

क्षेत्रीय विकास योजना  
**Zonal Development Plan**

चार दीवारी शहर  
**Walled City**

(क्षेत्र 'ए व सी' का भाग)  
**(Part Zone A and C)**



दिल्ली विकास प्राधिकरण  
**DELHI DEVELOPMENT AUTHORITY**

10067266

# **Zonal Development Plan**

## **Walled City**

**(Part Zone A and C)**

**THE ZONAL DEVELOPMENT PLAN & TEXT OF ZONE- 'A' (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 P. HARAN  
DIRECTOR (D.D.)**



**DELHI DEVELOPMENT AUTHORITY**

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## ZONAL (DIVISIONAL) PLAN FOR (WALLED CITY)

### 1.0 INTRODUCTION

Under the Master Plan for Delhi-2001, promulgated on 1.8.90 the National Capital 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 & P) and one, the river and the river front area (O) (Fig. 1).

The present zonal Plan is for the Walled City consisting of 15 sub-zones of Zone-A and one sub-zone of Zone-C. Walled City has been taken up as a separate Zonal Plan exercise for its special character different from all other areas. Total area of the Walled City is 569.0 ha.

### 2.0 STATUTORY PROVISIONS

#### 2.1 ZONAL DEVELOPMENT PLAN

The Delhi Development Act, 1957 under section 8 provides for preparation of Zonal Development Plans simultaneously with the Master Plan or as soon as thereafter. Under the Act a Zonal Plan may show landuse, Public & Semi-Public facilities, utilities & services, roads, housing, recreational, Industries, business markets, schools, hospitals, open spaces, standards of population/density and various other components of development. The zonal plans are processed under section 10 of the Act.

#### 2.2 PROVISIONS IN THE MASTER PLAN FOR DELHI-2001

As per the MPD-2001, a Zonal Development Plan means a plan for one of the Zones (Divisions) of the National Capital 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 for that area.

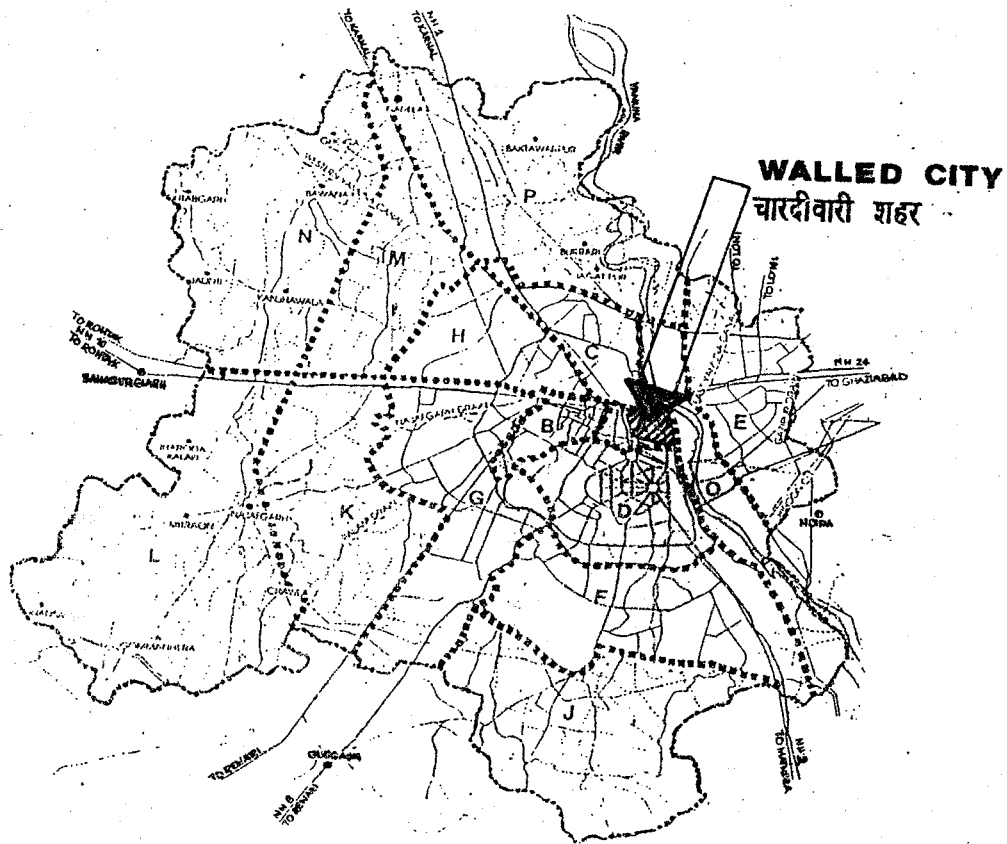
### 3.0 SUB-ZONE PLANS AND STATUS

The walled City comprises of 16 sub-zones. Fifteen sub-zones are part of Zone-A and one sub-zone is part of Zone-C. The area of the Sub-Zone varies from 14.4 ha. to 76.6 ha. (Fig. 2).

#### 3.1 STATUS OF SUB-ZONAL PLANS EARLIER PREPARED AS PER MPD-1962

**TABLE-1 : STATUS OF SUB-ZONAL PLANS**

Sub-zone	Area (Ha)	Locality	Position of the Sub-zonal Plans
A-13	27.1	Kucha Pati Ram	Draft
A-14	23.9	Chitli Qabar	Draft
A-15	37.9	Matia Mahal & Pataudi House	Draft
A-16	27.8	Churi Walan, Sita Ram Bazar	Draft
A-17	28.3	Farash Khana, Lal Kuan	Draft
A-18	14.4	Naya Bans, Fatehpuri	Draft
A-19	23.6	Tilak Bazar, Bara Dari, Reeli Kothi	Draft
A-20	52.5	Daryaganj, Ansari Road	Approved
A-21	22.1	Jama Masjid, Netaji subhash Park	Approved
A-22	35.4	Balli Maran, Charkhey Walan	Draft
A-23	35.9	Malliwada, Kinari Bazar	Draft



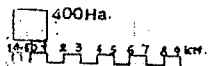
**LEGEND**

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

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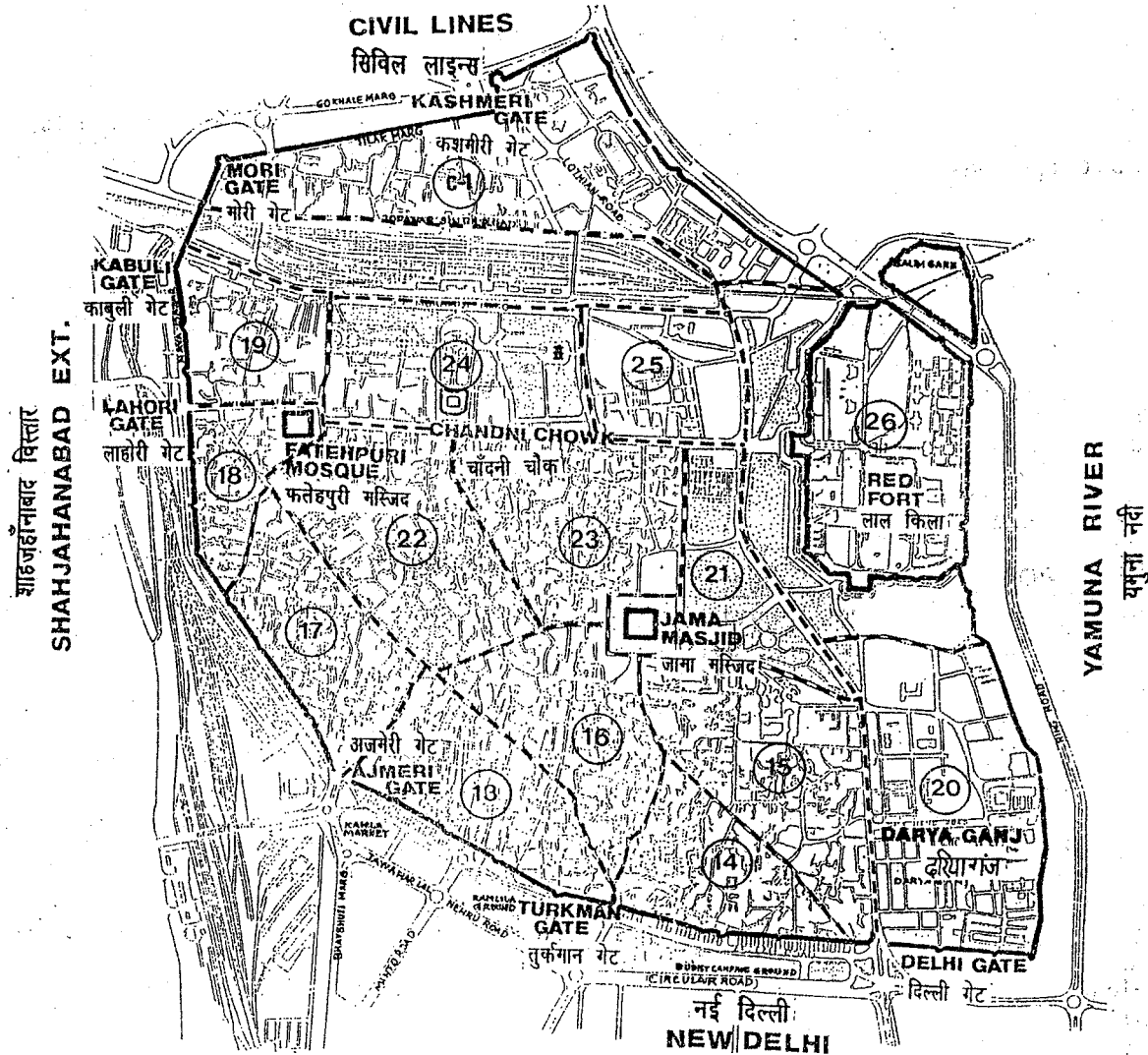
चार दीवारी शहर  
WALLED CITY



क्षेत्रीय योजना  
ZONAL PLAN



2  
FIG.

चारदीवारी शहर  
WALLED CITY



LEGEND

संकेत

- जोन (क्षेत्र)  ZONE BOUNDARY
- संघ क्षेत्र  SUB ZONE BOUNDARY

**NOTE.** MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIDE RESOLUTION NO. 44/96 Dt. 22.3.96



चार दीवारी शहर  
WALLED CITY

0 150 300 450 600 750mts.



