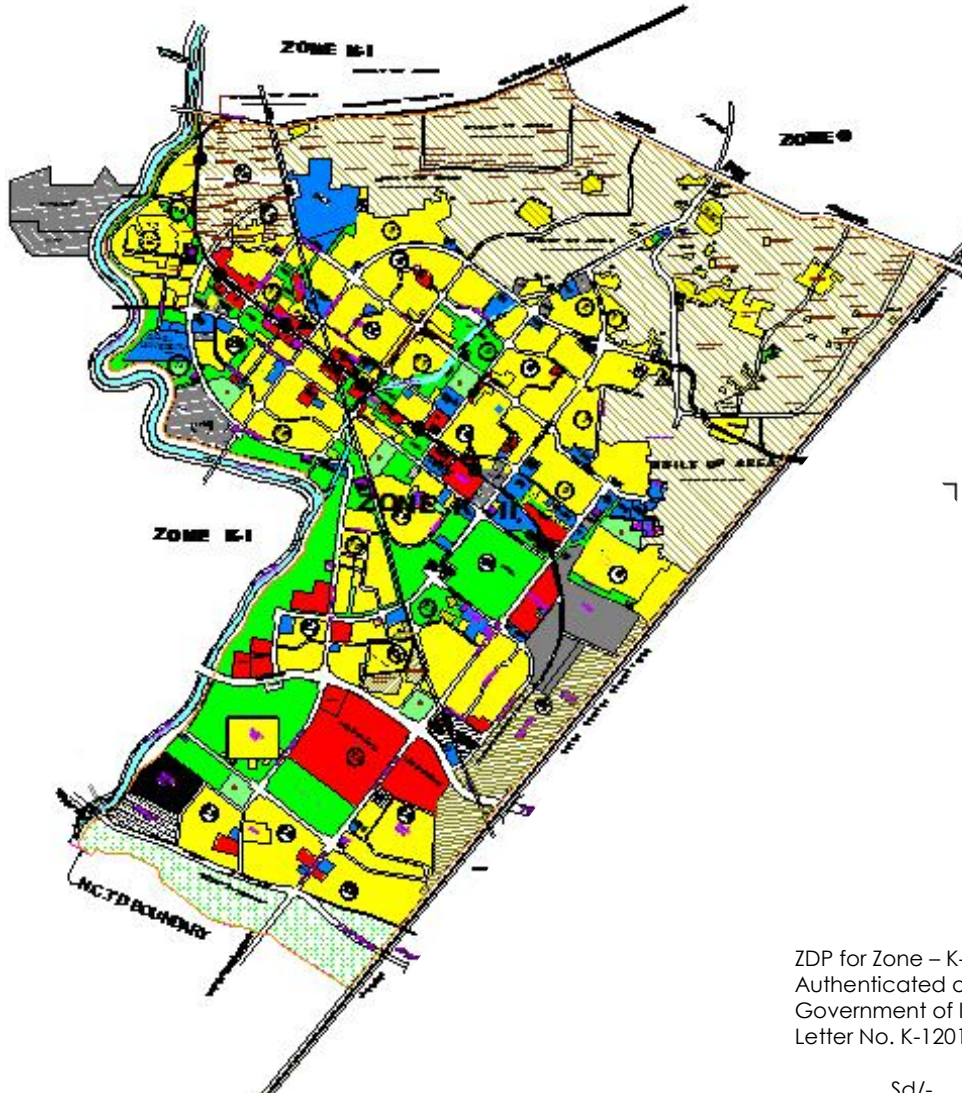


ZONAL DEVELOPMENT PLAN

PLANNING ZONE- 'K-II'

(Dwarka)



ZDP for Zone – K-II(Dwarka)
Authenticated on Behalf of
Government of India vide
Letter No. K-12011/3/2010-DDIB

Sd/-
(U. Viswanadham)
Under Secretary
M/o Urban Devt.
Govt. of India

MODIFIED BASED ON THE APPROVAL BY MOUD, GOI VIDE
LETTER NO. K 12011/23/2009/DDIB ON 08.03.2010



DELHI DEVELOPMENT AUTHORITY

DWARKA PROJECT

PREAMBLE

*The Zonal Development Plan for **Zone K-II (Dwarka)** has been approved by the Central Government, vide letter No.K-12011/23/2009-DDIB dated the 8th March 2010 and 26th May 2010 under Section 11(A) of Delhi Development Act, 1957.*

The regularisation of Cultural, Religious (including spiritual), Educational and Healthcare institutions will be subject to fulfillment of the conditions as given in chapter 2.4.2 of the Zonal Development Plan (report) / Government directions issued from time to time.

Influence Zone along MRTS / Major Transport Corridor shall be dealt as per chapter 2.4.1 of the Zonal Development Plan (report) and as per the guidelines and conditions as notified by DDA with the approval of Government of India from time to time.



ZONAL DEVELOPMENT PLAN K – II (Dwarka)

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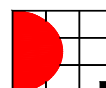
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ZONAL DEVELOPMENT PLAN

PLANNING ZONE- K-II (Dwarka)

ZONAL DEVELOPMENT PLAN OF ZONE K-II (DWARKA)

1.0 INTRODUCTION

As per Master Plan for Delhi 2021, notified on 7.2.2007 under the Delhi Development Act-1957, National Capital Territory of Delhi is divided in to 15 zones out of which 8 zones (A to H) are falling within urban area and the rest of the 6 zones (zone J to P except Zone I) are in the urbanisable area of MPD 2021.

1.1 BACKGROUND, LOCATION, BOUNDARIES AND AREAS

The planning zone K-II with an area of 5924 Ha. includes the Dwarka Sub-city and the area in between Bijwasan road and the National Capital Territory of Delhi boundary and is bounded in East by Delhi Rewari Railway Line, on the South by National Capital Territory of Delhi boundary in the West by Najafgarh Drain and in the North by Najafgarh road and Pankha Road.

1.2 STATUTORY PROVISIONS AND OBJECTIVES

As per the MPD-2001, the National Capital Territory of Delhi was divided in to 15 zones from A to H and Zone J to P(except-Zone I), of which 8 zones are in the urban area, one is falling in riverbed and remaining 6 in the rural area. Now the rural area has been earmarked for Urbanization in MPD 2021.

