

MINISTRY OF HOUSING AND URBAN AFFAIRS**(Department of Capital Development)****(DELHI DIVISION)****NOTIFICATION**

New Delhi, the 20th August, 2026

S.O. 4597(E).—Whereas extensive modifications which the Central Government proposed to make in the Master Plan for Delhi, were published vide Public Notice in the Gazette of India Extraordinary S.O. No. 2189(E) dated 09th June, 2021 by the Delhi Development Authority inviting objections/ suggestions as required by sub-section (3) of Section 11-A of the Delhi Development Act, 1957 (61 of 1957), within 45 days from the date of the said notice.

2. Further, vide Gazette of India Extraordinary S.O. No. 2915(E) dated 23rd July, 2021 by the Delhi Development Authority, the said period was extended by 30 days from the date of issue of the said notice.

3. Whereas, the objections/suggestions received with regard to the said public notices have been considered by a Board of Enquiry set up by the Delhi Development Authority and also by the Delhi Development Authority, and the Central Government has, after carefully considering all aspects of the matter, decided to extensively modify the Master Plan for Delhi.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby approves the Master Plan for Delhi with the perspective for the year 2047, as an extensive modification to the Master Plan for Delhi- 2021, as notified vide Ministry of Urban Development Notification S.O. No. 141 (E) dated 07.02.2007 along with all the amendments carried out till date therein. The said Master Plan for Delhi with perspective for the 2047 as notified herein shall come into effect from the date of Publication of this Notification in the Gazette of India.

MASTER PLAN FOR DELHI-WITH THE PERSPECTIVE FOR THE YEAR 2047**Executive Summary**

1. As India approaches the centenary of its Independence in 2047, the vision of **Viksit Bharat@2047** calls for a developed, innovative, inclusive and globally competitive nation driven by sustainable economic growth, technological leadership and high standards of living. Achieving this vision requires world-class cities that serve as engines of growth, innovation and national progress.
2. As the National Capital, Delhi occupies a unique position in this journey as the seat of governance, diplomacy and policymaking, and one of India's foremost economic, cultural

and knowledge centres. The quality of its urban environment, infrastructure and public institutions will increasingly shape India's global image.

3. The Delhi Development Authority (DDA) has guided the planned development of the National Capital for over six decades through successive Master Plans by providing, housing, transport infrastructure, environmental restoration and nationally significant projects. The projects developed by Central Government as well as DDA includes the Kartavya Path development, General Pool Residential Accommodation, Bharat Mandapam, Yashobhoomi, Biodiversity Parks, Baansera and Yamuna Vatika. Building on this institutional legacy, Master Plan positions DDA as the lead agency for delivering the Capital's next phase of integrated and sustainable urban transformation.
4. The **Master Plan for Delhi 2047 (MPD-2047)** provides the long-term spatial, economic and institutional framework to transform Delhi into a globally competitive, environmentally resilient and inclusive capital, combining economic dynamism, technological innovation and high standards of **liveability** while **preserving** its rich **historical and cultural heritage**. The Master Plan for Delhi 2047 (MPD-2047), aligned with the vision of Viksit Bharat@2047, aims to **transform Delhi into a world-class, inclusive and economically vibrant city for nearly 3.2 crore people**.
5. Recognizing **Delhi's integral role within the National Capital Region (NCR)**, MPD-2047 aligns its spatial development strategy with the regional planning framework of the National Capital Region Planning Board (NCRPB). By promoting coordinated infrastructure, regional mobility, economic integration and balanced urban development across the NCR, the Plan seeks to strengthen Delhi's competitiveness while supporting **sustainable and integrated regional growth**.
6. The plan shifts urban planning from a regulatory approach to a development-oriented approach that supports investment, innovation and job creation. This approach envisions Delhi as a **green, climate-resilient and globally competitive capital city** with ease of living, a high standard of liveability, a vibrant economy and an enabling environment for doing business. Key economic initiatives include:

a) **Investment-ready business and commercial districts**

Develop modern commercial districts with quality infrastructure, office spaces and strong transport links to attract businesses, financial institutions, corporate headquarters, start-ups and service-sector enterprises.

b) **Innovation and research ecosystems**

Promote Delhi as a knowledge and innovation hub through research, technology and entrepreneurship. The proposed 138-hectare Education Hub in Narela will support universities, research institutions, vocational training and start-ups, fostering a knowledge-based economy and skilled employment.

c) **Industrial and logistics centres**

Develop modern industrial and logistics clusters with warehousing, distribution hubs and integrated freight facilities connected to highways, rail networks and urban extension corridors to improve supply-chain efficiency and reduce transport costs.

d) **Specialised economic zones**

The plan encourages the development of specialised economic zones focused on high-value sectors where Delhi has strategic advantages. Developments in **High Density Corridor Zone** (along the Urban Extension Road-II) is intended to promote high-density, compact development with mix use integrating residential, warehousing, logistics, commercial, and other compatible uses.

e) **Mixed-use urban centres integrated with public transport**

One of the most significant shifts in MPD–2047 is the promotion of **Transit-Oriented Development (TOD)**, through inclusive zoning, creation of affordable housing, offices, retail, education and public services concentrated around major public transport corridors. Compact, high-density development around metro and regional transit stations shall lead to reduced travel time, lower traffic congestion, higher land-use efficiency, enhanced accessibility to jobs and services, and creation of walkable city with vibrant and economically active neighbourhoods.

7. The Plan recognizes **human capital** as the foundation of sustainable economic growth by promoting a city that attracts, nurtures and retains talent through quality housing, accessible mobility, robust social infrastructure, healthy living environments and diverse employment opportunities.
8. Delhi is projected to emerge as one of the world's largest metropolitan regions and it has been estimated that there shall be requirement of about **40 lakh additional houses till 2047** to accommodate population growth, changing household sizes and future urban expansion. To meet this demand in a sustainable and inclusive manner, MPD–2047 adopts a balanced strategy of optimising existing developed areas and unlocking new urban extensions through redevelopment / regeneration and policy-led planned development. Through its spatial development strategies, the Plan positions urban planning as an enabler of growth.
9. MPD–2047 adopts a two-pronged spatial development strategy to guide sustainable urban economic growth, environmental sustainability, social inclusion and improved quality of life.
 - a) The Plan promotes the **redevelopment / regeneration and densification of existing urban areas (brownfield areas)** through Transit-Oriented Development (TOD), mixed-use development, urban renewal and infrastructure augmentation, enabling efficient utilisation of serviced land.
 - i. **Redevelopment of Existing Neighbourhoods:** Delhi has evolved through multiple planned residential typologies, including Cooperative House Building Societies (CHBS), DDA housing schemes, DDA plotted developments, resettlement

colonies, Rehabilitation Colonies, General Pool Residential Areas (GPRA), employer / government housing, Cooperative Group Housing Societies (CGHS), private group housing and other planned residential developments, creating a diverse urban fabric that now requires renewal, densification and upgradation. The Plan promotes redevelopment of ageing housing stock, under-utilised plots and areas under low-density where infrastructure already exists. This approach helps to create additional housing while improving roads, utilities, public spaces and community facilities.

- ii. **In-situ rehabilitation of slums and JJ clusters:** Complementing this strategy, MPD-2047 adopts an inclusive housing framework to improve living conditions and ensure equitable access to housing and basic urban services. The Plan promotes in-situ rehabilitation of slums and JJ clusters, in line with the principle of "Jahan Jhuggi, Wahan Makan", providing safe, dignified and affordable housing along with supporting social and physical infrastructure while enabling residents to remain within their communities.
 - iii. **Improvement and regularisation of unauthorised colonies:** It also provides a comprehensive framework for the planned improvement, regularisation and redevelopment of unauthorised colonies through infrastructure augmentation, enhanced connectivity, improved public amenities and appropriate development norms, thereby integrating these areas into the formal urban fabric and improving the quality of life of their residents.
- b) The Plan facilitates the **planned development of greenfield areas** through policies such as Land Pooling and Low-Density Area development, creating well-connected, infrastructure-led urban extensions capable of accommodating future growth in a sustainable manner. Together, these strategies seek to optimise land utilisation, improve infrastructure efficiency, enhance liveability and support Delhi's transformation.
- i. Large greenfield areas in Delhi will be developed through the **Land Pooling Policy** and other development models using an inclusive zoning approach that integrates housing, commerce, industry, public facilities, recreation and other compatible uses. It adopts an infrastructure-led approach, flexible development regulations and the innovative Flexi Roads concept, enabling integrated, self-sustaining neighbourhoods and reducing fragmented urban development.
 - ii. **Low Density Area** (Land in last peripheral villages of NCT of Delhi and Low-Density Residential Areas) shall primarily comprise of low-density residential developments while maintaining the low-density and environmental character of the area.
10. MPD-2047 places people at the centre of urban planning, with a special focus on the **aspirations of youth, women, children, senior citizens and persons with disabilities.**

The Plan promotes the creation of an inclusive, vibrant and accessible neighbourhoods supported by community-level infrastructure, including libraries, cultural and community centres, sports and recreational facilities, innovation and co-working spaces, entertainment hubs, public plazas and safe pedestrian-friendly streets.

11. MPD-2047 strengthens Delhi's **healthcare ecosystem** by promoting the development of an integrated network of hospitals, medical colleges, speciality healthcare facilities and wellness centres across the city. The Plan seeks to ensure equitable access to quality healthcare through well-distributed health infrastructure integrated with residential areas and public transport. It reinforces Delhi's role as a national healthcare hub and a destination for medical tourism through the development of world-class tertiary and super-speciality healthcare facilities.
12. MPD-2047 adopts an **infrastructure-led growth model** wherein new development will be guided by the availability of essential infrastructure such as roads, public transport, water supply, sewerage, drainage, power and digital connectivity. This infrastructure-first approach seeks to prevent unplanned growth and ensure that new communities receive urban services from the beginning.
13. MPD 2047 recognises the **Mass Rapid Transit System (MRTS), Regional Rapid Transit System (RRTS) and High Speed Rail (HSR)** network as a major catalyst for Delhi's future growth and regional integration. Delhi's metro network is at present 416 km and is expected to expand further by about 279 km in future. The RRTS network is also planned to be extended to around 383 km, connecting Delhi with key regional centres such as Ghaziabad, Meerut, Panipat, Karnal and Alwar. The operational 82 km Delhi–Ghaziabad–Meerut RRTS corridor, has reduced travel time between Delhi and Meerut to under one hour demonstrating the transformative potential of high-speed regional connectivity. By integrating land use, housing, employment and public transport, MPD-2047 seeks to create a connected, transit-oriented and sustainable metropolitan region that supports future population and economic growth.
14. Recognising the need to prioritise people over vehicles, MPD-2047 envisions a connected, transit-oriented and walkable city where **public transport, walking, cycling and other forms of active travel constitute the preferred modes of mobility**. This is supported by an integrated network of pedestrian and cycling infrastructure, universal accessibility, seamless multimodal integration and efficient last-mile connectivity. In parallel, **it facilitates the transition to clean mobility** through the adoption of electric, hydrogen and other low-emission transport technologies, supported by the required charging and refuelling infrastructure, contributing to reduced emissions, improved environmental quality and a healthier urban environment.
15. A robust physical, social and digital infrastructure system underpins this vision of a globally competitive capital. The Plan focuses on strengthening resilient utility networks, smart and digitally enabled infrastructure, structured and **efficient parking systems**, high-

quality civic amenities and enhanced digital connectivity to improve urban efficiency and service delivery.

16. MPD-2047 recognises sports infrastructure as an integral component of social infrastructure and urban liveability. Building on **Delhi's extensive network of international-standard sports facilities**, including the Indira Gandhi Indoor Stadium, Jawaharlal Nehru Stadium, Shivaji Stadium, 23 DDA Sports Complexes and three golf course. The Plan seeks to further strengthen the city's capacity to host national and international sporting events. It provides for the development and upgradation of sports infrastructure at international, national, city, district and neighbourhood levels through public, private and collaborative development models, including new international-standard sports facilities in **emerging growth centres such as Narela, Dwarka and Rohini** Sub-Cities. The Plan aims to ensure equitable access to quality sports and recreational facilities, nurture sporting talent, promote active and healthy lifestyles, and reinforce Delhi's position as a leading national and international sporting destination.
17. **Environmental sustainability** is a defining pillar of MPD-2047. The Plan promotes ecological restoration, expansion of urban forests, biodiversity conservation, rejuvenation of the Yamuna and other water bodies, and the development of climate-responsive landscapes and the **Green Connect network** linking parks, forests, biodiversity parks, baolis, green streets and ecological corridors. It advocates a shift from resource-intensive ornamental landscapes and extensive open lawns towards ecologically resilient green spaces with enhanced canopy cover, restoration of native habitats, and the use of indigenous species and nature-based solutions. The Plan also envisions green spaces as vibrant, cultural, recreational and community assets that strengthen the ecological resilience improve environmental quality and enhance urban liveability. Currently, nearly **22% of the NCT of Delhi is under green cover**, and MPD-2047 aims to further strengthen and diversify the city's green network through the creation and enhancement of forest, biodiversity parks, urban greens and ecological corridors.
18. Recognising the **ecological continuum from the Delhi Ridge to the River Yamuna**, MPD-2047 adopts an integrated green-blue infrastructure approach for the protection, restoration and sustainable management of Delhi's natural assets. The Plan provides for the conservation and rejuvenation of the Yamuna flood plains, natural and constructed drains, wetlands, lakes and other water bodies across the Najafgarh, Trans-Yamuna and Barapullah drainage basins through nature-based and biotic restoration measures. By enhancing canopy cover, restoring ecological corridors, improving hydrological functions and integrating green and blue assets with public spaces, the Plan seeks to revive Delhi's ecological heritage while building resilience to climate change, reducing urban heat island effects and creating a healthier and more liveable urban environment.
19. Aligned with the national vision of decolonisation and cultural resurgence, MPD-2047 **integrates heritage conservation with urban regeneration** through the adaptive reuse of historic buildings, revitalisation of traditional markets, archaeological parks, heritage

walks, cultural circuits and public realm improvements. The Plan also recognises the importance of preserving Delhi's intangible cultural heritage, including its rich culinary traditions, diverse cuisines, festivals, crafts, performing arts and other living traditions that reflect the city's pluralistic character. These initiatives seek to preserve Delhi's unique identity while strengthening cultural enterprises, creative industries and community participation.

20. **Tourism** is recognised as a key driver of economic growth, with integrated development of heritage sites, ecological and riverfront tourism, convention and exhibition facilities, sports and recreational infrastructure, entertainment districts and year-round cultural events, positioning Delhi as a globally recognised destination for culture, cuisine, business and leisure.
21. MPD-2047 provides a robust implementation and monitoring framework supported by enabling regulations, institutional coordination and time-bound approval processes. The Plan seeks to ensure effective implementation, transparency and accountability, facilitating timely project execution and translating the vision of MPD-2047 into measurable outcomes on the ground. Technology and digital innovation will underpin the governance and management of Delhi's future growth through AI-enabled planning, Digital Twin applications and data-driven decision-making, creating a more efficient and responsive city.
22. To ensure equitable and transparent urban development, MPD-2047 promotes efficient land utilisation through digital land management, phased development, value capture mechanisms and robust regulatory frameworks that curb land speculation and ensure that land value appreciation contributes to public infrastructure and community development. Recognising the development potential of Delhi's peripheral villages, the Plan also encourages context-sensitive and low-density development, rural enterprise and infrastructure investment that improve livelihoods while preserving agricultural and ecological assets.
23. The collaborative governance framework under MPD-2047 promotes coordinated planning, decision-making and implementation through the active participation of the Government of India, the Government of the National Capital Territory of Delhi (GNCTD), Delhi Development Authority (DDA), Local Bodies including Municipal Corporation of Delhi (MCD), New Delhi Municipal Council (NDMC), Delhi Metro Rail Corporation (DMRC), National Capital Region Transport Corporation (NCRTC), infrastructure service providers including Delhi Jal Board (DJB), Delhi Urban Shelter Improvement Board (DUSIB), the private sector, financial institutions and citizens. The Plan seeks to mobilise investments, strengthen urban infrastructure and public services, and enhance Delhi's long-term economic competitiveness, institutional capacity and climate resilience.
24. Together, these initiatives redefine urban planning as a catalyst for economic growth, environmental sustainability, social inclusion and institutional excellence. More than a statutory planning document, MPD-2047 is the spatial blueprint for the Capital of a Developed India. By integrating economic competitiveness, environmental stewardship, technological innovation, cultural heritage and collaborative governance, the Plan seeks to create a city that is liveable, resilient, productive and globally admired. Its successful implementation will not only enhance the lives of Delhi's residents but also establish Delhi as a global benchmark for sustainable urban development and a proud symbol of India's aspirations and achievements in 2047.

About Master Plan for Delhi 2047 (MPD-2047)

The Master Plan for Delhi is a key instrument that facilitates Delhi's development by assessing its present condition and guides to achieve the desired development. Implementation of the Master Plan is the collective responsibility of all agencies involved in the development of Delhi, including the Central Government, relevant departments of the Government of the National Capital Territory (NCT) of Delhi, service providing agencies, land-owning agencies, regulatory agencies and local bodies.

The first Master Plan for Delhi was promulgated in 1962 under the Delhi Development Act, 1957, followed by the Master Plans of 2001 and 2021, each of which is an extensive modification of the respective previous Master Plans. These plans were for perspective periods of 20 years and provided a holistic framework for planned development of Delhi.

The Master Plan for Delhi 2047 is aligned with the vision of Viksit Bharat @ 2047 and aims to transform Delhi into a world-class, inclusive, sustainable and economically vibrant capital city for nearly 3.2 crore residents/people. The Plan focuses on improving the quality of life of every resident through affordable housing, enhanced mobility, modern infrastructure, environmental sustainability and digital governance. The MPD-2047 is a 'strategic' and 'enabling' framework to guide future growth of the city.

Structure of MPD-2047 document

The Plan document is divided into three parts as follows:

Part I: Background

This part provides an overview of Delhi, covering its regional context, past planning experiences, demographic trends, population projections and the scenario across key sectors such as environment, housing, economy, physical and social infrastructure and transportation.

It further presents the Land Use Plan of Delhi, and concludes by outlining the key focus areas, opportunities, and challenges that form the basis for the strategies and proposals presented in the subsequent chapters.

Part II: Vision, Strategies, Spatial Policies & Development Framework

This part of the document outlines the vision and objectives for the planned development of Delhi and presents the strategies to achieve them. It covers key sectors including environment, economy, heritage and culture, shelter, social infrastructure, transportation and mobility, physical infrastructure, disaster preparedness, and the use of GIS-based planning to support sustainable and balanced urban growth.

It also presents the spatial development policies that will guide the city's future growth, covering both greenfield and brownfield areas, through Land Pooling, Transit Oriented Development, High Density Corridor development, Regeneration of planned and unplanned

areas including special development areas. It concludes with the Development Code and the plan monitoring framework, which together provide the regulatory and implementation framework for the Master Plan.

Part III: Development Control Norms

The third part provides detailed development control norms for different types of development and use premises, mixed use provisions, Transferable Development Rights and other controls.

PART I: BACKGROUND

CHAPTER 1. CONTEXT & EXISTING SCENARIO

1.1 Introduction

Delhi is one of the world's oldest continuously inhabited cities, with a rich history spanning over a millennium. As the capital of India, it has evolved through successive phases of development, creating a distinctive urban fabric that harmoniously integrates heritage, culture and modern urban development. From its historic settlements to planned urban extensions and contemporary developments, the city reflects India's diverse civilizational and architectural legacy.

Today, Delhi is the nation's political, administrative, economic and cultural capital, and a globally connected metropolitan city. As the city continues to grow, it faces the challenges of accommodating a rising population, limited land availability, climate change and evolving economic aspirations, while preserving its heritage and enhancing the quality of urban life.

The Master Plan for Delhi (MPD)-2047 provides a long-term framework to guide the city's sustainable and inclusive growth. It envisions Delhi as a liveable, resilient, connected and globally competitive capital through new spatial planning policies for greenfield development and the regeneration of brownfield areas, supported by efficient land use, sustainable mobility, quality infrastructure, environmental sustainability, digital transformation and citizen-centric governance, while preserving its unique historical and cultural identity.

1.2 Regional Context

National Capital Region (NCR) is the largest metropolitan region in the country, spread across 55,000 sq.km approximately, comprising of National Capital Territory of Delhi (NCTD), 14 districts of Haryana, 8 districts of Uttar Pradesh and 5 districts of Rajasthan. The area under the NCR has increased since Regional Plan 2001 (notified in 1989).

For harmonised and planned development of the NCR, the National Capital Region Planning Board (NCPRB) is mandated to prepare the Regional Plan and the Functional Plans, to arrange for the preparation of Sub-Regional Plans and Project Plans by each of the participating States and the Union territory, and to co-ordinate the enforcement and implementation of the Regional Plan, Functional Plans, Sub-Regional Plans and Project Plans through the participating States and the Union territory, so as to avoid any haphazard development of the region. The NCR Regional Plan proposes 4 policy zones:

- (i) **NCT Delhi:** The area of NCT Delhi has and shall remain static at 1483 sq.km. NCT Delhi is surrounded by the NCR States from all sides and has no possibility of horizontal expansion like other parts of NCR.
- (ii) **Central National Capital Region (CNCR):** CNCR area is now being redefined as the area from the boundary of NCT Delhi to the Eastern Peripheral Expressway (EPE) and Kundli-Manesar-Palwal expressway (KMP) up to 5 Km beyond outer edge of the ROW of this first ring of expressways (Circular Regional Expressway-I i.e. CRE-I).

- (iii) **Highway Corridor Zones (HCZ) and Transit Oriented Development (TOD):** To prevent unplanned development along major transport corridors and to harness the development potential of these connectivity alignments, Highway Corridor Zone (HCZ) were proposed in the past plans to enable planned development within 500 metres on both sides of the highways. Now, with the development of Metro rail network, Rapid Rail Transport Systems and expressways, these connectivity corridors and the transit nodes therein, provide unique opportunities for intensive development along these corridors which will also facilitate ease of transport, reduce transportation costs and improve quality of life for much larger population than originally planned by these connectivities.
- (iv) **Rest of NCR:** All other areas in NCR not covered by any of the above zones shall form the Rest of NCR Zone.

1.3 National Capital Territory of Delhi

New Delhi is the seat of the Central Government, being the capital of India. Delhi has been given special status as the National Capital Territory of Delhi (NCTD). The NCTD has an area of 1483 sq.km and comprises of local bodies operating in defined jurisdictions. There are 357 villages in Delhi and has been divided into 17 Planning Zones (refer Map 2) for ease of planning and management. Master Plan provides strategies that converge the responsibilities and actions across these multiple jurisdictions to guide the future growth of the city.

The NCR acts as the consumption and distribution centre for North India, accounting for about 8% of the National GDP, with Delhi's contribution being more than 50%. Delhi is one of the major trade hubs in North India and a key redistribution centre due to the seamless connectivity and robust infrastructure. In future, functions of distribution and re-distribution may shift from Delhi to the upcoming dedicated freight and logistics nodes in NCR. However, Delhi will retain its economic prominence as a front for business, trade and digital logistics, and as the primary driver of the regional economy.

Delhi metro has emerged as the lifeline of urban mobility in Delhi-NCR region and is the largest metro network in the country, with 303 operational stations, having a total network of 416 km (2026). The network is set to expand further with nearly 104 km under construction and 175 km under planning to further strengthen seamless, sustainable and high capacity public transport across the region. The Regional Rapid Transit System (RRTS) has further strengthening the regional mobility patterns and dynamics by bringing cities like Ghaziabad, Meerut, Gurugram, Panipat, Karnal, Faridabad, and Rohtak within accessible distance.

Delhi's future role is planned as a megacity that offers a spectrum of choices for recreation, work, residence and also in conserving its natural and ecological assets to sustain the future population and development activities.

1.4 Evolution of Master Plans (1962, 2001 and 2021)

The process of planned development of the National Capital began with enactment of the Delhi Development Act 1957, followed by the promulgation of the Master Plan of Delhi in 1962 (MPD-1962).

The MPD-1962 set out the broad vision for the development of Delhi through planned urban development by introducing statutory land use planning, large-scale land acquisition. The aim of the Plan was to ensure that the spatial pattern of development and use of land could conform to the development plan and infrastructure and services could be laid out to match the same. This Plan envisaged urban area of approximately 45,000 hectares to accommodate a projected population of 50 lakh by 1981.

The Master Plan for Delhi 2001 (MPD-2001), notified on 1st August, 1990, also substantially reiterated the planning process, which had been outlined in MPD-1962. MPD-2001 focused on Delhi to be planned as an integral part of its region, maintaining ecological balance, treating Central City Area as a Special Area, conserving urban heritage, decentralisation of City centre, urban development to be low-rise, high density and hierarchical. This Plan marked a shift towards planned urban expansion by extending by about 18,000 to 24,000 hectares for urbanisation and promoting the development of new sub-cities, including Rohini, Dwarka and Narela. The Plan projected a population of 130 lakh.

The Master Plan for Delhi 2021 (MPD-2021), notified on 7th February, 2007, was an extensive modification of the respective previous Master Plans which provided a holistic framework for planned development outlining several innovations and reform were envisaged in the prevailing land policy and facilitating public - private partnerships. Together with planned development of new areas, a major focus was on incentivising the recycling of old, dilapidated areas for their rejuvenation. The Plan provided a mechanism for the restructuring of the city based on mass transport, redevelopment and densification of the existing urban areas and city improvement. It called for a comprehensive redevelopment strategy for accommodating a larger population, strengthening of infrastructure facilities accompanied by creation of more open spaces at the local level by undertaking measures for redevelopment of congested areas. The envisaged projected population for this Plan was 230 lakh.

MPD-2021 recognised the need to facilitate participation of private sector in the development process in order to overcome challenges associated with land acquisition and improve efficiencies in land consolidation and development. It introduced innovative concepts like alternate methods of land assembly, private sector participation, flexible land use, development norms and transit-oriented development. The Land Pooling Policy for development through assembly of privately owned lands was notified in 2013 and consequently its modification and Regulations were notified in 2018. Transit Oriented Development (TOD) was introduced in 2015 to restructure the city around mass transit stations nodes. Rejuvenation of old, dilapidated areas through incentives was also envisaged as part of the plan.

1.5 Plan Preparation

In order to establish the present situation and assess gaps under various sectors, a baseline exercise was conducted for MPD, involving the relevant stakeholder agencies from central, state and local governments. Data was collated from primary and secondary sources and studies were conducted for transport, public transport accessibility, economy, heritage and unplanned settlements. A number of experts gave inputs towards different sectors and aspects of development in Delhi. The baseline report and analysis of the strengths, weaknesses, opportunities and threats brought to the fore key concerns regarding the city. These were corroborated by views and vision statements received from citizens, stakeholders and experts who participated in public consultations and focus group discussions held during Plan preparation.

