth points (G.P) and 146 basic villages (BV) is proposed. Refer map 4.

- ii) Acquisition of about 2066 ha land @ about 75 to 80 ha for each GC, 20 ha each GP, 2 ha for each BV upgrading the physical and social infrastructure land development for different land use categories.
- iii) Redevelopment of existing village abadis in phases and development of commercial and industrial estates at appropriate locations.

4.2 The project was approved in principle by the DDA, with the following conditions:-

- a) The growth centres plans falling in the urban extension be formulated keeping in view the indicative land use plans prepared by the DDA.
- b) The detailed layout plans for each growth centre be got approved from the Technical Committee of the DDA.
- c) This will be incorporated in MPD-2001 review and therefore, change of land use may not be required.




5.0 DEVELOPMENT CONTROLS AND BUILDING BYELAWS:

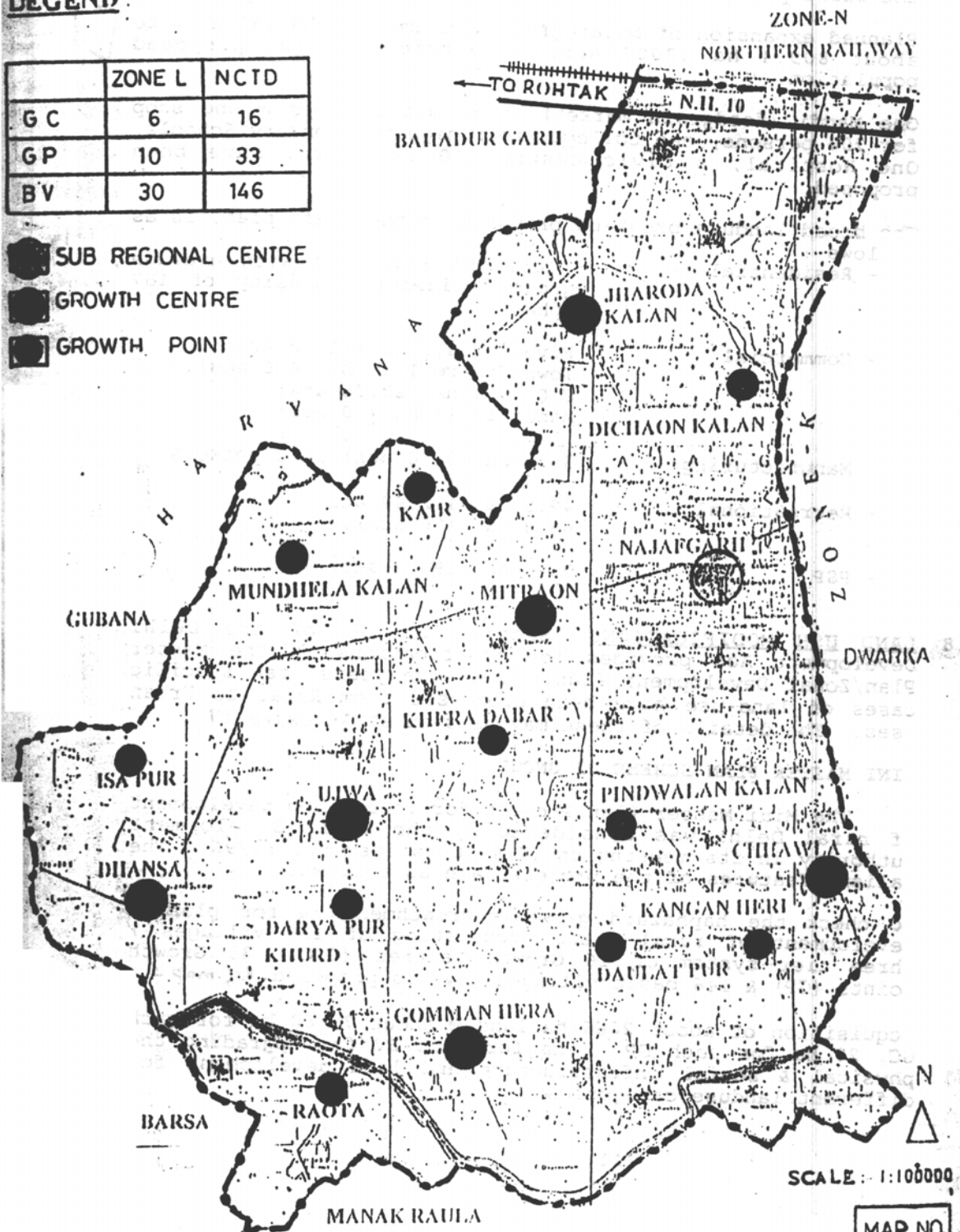
MPD-2001 with its development code is applicable to entire NCT Delhi. Therefore, landuses and development controls i.e. ground coverage, FAR, setbacks, parking norms etc are applicable on all properties including that all fall within lal dora.

PROVISION OF MINI MASTER PLAN

LEGEND

	ZONE L	NCTD
GC	6	16
GP	10	33
BV	30	146

-  SUB REGIONAL CENTRE
-  GROWTH CENTRE
-  GROWTH POINT



PLANNING ZONE -L (WEST DELHI-III)

MAP NO.
4

CHAPTER - IV

PROPOSALS

1.0 INTEGRATED RURAL DEVELOPMENT:

Integrated rural development of rural area aims at upgradation of quality of life in terms of improved physical, social, economic and ecological infrastructure. The planning strategy, therefore emphasis both on maintaining rural agricultural character as well as plan developed/up gradation, giving stress on control of unintended growth and minimizing encroachments. Private sectors be involved for speedy development and community participation at each stage of planning, implementation and management of works.