A-25	21.1	Lajpat Rai Market Bhagirath Palace	Draft
A-26	76.7	Red Fort, Salim Garh Fort	Approved
A-28	46.4	Railway Station Railway Yard	Draft
C-1	62.3	Ram Bazar, Kashmere Gate G.P.O.	Approved

\*The MPD-2001 stipulates that already approved sub-zonal (earlier named zonal plans) in conformity with the Master Plan shall continue to be operative. The Zonal Plan for Walled City now proposed would supercede earlier prepared zonal plans.

### 3.2 THE PROVISIONS OF SUB-ZONAL PLAN WHICH NEED TO BE RETAINED

The following sub-zonal plan recommendations are to be retained.

- i) Minimum displacement of present functions and land uses in the area.
- ii) Weed out the noxious and nuisance industries and village like trades.
- iii) Utilization of land occupied by evacuee properties.
- iv) Movement of different vehicular modes on indentified routes with proper Traffic Management.

### 4.0 POPULATION AND WORK FORCE

#### 4.1 POPULATION IN 1981, 1991, 2001

The following is the growth of the population in the walled City.

1981 (Census)	399915 persons
1991 (Census)	350159 persons
2001 (Projected as per MPD-2001)	235160 persons

#### 4.2 POPULATION DISTRIBUTION IN DIFFERENT SUB-ZONES 2001

**TABLE-2 : SUB ZONE WISE POPULATION DISTRIBUTION (2001)**

Sub-zone	Population (Persons)
A-13 (Kuncha Pati Ram)	23100
A-14 (Chitli Qabar)	16040
A-15 (Matia Mahal, Pataudi House)	20670
A-16 (Churi Walan, Sita Ram Bazar)	23400
A-17 (Parash Khana, Lal Kuan)	20160
A-18 (Naya Bans, Fatehpuri)	9400
A-19 (Tilak Bazar, Bara Dari, Peeli Kothi)	8800
A-20 (Darya Ganj, Ansari Road)	44500
A-21 (Jama Masjid, Netaji Subhash Park)	-
A-22 Balli Maran, Charkhey Walan)	18390
A-23 (Malliwada, Kinari Bazar)	5700
A-24 (Katra Neel, Town Hall, Gandhi Ground)	7800
A-25 (Lajpat Rai Market, Bhagirath Palace)	5200
A-26 (Red Fort, Salim Garh Fort)	-
A-28 (Railway Station, Railway Yard)	-
C-1 (Ram Bazar, Kashmere Gate, G.P.O.)	32000
<b>Total :</b>	<b>235160</b>

Source : MPD-2001 (Work Studies)



The population of walled City is gradually reducing. The population has reduced by about 50000 persons in a decade. The reduction in population is due to decrease in residential area. The change of sub zone wise population in the decade 1981-91 based on census records is as under :

**TABLE-3 : SUB ZONE WISE POPULATION IN WALLED CITY (1981-91)**

Zone	1981 Census	1991 Census
A-13 (Kuncha Pati Ram)	40639	38873
A-14 (Chitli Qabar)	38415	38133
A-15 (Matia Mehal, Pataudi House)	48952	43271
A-16 (Churi Walan, sita Ram Bazar)	43168	41730
A-17 (Farash Khana, Lai Kuan)	39116	38323
A-18 (Naya Bans, Fatehpuri)	17982	18740
A-19 (Tilak Bazar, Bara Dari, Peeli Kothi)	19734	12615
A-20 (Daryaganj, Ansari Road)	11509	10091
A-21 (Jama Masjid, Netaji Subhash Park)	-	-
A-22 (Balli Maran, Charkhey Walan)	47743	41468
A-23 (Malliwada, Kinari Bazar)	41793	31498
A-24 (Katra Neel, Town Hall, Gandhi Ground)	10241	8806
A-25 (Lajpat Rai Market, Bhagirath Palace)	9169	4383
A-26 (Red Fort, Salim Garh Fort)	3923	4726
A-28 (Railway station, Railway Yard)	1737	798
C-1 (Ram Bazar, Kashnere Gate, GPO)	25794	21704
Total :	399915	350159

Source - Census Records.

#### 4.3 **WORK FORCE**

The total work force in the walled City working in different sector is estimated to be 4.0 lakh (Source M.P.D. 2001 work studies).

#### 5.0 **IMPORTANT ASPECTS IN THE DEVELOPMENT/REDEVELOPMENT**

##### 5.1 **WALLED CITY - CHARACTERISTICS**

Walled City : shajahanabad, was built in 17th century for population of 60,000 persons, covering an area of about 569.0 ha. The city was developed in typical Mughal style, densely built with organic street pattern.

Once a beautiful city, now presents a chaotic picture. It has become a core of vast extended metropolis accommodating a part of the business dis-trict. The population increased here to its saturation upto the year 1961 but since then there is large scale infill by commercial use replacing residential use. Some of the sub-zones have as low as 12% of the area under residential use. The existing landuse pattern for the Walled City is as given in Table-4.

**TABLE 7. EXISTING LANDUSE 1981**

Landuse	Area in ha.	Percentage
Residential	181.00	31.8
Commercial	066.80	11.7
Warehousing	022.43	03.9
Manufacturing	009.60	01.7
Transport, Utilities	131.70	23.1
Parks and open spaces	096.87	17.0
Public and semi-public use	041.90	07.5
Govt. and semi-Govt.	018.70	03.3
Total :	569.00	100.0

As per the estimate based on the data of 1981 about 90% of the wholesale trade, 25% of the retail trade, 28% of informal sector units and 15% of the industrial units are functioning in the city. About 80% of the total housing stock is traditional housing. Some of the areas are very densely populated with net density of about 4400 PPH.

Commercial establishments have increased by 700 per cent in two decades (1,55,000 Units in 1981 in comparison to 22,000 units in 1961). The shops dealing in chemicals and inflammable materials are also functioning here.

## 5.2 **WALLED CITY URBAN RENEWAL AREA**

The walled City has been designated as Urban Renewal area in MPD-2001. The following measures are recommended for the Urban Renewal.

- i) The noxious industries and hazardous trades (refer annexure (I) presently existing in the walled City to be closed down immediately. these are to be replaced by other commatible uses. No. licence is to be renewed/granted for such trades/industries and time bound programme to be prepared for closure of such trades/industries.
- ii) The public & semi-public uses and services like hospitals, dispensaries, colleges, school police stations etc. shall be retained in their present location and also additional sites could be indicated in the urban renewal plans.

## 5.3 **DELIMITATION OF NON RESIDENTIAL ACTIVITY**

The following measures are recommended within the policy frame of the MPD-2001 for Walled City, where the concerned departments of GNCTD and MCD have to take suitable actions.

- i) The industrial units of acids, chemicals and inflammable material and trades like plastic raxine etc. Which are noxious and hazardous to be closed down.
- ii) The warehouses/godowns and daries in the Walled City should be discontinued.
- iii) The area known as Phool Mandi is to be developed as a park.
- iv) The office of the Municipal Corporation of Delhi be shifted to Civic Centre at Jawaharlal Nehru Marg and the present building be converted into Museum, Library etc. Existing structure in the vicinity of the Town Hall including office of Assessor and Collector opposite Railway Station is to be developed as integral part of the total recreational/green area scheme.

- v) To check the increasing commercialisation and to preserve the areas of important Urban heritage the commercial and the industrial activity should be as far as possible be limited to the present.
- vi) The existing non-noxious and non-hazardous commercial establishment may be considered for continuance as per conditions to be prescribed by the Authority.
- vii) In the preparation of Urban Renewal Scheme depending on the needs or planning and urban design considerations, new compatible uses may be added in the Walled City.
- viii) "For Buildings of Historical/architectural importance, listed by Archaeological Survey of India/ Archaeological Department of Delhi Administration and declared from time to time by the Competent Authority, conservation be provided for by Archaeological Department of Delhi Administration. Such plan for conservation should carefully observed by the MCD and other authorities sanctioning building plans.

#### 5.4 CONTROL FOR BUILDING/BUILDINGS WITHIN THE USE PREMISES

- i) Maximum ground coverage and FAR shall be same as for residential plot in plotted development.
- ii) The building shall be permitted to be constructed practically in same form and style as existing as far as possible.
- iii) In areas where the approved layout plans are available the buildings shall be constructed on the basis of the same in conformity with the zonal Development Plan/Master Plan.
- iv) The minimum road width shall be 4.5m. For roads below 4.5m the front set back shall be such so as to make the road width 4.5m.

#### 5.5 WITHIN WALLED CITY THE BUILDING CONTROL REGULATION

##### FOR SPECIAL AREAS SHALL BE AS UNDER :

- i) Lajpat Rai Market : The single storeyed marked on either side of Chandni Chowk shall be retained.
- ii) The isolated use premises like school adjoining Jama Masjid, Presentation Convent School and the Church at Kashmere Gate, Municipal Offices at Old Hindu College Building complex shall be retained with existing building volumes. Any additions or alteration shall be examined by the Authority within the overall policy frame of conservation.

#### 5.6 URBAN DESIGN & DEVELOPMENT OF OPEN SPACES :

5.6.1 The physical environment in the Walled City could be enhanced by proper urban design and street scape on the important junctions and chowks, land marks and nodal points. Urban design schemes are recommended to be prepared for the following chowks/areas of urban design interest.

Dariba Chowk  
Fountain Chowk

Kashmere Gate Chowk  
Sunehri Masjid

Ghanta Ghar Chowk (in front of Town Hall)

Fatehpuri Mosque Chowk  
Lahori Gate Chowk  
Barsa Bulla Chowk  
Ajmeri Gate Chowk  
Kali Masiid

Daryaganj Chowk  
Delhi Gate Chowk  
Turkman Gate Chowk  
Hauz Quazi Chowk  
Chitli Kabar

view the character of the streets the property depth on either side of the road/street given below are recommended to be covered Under controls zone for the purpose of sanction of the building plans & preparation of urban design schemes. The streets are Chandni Chowk, Chawari Bazar, Ajmeri Gate Bazar, Urdu Bazar, Daryaganj, Asaf Ali Road, Shardha Nand Marg, Sita Ram Bazar, Dariba Kalan, Nai sarak & Kinari Bazar, Maliwara, Masjid Khajur, Gali Culian, Part of Dharampura, Part of Chatta Pratap Singh and Gali Anar.

5.6.3 While preparing the urban renewal plans if any buildings/area which is considered of architectural importance would further be added in the control zone and the reconstruction on such premises should be allowed after detailed examination of the merits of the buildings and the adjoining buildings.