Section-8 of Delhi Development Act provides for preparation of zonal Development Plan simultaneously with the preparation of Master Plan or as soon may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi public buildings / work centers / utilities, roads, housing, recreation, industries, business markets, school, hospitals, open spaces etc. Section 10 of the Delhi Development Act provides procedure to be followed for the preparation and approval of the Zonal Development Plan.

A Zonal Development Plan means a plan for each Zones (Division) containing information regarding provision of social infrastructure, parks and open spaces, circulation system etc. The Zonal Development Plan indicates the actual as well as proposed use-zones designated in the 9 'land use' categories stated in the Master Plan according to which the area in the Zone is to be finally developed. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use.

Based on the availability of the infrastructure services by the respective departments, the urbanisable areas will be opened up for development in a phased manner to meet with the needs of urbanization envisaged in the Master Plan-2021. The hierarchy of Urban Development indicated in the Zonal Development Plan is to be in conformity with table 3.3 of Master Plan -2021.



1.3 EARLIER APPROVED ZONAL DEVELOPMENT PLAN

Zonal Development Plan of zone K-II (Dwarka) was prepared under the provisions of MPD-2001, had been notified with the approval of the Government of India vide notification no. K13011/7/2006 – DDIB dated 7-8-2006.

1.3.1 Framework for the preparation of Zonal Development Plan

The DDA formulated a Structure Plan for Dwarka which was approved by DDA on 7.7.92 vide item No.81/92. The structure plan provides 29 sectors. Subsequently work of preparation of sector plans was taken up and layout plans of 1 to 26 sectors already stand approved. The preparation of the Zonal Development plan as required under DD Act-1957 and MPD-2021 takes into consideration proposals of the approved structure plan and sector plans.

1.3.2 Land Use Plan (2001)

Earlier the Zonal Development plan of Zone K(Part)Dwarka sub-city was worked out within the framework of MPD-2001, taking the cognizance of the structure plan approved by the Authority vide its item No.81/92 dated 7.7.92, the notification of MOUD Dt.6.11.93 and Corrigendum dt. 30.8.94 regarding change of land use in respect of Phase –I and proposed modification of land use approved by the Authority vide item No.86/96 Dated 27.8.96 in respect of Phase-II. Change of landuse in respect of Dwarka Phase-II was notified by MOUD & PA vide notification dated 16.10.2000. The land use break up for Zone K (Pt.), Dwarka. Phase I and Phase II is as under:

LANDUSE BREAK-UP AS PER MPD 2001.

TABLE - 1

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

2.0 ZONAL DEVELOPMENT PLAN PROPOSALS

2.1 POPULATION AND EMPLOYMENT

As per MPD-2021, the holding capacity of Zone K-II, has been proposed for a population of 13 lakh. There is an increase in area of this zone from 5648 ha. to 5924 ha. by adding the land in between Bijwasan road and the NCTD boundary (refer Annexure-I). This



increase in population from 11 lakh to 13 lakh by the year 2021 shall be accommodated in the built up area of Zone K-II.

The envisaged population as per MPD 2001 for Dwarka Sub city (Zone K (part)) was 11 lakh proposed to be accommodated. The Dwarka Sub city has an area of 5648 ha. Out of this, 1688 ha is designated as built-up and the balance 3960 ha is under planned/regulated development comprising sector 1 to 29. The estimated population for the planned sectors of Dwarka i.e. sector 1 to 23 is 7 lakh. In the remaining residential area sector 19 Pt, 23, 24 & 26 about 90 ha, only 50,000 population can be accommodated. Sector 27, 28 & 29 are to be planned for low intensity development. Hence, the additional population as projected by MPD 2021 shall be accommodated in the existing built-up area under various re-development schemes. The population to be accommodated in the built up area shall be about 6.5 lakh. As per the estimated population the existing population in the year 2001 in built-up area is 3.3 lakh. Keeping in view of enhanced density & FAR norms for plots, the balance 3.2 lakh population are to be accommodated within this built up area.

2.2 RESIDENTIAL DEVELOPMENT

2.2.1 New Housing areas

In Dwarka the new housing area units are proposed in part of sector 19, 23, 24 & 26. These sectors are to be developed on low density.

2.2.2 Restructuring and upgrading/redevelopment of existing built up areas

The entire built up area of 1688 ha is proposed for Redevelopment area, for which redevelopment schemes shall be taken up. In this area mixed use and commercial streets/roads shall be as per notification issued time to time by Local Body/Government.

2.2.3 Unplanned areas : Villages and unauthorized colonies, regularized unauthorized colonies:

i) Villages

There are Eleven village abadi existing within K-II Zone. Seven villages are surrounded by planned development of Dwarka and Four villages falling within built-up area. Following village abadi area falls within K-II:

Palam
Bagdola
Nasirpur
Dabri
Bindapur
Amber Hai
Kakrola
Pochanpur
Bharthal
Dulsiras
Bamnoli

Village development plans are to be prepared for these villages. Some of the facilities provided in adjoining sectors and Dwarka shall meet out deficiency of village facilities. The Gaon Sabha land of these villages is to be planned and utilized mainly for community facilities and recreational use. The extent of mixed land use shall be as per the requirement of the village and its surrounding area. The activities which generates



pollution and hazardous in nature shall be excluded from mixed use. Each village needs to have proper emergency approach for fire tenders, medical emergency and at the time of any natural calamity, access of fire tender within the village shall be provided upto such distance wherever it is possible.

Villages are characterized by a mix of different land uses and similarity in compact building form, norms circulation space a low rise high dimension development. These mainly accommodate residential, commercial and industrial use and function as a mix. Comprehensive scheme for the village redevelopment area villages is to be prepared by the concerned local bodies with aim of provision of optimal facilities and services within the abadi area and its integration to the surrounding areas. The development along the peri-pheries of the villages is to be carefully planned.