As part of the baseline, a review of the Master Plan for Delhi (MPD)-2021 was carried out to trace the trajectory of Delhi's development for the last two decades. MPD-2021 was reviewed in detail in order to extract lessons from its implementation.

The opinions, views and aspirations of the people of Delhi were garnered during the preparation of the Plan through continuous engagement with Civil Society Organisations (CSOs), RWA federations, market associations, professional bodies, etc., as well as through direct interaction with citizens. Dedicated online public consultations were held, during September-November 2020, including sessions with youth, persons with disabilities, professionals, NGOs working on gender issues, people living in unauthorised colonies (UCs) and slums, traders, industry representatives etc. Vision statement for this Plan was formulated through citywide consultations, focus group discussions, an online web portal and social media.

The draft Master Plan was placed in the public domain for 75 days in June, 2021 for inviting suggestions/objections after the approval of the Authority and the Ministry of Housing and Urban Affairs (MoHUA), Government of India. The draft document included 'Service Plans' provided by the respective service providing agencies as an Annexure. More than 34,000 objections / suggestions were received. In October, 2021, the Board of Enquiry and Hearing (BoEH) was appointed. The Board heard representations on the objections / suggestions received on draft document and gave recommendations for modification of in the draft plan. The document of Master Plan has incorporated (i) relevant suggestions/objections received from various departments/agencies of Central/State Government and the public; (ii) recommendations of the Board; and (iii) inputs from the Ministry.

1.6 Existing Scenario

1.6.1 Demography

Delhi is a preferred city in terms of employment, higher education and residential purposes. According to the Census of India, NCT of Delhi recorded high decadal population growth rates of 52.44%, 52.91%, 52.98%, 51.45%, 47.03% and 21.20%, from 1951 to 2011 respectively. The growth rate has dropped in the last two decades both in terms of natural

growth and migration. However, in absolute numbers, NCT of Delhi accounts for about 1.39% of India's population and is one of the most populous cities in the world.

As per the Economic Survey of Delhi 2019-20, 30.3% of the population is in the age group of 15-30 years, making Delhi one of the cities with the highest young population in the world. With a high literacy rate (86.2%), Delhi also has a large educated workforce with about 1.1 million people between 15-59 years of age (2011). Creating opportunities for education, skill development and employment is required. Close to 30% of Delhi's population comprises of children and young people of 0-18 years (Economic Survey of Delhi, 2019-20) age group indicating that Delhi should become a more child friendly city. It is, thus, imperative to provide infrastructure for children of all age groups and all abilities in the city.

Census 2011 recorded nearly 2.26 million migrants who had been residing in Delhi for a duration of 0-9 years. However, during the decade 2001-11, the total migration into Delhi has reduced. The Delhi Economic Survey Report ascertains that substantial migration was from neighbouring states. The absolute number of migrants are high and a comprehensive understanding of their profile, purpose and duration for migration is critical in provision of housing, facilities and employment. Over the last decade, the total migration into Delhi has reduced due to the increase in employment opportunities in Gurgaon, Faridabad, Sonipat, Noida, Ghaziabad, etc., and various employment promotion programmes by central government and respective state governments.

As per Census of India (2011), Delhi has more than 97% urban population. The density of the population has increased from 6,352 persons per sq.km in 1991 to 11,320 persons per sq.km in 2011. Delhi's population was considered as per the high, medium and low growth scenarios respectively. The Total Fertility Rate (TFR) of Delhi in 2018 was 1.5 and observing the past trends it can be said that in future it would continue to decline (Study on Population, Economy and Employment for Delhi: MPD-2041 by Institute of Human Development). TFR of 1.5, 1.3 and 1.1 was considered for the population projections in the high fertility, medium fertility and low fertility, scenarios respectively. Considering the decline in rate of growth in the last two decades, the medium growth scenario (29.2 million) has been adopted. This may need recalibration once the Census is updated. The population estimates for NCTD at five-year intervals are given in the following table:

Table 1.1: Five-yearly estimates of projected population for Delhi

Sl. No.	Year	Male (in million)	Female (in million)	Total (in million)
1.	2021	11.1	9.5	20.6
2.	2026	12.2	10.4	22.6
3.	2031	13.4	11.4	24.8
4.	2036	14.6	12.3	26.9
5.	2041	15.9	13.3	29.2

Source: Demographic projections undertaken for MPD-2041 (Study on Population, Economy and Employment for Delhi: MPD-2041 by Institute of Human Development)

Delhi's population is estimated to be 32 million for the year 2047 based on the above projections. Two important shifts are likely in the demographic profile of the city. A significant increase is projected in the proportion of persons of working age (age group 25-60 years), employment opportunities are required to harness the potential economic benefits presented by this demographic dividend. The analysis also indicates increase in the proportion of persons in the age group of 60 years and above.

The previous Plan estimated 50% of the population increase due to migration. The growing needs of existing population and high land values have led to the growth of unplanned settlements in the city. Migration is estimated to contribute 41% of the population increase during the present Plan period.

1.6.2 Sectors

(i) Environment:

Delhi has an abundance and variety of environmental assets in the form of river Yamuna, Aravalli Ridge, water bodies, forests etc., as well as human-made assets like parks, maidans, ponds, baolis, etc. All the assets and their inter-connected network provide open spaces for citizens, facilitates larger network benefits for biodiversity, micro-climate and flood management. However, these environmental assets also grapple with concerns like pollution, encroachment and environmental degradation.

Air and water pollution have a large geographical footprint. A large fraction of air pollution in Delhi comes from outside its geographical boundaries, therefore regional level action is necessary and multi-state efforts are required for addressing these issues comprehensively. The major contributors of indigenous pollution are: industries and transport in winters; dust and industries in summers. Rest is emissions from households, waste burning and diesel generator sets.

Among Delhi's well-endowed blue assets, the most significant is the River Yamuna that has a historic, cultural and spiritual connect with the city. The city has an extensive network of natural and constructed drains, largely spread across three drainage basins of Najafgarh, Trans-Yamuna and Barapullah. Water pollution in the Yamuna and other water bodies has resulted in disappearance of aquatic life and disturbed the water ecology. The 22 km stretch from Wazirabad to Okhla, which is less than 2% of the total river length, accounts for about 76% of the pollution load in the river. Despite being a perennial river, the Yamuna has no freshwater flow downstream of Wazirabad in the dry season [Source: Action Plan by River Rejuvenation Committee (RRC), GNCTD]. The flow in the river comprises of treated and untreated wastewater flowing through drains that fall into the river. Delhi Pollution Control Committee (DPCC) monitors major drains (refer Annexure 2) that are responsible for most of the polluted outflow in the river. Any strategy for river management will also have to consider the activities in the floodplains, to prevent ecological damage and potential flood hazards.

At the same time, the city has made rapid strides in improving the green cover which has significantly increased during the last plan period. Currently, almost 22% of the land area is under green cover as per the Department of Forest, GNCTD. Based on the categorisation of the Indian Forest Act, 1927, Delhi has three kinds of forests. The Ridge is a reserved forest spread over an area of about 7784 Ha (Northern Ridge Forest: 87 Ha, Central Ridge Forest: 864 Ha, South-Central Ridge Forest: 626 Ha, Southern Ridge Forest: 6200 Ha, and Nanakpura Ridge Forest: 7 Ha) that constitutes nearly 6% of NCT of Delhi.



Illustration 1: Ridges in NCT of Delhi

(For illustrative purpose only)

The second category is comprised of 26 protected forests, with a total area of about 1658 Ha. Thirdly, 40 unclassified forests are maintained by Department of Forest, GNCTD as 'City Forests'. Additionally, as per the Delhi Parks and Garden Society, there are more than 18,000 parks and gardens. DDA has also developed seven dedicated biodiversity parks to conserve and protect biodiversity that serve as a model for conservation (refer Annexure 1), and also has been maintaining 746 parks (6830 Ha) in different parts of NCT of Delhi (refer Annexure 1).

(ii) Economy:

Delhi is one of the fastest growing metropolitan centres in the country. As per the Economic Survey of Delhi, 2025-26 the projected Gross State Domestic Product (GSDP) of NCT of Delhi is Rs. 13,27,055 crores showing the growth of 9.42 % over the previous year which is roughly 2.5 times higher than the national average. The economic profile of the city is dominated by the tertiary sector, which presently contributes the largest share to the Gross State Domestic Product (85%), followed by the secondary (12%) and primary sectors (3%).

Various Commercial centres under various hierarchy of development on approximately 2,500 Ha land has been developed by government from time to time. 2,774 Ha of industrial planned area forms a large portion of Delhi's land use distribution accommodating industrial units of the capital city. Delhi has retail, wholesale and warehousing facilities spread across the city.

The current landscape of Delhi is characterised by a dominance of micro, small and medium enterprises (MSMEs), limited large-scale manufacturing and a gradual shift toward cleaner and service-linked industries. The city has about 29 planned industrial areas and 25 non-conforming industrial clusters. Delhi's industrial sector growth is driven by sectors such as food processing, fabricated metals, chemicals and transport equipment, with some traditional industries like apparel and electronics.

It is the seat of government and quasi-government institutions and headquarters of various National and Multinational organisations. It is a premier Meetings, Incentives, Conferences, and Exhibitions (MICE), travel and hospitality business destination. The city also has a rich heritage that can be leveraged for promoting cultural activities such as tourism, travel, food & beverages, and creative arts, media, design, etc.

The construction sector is further expected to grow due to implementation of land pooling and various other development strategies. Transit-oriented development and strong regional interdependencies will also generate employment in the transport, trade and retail sector.

(iii) Heritage & Culture:

Delhi is one of the world's oldest continuously inhabited cities, with a rich cultural and historical legacy reflected in its 1459 identified heritage assets, including World Heritage Sites, protected monuments, heritage buildings, historic precincts and cultural landscapes. Many of these heritage buildings/monuments in Delhi are under severe threat, encroachment, disrepair, incompatible use and insensitive reconstruction/alteration. There is a need for increased emphasis on conservation and monitoring of heritage assets.

The city's built heritage is largely concentrated in central Delhi in the area between the Yamuna and the Ridge, several of which are clustered in the form of precincts/zones with the potential to become unique cultural hubs for the city. Heritage areas like Walled City

(including Chandni Chowk), Nizamuddin, Mehrauli, Tughlaqabad, Jahanpanah, Hauz Khas and Lutyen's Delhi contain most important heritage buildings. Many heritage buildings and historic areas are interlinked with natural assets like water bodies and forests, presenting opportunities for integrated planning. A number of activities related to art and cultural festivals, food walks, heritage walks etc. hold enormous potential and should be encouraged to promote tourism and create awareness. Delhi also has landmark buildings of architectural importance which can be brought under the purview of cultural promotion.

Beyond these, Delhi also has diverse public spaces ranging from iconic city level hubs, parks and open spaces like India Gate, Central Park at Connaught Place etc. to large social and cultural facilities, traditional/historic bazaars of the walled city, theme sites like Dilli Haats, markets like Janpath street, Emporia, as well as parks, chowks and streets. Apart from these, various spaces for creative arts such as Mandi House, heritage assets and cultural precincts, environmental assets such as forests, water bodies and the Yamuna floodplains, form the important elements of the city.

(iv) Shelter:

Housing has a spatial relationship with employment, social services and other urban activities. Housing and social infrastructure are at the core of defining the quality of life in a city.

The development of land and housing in Delhi has largely been the prerogative of the public sector, with limited private participation. Delhi has assimilated multiple layers of development under Housing. In Residential planned areas, under plotted development there are Co-operative House building Societies (CHBS), DDA housing plots, resettlement colonies and Rehabilitation Colonies (MoR). Similarly, for group housing, General Pool Residential Areas (GPRA) colonies, Employer/Government housing, Co-operative Group Housing Societies (CGHS), DDA Group housing schemes and private group housing projects, have been developed.

Nearly 85% of the city's population belongs to low and mid-income segments. The high cost of land in the city has resulted in unaffordable housing which has led to proliferation of unauthorised colonies (UCs), slums, and densification of urban villages.

Around 28.4% of the households live in rental accommodation (Census, 2011). 32.3% of the population are migrants (Socio-Economic Survey of Delhi, GNCTD, 2018-19) who prefer rental housing due to low entry and exit costs. Most of this rental housing demand is being catered by unplanned settlements.

In order to improve housing stock and the overall quality of life in unplanned areas, the government has initiated the process of conferment of land ownership rights to the residents of the identified unauthorised colonies and is facilitating the regularization and redevelopment of these colonies in accordance with the applicable regulations of UCs.

The housing demand for Delhi (2011-2047) is estimated to be nearly 40 lakh dwelling units, assuming an average household size of 4.5 persons. The housing demand has been calculated by considering factors such as housing backlog, new demand generated due to increase in population, condition of existing stock (obsolescence) that would need replacement and the vacant housing stock in the city.

(v) Social Infrastructure:

Social infrastructure covers public and semi-public (PSP) facilities including health, education, socio-cultural facilities, safety and security infrastructure, communications, distributive facilities and other related functions. Planning, development and delivery of social infrastructure is done by different service providing agencies.

These facilities are distributed at city, sub-city, community and local level. Urban extensions, as per MPD-2021, such as Narela and Dwarka sub-cities are also being developed with integrated housing, transport, and social amenities.

Delhi is developing key projects to strengthen its position as a global hub for sports, education, business, and international events. The Narela Integrated Sports Complex and Narela Education Hub will serve as major sports and institutional destinations, while Bharat Mandapam and Yashobhoomi (India International Convention and Expo Centre) provide state-of-the-art infrastructure and ICT systems, blending the best of global and local expertise.

Dwarka is being developed as Delhi's international gateway and investment destination, leveraging its strategic location, excellent connectivity through the Metro network, Dwarka Expressway, UER-II and proximity to Indira Gandhi International Airport. The development of the 34-hectare Diplomatic Enclave will strengthen its role as Delhi's international interface, while landmark projects such as Bharat Vandana Park will enhance its tourism, recreation and investment potential. Supported by world-class infrastructure and urban amenities, Dwarka is envisioned as a major hub for business, diplomacy and global engagement.

(vi) Transportation & Mobility:

(a) **Regional connectivity:** Delhi is the core of the NCR and has strong regional interdependencies with the adjoining cities such as Gurugram, Noida, Greater Noida, Ghaziabad and Faridabad, which leads to large-scale movement of people and goods in the NCR on a daily basis. A number of new developments in adjoining urban centres and the NCR such as Integrated Freight Complexes (IFCs), International Airport at Jewar, Delhi Mumbai Industrial Corridor (Western), Amritsar Kolkata Industrial Corridor (Eastern), Dedicated Freight Corridors, etc. will also significantly impact the commuter and freight movement patterns, resulting in severe stress on existing transport infrastructure of the city. Urban Extension Road (UER) - II is a strategic

mobility corridor that strengthens connectivity across Delhi integrating the key national highways, airport, three sub-cities, industrial areas and other emerging urban centres. Expansion of the Delhi Metro Rail network, the upcoming High-Speed Rail (HSR) Corridor, Regional Rapid Transit System (RRTS), construction of bypass/peripheral roads, etc. will redefine regional mobility and facilitate decongestion of Delhi.

- (b) **Intra-city movement:** The city also has to address internal challenges for providing access to newly urbanised areas, reducing congestion, revitalising under-utilised transport assets, encouraging walking and cycling, etc. Mobility trends in the future will be characterised by use of clean fuels, implementation of technologically advanced transit systems and artificial intelligence for traffic and parking management and these have to be factored into the transport strategies for the city. The Electric Vehicle Policy of GNCTD is also a step towards promoting sustainable mobility options in Delhi and reducing carbon footprint. Further, Delhi has potential for inland waterways mobility, which needs to be explored.
- (c) **Public Transport & Active Travel:** As per Delhi Integrated Multi-modal Transit System (DIMTS) Ltd. study of 2018, the modal split of trips by motorised modes is about 60:40 in favour of Public Transport (PT) and Intermediate Public Transport (IPT) modes. However, the potential for active travel remains underutilised. In the last decade, the share of walk trips has increased negligibly and cycle trips have reduced by nearly by one-third. Nearly half of the fatal road accidents in Delhi involved vulnerable road users i.e. pedestrians, cyclists, etc. (Source: Road Accidents in Delhi 2019, Accident Research Cell, Delhi Police). Road safety has emerged as one of the important concerns in Delhi and measures to create a safe, walkable and cyclable environment are required.
- (d) **Parking Management:** Efficient parking is another important imperative for Delhi. Parking demand has always been addressed by increasing the parking supply, which led to higher use of private modes for transportation. Allocation of land for parking results in non-optimal utilisation of land resources. Moving forward, a shift towards demand-based parking management strategies and more optimal utilisation of existing infrastructure is essential in Delhi. Parking shall be planned and managed through a unified parking planning framework to promote efficient utilization of parking spaces, improve accessibility, and support sustainable urban mobility.

(vii) **Physical Infrastructure & Disaster Preparedness**

- (a) **Physical Infrastructure:** Water, sewerage and solid waste management are GNCTD affairs but water supply, power and drainage are inter-state issues. Thus, the need of advance action and arrangement is required for the adequate provision of these infrastructure components. For each component, a broad augmentation plan is essential to meet the future requirement. The concerned agencies namely, DJB, I&FCD, DCB, MCD, NDMC, Department of Environment, GNCTD, DPCC, Department of Power

GNCTD, DTL, IGL and Department of Information & Technology, GNCTD have prepared Infrastructure Plans in consonance with MPD-2047 which are annexed as Service Plans.

- i. **Water Supply:** The water supply and distribution in Delhi are managed by the Delhi Jal Board (DJB). In New Delhi Municipal Council (NDMC) and Delhi Cantonment Board areas, DJB supplies water in bulk while NDMC and Delhi Cantonment manage the distribution. In areas not covered by the distribution system, DJB provides water through tanker service. Delhi is a water scarce city and pressure on available water resources has increased due to population growth, wasteful consumption and systemic loss of water.

For the year 2021, the supply of water was 935 MGD and water demand estimated by DJB was 1380 MGD. By the year 2047, potable water demand estimated by DJB shall be about 1600 MGD.

The Delhi Jal Board (DJB) has projected an additional water requirement of 401 MGD by 2047. To meet this demand, it proposes augmentation of 110 MGD through short to medium-term interventions (over the next 4–5 years) and a further 291 MGD through medium to long-term measures (over the next 10–15 years). These include augmentation of water supplies through substitution of Yamuna water currently used for irrigation, procurement of additional raw water from Uttar Pradesh, and development of upstream storage projects at Renukaji, Lakhwar, and Kishau. Accordingly, achieving the projected water augmentation for Delhi will require coordinated efforts with neighbouring states, particularly Uttar Pradesh, Haryana, and Himachal Pradesh, supported by necessary facilitation and interventions from the Central Government.

- ii. **Waste Water:** DJB is responsible for the sanitation network that includes collection, treatment and reuse/disposal of wastewater. In Delhi, wastewater is managed both by a sewage distribution network system and onsite sanitation system in the form of septic tanks. DJB has also planned decentralised wastewater treatment system and other sludge management systems to avoid dumping of untreated sewage into the drains. In areas where laying sewer lines is not possible, DJB has planned to capture the untreated effluent from the sub-drains through a parallel system of Interceptor Sewer Project, targeting to trap and treat effluent before it lands into the river. DJB is also making efforts to trap the sewage flowing in the major drains directly out falling into River Yamuna by diverting sewage to nearest STPs. Out of the 22 major drains, 11 have already been intercepted to prevent untreated effluent discharge.

At present, Delhi has an installed sewage treatment capacity of 814 MGD against which approx. 744 MGD of waste water is being treated. To further strengthen the treatment capacity, DJB has proposed the construction of new

sewage treatment plants at different locations for treatment of waste water, expected to be around 1285 MGD i.e. 80 % of the supplied water by the year 2047.

Delhi Jal Board (DJB) shall facilitate the supply and use of treated water by the concerned agencies/authorities for landscaping and irrigation of parks, gardens, green areas, and other public open spaces. The use of treated water for such non-potable purposes shall be encouraged to reduce the demand for potable water and promote sustainable water resource management.

- iii. **Drainage and Storm Water Management:** The drainage morphology of Delhi is defined predominantly by the Aravalli foothills and connected outcrops. Storm water movement is largely from the higher elevations in the West towards Yamuna in the East. An Integrated Drain Management Cell has been constituted by GNCTD to prepare a comprehensive action plan for “Alternate Technologies for Management of Waste Water in Drains” in Delhi for remediation and management of all drains of Delhi with representatives of all Drain owning Agencies.

To alleviate the flooding conditions in various parts of the city, storm water drainage infrastructure has to be made efficient along with low-cost flood-prevention measures such as water body rejuvenation, using parks for rainwater harvesting, regulating dumping of solid waste in the drains etc. To meet the city’s drainage requirements over the next 30 years, the Delhi Drainage Master Plan is under preparation by GNCTD to address the future demands in the face of rapid urban growth and recurring water logging problems.

- iv. **Solid Waste Management:** The quantum of solid waste generated in Delhi has been rising for the last several years. The management of municipal solid waste (MSW) in Delhi is under the jurisdiction of the Municipal Corporation of Delhi, New Delhi Municipal Council and Delhi Cantonment Board. In Delhi, approximately 47.5% of the municipal solid waste (MSW) generated is processed and the rest is primarily disposed in three landfill sites namely Bhalaswa, Ghazipur and Okhla. Delhi is flattening its legacy landfills and Municipal Corporation of Delhi (MCD) has been executing a large-scale bio mining process to segregate, process, and completely clear these dump sites.

Existing landfill sites have exceeded their capacity and the total quantum of MSW generated in the city is expected to increase substantially, from 13,500 TPD in 2026 to an estimate of 25,764 TPD by 2047.

- v. **Power:** The per-capita power consumption in Delhi is more than 1343 units per annum as against the national average of 1460 units. The conventional power supply capacity in the year 2021 is 7,161 MW. Renewable operational power purchase agreement/tie-up is 923 MW. Peak power demand by 2047 is estimated to be 25,500 MW.

- vi. **Gas network:** Natural gas is widely used in transport sector as Compressed Natural Gas (CNG), in the domestic and commercial sectors as Piped Natural Gas (PNG) and in industries as Regasified Liquefied Natural Gas. The city should shift towards using cleaner fuels such as those based on natural gases in different forms.
- vii. **Telecommunication and digital infrastructure:** Digital infrastructure and services are increasingly emerging as key enablers to Delhi's growth. Delhi has adopted 'Right of Way Policy' in compliance with 'Indian Telegraph Rules' to facilitate the provisioning of underground (optical fibre) and over ground (mobile towers) infrastructure for digital infrastructure. In 2020, Delhi had over 57 million telecom connections, out of which 54 million were wireless connections provided by both private and public agencies.

(b) Disaster Preparedness and Resilience:

Delhi has developed in phases since the inception of the Master Plan, with residential, commercial and industrial areas growing over time. As the city continues to expand, many older neighbourhoods need redevelopment and upgradation of physical and social infrastructure to make them safer and more resilient. Regularised and unplanned areas also require improvements in infrastructure, along with better structural, fire and electrical safety.

Delhi is located in Seismic Zone IV and is vulnerable to earthquakes, floods, fires, industrial and chemical accidents, building collapses, water logging and other emergencies. The city has been experiencing floods of various magnitudes due to flooding in the river Yamuna. According to Delhi Fire Service (DFS) statistics, the city had more than 1,45,000 fire incidents during 2016-21, resulting in considerable loss of life and property.

The 'Delhi Disaster Management Plan' prepared by the Delhi Disaster Management Authority (DDMA) has identified and listed vulnerable areas in Delhi for various types of disaster. The plan provides recommendations for periodic safety audits for structural safety, fire safety, electric safety, etc.

Over the next two decades, Delhi will develop safe, resilient and sustainable infrastructure to meet the needs of its growing population while strengthening resilience to disasters and climate change. All concerned agencies shall focus to create a sustainable and resource-efficient environment by enabling provision for robust and resilient infrastructure services.

1.7 Land Use Plan for NCT of Delhi

1.7.1 Land Use Plan

Land Use Plan means the Plan indicating Use Zones as defined in the Development Code. The boundaries of these Use Zones are defined in the Land Use Plan by features like roads, railway tracks, drains etc. The Land Use Plan for MPD 2047 (Refer Map 1) has been prepared on GIS (Geographical Information System) platform, considering the earlier approved layout plans, Zonal Development Plans, change of land use, existing and proposed spatial policies (like Transit Oriented Development Policy, High-Density Corridor, Low Density Area and Land Pooling Policy) and infrastructure networks like Metro, RRTS, expressways. Further, it ensures continuity of existing/proposed roads and strengthening regional connectivity in the NCR.

The implementation of the Land Use Plan shall be supported through various planning approach of different development mechanisms such as assembly of land, Town Planning Schemes, densification along MRTS etc. These mechanisms shall facilitate planned urban development, redevelopment of the existing built environment, preparation of plans with enhanced infrastructure and services.

The Land Use Plan under MPD-2047 is broadly categorized into the following two planning frameworks:

- (i) **Planning in Acquired and Developed Areas:** In the already existing developed areas, land use has been defined through designated Use Zones under the Development Code. The Plan identifies nine (9) broad land use categories namely Residential, Commercial, Industrial, Recreational, Transportation, Utility, Government, Public & Semi-Public Facilities, and Agriculture & Water Body. These land uses have been further classified into twenty-four (24) Use Zones (refer clause 5.1.3 and 5.1.5).

However, commercial activities in residential plots abutting streets/roads having width 30m ROW and more (in all categories of colonies), which are neither notified as mixed use nor as commercial streets, shall be permitted on ground floor or first lower floor (in case of stilt), subject to payment of charges. All types of commercial activities are permitted on such residential plots except activities involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substances or process, only on the ground floor or first lower floor (in case of stilt). Further, in the Policy-led Development Areas, mix of activities/uses permissible shall be allowed within the plots based on Road Right of Way as prescribed in the regulations.

- (ii) **Policy Led Development Areas:** These comprise areas where development shall be through participatory planning mechanisms involving private landowners and other stakeholders (Refer Map 4). Instead of predetermined plot-level land uses, development will be guided by approved spatial policies and planning schemes that promote flexibility, mixed-use development, integrated infrastructure, and sustainable urban growth. The

permissible land uses, development controls, and implementation mechanisms shall be governed by the respective approved Schemes/Projects. These areas include:

- (a) **Land Pooling Areas:** The Land Pooling Areas comprise approximately 200 sq. km distributed across different planning areas. Development in these areas shall be undertaken through an inclusive zoning approach, promoting a balanced mix of residential, commercial, industrial, public and semi-public, recreational, and other compatible uses to create sustainable, self-contained neighbourhoods.

The planning framework adopts a flexible land use regime, wherein the permissible uses and intensity of development shall be determined based on the Right of Way (ROW) of the abutting road. This approach provides flexibility to accommodate evolving economic and social needs, encourages mixed-use development, improves land utilisation, and promotes walkable, transit-supportive urban environments.