5.6.4 MCD should obtain clearance of DUAC before sanction renovation/development of listed building.

## 5.7 REDEVELOPMENT OF KATRAS AND EVACUEE PROPERTIES

There are about 3,500 evacuee properties/Katras which are being managed/controlled by the Slum Department under section III of Slum Area (Improvement Clearance Act of 1956). The Evacuee properties/Katras were transferred by the Ministry of Rehabilitation for utilisation for Slum clearance programme. In the action plan the rebuilding in conservation manner i.e. property by property has been suggested. This approach seems coherent to social fabric, avoiding undue shifting of the vulncable section of the society. The redevelopment of the properties/Katras, which have been categorised in three groups following has been suggested :

- i) Government owned dangerous katras/evacuee properties :  
The Katras which are unfit for human habitation dangerous needs to be taken up in schemes in the Urban Area and the land thus vacated are to be utilised as per redevelopment scheme.
- ii) Government owned other than dangerous Katras/Properties :  
It has been suggested that by formation of the co-operative societies on the lines of the Bombay experience to consider providing the leasehold right for the Katras/properties. The cooperative could be linked with the HUDCO loan/assistance, for construction of residential units.
- iii) Privately owned Katras/Properties :  
Besides the Evacuee properties under the control of Slum Department, there are number of privately owned Katras or such properties/premises, for which it has been suggested to prepare a scheme to confer ownership rights to the dwellers through formation of cooperative societies, after acquiring the property. Necessary legal processing should also be brought in.

## 5.8 AREAS OF CONSERVATION

5.8.1 The City is rich in urban heritage, historical buildings & monuments. As per the survey conducted by Archaeological Survey of India in 1913 about 411 historical monuments/sites/buildings have been identified. Out of these only 41 comes under the category of protected (Ref. fig. 3 & Annexure-IV).

5.8.2 for conservation of monuments/buildings within Walled City following control zones have been identified (Fig. 4).

### Control Zone-I :

This covers green area of Queens Garden Town Hall, Delhi Railway Station, Harding Library.

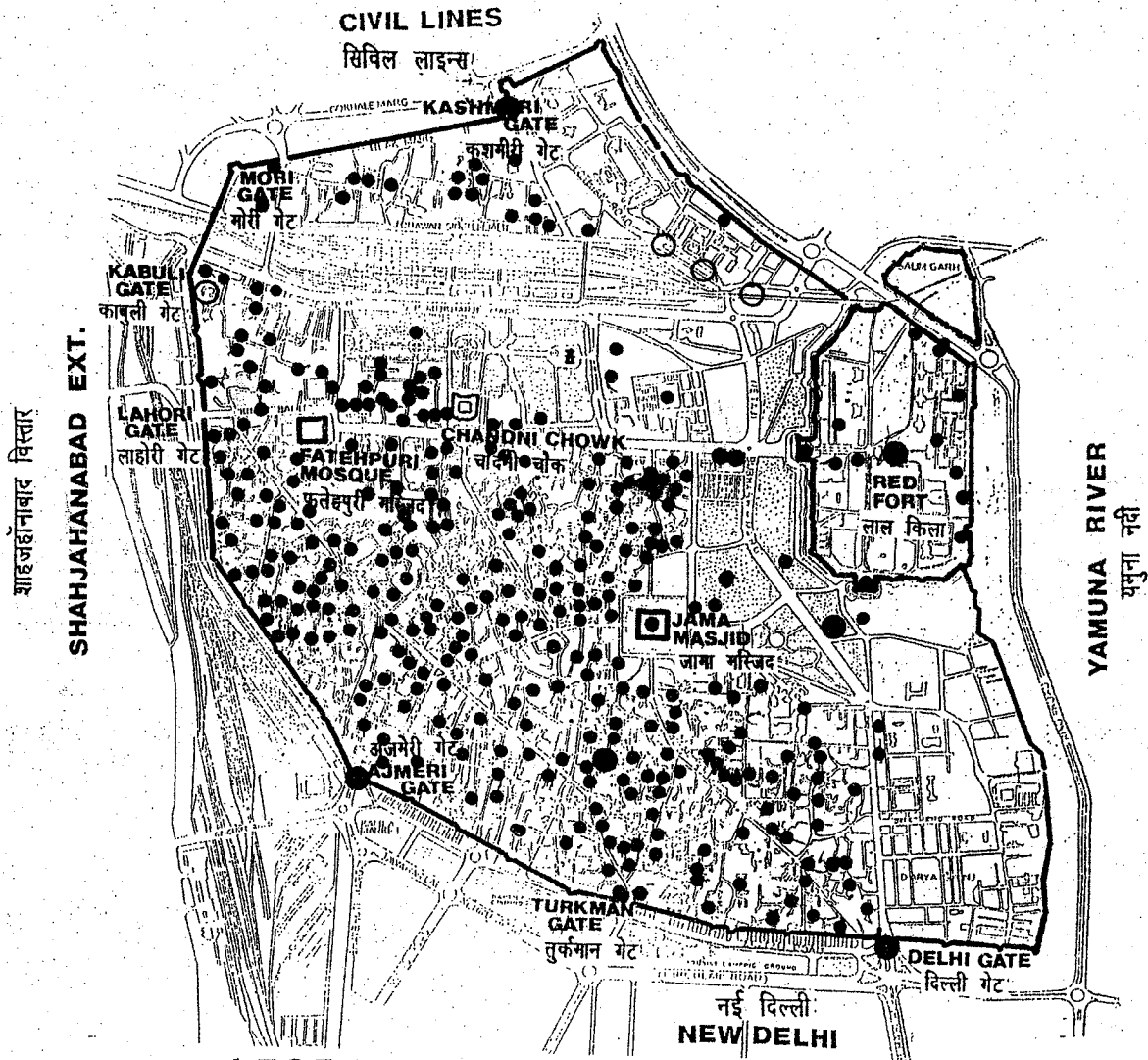
### Control Zone-II :

This covers Kashmere Gate, European Institute of Dancing Hall, St. James Church, Dara Shikoha's Library and Magazine obelisk.

क्षेत्रीय योजना  
ZONAL PLAN

3  
FIG.

स्मारक  
MONUMENTS



LEGEND

संकेत		
जोन (क्षेत्र)	—	ZONE BOUNDARY
संघ क्षेत्र	- - -	SUB ZONE BOUNDARY
संरक्षित स्मारक (मुगल कालीन)	●	PROTECTED MONUMENTS MUGHAL PERIOD
संरक्षित स्मारक (साम्राज्य कालीन)	○	PROTECTED MONUMENTS IMPERIAL PERIOD
स्मारक	●	MONUMENTS

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WALLED CITY

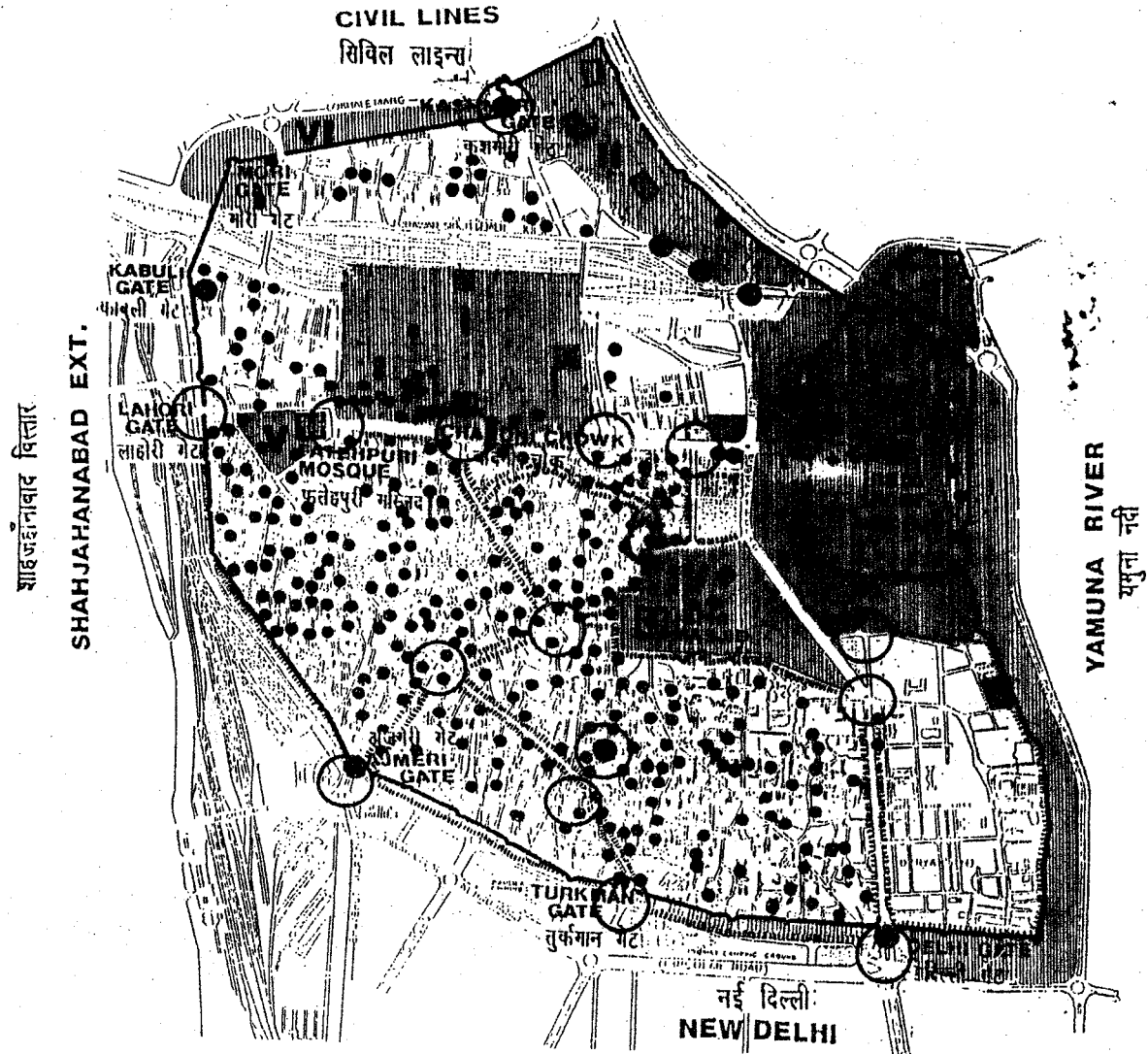
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# ZONAL PLAN

FIG.