Social and Educational facilities on reduced space standards shall be provided. The facilities like community hall, dispensary, etc. may be grouped together depending upon the availability of the land. Small shops as per policy shall be permissible in residential plots on ground floor as per the provisions of mixed land use regulations in villages.

ii) Unauthorized Colonies

There are large number of unauthorized colonies within the existing built up area of Zone K-II and also around the Kakrola Village which are falling within sector 14 & 15, 16 A & B of Dwarka. Re-development of these unauthorized colonies shall be as per the structure plan of Dwarka, as these sectors have already designed and approved under the provisions of Delhi Development Act.

The process for regularization of Unauthorized colonies is being coordinated by the Govt. of GNCTD. Regularisation of unauthorized colonies is a continuing process and is subject to the Government guidelines approved from time to time. The tentative list of the Unauthorized colonies falling in each Zone has been annexed as Annexure –IV. As in the case of Village Abadis, the 'land use' of the finally approved Unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority, would be 'residential'.

iii) Regularized unauthorized colonies

There are number of regularized unauthorized colonies within the built up area of Zone K-II. Redevelopment scheme shall prepared for these colonies as per Master Plan policy. In all unauthorized colonies (except those falling in sector-14,15,16 & 18) whether on private or public land, regularization shall be done as per the government orders issued from time to time. It must be ensured that for improvement of physical and social infrastructure, the minimum necessary/feasible level of services and community facilities are provided.

Physical: Plans for provision of services shall be prepared by the concerned local bodies.

Social: For provision of social facilities, reduced space standards shall be adopted. Depending upon the availability of land, facilities like community hall, dispensary etc. can be grouped together.

- | | | |
|----|----------------------|---------------------------------|
| a) | Primary School | 800 sq.m. per 5000 population |
| b) | Sr. Secondary School | 2000 sq.m. per 10000 population |



These norms can be further relaxed for existing recognized schools on the basis of minimum norms prescribed by the Education Department, GNCTD/central Board of Secondary Education.

c) The following facilities can be clubbed in a composite facility center (500-1000 sq.m.)

Multi-purpose community hall – 100 sq.m.
Basti Vikas Kendra – 100sq.m.
Religious site – 100 sq.m.
Police Post – 100 sqm.
Health Center – 100 sqm.
Park/Shishu Vatika – 200 sqm.
Area for essential retail outlets e.g. Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
Provisions for informal trade units and weekly market to be made, wherever necessary.

2.2.4 Farm Houses

The Farm Houses were permitted and sanctioned under the provision of Master Plan-1962 and 2001. As per MPD-2021, the farm houses are now permitted only in the 'green belt'. All existing farm houses would be dealt with as per the Government policy on Farm Houses.

2.2.5 Mixed use

In zone K-II area mixed land use have been permitted in a planned manner in the major road crossings. Further mixed use may be permitted as per the provision of MPD 2021.

2.2.6 Housing for urban poor

Land for EWS housing, built up units for service personnel in the form of group housing schemes to be encouraged in built up area. Pockets/areas for these to be identified at the time of detailed urban redevelopment plan.

2.2.7 High intensity development along MRTS corridors

In K-II zone (Dwarka) the metro corridor (30m. wide) is passing through the linear District Centre conceived, planned and implemented, in sectors 21, 9, 10, 11,12,13, 14 & 15. *This* is pre-planned Metro corridor, hence there is no proposal to enhance the intensity along the influence zone of metro corridor.

In Zonal Development Plan prepared the number of colony roads, local drains, high tension wires, heritage areas etc. are not indicated. Therefore, boundary of Influence Zone has not been indicated in the Zonal Development Plan. It will be shown only in the Local Area Plans which are more site-specific. However, if there is any proposal received within 500 mtr. of the centre line of the MRTS/major transport corridor, it will be examined as per the guidelines given for redevelopment in the Master Plan as per directions issued by Government from time to time.



2.3 WORK CENTERS

2.3.1 Industry

In the K-II zone comprising of Dwarka Sub city, no industrial area has been proposed in view of the proximity to the Airport. As such, Service Center sites have already been kept in Sector 29 & Sector 20 & Sector 25 of Dwarka. Govt. of NCT, vide notification No.F.1/C.I./Policy/INSITU/Dabri/2005/02/546. dated 02.12.05 has notified non conforming cluster of industrial concentration for redevelopment at Dabri. The delineation of the boundary shall be as per notification and provisions in MPD-2021.

2.3.2 Trade and Commerce, wholesale markets

In the planned sector of Dwarka Sub city the hierarchy of Commercial Centers are, Linear District Centre along the Dwarka Metro Corridor, Community Centres in each sector followed by Local Shopping Centre and Convenience Shopping Centre. Beside this, Mixed Land Use plots have been proposed at the major transport crossing in Sector 6, 10 & 11.

An Integrated Freight Complex with an area of 143 ha in sector 25 & 26 have been proposed. This will cater mainly to the Air Cargo based trading, being near to the International Airport and other limited commodities as part of wholesale trade.

2.3.3 Informal trade and commerce

In the new sectors, informal trade service markets were being proposed. In the built-up area wherever land availability is found such informal trade market may be proposed as part of redevelopment plan.

2.3.4 Govt. Offices

In the K-II zone (Dwarka) 1.68% of land has been proposed under govt. use.

2.4 SOCIAL INFRASTRUCTURE

In the Zonal Plan of Zone K-II, Social Infrastructure has been provided as per the MPD-2001 norms. For the additional population which is proposed to be accommodated as per MPD-2021 in the built-up area, the facilities of social infrastructure are to be provided based on reduced area norms. The details of the social infrastructure for health, education, sports facilities, communications, security & safety & other facilities are given in Table -2 .