- (b) **Low Density Area:** Low Density Area shall comprise of the areas within the depth of one peripheral village revenue boundary along the border of NCTD and LDRA under previous Master Plan, covering an approximate area of 150 sq.km. Development in these areas shall primarily comprise of low-density residential plots, along with activities permitted based on plot size and the width of the abutting road, as per applicable development norms. This approach is intended to enable phased infrastructure provision and orderly development while maintaining the low-density and environmental character of the area.
- (c) **Development under TOD zone:** TOD Zones comprise approximately 200 sq. km along Metro corridors and within the influence areas of RRTS, Railway Stations and High-Speed Rail (HSR) stations. These zones shall primarily facilitate affordable housing through compact, transit-oriented, mixed-use development with an appropriate mix of residential, commercial and other compatible uses.
- (d) **High Density Corridor (HDC) Zone:** HDC Zones, covering approximately 20 sq. km along the executed stretch of the Urban Extension Road-II (UER-II), are intended to promote high-density, compact development with mix use integrating residential, warehousing, logistics, commercial, and other compatible uses. The provisions of HDC shall also extend to future stretches of UER as envisaged in the Master Plan, upon their execution. Development shall be regulated through approved projects to facilitate integrated infrastructure, efficient land utilisation, enhanced economic activity, and improved connectivity.

1.7.2 Planning Zones

For the ease of administration, systematic planning, efficient implementation of strategies and overall balanced development of the city, the NCT of Delhi is divided into 17 Planning Zones (Divisions) (refer Map 2) designated 'A' to 'P' (except Zone 'T') in the Master Plan 2047.

Table 1.2: Planning Zones (identified under previous Master Plan)

Sl. No.	Zone	Name of Zone
1	A	Old City (Walled City and Other than Walled City)
2	B	City Extension (Karol Bagh)
3	C	Civil Line
4	D	New Delhi
5	E	Trans Yamuna
6	F	South Delhi-I
7	G	West Delhi-I
8	H	North West Delhi-I
9	J	South Delhi-II
10	K-I	West Delhi-II
11	K-II	Dwarka
12	L	West Delhi-III
13	M	North West Delhi-II
14	N	North West Delhi-III
15	O	River Yamuna / Riverfront
16	P-I	Narela
17	P-II	North Delhi

1.7.3 Mapping of Delhi

Delhi, being a rapidly growing metropolitan city, requires a robust planning system capable of handling complex spatial, social, and infrastructural challenges. MPD-2047, which is a long-term perspective framework aims to guide the sustainable and planned development of Delhi over the next two decades. It is critical for the strategies of the Plan to adapt and align with changing needs and ensure that the provisions remain relevant and effective for achieving the vision and goals identified for the development of the city.

To address these needs and ensure precise mapping of land uses, infrastructure and environmental features, MPD-2047 proposes to adopt a Geographic Information System (GIS)- based approach and integrating advanced geospatial technologies for integrating multi-sectoral data and allowing continuous update hereby making planning more responsive.

While the previous Master Plans provided a framework for planned development, the transition from conventional planning methods to a technology-driven spatial planning framework in the MPD-2047 enhances accuracy, transparency, and efficiency in managing Delhi's complex urban system. The earlier Master Plans relied primarily on conventional 2D maps and manual data integration; MPD-2047 marks a paradigm shift to a dynamic 3D model by leveraging tools such as GIS, real-time data systems, and digital modelling. Preparation of GIS-based Master Plan for Delhi shall also be aligned with the objectives of following national initiatives like:

- (i) **Atal Mission for Rejuvenation and Urban Transformation (AMRUT)**, launched by the Government of India to promote the creation of standardized, large-scale geospatial databases for cities to improve urban governance, planning efficiency, and resource allocation.
- (ii) **PM Gati Shakti National Master Plan**, aimed at integrated infrastructure planning focusing on multimodal connectivity which will provide integrated and seamless connectivity for movement of people, goods and services from one mode of transport to another through a GIS-based platform.
- (iii) **Swachh Bharat Mission** has significantly contributed to promoting a cleaner Delhi through technology-based interventions in waste processing and the remediation of legacy dump sites.

The key guidelines include preparation of geo-referenced GIS based maps by developing a layered infrastructure dataset, use of Spatial Decision Support Systems (SDSS), data standardization and interoperability for improving transparency and establishment of updatable digital databases. Adoption of these guidelines will significantly contribute to standardization of spatial data, integration of multi-agency datasets, adoption of digital tools in planning and improved coordination and governance.

1.8 Challenges & Key Focus Areas

The experience of the past three Master Plans and baseline analysis of the existing scenario shows that projections regarding various basic infrastructure services have been made with reference to the population growth projections and the increased urbanization requirements. However, the infrastructure provisions especially those related to water, drainage and solid waste management have not matched the pace of development. With a population of over 20 million people in the city now, which is expected to increase to nearly 32 million by 2047, the challenge of transforming the city is immense.

Major challenges which have emerged relate to the unauthorized colonies and slums/jhuggi jhopri settlements. This reality will have to be dealt with not only in its present manifestation, but also in terms of future growth and proliferation.

The MPD-2047 builds on the strategies of the previous plan to bolster development of the city, optimizing land use & density distribution, transit systems and access to services in synergy with the environment and embark on resilient and sustainable growth for Delhi and includes relevant policies to evolve a 'strategic' and 'enabling' framework that can nurture the future growth of the city.

Some of the key aspects that emerged from the baseline reports, public consultation exercises and analysis of projections for population, resource availability and economic growth have been identified as key focus areas of MPD-2047, detailed in the subsequent paragraphs.

- (i) **Addressing the gap in housing supply:** There is mismatch between housing demand and supply. Unauthorised colonies, slum & jhuggi jhopri clusters and unplanned areas in Delhi fulfill the housing gap by providing lesser expensive options having high densities and poor access to services. Development of different housing typologies and requirement of rental housing needs to be addressed. Delhi is well connected to the NCR region, and regional housing developments will continue to complement Delhi's shelter needs, given the differences in cost of land. This inter-dependency needs to be factored into the strategies for determining the typologies for housing development in Delhi.
- (ii) **Mobility:** Delhi has one of the largest public transit systems, however, a large number of trips by private vehicles is leading to congestion, unorganised parking, air pollution, etc. To encourage modal shift to public transit systems, last mile connectivity infrastructure for walking and cycling is required. Delhi's active travel potential needs to be leveraged to encourage walking and cycling as an affordable, comfortable, safe mobility option that accrues health and environmental benefits, optimizing parking requirements and facilitating better parking management.
- (iii) **Environment:** Delhi is rich in terms of Green assets with high level of overall per capita greens, forests, ridge and parks. However, as these are inequitably distributed spatially and thus need to be enhanced further to have a spatial equitable distribution which shall also help in mitigating climate change impacts such as regulating rainfall patterns, reducing urban heat and flooding etc. Issues such as air, water and noise pollution need to be addressed comprehensively at regional as well as local level to foster sustainable urban development and to conserve resources. A dense network of drains, water bodies and perennial river Yamuna flows through the city but the water pollution in the river and other water bodies has resulted in disappearance of aquatic life and disturbed water ecology. Revival of the river, drains and combating the alarming levels of air and water pollution are urgent challenges that need to be addressed. These strategies also have to consider the protection and restoration of floodplains, as encroachment or polluting activity in the flood plains increases the ecological damage and the potential flood hazards.

- (iv) **Economic potential:** Delhi's economic potential can be realised through interventions such as promotion of clean industries, economy hubs, shared work spaces for start-ups. Sectors such as health, higher education, tourism and MICE, modern logistics and trade are to be promoted. There is a need to improve the quality of existing workspaces and creating new opportunities for the informal sector as well.
- (v) **Connecting public with open spaces:** The mismatch in population growth and development has resulted in inadequate open spaces and facilities. Strategic regeneration initiatives can rejuvenate older areas of the city and optimise utilization of land. Further, public spaces have to be made universally accessible and safer.
- (vi) **Conserving heritage assets:** Delhi is a cultural hub with both tangible and intangible heritage assets. Preservation of assets and their adaptive reuse is required for preventing degradation and loss of heritage and historic fabric. There is a need to formulate strategies to utilise this strong cultural capital for boosting economy and fostering unique cultural and public spaces and acknowledge the landmark buildings as modern and industrial heritage of the city and bring them under the purview of conservation and cultural promotion.
- (vii) **Water:** Despite abundance of water resources in the city, Delhi is a water scarce city. The city is also facing issues of reduced groundwater levels, pollution in river Yamuna and frequent instances of waterlogging. Management of water resources and adoption of conservation and reuse strategy is critical to the growth prospects of Delhi. To alleviate the flooding conditions in various parts of the city, storm water drainage infrastructure has to be made efficient.
- (viii) **Power and Waste Management:** Delhi's power consumption and waste generation is one of the highest in the country. Existing efforts towards recycling of waste and shift to renewable energy have to be mainstreamed. Delhi's infrastructure should conform to the rapid nature of technological growth, there has to be space to accommodate new and emerging technologies like thrust towards non-fossil fuel-based sources, energy-efficient fixtures, circular economy, optimizing waste as a resource etc.
- (ix) **Disaster preparedness and resilience:** Delhi is under high risk from earthquakes, incidents of fire and flooding. High built densities, poor quality and age of built stock further increases the vulnerability to disasters. COVID-19 pandemic brought into focus the need to create self-contained areas having mix of uses and resilient infrastructure. Strategies aligning with the state and national regulations on disaster mitigation and preparedness needs to be taken into account to reduce the vulnerability and enhance resilience to natural disasters.
- (x) **Monitoring and evaluation:** A common database should be established at city level with an integrated monitoring protocol and multi-agency coordination. It is imperative to periodically monitor progress of the city with respect to different sectors to enable course correction in the Plan as it is adapted to changing needs and priorities.

PART II: VISION, STRATEGIES, SPATIAL POLICIES & DEVELOPMENT FRAMEWORK

CHAPTER 2. VISION AND OBJECTIVES

2.1 Vision 2047

- (i) The vision for Master Plan 2047 is to “**Foster a Sustainable, Liveable and Vibrant Delhi**”.
- (ii) The following Goals will be pursued over the Plan period for overall happiness & wellbeing of its inhabitants:
 - (a) **Goal 1 (G1):** Become an environmentally sustainable city that provides a healthy environment for its citizens, is resilient to impacts of climate change and disasters.
 - (b) **Goal 2 (G2):** Develop as future-ready city that offers good quality, affordable and safe living environment with efficient services and green mobility systems.
 - (c) **Goal 3 (G3):** Emerge as a dynamic place for economic, creative and cultural development.
- (iii) The Plan also acknowledges diversity and works towards creating an inclusive city to facilitate accessibility and opportunity for people.

2.2 Objectives for 2047

In order to realise the Vision and Goals effectively, following 6 objectives are formulated and described in detail as strategies in the Master Plan:

- (i) **Objective 1:** Prioritising Environmental Sustainability– To prioritise environmental concerns focusing on rejuvenation of natural assets and biodiversity, reducing pollution, greening of built environment, developing planned recreational facilities, supporting circular and green economies, and creating a diverse portfolio of natural and planned open spaces.
- (ii) **Objective 2:** Facilitating Economic Development– To promote clean economies, facilitate a unique economic role for Delhi while ensuring symbiotic linkages within NCR, improve the overall investment climate and support a variety of work and workspaces.
- (iii) **Objective 3:** Enhancing Heritage, Culture and Public Spaces– To protect and enhance heritage and cultural fabric, facilitate creation of a vibrant and inclusive public realm, build strong economic linkages and create opportunities for cultural experience, tourism and active public life.
- (iv) **Objective 4:** Improving Housing and Social Infrastructure– To meet the housing demand for different income groups and typologies, promote regeneration of old built fabric, and fulfil demand for social infrastructure in dense areas of the city and creating new housing stock through spatial policies in greenfield areas.
- (v) **Objective 5:** Moving Towards Efficient and Low-Carbon Mobility– To encourage modal shift in favour of public and IPT modes of transport. To provide affordable and efficient

mobility options, homes and jobs closer to mass transit and facilitate seamless inter-modal integration.

- (vi) **Objective 6: Developing Resilient Physical Infrastructure**— To encourage development of resilient physical infrastructure, promote sustainable use of resources like water and energy, facilitate efficient services, focus on provision of digital infrastructure, and build the city resilient to shocks and disasters.

2.3 Key directions

- (i) **Differential Development Strategy:** The Plan adopts flexible Development Control Norms with differential distribution of Floor Area Ratio (FAR) based on factors such as environmental sensitivity, access to mass transit, infrastructure capacity, and the strategic role in different areas of the city. This approach promotes efficient land utilisation, supports sustainable and compact urban development, and enables areas to evolve as vibrant hubs for living, working, recreation, and public life.
- (ii) **Strategic approach and mixed use development:** The Plan directs future growth towards strategic growth centres and corridors supported by high-capacity public transport and infrastructure. Development incentives, including higher FAR and Transferable Development Rights (TDR), are provided to channel investments into these areas, optimise infrastructure utilisation, and reduce development pressure on environmentally sensitive and infrastructure-deficient areas. The Plan also promotes a transition from conventional single-use zoning to mixed-use development, allowing compatible residential, commercial, institutional, and other uses to coexist. This approach creates vibrant, walkable, and inclusive neighbourhoods, reduces travel demand, and enhances economic activity and public life.
- (iii) **Institutional Governance:** The Plan recognizes the multi-level governance structure in NCT Delhi and provides a coordinated institutional framework to guide government-led development and redevelopment initiatives. It promotes collaboration among key institutions, including the Delhi Development Authority (DDA), Government of the National Capital Territory of Delhi, Municipal Corporations, and various Central and other government agencies responsible for land, infrastructure, housing, transport, heritage, and public services. This approach will support strategic planning, coordinated implementation, and integrated redevelopment of key urban areas while addressing national importance, local needs, sustainability, and inclusive growth.
- (iv) **Private sector participation in development:** The Plan promotes development by the private sector through joint action of various stakeholders (land pooling, amalgamation, planning and execution). This is a significant paradigm shift where development of greenfield areas and regeneration of brownfield areas shall be implemented through private initiative.

- (v) **Outcome based plan monitoring:** The Plan provides a robust monitoring framework to track larger city-level objectives through 20 suggestive key performance indicators. This shifts the focus of monitoring from creation of assets to assessment of impacts; e.g. instead of monitoring the number of STPs installed, the Plan will assess the status of pollution in water bodies. This will also enable periodic course correction to realign strategies and actions.
- (vi) **Special Provisions for Local Area Planning:** To address emerging development needs and unlock the potential of identified areas, provisions may be made for rental accommodation for youth and the workforce engaged in the service and other emerging sectors; tourism and hospitality infrastructure, including hotels, food and beverage establishments, cloud kitchens, and other economic activities; high street shopping; public realm improvements; façade control; universal accessibility for Divyangjan; and safety infrastructure to enhance the participation of women and children in the city through Special Local Area Plans (SLAPs). Such plans may be prepared by the concerned agencies, following due stakeholder and public consultations, with the approval of the Central Government, to further promote and achieve the objectives of MPD-2047.

CHAPTER 3. STRATEGIES

3.1 ENVIRONMENT

3.1.1 Addressing Pollution and Climate Change

Delhi needs to address internal sources of pollution and its impact on public health and climate change. The Plan takes cognisance of Delhi's State Action Plan for Climate Change and provides complementary strategies for improving green cover, promoting clean industries, low-carbon technologies, green mobility, green buildings, etc., for improvement in environmental parameters. Relevant laws/regulations are in existence for environment protection in Delhi. A multi-sectoral approach has been provided to facilitate following:

- (a) Reducing air, water and noise pollution from local sources.
- (b) Improving ability to cope with impacts of climate-related issues.

(i) **Strategies:** Strategies shall be adopted by concerned agencies for ensuring enforcement of regulations, addressing pollution, enhancing Delhi's green-blue assets in terms of quantity, quality and accessibility, thereby, creating an environment for protecting and nurturing the rich and diverse ecological heritage.

(a) **Improving green-blue assets:** Development of green and blue assets can mitigate air, noise, water and soil pollution, and will help in addressing climate change impacts, urban heat island effect and flooding etc. Comprehensive strategies and actions towards improving Delhi's green-blue infrastructure are detailed out in the Plan.

(b) **Promoting clean economic activities:**

- i. Prohibitive/Negative industries as per list given in Annexure 7, shall not be permitted to operate within Delhi.
- ii. Concerned agencies shall ensure that existing polluting industries are shifted or replaced with other permitted activities. Non-polluting economic activities shall be encouraged.

(c) **Minimising vehicular pollution:** Vehicular pollution is recognised as a significant contributor to both air and noise pollution in the city. To mitigate this, strategies shall be made to promote the use of public transport, electric vehicles, and non-motorized transport (NMT), while encouraging active travel modes which shall subsequently reduce reliance on private vehicles and the total number of vehicular trips.

(d) **Addressing Water Pollution:** Pollution of surface water bodies and ground water shall be addressed as follows:

- i. Steps to be taken by concerned agencies to improve water quality of the River Yamuna and drains, lakes, wetlands, and baolis, including the removal of existing pollutants in a time-bound manner.
- ii. Decentralised treatment and reuse of wastewater as an integral part of various development schemes to be included by concerned stakeholders.

- iii. Adequate flow and self-cleansing velocity shall be maintained in the River Yamuna and associated water bodies to enhance natural purification and prevent pollutant accumulation.
- (e) **Preventing pollution due to unregulated disposal of solid waste:** Unregulated dumping and disposal of solid waste pollutes soil and water. This shall be regulated through the following strategies:
- i. Dumping of solid waste in areas other than designated waste management/disposal sites, shall be strictly prohibited and violations shall be penalised by the concerned local body.
 - ii. Segregation of waste at source, reuse and recycling, as well as other innovative mechanisms for post-processing of solid waste, shall be adopted by local bodies to ensure minimum requirement of landfills. These requirements to be included as part of various development schemes by local bodies.
- (f) **Dust Management:** Dust is one of the major contributors towards PM₁₀ and PM_{2.5} concentrations in the city. The following major strategies shall be adopted for dust management:
- i. All construction projects shall follow dust mitigation measures in handling construction materials and C&D waste as per guidelines issued by Central Pollution Control Board (CPCB) from time to time.
 - ii. Soft landscaping or grassing of vacant and scrub lands, incidental areas along roads including central verge/berms, buffers and other network infrastructure shall be taken up by concerned agencies in a time bound manner, as per feasibility.
 - iii. Footpaths shall be fully paved (except tree pits and grates) with durable and permeable tiles/materials.
- (g) **Reducing Noise Pollution:** Action Plan for Noise Pollution shall be prepared and implemented by GNCTD or any other guidelines recommended by government from time to time. The following measures may be adopted:
- i. Green buffer through trees, land formations, mounds, embankments, etc. along major roads to provide effective barriers against transmission of noise.
 - ii. The design and surface materials of roads and pavements to ensure reduction of noise.
 - iii. Environmentally stressed zones in Delhi may be identified, and local area environment management plans to be prepared for such areas, together with regular monitoring.

(h) Other mitigation measures for identified hotspots of pollution, flooding and heating:

- i. Pavements, roads and roofs may preferably be constructed using innovative materials and coated with light colours, wherever possible.
- ii. Road sections shall include appropriate trees and buffers to reduce air and noise pollution. Sustainable urban drainage components such as bio-swales, rain gardens, etc., shall be incorporated to mitigate water logging, wherever feasible.
- iii. Indigenous species of trees and plants which act as pollution filters shall be included in various greening initiatives and development of Parks. Global best practices and other technological solutions maybe explored for mitigating pollution by concerned agencies.

(ii) Monitoring framework: A monitoring framework for tracking environmental parameters shall be set up by Delhi Pollution Control Committee (DPCC). Data collected from such monitoring stations shall be regularly published through online platforms to improve awareness about these issues. Crowdsourcing of information may be explored for parameters like air pollution, noise levels, reporting on illegal dumping of solid and liquid waste into greens, water bodies, etc.

3.1.2 Green-Blue Infrastructure

Delhi is well endowed with blue assets. The most significant among these is the River Yamuna that has a historic, cultural, and spiritual connect with the city. The city has an extensive network of natural and constructed drains, largely spread across three drainage basins of Najafgarh, Trans-Yamuna and Barapullah. However, the area under blue assets have been threatened over the past decade due to encroachment, pollution and natural drying up of water bodies. The Master Plan provides a framework for integrated management of 'Green-Blue Infrastructure' in the city envisaging an increase in:

- (a) Area under natural green-blue assets
- (b) Planned green spaces

A three-pronged approach shall be implemented over the Plan period to preserve and enhance existing natural assets, create new assets and increase the green-blue features within the built environment. This approach will provide the following benefits:

- i. Environmental: enhanced greens, richer biodiversity, reduced temperature, flooding and pollution and improved resilience to climate change.
- ii. Health: clean living environments, promotion of active lifestyle, and improved quality of life.

- iii. Socio-cultural: environmental awareness and connection of people with nature, availability of spaces for leisure and social activity.
 - iv. Economic: improved attractiveness as an investment destination and boost to green economies like urban farming, etc.
- (i) **Preservation and improvement of natural green and blue assets:** Many of the natural assets (refer Annexure 3) in the city, such as the river, ridge, drains and water bodies are already notified as ‘protected’ or ‘reserved’ areas by concerned agencies.
- (a) **Comprehensive strategies shall be implemented for preserving and enhancing natural green and blue assets as follows:**
- i. **Boundary protection:**
 - a. Fences, earth-berming with vegetation, pedestrian/cycle paths along the boundary, or any other suitable method shall be adopted for protection of natural assets.
 - b. The assets where the boundaries are clearly demarcated by roads, bunds or natural features, construction of fences/walls shall be avoided, as far as possible to maintain visual integration and allowing surface water run-off.
 - ii. **Other strategies:**
 - a. Invasive and alien species that cause land degradation or disturb ecology to be replaced with indigenous flora that require less water and/or are effective for pollution control.
 - b. Afforestation with indigenous species and tree transplantation may be taken up in identified areas as per feasibility.
 - c. Environmental assets shall be monitored regularly and necessary steps shall be taken by concerned agencies to keep these assets free from pollution and address any other issues.
 - d. Enhancing biodiversity for conserving and preserving the ecosystems of the River Yamuna and the Aravalli Ridge. Suitable aquatic species may be introduced to restore health of water bodies.
 - e. DJB, I&FC and other concerned agencies shall implement rejuvenation of the river and lakes in the city. Treated wastewater shall also be made available for lake/water body rejuvenation projects.
- (b) **Enhancing people’s connection with nature:** Environmentally Sensitive Areas to be identified as ‘interactive zones’, where regulated public access shall be considered for activities such as active/passive recreation, exercise/yoga, nature classes, environmental research, picnics, camping, biodiversity tours, etc. by concerned agencies, taking into consideration universal access of such facilities. Amenities like

toilets, drinking water, resting places, visitor information centres, kiosks etc., may be provided as per norms.

(c) Special initiatives for the rejuvenation of River Yamuna and its floodplains: Delhi is a river city and its history and cultural ethos is closely linked with the River Yamuna and its floodplains. The following strategies have been adopted for rejuvenation of the river and floodplains:

- i. River Yamuna and its floodplains shall be identified based on the prevailing records and technical assessment of Irrigation & Flood Control Department, GNCTD and other Competent Authority as applicable.
- ii. Active floodplain shall be a 'no construction zone' and only recreational uses shall be permitted. All unauthorised construction including religious structures shall be demolished by the concerned agency on priority. Essential government utilities, socio-cultural and recreational activities, public infrastructure development; promoting conservation of floodplains shall be permitted only with approval/NOC of the competent authority/statutory body.
- iii. Area outside Active flood plain shall have restricted development. Existing authorised and planned constructions as well as essential government utilities shall be allowed to continue as per permissible norms and approval/NOC from statutory body. Further developments in the zone shall be restricted to socio-cultural and recreational uses, essential utilities and public infrastructure with approval/NOC of the competent authority/statutory body.
- iv. Measures for rejuvenation of the River Yamuna and its floodplains:
 - a. Rejuvenation and Ecological restoration of the River Yamuna along the 22 km stretch between Wazirabad Barrage and Okhla Barrage
 - b. Implementation of 13 major restoration projects for the rejuvenation of approximately 1,700 hectares of the Yamuna floodplain, focusing on restoring wetlands, natural depressions, floodplain ecosystems, and biodiversity while enhancing climate resilience and groundwater recharge.
 - c. Ecosystem restoration shall be carried out by de-silting of existing wetlands and restoring them for catchment of floodwaters and creating new wetlands by developing and deepening the existing depressions into storage basins. These would complement floodplain forest and grasslands that have been planted with species of riverine nature as both would serve as habitats for bio-diversity.
 - d. Green buffer shall be maintained along the edge of the river, wherever possible, and planted with species of riverine nature to protect the river edge.
 - e. Development of Ridge–Yamuna Park Connector as an integrated 200 km cycling network, including a 52 km stretch along the Yamuna floodplain, to

promote connectivity and strengthen the Ridge–Yamuna continuum. A 75–100 m wide public greenway may be developed along the embankments, wherever feasible, with cycling and walking trails and spaces for passive activities to enhance public access to parks and the river and encourage a stronger river–people connect.



Illustration 2: River Yamuna floodplain Projects

(For illustrative purpose only)



Illustration 3: Park Connectors

(For illustrative purpose only)

- f. Improve the water quality of the River Yamuna by intercepting and treating all 22 drains discharging into the river through sewage treatment, constructed wetlands, and bio-remediation. The intercepted drain corridors shall be restored

and seamlessly integrated with the green spaces and floodplains to create continuous ecological corridors. Discharge of untreated or unregulated sewage, wastewater, industrial effluents, and solid waste into the river and other water bodies shall be strictly prohibited.

- g. Areas such as Ghats etc., shall be utilised for socio-cultural activities in a sustainable manner and activities such as disposal of pooja material, immersion of idols etc. during festivals shall be regulated.
- h. Manual security and CCTV surveillance shall be deployed and installed to check the dumping of malba, garbage or any other such illegal activities and construction in the floodplains.

(d) Preservation of eco-cultural assets: Delhi has a number of historical monuments located within or in close proximity to green and blue assets. Archaeological Parks are an example of such eco-cultural assets. Cultural Resource Management Plans (CRMPs) shall be prepared to preserve and develop such eco-cultural assets. Historical gardens, water structures (baolis, wells, tanks) etc., shall be taken up for rejuvenation by concerned agencies. Delhi's historic baolis shall be taken up for restoration and integrated into the city's groundwater recharge strategy by reviving their traditional water-harvesting functions, wherever feasible. Efforts shall be made to re-establish lost connections with water systems and aquifers, wherever feasible, to enhance ecological sustainability and water security.