# CONSERVATION AND RESTORATION



## LEGEND

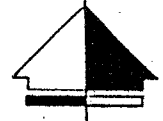
जोन (क्षेत्र)		ZONE BOUNDARY	राफेत		URBAN DESIGN INTEREST AREA/CHOWKS
संध क्षेत्र		SUB ZONE BOUNDARY	शहरी डिजाईन क्षेत्र		CONTROL ZONE
सिक भवन/स्थान ए. एस. आई. अनुसार		HISTORICAL BLDG./PLACES AS PER ASI	नियंत्रण जोन		CONTROL - SINGLE PROPERTY DEPTH
संरक्षित स्मारक		PROTECTED MONUMENTS	नियंत्रण- एक जायदाद गहराई		
अन्य भवन संरक्षण हेतु		OTHER BLDGS. FOR CONSERVATION			

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WALLED CITY

0 150 300 450 600 750 mts.



**Control Zone-III :**

This covers the Historical Red Fort and Building within the Fort Wall, Sunehri Masjid and the Green area around Red Fort.

**Control Zone-IV :**

This covers Jama Masjid and the gardens in front of Jama Masjid and the roads around Jama Masjid.

**Control Zone-V :**

This covers Fatehpuri Mosque and the area around this mosque.

**Control Zone-VI :**

This covers the City Wall from Kashmere Gate and some of the built up area between Gokhle Marg & Zorawar Singh Marg.

5.8.3 Around historical premises within the control zone, following measures to be adopted.

- i) Control over the volume & facade treatment in the adjoining building.
- ii) Landscaping & street-scaping.
- iii) Provision of properly designed approach/access.
- iv) Use of building materials in harmony within the originally used in repair/upkeep of monuments.

5.8.4 Other important places such as Gori Shanker Temple, Gurudawara Shish Ganj, Lal Mandir, Kotwali (Now in possession of Gurudwara Management), Church, Town Hall, Fatehpuri Mosque and a few commercial buildings constructed in old style with column structure require to be conserved.

5.8.5 For protected monuments, the Archaeological Survey of India, Govt. of India has issued a notification No. F8/2/90-M dt. 16.6.1992 (Annexure II). According to which area upto 100m, from protected limits of a monuments is declared as prohibited area for any constructional activity, beyond it upto 200m near or adjoining protected monuments as regulated area in which construction can be allowed only after getting permission from the Director (General) Archaeological Survey of India.

5.8.6 The unprotected monuments, shall be cared by the respective property owners and to be conserved. Department of Archaeology, Delhi Administration to be the nodal agency.

**5.9 SHIFTING OF MANUFACTURING UNITS**

MPD-2001 has listed the noxious and hazardous trades/industries (Annexure-I) and also Delhi Administration Deptt. of Industries have identified the pollutant industries operating in the Walled City (Annexure-III). These units should close their present activities & restrict to house hold industries only.

**6.0 GUIDE LINES/MECHANISM FOR THE PREPARATION OF URBAN RENEWAL SCHEME****6.1 PREPARATION OF URBAN RENEWAL PLAN**

- i) Area by area urban renewal plans shall be prepared by the local body i.e. MCD for the population as given in Section 4.2.
- ii) Archaeological Survey of India be also consulted while finalising the urban renewal plans/area around protected monuments with reference to notification No. F8/2/90-M dated 16.6.1992 (An-

The urban renewal scheme shall be prepared as per provisions of MPD-2001 reproduced below :-

The basic objective of the urban renewal plans are to upgrade the living and working environment by implementing schemes taking into consideration the existing physical and socio-economic conditions of the area. The schemes for the urban renewal would be prepared after a comprehensive study which should be in the form of a project report and a number of maps and plans. The following set of plans are considered to be essential. The plans to be prepared for existing conditions :

- i) Land use
- ii) Physical condition of structures
- iii) Facilities and services
- iv) Circulation pattern
- v) Open spaces, park and playgrounds
- vi) Special feature (if any)

6.2.1 The plans to be prepared for the urban renewal proposals indicating :

- i) Clearance areas and area to be acquired (This would include subsequent plans for redevelopment of these pockets).
- ii) Population distribution (in relation to holding capacity).
- iii) Proposed land use.
- iv) Proposed circulation system/pattern (Indicating widening of streets, pedestrian streets, parking areas cycle tracks etc.).
- v) Location upgradation of facilities and services as per prescribed standards.
- vi) Recreational areas (Indicating totlots, parks, playgrounds and other recreational facilities).
- vii) The landuse of the area would be as indicated in the spacial area plan. In case of residential areas, the possibilities of mixed use (on ground floor), street commercial etc. may be explored. Special characteristics and features of the area would be kept in view. in preparation of the plan. As far as possible, the urban renewal project should be self-financing.

### 6.3 **RECOMMENDATIONS FOR PREPARATION OF URBAN RENEWAL SCHEME IN WALLED CITY**

While preparing the urban renewal scheme following may also be considered :

- i) The possibility to increase the parks and open spaces by utilising the evacuee properties.
- ii) The land made available due to closure of noxious/hazardous trades/industries as well as due to discontinuance of warehouses/godowns and daries to be used for low intensity uses.
- iii) The facilities such as public toilets, eating places and any other facilities required for working population/day time population.
- iv) The boundaries of the area around important chowks covered in the proposed urban design and development of open spaces etc. may be indentified in the urban renewal plans.
- v) The provision of space for Remote Line Unit (RLU) to be made.



- vi) As far as possible all 9 mtr. wide roads may be pedesternised.
- vii) The road R/W should be in confirmity with R/W given in Master Plan/approved road alignment plan.
- viii) All the six underground parking sites be linked with the park & ride or park & walk system.

## 7.0 ZONAL LEVELCOMMUNITY FACILITIES

### 7.1 EDUCATION

College :- The nearby University area meets the demand of the college level education of this area.

Sr. Secondary school :- In Walled City most of the schools are run by MCD but some aided and unaided schools are also functioning here. There are 51 senior/higher secondary level schools, the total land under these schools is 11.69 ha. Some of these schools are running in two shifts. The total enrolment in these schools is about 43,450 students (Ref. fig. 5).

The schools are nearly uniformly distributed in the sub zones but the building/premises/play areas and other facilities are below the norms given in the MPD-2001. The sub-zone wise details are given in Table-5

**TABLE-5 : SCHOOLS IN WALLED CITY (1989)**

Zone No.	No. of Schools	Land area in sqm.
A-13	4	3066
A-14	-	-
A-15	4	7280
A-16	1	772
A-17	2	5648
A-18	2	2080
A-19	2	738
A-20	11	45714
A-21	-	-
A-22	2	669
A-23	13	16360
A-24	4	3127
A-25	3	27924
A-26	-	-
C-1	3	3558
Total :-	51	116936

Note :- Few Sr. Secondary/Hr. Secondary Schools Are running outside the city wall but near to it. They are catering mostly to the population living in Walled city these have not been included in the analysis/table being outside.

The requirement of Secondary/Hr. Secondary schools as per MPD-2001 (based on normal standards) is as under :-

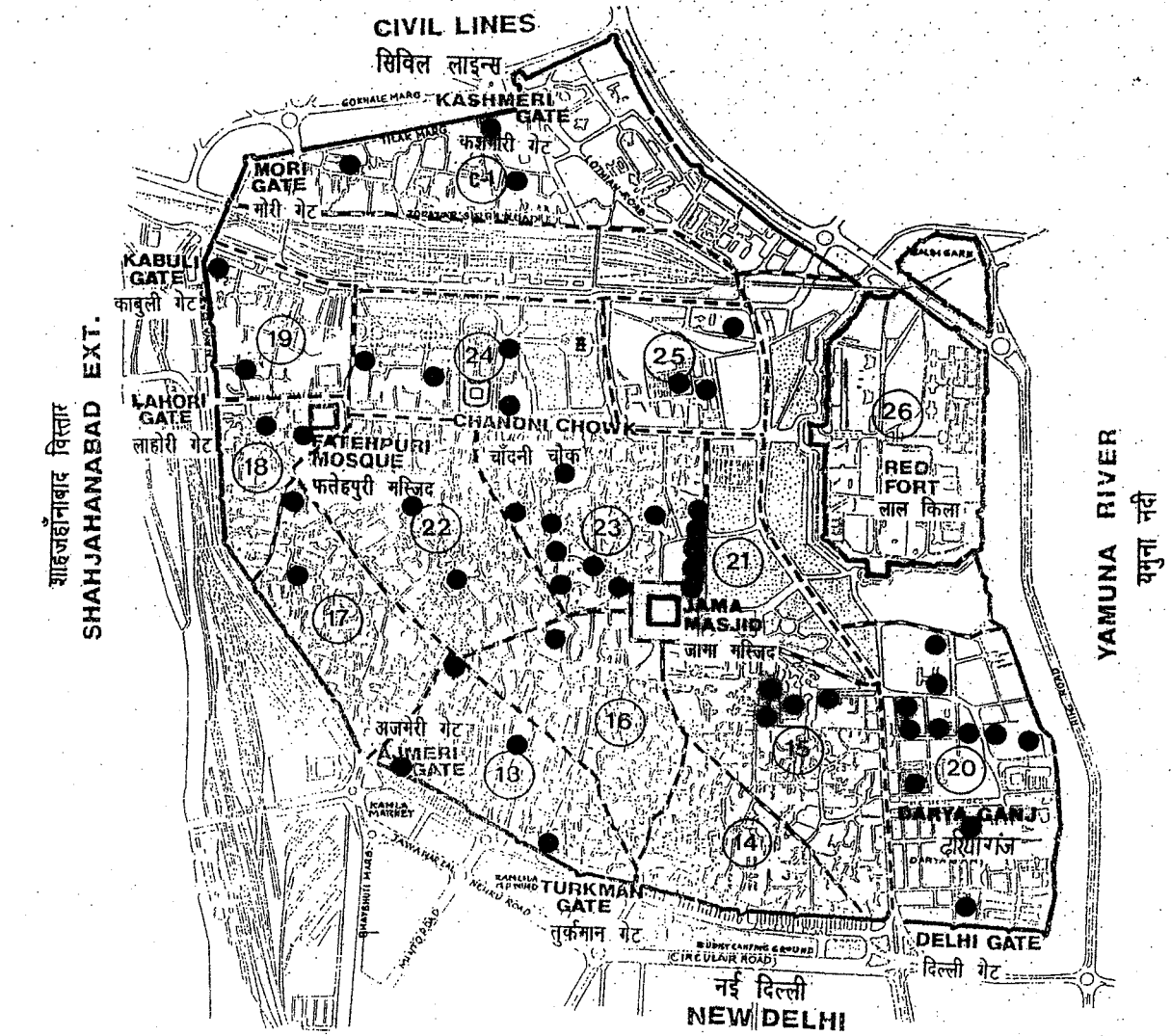
- i) For holding capacity-30 nos.
- ii) For existing population-47 nos.