SOCIAL INFRASTRUCTURE**TABLE -2**

S.No	Social Infrastructure	Proposed in K-II Zone as per MPD-2021*
		Sector 1 to 29
1.	Health: <ul style="list-style-type: none"> ▪ General Hospital ▪ Inter-mediate. Hospital 'A' & 'B' ▪ Polyclinic ▪ Nursing Home ▪ Maternity Home 	3 13 2 8 5
2.	Education: <ul style="list-style-type: none"> ▪ University ▪ College ▪ Higher Education Inst. 	1 3 7
3.	Sports Facilities: <ul style="list-style-type: none"> ▪ Sports Complex ▪ Recreational Club 	8 1
4.	Communication: <ul style="list-style-type: none"> ▪ RLU/Telephone Exchange ▪ Post Office 	6 2
5.	Security & Safety: <ul style="list-style-type: none"> ▪ Police Station ▪ Fire station 	4 5
6.	Others: <ul style="list-style-type: none"> ▪ E.S.S. 220/66 KV ▪ Bus Terminal/Bus Depot ▪ District/Comm. Park ▪ Community Center ▪ Waste Water Treatment facility ▪ Sewerage Pumping Station 	3/11 5 3 10 1 4
7.	<ul style="list-style-type: none"> ▪ Cremation ground ▪ Burial ground ▪ Gas Crematorium ▪ Cemetery 	One each in Sec-24 & Sec 29

* These numbers are indicative. More facilities are to be added in built up area at the time preparation of redevelopment plan and in the sectors yet to be planned and approved.

2.4.1 In the built up area the existing and the proposed facilities shall be worked out while preparing the redevelopment plans and identification of availability of land. The existing facilities shall be considered for regularization provided they do not affect the Master plan roads, infrastructure corridors/services, utilities up an extent of MPD 2021 norms, subject to payment of all levies and charges such as conversion charges, betterment charges, additional FAR charges etc. and on regularization of Layout plan and Building plan.



2.4.2 Regularisation of existing Health Care, Educational, Cultural & Religious (including Spiritual) institutes existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land.

2.4.2.1 In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularisation of the above uses/activities in the 'Public & Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the Annexure -III shall be examined as per the Authority resolution and as per the directions of the Central Government issued from time to time. However, the regularisation of existing institutions located in the immediate vicinity of notified Ridge/Reserved Forest/Regional Park shall be subject to finalisation & demarcation of the boundaries of the aforesaid respective use zones/areas.

2.4.2.2 In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 1/1/2006, but not beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions and *vis-à-vis* the land presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly related to the use activities-religious (including spiritual); c) the structure as existed on 1/1/2006 shall only be considered; and d) the remaining area shall be kept as "green area" with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in the Annexure-III of this Plan or those cases recommended by DDA to the Government on or before 8th March 2010 & shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located:

- a. On public / Government land; or on land acquired by DDA;
- b. On encroached land; or on illegally occupied land;
- c. In notified or reserved forest area;
- d. In area of right of way of infrastructure such as of existing / proposed railway lines/ master plan roads, major trunk water supply and sewerage lines etc.;
- e. Or if it violates the provisions of the Ancient Monument and Archeological Remains Act, 1958, amended from time to time;
- f. Or in cases where there is a Court Order restraining change of land use or for eviction/vacation of premises.

2.4.2.3 Further, regularisation orders of these categories of institutions shall not be considered as approved, unless the requisite payment of penalty / levy / additional FAR charges etc. are deposited by the applicant institutes; all the conditions prescribed by the Government are fulfilled and formal 'Regularization Orders' are issued by the DDA. None of the above institutes shall, however, be entitled to put the land to any other land use at any time, and doing so shall invite takeover of land by the DDA for alternative uses, on payment of reasonable compensation.

2.5 TRANSPORTATION NETWORK

2.5.1 Circulation Network: The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans. A Realistic strategy of compensation & rehabilitation of project affected persons is recommended under these Plans / areas.



2.5.2 Road, Rail, Air

Dwarka sub-city requires a highly efficient mass transportation system for enhancement of intercity and intracity movement. Therefore, a multi mode transport system has been envisaged which consists of a hierarchy of road network supported with railway corridor. The hierarchies of road systems adopted in Dwarka sub-city are as under:

- (i) Primary Arterial Roads -100 m ROW. & 80 m ROW
- (ii) Other Primary Arterial Roads – 60 m ROW & 45 m ROW
- (iii) Primary Sub-Arterial (Collector) – 30 mts
- (iv) Secondary Sub-Arterial (Collector) - 18 mts.

2.5.3 MRTS corridor

- (i) The K-II zone up to Sector 21 is connected by the MRTS corridor of ITO Barakhamba road- Najafgarh line.
- (ii) A new corridor shall be developed starting from Sector 21, along the 100m. road in South-west, West & North connecting Rohini & Narela Projects.
- (iii) It is also proposed to connect Sector 21 Dwarka with I.G.I Airport and City Centre (Rajiv Chowk).

2.5.4 Integrated Metropolitan Passenger Terminal

An Integrated Metropolitan Passenger Terminal has been proposed in sector 21 with an area of about 140 ha. to be utilized by Northern Railway and DMRC as a Passenger Interchange Point.

2.5.5 I.S.B.T.

An ISBT with an area of about 10 ha in sector 22 has been proposed which is on the 100 m road connecting Dwarka with NH-8 and NH- 10.

2.5.6 Airport

The K-II zone is connected to the International Airport by the 100 m link road connecting Dwarka with NH-8.

2.5.7 Parking

In order to meet parking requirement as per MPD-2021 norms exclusive multi-level parking are also proposed in sub-city center, community center, terminals, isolated pockets and redevelopment area, etc. 4 locations are indicated on plan, Exact locations and area are to be finalized in consultation with Traffic Department.

2.5.8 Fuel stations

Fuel stations are shown in the zonal development plan and sector plans. At the time of preparation of layout plans of various use zones namely, residential, commercial, industrial, PSP facilities and other areas Fuel Stations are to be earmarked as per norms given in MPD-2021. Already existing authorized CNG Service Stations for public transport vehicles may continue for this purpose alone, till the layout plans / local area plans / redevelopment plans are prepared.



2.6 ENVIRONMENT / AREAS OF SIGNIFICANCE

2.6.1 System of open spaces

The recreational area constitutes about 17% of the total sub-city area. The recreational area is provided in the form of district park (along with banks of the drain and adjacent to low lying area) and sports complex.

2.6.2 Water Bodies

All water bodies more than 1 ha as identified are proposed to be preserved and maintained. As per the Hon'ble High Court the water body as per revenue record in village Palam, Bagdola, Amber Hai, Pochanpur have been planned for development and protection as water body.

2.6.3 Green Belt

As per provision of Master Plan about 264 ha. of land south of Bijwasan road have been added as green belt.