2.0 DELINEATION OF SUB-ZONES:

The zone is divided into seven sub-zones on the basis of village revenue boundaries for functional planning and development. The earlier delineation (as per MPD-62) sub zones (1-2) has been incorporated as part of sub zone (1-2). (Refer Map 5)

The details of each sub zones are given below:

LIST OF GROWTH CENTRE, GROWTH POINTS AND BASIC VILLAGES IN EACH SUB-ZONE:

Sub Zone	Basic villages	Growth Point	Growth Centre	Remarks
L-1	Tikri Kalan, Jafarpur alias (Hiran Kundna) Neelwal	Dichaon kalan	Jharoda kalan	
L-2	-	-	-	Najafgarh Sub-Regional Centre
L-3	Khera, Surakpur Jafarpur Kalan, Kharkhari Nahar, Kharkhari Jatmal, Surera, Paprawat	Khera Dabur, kAIR	Mitraon	
L-4	Baqar Garh Samas Pur Khalsa QuaziPur Mundhela Khurd	Isapur Mundhela kalan	Dhansa	
L-5	Malik Pur- Zer Najafgarh, Kharkhari Road, Hasan Pur Pindwalan Khurd	Darya Pur Khurd Pindwalan Kalan,	Ujwa	

		Daulat Pur		
L-6	Sarang Pur, JhulJhuli, Ghalib Pur, Deorala, Asalatpur, Khawand, Sikarpur, Jhatikara	Raota	Ghuman Hera	
L-7	Nanakheri, Rewala, Khanpur, Raghu Pur, Bedusarai, Dindarpur	Kanganheri	Chhawla	

Area and Population of Zone – L (sub zone wise)




Sub - Zones	Area in Hac. (Apprx.)	Population As per Census 1991	Population Proposed 2001
L-1	4720	28356	41349
L-2	944	46168	60000
L-3	3768	24301	34366
L-4	4130	14839	25202
L-5	2700	14295	23159
L-6	4170	12772	22323
L-7	2547	17100	28749
TOTAL	22979	157561	235148

3.0 HIERARCHY OF SETTLEMENTS:

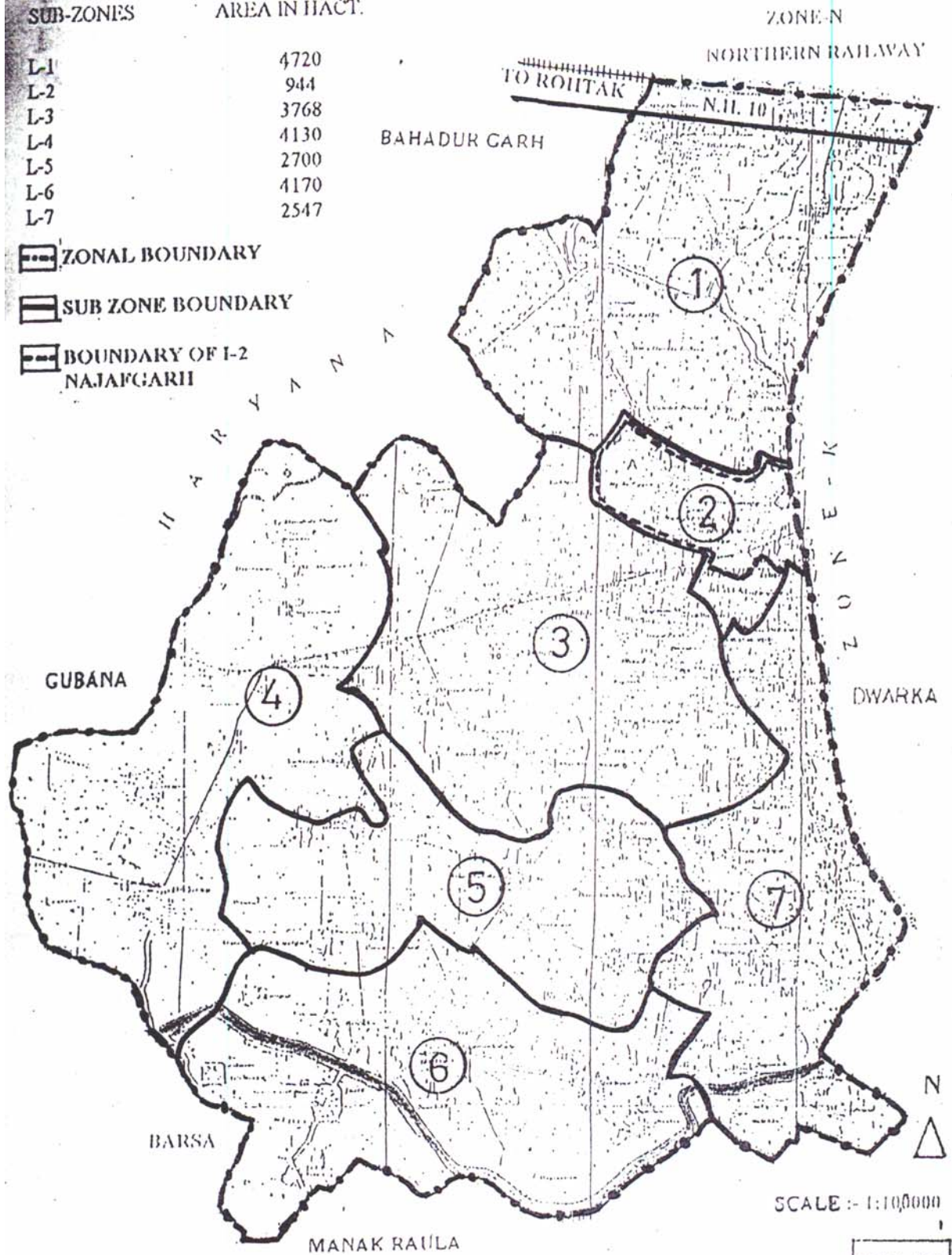
- 3.1 Proper road linkages and upgradation of infrastructure is proposed. Taking villages as the basic unit of development the objective is to upgrade the net work of social, physical and civic amenities and integrate the same in hierarchical pattern internally among the settlements and also with the adjoining major urban extension projects /urban areas.