The Sr. Secondary Schools are sufficient in number; though these are highly deficient in the ... would not be possible to bring these schools to the desired standards to improve the situation

क्षेत्रीय योजना  
ZONAL PLAN

5  
FIG.

शैक्षिक सुविधाएँ  
EDUCATION FACILITIES



**LEGEND**

- संकेत
- जोन (क्षेत्र) ZONE BOUNDARY
  - संघ क्षेत्र SUB ZONE BOUNDARY
  - उच्चतर/वरिष्ठ सेकेन्डरी स्कूल HIGHER / SENIOR SECONDARY SCHOOL

**NOTE** - MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIDE RESOLUTION NO. 44/96 Dt. 22-3-96



चार दीवारी शहर  
WALLED CITY

0 150 300 450 600 750 mts.



playfields have been identified and 2 new Hr. Sec. Schools each measuring 0.6 ha. are also proposed in the area which would become available (i) after shifting of Delhi College of Engineering (ii) Railway land, due to shifting of goods yards.

## 7.2 OTHER FACILITIES (REFER FIG. 6)

### 7.2.1 HEALTH FACILITIES

Existing health facilities in the Walled City are given in table 6.

**TABLE-6 : EXISTING HEALTH FACILITIES**

Zone No.	No. of hospital	No. of dispensaries
A-13	-	3
A-14	-	1
A-15	1 (Kasturba Hospital)	7
A-16	-	3
A-17	1 (Eye Hospital)	6
A-18	-	2
A-19	1 (T.B. Hospital)	4
A-20	1 (Eye Hospital)	1
A-21	-	-
A-22	-	2
A-23	-	5
A-24	-	2
A-25	-	-
A-26	-	-
C-1	-	2
Total :-	4	38

The area is deficient in health facilities (hospitals) in terms of No. of beds. One intermediate hospital each to be located in Lahori Gate Railway land and Engineering College redevelopment scheme.

### 7.2.2 POLICE STATION

At present four police stations at Darya Ganj Chandni Mehal, Hauz Khazi and Lahori Gate are functioning in the Walled City. In addition to this five police posts are also functioning in different zones of Walled City. One additional police post has been recommended to be provided.

### 7.2.3 FIRE STATION

Presently 2 fire stations are functioning in Walled City one is located in Daryaganj and other is at S.P. Mukherjee Marg. Two fire stations one in the Engineering Complex and one near Ajmeri Gate are proposed to be located.

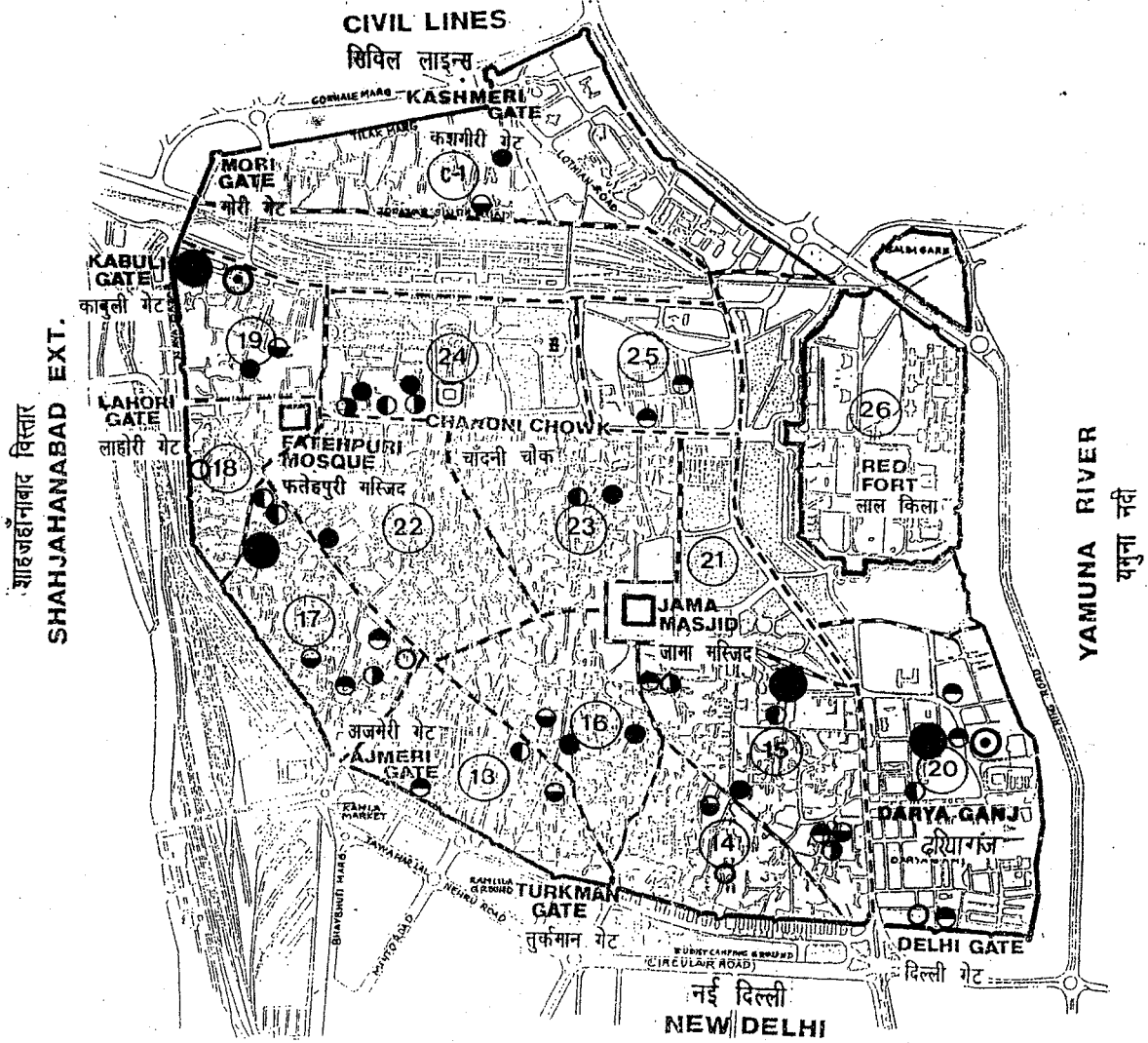
In the Transport net work plan, emergency movement street with minimum width of 6m. have been suggested. In the Master Plan for Delhi-2001 for the circulation net work within the residential cluster, it has been suggested that no residential plot should be more than 65m. away the nearest point of the vehicular access road. In the Walled City emergency movement streets have been worked out at

क्षेत्राय याजना  
ZONAL PLAN

6  
FIG.

पुलिस, आग्न शयन एव स्वास्थ्य सुविधा

FACILITIES  
(POLICE, FIRE STATIONS & HEALTH)



LEGEND

जोन (क्षेत्र)	—	ZONE BOUNDARY	स्वास्थ्य/परिवार कल्याण केन्द्र	●	HEALTH/FAMILY WELFARE CENTRE
संघ क्षेत्र	- - -	SUB ZONE BOUNDARY	रेलौपथिक दवाखाना	○	ALLOPATHIC DISPENSARY
पुलिस स्टेशन	○	POLICE STATION	यूनानी दवाखाना	◐	UNANI DISPENSARY
दमकल केन्द्र	⊙	FIRE STATION	होमियोपैथिक दवाखाना	◑	HOMOEOPATHIC DISPENSARY
अस्पताल	●	HOSPITAL	आयुर्वेदिक दवाखाना	◒	AYURVEDIC DISPENSARY

**NOTE.** MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIDE RESOLUTION NO. 44/96 DT-22-3-96



चार दीवारी शहर  
WALLED CITY

0 150 300 450 600 750 mts.



65 to 75m. distance. Most of these streets have either their connection with major vehicular road of 9 to 12m. in width and wherever such streets do not have connection with major streets of 9m. width, turning circle for movement of fire tender would be designed while preparing the Urban Renewal Plans of the zone.

Delhi fire department has also suggested the following :

- a) There shall be no building above 15m. in height. However the matter of flexibility in height may be considered on the merit of specific case.
- b) All the overhead electric wires as far as possible should be changed to underground cables because in narrow streets and by lanes electric wire create hinderance in fire fighting.
- c) Delhi fire service has worked out the requirement of 14 additional static water tanks each of 1.0 lakh 1tr. capacity besides the 32 existing static water tanks.

#### 7.2.4 TELEPHONE EXCHANGE

At present two telephone exchanges are functioning in/around the Walled City One additional telephone exchange has been recommended to be provided on the land to be vacated by railway Yard near Ajmeri Gate/Mori Gate.

#### 7.3 NEW AREAS FOR PUBLIC AND SEMI PUBLIC FACILITIES

7.3.1 Except 3000 odd evacuee properties which are control of Slum Deptt. rest properties are owned by private persons.

7.3.2 To meet the deficiency of public/semi-public uses, it is suggested that wherever concentration of evacuee properties exist, they could be utilized by amalgamation of evacuee properties with private properties together for public/semi-public uses.

7.3.3 Nine such pockets have been identified for their purpose. The detail survey of each pockets in respect of land use, floor use, number of families have been conducted. Planning of facilities in these pockets could be taken up as priority projects. the facilities which could be planned in the proposed facility area have been given in table-7.

**TABLE-7 PROPOSED FACILITY AREAS**

S. No.	Zone No.	Area in Sq. mts.	No. of slum properties	No. of private properties	Suggested facility
1.	A-13	11675	152	13	Sub Fire Station Police Post Sr. Sec. School
2.	A-15 (1)	2088	64	5	Cultural Hall Com- munity Hall
3.	A-15 (2)	6192	-	-	
4.	A-15 (3)	5076	28	10	Sr. Sec. School Li- brary Dispensary
5.	A-17	5005	47	15	Community Hall Li- brary, Dispensary
6.	A-22 (1)	3384	34	6	Library, Community Hall/Vocational School, Dispensary Sub Fire Station

8.	A-24	1116	-	1	Library Community Hall, Dispensary Night shelter
9.	A-25	12710	-	1	Community Hall, Dispensary

7.3.4 Some of the area vacated by Rly. goods yard & Delhi College of Engineering and adjoining G. P. O. area could also be used for public and semi-public facilities by preparing comprehensive integrated schemes for these areas.

#### 7.4 UPGRADATION OF PHYSICAL INFRASTRUCTURE

- i) It would be desirable to make water supply and sewerage connection compulsory in the Walled City.
- ii) Subsidy schemes of sanitation i.e. conversion of dry latrine into water borne are to be enforced vigorously by MCD.
- iii) In part of the Walled City sewer lines may require augmentation.