(e) Protection of trees, improvement of recreational areas:

- i. Development of Delhi as one of the greenest metropolitan of India with afforestation, multi-tier vegetation buffers, expanding city forests, conserving Aravalli ridge and reconstructing natural ecosystems and promoting large-scale afforestation.
- ii. Enhancing tree cover through tree-layer densification and conserving the Ridge, restoring native forests, and replacing invasive species with indigenous trees, thereby, creating a cleaner, cooler, greener, and more climate-resilient capital for every citizen.
- iii. Concerned agencies shall identify and protect unique tree corridors, heritage trees, trees with high carbon sequestration rates for mitigating noise and air pollution, etc. Planting of indigenous trees and integration with cultural trails/nature trails, etc. shall be promoted. In order to preserve the existing tree cover, all projects shall follow the Tree Transplantation Policy of the GNCTD, as amended from time to time.

- iv. The development of micro forests in urban areas using dense native plantation methods to enhance biodiversity, improve air quality, and increase urban green cover shall be taken up by the concerned land owning agencies.
- (f) **Other Measures:** The following strategies shall apply to projects adjacent to environmentally sensitive areas:
 - i. Greenfield projects located along natural drains and water bodies shall maintain a minimum mandatory buffer from the edge of the drain/water body. Such buffers shall be maintained by the respective landowners/DEs as active green areas with gardens, plantations, trees, landscaping, etc. No construction or parking shall be permitted in these buffers.
 - ii. Dumping of construction waste or outfall of sewage/wastewater from surrounding development shall be strictly prohibited in these areas and their buffers.
 - iii. Buildings may be oriented to face the green and blue assets and maintain active facades in the form of balconies, windows, pedestrian entries, commercial or public frontages at the ground level, etc.
 - iv. Environmental Impact Assessment (EIA) shall be mandatory as per prescribed guidelines.

(ii) **Development of new Green-Blue Assets:**

- (a) **Low density development on the city periphery:** In order to safeguard environmental sustainability along the city periphery, restricted development shall be permitted in the Low Density Area.

(b) **Green buffers along drains as city-level Greenways:**

- i. The I&FC and other concerned agencies shall take up development of greenways for creating a city-wide network of green-blue assets connected through pedestrian and cycling paths developed along the drains.
- ii. The buffers may be maintained as natural or landscaped green spaces or developed as wetlands and marshes for bio-swales to capture storm water to encourage groundwater recharge. Sections of buffers may be designed for active public use in the form of parks, spaces for yoga, active sports, open-air exhibitions, performances, arboretums, community gardens, boating, kiosks, etc. Heritage trails may be integrated with the Greenways.

(c) Repurposing under-utilised sites and wastelands as green-blue assets:

- i. Non-functional thermal power stations, such as Rajghat Thermal Power Station, Badarpur Thermal Power Station, defunct government amenities and other degraded or underutilised sites shall be identified by the concerned agencies for repurposing and adaptive reuse for socio-cultural, institutional, ecological, recreational, or other public uses.
- ii. Circular economy strategies like processing/recycling of legacy wastes at landfills.

(d) Other initiatives:

- i. Provision of planned greens in land pooling areas: Existing plantations, wetlands, low-lying areas shall preferably be developed as public parks and aquifer recharge ponds in order to retain the drainage pattern and protect these assets. Mixing of uses shall be permitted within buildings to augment areas under parks and open spaces.
- ii. To prevent flooding, watershed management shall be done by the concerned agencies.
- iii. Provision of active recreation and sports facilities:
 - a. New sports facilities/infrastructure such as stadiums, district sports complexes, playgrounds, multi-purpose grounds etc. shall be created to encourage healthy living and active lifestyle as well as provide infrastructure to enhance sports skills.
 - b. Podiums and terraces can be utilised for provision of open-air sports facilities subject to safety clearances.
 - c. The sports facilities within group housing and schools, shall be allowed as prescribed.
- iv. Special greening projects: All concerned agencies are encouraged to develop projects such as biodiversity parks, amusement parks, children's adventure grounds, nurseries, micro forest, urban forests, green roofs and terraces, community gardens, pollinator gardens, urban wetlands etc.
- v. Ground water recharge: DDA/DJB and other concerned agencies shall undertake projects to facilitate groundwater recharge by creating artificial water bodies.
- vi. All-abilities play areas: These may be created by earmarking land or retrofitting of existing community and district parks by demarcating specific areas. These areas have to be designed for play and recreational activities catering to children of all groups and people with special needs or disability and the elderly.

- (e) Lands surrendered by polluting industries that were directed to relocate/shift outside Delhi to be utilised for developing greens and open spaces.
- (f) Concerned agency shall undertake restoration of the drains in Delhi. The Sahibi river (Najafgarh drain) may be developed into an eco-tourism hub with a navigable waterway, as per feasibility.

(iii) **Enhancing Green-Blue features in the built environment:** The following interventions may be adopted by concerned agencies and/or Resident's Welfare Associations (RWAs) / Market Trader's Associations (MTAs) etc., to enhance green-blue features in planned greens, public spaces and built structures:

(a) **Greening of public areas:**

- i. Local bodies may undertake greening of streets having ROW 18m and above. Such streets may be developed by creating avenue plantation of appropriate shade-giving trees, plazas, bio-swales along drains etc., to create a comfortable microclimate. Bridges and Foot-Over-Bridges may also incorporate green elements on pillars, roofs, parapets etc. Greening/landscaping shall be taken up on a priority basis in streets where Walk Plans are being implemented.
- ii. The surface parking sites shall preferably provide mix of pervious and non-pervious paving. Trees shall also be planted at regular intervals in such sites, wherever feasible to facilitate percolation of water.
- iii. Respective agencies shall take up landscaping and plantation in residual spaces under flyovers, land along water pipelines, unpaved road sections etc. Rainwater harvesting features shall be incorporated in flyovers and elevated MRTS/RRTS corridors. Plantation shall be permitted as per norms on footpath.

(b) **Water Sensitive Urban Design:**

- i. Storm water drainage shall be integrated in the landscaping and design of parks and along the roads. Creation of rainwater harvesting sumps may be encouraged in the parks.
- ii. Impervious paved surfaces shall be replaced with semi-pervious paving material allowing groundwater recharge.
- iii. In parks (community level and above), decentralised wastewater treatment facilities may be integrated into the landscape design and the treated water may be used for horticultural purposes or recharging of ground water. Dedicated space may also be provided for processing of the organic/horticulture waste.

(c) **Encouraging horticulture/food production:** Activities such as urban farming, community gardens, vegetable gardens, green walls, vertical gardens, rooftop gardens, terrace garden/farming, hydroponics, aquaponics, container gardening, herb gardens, etc. shall be encouraged through following strategies:

- i. Grass and shrub cover shall be encouraged as a dust reduction measure on vacant lands. The vacant plots shall also be permitted to undertake urban farming/gardening as an interim activity.
- ii. Vertical farming (indoor farming) shall be a permitted activity subject to structural safety.
- iii. Local bodies and concerned agencies may provide guidelines and capacity building support to communities/RWAs/schools/other stakeholders for undertaking above activities.

(d) **Sustainable features for buildings and sites:**

- i. Provisions of green features in buildings shall be as per UBBL.
- ii. Development of green-blue features within plots/buildings in the form of roof gardens, terrace gardens, green walls, landscaped and/or pervious ground, etc. shall be encouraged.
- iii. Local bodies/GNCTD may grant appropriate tax incentives for encouraging implementation and maintenance of greening elements such as green roofs, vertical greens, etc. in existing buildings and in plot-level reconstructions.

(iv) **Management of Green-Blue infrastructure:**

- (a) A database of Green-Blue Infrastructure shall be developed.
- (b) For protection and enhancement of green-blue assets, there shall be zero tolerance for unauthorised construction or encroachment in 'Environmentally Sensitive Areas' (Annexure 3). Any encroachment on Government land shall be strictly acted upon and not be compensated or rehabilitated.
- (c) Concerned agencies may explore innovative funding mechanisms for greening initiatives.
- (d) Concerned agencies shall engage local stakeholder groups for protection and improvement of green-blue assets, and develop sense of community ownership towards these shared resources.

3.2 ECONOMY

Delhi has a service led economy dominated by trade, retail, and public administration with limited manufacturing due to land and environmental constraints. This plan aims to enhance Delhi's economic potential by creating employment opportunities and supporting the development of diverse workspaces to meet evolving needs. It aims to promote the growth of the formal economy, making provisions for the informal sector and encourages the development of non-polluting industries.

Strategies of the Plan will facilitate the following:

- (i) Development of economic hubs— relating to medical tourism and wellness, media and entertainment industry, cyber/IT hub, education etc.
- (ii) Redevelopment of Planned commercial centres, unplanned industrial and godown activities in non-conforming areas.
- (iii) Optimised utilisation of existing economic centres including 24x7 economy.
- (iv) Improvement of facilities for the informal sector.

3.2.1 Development strategies

- (i) **Promoting clean economy:** The Plan aims to promote growth of non-polluting industry, retail trade, wholesale and warehousing, logistics, government offices, banking and finance. Following are the key focus sectors for Delhi:
 - (a) **Knowledge and cyber economy:** Cyber and digital economy, high-tech robotics and electronics, knowledge and innovation, research and development, etc.
 - (b) **MICE (Meetings, Incentives, Conferences and Exhibitions), cultural and creative economy:** World class centres for MICE, hospitality, tourism, design and fashion, publishing, F&B, media, visual/performing arts, entertainment industry, etc.
 - (c) **Health and education:** Schools and higher education, tertiary/specialty healthcare, wellness, research and development, bio-tech, pharmaceutical research, etc.
 - (d) **Logistics & commerce:** E-commerce, logistics, warehousing, big box retail, etc.
 - (e) **Circular economy:** Recycling and repair economy, waste water reuse, recycling and upcycling of solid waste including waste, e-waste, plastic waste, etc.
- (ii) **Developing/Revitalising strategic economic hubs and centres:** Provisions have been made for planned mix of uses which shall include social facilities, hospitality/hostels/rental housing, worker's housing. These centres shall be further reinforced with improved public transport access, pedestrian connectivity and public spaces in economic hubs and centres.

- (a) **Economic Hubs:** Identified areas shall be developed as economic hubs for attracting investments and improving availability of work spaces. Areas around identified transit stations shall be developed as high-intensity mix-use nodes, facilitating location of residences and work-spaces closer to public transport and better accessibility to various socio-cultural facilities/activities in Delhi.
- (b) **Upgradation of existing economic centres:** Existing economic centres (i.e. MCC, DC, CC) shall be upgraded through regeneration which will improve transit access, public space, quality of physical and digital infrastructure.
- (iii) **Promoting green economy:** The plan promotes urban farming, community gardens, vertical gardens, rooftop gardens, terrace garden/farming, hydroponics, aquaponics, etc. at building and plot level.
- (iv) **Facilitating decentralised workspaces and emerging forms of employment:** Decentralised workspaces in the form of warehouses for e-commerce, co-working spaces for start-up economy, provision for cloud-kitchen and other emerging forms of employment shall be facilitated and promoted through improvements in walkability, availability of public amenities, etc.
- (v) **Fostering 24 x 7 Economy:** The concept of ‘24-hour city’ shall be promoted by identifying nodes, precincts or circuits to attract tourists and locals. Extending the duration of utilisation of work spaces, socio-cultural and commercial facilities will promote a vibrant night life and boost local economy.
- (vi) **Supporting Informal sector and Female Workforce:** The Plan includes provisions for accommodating informal units within planned use premises/layouts. In addition, provisions for street vendors shall be in line with the Street Vendors (Protection of Livelihood and Regulation of Street Vending) Act, 2014 and other relevant regulations issued from time to time. Provisions of childcare facilities, public conveniences etc. in work centres shall be made for female workforce.
- (vii) To curb the concerns regarding pollution, shift towards cleaner economies such as IT/ITES, knowledge-based and hi-tech industries, entrepreneurial activities, assembly-based industries, tourism, hospitality, communication, tertiary healthcare and higher education is envisaged.

3.2.2 Trade and Commerce

(i) **Pre-1962 Commercial Areas:** Residential areas and streets/stretches declared as commercial areas/streets prior to the notification of MPD-1962 or where commercial use was allowed in MPD-1962 shall continue such use to the extent permissible in MPD-1962 subject to documentary evidence. Local bodies may permit commercial activities existing prior to 1962 in residential areas subject to documentary evidence.

(ii) **Metropolitan City Centre (MCC):** The following areas collectively serve as Delhi's central business district and are referred to as the MCC:

(a) **Connaught Place and extension** includes Connaught Place (CP) and identified length of radial roads emerging from the outer circle i.e. Janpath, Sansad Marg, Baba Kharak Singh Marg, Panchkuian Road, Barakhamba Road and Kasturba Gandhi Marg, besides Gole Market, Mandi House, Pragati Maidan and Indraprastha Estate.

- i. Connaught Place (CP) & extension are iconic hubs characterised by heritage and landmark buildings and mix of office, hospitality, entertainment, retail and business activities. Size of plots as per existing layout plan shall be maintained and no sub-division shall be permissible.
- ii. Mandi House is a cultural hub with socio-cultural facilities, educational institutions, government offices, state bhawans, etc. The existing character of the area shall be maintained and enhanced.
- iii. Pragati Maidan has international significance and serves as a global MICE hub. It has been redeveloped as Bharat Mandapam, a state-of-the-art international exhibition-cum-convention centre.
- iv. Indraprastha Estate is predominantly a hub of government offices interspersed with institutions, historical monuments, and sports and cultural complexes. The area shall be promoted as an Institutional Hub.

(b) **Walled City and extensions** is the traditional area which is the economic centre not only for Delhi but for the country.

Walled City is a Heritage Zone with concentration of heritage buildings its precincts like Chandni Chowk. Improvement/regeneration plan shall be prepared for shifting of godown/warehouses activity outside walled city and promotion of retail and cultural activities in the area.

Areas outside the Walled City include Paharganj, Sadar Bazaar, Azad Market, Bara Hindu Rao, etc. Specific economic activities such as hospitality district at Paharganj, warehousing and wholesale activity at Sadar Bazaar, etc. shall be revitalised through regeneration. Any traditional bazaars or other areas of cultural/economic value

shall be identified. All improvements and regeneration in the area shall be taken up as per respective provisions stipulated in the Plan.

(c) **Karol Bagh** has a mix of plotted residential and commercial areas. An integrated improvement plan shall be prepared and any regeneration/improvement shall be as per provisions. A comprehensive improvement plan shall be prepared by the concerned agency, for MCC areas incorporating urban design, redevelopment/repair of dilapidated buildings, conservation of heritage buildings, landscape, traffic and transportation improvement plan, safe pedestrian walkways, parking areas, recreational and cultural areas etc. In these areas, there shall be zero tolerance towards Jhuggi Jhopri (JJ clusters), encroachment and unauthorised construction. The same shall be removed on priority.

(iii) **Hierarchy of planned commercial areas:** The hierarchy of developed planned commercial areas which serve the population at various levels, is as follows:

(a) **District Centres (DC)** have been planned to provide activities pertaining to retail, financial services, offices, hospitality, socio-cultural facilities, etc. List of DC is given at Annexure 4.

(b) **Community Centres (CC)** have been planned to provide activities pertaining to retail, financial services, offices, hospitality, socio-cultural facilities and related uses at community level.

(c) **Local Shopping Centres (LSC) and Convenience Shopping Centres (CSC)** include retail stores and personnel service establishments which cater to local needs and are provided as a part of gross residential use.

(iv) **Service Markets and Service Centres:** Dedicated spaces for undertaking service and repair activities (for automobiles, electronic goods, etc.) as well as space for facilities like gas godowns, hardware and building materials, junk and scrap materials, etc. are required in the city. Such spaces shall be provided in two forms: as service markets (within planned commercial areas) or as service centres (earmarked within planned industrial areas). Upto 10% of the unutilised sites of LSC/CSC may be converted into service markets.

3.2.3 Hospitality

Delhi is an international centre for education, health care, tourism & leisure, sports and business, which requires accommodation facilities such as hotels, budget hotels, guest houses, boarding and lodging houses, dharamshalas and service apartments catering to various economic groups.

- (i) In addition to a designated use zone for hotels, uses such as service apartments, hotels, budget hotels, guest houses, boarding and lodging, etc. shall also be permitted as part of:
 - (a) Commercial centres.
 - (b) City level socio-cultural facilities such as convention centres, socio cultural centres, etc.
 - (c) Commercial areas planned within industrial areas, wholesale markets, Integrated Freight Complexes and Warehousing Schemes.
 - (d) Transport nodes (ISBTs, bus depots/terminals, multi-modal hubs, railway stations, airport) and TOD Nodes.
 - (e) Other use zones where already existing and where building plans are approved by the Competent Authority.
- (ii) Hotel may also be developed through use conversion of industrial plots with access from minimum 24m ROW, as per norms. Similarly, Budget Hotels may also be developed on minimum 12m ROW.
- (iii) In addition to above facilities, uses such as guest houses, boarding & lodging facilities shall also be permitted as part of mixed use in residential areas as per provisions.
- (iv) Bed & Breakfast facilities shall be permitted as per guidelines of the Tourism Department of the Central/State Government, issued from time to time.
- (v) The Plan also facilitates improved utilisation of hotel facilities by permitting mix of activities by flexible use of FAR for commercial use.

3.2.4 Wholesale trade and warehousing

Delhi is a major consumption and distribution centre of goods and services in North India. A comprehensive logistics strategy for GNCTD and NCR is required to consider upcoming regional freight infrastructure like Dedicated Freight Corridor (DFC) and Delhi Mumbai Industrial Corridor (DMIC), and their impact on Delhi's role as a distribution centre as well as on existing forms of wholesale trade and warehousing.

Shifting of wholesale and warehousing activities from the city centre to outskirts is an important concern for Delhi to reduce freight-linked congestion within the city. E-commerce has emerged as an important segment, requiring smaller decentralised warehousing services.

- (i) Use conversion of industrial plots (within planned industrial areas), to warehouses shall also be permitted upon payment of applicable charges.
- (ii) Warehouses on plots of 1 Ha and above with direct access from 30m ROW shall be permitted to have retail activity to facilitate development of big box retail.

- (iii) Warehousing activities and wholesale activities within the Walled City to be shifted to compatible areas. Concerned local bodies/GNCTD may prepare a schedule for facilitating this relocation.
- (iv) Existing sub-city level wholesale markets (refer Annexure 5), mandis (all kinds) and approved warehousing sites shall be permitted to undertake regeneration as per provisions. This will facilitate modernisation and capacity enhancement for meeting future requirements.
- (v) No new depots for oil and LPG shall be developed in NCT of Delhi. The new depots required for the increased energy requirement shall be developed in other regions of the NCR.

In addition to the planned wholesale and warehousing sites, several non-conforming godowns/godown clusters have developed across Delhi. Regularisation and planned regeneration of non-conforming godowns/godown clusters shall be as per provisions. Such godowns/godown clusters that do not get regularised/regenerated in the stipulated time period shall have to mandatorily shift to conforming land uses like IFCs, planned wholesale markets, warehousing schemes and regularised godown clusters.

3.2.5 Industry

Delhi has significant industrial activity with planned industrial areas (refer Annexure 6) including flatted factory clusters and notified non-conforming industrial areas (refer Annexure 11). These industries along with household industries continue to generate employment for both skilled and unskilled workforces. Policies for economic development may be directed towards supporting small and micro enterprises and unorganised economies that provide employment, while ensuring migration towards cleaner, non-polluting economies.

Diversification and modernisation of existing economic centres is required to facilitate the transformation from manufacturing to service, knowledge, finance, media and other industries. There is an emerging demand for co-working/flexible workspaces that can promote start-ups. Improved digital and telecom infrastructure will further promote growth of newer and niche economies and increase the share of data-enabled technologies in Delhi's GDP.

Delhi is envisaged to evolve into a clean, innovation-driven industrial ecosystem anchored in sustainability, high-value manufacturing and services. The city shall prioritise green industries, electronics, EVs, circular economy enterprises, and knowledge-based sectors while phasing out polluting activities.

The major guidelines and policy framework governing industrial development shall be as per the following:

- (i) **Pre-1962/MPD-1962 Industrial Areas:** Industrial areas existing prior to 1962 or where industrial use was allowed in MPD-1962, shall continue to the extent permissible in MPD-

1962, subject to documentary evidence. However, Clauses (ii) and (iii) below, shall be applicable to these areas as well.

- (ii) No industrial activity (including household industries) shall be permitted within Bungalow Zones (Lutyen's & Civil Lines), the Ridge, Zone O, buffer of water bodies, canals, ecologically sensitive areas, sensitive areas from security point of view, reserved/protected forests, Cooperative Group Housing Societies, DDA housing, government flats/bungalows/employer housing, and group housing (excluding Janata flats), ARHC etc.
- (iii) Industries listed under prohibited category as given in Annexure 7 are not permitted in Delhi. The standards prescribed by the pollution controlling authorities shall be met by all industrial units.
- (iv) A list of existing planned industrial areas in Delhi is given at Annexure 6. Regeneration of planned industrial areas shall be as per regulations. Such existing areas may also be taken up by DSIIDC/ industry associations for improvement/provision of parking, public spaces and development of common facilities such as CETP.
- (v) Use conversion of industrial plots to group housing, public semi-public facilities, commercial and data centre use shall be permitted as per provisions.
- (vi) In order to facilitate start-ups and innovation, industrial plots shall be permitted to utilise 10% of the permissible FAR for developing co-working spaces without any use conversion.
- (vii) New industrial areas/ townships shall be developed as hubs of clean industries such as business parks, tech parks and cyber hubs, knowledge hubs, R&D centres, media, entertainment industry, etc. Such areas may be developed as Integrated Schemes. List of permissible industrial activities is given at Annexure 8.
- (viii) Household industries shall be allowed to operate from residential premises as per provisions. A list of permissible household industries is given at Annexure 9a and 9b.

Regularisation and planned regeneration of notified areas of non-conforming industrial areas (refer Annexure 11) shall be as per provisions. Industries/areas that do not get regularised/regenerated in the stipulated time period shall have to mandatorily shift to planned industrial areas or regularised industrial areas.

3.2.6 Government Offices

Various offices of Government of India, GNCTD, local bodies, court complexes etc. were setup across Delhi. This sector is one of the important employment generators for the city. Optimum utilisation of land shall be achieved through regeneration to facilitate the development of modern multi-storey office complexes with adequate facilities such as employee housing, commercial facilities, etc.

3.2.7 Non-residential activity within residential use premises

Non-residential activities (Mixed use) such as commercial and PSP facilities shall be permitted within residential use premises as per specific provisions.

3.2.8 Informal economy

Majority of unemployed/underemployed population for better opportunities migrate to Delhi and are involved in small enterprises, vending and trading activities in the informal sector. Digitisation of economy has led to rise in on-demand task-based work due to which number of gig and platform workers have increased exponentially and are recognised as part of service industry.

(i) **Provisions for Street Vendors:** Provisions for street vendors shall be in accordance with the National Policy on Urban Street Vendors and the Street Vendors (Protection of Livelihood and Regulation of Street Vending) Act, 2014.

- (a) Vending zones including weekly markets, teh-bazaari, informal bazaars or haats shall be designated by the local bodies on the recommendations of the Town Vending Committees.
- (b) Vending and no-vending zones shall be demarcated for street vendors by the concerned local body in consultation with Town Vending Committees, Market Trader Associations, etc.
- (c) Streets shall incorporate multi-utility zones as per relevant guidelines, for accommodating informal activities. Designated vending zones shall be provided along with civic amenities and facilities.

(ii) Provisions for Informal Units:

Norms for informal sector units in commercial/industrial areas, wholesale markets/IFC, public & semi-public facilities, offices have been stipulated by the Plan. Provisions within planned use premises/use zones shall be made as per provisions, such units shall also be shown in the layout plan/building plan.

Location/concentration of clusters of existing stationary informal units shall be surveyed/mapped and if required, steps for relocation/improvement shall be taken by the concerned local body. It shall be ensured that such activities do not spill over on the right of way (ROW). The concerned local body shall ensure the preparation and implementation of improvement plans for such areas.

Local bodies/concerned agencies to allow/give permissions to vendors/informal units within designated zones/areas (namely vending zones, weekly markets, teh-bazaari areas, informal bazaars, haats, etc.) to operate on rotation basis.

Multi-use community work centres/work spaces shall be provided as part of regeneration or improvement of unauthorised colonies, urban villages and slums, as per feasibility.

3.3 HERITAGE, CULTURE & PUBLIC SPACES

3.3.1 Heritage

Delhi is one of the oldest inhabited cities in the world and has been the site of numerous settlements over its history, thereby providing a unique backdrop where culture and heritage are closely interwoven. There are a large number of heritage monuments, buildings and precincts having significant universal heritage value.

Delhi has World Heritage Sites, Centrally Protected Monuments under the jurisdiction of the Archaeological Survey of India (ASI), and State Protected Monuments under the Department of Archaeology, GNCTD. In addition, the MCD and NDMC have also notified several heritage buildings, many of which are privately owned, owned by trusts, or government-owned, and continue to remain in active use. Many of these heritage buildings/monuments in Delhi are under severe threat due to encroachment, disrepair, incompatible use and insensitive reconstruction/alteration. There is a need for stronger emphasis towards conservation, protection and monitoring of heritage assets.

Delhi's built heritage is largely concentrated within Planning Zones A, B, C, D and F in the area between the River Yamuna and the Ridge. Several of these heritage assets are clustered in the form of precincts/zones with the potential to become unique cultural hubs for the city. Heritage areas such as Walled City (including Chandni Chowk), Nizamuddin, Mehrauli, Tughlaqabad, Jahanpanah, Hauz Khas and Lutyen's Delhi contain most important heritage buildings. Many heritage buildings and historic areas are interlinked with natural assets like water bodies and forests, presenting opportunities for integrated planning. A number of activities related to art and cultural festivals, food walks, heritage walks etc. hold enormous potential and should be encouraged to promote tourism and create public awareness. Delhi also has landmark buildings of architectural importance. These can be brought under the purview of cultural promotion. Strategies of the Plan will facilitate the following:

- (a) Conservation and/or adaptive reuse of heritage assets.
 - (b) Enhancement of infrastructure, quality of life and economic vitality in historic areas.
- (i) **Areas with heritage assets:** Three types of areas with high concentration of heritage assets have been identified in the city:
- (a) **Heritage Zones:** Heritage Zone is an area that contains a significant concentration, linkage or continuity of heritage buildings, structures, groups or complexes. Following are the identified Heritage Zones:
 - i. Walled City (including Chandni Chowk)
 - ii. Areas within Lutyen's Bungalow Zone (LBZ) (as identified by concerned agency)
 - iii. Areas within Civil Lines Bungalow Area

(b) **Cultural Precincts:** A Cultural Precinct represents a concentration of both tangible and intangible heritage, with architectural, historical, cultural, natural and associative values within a defined area. Such assets are connected to each other by streets and cohesive built form. These precincts may be identified in urban villages and the Walled City. Annexure 15 provides an indicative list of identified cultural precincts.