LEGEND

SUB-ZONES	AREA IN HACT.
L-1	4720
L-2	944
L-3	3768
L-4	4130
L-5	2700
L-6	4170
L-7	2547

-  ZONAL BOUNDARY
-  SUB ZONE BOUNDARY
-  BOUNDARY OF I-2 NAJAFGARH

PROPOSED SUB-ZONES



PLANNING ZONE -L

(WEST DELHI-III)

MAP NO.
5

Keeping in view the recommendations of MPD-2001, Regional Plan-2001, and Mini Master Plan scheme of GNCT Delhi, following hierarchy of settlement system is proposed in the zone:

- i) Najafgarh Town as an Urban Agglomeration with comparable level of infrastructure as that of planned urban area.
- ii) Growth Centres (6Nos.) Higher order settlements, namely, Ujwa, Gummanhera, Chhawl, Dhansa, Mitraon and Jharoda Kalan.
- iii) Growth point (10 Nos.) Next Level of settlements, namely, Dichaon Kalan, Kair, Mundhela Kalan, Khera Dabar, Sapur, Raota, Daulatpur, Kangan Heri, Pandwala Kalan, Dariyapur Khurd.
- iv) Basic Villages (30 Nos.) The list of theses is placed at Annexure '1'.

4.0 POPULATION ASSIGNMENT – 2001:

Following population assignment have been made for higher order settlement i.e. Najafgarh and the proposed growth centres keeping in view the growth trends, location and the other significant features. Also due consideration has been given to the provision of draft sub-regional plan for Delhi.

S.No.	NAME	POPULATION		GROWTH RATE	ASSIGNED POPULATION (GR)
		1981	1991		
1	Ujwa	3084	3874	2.60	10000 (158.13)
2.	Ghummenhera	2634	3142	19.29	10000 (218.26)
3.	Dhansa	4575	5360	1716	10000 (86.57)
4.	Mitraon	3666	4455	21.52	10000 (124.46)
5.	Chhawla	4355	7521	72.70	15000 (99.44)
6.	Jharoda Kalan	8148	11685	43.41	20000 (71.16)
7.	Najafgarh Town	17273	46168	167.28	60000 (29.96)

The population for the lower order of settlements i.e. the growth points and the Basic Villages has been estimated for 2001 has given in Annexure -II.

5.0 TRANSPORTATION:

- 5.1 **ROAD IMPROVEMENTS:** The Plan recommends inter connection and upgradation of existing road corridors as per MOST guidelines between the proposed growth centres and growth points for improved circulation system. The hierarchy of road network has been proposed for improved functional linkages.

- i) **MAJOR ROAD LINKAGES**: Following road stretches are been proposed with road right of way of 45 to 60 mtr, with about 15 mtr. Green buffer, on both sides.
 - a) Najafgarh –Mitraon Dhansa.
- ii) **ROAD UPGRADATION** : Following stretches of the roads are proposed for upgradation to 30 to 36 mtr right of way.
 - a) Najafgarh-Jarodakalan.
 - b) Najafgarh –Kharkhari rond-Ghummenhera.
 - c) Raota- Jhuljhuli-Daryapur Khurd Ujwa-Shamaspur.
 - d) Najafgarh- Dindarpur- Daulatpur - Hasanpur.
 - e) Jaffarpur to chhawla- Najafgarh.

The proposed major roads as well as road upgradation have been identified in the (map no.3)

- 5.2 **BUS TERMINAL/DEPOT**: One bus terminal is proposed near the Najafgarh sub-regional centre. Specific area to be identified in the detailed development plan of Najafgarh. Bus depots area proposed in each growth centres i.e. Dhansa, Jaroda Kalan, Chhawla, Ghummenhera.
- 5.3 **MRTS**: Proposed MRTS corridor from Moti Nagar is to terminate at Najafgarh. The detailed alignment of the same is yet to be worked out. A Depot near Najafgarh is also proposed for MRTS, i.e. storage of equipments etc. The proposal shall be implemented as and when approved by the competent Authority. The plan proposes a dedicated bus route as an extension of MRTS corridor from Najafgarh to Mitraon. The same could be extended upto Dhansa depending on the traffic volume.
- 5.4 **PROPOSED EXPRESSWAY**: The proposed expressway of 100 mtr. Right of way with (green buffer of 60 mtr. on either side) is proposed in MPD-2001 connecting the metro politan terminals of Bijwasan (Dwarka Sub –City) to Holambikalan (Narela Sub City) passing through Neelwal, Hajbat Pur, Khaira, Kharkhari Nahar, Pandwala Kalan, Pandwala Khurd, Kangan Heri villages etc.
- 5.5 **INTER STATE ROAD CONNECTIONS**: To maintain the integrated and homogeneous character of the zone, the zonal plan does not encourage the provision of any new inter state road networks.
- 5.6 **RAIL IMPROVEMENTS**: A railway line from Delhi Cantt. to Rohtak is existing in the North of the zone . Certain warehousing, storage and industrial use zones, are proposed between the railway line and the existing NH 10. In order to serve these requirements, railways may examine the possibility of developing Tikri kalan as one of the centres for loading / un-loading.