2.7 AREAS FOR URBAN DESIGN :

The urban design of the linear District Centre specifically around the metro stations in sectors 14, 13, 12, 11, 10 has been prepared and stands approved by the Delhi Urban Art Commission.

2.8 CONSERVATION OF BUILT HERITAGE

The significant built heritage in K-II zone are confined to the villages within the K-II zone for which the village development plan are to be taken-up by the local agency for development of these villages.

ASI has identified only one Mosque built during the Reign of the 1st Mughal Emperor, Babar dated A.D. 1528 (South-West from the main chowk of the Palam village) as protected monument.

2.9 PHYSICAL INFRASTRUCTURE

2.9.1 Water supply

Based on the projected population, water supply demand for Zone K-II is estimated to be 60 MGD. Which would be supplied by the proposed Water Treatment Plant at Masoodabad village adjacent to Zone K-II. The water supply system will consist of underground reservoirs/ command tanks (one command tank to serve 1.5 to 2.0 lakhs population) are inter-connected. Each command tank has its own command area.

2.9.2 Sewerage

Based on the projected population Zone K-II will generate about 48 MGD and sewerage discharge. A Sewage Treatment Plant has been planned in Dwarka. The location of Sewage Treatment Plant is guided by gradient and site conditions. The sewerage system consists of gravity main, sewage pumping station (SPS) and rising. The STP is located adjoining Najafgarh drain which will carry treated discharge for disposal and some of treated sewage shall be used for maintaining proposed green areas.



2.9.3 Drainage

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

2.9.4 Solid waste Disposal

Considering the resident and floating population of Dwarka sub city, the daily waste works out to be about 800 MT. Zone K-II, being adjacent to the international airport and its flight path requires a modern and sophisticated technology to handle the huge quantity of waste disposal. Identification of suitable land in and around Dwarka for treatment of solid waste into Bio-degradable and non-bio-degradable requires due consideration.

2.9.5 Electricity

The total power requirement for Dwarka Sub-city has been envisaged 500 Mega Watt. A grid station has been set up which will receive 400 KV power supply from overhead feeder and transforming to three 220 KV grid stations. These will be further transformed to eleven 66 KV grid station and finally to 11 KV grid station. It is proposed to lay under ground cables for 66 KV, 220 KV line in entire Dwarka area. A new site has been identified for 750 KV Gas based Power Station in Sector 29.

2.10 GREEN BELT

MPD-2021 recommends one village depth as green belt where ever available. In the K-II zone the land between Bijwasan-Najafgarh road and the NCTD boundary within area of 264 Ha. has been proposed for green belt. The use-permissibility in these green belts is as per MPD-2021 norms.

2.11 RECREATIONAL USE

In the K-II zone 16.53 % of land has been proposed for recreational use. The large size city level recreational uses has been proposed in sector-5,16,19, 20 23, 24,25 &29.

2.12 PROPOSED LAND USE

The proposed land use of K-II comprises the built up area, proposed for redevelopment and Sector 1 to Sector 29 of Dwarka and the green belt on south of Bijwasan Road. Already notified Landuse plan of Zone K (Part) Dwarka (on 7-8-2006) has been further modified as per Annexure –II and the ground realities given in Table-3.



TABLE -3

Sl. No	Location	Area (In Ha)	Modification		Remarks
			From	To	
1.	Sector-14	15.26 0.45 6.98 5.09	Residential Commercial Recreational Transportation	Gross-residential (Built up)	Due to built-up based on ground reality.
2.	Sector 25	5.95	Commercial (Service Center)	Gross residential (built-up)	--do--
3.	Sector-23 Ph.II	19.02 0.08 1.96 4.65	Residential Residential Recreational Transportation	Gross residential (built-up)	--do--
4.	Sector-16 (b)	9.68 3.20 2.01	Residential Recreational Transportation	Gross residential (built-up)	--do--
5.	Sector-19 Ph.-II	1.58 0.02 0.54	Residential Recreational Transportation	Gross residential (built-up)	--do--
6.	Sector-27	8.40 0.17 0.72	Residential Recreational Transportation	Gross residential (built-up)	--do--
7.	Sector-28	13.13 2.10 1.84 0.40	Residential Commercial Transportation Recreational	Gross residential (built-up)	--do--
8.	Sector-29	22.05 0.35 1.82	Residential Residential Transportation	Gross residential (built-up)	--do--
9.	Sector-26	0.88 0.16	Residential Transportation	Gross	--do--
10.	Sector-23 Ph.-I	2.97	Recreational	Gross residential (built-up)	--do--
11.	Sector-21	9.88	Transportation	Gross residential (built-up)	--do--
12	Sector 15	96.24 7.20 1.10	Residential PSP Utility	Gross residential (built-up)	--do--

Based on the above ground realities the Proposed Landuse for zone K-II (2021) is enclosed at Map-3.

PROPOSED LAND USE – K-II -2021

TABLE -4.

SI.No.	Landuse	Area (in Ha.)	Percentage
1.	Residential	2956.65	
	a) Built-up (Redevelopment)	1933.33 (32.64%)#	49.91
	b) Planned areas	1023.32 (17.27 %)	
2.	Commercial	342.82	
	a) Commercial (including IFC)	299.77	5.78
	b) Service Center	43.05	
3.	Govt. Use	99.97	1.69
4.	Public & Semi Public Use	363.00	6.13
5.	Utilities	154.66	2.61
6.	Recreational	979.30	16.53
7.	Transportation	763.60	12.89
8.	Green Belt	264.00	4.46
Zone K-II	Total	5924.00	100.00

The land use of built up area as shown in Map-2 is only indicative which is to be redeveloped as per policy.

2.13 PHASING AND IMPLEMENTATION

2.13.1 Development by DDA

The development of K-II will be done in two phases i.e. implementation and development of DDA land and redevelopment schemes for the built up area and villages. The development of the villages shall be done by the local agency as per the village development plan to be prepared for each village.

2.13.2 Redevelopment Schemes

The proposed redevelopment scheme shall be along the major proposed roads within the built-up area, to be initiated by the local agencies. Mixed land use concept may be implemented while preparing the redevelopment scheme. The villages may be treated as special area and implement able plans for the villages have to be prepared.