(c) **Archaeological Parks:** Archaeological Park is an area distinguishable by heritage resource and land related to such resources, which has potential to become an interpretive and educational resource for the public in addition to its value as a tourist attraction. The designated Archaeological Parks in Delhi are:

- i. Mehrauli Archaeological Park
- ii. Tughlaqabad Biodiversity Park
- iii. Sultan Garhi Archaeological Park
- iv. Indraprastha Archaeological Park
- v. Northern Ridge Archaeological Park

Concerned agencies may identify additional Heritage Zones, Cultural Precincts and Archaeological Parks, based on the studies.

(ii) Strategies for heritage assets:

(a) **Walled City (including Chandni Chowk):** The Walled City is the historical core and business centre of Delhi, rich in both tangible and intangible heritage. Red Fort, a World Heritage site, is located here, along with other notified heritage assets. Its unique fabric comprises of katras, bazaars, streets and vistas as well as intangible cultural experiences that are unique to Delhi. However, the area faces challenges such as polluting/hazardous economic activities, traffic congestion arising from the movement of goods of wholesale activities and warehousing, dilapidation of buildings, lack of infrastructure, etc. Ad-hoc and insensitive transformations lead to loss of character in the built fabric. A coordinated multi-agency initiative shall be taken up for the revitalisation of the area as follows:

- i. Cultural Precincts within the Walled City shall be delineated. The concerned local body/agency shall prepare and implement conservation and area improvement plans for these precincts in coordination with other concerned agencies. Support may be provided to the owners of heritage buildings for conservation, restoration and adaptive reuse, as appropriate.
- ii. All polluting industries and hazardous trades shall be removed from the Walled City. Godowns and wholesale activity shall be discouraged and shifted to compatible areas in the city. Storage of hazardous/inflammable commodities shall not be permitted and storage of bulky commodities shall be restricted.

- iii. Local body shall identify all major markets (including areas from where wholesale activities are to be shifted) as well as commercial and mixed-use streets. Retail commercial activity shall be permitted in identified commercial areas as well as uses specified below.
 - iv. To encourage the development of the area as a cultural hub, socio-cultural uses such as performance spaces, small museums, libraries and reading rooms, cafes, co-working spaces, craft centres, guest houses, etc. shall be permitted in residential plots. Bed and Breakfast establishments shall be permitted as per guidelines issued by the Ministry of Tourism or any other concerned agency.
 - v. The fine grained urban fabric and street morphology of Walled City are critical to its character and shall be retained. In notified heritage areas, Group Housing shall not be permitted. Further, the provision of mandatory stilt parking shall not apply in order to preserve the historic urban fabric and heritage character of the area.
 - vi. Walled City has an active 24 x 7 Economy. Activities and cultural precincts need to be identified.
 - vii. The concerned agency/local body shall facilitate/implement the following area improvement initiatives:
 - a. A traffic management plan shall be prepared for the Walled City, identifying vehicular thorough fares, pedestrianised areas and streets, NMT routes, limits and timings for service/goods vehicles, common parking areas for residents and tourists, and commuter dispersal plans around metro stations serving the area.
 - b. Walled city shall be promoted as Active Travel Area (ATA), with facilities for walking, cycling, public cycle sharing etc.
 - c. Parks and open spaces within the Walled City shall be protected and shall not be used for creation of multi-level parking.
 - d. Area improvement plans for katras, bazaars etc., shall be prepared in consultation with residents, and stakeholders. Such plans shall include street/public space improvement, identification of common public areas for evacuation during emergencies, improvement of services, utilities and fire safety, decluttering of overhead utility wires. Market Traders Associations/Resident Welfare Associations may be directly involved in the implementation of street and public space improvement initiatives.
- (b) **Bungalow Area (Lutyen's Bungalow Zone & Civil Lines Bungalow Area):** Conservation of the essential character of Bungalow Area which includes avenues, large plots, extensive landscape and low-rise development shall be encouraged. Mixed use development, high intensity development along MRTS corridor and reduction of green cover is not permitted. Any development in these zones shall be as per approved

plans and the LBZ/Civil Lines Bungalow Area guidelines, as may be issued by the Central Government from time to time.

(c) Provisions for Cultural Precincts: The following provisions shall apply:

- i. DDA in collaboration with local bodies shall identify and delineate Cultural Precincts.
- ii. A Cultural Resource Management Plan (CRMP) shall be prepared by DDA in collaboration with local bodies for each precinct. CRMP shall include urban design, architectural & built form controls of the heritage structures, identification & restoration of legacy infrastructure, in addition to area-level strategies for traffic and parking management. Wherever feasible, active frontage at the ground level shall be encouraged along the main streets of the precincts. Socio-cultural activities shall be promoted within the precincts.
- iii. Active Travel Areas shall be promoted in streets forming a part of the precincts for street improvement and development of non-motorised transport facilities.
- iv. Greenways along natural drains that connect heritage assets or precincts shall be developed as eco-cultural corridors with amenities for tourists as per feasibility.
- v. Heritage trails/walks shall be encouraged within Cultural Precincts. Such trails may be integrated with Cultural Circuits and cultural festivals.
- vi. In order to promote cultural economies, specific activities listed here under shall be permitted within residential plots falling within notified Cultural Precincts, irrespective of plot size or width of access road, subject to statutory approvals. The entire FAR may be utilised for the activities mentioned below. However, any specific building/layout conditions specified by the respective CRMP shall be followed.
 - a. Art galleries and exhibition spaces
 - b. Cultural performance spaces
 - c. Small museums
 - d. Restaurants and cafes
 - e. Guest Houses
 - f. Cultural research centres
 - g. Libraries and reading areas
 - h. Arts and Craft centres
 - i. Information/Interpretation Centres

- j. Retail shops (only souvenir shops, book shops and shops that serve local needs as per Annexure 12)

(d) Provisions for Archaeological Parks:

- i. CRMP shall be prepared by DDA for conservation of built heritage as well as the natural heritage. It shall identify all potential resources, such as historic structures, gardens, orchards, open water bodies, stepwells, baolis etc. Specific urban design and landscape controls required for sensitive development of the site shall be provided in the CRMP.
- ii. Activities shall be permitted as per provisions.
- iii. Temporary structures constructed with eco-friendly materials/public art/installations may be permitted for a limited period (subject to requisite clearances) for hosting festivals, events, farmers' markets, exhibitions, etc.
- iv. Adaptive reuse of heritage structures, wherever appropriate, shall be permitted within Archaeological Parks.

(iii) Norms for conservation of heritage buildings:

- (a) The following conditions shall apply for use/reuse of Heritage buildings under the purview of local bodies:
 - i. Conservation, preservation, restoration, reconstruction, repair, adaptive reuse, additions and alterations etc. shall be permitted.
 - ii. The heritage character and significant architectural features of the building, particularly the façade, shall be retained, preserved, and maintained. Adaptive reuse and modifications may be permitted, provided that the overall historical and architectural integrity of the structure is maintained.
 - iii. Heritage Transferable Development Rights (TDR) shall be permitted as per provisions.
 - iv. Local bodies, land-owning agencies, and owners of all heritage buildings or structures—whether protected or unprotected, listed or non-listed—may undertake conservation, preservation, restoration, reconstruction, repair, adaptive reuse, additions, and alterations. Such activities shall be permitted irrespective of the building's location within Reserve Forests, Ridges, Morphological Ridges, or other restricted areas, provided they are limited to the heritage building or structure itself.



Illustration 4: Conservation of Heritage Building

(For illustrative purpose only)

- (b) **Adaptive Reuse:** Adaptive reuse of heritage buildings is permitted in conformity with the historic context. Compatible uses shall be permitted in the listed heritage buildings, subject to approval of the statutory authorities, subject to a heritage impact assessment.
- i. Conversion of part or whole of a heritage building(s) for commercial, office, hotel, or socio-cultural uses, including cultural performance spaces, museums, libraries, craft centres, and similar activities, shall be permitted. Such conversion shall be allowed only where the character and heritage significance of the building are preserved.
 - ii. In heritage buildings where adaptive reuse is proposed, the applicable space standards shall be permitted to be relaxed by the sanctioning authority, wherever necessary, based on a Heritage Impact Assessment and subject to the preservation of the heritage character of the building.
 - iii. Adequate fire and life safety measures shall be provided in such heritage buildings by the owner as per the approval of the sanctioning authority.
 - iv. Construction of temporary structures for activities such as informal markets, food courts, cultural events, etc., shall be permitted in open areas within the site, for either short- term or long-term use, subject to permission from the concerned local bodies/agencies.

(c) Heritage TDR:

- i. An incentive FAR of 50 shall be permitted for preserving the heritage character of the property.
- ii. The incentive FAR shall be awarded in the form of TDR (Transferable Development Rights) for which separate regulations shall be framed.
- iii. The TDR Certificate shall be issued only after due repairs and improvement to the property have been made and relevant certification is obtained from concerned agencies.
- iv. Local bodies/concerned agency shall levy penalty in case of:
 - a. Failure to meet repairs and maintenance as per the submitted proposal.
 - b. Damage to heritage value of the building.

(iv) City level strategies for heritage management:

- (a) Local bodies/concerned agencies shall set up Heritage Cells that will monitor and manage heritage assets, identify landmark modern/industrial heritage, delineate cultural precincts, promote complementary economic/cultural activities, conduct festivals, walks etc., facilitate adaptive reuse projects and set up a Heritage Fund to support these initiatives.
- (b) Monitoring of heritage assets (maintained by respective agencies) shall be done on a regular basis to assess their condition and take necessary steps towards conservation/infrastructure upgradation.
- (c) Concerned agencies shall facilitate owners of heritage properties to undertake conservation of their heritage structures.
- (d) Conservation and management of National and State protected monuments and buildings: Any development within the regulated and prohibited areas shall be as per relevant Acts/ laws.
- (e) Local communities may be involved in initiatives for area level infrastructure upgradation and provision of visitor amenities etc.
- (f) Concerned/statutory authorities shall undertake appropriate measures in a time bound manner for streamlining and simplification of processes for conservation/maintenance of heritage assets.

3.3.2 Public Spaces

Delhi has diverse public spaces, ranging from iconic city level hubs, parks and open spaces such as India Gate, Central Park at Connaught Place, Baansera etc. to large social and cultural facilities, traditional/historic bazaars of the walled city, theme based sites such as Dilli Haats, markets like Janpath, Emporia, as well as parks, chowks and streets. Apart from these, various spaces for creative arts such as Mandi House, heritage assets and cultural precincts, environmental assets such as forests, water bodies and the Yamuna floodplains, form important elements of the city.

The Plan aims to foster a vibrant public realm in the city through provision of amenities and infrastructure in public spaces to address issues of safety and encroachment. This will enhance walkability, thereby improving overall health and well-being, public life and social cohesion, while also encouraging creativity and promoting retail and cultural economies. There is also a need to identify and revitalise landmarks, iconic places and visual corridors. This Plan emphasizes on the following:

- (a) Availability of safe public spaces.
- (b) Strengthening the interface between buildings and public spaces.

(i) Developing City level public hubs and networks:

- (a) **City Hubs:** The strategy for improving public life in the city is to develop public spaces and landmarks that form part of the image of the city. The developed and undeveloped areas in the city shall be identified for redevelopment with upgraded facilities to support public activities. The following typologies shall be developed/improved as city-level public spaces:
 - i. Public waterfronts: Strategies for ecologically sensitive rejuvenation of the Yamuna floodplains and development of an active public edge along the river and along buffer of drains are provided.
 - ii. Urban forests and natural greens: Areas under reserved and protected forests offer places for public to lead an active lifestyle and connect with nature. Land-owning agencies may identify and develop interactive zones for providing regulated access.
 - iii. Cultural hubs: Walled City (including Chandni Chowk), Nizamuddin, Chirag Dilli, India Gate lawns, Connaught Place and urban villages such as Hauz Khas, Mehrauli, etc. are places of intense public activity. There are also other hubs with a concentration of socio-cultural activities, such as Mandi House, Lodhi Institutional Area, Dilli Haat, etc. Efforts shall be made by concerned agencies to improve the public realm in and around such sites.
 - iv. Market places: Delhi has diverse markets having the potential to be developed as Active Travel Areas with pedestrianised stretches.

- v. Reclaimed areas as public spaces: Non-functional quarries, landfills, ash dykes, thermal power plants, etc. shall be reclaimed and developed or repurposed, as per feasibility in a time bound manner.
- (b) **City level circuits:** The Plan identifies opportunities for creating green-blue corridors, heritage and cultural circuits, and temporary festival circuits. Concerned agencies shall identify such circuits and undertake initiatives to enhance tourism potential. An indicative list of potential circuits is given in Annexure 13.
- (c) **Cultural Circuits:** The plan promotes 24 x 7 economies. It is important for improving safety of public spaces, economic productivity and reducing congestion by staggering activities. These circuits shall be encouraged through the following:
 - i. Local bodies, Tourism Department and other concerned agencies shall identify circuits that have a potential for development.
 - ii. The Plan promotes development of cultural/commercial activities along such circuits through norms for planned mixing of uses and permissibility of various cultural activities in identified cultural precincts. Extended operating hours for restaurants, socio-cultural activities, sports facilities, retail stores etc. shall be allowed by the concerned agencies.
 - iii. The concerned agencies shall work jointly in identified circuits to facilitate provision of infrastructure.
 - iv. Concerned agencies may collaborate with artists, cultural groups, resident's groups, youth groups, market and vendors' associations, organisers of weekly markets etc., to organise seasonal or cultural festivals, themed night walks, night markets etc., to promote circuits.
- (d) Innovative mechanisms of financing public space improvements through advertising, short-term leasing of public spaces, utilisation of Corporate Social Responsibility (CSR) funds, public-private partnerships, etc. shall be explored by the concerned agencies.

(ii) **Improving local public spaces:**

- (a) **Public life on Streets:** Streets occupy a substantial portion of the city's land and are the most used public space. In order to leverage this potential and reclaim streets as places for people:
 - i. Walkability shall be enhanced through provision of universally accessible streets and public spaces, with adequate street infrastructure, shading and public conveniences, etc.
 - ii. Street vending zones shall be demarcated.
 - iii. Removal of encroachment, illegal parking, unauthorised structures including religious structures shall be undertaken on priority basis.

(b) **Plazas:** Plazas are spaces where people can walk, sit and congregate. They may vary in sizes, from neighbourhood chowks and nukkads to institutional forecourts, city squares and piazzas. In dense settlements, such spaces can also act as evacuation areas in the event of any disaster and/or emergency.

- i. Plazas can be developed as part of greenfield, Regeneration and TOD area.
- ii. Plazas shall be provided as part of transit station projects at ground, concourse or elevated levels to facilitate public movement and act as spill over areas.
- iii. In case plot area is provided for development of public plazas, FAR for such area shall be permitted to be utilised in the remaining plot.
- iv. Public Plazas shall remain open to general public.

(c) **Activity programming:** Appropriate programming through activity-generating uses plays a vital role in ensuring vibrant and safe public spaces with ‘eyes on the street’. This shall be promoted through the following:

- i. Flexible mix of uses: Mixing of activities is allowed within plots and within buildings as permitted in the Plan.
- ii. Public uses such as libraries, retail, post offices, etc., may be preferably placed on lower floors with access from the street.
- iii. Active frontages in the form of arcades, colonnades, shop fronts, pedestrian entries/exits, plazas, access points etc., shall be maintained in greenfield, TOD and regeneration areas.
- iv. Multi-Utility Zones (MUZs), subways and plazas shall be provided with kiosks (of uniform and standard size with sloping roofs), informal activity spaces, designated vending zones, public art installations, performance spaces, outdoor exhibition areas, play elements, water features, street furniture, charging points, signage and reading corners, etc.

(d) **Recreational spaces:** A hierarchy of parks, greens and open spaces shall be provided in greenfield as well as regeneration areas as per norms.

(iii) **Other interventions for improving public spaces:**

- (a) Evacuation areas shall be identified by the concerned authority in proximity of all congregation spaces and public buildings to be used in the event of any disaster or emergency.
- (b) Public art installations shall be encouraged in public spaces. The guidelines on public art shall be as per relevant policy approved by the Government from time to time.

- (c) Residual spaces such as spaces under flyovers and subway crossings may be activated through greens, lighting, safety, parks and public art installations as per feasibility, ensuring unhindered movement of people.
- (d) Concerned agencies may engage with local stakeholders and citizens to co-manage and co-design public spaces. Initiatives may be taken up for improvement and provision of public spaces in terms of accessibility, safety and illumination, needs of specific user groups, etc. and preparation of public space improvement plans. Such proposals may be developed by local stakeholders and taken up for implementation after requisite approvals are obtained from the concerned local bodies.

(iv) Zero tolerance to illegal activities and encroachment on public spaces:

- (a) There shall be zero tolerance towards encroachment/unauthorised occupation/privatisation of public spaces. Encroachment of public spaces by vehicles, extension of shops, vending in non-designated areas and/or other unauthorised activity including but not limited to those involved in business of scrap, garbage, etc. shall be strictly acted upon by the concerned agencies.
- (b) Imposition of heavy penalties on encroachments including illegal parking on public spaces/streets shall be undertaken by concerned agencies.

(v) Public spaces around High Rise Developments:

- (a) The strategy for development of public spaces in areas of High Rise Development shall ensure strong interface between buildings and the public realm.
- (b) The surrounding area shall also function as a spill over zones to support high-density development.
- (c) The provision of public plazas around major transit stations shall be mandatory.
- (d) Podium and tower model shall be encouraged, which will allow active public interface and achieving vertical mix of uses.
- (e) Permeable edges with multiple entry points to be encouraged for visual openness.
- (f) Promoting active frontage and active ground floor interfaces such as shops, cafes, retail etc.
- (g) Development of walkable, barrier-free public realm with shading, seating, vending zones, amenities, etc.

3.4 SHELTER

In response to the identified housing need, formulated housing strategies aims to achieve the objectives of ensuring availability of housing across various affordability segments, typologies, and tenures, while promoting an enhanced built environment with improved safety, liveability, and quality of life. With a primary focus on affordable housing, it is proposed to adopt a multi-pronged housing strategy for the provision of housing stock and delivery of serviced land, involving the private sector to a significant extent, along with public agencies and cooperative societies.

The housing strategy under MPD-2047 is based on three key approaches: (i) creation of new housing stock, including affordable housing; (ii) regeneration and upgradation of existing housing areas; and (iii) promotion of Affordable Rental Housing.

The supply of new housing shall be facilitated through planned development in Land Pooling Areas, Transit-Oriented Development (TOD) Zones, High Density Corridors and Low Density Areas (LDA), with participation from the private sector and other implementation mechanisms. At the same time, existing housing areas shall be regenerated and upgraded to improve the quality of the built environment, infrastructure and public amenities. This shall include employer housing, resettlement colonies, cooperative group housing societies and housing developed by the DDA.

In unplanned areas, the housing strategy shall prioritize inclusive development approaches that minimize displacement while improving housing conditions and access to basic services. The strategy focuses on in-situ upgradation, redevelopment of Unauthorized Colonies, and redevelopment in old areas including urban villages, Special Development Areas - Walled City and its extensions.

3.4.1 Housing Supply

The projected housing requirements for improvement in existing housing stock and creation of new housing inventory is envisaged through:

- (i) Development of Land Pooling Area.
- (ii) Regeneration of planned and unplanned brownfield areas.
- (iii) Development of Low Density Area.
- (iv) Reconstruction/retrofitting to utilize increased permissible residential FAR.
- (v) Local level facilities shall be provided as part of Gross Residential land use.
- (vi) The private sector (land/property owners, developers and other stakeholders) shall play a major role in the development/regeneration of housing over the Plan period. Public agencies shall play the role of a facilitator.
- (vii) Group housing shall be the preferred typology for residential development.

(viii) Affordable housing shall be promoted in public and private projects as follows:

- (a) Development of small format housing with DU size of 25-60 sqm carpet area shall be promoted. This will also ensure that housing supply is maximised, given the limited availability of land for development.
 - (b) Appropriate incentives shall be provided to private sector for providing affordable rental housing.
 - (c) Typologies such as hostels, dormitories, worker housing, etc. shall be promoted to provide better housing access to students, labour, working men and women, etc.
- (ix) To prevent further growth of Unauthorised Colonies and unauthorised construction, concerned agencies and landowners shall ensure protection of their lands within Land Pooling areas, Low-Density Area and other vacant lands in the city. Disincentives such as levying prohibitive property tax, higher electricity charges, higher water charges, etc. may be considered by the local bodies to curb unauthorised construction.
- (x) Use of eco-friendly materials, innovative construction technology and disaster resilient structures shall be encouraged for sustainability and time-bound delivery.

3.4.2 Housing in Greenfield Areas

- (i) **Housing in Land Pooling area/TOD zone:** Development in the land pooling areas and TOD zones provides opportunities for creating multiple housing typologies including small-format housing. Land pooling area and TOD zones has the potential to provide approximately 30 lakh dwelling units.
- (ii) **Housing in Low Density Areas (LDA):** Housing development in areas within the depth of one peripheral village revenue boundary along the border of NCTD and LDRA under previous Master Plan, shall continue to be low density residential development with limited dwelling units and public facilities.

3.4.3 Regeneration of Existing Planned Residential Areas

Regeneration will enable optimal utilisation of land to create new housing, and improve the quality of existing housing stock. This will also provide the mechanism for transforming existing areas into self-sustained resilient neighbourhoods with equitable access to civic amenities and recreational spaces.

- (i) Planned residential areas such as Group Housing (DDA flats, CGHS, GPRA, etc.), Employer Housing shall be regenerated.
- (ii) Bungalow Area: Development in Lutyens' Bungalow Zone/Civil Lines Bungalow areas shall be as per the approved plans and the LBZ guidelines, issued by the Central Government from time to time. Civil Lines also has Bungalow Area of which the basic character has to be maintained.

- (iii) Regeneration in areas such as Walled City, Walled City Extension, Karol Bagh, etc. shall be as per the provisions under Special Development Area.
- (iv) Regularised Unauthorised Colonies shall be permitted to undertake Regeneration Schemes as per the relevant provisions.
- (v) Resettlement colonies are facing issues of accessibility, lack of adequate services and poor quality of construction. These colonies maybe taken up for regeneration as per the provisions.
- (vi) Shelter for Urban Homeless (SUH): GNCTD and other concerned agencies shall provide Shelter for Urban Homeless in Delhi as per norms.

3.4.4 Regeneration of Existing Unplanned residential areas

- (i) **Unauthorised Colonies (UCs):** Regeneration of UCs shall be as per Clause 4.6.2. This will facilitate development of proper road network, open spaces, facilities and accessibility to emergency vehicles, fire tenders etc. A large number of residents living in rental accommodation in the UCs, and the regeneration shall facilitate availability of rental housing.
- (ii) **Urban Villages (including notified Lal Dora and notified Extended Lal Dora areas):** Area Improvement Plan for the Urban Villages shall be prepared by the concerned local body. Many of the urban villages are of heritage importance and shall adopt a mix of regeneration and conservation strategies, as per provisions.
- (iii) **Slums/Jhuggi Jhopri Clusters (JJ Clusters):** Only notified JJ clusters shall be improved through in-situ slum rehabilitation or any other area improvement schemes (private/government), wherever feasible. Relocation to available vacant EWS stock or other alternate site may be considered for in-situ rehabilitation/upgradation or as part of city level slum improvement strategies.

3.4.5 Rental Housing

The Plan gives provisions for development of a rental housing stock offering tenure flexibility, geographical mobility and affordable options (low entry and exit cost). This will make housing available for a variety of income groups, students, single working men and women, etc. including the migrant population through supply of hostels, studio apartments, service apartments, dormitories, etc.

EWS housing units may be allocated on a rental basis through innovative rental models to provide short tenure accommodation required by migrants/seasonal workers. Affordable rental housing shall be encouraged through private sector involvement as follows:

- (i) Affordable Rental Housing Complexes (ARHCs) shall be permitted separately or as part of new projects in the city.

- (ii) Industrial plots and Industrial Parks shall be permitted to develop affordable rental housing units for workers or create ARHC. Such housing may be in form of dormitories and/or small format housing.
- (iii) Rental housing shall be permitted under UC regeneration schemes.
- (iv) All concerned agencies involved in creation of public housing shall develop a proportion of their housing inventory in the form of rental housing for the lower income category, as feasible. Other rental options such as rent-to-own models may be explored. DDA and other agencies may also bring their unsold/vacant public housing stock into the rental market to ensure utilization of such assets. Such housing units/blocks can also be made available on rental basis to PSUs, Corporates, Private enterprises, Departments, etc.
- (v) DDA and other concerned agencies may also develop Affordable Rental Housing Complexes (ARHCs) projects on public lands preferably close to activity centres (industrial areas, educational hubs, etc.) to improve the availability of affordable rental stock close to work centres.
- (vi) The NCT of Delhi has a sizeable stock of both public and private housing, which is unoccupied and/or unsold. 11% of the Census Houses (including houses used as residence and residence-cum-other-uses) in Delhi are vacant (Census, 2011). Existing vacant public housing may also be converted into ARHC.
- (vii) Public agencies may hire Rental Management Agencies for managing their rental housing stock (including Affordable Rental Housing Complex).

Public Agencies may also collaborate with housing aggregators to provide information regarding availability, location, rentals, etc.

3.5 SOCIAL INFRASTRUCTURE

The facilities include health, education, socio-cultural facilities, safety and security infrastructure, communications, distributive facilities & other related functions and are distributed at city, sub-city, community and local level. Strategies of the Plan will facilitate the following:

- (i) Improved availability and accessibility of social infrastructure.
- (ii) Increased flexibility to introduce new uses/functions.

3.5.1 Key strategies for social infrastructure

The following strategies are focused towards enhancing availability and accessibility of social infrastructure in the city:

- (i) **Grouping of similar use premises:** A strategy of grouping similar uses/functions under a common use premise to allow flexibility for any of the uses to come up on an allotted plot as per need/demand, irrespective of nomenclature, has been adopted. For example, facilities like Maternity Home, Nursing Home/Polyclinic, Dispensary, Family Welfare Centre, Paediatric Centre, Geriatric Centre and Diagnostic Centre are combined under a common use premise titled 'Health Centre'.
- (ii) **Optimal use of available land/space for social infrastructure:**
 - (a) Flexibility is provided to develop social facilities through vertical mixing within buildings with other compatible uses.
 - (b) Identified PSP facilities are permitted on residential plotted development as per provisions within residential use.
 - (c) The minimum plot size specified in the Plan is intended only for the purpose of layout planning. The concerned agencies may permit the development of social infrastructure facilities in accordance with the applicable norms and guidelines of the respective regulatory authorities.
- (iii) **Enhancement of existing facilities:**
 - (a) To augment facilities, existing PSP/local level facility plots shall be permitted to undertake regeneration as per regulations.
 - (b) Redundant/under-utilised/unused PSP plots shall be permitted to be used for any compatible use within PSP facilities or utilities.