#### 8.0 MIXED USE

8.1 As per MPD-2001 existing, non-noxious and non-hazardous commercial establishment can continue within the environmental norms. On following roads commercial activity is recommended on the ground floor and also existing commercial activity on upper floors to continue.

S. No.	Name of the Road	R/W of Road
1	Chandni Chowk Road	100'
2.	Netaji Subhash Marg	80'
3.	Ansari Road	60'
4.	Khari Baoli	80'
5.	Naya Bazar Road	80'
6.	Shardanand Marg	80'
7.	Ajmeri Gate Bazar	60'
8.	Church Mission Road	60'
9.	S. P. M.Marg.	120'
10.	H.C.Sen Road	100'

8.1.1 The sub-zonal plan has recommended commercial use as shown on the plan on some of the streets of Walled City. Commercial activity is permitted on Ground Floor upto one property depth. The following zones have been recommended with mixed use on the identified streets. (Ref. Fig. 7).

Zone	Street
A-13	Ajmeri Gate Road Bazar Sita Ram, Gali Kucha Pati Ram, Gali Arya Samaj, Gali Kali Masjid, Gali Katra Anikhan.
A-14	Bazar Dilli Darwaza.
A-15	Netaji Subhash Marg, Sir Syed Ahmad Marg, Gali Kuncha Chalan, Gali Pataudi House, Gali Kala Mehal.
A-16	Gali Churiwalan Chawri, Bazar, Bazar Matia Mahal, Sita Ram Bazar, Gali Pandit Prem Narain.
A-17	Ajmeri Gate Road, Fasil Road, Gali Shah Tara, Gali Kucha Pandit, Gali Shahaganj Farashkhana road, Lal Kuan Bazar.

A-18	Farash Khana Road, Samosa Wali Gali Fasil Road, Naya Bans Road, Bazar Khari Baoli, Katra Dariyan Road, Gali Batashawali, Gali Kucha Nawab.
A-20	Netaji Subhash Marg, Dayanand Road, Ansari Road
A-22	Katra Bariyan Road, Lala Kuan Road, Gali Ballimaran Gali Kashim Jaan, Chawri Bazar, Nai Sarak, Chandni Chowk.
A-23	Nai Sarak, Chandni Chowk Esplanade Road, Dariba Kalan Bazar Gulian, Chawri Bazar, Chatta Shahji, Gali Khajoor, Gali Katra Kushal Rai, Gali Anar Wali, Kinari Bazar, Maliwara Road.
A-24	Chandni Chowk, Katra Neel, Church Mission Road, Katra Natwar Area.
A-25	H. C. Sen Road, Chandni Chowk.
C-1	Bara Bazar Road.

8.1.2 Further streets with minimum of 9m. R/W could be declared as commercial streets (commercial on ground floor only) by the MCD taking into consideration environmental conditions.

8.1.3 On these commercial streets godown and warehousing is not permitted.

## 8.2 CONVERSION CHARGES AND 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 provision of parking and physical and social infrastructure.

## 9.0 ZONAL LEVEL PLANS

### 9.1 LANDUSE PLAN

The existing landuse of Walled City (1981) is as given in Table-4.

### 9.2 TRAFFIC AND TRANSPORTATION :

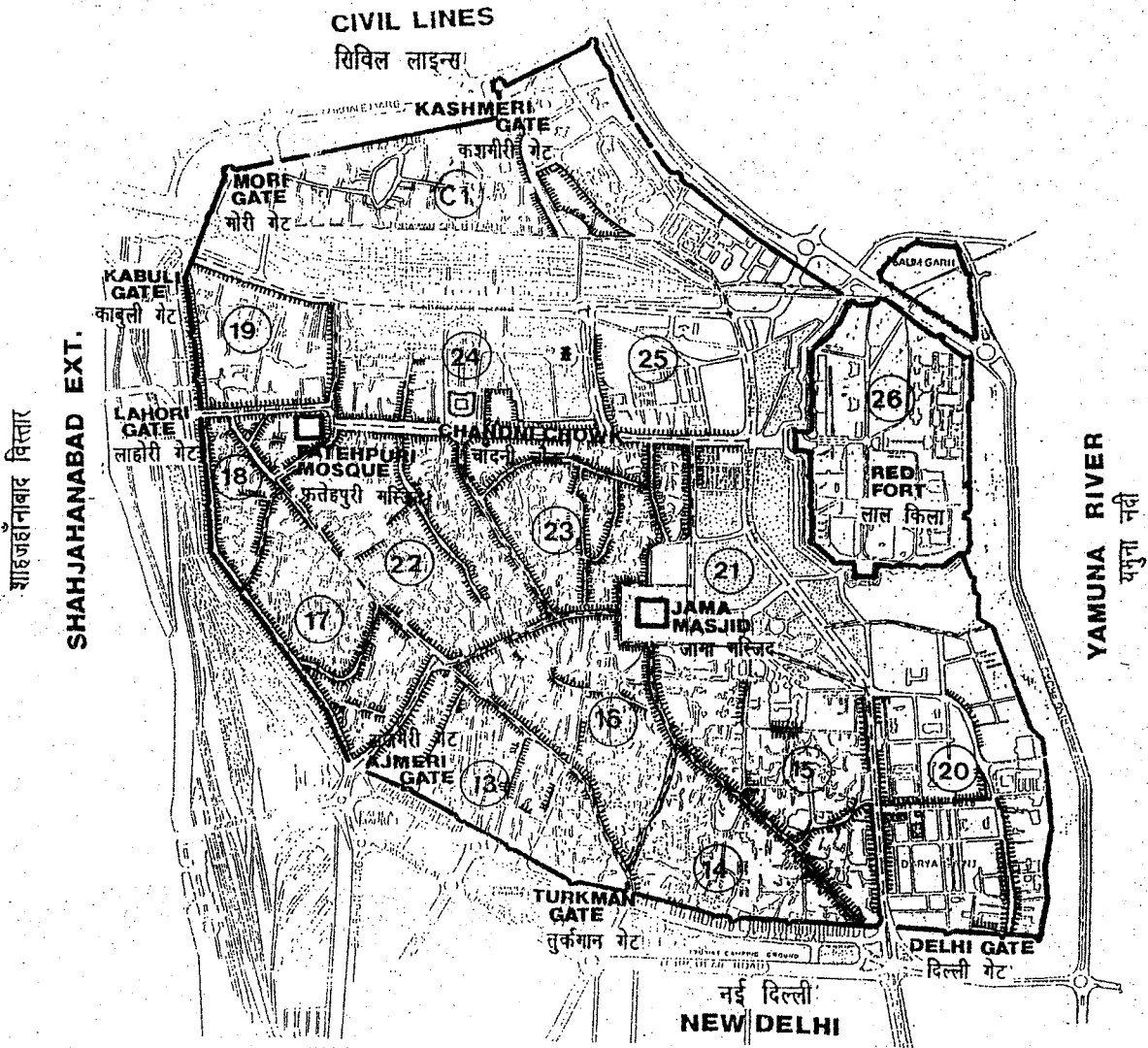
The Traffic volume is very high (beyond the clearing capacity of the roads) in Walled City. A large number of modes operate here including the slow and fast vehicles, which add to the traffic problems in the area. The area under traffic & transportation and utilities as per existing and transportation and utilities as per existing land use is 23.1% (131.5 ha.) of Walled City.

This also includes the area of Zone A-29 which is fully under Railway line/yard. If we exclude this area from the figures then only 85.5 ha. (15%) remains under this category. This indicates narrow roads and lower R/W of the roads in the area.

The comprehensive system of traffic and transportation has been worked out for Walled City (refer Fig. 8). The pedestrian routes and Rickshaw movement corridors have been identified to facilitate the traffic movement without conflict, similarly light vehicles and bus routes have also been identified. In the preparation of urban renewal schemes efforts may be made to pedestrianise 9 mtr. wide roads.

Emergency movement corridors have been identified to facilitate the movement of fire tender and ambulances in case of emergency.

ZONAL PLAN FIG. MIXED USE



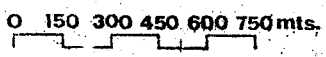
**LEGEND**

- संकेत
- जोन (क्षेत्र)  ZONE BOUNDARY
  - संघ क्षेत्र  SUB ZONE BOUNDARY
  - मिश्रित उपयोग  MIXED USE