5.7: **CYCLE TRACKS**: While the major movement corridors are proposed in the Zonal Plan, provision of dedicated cycle tracks and improvement of existing road surfaces is proposed to encourage the cyclists for short distance travel. Proper landscaping shall further enhance their functional utility.

6.0: **INFRASTRUCTURE- PHYSICAL:**

6.1 **WATER**: The major source of water is through ground water i.e. hand pumps, tubewells and village wells for domestic consumptions. The domestic demand is also supplemented through tankers and village ponds. According to MPD-2001, the minimum domestic water supply in any residential area should be @ 135 litre per capita per day. The present population of these zones is about 1.5 lacks for which a minimum water requirement as per Master Plan norms works out to about 4.8 MGD and for projected population of lacs the requirement is estimated as 7.2 MGD. In general, against the protected requirement there is scarcity of potable water and also consumer reports have revealed that the water level is going down with time, due to excessive pumping. In order to improve the water situation, following specific proposals are made:

- i) Improvement of natural water bodies i.e. village ponds, natural depressions etc.
- ii) Rain water harvesting, wherever feasible.
- iii) Phased Planning and design of water augmentation and distribution system.
- iv) Possibility of ground water recharge through Najafgarh Jheel.

6.2 **SEWERAGE**: The zone does not have a regular sewerage system being predominantly rural in character. Most villages in the zone have conservancy system with septic tanks. Najafgarh town is partly served by sewerage system, which needs augmentation. The zonal Plan proposes development of sewerage and low cost sanitation systems for the entire zone in a phased manner. The following priorities have been identified for the purpose.

- i) Najafgarh
- ii) 6 growth centres.
- iii) 10 growth points.
- iv) Other basic villages.

6.3 **POWER**: All the villages in the zone have regular power supply to meet the domestic as well as agriculture power requirements. Diesel power generation sets are also in use to supplement the power supply through DVB. The eastern boundary of the planning zone L has 220 KV HT Corridor, connecting Bamnoli, Najafgarh and Bawana. The power network is proposed

to be further upgraded by the Delhi Vidyut Board by erecting a 400 KV TC transmission line as indicated in the Plan. In order to improve the availability of power in the zone, a detailed distribution network needs to be planned by the D.V.B. essentially to meet the additional requirement of Najafgarh Town, proposed growth centres and Growth Points. The requirement of additional land for new sub-stations as well as transmission corridors etc. have to be duly integrated with planning and development of the Growth Centres / Growth Points, setting of wind mills and Solar Energy Centres at appropriate location with financial support of Department of non-conventional source of energy may also be explored.

6.4 **DRAINAGE**: Najafgarh drain is the major natural drainage system in the zone. The other important drains area Mundela , Mungeshpur drain with "outfall" in the Najafgarh drain . During heavy rains , part of the area in the zone covering settlements in the South and South West , occasionally face problem of flooding . The plan recommends desilting of major drains and planning and development of flood protection measures, through construction of bunds at appropriate locations, as per the recommendation of the Flood Control Deptt.

6.5 **WASTE MANAGEMENT**: Most of the villages have no formal arrangements for disposal of domestic waste. In the absence of the formal collection , transportation and disposal facility the waste is casually dumped outside the village abadi or along the road side. There is a scope for definite improvement in the collection, treatment and disposal of waste by way of identifying sites fir dustbins / dhallaos , land filling sites etc. Gobar Gas Plants and waste recycling centres may also be set up at selected location.

7.0 **INFRASTRUCTURE- SOCIAL:**

7.1 **HEALTH**: Delhi, being the capital city, enjoys specialized medical facilities not only for the it's population, but the population of surrounding towns. Master Plan proposes a six tier system of health facilities in the urban areas, with norms of 5 beds per 1000 population. No separate standard of health facilities for rural areas has been provided in the Master Plan. As per Directorate of Health Services, GNCT, Delhi, there are two hospitals and 36 dispensaries existing in the zone. For further upgrading and health facilities, following is proposed.

The plan also recommends promotion of other forms of preventive and curative health facilities such as Homeopathy, Ayurvedic and Naturopathy as per the requirement and health policy of GNCT, Delhi

S. No	CATEGORY	NO. & LOCATION	Area in Ha.	REMARKS
1.	Intermediate hospital 'A' (200 bed capacity)	1 (in any growth centre)	3.725	Preferably for communicable diseases /drug de-addiction centre etc.
2.	Intermediate Hospital 'B' (80 beds)	2 nos. (1 each in any growth centre)	1 to 2	One site to be developed as Veterinary hospital.
3.	Maternity Home / Child Welfare / Nursing Home (25-30 beds)	As per the recommendation of GNCT, Delhi	0.2 to 0.3	To be developed by the Government or through Private Sector Participation

7.2 **EDUCATION:** The zone has fair amount of educational facilities in terms of primary schools, middle school and Sr. secondary Schools etc. the details of existing and proposed educational facilities of the zone are given below.

Existing as-per Census 1991 Proposed Additional as per proposal of ZDP (in accordance with MPD-2001).