(iv) Inclusive Development:

- (a) All new facilities and public convenience shall be developed/designed to ensure universal accessibility for children, women, elderly, persons with disabilities/special needs. If feasible, existing facilities shall be retrofitted to ensure the same.
- (b) PSP facilities shall also be created in unplanned areas through:
 - i. Reduced norms for plot area, setbacks etc., for essential social infrastructure like primary health and education.
 - ii. Amenities FAR provided over and above the permissible FAR in Residential Regeneration Scheme, shall be mandatorily utilised for developing PSP facilities.

3.5.2 Social Infrastructure and Facilities

(i) **Healthcare:** Health facilities are provided by the government as well as the private sector and are classified into 3 tiers – primary, secondary and tertiary health care. Flexible norms have been provided to address the gap in primary health care facilities, particularly within dense areas. As per recent studies, there is a need for augmenting the secondary and tertiary health care infrastructure. Delhi also has the potential to develop specialised healthcare facilities and other ancillary functions to cater to the increase in medical tourism.

- (a) Healthcare facilities shall be provided as per stipulated norms. The following strategies are recommended:
 - i. At local level, healthcare facilities can be provided as standalone plots or permitted according to the provisions.
 - ii. The Plan mentions provisions for specialised and long-term healthcare including de-addiction centres, care centres, drug-rehabilitation centres, after-care centres, early intervention centres, transitional care homes for recovery, respite care centres, medical care facilities for persons with disabilities/special needs/elderly etc. under common head 'Health Centre'.
 - iii. As emergency response to the requirements that emerge during pandemic situations, sample collection centres and testing labs are permitted at local level. For decentralised response to disasters (including pandemics), Disaster Management Units (DMU) have been permitted at sub-city level and a Disaster Management Centre (DMC) is provisioned at city level. Facilities like dispensaries, clinics, pathological laboratories, first aid facilities, shelters for affected people, isolation units etc., are permitted in DMC and DMUs. Healthcare facilities shall also include government recognized medical systems like Ayurvedic/Homeopathic/Yunani medicine as governed by relevant agency/statutory code.

- iv. Veterinary care facilities in the form of hospitals, dispensaries, clinics shall be provided as per norms.
- (b) Tertiary healthcare facilities and related R&D are important economic activities besides providing specialised healthcare and medical research. These shall be developed as per applicable norms.

(ii) Education:

- (a) Delhi has a high literacy rate and is well-equipped with education infrastructure that includes both government and private schools, higher education facilities such as universities, colleges, standalone institutes, medical institutes, nursing/para medical institutes, vocational institutes and skill centres etc., making it a major regional education hub.
- (b) Notable institutions include Indian Institute of Technology Delhi, Jawaharlal Nehru University, All India Institute of Medical Sciences, Indian Agricultural Research Institute at the Pusa Institutional Area, Qutub Institutional Area, and the University of Delhi. These institutions have established Delhi as a national centre for higher education, scientific research, technological innovation, healthcare, and public policy. They generate substantial employment, attract students, researchers, faculty, and professionals from across India and abroad, foster innovation and entrepreneurship, and support knowledge-intensive industries. Collectively, these institutional hubs strengthen Delhi's economy, enhance human capital, and reinforce the city's position as the country's leading centre for education, research, governance, and specialized public services.
- (c) The following strategies shall be adopted for development of education facilities:
 - i. To promote development of infrastructure for extra-curricular activities in schools as per the National Education Policy, the Plan provides enhanced FAR for schools.
 - ii. Schools and training facilities for children with disabilities/special needs shall also be permitted as standalone facilities. New and existing schools shall follow provisions of the Rights of Persons with Disabilities Act.
 - iii. Development of residential schools shall be permitted.
- (d) Optimal utilisation of existing educational institutions may be achieved as follows:
 - i. Differential norms and standards for various educational institutes/institutions shall be applicable in the light of the norms of the concerned authorities e.g. University Grants Commission (UGC)/All India Council for Technical Education (AICTE)/Directorate of Education, GNCTD/Central Board of Secondary Education (CBSE), etc.

- ii. Coaching centres/vocational training centres would be permissible in school premises after school hours with: a. prior approval of competent Authority in the case of schools run by GNCTD or local body and; b. with prior intimation to lessor and payment of fee to be prescribed in the case of schools run privately on leased land.

(e) Strengthen Institutional Hubs:

- i. Promote the development and expansion of educational, healthcare, research, cultural, administrative and public service institutions to meet the city's future needs.
- ii. Apart from already existing institutional areas, new institutional hub have been identified in Narela, wherein, the public and private universities/institutions shall be developed.

(iii) **Socio-cultural facilities:** Delhi is a highly preferred destination in India for Meetings, Incentives, Conferences and Exhibitions (MICE) with provisioning of large-scale convention centres, and exhibitions spaces. Haats have been developed as preferred destinations for fostering artisans and traditional crafts and skills. Socio-cultural facilities shall be encouraged to reinforce Delhi's image as a cultural hub.

- (a) Socio-cultural facilities provisioned at various levels may be made accessible by addressing diverse needs of senior citizens, youth, families, etc.
- (b) Facilities such as skill development centres/training centres/gathering spaces/libraries/child-care facilities, etc., shall be provided as per norms. These may be provided on any suitable plots (irrespective of land use except in recreational/ecologically sensitive areas).
- (c) Socio-cultural facilities such as convention centres, socio-cultural centres etc., shall be permitted to provide support functions such as hotels, office spaces, shops, etc. as per norms in order to ensure better utilisation of these facilities. In order to reinforce Delhi's prominence as a cultural hub:
 - i. Socio-cultural facilities such as interpretation/visitor/information centres and libraries/reading rooms, are permitted as part of archaeological parks, historical monuments, biodiversity parks.
 - ii. Heritage buildings shall be permitted to be adaptively reused as artists' studios, performance spaces, museums, libraries, music venues, craft centres, etc., after requisite approvals are obtained from the concerned agencies.
 - iii. Use of existing buildings to accommodate socio cultural functions shall also be permitted in notified Cultural Precincts and Heritage Zones.

- (iv) **Safety and Security Infrastructure:** Ensuring law and order and provision of emergency services is the responsibility of multiple agencies such as Delhi Fire Services, Delhi Police, Delhi Traffic Police and Delhi Disaster Management Authority. The facilities shall be provided as per norms to ensure access to these services at local, community, sub-city and city level.
- (v) **Postal and Telecommunication facilities:** The post and telecommunication infrastructure has transformed extensively over the last two decades. The concerned departments/agencies may assess the current utilisation of allocated land and explore possibilities for better utilisation of land/built space for provision of other PSP facilities/mix of uses with the approval and as per policy guidelines of land-owning agency.
- (vi) **Distributive facilities:**
- (a) Facilities like grocery shops selling products for daily requirement such as milk, fruit, vegetables etc. shall be provided at local level. PDS facilities/fair price shops may be provided in close proximity to residential areas.
 - (b) LPG godowns (with/without booking office) shall be permissible only at community level within all use zones except residential and recreational.
 - (c) Depots of LDO/SKO and coal shall not be permitted and discontinued. Land allotted for LDO/SKO outlets, coal depots on lease basis shall be permitted to use the same for other permissible activities conforming to the land use after seeking due approvals and payment of conversion charges.
 - (d) Land allotted for LDO/SKO outlets, coal depots on license basis shall be discontinued and land be recovered by DDA.
- (vii) **Cremation/Burial/Cemetery facilities:**
- (a) State of the art crematoriums shall be established and existing crematoriums shall be upgraded in a time bound manner. Eco-friendly wood substitutes, gas-fired and electric crematoriums, etc. shall be encouraged for cremation.
 - (b) Burial grounds/Cemetery are to be planned with proper parking and landscape provisions.
 - (c) Burial grounds/Cremation facilities shall also be provided for animals as per requirement.

(viii) **Public Conveniences:**

- (a) Public conveniences are permitted in all use zones and shall be provisioned/improved as part of street infrastructure improvement and area level improvement initiatives. The provision of public conveniences should not obstruct the pedestrian and NMT movement for which minimum 2m space shall be ensured.
- (b) Public conveniences shall be provided to cater to the needs of children, women, men, elderly and persons with disabilities/special needs and also accommodate child care facilities. These shall be developed as prescribed in UBBL.

(ix) **Other PSP facilities:** Other PSP facilities such as religious facilities, old-age homes, orphanages, working women's/men's hostel, corrective/remedial facilities, juvenile homes, observation centres, detention facilities, etc., shall be provisioned as per requirement. Mixing of compatible PSP uses shall be permitted as per norms.

(x) **Sports facilities:** Delhi has a network of internationally recognised sports venues, including Jawaharlal Nehru Stadium, Indira Gandhi Indoor Stadium, Taalkatora Stadium, Major Dhyan Chand National Stadium, Dr. Karni Singh Shooting Range and Thyagaraj Sports Complex. Supported by DDA's extensive network of 23 sports complexes and 3 golf courses, Delhi has emerged as a premier destination for sports, recreation and international sporting events. Building on this strong foundation, MPD-2047 envisions people-friendly neighbourhoods with accessible sports infrastructure, playgrounds, parks, community centres, libraries, co-working spaces and safe, pedestrian-friendly public spaces to promote active, healthy and inclusive communities. Sports facilities are permitted in all use zones except in ecologically sensitive areas.

3.6 TRANSPORT & MOBILITY

3.6.1 Transport Infrastructure and Connectivity

The transport strategies need to address internal mobility challenges, including providing access to newly urbanised areas, reducing congestion, revitalising underutilised transport assets, encouraging walking and cycling, etc. Achieving a seamless public transport experience in the city requires both spatial integration (land use & transport integration, multi-modal integration, last mile connectivity, etc.) and systems integration (bus route rationalisation, Intelligent Transport Systems including unified ticketing, command and control centre for better traffic management, etc.).

Looking ahead, there is a need to prepare for such transformational changes and implement efficient and sustainable mobility solutions in the city. This includes use of clean fuels, implementation of technologically advanced transit systems and artificial intelligence for traffic and parking management. The Plan envisages to improve the modal split of trips by motorised modes in favour of public transport and Intermediate Public Transport (IPT).

The following strategies shall be adopted:

- (a) Improved efficiency of passenger and freight movement
- (b) Improved utilisation of land assets associated with transportation
- (c) Reduced modal share of private modes as a proportion of total motorised trips
- (d) Migration to smart and sustainable mobility solutions
- (e) Introduction to new modes of transport –
- (f) Inland waterways through the River Yamuna, River Sahibi (Najafgarh drain), canals, etc.
- (g) Air based modes including air pods, air taxis, etc.

(i) Improving regional connectivity:

- (a) **Air:** The international and domestic air passenger movement in Delhi is largely catered by the Indira Gandhi International Airport. With the inception of Noida International Airport at Jewar, the seamless multimodal connectivity between these airports shall be planned and developed through road, rail and / or any other futuristic mode to ensure efficient passenger and freight movement and strengthen Delhi NCR and regional connectivity.
- (b) **Rail:** The railways connect Delhi to the rest of the country through five major railway stations, namely New Delhi, Old Delhi, Hazrat Nizamuddin, Anand Vihar Terminal and Sarai Rohilla. Proposed redevelopment of key railway stations will enable multi-modal transit integration and passenger transfers between railway stations, ISBTs, bus

terminals, Metro Rail and RRTS stations, etc. New railway stations need to be planned to cater to the increased rail traffic.

- (c) **High-Speed Rail (HSR):** The proposed High-Speed Rail (HSR) corridors will further enhance inter-state connectivity from Delhi, reduce travel time and help to reduce pollution. Three of the seven proposed HSR corridors connect Delhi to Varanasi, Ahmedabad and Amritsar/Chandigarh.
- (d) **Regional Rapid Transit System (RRTS):** The Functional Plan on Transport for NCR-2032 recommended eight RRTS Corridors to connect Delhi with various towns of NCR through a rail-based mass transit system. RRTS will play a major role in decongesting various entry points of the city and further reinforce inter linkages between Delhi and the surrounding region for economic activities, housing and other services. The Regional Rapid Transit System (RRTS) has strengthened the regional mobility patterns by connecting the NCR cities through following networks:
- i. Delhi – Ghaziabad – Meerut (Operational - 80 km)
 - ii. Delhi – Gurugram – SNB – Bawal – Behror
 - iii. Delhi – Panipat – Karnal
 - iv. Delhi – Faridabad – Ballabgarh – Palwal
 - v. Ghaziabad – Hapur
 - vi. Delhi – Bahadurgarh – Rohtak
 - vii. Ghaziabad – Khurja
 - viii. Delhi – Shahadra – Baraut.
- (e) **Metro Rail:** The Delhi Metro Rail network is being expanded further to improve both the intra-city and inter-city connectivity. Multi-modal integration shall be planned for new networks at the planning stage itself and in a phased manner for existing stations.
- (f) **Inter-State Bus Terminals (ISBT):** The ISBTs serve as important regional connectivity nodes of the city. Planning of the areas surrounding ISBT for improved traffic management and seamless integration with other intra-city modes should be done. All future proposals for ISBTs shall preferably be located near the entry points of the city and connected to multi-modal transport system to other parts of the city.
- (ii) **Strategic Transport Links:** In order to improve high-speed connectivity to/from important existing/upcoming regional economic destinations such as Gurugram, Greater NOIDA, Jewar airport, AIIMS campus at Jhajjar, etc. the following strategic transport links shall be implemented by the respective road owning agencies, subject to feasibility and inter-state coordination. These links shall preferably be developed as a mass transit system:

- (a) Strategic link 1: Northern extension of UER I from NH-1 to Loni-Baghat Expressway in Ghaziabad.
- (b) Strategic link 2: Southern extension of UER II from NH-8 (Dwarka) to NOIDA-Greater NOIDA Expressway-Jewar Airport.
- (c) Strategic link 3: Dwarka Sector 21 to HUDA City Centre in Gurugram.
- (d) Strategic link 4: Dwarka to AIIMS Jhajjar.

Apart from the above, transport related agencies in coordination with road owning agencies shall work out the provision for reservation of spaces for expansion of existing transport infrastructure and implementation of future transportation projects (including logistics) in the city.

(iii) Road Network:

- (a) Delhi has an extensive road network of approximately 33,000 km, planned on a ring-radial pattern with a hierarchical system designed to efficiently cater to regional, intra-city, and local traffic
- (b) The following hierarchy of roads shall be followed:
 - i. **National Highways (60m and above ROW):** All National Highways within NCT of Delhi shall be developed as access control corridors upto the Delhi border. The design and development of these corridors shall be taken up by NHAI with the concerned agencies. The recommended Right of Way (ROW) is 90m, wherever possible. However, it shall not be less than 60m within the city. Streetscaping such as beautification of footpaths, service roads, etc. within NCT of Delhi will be undertaken by the concerned agencies and the carriageway will be maintained by NHAI.
 - ii. **Arterial Roads (45m and above ROW):** Arterial roads provide long distance mobility, connecting one part of the city to another, carrying a heavy volume of traffic of all modes. Some existing roads of less than 45m ROW that are functioning as arterial roads on ground may be continued with necessary improvements for enhancing movement. Fully segregated space for pedestrian and NMT movements shall be provided along all arterial roads, as per feasibility.
 - iii. **Sub-arterial Roads (30 to $\leq$ 45m ROW):** Sub-arterial roads are functionally similar to arterial roads. Some existing roads of less than 30m ROW that are functioning as sub-arterial roads may be continued with necessary improvements for enhancing movement. Segregated space for pedestrians and/or cycle tracks shall be provided along sub-arterial roads subject to feasibility.
 - iv. **Collector roads (12 to $<$ 30m ROW):** Collector roads provide connections between neighbourhoods and connect local streets to arterial roads/sub-arterial roads.

Existing roads of less than 12m ROW functioning as collector roads may be continued with necessary improvements for enhancing movement.

v. Local Streets (RoW <12 m): Local streets are intended for neighbourhood or local use with less than 12 m of ROW. Such streets may be designed for a mix of slow moving traffic (by using traffic calming measures to keep the vehicle speed within limits), NMT priority streets or pedestrianised streets.

- (c) Maintenance and streetscaping, including beautification of footpaths, service roads, carriageway (including central verge) etc. for arterial and lower hierarchy roads will be undertaken by the concerned road owning agencies on a periodic basis.
- (d) All new roads shall be developed as per full cross-section following standards and guidelines issued by the Government from time to time. Wherever possible, existing roads shall also be improved/retrofitted to meet the requirements given in the standards and guidelines.
- (e) All new arterial roads shall include space for public transport systems as part of the ROW.
- (f) Space for the provision of utility ducts for various services shall be made in the ROW in existing and new road stretches as per feasibility.
- (g) Road safety audits shall be conducted annually by road owning agencies/Traffic police for creating a safe travel environment, particularly for pedestrians, NMT and two-wheelers. Mitigation measures/recommendations shall be taken-up as a part of maintenance of road. The audit report shall be submitted to Unified Metropolitan Transportation Authority (UMTA) by the end of each financial year.
- (h) Concerned agencies may explore options such as BRTS, trams, double decker buses in identified areas or along specific routes. Such areas/routes may also be identified as a part of Comprehensive Mobility Plan (CMP).

(iv) City-level Public Transport Systems:

- (a) Network integration shall be the key to develop a sustainable and need-responsive public transport system for Delhi.
- (b) The Delhi Metro Rail network and bus system shall form the primary public transport network of the city. The upcoming RRTS may support intra-city trips. Existing network shall be reinforced by implementation of other forms of public transport such as Metro Lite/Metro Neo or Light Rail Transit systems, Bus Rapid Transit System (BRTS) etc. wherever feasible.
- (c) Non-motorized trips (walk, cycle, cycle rickshaw) constitute 42 per cent of the total trips with the share of walk trips (35 per cent) is much higher than that of trips by cycle/cycle rickshaw (7 per cent). Public transport trips (metro and bus) constitute 24

percent of the total trips. NMV and public transport trips together constitute 66 percent of the total trips. For trips with length more than 5 km, motorised modes (including PT) are preferred. For travel distances less than 5 km, walk, cycle, cycle-rickshaw and e-rickshaw are the preferred mode choice.

- (d) The average trip length (excluding walk trips) has increased from 6 km in 2007 to 10.9 km in 2018. This can be attributed to growth of regional centres and relative ease of accessibility through road and public transport networks. Metro has the highest average trip length of 16.7km, reiterating metro's role in long distance commutes, while 2-wheelers, 4-wheelers and buses are best utilised for medium distances between 8-14 km.
- (e) The Government-operated public bus fleet in Delhi currently comprises 6,593 buses, including 4,838 electric buses (2026), and is being expanded in a phased manner. By 2047, Delhi envisions a world-class public transport system supported by a modern, predominantly electric bus fleet, offering extensive coverage, reliable high-frequency services, and seamless integration with the Metro, RRTS, rail, and other modes to provide safe, affordable, and convenient mobility for all
- (f) The bus system shall be leveraged to provide road-based public transport, provide accessibility to inadequately served areas and also act as a feeder for MRTS.
 - i. Bus routes frequency shall be rationalised and reviewed regularly to connect Metro Rail/RRTS stations and provide better connectivity to all parts of the city.
 - ii. Concerned agencies shall plan and operate exclusive feeder bus services (smaller buses, RTV, Metro Rail, RRTS feeders and last mile connectivity options) wherever required.
- (g) In order to provide public transport network to the land pooling areas, an incremental approach shall be followed. New bus route network, Bus Rapid Transit System (BRTS), high speed bus routes, etc. shall be planned and implemented. Metro Rail systems may be implemented along specific corridors. The proposed Urban Extension Roads shall act as mass transit corridors to provide connectivity between the land pooling areas and the rest of the city.
- (h) Quality improvement initiatives for enhancement of service levels (information systems, associated infrastructure like bus shelters, O&M of buses, inclusion of special services catering to special needs, premium routes, etc.) shall be adopted by the concerned agencies.
- (i) Ridership of public transport can be increased through improved accessibility, last mile connectivity and reliability of service.
- (j) In order to improve the utilisation of public transport, concerned transit agencies may consider the following:

- i. Transit stations shall be accessible, with sufficient lighting, infrastructure, dynamic public display and announcement system.
- ii. Fare rationalisation and frequency of intra-city trips.
- iii. Express routes connecting high footfall stations, such that the number of stops is minimised and the travel time is optimised.
- iv. Special services to promote 24 x 7 economy along specific earmarked routes and networks subject to feasibility.

(v) Synergy between land use and transport:

- (a) Integration of land use and transport shall be promoted by optimising density and allowing mix of uses close to public transit nodes such as Metro Rail/RRTS/railway stations, Multi-Modal Transit Hubs, bus terminals, etc. to encourage people for using public transport.

- (b) Land use and transport integration shall be implemented through:

- i. **Transit Oriented Development Policy:**

- a. This involves leveraging existing and upcoming public transit infrastructure and associated large number of users, to ensure sustainable mobility and optimise utilisation of land through compact mixed-use development.
 - b. High density, mixed use development with higher FAR is envisaged in the TOD Zones falling in 500m wide corridor on either side of center-line of the existing and planned/approved Metro Corridors/Routes and 500m radius node of regional and interstate mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/High Speed Rail (HSR) etc.
 - c. All transit-oriented developments shall be designed to be sustainable, walkable and vibrant areas with Multi-Modal Integration (MMI) within the TOD Zones.

- ii. **High-Density Corridor Zone:**

- a. The Policy envisions optimizing land use efficiency by promoting compact, mixed-use, and high-density development along the executed stretch of Urban Extension Road (UER) –II.
 - b. It intends to enable seamless connectivity, reduce travel demand and optimize utilization of the road and public transport infrastructure while fostering sustainable, walkable urban growth along the executed stretch of UER-II.
 - c. This Policy shall also be applicable to the future stretches of UERs as envisioned in the Master Plan, as and when executed.

(vi) Integrated multi-modal transport system:**(a) Multi Modal Integration (MMI):**

- i. Seamless integration across various modes shall be facilitated at rail-based transit stations (Metro Rail, RRTS, railway station, Ring Rail) and bus terminals.
- ii. MMI plans for all metro stations, including pedestrian spill over plazas, vending zone, bus stops, public amenities, infrastructure for walking and cycling, IPT stands and public parking sites shall be prepared and implemented by respective transit/road-owning agencies for the area within 500m of transit stations and transport nodes to ensure safe, barrier free and walkable access and seamless interchange among all modes, to be approved by government as per laid down process. 86 MMI plans has been prepared by DDA which are implemented by DMRC and road owning agencies.
- iii. Integrated planning of MMI to ensure last mile connectivity to reduce dependence on private vehicles. It should prioritise pedestrian, elderly persons, children and persons with disabilities. Pedestrian infrastructure to be designed as inclusive civic spaces with climate responsive and public realm oriented design.
- iv. Land shall be made available for implementing MMI plan by the respective land-owning agencies as per feasibility. MMI shall be planned and implemented as part of the design for all new transit stations and Multi-Modal Transport Hubs (MMTH).
- v. **Multi-Modal Transport Hub (MMTH):** Delhi has a number of high footfall transit nodes having multiple modes located at a single location such as railway stations, ISBTs, RRTS and Metro Rail stations. These shall be developed as MMTHs and a comprehensive plan shall be prepared jointly by all the concerned transit agencies as follows:
 - a. Concerned transit agencies shall undertake coordinated planning and execution of such projects. Agencies may amalgamate their land and integrate multiple modes within the same building or complex.
 - b. In case of non-contiguous land parcels separated by features such as railway tracks, roads, etc., integration of buildings using connectors like skywalks, subways, etc. shall be permitted subject to statutory clearances.
 - c. MMTH projects should make it easy for people to switch between different modes of transport within one integrated complex through multi-level interchange facilities and active spaces such as retail podiums. Connecting separate parcels through skywalks, subways, and pedestrian bridges may also be allowed, subject to necessary approvals. These MMTH hubs should promote safety, lively public interaction, and economic activity by including cultural and public spaces.

- d. Transit agencies should implement integrated mobility solutions such as Intelligent Transport Systems (ITS) and AI-based passenger and traffic management systems to support data integration, better enforcement, and smoother movement between different transport modes.
- e. Three locations, namely Anand Vihar-Karkardooma, Kashmere Gate and Nizamuddin-Sarai Kale Khan shall be developed as Multi-Modal Transit Hub (MMTH) integrating rail, metro, bus, para transit and non-motorised transport thereby improving the last mile connectivity.
- f. The proposed HSR, RRTS, and Metro Rail stations within Delhi shall be planned as MMTH to facilitate interchange facilities for seamless travel of commuters.
- g. Any TOD Project within 500m radius of MMTH shall be considered for approval only on integration with the comprehensive plan.

(vii) Disincentivising private transport:

- (a) **Congestion pricing:** Road owning agencies/transport department in consultation with Traffic Police shall identify areas in the city to be designated as congestion pricing zones. These may include areas around TOD Nodes, Walled City Heritage Zone and the Metropolitan City Centre (MCC). RFID tagging, etc. may be used for implementation of congestion pricing.
- (b) **Parking demand management:** The public parking at work centres, entertainment or cultural hubs, markets, etc. shall be restricted which will be a deterrent to private vehicular trips. The following strategies (along with strict enforcement) shall be implemented to utilize parking as a demand management tool:
 - i. Supply of public parking (on-street and off-street) shall be restricted in areas with high accessibility to public transport.
 - ii. Dynamic parking pricing (based on location and time of day) to be utilised as a tool to discourage the use of private vehicle.

(viii) Freight and logistics:

- (a) National Logistics Policy aims to achieve cost efficient, technologically enabled quick last-mile delivery of goods and to mitigate transport-related challenges. The policy focuses on key areas such as reduction of logistics cost, digitisation of logistics services, and development of multi-modal transport. The policy endeavours to improve competitiveness, enhance economic growth and increase employment opportunities. Logistics constitutes planning, coordination, storage and movement of resources from

one location to their final destination. Logistics strategies shall be detailed out as part of Comprehensive Mobility Plan (CMP).