2.14 PLAN REVIEW AND MONITORING

Zonal Plan Monitoring is essential to evaluate the changes required to improve the quality of life in the city. Properly phased monitoring makes the plan responsive to the merging social-economic forces. Implementation of the plan can be effective only when monitored and reviewed at appropriate periods.

No long-range plan can be implemented as it is. The process of implementation has to be divided into various time frames depending on the projects & schemes. To study the effect of implementation of these projects, monitoring is required from time to time for each of the various aspects of the master plan. A scientific monitoring framework is essential for:



- i. Effective implementation of plan within the plan period, thereby achieving the intended targets.
 - ii. Respond to the changing socio-economic needs of the people of the city.
 - iii. To check unintended growth within the city.
 - iv. Time lags between various implementation schemes and emerging needs of the people.
 - v. Review the appropriateness of the plan policies.
 - vi. Monitoring framework for targets of the master plan helps in judging the performance of various sectors, which need priority. Critical aspects and their targets need shorter monitoring period so that they can be constantly reviewed from time to time.
-



ANNEXURE-I**VARIATION IN THE ZONAL PLANS PREPARED UNDER MPD- 2001 & MPD -2021.**

Sl. No.	Description	MPD 2001	MPD 2021	Remarks
1	Name of the zone	Zone K (Part) Dwarka Sub-city	Zone K – II	
2	Area	5648 Ha.	5924 Ha	Area between the Najafgarh –Bijwasn road and NCTD boundary is added in MPD 2021.
3	Proposed Population	11 Lakh	13 Lakh	
3	Green belt	-	264 Ha	Earlier area between the Najafgarh –Bijwasn road and NCTD boundary was rural use zone, now it is notified as Green belt as per MPD 2021 landuse plan.
4	Unauthorized Colonies	Approximately 30 % of the zone area is under built-up area.	In addition to the earlier one, unauthorized colonies in sector 14,15,16 & 23 is shown in the Zonal plan as built-up area.	The entire built-up area is proposed as “Redevelopment Area” and its re-development shall take place as per the policy on the subject.

ANNEXURE II

MODIFICATIONS INCORPORATED IN THE ZONAL PLAN

A. NOTIFICATIONS FOR CHANGE OF LANDUSE IN MPD-2021 ISSUED UNDER SECTION 11 A OF DD ACT.

Sl. No.	Location	Area (in ha.)	Modification		Remarks
			From	To	
1.	Sector 10	0.6172	"Residential" (Housing Area Facilities)	"Government use" (District court, Dwarka for Construction of Lawyers chambers and Malkhana)	Notification No.S.O. 1617 (E) dated 3 rd July, 2008 by Ministry of Urban Development (Delhi Division), Government of India (K-13011 /6 /2007 –DDIB)
2.	Sector 10	0.8140	"Commercial" (community Centre)	"Public and Semi Public facilities"	
3.	Sector 24	3.5	Recreational	Public and Semi public (Burial ground /cremation)	Incorporated in ZDP approved in 2006 and MPD-2021.

B. MODIFICATIONS RELATED TO PARK, OPEN PARKING, CIRCULATION, AND PUBLIC UTILITIES WHICH ARE PERMITTED IN ALL USE ZONES AS PER SUB / CLAUSE 8 (2), NOTE NO.1 ON PAGE 126 OF MPD-2021.

Sl. No.	Location	Area (in ha.)	Modification		Remarks
			From	To	
1.	Sector 29	4.0	Public and Semi public	Utility (Power Plant)	Approved by TC vide item no.46 / 07 dated 12 / 04 / 2007 for the proposed gas based power plant.
		13.0	Residential	Utility (Power Plant)	
2.	Sector 27, 28 & 29	4.0	Residential	Transportation	Widening of proposed 45m road ROW to 80 m road ROW (UER) as per approved ZDP Zone-K-Part Dwarka on 7.08.2006.
		12.0	Green belt	Transportation	
3.	Sector 24	4.04	Recreational	Transportation	ROW as per structure plan and ZDP (2006) is 30m. The ROW as per ZDP is 60m. ROW modified to 45m as per third technical committee meeting held on 17 / 03 /2008 vide item no. 24 / 2008.
4.	Sector 24	2.0	Recreational	Transportation	Proposed in zonal plan land reservation for intersection improvement at the junction of proposed 100m ROW and proposed 45 m road.
5.	Sector 16-c	0.7	Recreational	Transportation	Proposed in zonal plan for 45m road ROW in view of



		0.7	Residential	Transportation	new linkage provided to Dwarka from the proposed 100m road.
6.	Sector 16-d	0.94	Recreational	Transportation	Proposed in zonal plan for 45m road ROW in view of new linkage provided to Dwarka from the proposed 100m road.
7.	Sector 24	This is part of Recreational use in Sec. 24	Transportation (30m road along Najafgarh drain)	Recreational	30m road was part of the recreational use in sector 24 (from proposed 100 m to palam drain), which is not required as it does not link any habitable area on either side.
8.	Sector 21	7.87	Government	Railway Terminal	Approved by Technical Committee on 15.05.2008 vide item no. 49/2008 and on 07/11/08 vide item no. 167/2008.

ANNEXURE III

LIST OF APPLICATION OF PRE-EXISTING INSTITUTIONS RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTHCARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY MP SECTION ON 01/05/2008.