S.N	CATEGORY	EXISTING Nos.	PROPOSED NOS.	AREA IN HA CT.
1.	Primary School	67	-	0.4
2.	Middle School	32	-	-
3.	Sr. Sec. School	15		1.6 to 3.5
4.	Special Schools a) Integrated Schools with Hostel Facility b) Schools for Handicapped (400 students) c) School for blind		1 1 1	3.90 0.5 to 1 0.5 to 1
5.	College	7	-	4.0
6.	Adult education / Vocational Training Centre.	10	5	1.4 to 1.6
7.	Technical Education Centre / ITI/ Polytechnic	-	1	1.6 to 2.4
8.	Physical Education	-	1	3 to 4

To be provided in growth centres as part of the Mini Master Plan Scheme of GNCT, Delhi.

7.3 **TELE COMMUNICATIONS:** MPD-2001 recommends a norm of 10 telephone lines per hundred population and a telephone exchange (40,000 lines) for 1 to 4 lac population. The plan provides for a telephone exchange with Zonal Administrative Office near Najafgarh.

There are 18 post / telegraph offices existing within the zone. The plans recommends setting up of at least one post and telegraph office in each of the growth centres, as part of Mini Master Plan scheme of GNCT, Delhi.

7.4 **OTHER FACILITIES:**

- a) **POLICE / FIRE** : To be provided as part of Mini Master Plan Scheme of GNCT, Delhi as per Master Plan norms.
- b) **MILK BOOTH AND DAIRIES:** To be provided as part of Mini Master plan scheme of GNCT, Delhi as per Master Plan norms.
- c) Petrol pumps/CNG-Petrol pumps to be permitted on Govt. /DDA/private lands in urban extension areas and in the rural use zones / green belt (on conversion fee), as per Govt. Policies. These will be subject to following conditions if located in Rural use Zone / Green Belt.
 - i) It shall be located on roads of minimum 30 mtr. R/W and the premises will be used as filling / service station.
 - ii) The land between the existing R/W and the property line of the proposed retail outlet to be maintained as green buffer, where no construction shall be allowed.
 - iii) The minimum plot size to be 36 mtr x 30 mtr, and the maximum plot size to be 60 mtr. x 45 mtr. The set back, the building norms etc. to conform to the standard designs of DDA / Ministry of Surface Transport /IRC.
 - iv) The clearance from all concerned local bodies e.g Police, Fire, ULCAR etc. would be sought by the oil Company.
- d) Storage of Petroleum products – storage of petroleum products to be permitted on the basis of approved DDA guidelines. Where as per Master Plan, there is no objection for the storage of petroleum products within any Urban land use subject to the condition that.
 - the plans for the premise area sanctioned by the concerned local body, and
 - the petroleum products are only for the captive use for activities performed on the premise.

Specific commercial outlets of such products could be considered as part of planning and development of growth centres / growth points.

- e) LPG godown / SKO & LDO depot: In order to meet the domestic needs of rural population, specific provisions on the basis of Master Plan norms be made for LPG godowns and SKO / LDO depots in the growth Centre /growth point plans, prepared by GNCT Delhi.

8.0 INDUSTRY / MANUFACTURING:

i) The development of industries shall be as per the provisions laid down in MPD-2001. The list of industries permissible in the rural industrial estate is at Annexure III.

ii) Other than these industries any non polluting and non hazardous industry which from part of approved Growth Centre / Growth Point plan may be permitted, if approved by DPCC, GNCTD, Authority.

9.0 COMMERCIAL:

The commercial centres are to be developed as a part of the approved scheme of Mini Master Plan, such as Growth Points and Growth Centres. However areas for other commerce related activities not specifically laid down in MPD-2001 may also be considered on merit by the Authority.

10.0 RURAL /AGRICULTURAL:

The basic proposal of the zone is to retain the rural character and not to encourage any urban related activities which will hamper the rural /agricultural character of the zone. However, certain activities [prescribed in the earlier chapter III] may be permissible as a part of integrated development of the zone with special appeal from the Competent Authority / as per provisions of MPD-2001

Other facilities –Other than those specified above, could be considered as per the permissibility consideration of MPD-2001 as well as those forming part of any approved scheme of GNCT Delhi e.g. Mini Master Plan scheme etc. However, the Development control norm of MPD-2001, sub-division zoning regulations and building bye-laws in force, shall be applicable.

CHAPTER –V

1.0 LAND USE AND DEVELOPMENT CONTROLS:

Consistent with the Master Plan framework, the Zonal Development Plan has detailed out the provisions and proposal of the Master Plan. However, the basic objective of the Zonal Development Plan, where the Master Plan land use is 'rural' is quite different than the land use proposals of other urban zones. The plan ensures retention of both green character and ecological balance as well as promote development of rural areas in terms of open Spaces, activities facilities and other related construction.

Hence a separate set of norms /development control has to be adopted for the permissible uses, which are not included in detail in the MPD-2001. Please refer table of permissibility of use "premises / activities in Rural Use Zone"

2.0 LAND USE PROPOSALS:

2.1 EXISTING LAND USE:

The existing land use analysis (approximate) of the zone is given in the following table:

LAND USE ANALYSIS AT ZONAL PLAN LEVEL – ZONE-L (WEST DELHI III)

S.N	LANDUSE	EXISTING AREA (HA).	%
1.	Residential	552.80	2.41
2.	Commercial	113.00	0.49
3.	Manufacturing	-	-
4.	Recreational	350.00	1.53
5.	Transportation	-	-
6.	Utility	4.00	0.017
7.	Government	118.00	0.513
8.	Public /Semi-public	-	-
9.	Rural / Agricultural	21841.20	95.04
	Total	22979.00	

2.2 PROPOSED LAND USE:

S.N	LANDUSE	PROPOSED AREA (HA).	%
1.	Residential	1105.00	4.81
2.	Commercial	101.00	0.44
3.	Manufacturing	422.00	1.84
4.	Recreational	794.00	3.46
5.	Transportation	480.00	2.09
6.	Utility	194.00	0.84
7.	Government	118.00	0.51
8.	Public /Semi-public	388.00	1.69
9.	Agricultural and Water Bodies	19377.00	84.32
	Total	22979.00	

- a) Out of the total area of 22979 hac. 556.5 Ha. of land is designated as Urban Extension as per MPD-2001. The major land uses are residential, industrial and recreational.