**NOTE** - MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIDE RESOLUTION NO. 44/96 Dt. 22-3-96



चार दीवारी शहर  
WALLED CITY



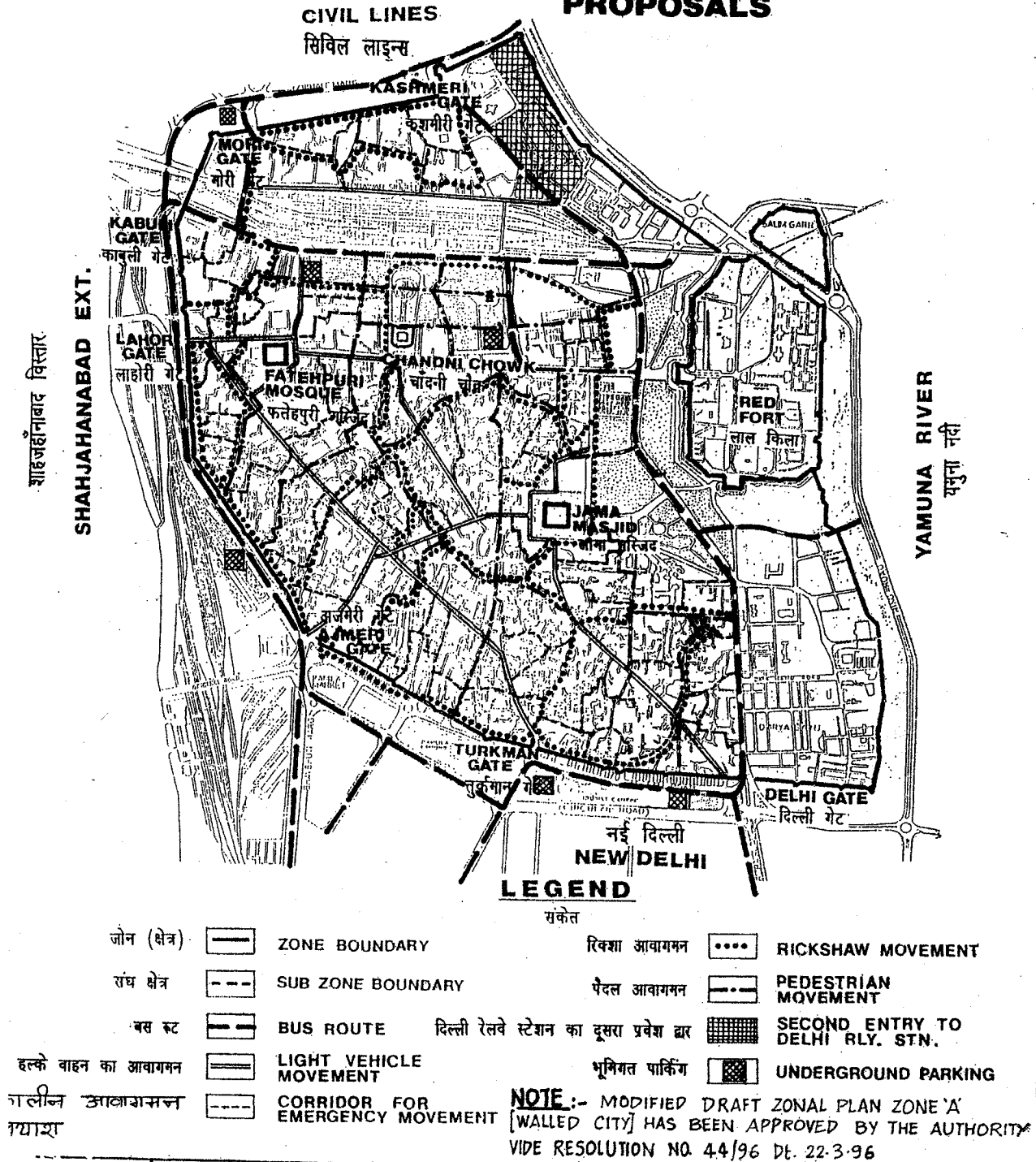


# क्षेत्रीय योजना ZONAL PLAN

**8**  
**FIG.**

परिवहन प्रस्ताव

# TRANSPORTATION PROPOSALS



चार दीवारी शहर  
WALLED CITY

21

0 150 300 450 600 750 mts.



road network pattern by constructing a new bridge joining Gokhale Marg and a new road proposed behind Naya Bazar.

Facilities of parking has also been proposed at 6 suitable locations to meet the demands . The parking space has been proposed in Parada Bagh by the way of road widening. The recommendations of MPD-2001 are as follows :-

### 9.2.1 MAJOR MOVEMENT PATTERN

The MPD-2001 has proposed the following Transport systems for the Walled City :

- i) The Bus movement to be limited on the major roads.
- ii) Medium capacity transport to ply on roads in the Walled City i.e. Chandni Chowk, Chawri Bazar, Asaf Ali Road and Sharda Marg.
- iii) Development of the underground parking lots at 6 strategic points.
- iv) M. R. T. S. : As per studies conducted by RITES on behalf of Delhi Administration one north South underground rail route passes through the Walled City with station under Chawri Bazar. When the system is finalised it could be incorporated into the plan.

### 9.2.2 SECOND ENTRY TO DELHI RAILWAY JUNCTION

Delhi main junction which was located during British Rule in the Garden Area (Begum Ka Bagh), at present has entry, exit of passengers on one side. The traffic of commuters/passengers is increasing continuously. The existing parking space in front of the station has become insufficient.

Further it has been observed that there should be integration of Inter State Bus Terminus & Railway Station, so that commuters/passengers may use both the facilities if required.

The integration of both Railway Junction & ISBT is possible by providing entry to Railway Station from Zorawar Singh Road side. While designing the integrated passenger terminal land of present Delhi Engineering College would have to be utilised.

This second entry would reduce the traffic volume on present entry, as North & North West Delhi bound traffic from Delhi Station could be served by second entry.

CRRRI has conducted the detailed study of traffic around Delhi Railway Station bounded by Rani Jhansi Road, Bculevard Road, Ring Road & S. P. Mukherjee Marg. The project of second entry to Delhi Station in consultation with Railway DUAC & related agencies needs to be started immediately.

### 9.2.3 BUS TERMINALS

Buses operate from four places in Walled City, they are :-

- i) Area west of Subhash Marg.
- ii) Area East of Subhash Marg.
- iii) Area in front of Railway Station.
- iv) Bhai Mati Das Chowk area in front of fountain.

In the Zonal Plan additional area for bus terminals has been indicated :

- i) Front of Railway Station on S. P. Mukherjee Marg.
- ii) In the Engineering College complex with the entry from Ring Road while implementing the project of second entry to Railway Station.

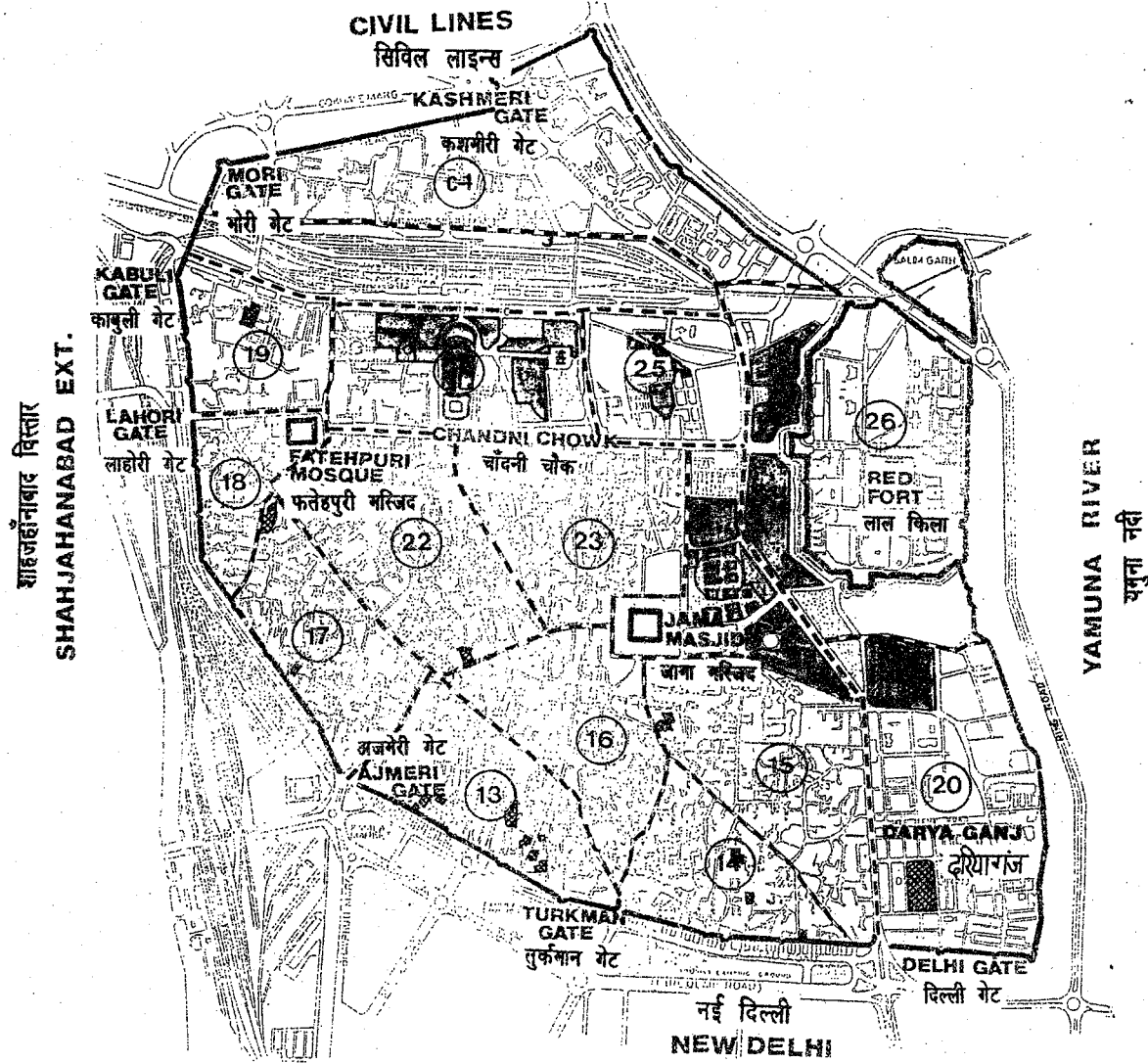
### 9.3 PETROL PUMPS

At present two petrol pumps, one at Subhash Marg and the other one near Minerwa Cinema in Kashmere Gate area are functioning. Three additional sites of Petrol Pumps are proposed to be located, one in the Engineering College complex, one on the proposed Ring Road between Naya Bazar and one near Parada Bagh Bus Terminal.





### 9.4 PARKS & OPEN SPACES

Presently three big parks/open spaces exist in Walled City i.e. Netaji Subhash park, Gandhi Ground and open area around Red Fort. Besides these three major open spaces only about 11.5 ha. is available within the congested residential area which works out 0.33 sqm. per person which is much below 5 sqm. per person recommended in the Master Plan at this level. There is no possibility to increase this except by removing some of the evacuee properties (Refer Fig. 9)

# ZONAL PLAN **FIG:** OPEN SPACES



## LEGEND

- जोन (क्षेत्र)  ZONE BOUNDARY
- संघ क्षेत्र  SUB ZONE BOUNDARY
- पार्क  PARKS
- मुख्य खुले स्थल  MAJOR OPEN SPACES