S. No.	File No./ Date	Name of Institutions	Name of the Area / Sector
1	1233/20.6.2008	Delhi Institute of Fire Institute	Raj Nagar-II
2	1315/24.6.2008	Nav Gyan Deep Public School	Vijay Enclave
3	1424/25.6.2008	Kanady Public School	Raj Nagar-II (Palam Colony)
4	1773/30.6.2008	Harsh Public School	West Sagarpur
5	1827/30.6.2008	Nav Jeewan Academy	Madhu Vihar
6	1857/30.6.2008	Nutan Public School	Durga Park
7	1882/30.6.2008	Mother Teresa Convent School	Sagarpur
8	1942/30.6.2008	Shiv Vani Model Sr.Sec. School	Mahavir Enclave
9	1976/30.6.2008	Nutan Bal Vidyalaya	West Sagarpur
10	2441/30.6.2008	Grewal Educational Society	Bharat Vihar, Kakrola
11	2694/30.6.2008	Daulat Ram Public School	Jagdamba Vihar, West Sagar PUr
12	1824/30.6.2008	New Holy Public School	Shish Ram Partk, Uttam Nagar
13	2076/30.6.2008	Mahima Children's Valley Public School	Raja Puri, Uttam Nagar
14	1641/27.6.2008	St Asian's Public School	Raja Puri, Uttam Nagar
15	2128	Gagan Bharti Sr. Sec. School	Om Vihar
16	1954/27.6.2008	Radha Swami Satsang Beas	Sector-23, Dwarka Phase-II
17	1990/30.6.2008	Shiksha Bharati Educational Society	Sector-7, Dwarka
18	1830/30.6.2008	Nav Jeewan Academy	Jeewan Park
19	1917/30.6.2008	R.S.M. Convent School	Sagarpur
20	2042/30.6.2008	Divine Modern Public School	Raj Nagar-II (Palam Colony)
21	1880/30.6.2008	St. Michell Public School	Binda Pur
22	2197/4.7.2008	New Holy Public School	Arya Samaj Road, Uttam Nagar
23	1811/30.6.2008	Happy child Model School	Jain Colony Part-III, Uttam Nagar
24	2070/30.6.2008	Shishu Kalyan Public School	Anup Nagar, Jeewan Park, Uttam Nagar
25	1813/30.6.2008	Happy Child Model School	Uttam Nagar
26	2080/30.6.2008	Hari Krishna Public School	Uttam Nagar

Note:

Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10/04/2008, and fulfillment of all the conditions stipulated vide Government of India letter No.K-12011/23/2009-DDIB dated the 8th March 2010. Some of such facilities although indicated on plan as existing facilities shall not become part of use-zone till the competent authority approves it, subject to fulfillment of all the conditions.



LIST OF UNAUTHORIZED COLONIES IN ZONE K-II.

ANNEXURE –IV

S.No.	Name of Unauthorized Colonies		
1	Indra park (East Ext.) (Nasirpur)	48	Vaishali Dabri Road (Dabri,Vaishali)
2	Bindapur Ext. (Bindapur)	49	F-Pocket,Sadh Nagar Part-II (Nasirpur)
3	Suraj Vihar A,B block & Bajaj Enclave Ext.	50	Near T Block Uttam Nagar (Matiala)
4	Dabri Ext. (Dabri)	51	Mahavir Vihar (Palam ,Mirzapur)
5	Vikas Vihar (Kakrola)	52	Kamal Park (Palam)
6	Chanakya place part-II (Bindapur)	53	Panchsheel colony,F-Block,Mahavir enclave
7	Janakipuri colony,Uttam Nagar (Bindapur)	54	B-Block,Pochanpur Extn.
8	Sitapuri Ext.II,G-I Block (Dabri)	55	Syndicate Enclave (Dabri)
9	Dia Block Mahavir Enclave-I Dabri-Palam road	56	Rohtash Nagar (Mirzapur,Palam)
10	Ambika Enclave (Kakrola)	57	F-Block,Mahavir Enclave Part-I,Palam (Nasirpur)
11	Vijay Enclave C-2 block (Palam)	58	B-Block,Kailash Puri Colony (Nasirpur)
12	Mohan Block West Sagerpur (Dabri)	59	U-Block,Uttam Nagar
13	D- Block,Jeevan Park(Asalatpur)	60	Rajapuri G,K,L,M,S Blocks (Palam)
14	Shayam Vihar (Kakrola)	61	O-Block Extn.Geeta Enclave,Uttam Nagar (Bindapur)
15	Mansa Ram Park,E-Block (Matiala)	62	Subhash Park Extn.Rajapuri Extn.(Bindapur)
16	Kailash Puri Ext. (Nasirpuri)	63	Shivani Enclave Ph.-I,II & III (Kakrola)
17	Major Bhola Ram Enclave (Pochanpur)	64	R-Block & Extn. Vani Vihar (Bindapur)
18	Nand Vihar (Kakrola)	65	Patel Garden Extn. (Kakrola)
19	SitaPuri	66	Anoop Nagar (Bindapur)
20	Chander Park (Kakrola)	67	Jain Park (Matiala)
21	Sita Puri Part-II (Bindapur)	68	B-I & B- II Blocks,Vijay Enclave
22	C-I,Block Sanjay Enclave Uttam Nagar	69	C-3 & I Blocks,Mahavir Enclave Extn. (Mirzapur)
23	Pratap Garden (Bindapur)	70	C,E & F Blocks,Vishwas Park (Palam)
24	Sadh Nagar,F-Block,Uttam Nagar (Bindapur)	71	Bharat Vihar Extn. (Kakrola)
25	T.A.B.Block,Uttam Nagar (Bindapur)	72	Sewak Park D,E & F Blocks (Matiala)
26	Shiv Park (Kakrola)	73	C-3 Block,Mahavir Enclave,Palam road (Mirzapur)
27	Vishnu Vihar,Block-V (Bindapur)	74	TA-Block,Om Vihar (Matiala)
28	SAdh Nagar,F-Block left out area (Nasirpur)	75	Pankaj near Amber Hai,Sec.19,Dwarka
29	Mahavir Enclave Extension I,H -1,H-2,Block(Palam)	76	Chanakya place,Pankha Road (Asalatpur)
30	Subhash Park Ex. B –Block,Uttam Nagar (Bindapur)	77	B & C Block,Mahavir Enclave (Palam)
31	Srichand Park (Matiala)	78	Vijay Enclave B-3 Block,Palam-Dabri Road (Mirzapur)
32	Raju Ex. Old Palam Road (Kakrola)	79	Nanhey Park,B-I Block (Matiala)
33	Raj Nagar-II Ex. (Palam)	80	Mahavir Enclave G,H & I Block (Palam)
34	Raj Nagar Resident Welfare Society (Palam)	81	F-Block Jeevan Park,Uttam Nagar (Asalatpur)
35	Federation A,B,D,E block ,Bharat Vihar (Kakrola)	82	Shiv Vihar(Sewak Park),Naj.Road (Matiala)
36	Sitapuri Ext.Part-I	83	South Block (Matiala)
37	Raghu Nagar,Pankha Road Dabri	84	Vikas Vihar Q-Block,Uttam Nagar (Bindapur)
38	NasirPur,Mahavir Enclave,Block D & F	85	Kesho Ram Park (Bindapur)
39	EBlock Sadh Nagar-II (Nasirpur)	86	T Extn.(Jain colony Part-I)Uttam Nagar (Matiala)
40	Vaishali Extn.	87	Nanda Block,Mahavir Enclave(Palam)
41	Tara Nagar (Kakrola)	88	Nanda Block,Mahavir Enclave (Palam)
42	Sulahkul Vihar (Kakrola)	89	Dev Kunj,Raj Nagar Part-II (Palam)
43	Pochanpur Extn. (Pochanpur)	90	Old Janki Puri,Uttam Nagar (Bindapur)
44	Sadh Nagar (Nasirpur)	91	L-Block Mahavir Enclave (Palam)
45	Shah Nagar,Mangla Puri Chowk (Palam)		
46	C-Block Bharat Vihar (Kakrola)		
47	Sadh Nagar (Palam)		