A scheme covering an area of 556.50 hac. Along Rohtak Road between urban limit and Haryana /UT, forming a part of zone 'L' has been proposed for development. the major land use break up is as follows.

S.N	LANDUSE	AREA (HA).	%
1.	Residential	112.10	20.14
2.	Commercial (wholesale and warehousing)	63.30	11.37
3.	Manufacturing (Light and Service Industries)	264.80	47.61
4.	Recreational	105.80	19.01
5.	Transportation/Circulation	10.50	1.87
	Total	556.50	

3.0 DEVELOPMENT CONTROLS / PERMISSIBILITY OF USES :

As per MPD-2001, the development control norms are applicable for the entire National Capital Territory of Delhi. However, norms for specific uses, which are not covered, are to be formulated taking into consideration, the use, location, and basic characteristics. In addition to the provisions of MPD-2001, the zonal plan in order to provide flexibility recommends land-use permissibility as per the details given in table, as a case of special permission from the DDA, provided there is no adverse environmental impact.

4.0 STRATEGY AND PRIORITY AREAS OF DEVELOPMENT:

The purpose of the plan is to promote quality of life by organizing the appropriate development of land in accordance with the policies and land use proposals contained in the plan. The basic priority of development is to

- i) Restrict urban related growth
- ii) To conserve the natural features, to sustain the eco- system.
- iii) To develop scheme for supply of water, power and other utilities
Etc.
- iv) Special Programme for job oriented education centre.
- v) Implementation of Mini Master Plan Proposals.
- vi) To promote agricultural prospects / provision.

PERMISSIBILITY OF USE PREMISES / ACTIVITIES IN RURAL USE ZONE

S.N	USE/ACTIVITY	BASIC VILLAGE	GROWTH POINTS	GROWTH CENTRES	REMARKS
1.	Fodder Market	P	P	P	As part of approved lay-out
2.	Cinema	-	-	P	As part of Mini Master Plan Scheme, GNCT, Delhi.
3.	Commercial Centre	-	-	P	As part of MMS, GNCT, Delhi
4.	Mandi / Fruit and Vegetable Market	-	P	P	As part of MMS /approved lay-out plan.
5.	Motels	-	-	-	As part approved Govt.Policy
6.	Govt / Local body offices	P	P	P	As part approved scheme of GNCT /Authority.
7.	Public and Community Services Personal Housing	-	P	P	-do-
8.	Resettlement/Govt. Housing	-	P	P	-do-
9.	Milk Processing plant	-	-	P	As part of Agro Industrial Estate
10.	Dairies	-	P	P	As part of MMS, GNCT, Delhi
11.	Amusement Park	-	-	P	As part of approved commercial /recreational scheme /lay out plan
12	Open Air Theatre	P	P	P	-do-
13	Veterinary Hospital	-	P	P	As part of MMS, GNCT, Delhi
14	Health Club	-	-	-	As part of approved scheme/ lay-out plan
15	ITI / Polytechnic	-	P	P	As part of MMS or approved lay-out scheme.
16	Multipurpose Community Hall	P	P	P	As part of MMS, GNCT, Delhi
17	Auto Workshop	-	-	-	As part approved scheme.
18	Parking circulation, and utilities including windmill, biogas plant etc.	P	P	P	As per approved land use provisions / Govt.Scheme.
19	Nursery	P	P	P	-do-
20	Other public and semi-public facilities	P	P	P	As part of MM Scheme (i) Public and Semi-public facilities to be permitted within 0.5 Km of village as per MPD-2001 (ii) Other Public and Semi-Public facilities may be permitted subject to approval of the Authority.

* Permissibility is subject to clearances of concerned departments and payment of conversion charges/ betterment levy / development charges etc. as per prevailing policy.

ANNEXURE –I
LIST OF VILLAGES FALLING IN ZONE 'L'

1. Tikri Lalan
2. Jaffar pur alias (Hiran Kinda)
3. Neelwal
4. Jharoda Kalan
5. Dichaon Kalan
6. Surekh Pur
7. Mundhela Khurd
8. Kair
9. Mundhela Kalan
10. Mitraon
11. Dindarpur Khurd
12. Khera
13. Paprawat
14. Surera
15. Zafarpur Kalan
16. Baquargarh
17. Shampur Khalsa
18. Khera Dabar
19. Kharkhari Jatmal
20. Pandwala Kalan
21. Rewala Khanpur
22. Chhawla
23. Kharkhari Nahar
24. Pindwala Khurd
25. Kharkhari Rond
26. Ujwa
27. Qazipur
28. Isapur
29. Dhansa
30. Malikpurzer Najafgarh
31. Daryapur Khurd
32. Hasanpur
33. Asalatpur Khadar
34. Daulatpur
35. Kanganheri
36. Badusaria
37. Radhopur
38. Nanakheri
39. Jhatikara
40. Shikarpur
41. Ghumanhera
42. Jhuljhuli
43. Ghalibpur
44. Sarangpur
45. Raota
46. Deorala