- (b) In terms of freight traffic, it is estimated that 1.69 lakh freight vehicles enter and exit Delhi on a daily basis. The modal split of freight vehicles catering to the intra-city demand constitutes of Goods Van (6.6%), Goods Autos (32.1 %), Light Commercial Vehicles (23.8%), Two-axle Truck (11 %), Multi-axle Truck (7.9 %), Hand Cart (12.4%), Animal Cart (0.6%), Cycle Rickshaw (2.6%) and E-rickshaw (3.0%).
- (c) According to Delhi's Economic Survey Report, the number of working factories in Delhi increased from increased from 8,219 in 2011 to 8,869 in 2024. The estimated workers employed in these factories increased from 3,78,361 in 2011 to 4,14,201 in 2024.
- (d) At present, there are 7 major fruits and vegetables mandis (Azadpur, Keshopur, Okhla, IFC Ghazipur, Narela, Shahadra and Najafgarh) in Delhi that distribute the produce to various retail markets. Out of these, four (Azadpur, Keshopur, Okhla and IFC Ghazipur) are fruits and vegetables mandis that handle approximately 21,123 tonnes of produce on a daily basis.
- (e) There are two operational Integrated Freight Complexes (IFCs) at Gazipur and Narela, and three Transport Nagar at Sanjay Gandhi Nagar, Azadpur and Punjabi Bagh.
- (f) Freight movement constitutes a major part of Delhi's traffic and the detailed study shall be conducted under CMP. The Eastern and Western Peripheral Expressways are expected to reduce thoroughfare freight traffic within Delhi. Linkages to Dedicated freight corridor (DFC) from Dadri to Mumbai, Amritsar to Kolkata and any other such freight corridors shall be planned and developed. New dry ports will be planned as per requirement. With digital advancement and emergence of e-commerce, freight movement for local distribution of goods may increase, along with increased demand for logistics and warehousing in the city.
- (g) The CMP for Delhi shall provide detailed strategies for improving freight movement and connectivity to logistics and warehousing hubs in the city and decongesting of roads.
- (h) Modernisation of existing Transport Nagars and wholesale markets/all kind of mandis shall be taken up by concerned agencies to meet future needs.
- (i) To decongest the city, possibility of shifting of Inland Container Depot (ICD) at Tughlakabad to alternative location in NCR should be explored on priority.
- (j) In order to facilitate organised growth of e-commerce and improve the efficiency of freight distribution, activities such as warehousing, distribution centres, etc. shall be decentralised by permitting small warehousing schemes and development of new warehouses in industrial areas through use conversion.

(ix) Technology-based interventions:

- (a) Transit agencies shall use Intelligent Transport System (ITS) and artificial intelligence to improve the efficiency and coordination of different transport modes/systems. Smart solutions and use of predictive technologies shall enable use of data for traffic forecasting, dynamic and efficient management of public transport fleet operations, multi-modal synchronisation, real-time information to commuters, etc.
- (b) App-based integration of modes covering real-time information on available route choices, modes and their associated fares, frequency, estimated travel time, etc. shall be promoted.
- (c) A unified ticketing system or smart mobility card shall be implemented for PT modes in a time-bound manner. Other modes like IPTs, on-demand cabs, etc. may be considered.
- (d) A common fare management system may be developed by transit agencies.

(x) Promoting clean fuels and technologies: In order to reduce vehicular pollution, clean vehicle fuel (electricity, hydrogen, etc.) shall be promoted along with related infrastructure. E-mobility is gaining momentum and it is envisaged that through policy push, incentives and infrastructure provisions, the usage of e-vehicles may gain precedence over fossil fuel-based vehicles. In this context, the Electric Vehicle Policy of GNCTD is also a step towards promoting sustainable mobility options in Delhi and reducing carbon footprint. The following strategies shall facilitate this transition:

- (a) Public charging infrastructure shall be made available throughout the city at public parking sites.
- (b) Existing and new fuel stations shall provide space for electric charging or other clean fuels related infrastructure.
- (c) Local bodies shall facilitate setting up of separate/exclusive battery recycling centers.
- (d) Guidelines for an environmentally safe and efficient battery recycling eco-system shall be prepared by the concerned agencies.
- (e) Charging stations shall not be permitted within the road ROW and shall instead be provided in the designated parking areas.

(xi) Institutional framework:

- (a) Setting up of Unified Metropolitan Transport Authority for Delhi: Establishment of a single authority is the need of the hour for planning/development of an integrated system, implementation and enforcement of the policies, which may be framed in that context. Inter alia, this would help to avoid wasteful expenditure and other problems that could arise from duplication, overlap and even mutually exclusive and

contradictory facilities. Therefore, a single Unified Metropolitan Transport Authority (UMTA), on the lines recommended by the National Transport Policy Committee, shall be established on priority by GNCTD.

- (b) Further, UMTA-Delhi shall undertake preparation, monitoring & implementation of Comprehensive Mobility Plan for NCTD on the lines of MoUD Toolkit for Preparation of CMP, 2014. As per this Toolkit CMP shall be a vision statement of the direction in which Urban Transport in the city should grow and shall cover all elements of Urban Transport under an integrated planning process.
- (c) The Comprehensive Mobility Plan (CMP) for Delhi needs to address, but not limited to, the following broad aspects:
 - i. Strategy to optimize the “mobility pattern of people and goods” rather than of vehicles while promoting Integrated Land Use and Transport Planning.
 - ii. Improve and promote integrated public transport (including mass transit modes), non-motorised transport (NMTs) and facilities for pedestrians as important transport modes.
 - iii. Inclusivity of all sections of society including marginal groups like elderly, children, urban poor and persons with disabilities.
 - iv. Safety and security across all modes of transport for all users, particularly vulnerable groups like NMT and Pedestrians.
 - v. Low-carbon mobility in the city and adoption of Low/Zero Emission Vehicles (ZEVs) to reduce pollution.
 - vi. Formulate an appropriate, sustainable and cost-effective implementation program with a regional perspective.
 - vii. Develop a high-performing, data-driven and well-coordinated urban mobility system that will help in integrating and optimizing the resources and infrastructure.
 - viii. Develop a phased program of adequate investments and policy proposals aligned with mode share targets, ensuring a causal link between resource distribution and mobility goals.

3.6.2 Active Travel

Delhi's active travel potential needs to be leveraged to encourage walking and cycling as an affordable, comfortable, and safe mobility option that accrues health and environmental benefits. The data for average trip lengths by mode shows that average walk trips are about 1.6 km while cycle trips are about 3.6 km.

(i) Street design for active travel:

- (a) Streets shall be designed to ensure the equitable distribution of road space, safe mobility for users, prioritise barrier-free movement for pedestrians and cyclists. Existing streets shall be incrementally retrofitted to better serve pedestrians and cyclists.
- (b) The following key components shall be included as part of the design of new road infrastructure and for improvement of existing roads:
 - i. Barrier-free and continuous NMT network infrastructure such as footpaths, cycle tracks, etc.
 - ii. Measures to ensure safety by minimizing the conflict between pedestrians/cyclists and motorised vehicles:
 - a. At-grade crossings for Pedestrian and cycle wherever possible, Pedestrian phasing in the traffic signals at busy intersections, Pelican crossings near schools, markets etc.
 - b. Subways or foot over bridges, if needed, shall be provided with commercial activities, public art, etc.
 - c. Traffic calming elements shall be incorporated into carriageways
 - iii. Multi-Utility Zones (MUZs) to accommodate (1) street furniture i.e. seating, garbage bins, signage, public convenience such as restrooms, child care rooms, and drinking water etc.; (2) street vendors and kiosks at regular intervals (3) service lines such as gas pipelines, optical fibre etc., (4) provision for parking and Public Cycle Sharing (PBS) systems, while ensuring that clear walking space is available for pedestrians.
 - iv. Transit stations shall be designed with cycle parking, bays for pick-up and drop-off for public/private vehicles, taxis and IPTs.
 - v. Shading during the day by planting native species of pollution filtering trees, etc. and illumination during the night by providing pedestrian-scale lighting.
- (c) The street improvements shall be as per relevant standards and guidelines for walking and cycling infrastructure.

(ii) Active Travel Areas (ATAs) and Active travel networks:

- (a) Areas with high pedestrian footfall such as areas having intense commercial activities, heritage precincts, streets/areas identified for 24 x 7 economy, etc. shall be identified as ATAs by concerned agencies.
- (b) Regulations for Enhancing Walkability in Delhi, 2019 has been notified under which 24 priority areas are identified for preparation of Walk Plans at initial stages. The Plan

shall promote “Right to walk” by developing a citywide network of safe, shaded, universally accessible and continuous pathways integrated with the public transit areas.

- i. 14 Walk Plans are prepared by DDA and are under implementation stage by the road owning agencies. These shall be integrated with plans for traffic management, MMI etc.
 - ii. Walk Plans for other priority areas are to be prepared by concerned road owning agencies in consultation with stakeholders.
 - iii. Concerned agencies shall identify specific areas with high footfall as ‘pedestrian only’ or ‘NMT only’ zones. Tactical urbanism measures may be adopted to transform streets into fully pedestrian zones.
 - iv. The new developments/projects within land-pooling sectors, TOD and Regeneration Schemes shall be treated as ATAs.
- (c) Continuous active travel networks connecting cultural hubs and/or other Active Travel Corridors shall be created along the following:
- i. Roads with ROW more than 30m, as per feasibility
 - ii. Corridors identified and developed as Cycling Highways
 - iii. Greenways along natural drains and the River Yamuna.

(iii) **Other strategies for promoting active travel:** Technology can effectively enable active travel and enhance experience and safety of pedestrians and cyclists:

- (a) Smart applications shall be developed by concerned agencies to provide information regarding walking and cycling routes, greenways, heritage trails, location of public facilities, PBS with real-time availability, popular destinations/eateries, and upcoming tours, marathons and cultural events.
- (b) Smart sensors for Ambient Air Quality monitoring may be installed at traffic signals to monitor real-time air quality information;
- (c) Surveillance technology can be deployed for safety of pedestrians and cyclists, ensuring adherence to traffic rules, prevention of vandalism of street furniture, etc.
- (d) Removal of encroachment, illegal parking, and unauthorised structures (including religious structures) from footpath and Non-Motorised Transport lanes shall be taken up on priority.

3.6.3 Parking Management

Parking strategies of the plan shall facilitate the following:

- (a) Rationalised parking norms;

(b) Optimised utilisation of existing parking facilities through demand management.

(i) Other strategies for promoting active travel:

- (a) A comprehensive area-based plan shall be prepared for supply and management of parking in an area/locality, as per the provisions of Delhi Maintenance and Management of Parking Places Rules, 2019 and its subsequent amendments.
- (b) Local bodies shall delineate specific areas as priority Parking Management Areas (PMAs). These may include areas such as markets, commercial hubs, etc. with high vehicular traffic and parking congestion.
- (c) Parking Management Area Plans (PMAPs) shall be prepared for identified PMAs.
 - i. PMAPs shall include strategies for managing demand, regulation of available parking, identification of ‘no-parking’ zones, dynamic parking charges, etc.
 - ii. Local bodies may prepare PMAPs in consultation with the road-owning agencies, Traffic Police and local stakeholders. PMAPs may also be prepared by stakeholders, which shall be approved by the Local body and Traffic police before implementation.

(ii) Public parking:

- (a) Public parking includes authorised on-street and off-street parking, including MLPs. Supply of public parking shall be regulated in areas identified as traffic congestion zones through high parking charges to discourage use of private vehicles. Dynamic parking charges shall be linked to peak times and level of activity/congestion in different areas.
- (b) Public parking facilities (both on-street and off-street) shall be provided in proximity to high-footfall uses/activities such as hospitals and schools, public offices, etc.
- (c) A phased approach shall be adopted for regulating on-street parking in residential areas through system of leasing parking space by means of permits, policy linking registration of new vehicles to the availability of parking space, etc.
- (d) Recreational areas (tot-lots, parks, playgrounds, etc.) and ecologically sensitive areas (rivers, lakes, drains, floodplain, forest, ridge, etc.) or any other open spaces shall not be utilised for development of parking.
- (e) Spaces shall be reserved in off-street public parking sites for persons with disability and e-vehicles in accordance with UBBL.
- (f) **Multi-level Parking (MLP):** MLPs may be developed through public/private initiative
 - i. MLPs are land and capital-intensive developments. MLPs on government land should preferably be developed on PPP basis.

- ii. On-street public parking for private modes shall be discouraged within 500m distance from an existing MLP and shall be priced higher than the off-street parking facility to encourage use of MLP. However, halt & go/park and ride for IPTs and taxis may be permitted near MLPs.
- iii. Direct access to adjacent buildings shall be provided for pedestrians wherever feasible.
- iv. MLPs may be equipped with facilities like PBS and parking for IPTs and taxis.
- v. MLPs shall preferably be provided outside the TOD Zones, to serve as a 'park and ride' facility.

(iii) **Parking standards:** Parking is to be provided as per the parking standards, prescribed for each use premise in the form of Equivalent Car Space (ECS).

(iv) **Parking for other modes:**

- (a) Area for parking of goods/freight vehicles shall be identified near commercial and industrial areas, IFCs, ICDs, etc. by concerned agencies.
 - i. During restricted entry time, parking for goods/freight vehicles shall be provided near toll gates/plazas.
 - ii. Parking for vehicles used for e-commerce shall be provided at the warehousing and distribution facility.
- (b) If required, the bus depots and terminals shall be incrementally transformed into multi-level parking as per feasibility to increase their parking capacity.
- (c) School vehicles (buses & vans) need to be accommodated within the premises. Schools to provide space for parking as per norms.
- (d) **Parking Facilities for Buses in DTC Depots:** There is an acute shortage of parking facilities for buses in the city. Therefore, the planning for bus depots and terminals capacity and future requirement needs to be done comprehensively.
 - i. As per norms of bus parking, adequate bus parking and terminal spaces shall be provided in the city.
 - ii. The selection and allocation of depot lands needs to be planned in sync with the routing of both DTC and cluster buses, so that dead mileage and other losses to the transport agency may be minimized.
 - iii. To ensure optimum utilization of land, multi-level parking for buses is to be prioritized.
 - iv. As far as possible, all bus depots must function as Terminals as well.

- v. Large public parking facilities, underside of flyovers, wide arterial roads and underused areas of the city should be permitted to use in off-peak hours for parking of public/private buses and commercial vehicles, chargeable at appropriate rates.
- vi. Planning and provision of space for private buses, private commercial vehicles, trucks and logistics terminals at the peripheries of the city, need to planned.

(v) Unauthorised Parking:

- (a) There shall be zero tolerance for unauthorised parking on public streets and footpaths.
- (b) Stringent measures such as heavy penalty, suspension of driving license and revocation of registration shall be implemented by the transport/enforcement agencies.
- (c) Vehicle registration policy shall also link progressive registration charges with the number of vehicles purchased by any individual/family.

(vi) Other strategies:

- (a) Information and Communication Technology (ICT) based smart apps may be developed to provide real-time information of on-street and off-street parking facilities, nearest available parking spot(s) and charges. App-based platforms can also facilitate use of parking spaces as a shared resource.
- (b) Junk vehicles parked/abandoned around the city occupy scarce road-side space. Local bodies and the Traffic Police shall ensure that such vehicles are taken to scrap yards in a definite time frame. Traffic Police shall be responsible for removal of such vehicles from public streets.
- (c) Halt and go/pick & drop facilities for IPT's, aggregators, etc. may be planned in high footfall areas by the local body/road-owning agency in consultation with stakeholders.

- (vii) Institutional Framework:** Parking shall be planned, managed and regulated in a structured integrated and technology enabled manner through a Unified Parking Planning Framework.

3.7 PHYSICAL INFRASTRUCTURE & DISASTER PREPAREDNESS

3.7.1 Physical Infrastructure

The Master Plan envisages an integrated approach for supportive infrastructure components i.e., water-sewerage-drainage for recycling, harvesting and optimal use of water; solid waste & sewerage- for power generation, etc. Innovative techniques for the use of alternative technologies like solar energy, recycling, etc., are also to be encouraged. Technical feasibility for augmentation of networks of sewerage, water supply and drainage is required on priority basis in old built-up areas and regeneration areas by the concerned agencies.

(i) **Water Supply, Wastewater and Drainage Management:** Long term water security can be achieved by adopting an integrated water management approach where water supply, wastewater management and storm water drainage are treated as interconnected 'water-linked infrastructures' in an urban water cycle. Achieving long-term water security is the major focus area under the Plan which envisages the following:

- i. Availability of water to fulfil current and future needs
- ii. Management of storm-water

(a) **Water:** Following strategies may be adopted to facilitate augmentation of water supply:

- i. **Water treatment plant (WTP):** As per DJB, improvement of existing total pumping capacity of 1560 MGD and four new treatment plants are proposed.
- ii. **Water supply rationalisation:** Water supply in new developments will be rationalised in following ways:
 - a. Development within land pooling areas and LDA shall have water conservation features at the sector layout and building design level. Therefore, water requirement per capita shall be restricted to 40 GPCD.
 - b. Regeneration and TOD Schemes will receive no additional water supply over and above the prescribed norms, except for any vacant land/s within the scheme for which additional water supply shall be provided. The water requirement per capita is intended to be brought down from the present norms of 60 GPCD per capita to 50 GPCD through design and management interventions.

iii. **Water conservation:**

- a. Central Ground Water Board has assessed that potential annual rainwater run-off of 24.39 MCM (5,372 MG) out of the total of 175 MCM (38,546 MG) is available for recharge areas in Delhi. This is proposed to be realised through construction of check dams and artificial recharge structures in rainwater drains.

- b. Low water consumption plumbing fixtures as prescribed under UBBL shall be installed in new developments.
- c. Revival of water bodies with an aim to recharge ground water shall be taken up. DJB has identified/proposed various recharging schemes/projects in NCT of Delhi such as Check dams/Nala bunds in Ridge area, Roof-top rainwater harvesting schemes in institutional and commercial buildings, percolation ponds, lake basins, aquifer storage and recovery wells, parks and gardens recharge regions, flyovers and city roads, Yamuna flood basin areas, etc. to be carried out by respective agencies.

(b) **Waste Water:** Following strategies may be adopted to manage waste water:

- i. **Treated wastewater for non-potable uses:** 100% treatment and maximum reuse of treated wastewater shall be encouraged in following ways:
 - a. Development within land pooling sectors and LDA shall ensure Zero Liquid Waste Discharge.
 - b. Decentralised wastewater treatment systems with dual piping shall be mandatory for approval of any new development/regeneration project with discharge of more than 10,000 litres per day or having plot area more than 2000 sqm.
 - c. Decentralised treatment units may be installed as a shared facility for single or multiple buildings/plots or for scheme/sector/layout.
- ii. **Waste water Management:** DJB shall prepare a phasing plan for the bulk usage of treated wastewater for the following:
 - a. Management of Decentralised Sewage Treatment Plants: The capacity of the sewage treatment plants/recycling plants would be equal to or more than the water inflow requirements. As per the Sewerage Master Plan (SMP)-2031 prepared by DJB, 14 STPs, 42 DSTPs and, 02 STP and interceptor sewerage project are to be constructed as per requirement.
 - b. Discharge of treated waste water into the river as per the requirements of environmental flow.
 - c. Rejuvenation and maintenance of lakes and water bodies.
 - d. Groundwater recharge through development of aquifer recharge ponds and lakes.
 - e. Horticulture, irrigation, bus/metro/railway carriage and cleaning of vehicles, road cleaning, firefighting, construction purposes, etc.
 - f. Non-potable uses in industries as per feasibility.

(c) **Drainage and storm water management:** To ensure proper drainage and use of rain water, following strategies may be adopted:

- i. The Drainage Master Plan of the I&FC Department shall be implemented through multi-agency coordination and monitored on regular basis.
- ii. Water sensitive urban design can be adopted in new layout plans and area improvement projects for enhancing availability of pervious surfaces throughout the city. Elements such as bio swales, vegetated filters, pervious storm water drains, raingardens, semi-pervious paving, etc. may be adopted as per feasibility.
- iii. The design of drainage networks in new developments shall ensure that storm water is directed/discharged into identified groundwater recharge sites.
- iv. Appropriate vegetation may be planted in buffers of rivers, natural drains and lakes to create natural sponges for the city.
- v. Strategies for groundwater recharge shall be complemented by strict regulation for groundwater extraction. Extraction from bore wells other than those registered with DJB and/or other competent authorities shall be considered illegal.
- vi. Drainage to be integral part of Road Development Plans/flyovers/Grade Separators.
- vii. GIS based mapping and database for drainage shall be by the concerned agency.
- viii. Rejuvenation of selected drains may also be required considering the upstream flow in the region.

(d) **Other strategies:**

- i. Efforts should be made to improve the quality of river-water, to secure its continuous flow and to encourage the restoration of aquatic ecosystem.
- ii. Delhi's water availability and demand management strategies can be enhanced by DJB by adopting following measures:
 - a. Reducing non-revenue water, adopting continuous water supply and smart metering.
 - b. Providing metered water connections to individual households.
 - c. Implementing telescopic water pricing to disincentivise irresponsible use of water.
- iii. In dense colonies, where implementation of sewerage network is not possible, DJB shall set up institutional mechanisms for periodic cleaning of the septic tanks and faecal sludge.
- iv. By-products of wastewater treatment shall be processed and suitably recycled or reused.

(ii) **Solid Waste Management:** The following principles shall be adopted for the management of solid waste:

- i. Decentralisation of waste management
- ii. Recovery and recycling of waste
- iii. Waste management with least environmental impact

(a) **Decentralised Management of MSW:**

- i. Local bodies shall implement Solid Waste Management Rules, (amended from time to time) in addition to the recommendations of this Plan.
- ii. To promote waste segregation & management at source/locality, integration of informal waste workers, engagement of local communities, RWAs, MTAs, etc. and circular economy, following measures are to be adopted:
 - a. Local bodies shall facilitate decentralised waste management by involving RWAs, MTAs, informal waste workers and other stakeholders. Local bodies shall ensure that waste is collected, managed and treated in proximity to its generation in unplanned settlements (including JJ clusters).
 - b. Localities (residential areas, housing societies, colonies, apartments, markets, etc.) shall manage wet MSW within their plot boundaries through eco-friendly solutions such as composting, bio-methanation, etc.
 - c. The dry recyclable MSW shall be sent to Material Recovery Facilities or processing plants. Existing dhalaos with sufficient capacity and space may be repurposed by local bodies to serve as Material Recovery Facilities at local level, providing area for segregation of wastes and recovery of recyclables. Existing dhalaos may be gradually phased out and repurposed.
 - d. Wet waste from bulk waste generators (hotels, restaurants, etc.) shall be segregated and processed at source within the premises or transported to authorised composting plants.
 - e. To target long-term behavioural change and raise awareness, local bodies may incentivise societies/RWAs/MTAs for adoption of good practices and technologies of sustainable waste management in collaboration with NGOs, CBOs, etc. Local bodies shall ensure mandatory disposal of local waste management by the Societies/RWAs/MTAs. Local bodies shall levy higher tax slab in case the Societies/RWAs/MTAs do not undertake local waste management.
 - f. All non-municipal waste i.e. e-waste, biomedical waste, hazardous waste, etc., shall be processed at government authorised processing centres. Only inert waste, if any, shall be permitted to be disposed at centralised landfill facilities.

(b) **Minimising environmental impact of MSW:** The following measures shall be implemented to minimise the environmental impact of MSW:

- i. Reliance on landfills for waste disposal to be reduced and existing landfill sites are to be incrementally reclaimed as green/recreational areas. Legacy waste at these sites namely Okhla, Bhalaswa and Ghazipur, to be salvaged in a phased manner as per the CPCB Guidelines for Disposal of Legacy Waste (and any amendments thereafter).
- ii. New landfill sites shall be discouraged. Any new landfill (if proposed) shall only be utilised for disposal of inert waste and mandatorily adopt sanitary landfilling techniques.
- iii. Local bodies and other concerned (government and private) agencies shall adopt innovative environment friendly techniques for processing, post-processing and recycling of municipal, non-municipal waste (including inert wastes as per feasibility).
- iv. Littering in public areas and dumping of waste in water bodies, parks, green areas and open land shall be strictly prohibited.
- v. The capacity of authorised C&D waste processing plants shall be enhanced and new processing plants may be provided wherever feasible.
- vi. Landfill site cleared from the waste shall be utilised and developed in consonance with the existing/extant rules.

(c) **Non-Municipal Waste:** Non-municipal waste such as e-waste (electrical, electronic waste, etc.), biomedical waste and hazardous waste shall be managed with strict compliance to the rules notified by the Ministry of Environment, Forests and Climate Change. Additional facilities for processing shall be as follows:

- i. Medical waste and Common Bio-Medical Waste Treatment Facilities shall be provided as per requirement.
- ii. Suitable provisions for recycling, processing and disposal of e-waste shall be made by concerned agencies.

(d) **Waste as a Resource:** The Agencies involved in waste management shall adopt the principles of reduce, reuse and recycle (circular economy).

- i. Processing of plastic waste as per Plastic Waste Management Rules (amended from time to time) through innovative means such as conversion to fuel oils, utilising in road construction, co-processing in energy plants, etc.
- ii. Recycled waste products and composting shall be promoted for a waste to wealth eco-system.
- iii. Waste to energy plants shall be promoted.

- iv. Recycling industry and eco-parks shall facilitate dedicated space for repair, reuse and recycling of waste material.
 - v. Provisions of Construction and Demolition Waste Management Rules, 2016 of CPCB shall be mandated in construction related projects.
- (iii) **Power:** The following strategies are suggested for additional power capacity enhancement.
- (a) Renewable Energy Plan shall be prepared by GNCTD to identify potential renewable energy generation areas and projects.
 - (b) Delhi has a high potential for generation of solar energy, therefore, the following strategies to be adopted for scaling up the production of solar energy in Delhi:
 - i. Solar farms shall be encouraged in the green field areas in line with “The Agriculture-cum-Solar Farm Scheme” of Delhi.
 - ii. Delhi has a number of canals and drains that can be utilised for harnessing solar/hydro energy as per feasibility. The concerned agencies to leverage this potential for generation of solar/hydro energy as per feasibility.
 - iii. Government buildings and institutional campuses with a roof-top area above 500 sqm to install solar PV as per Delhi Solar Policy.
 - iv. Public facilities such as Airports, Metro Stations, Railway Stations, Inter-state and City-level Bus Stations/Depots, Stadiums, etc., may progressively meet their power requirements through solar and other renewable energy sources as per feasibility.
 - (c) The following strategies may be adopted to enhance the usage of solar energy in buildings and public spaces:
 - i. Solar-based LED lighting to be used for roads, parks and public places.
 - ii. The installation of solar PV and solar-assisted water heating provisions shall be as per UBBL.
 - iii. The DISCOM shall undertake installation of smart meters in a phased manner.
 - (d) Practice of differential pricing for power supply may be adopted by DERC.
 - (e) Power supply infrastructure shall be improved as per feasibility in the following ways:
 - i. The transmission network shall be planned within the ROW of proposed Master Plan/Zonal Plan roads as per feasibility.
 - ii. New sub-stations to be developed and upgraded based on modern technologies.
 - iii. Power lines to be laid underground within the road cross sections in the whole city in a phased manner as per technical and financial feasibility with land pooling areas as priority phase.

- iv. Exposed overhanging wires and cables in dense areas to be laid underground as per the feasibility. Registered RWAs, societies, market traders' associations, etc. would be encouraged for full/part funding required for the decluttering of exposed overhanging wires, and in such cases, appropriate tax incentives may be granted by the concerned agencies.