92	Main Bharat Garden (Matiala)
93	Vijay Nagar 'A' Blk. Palam Dabri Road
94	Durga Park,Pocket-E (Nasirpur)
95	Sainik Nagar Colony (Matiala)
96	Sewak Park B-I Extn.,Uttam Nagar(Matiala)
97	Sadh Nagar Part-II,Palam Colony (Nasirpur)
98	Adarsh Nagar,Bindapur Extn. (Bindapur)
99	Khushi Ram Park,Uttam Nagar (Matiala)
100	Mohindra Park,Pankha Road (Asalatpur)
101	Raja Puri,Vishwas Park Extn. (Palam)
102	Mahavir Enclave,Part-II (Palam)
103	Raj Nagar-I,Palam colony (Palam/SW)
104	A-Block Pochanpur Extn. (Pochanpur)
105	Mohindra Park,Pankha Road, (Asalatpur)
106	C-2 Block,Mahavir Enclave Part-I (Mirzapur)
107	J-Block West Sagarpur (Nasirpur)
108	L-Block,Vijay Enclave (Palam)
109	Vishwas Park, G & S Block Matiala)
110	Palam Vihar Dwarka sec-6 (Palam)
111	Mahavir Enclave,Palam (Palam)
112	B-2 Block,Nand Ram Park,Bhagwat Enclave (Bindapur)
113	H-2 Block,Raj Nagar-II Extn., Palam colony (Palam)
114	Nanhe Park (Matiala)
115	Adarsh Gali,Palam (Palam)
116	F-Block,Vishwas Park (Palam)
117	Indra Park Extn. Part-I (Bindapur)
118	Matiala Extn. (Matiala)
119	Madhu Vihar Sec.-3,Dwarka(Najafgarh)
120	Tamil Enclave, Dabri(Palam)
121	Mahavir Enclave Block-E,G,H1,H2 & H3,Pal (Palam,Dabri)
122	Indra Part Extn. Part-2(Nasirpur)
123	CD Block Mahavir Enclave Dabri- Palam Road (Mirzapur)
124	Chander Vihar Palam Extension (Palam)
125	Geetanjali Park , West Sagar Pur (Dabri)
126	R.W.A. , V Block Bhagwati Vihar (Bindapur)
127	Nishant Park (Kakrola)
128	G Block , Vijay Enclave and left out portion Palam Road (Mirzapur)
129	Jain colony T Block , Pt.-III and T Ext., Pt.-II Uttam Nagar (Matiala)

130	Mohit Nagar (Kakrola)
131	G-1 Block Mahavir Enclave (Mirzapur Palam)
132	Mahavir Enclave Block D , F Palam-Dabri Road (Nasirpur)
133	P and T Block West Sagarpur (Nasir Pur)
134	Vijay Enclave A and B Block Dabri-Palam Road (Mirzapur)
135	Bajaj Enclave Old Palam Road (Kakrola)
136	Sita Puri Ext. Pt.-II Block A,B,C,D (Bindapur)
137	F Block Nand Ram Park Mahavir Enclave Part-III (Bindapur)
138	Shivpuri (Nasirpur)
139	Uttam Vihar Q. Ext. (Bindapur)
140	Om Vihar Ext. Block E,E-1 Uttam Nagar (Matiyala)
141	P and T Block West Sagar Pur
142	E Block Jeevan Park (Asalatpur)
143	Bharat Vihar , Rajapuri, Uttam Nagar (Palam Village)
144	V Blk. Vishnu Vihar Sect.-A Uttam Nagar
145	Durgapuri DwarkaPuri (Palam)
146	Chanakya Place Part-II (Bindapur)
147	Pochanpur Extn.'C' Blk. Pochanpur
148	B,C,H,I Block Mahavir Enclave (Mirzapur,Palam)
149	Dashrath Puri K-Block (Dabri)
150	Raja Puri colony, Uttam nagar (Palam)
151	Sanjay Enclave Uttam Nagar (Bindapur)
152	Rajapuri Ext. Uttam nagar (Palam)
153	C and D Block Vijay Enclave (Palam)
154	Block-T Extention Bindapur
155	Vashisht Park
156	Mangey Ram Park (A,B,C,D,D-1 Extn.)
157	Hari Vihar,(Kakrola)
158	Raju Enclave,Kakrola
159	Mohan Nagar,Pankha road
160	F-2 block,Mahavir Nagar (Nasirpur)
161	Palam Kunj,Harijan Basti,Palam
162	Chander Vihar,Palam Extn. Pt.-I, (Palam)
163	Pochanpur Extn.,C-Block (Pochanpur)
164	Sangwan Enclave,Manglapuri Road (Palam)
165	Bagdola Village Extended Area (Bagdola)
166	C-Block,Pochanpur Extn. (Pochanpur)
167	Chotiyal ,Palam Village Extn.
168	Kakrola Village Extn. Area (Kakrola)
169	Bindapur Extended Abadi (Bindapur)

Source: Urban Development Deptt. GNCTD.

Note : The list is of unauthorized colonies in the process of regularization, as provided by GNCTD, subject to modification from time to time. In case of discrepancy the list of GNCTD to be referred.