ANNEXURE –II

LIST OF VILLAGES FALLING IN ZONE 'L' WITH POPULATION

S.N	NAME OF THE VILLAGES	POPULATION		GROWTH RATE	PROPOSED POPULATION
		1981	1991		
1.	Tikri Kalan	4545	5402	1.80	6374
2.	Jaffar Pur alies (Hiran Kudna)	3203	2300	3.80	3174
3.	Neelwal	1527	1997	3.00	2596
4.	Jaroda Kalan	8148	11685	4.10	20000
5.	Dichaon Kalan	5245	6972	3.20	9205
6.	Surakhpur	389	487	2.50	601
7.	Mundhela Khurd	1728	2065	1.90	2417
8.	Kair	2028	3742	2.50	4677
9.	Mundhela Kalan	1655	2250	3.70	3082
10.	Mitraon	3666	4455	2.10	10000
11.	Dindapur Khurd	1724	3025	7.50	5293
12.	Khera	2696	3533	2.90	4557
13.	Paprawat	2597	3147	2.10	3807
14.	Surera	2202	2629	1.90	3128
15.	Jaffarpur Kalan	2006	2191	0.90	2388
16.	Baquargarh	326	431	3.20	569
17.	Shamapur Khalsa	1810	2281	2.50	2851
18.	Khera Dabar	1419	1951	3.70	2672
19.	Kharkhari Jatmal	765	1007	3.10	1319
20.	Pandwala Kalan	1612	2080	2.80	2462
21.	Rewala Khanpur	1084	1212	1.10	1345
22.	Chhawla	4355	7521	7.00	15000
23.	Pandwala Khurd	1014	1366	3.40	1730
24.	Kharkhari Nahar	644	889	3.70	1217
25.	Kharkhari Round	579	707	3.40	947
26.	Ujwa	3084	3874	2.50	10000
27.	Qazipur	1013	1226	2.00	1471

28.	Isapur	3506	1226	1.79	4812
29.	Dhansa	4575	5360	1.70	10000
30.	Malipur Zer Najafgarh	2009	2398	1.70	2853
31.	Daryapur Khurd	1058	1505	4.20	2137
32.	Hasanpur	631	870	3.70	1192
33.	Asalapur Khadar	339	355	0.40	369
34.	Daulatpur	1205	1495	2.30	1838
35.	Kanganheri	2576	3125	3.10	4093
36.	Badusarai	1034	1409	3.60	1916
37.	Raghupur	56	127	12.50	285
38.	Nanakheri	566	681	2.00	817
39.	Jhatikara	1231	1671	3.10	2118
40.	Shikarpur	1649	2291	3.80	3161
41.	Ghumanhera	2634	3142	1.90	10000
42.	Jhulijhuli	941	1099	1.60	1274
43.	Ghalibpur	675	889	3.10	1164
44.	Sarangpur	656	667	1.60	773
45.	Raota	1909	2353	2.30	2894
46.	Deorala	224	359	5.90	570

ANNEXURE –III

LIST OF INDUSTRIES PERMITTED IN RURAL INDUSTRIAL ESTATE

1. Biscuit, papparey, cakes and cookies making
2. Candles, sweets, rasmalai etc.
3. Agarbatti and similar products
4. Assembly and repair of electrical Gadgets
5. Assembly and repair of electronic goods
6. Batic Work
7. Embroidery
8. Gold and silver thread, kalabattu
9. Hats, caps, turbans including embroideries
10. Production of following items
 - i) Blanco cakes
 - ii) Brushes
 - iii) Crayons
 - iv) Kulfi and Confectionery
 - v) Jam, jellies and fruits preserves.
 - vi) Lace work and like
 - vii) Musical Instrument including repairs.
 - viii) Small electronic components
11. Name plate making
12. Pith hat, garlands of flowers and pith
13. Perfumery and cosmetics
14. Photosetting
15. Photostate and cyclostyling
16. Preparation of vadi, papad etc.
17. Processing of condiments, spices, groundnuts and dal etc.
18. Pan masala
19. Repair of watches and clocks
20. Rakhee making
21. Saree fall making
22. Tailoring
23. Vermicelli and macroni
24. Wool balling and lachee making
25. Wool knitting
26. Zari zardozi
27. Atta Chakki and species and dal grinding
28. Bread and bakeries
29. Dal mills
30. Electronic goods manufacturing
31. Ice cream
32. Screen printing
33. Water meters repairing
34. Milk cream separators
35. Decorative goods

36. Ice factory
37. Aerated water and fruit beverages
38. Confectionery candies and sweets.
39. Cold storage and refrigeration.
40. Electric lamp shades, fixtures
41. Fruit canning
42. Grinding works
43. Laundry, dry cleaning and dyeing
44. Milk cream machines
45. Milk cesting equipments
46. Printing book binding, embossing and photograms etc.
47. Tobacco products cigarette and bidies
48. Cattle feed
49. Flour Mill
50. Paper Products
51. Polythene bags
52. Spice factory
53. Barley malt and extract
54. Bar candy and guava fruit bar
55. Citrus fruit concentrate
56. Dehydrated vegetables
57. Vinegar and juice
58. Groundnut oil
59. Guar split
60. Gur and khandsari
61. Lactic and oxalic acid
62. Pasteurized Milk and it's product
63. Pickles chutneys and Murabba
64. Poultry feed
65. Processed fruit and vegetable products
66. Tomato ketchup and vegetable sauce
67. Containers lids
68. Juicer (oily assembling)
69. Readymade garments
70. Labels / stickers.