**NOTE** - MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIDE RESOLUTION NO. 44/96 Dt. 22-3-96

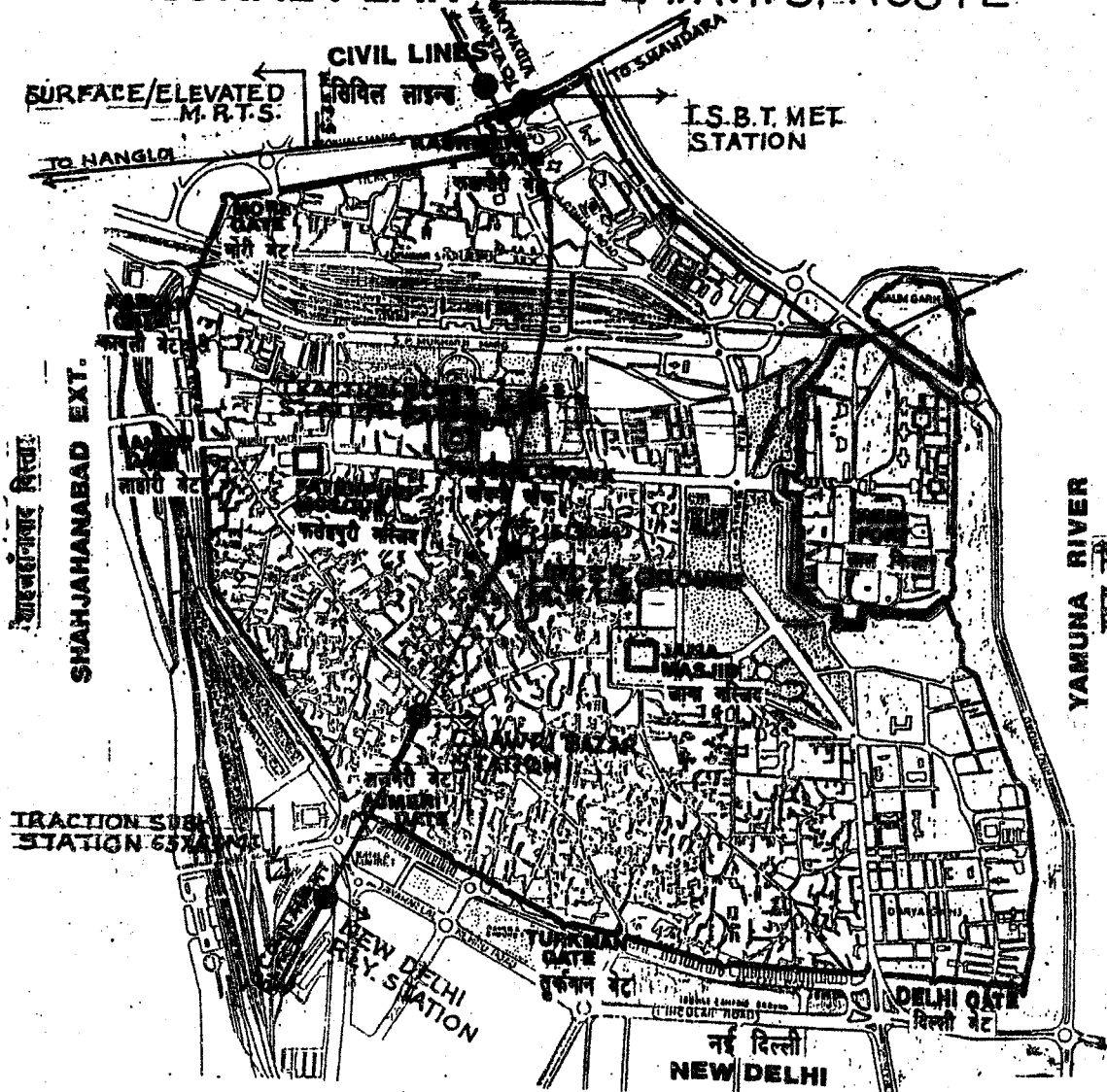


चार दीवारी शहर  
WALLED CITY

0 150 300 450 600 750 mts.



क्षेत्रीय योजना  
**ZONAL PLAN** **10** **FIG:** **M.R.T.S. ROUTE**



**LEGEND**

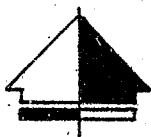
- |               |  |                   |
|---------------|--|-------------------|
| जोन (क्षेत्र) |  | ZONE BOUNDARY     |
| उप क्षेत्र    |  | SUB ZONE BOUNDARY |
|               |  | M.R.T.S. CORRIDOR |
|               |  | M.R.T.S. STATION  |

**NOTE:-**

1. MODIFIED DRAFT ZONAL PLAN ZONE 'A' [WALLED CITY] HAS BEEN APPROVED BY THE AUTHORITY VIPE RESOLUTION NO. 44/96 Dt. 23.3.96.
2. M.R.T.S. CORRIDOR/STATION HAS BEEN APPROVED BY THE M.O.U.A.E



चार दीवारी शहर  
**WALLED CITY**



**MANUFACTURING UNITS (TYPES) TO BE  
CLOSED IMMEDIATELY IN WALLED CITY**

1. Electric cable and wire.
2. Plastic P. V. C. and rubber goods
3. Electroplating including different types of metal polishing.
4. Paint.
5. Dye.
6. Acid and chemicals.
7. Spice grinding.
8. Crease.
9. Card box (large size).
10. Battery box.
11. Tobacco processing.
12. Metal box (large size)
13. Any other noxious hazardous and nuisance manufacturing and processing units.

the following trades shall be shifted to the areas specifically marked for respective trades :

1. PVC wholesale market (may be shifted to Paharganj subject to a detailed study).
2. Trade dealing with hazardous chemicals.
3. Dairies.
4. Large godowns warehouses (to be shifted in a phased manner).
5. Fruit and vegetable market (Phool Mandi).
6. Poultry and Fish Market.

**TO BE PUBLISHED IN PART II SECTION 3 (ii) OF THE GAZETTEE OF INDIA**

No. F8 (2)/90-M  
Government of India  
Department of Culture  
Archaeological Survey of India

New Delhi-110011, the June 16, 1992.

**NOTIFICATION  
(ARCHAEOLOGY)**

No. S. O. Whereas by the notification of the Government of India in the department of culture, Archaeological Survey of India No. S. O. 1447 dated the 15th May, 1991, published in the Gazettee of India, Part-II Section 3. Sub-section (ii) dated 25th May, 1991, the Central Government gave one month's notice of its intention to declare areas upto 100 meters from the protected limits, and further beyond it upto 200 meters near or adjoining protected monuments to be prohibited and regulated areas respectively for purpose of both mining operation and construction.

And whereas the said Gazettee was made available to the public on the 5th June 1991.

And whereas objections to the making of such declaration received from the persons interested in the said areas have been considered by the Central Government.

Now, therefore, in exercise of the powers conferred by rule 32 of the Ancient Monuments and Archaeological sites and remains Rules, 1959, the Central Government hereby declares the said areas to be prohibited and regulated areas. This shall be in addition to and not in any way prejudice the similar declarations already made in respect of monuments at Fatehpur Sikri; Mahabalipuram; Golconda Fort, Hyderabad (Andhra Pradesh), Thousand Pillared Temple, Hanamkonda, District Warangal (Andhra Pradesh), Sher Shah's Tomb, Sasaram (Bihar), Rock Edict of Ashoka, Kophal, District Raichur (Karnataka); Fort Wall, Bijapur (Karnataka); Gomateswara, Statue at Sravenbelgola; District Hasan (Karnataka); Elephanta Caves, Gharapur, District Kolaba (Maharashtra).

Sd/-

(M.C. Joshi)

## LIST OF POLLUTING INDUSTRIES

Name & Address	Item of Manufacturing	Pollution	
		Air	Water
M/s. India Electroplating 2372, Daryaganj Delhi	Electroplating	-	Yes
M/s. Bharat Industries 834-835, Chandni Mehal, Darya Ganj, Delhi	-do-	-	Yes
Naresh Electroplaters 1957, Chowk Sui Walan Daryaganj, Delhi	-do-	-	Yes
Chand Electroplaters 1956, Sui Walan Daryaganj, Delhi	-do-	-	Yes
Tulsi Electroplastors 1871, Sui Walan, Daryaganj, Delhi	-do-	-	Yes
Abdula Saddar 2076, Ganj Mir Khan, Turkman Gate, Delhi	-do-	-	Yes
Fine Electroplaters 1234, Asaf Ali Road, New Delhi	-do-	-	Yes
R. N. Aggarwal Mfg. Corpn. 1961, Ganj Mir Khan, Turkman Gate, Delhi	-do-	-	Yes
Mohd. Ahmed Marshdi 2919 Kali Masjid Turkman Gate, Delhi	-do-	-	Yes
M/s. Kaliy Electroplating Works, 1831, Sikka Walan Delhi	-do-	-	Yes
M/s. Avon Electroplating 2061, Rodgran, Delhi	-do-	-	Yes
M/s. Maroma & Co. 1590, Rodgram Delhi-6	-do-	-	Yes
M/s. Fami Mouldors Electroplating 1854 Lal Darwaza, Sirkiwala Delhi	Electroplating	-	Yes
M/s. Vir Electroplaters 3044, Balli Maran Delhi	Job work of Electroplating	-	Yes
M/s. Nem Fancy Electroplating 113-A, S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes
M/s. Sharma Electroplating 130-A, S. P. Mukherjee Mkt.	-do-	-	Yes



M/s. Janta Electroplating A-32, S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes
M/s. Laxmi Electroplating A-95, S. P. Mukherjee Mkt. R. J. Road	-do-	-	Yes
M/s. Mohd. Sajeed, Baraderi Ballimarn Delhi.	Job work of nickle polish	-	Yes
M/s. Shiva Iron & Brass works, 3995, Gali Lohewali. Chawari Bazar, Delhi.	-do-	Yes	-
M/s. National Electroplating 5957, Ballimaran, Delhi	Job work of electroplating	-	Yes
M/s. Ishap Electroplating 26/6, Bara Darwaza, Delhi	-do-	-	Yes
M/s. Shree Vishnu Metal Foundry 4792, Phatak Nawab, Hauz Qazi, Delhi	Foundry casing	Yes	-
M/s. Juneja Electroplating 7192, Bariwala Bagh, Delhi	Job work of electroplating		
M/s. Banarsi Das Sat Parkash 758, Haweli Azam Khan, Delhi	-do-	-	Yes
M/s. Mohd. Umer & Sons 2570, Gali Hauz Qazi Ballimaran, Delhi.	-do-	-	Yes

**LIST OF PROTECTED MONUMENTS BY ARCHAEOLOGICAL SURVEY OF INDIA**

<u>S.No.</u>	<u>MONUMENTS</u>
1.	Lal Qila or Lal Haveli Delhi Fort
2.	Lahore Gate
3.	Delhi Gate
4.	Gate
5.	Postarn or Wicket
6.	Khizri Gate
7.	Water Gate
8.	Barbicoans
9.	Bridges
10.	Chhatta Chouk or Vaulted, arcade
11.	Naubat or Naggarkhana
12.	Diwani-j-am
13.	Asad Burj
14.	Mumtaj Mehal
15.	Rang Mahal
16.	Marble Basin
17.	Tasbin Khana
18.	Bursa Tila
19.	Balcony
20.	Diwan-i-khas
21.	Nahr-i-Bahisht
22.	Hammam
23.	Moti Masjid
24.	Hayat Bakhsh
25.	Hera Mehal
26.	Shah Burji
27.	Pavilion
28.	Sawan Bhadon Pavilion
29.	Zafar Mahal Tank
30.	Zafar Mahal
31.	Baoli
32.	Mosque
33.	Delhi Gate
34.	Ajmeri Gate
35.	Razia Begum's Crave
36.	Sunehri Masjid
37.	Magazine oblisk
38.	Lothian Poad Cemetry
39.	Kashmere Gate
40.	Muttney Memorial
41.	Portion of City Wall where General Necalson wounded/injured

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