ANNEXURE –IV

LAND USE MODIFICATIONS PROCESSED / UNDER PROCESS (as on Dec.1997)

I. NOTIFIED

S.N	SITE & AREA IN HAC.	LANDUSE AS PER MASTER PLAN	CHANGED TO
1.	Pindwalan Kalan 999.82 sq.mt. plot no. 67.15	Agriculture Green Recreational	PSP Facility
2.	Tikri Kalan (Rohtak Road) 101 Hac (250 acres)	-do-	Manufacturing. Light & Service Industry(PVC Market)

II. PUBLISHED FOR INVITING OBJECTIONS AND SUGGESTIONS:

S.N	SITE	AREA IN HAC.	LANDUSE AS PER MASTER PLAN	PROPOSED FOR LAND USE
1.	Pindwalan Kalan	1.42 hac.	Rural	PSP (Hospital)
2.	Area between Jaffarpur- Ujwa Agr. Green Belt	7.9 hac	Agriculture/rural	PSP Hospital
3.	Near Northern Railway line	556.6 hac	Rural Uses	Urban uses

III. CASES OF CHANGE OF SPECIAL PERMISSION/APPROVED BY THE TECHNICAL COMMITTEE/AUTHORITY

S.N	SITE	AREA IN HAC.	LAND USE AS PER MASTER PLAN	PROPOSAL	REMARKS
1.	Village Hybadput	10.00	Rural use Zone	Commercial (fodder market)	Approved by T.C dt. 2.5.96 item no. 55/96 file no. F.3(39)/96
2.	Tikri kalan	47.0	Rural use Zone	Public semi Public (Sports School)	Approved by T.C dt. 27.1.95 item no. 5/95 file no. F20(6)/95-MP
3.	Village Bakargarh	4.5	Rural use Zone	Public semi Public (School with Hostel)	Approved by T. C vide item no.83 /96 dt. 27.8.96 file no. 9(1)/96-MP
4.	Near village Zafarpur	7.9	Rural use Zone	Public semi Public (Police Station)	Approved by T.C , on 27.2.89 vide item no. 53/89 file no. F.3 (59)/87-MP
5.	Near village Jharoda Kalan	44+46.3	Rural use Zone	PSP (PTS & PTC)	Approved by T.C. 27.2.89 vide item no. F3(2.31)67-MP
6.	Near village Chhawla	3.28	Rural use Zone	Governmental use (BSF Camp)	Approved by T.C. vide item no. 13 dt. 18.8.96 file no. 14(4)85-CRC/DDA.
7.	Near village Tikri Kalan	25	Rural use Zone	Residential use zone Dev. Of Janta, EWS, LIG, MIG, HIG Flats.	Approved by T.C. item no. 90/96 on 3.9.96 vide file no. F.20 (18)96-MP
8.	Village Dichaon	2.42 2.0	Rural use Zone	Public semi Public (School)	Approved by T.C. vide item

	Kalan	2.63		site)	no. 59/95 dt. 8.8.95, file no. F.9(7) 94- MP.
9.	Near Zafar pur Kalan	3.9	Agricultural	Public semi Public (School)	Approved by T.C. vide item no.24/95 dt. 10.5.95, file no. F .9(1)92-MP.
PROPOSED CHANGE OF LAND USE					
i)	Between Rohtak Road and Rly line	97.07	Agricultural Green	Warehousing & Storage	Authority resolution no. 43 dt 21.9.87 vide file no. F3(81)83- MP.
ii)	South of Rothak Road	950	Agricultural Green	Urban uses as per Scheme	Being put up to Authority vide file no. F 20(11)97-MP
iii)	Land in village Kair	4.0	Agricultural	Utilities (SLF/ Compost Plant)	Approved by T.C on 6.8.96 file no. F3(6)91- MP
iv)	Land in Deoralla	5.0	Agricultural	Utilities (SLF/ Compost Plant)	Approved by T.C on 6.8.96 file no. F3(6)91- MP

Annexure-IV-A

LAND USE MODIFICATIONS UP TO 2006 IN PLANNING ZONE-“L”.

- i) Change of land use of 15 Acres of land in the revenue village of Khera Dabhar, Najafgarh Block, Delhi from “Rural Use” to “Public & Semi-public facilities” for establishment of an Institute of Indian System of Medicine issued vide notification No. S.O.14(E) dated 4th Jan. 2002.
- ii) Change of land use of 3.9 Ha from “Rural use” to “Public & semi-public (Jawahar Navodaya Vidyalaya) vide notification No. K – 13011/33/95 – DDIB dated 26.7.2001 (F.9(1)/92-MP). This case has been indicated at serial No. 9 of III at Annexure-IV.
- iii) Change of land use of an area measuring 80 Ha on South of Rohtak Road is being processed under Section 11-A for the change of land use from “Rural Use” to “Manufacturing (Light & Service Industry)”.
- iv) Change of land use of an area measuring 25 Ha (modified to 32 Ha as per site survey) in the revenue village of Tikri Kalan from “Rural Use Zone” to “Residential”. This case was processed and objections/suggestions were invited and it has further to be put-up to the authority for approval. This has been indicated at serial No. 7 of III at Annexure-IV.
- v) The policy of the Master Plan for Delhi 2001 regarding permissibility of Public/Semi-public facility in the specified distance from the rural settlement had been kept in abeyance as per the decisions of the Technical Committee meeting held on 11.3.2003. Therefore, the case listed at serial No. III of Annexure-IV of report may also be kept in abeyance.
- vi) Change of land use of an area measuring 250 Acres from “Rural” to “Government land” (use determined) for existing CRPF Campus in Jharoda Kalan.