(iv) **Gas network:** The strategies are suggested for shifting towards using natural gas:

- (a) The gas pipeline shall be planned and integrated within the road ROW of 12m and above.
- (b) The provision of piped gas connections at household level to be promoted for new developments.
- (c) Piped gas connections may also be extended to unauthorised colonies that are undergoing planned regeneration.

(v) **Telecommunication and digital infrastructure:** Improvement is envisaged as follows:

- (a) Infrastructure provisions to support higher service levels such as 5G network and above, optical fibre coverage and integration of the city's services with digital systems, artificial intelligence (AI), big data, etc.
- (b) A unified command and control centres may be set up by the local bodies for effective urban management, traffic, emergency response, etc.
- (c) Provision for cyber-security, maintaining global standards of wireless & broadband networks and connectivity shall be ensured by concerned agencies.
- (d) In order to support IT, ITES and cyber economies, data centres have been permitted in industrial areas. Space/duct for optical fibre shall be provided in street sections of 12m ROW and above as per feasibility.
- (e) Smart poles may be installed in public areas, comprising of CCTV cameras, sensors, public information systems, etc.

3.7.2 Disaster Preparedness and Resilience

The Plan takes a three-pronged approach for reducing risks and vulnerabilities; mitigating the impact, being prepared to respond to disasters by building state of the art resilient infrastructure and systems and facilitating citizen awareness. The major focus areas are as follows:

- (a) Resilience to earthquakes
- (b) Reduced vulnerability from fires and urban floods

(c) Ability to respond to other disasters and risks

(ii) Resilience and preparedness for natural disasters:

- (a) **Reducing seismic vulnerability:** Delhi is located in the seismic Zone IV, in which, earthquakes can cause high damage. The city lies on three fault lines, namely the Mathura Fault, Sohna Fault and Delhi-Moradabad Fault lines. The report on Seismic Hazard Micro-zonation for Delhi by the National Centre for Seismology has identified high, medium and low risk zones.
- (b) In order to reduce vulnerability and minimise the damage to life and property caused by the earthquakes, the following strategies are proposed:
- i. The structural safety audit of buildings shall be carried out by owners and concerned local bodies as per the provisions of Building Byelaws.
 - ii. The structural safety audit as per relevant codes shall be prioritised in high-risk zones, vulnerable localities, public buildings with high footfall, buildings with response units (fire, police, integrated control centres etc.) and essential infrastructure.
 - iii. The structural design of new buildings and structures shall adhere to the guidelines for seismically compliant buildings.
 - iv. Base isolation, hydraulic dampeners and other such structural features may be adopted by concerned agencies to make critical infrastructure of transport, water, fuel, etc. seismically resilient.
 - v. Concerned agencies may identify areas at risk of incurring damage in the event of a natural disaster. Such areas may be taken up for mandatory regeneration through retrofitting or reconstruction to ensure safety of the residents.
 - vi. The structural safety norms may be followed in all category of buildings.
 - vii. Open space for evacuation shall be provided in densely built areas through implementation of Regeneration Schemes.

(iii) Reduced vulnerability from other disasters:

- (a) **Reducing risk from fires:** Industrial, commercial units and households in dense settlements are highly susceptible to the hazard of fire. In order to minimise fire risk in the city, following strategies shall be adopted:
- i. The buildings with functions involving highly inflammable material shall obtain mandatory clearance from the DFS and adopt safety precautions. Mixing of such uses with residential or PSP functions shall not be permitted.

- ii. For areas, such as urban villages and other densely populated localities that are beyond the reach of a regular fire tender, alternative options may be explored such as hydrant networks, mobile fire hydrants, and other fire-fighting equipment.
- iii. Buildings identified as ‘vulnerable to fire’ by the concerned agencies shall be retrofitted with fire prevention and mitigation measures. Fire safety norms may be followed in all category of buildings.
- iv. EV batteries are potential fire hazards, hence their storage, charging, and disposal shall be managed as per specific guidelines laid out by the Government.
- v. The Department of Power, the local bodies and other concerned agencies shall take joint action to ensure electrical safety in buildings in identified vulnerable areas in a phased manner especially in the Walled city, urban villages and other dense areas by taking care of exposed overhanging wires and cables in the streets.

(b) **Reducing urban flooding and water logging:** The frequency and intensity of urban flooding and water logging has been rising in Delhi. Strategies for augmenting green cover and water-sensitive urban design shall be taken up. Additionally, the following strategies shall be adopted:

- i. All natural and engineered drains shall be kept free of obstructions and encroachments, with regular desilting and disposal of silt.
- ii. The Local bodies may earmark parks and gardens in flood prone areas, to serve as flood sinks.
- iii. Large-scale storm water capture projects in the Yamuna floodplain shall be undertaken by the concerned agencies with strict environmental compliance.

(c) **Reducing Vulnerability to pandemics:**

- i. Planned mix of uses and vertical mixing of compatible uses within plots shall be promoted in the city for availability of services, work centres and homes within close vicinity of each other.
- ii. Decentralised workspaces shall be promoted in the form of co-working spaces, shared workspaces within slum rehabilitation projects, support for home-based work, etc.
- iii. Development of large green areas, creation of open areas, public spaces and plazas in new developments and through planned regeneration will support requirements of social distancing during pandemics.
- iv. Development of affordable rental and ownership housing options, worker housing, hostels for women and men, etc., will increase the availability of housing options for migrants.

- v. Creation of community spaces and multi-facility plots particularly in dense unplanned areas so that they can be repurposed during times of disaster.

(iv) Response to disasters and risks:

- (a) The Delhi Disaster Management Plan and the District Disaster Management Plans of the revenue districts of Delhi have been prepared as per the guidelines issued by the National Disaster Management Authority and duly approved by Delhi Disaster Management Authority. Disaster specific mitigation plans along with agencies responsible and timelines have been outlined for various natural and human induced disasters.
- (b) All service providing agencies shall develop emergency response plans and guidelines to ensure that there is minimal impact on delivery of essential services during times of disaster.
- (c) Dedicated evacuation spaces and refuge spots for residents shall be designated in all localities, especially in dense areas.
 - i. Evacuation spaces to be open to sky areas where people can gather at the time of an event such as fire, earthquake, etc. These can be parks, multi-purpose grounds, other open spaces, etc.
 - ii. Internal spaces may also be identified by RWAs/local bodies as refuge spots to provide alternate locations for unhealthy/unwell residents at the time of contagious disease outbreaks.
- (d) For emergency rescue and rapid disaster response through air ambulances, helipads may be suitably provisioned on terraces of high-rise buildings and big hospitals as per UBBL and other relevant regulations.
- (e) Compliance with the provisions of the Delhi Disaster Management Plan shall be ensured while preparing area specific plans, layout plans and undertaking construction works.

3.8 GIS BASED MASTER PLAN–2047

A GIS-based Master Plan will be developed by DDA, creating a comprehensive digital land use database that integrates both spatial and non-spatial data with the policy framework, while aligning with development objectives and infrastructure planning to form a Digital Twin of the city. This Digital Twin of Delhi shall represent a dynamic, real-time virtual model of Delhi, combining spatial, physical, and functional datasets within a unified platform. It shall build upon the geo-referenced base map and GIS environment by incorporating diverse information such as infrastructure networks, land use patterns, and real-time inputs from sensors and administrative systems. This integrated platform shall then be used as a decision-support tool to simulate, visualize, and evaluate urban development scenarios prior to their implementation.

- (i) **Data collection:** A digital base map shall be prepared using base layers from Land Use Plan for MPD-2021 and digitising existing maps and geo-referencing the same to a common coordinate system. It will be a compilation of legacy maps, cadastral data and planning documents consisting of roads networks, railway lines, water bodies, utility lines etc. Non-spatial data like the Census, land records, ownership details and infrastructure details shall also be collected and compiled into a single database.
- (ii) **Data preparation:** The data collected from various sources shall then be cleaned by resolving spatial issues like detection of overlaps, gaps, and misalignments. The continuity of existing and proposed road networks shall be checked and improved so that transportation corridors align correctly across different zones and neighbouring states.
- (iii) **Creation of Geo-referenced base map:** A unified GIS database shall be created by developing a layered dataset by integrating spatial and non-spatial data and aligning all the datasets to a common reference system and standardization for uniformity.
- (iv) **Validation & Quality Check:** The accuracy of spatial and non-spatial data shall be verified through field checks and cross-validation. Errors and inconsistencies shall be corrected. This shall ensure reliability of the GIS output.
- (v) **Maintenance & Updating:** GIS database of the Master Plan shall be managed and updated regularly on annual basis with real time-based inputs from different agencies, on-ground surveys, timely updating of change in land use.

3.8.2 Use of GIS based Master Plan

By improving accuracy, transparency, efficiency, and stakeholder engagement, a GIS-based Master Plan shall provide a robust framework for addressing the complexities of planning in Delhi and guiding the city towards sustainable development.

- (i) **Efficiency in Planning:** GIS tools shall help in understanding existing conditions, supporting land use zoning, and identifying suitable locations for development based on multiple criteria. It shall also aid in infrastructure planning by mapping networks and

service gaps, while enabling environmental assessment and risk analysis. It shall support scenario analysis by allowing to develop different scenarios and simulations, assess impacts before implementation of various proposed policies, thereby making planning more data-driven, efficient, and responsive.

- (ii) **Regulating Urban Development:** It shall also be used to regulate urban development by enabling precise demarcation and monitoring of land use zones, ensuring that development activities comply with approved planning norms and policies.
- (iii) **Monitoring:** Leveraging GIS maps with modern technologies like remote sensing and drone surveys etc. shall provide a dynamic and continuously updatable platform for change detection in land use, infrastructure development, and compliance with planning regulations. By integrating real-time and periodic data, it enables to detect and prevent unauthorised development and encroachment on public land, assess progress of projects, and compare actual growth with planned proposals and to facilitate the protection of greens.
- (iv) **Transparency and public participation:** Enhanced transparency through web-based GIS platform shall allow citizens to access planning data, view proposed land-use changes, and provide feedback. This openness shall foster trust between stakeholders and encourages more inclusive decision-making processes. It also helps reduce disputes related to land ownership, zoning, and development permissions by providing clear and accessible spatial information.
- (v) **Better coordination among government agencies:** The GIS database shall provide a common platform for data sharing and collaboration by different agencies and detect potential conflicts or inefficiencies. This integrated approach shall ensure that policies are aligned and that development is more coherent and sustainable across multiple sectors.

CHAPTER 4. SPATIAL DEVELOPMENT POLICIES

4.1 LAND POOLING

Land Pooling Policy is a new framework for urban development, wherein the private entity/ landowners will play an active role in development of land along with DDA through assembly of land, Town Planning Scheme or through any other models. Land owner/groups of land owners may participate for development of their land parcels as per prescribed norms and regulations, making them partners in the development process. For integrated planning, the land required for development of public roads, facilities, utilities, greens and other infrastructure shall be transferred to DDA.

All procedures regarding fee & charges, approval process, norms, grievance redressal mechanism and other terms & conditions etc. shall be detailed out in its Regulations.



Illustration 5: Land Pooling Process

(For illustrative purpose only)

4.1.1 Applicability

- (i) Provisions of this chapter shall be applicable in areas of Planning Zones K-I, L, N, P-II, J (part) and part of P-I (unacquired land), notified as Development Area, excluding the following:
 - (a) Land under identified Unauthorised colonies as per the National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019 and its subsequent amendments.
 - (b) Lal Dora (Abadi) and notified extended Lal Dora of villages
 - (c) Any government projects, where DDA, local body/MCD has issued No Objection Certificate (NOC), or where the plan stands approved for development
 - (d) Environmentally sensitive areas such as land under notified Forests/Regional Parks, natural drains and water bodies, areas notified by the Wetland Authority of Delhi
 - (e) Lands under the ownership of government or under any government scheme

- (f) Land under Heritage sites
- (g) Non-conforming industrial clusters and non-conforming godowns clusters notified by the government from time to time.
- (ii) The regulations may specify any new areas to be added or other exceptions, in addition to those mentioned in Clause 4.1.1 (i).

4.1.2 Guiding Principles

- (i) Preparation of schemes in the land pooling areas shall be taken up by adopting any of the following development models:
 - (a) Development through assembly of land by group of land owners.
 - (b) Development through Town Planning Schemes for the areas as identified by DDA.
 - (c) Development through any other model to be stipulated in the Regulations.
- (ii) The entire development in land pooling zone shall be based on inclusive zoning by providing mix of uses/ activities such as Residential, Commercial, Public & Semi-Public, Industrial etc., on the basis of approved scheme. The underlying land use as indicated in the respective Land Use Plan of previous Zonal Development Plans shall stand superseded by the approved development framework.
- (iii) Road network of 30m ROW and above have been indicated in the land pooling areas (refer Map 4). DDA shall notify and undertake development of these roads as per the proposed road network plan based on the actual ground conditions.
- (iv) Land for the roads and infrastructure shall be made available either through pooling by the group of land owner(s) or through any other development model under this policy. In case, land is not available for road and infrastructure, DDA shall process for procurement of land through acquisition as per the policy approved by Government from time to time.
- (v) DDA shall act as main anchor for preparation of schemes and development of all roads, parks & playground, utilities, services, social infrastructure, social housing etc. as per the approved scheme.
- (vi) The minimum area for each scheme shall not be less than 20 Ha, in case of land being developed through assembly of land by group of land owners.
- (vii) DDA shall also identify schemes for development in phased manner through the concept of town planning scheme.
- (viii) Landowners with any size of land parcel will register and participate as per the application process specified in the Regulations. The land parcels being offered for pooling must be free from all encumbrances and the landowner shall have a valid and lawful ownership and physical possession of that land parcel.

- (ix) The cost of the development shall be calculated for the entire scheme and recovered as Development Charges (DC) from the land owners. DDA/ service providing agencies shall support the development of infrastructure against payment of development charges and other applicable charges.
- (x) Land transferred to government agencies or to DDA as part of the land pooling schemes can be utilised for any purpose based on the adopted development model.
- (xi) For other development policies applicable in land pooling zones such as TOD and HDC etc., the development control norms for such plots shall be governed by the respective polices, or in other case the development control norms of Land Pooling policy shall prevail.
- (xii) Any relaxation in the scheme area shall be permitted with the approval of the Authority.

4.1.3 Development Control Norms

- (i) The FAR of each plot within a scheme shall be 200.
- (ii) Mix of activities/uses permissible shall be allowed within the plots based on the road Right of Way as prescribed in the Regulations.
- (iii) In case of town planning scheme, the percentage of land share shall be as prescribed in the regulations.
- (iv) In case of assembly of land by group of land owners having contiguous land parcels of more than 20 Ha, they can approach DDA for notification of such area as a scheme for development. The distribution of land share shall be on a 60:40 basis as mentioned in table below.

Table 4.1.1: Land Pooling - Distribution of land uses at Scheme level

Sl. No.	Land Use	Area Distribution at Scheme Level	
		Maximum 60% (Land owners share)	Minimum 40% (DDA Share)
1.	Gross Residential	53%	-
2.	Commercial	5%	5%
3.	PSP	2%	-
4.	Services (Recreational, PSP, Roads & Circulation) and saleable component	-	35%

However, specific regulations may be formulated by DDA for specific schemes, in case of assembly of land by land owners.

- (v) Land requirement for provision of roads/ infrastructure/ services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) as earmarked in the scheme shall be as per the prescribed standards.

4.1.4 Grievance Redressal

Grievance redressal mechanism to resolve all disputes emerging from the implementation of the policy shall be defined in the Regulations.

4.2 TRANSIT ORIENTED DEVELOPMENT (TOD)

Transit-Oriented Development (TOD) is an innovative urban paradigm that involves leveraging existing and upcoming public transit infrastructure and associated large number of users, to ensure sustainable mobility and optimise utilisation of land through compact mixed-use development.



Illustration 6: Transit Oriented Development (TOD)

(For illustrative purpose only)

4.2.1 Definitions

- (i) **“TOD Zone”**: area under 500m wide corridor on either side of centreline of the existing and planned/approved Metro Corridors/Routes and 500m radius node of regional and interstate mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/High Speed Rail (HSR) etc. The centroid of transit stations shall be used to delineate the TOD Node where the provisions of this policy are applicable.
- (ii) **“TOD Plot”**: means a plot having minimum area of 2000 sqm, fulfilling all eligibility criteria as per this policy.
- (iii) **“Carpet Area”**: As per the RERA Act, it is “the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive

balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment”.

- (iv) **“Developer Entity (DE)”**: DE comprises of land/property owner(s)/multiple entities, who have come together through a valid and legally enforceable agreement for planning and developing a TOD Plot.

4.2.2 Applicability of the Policy

The TOD Policy shall only be applicable in the TOD zone. The TOD Policy shall not be applicable in the following areas or as notified by DDA from time to time:

- (i) Any environmentally sensitive areas
- (ii) Zone ‘O’ and buffers
- (iii) Low Density Area
- (iv) Monument Prohibited Area & Heritage Buildings
- (v) Civil Lines Bungalow Area (as per layout plan of Delhi Municipal Corporation & DDA)
- (vi) Lutyen’s Bungalow Zone, Chanakyapuri (as per layout plan of New Delhi Municipal Council & L&DO)
- (vii) Notified Cantonment Area

4.2.3 TOD Norms

- (i) Participation in TOD Policy is voluntary. In case of TOD Plots, the existing Land Use shall stand superseded, as per the sanctioned TOD Project. Existing plot owners not willing to participate in TOD Policy may continue the existing activities as per Master Plan Provisions.
- (ii) TOD Plot must fulfil the following criteria in order to be eligible:
 - (a) A TOD Plot must cover a minimum area of 2000 sqm. TOD Plots may fully or partly (at least 50% of the plot area) fall within the TOD Zone.
 - (b) A TOD Plot must be accessible from an existing road having a minimum ROW of 18m. In case an existing approach road of 18m ROW is not available, TOD Projects may be considered based on proposed continuous 18 m ROW road, from any existing road of 18 m (or more) ROW. For such roads, additional land required for road widening to enhance the walkability and cycling facilities under this policy, is to be kept reserved out of the TOD Projects area. FAR benefits shall be provided for the portion of land surrendered to local body for such road widening/public facility. The same shall be earmarked on TOD Project plan while sanctioning the plan. Further, to enhance

walkability, proponents of TOD Projects may, at their option, provide an underground or elevated pedestrian walkway exclusively connecting the project site to the transit station.

(iii) The ongoing projects falling in TOD Zone are also eligible to avail the TOD norms, subject to compliance with all provisions, norms, and conditions stipulated under this policy, and upon payment of the applicable TOD charges and additional FAR charges, as prescribed.

(iv) FAR

(a) FAR of TOD Plot shall be as follows:

- i. Base FAR shall be 400 subject to payment of TOD charges, as notified from time to time.
- ii. TOD Charges shall be paid by the DE for base FAR of 400 irrespective of the FAR utilisation in the TOD Project.
- iii. TOD Committee may allow relaxation in base FAR & TOD Charges for TOD Projects on Private Land which are not able to utilise the base FAR due to height restrictions, even after relaxation in ground coverage or where relaxation in Ground Coverage is not feasible owing to site specific constraints. For such Plots, TOD Committee may allow relaxations in TOD Charges on a pro-rata basis corresponding to the FAR achieved in the TOD Project.
- iv. Maximum permissible FAR shall be 500.
- v. FAR beyond 400 shall be permissible only after payment of Additional FAR Charges, on a pro-rata basis corresponding to the FAR sanctioned beyond 400, in addition to payment of TOD charges, as notified from time to time.

(b) The permissible mix of uses for each plot in a TOD Zone shall be as below:

- i. A minimum 65% of the total permissible FAR shall be earmarked for Residential use of Dwelling Units of size less than 60 sqm of carpet area including Guest House/Studio Apartments.
- ii. Minimum 10% of the total permissible FAR for local level commercial, facilities and social amenities, as mentioned in the Master Plan.
- iii. Remaining 25% of the total permissible FAR may be used for residential use of Dwelling Units of any size or for Office/Guest House/Studio Apartments.

Note:

- i. For existing service lanes/public roads/public drains/public parks, etc., land under such areas shall not be considered for computation of FAR, ground coverage, scheme area.
 - ii. Any public amenities provided as part of the development such as public toilets, bridges, etc. shall be free of FAR, subject to the condition that they are maintained regularly by the DE and remain open and accessible to public at all times of the day, failing which, the concerned local body shall take over the same.
 - iii. The above norms are applicable for Residential, Commercial, Industrial, Government and Transportation land use only and existing activities shall be superseded as per approved TOD Projects by the TOD Committee mentioned in this policy.
 - iv. In order to meet the additional requirement for health, education and other Public and Semi-Public facilities to cater to the enhanced densities in TOD Zones, PSP plots falling entirely within the TOD Zone shall be permitted to apply as stand-alone TOD Projects, with the following conditions:
 - a. These plots may be amalgamated, for same use as originally intended, with any other plot for availing TOD benefits.
 - b. The FAR for such plots shall be utilised entirely for PSP use in the TOD Project. No mix of use shall be applicable to such sites, and the existing use premise shall be retained.
 - c. In case of school plots, the existing area under playgrounds shall be retained or increased within the same plot.
 - d. Width of the approach road shall be minimum 18 m.
 - v. For Transportation land use, mix of use shall be allowed after meeting all operational requirements.
 - vi. Development Control Norms for TOD Projects on Government lands may be relaxed subject to the approval of the Central Government on the recommendation of TOD Committee.
 - vii. Separate entry/exits and service cores shall be provided as required, in buildings with vertical mix of residential and non-residential uses, complying with statutory requirements.
- (v) **Ground Coverage:** Maximum ground coverage of 40% shall be permitted in the proposed development on TOD Plot. However, relaxations in ground coverage for TOD Projects on private land which are not able to utilise the permissible FAR due to height restrictions may

be allowed by the TOD Committee, without compromising on the fire and safety norms and the area to be maintained under Green Spaces.

(vi) Setback:

- (a) For plot sizes from 2000 sqm upto 10,000 sqm – Minimum Front Setback: 9m, Rear Setback: 6m, Side Setbacks: 6m.
- (b) For plot sizes above 10,000 sqm - Minimum Front Setback:15m, Rear Setback: 12m, Side Setbacks: 12m.

(vii) Green Space: Minimum 10% of the area of the TOD Project shall be developed as a green area. A variation of 2% may be allowed by the TOD Committee for TOD Projects on private land.

(viii) Parking:

- (a) TOD Plot shall provide 1 Equivalent Car Space (ECS) per100 sqm of FAR area.
- (b) Minimum 30% of all parking facilities within TOD Plot shall be provided as ‘public parking’ facility for mixed use schemes above 1 Ha Area.
- (c) All provisions related to Universal Accessibility and EV infrastructure shall be provided as per the prevailing norms.
- (ix) Preferably, Active Frontage (on fronts of public streets) may be provided in TOD Projects having mix of uses. Active frontage includes arcades, colonnades, shop fronts, pedestrian entries/exits, plazas, access points, transparent windows etc.
- (x) Amalgamation & reconstitution of the existing plots is allowed in TOD Zone. In case any Public Road affecting access to any other plot falls within the amalgamated Plot, the same shall be maintained or new alternate road may be developed (if required) along with the realignment of existing services. An additional road shall be provided to improve the overall circulation pattern in the area, if required.

4.2.4 Framework for Implementation of the Policy

- (i) DDA shall facilitate implementation of this policy, and shall have the following responsibilities:
 - (a) Entire TOD Zone shall be declared as a Development Area for the purpose of approval of TOD Projects. DDA shall be the nodal authority for approval of TOD Projects and sanctioning of building plans. The onus of providing services, maintenance, and augmentation of infrastructure shall be vested with concerned Local Body/Service providing agencies.

- (b) Individual plots forming part of a consolidated TOD Plot, held on a leasehold basis, shall be deemed freehold, except Institutional Plots on Lease Hold, subject to clearance of all dues.
 - (c) Set up and manage a dedicated TOD Fund.
 - (d) Set up a dedicated portal or micro site for all matters pertaining to implementation of the TOD Policy.
- (ii) TOD Committee and Approval process:
- (a) A Committee shall be setup under the chairpersonship of Vice Chairman, DDA. The committee shall include the following as members:
 - i. Engineer Member, DDA
 - ii. Principal Commissioner (Land Management), DDA
 - iii. Chief Town Planner, MCD
 - iv. Chief Engineer Building Department, MCD
 - v. Chief Architect, NDMC
 - vi. Chief Architect, DMRC
 - vii. Representatives from service providing agencies such as DJB, BSES etc.
 - viii. Representatives from DFS, DPCC, PWD & Delhi Traffic Police.
 - ix. Director, Building, DDA
 - x. Various Domain experts may be invited as special invitees based on requirement of the project
 - xi. Commissioner (Plg.), DDA to be the Member Secretary to the Committee
 - (b) The TOD Project proposal including Building Plans shall be submitted through the Online Building Permit System (OBPS) of DDA. TOD Committee shall be responsible for sanctioning of TOD Plot. Thereafter, the building plans shall be approved by DDA through OBPS.
 - (c) The TOD Committee shall meet regularly to fast track the approval process. Maximum time limit for approval of TOD Project shall be 60 days, from the date of submission of the project, complete in all respect, including the approval process of building plans of TOD Project through OBPS.
 - (d) On OBPS Portal, the TOD Project including Building Plans shall be deemed approved after 60 days, from the date of submission of project, complete in all respect, if the approval or rejection is not communicated to the applicant within 60 days by the Authority.
 - (e) The TOD Project proposal shall comply with mandatory sustainability provisions/Green Building Norms given in the prevailing MPD and UBBL w.r.t. Water

Conservation and Management including zero-discharge and dual piping system, Solar Energy Utilization, Energy Efficiency and Waste Management.

- (f) TOD Zone Map is annexed as part of Map 4 showing Spatial Development Policy. As and when new Metro Corridors/Routes and regional and interstate mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/High Speed Rail (HSR) etc. are made operational/planned/approved, the same shall be automatically considered under TOD. The approval of TOD Projects in TOD Zones, where new Metro Corridors/Routes and mass transit stations such as Regional Rapid Transit System (RRTS)/Railway Stations/High Speed Rail (HSR) are at planned/approved stage, shall commence with the initiation of the construction of the same.
- (g) The DE shall pay TOD Charges and additional FAR Charges (as required for FAR beyond 400) to DDA. These Charges shall be deposited through the OBPS after the sanction of TOD Plot by TOD Committee. The Charges shall be deposited by DDA in an Escrow account for the dedicated TOD Fund for undertaking area improvement and infrastructure augmentation works (as required) in the TOD Zone by the concerned agencies to be detailed in the regulations.
- (h) Projects for Multi-Modal Integration (MMI) within the TOD Zone shall be implemented by the concerned mass transit agency or through partnerships with other public/private agencies.

4.2.5 Grievance Redressal

Grievances related to approval of TOD Projects and execution of infrastructure works in TOD Zone shall be submitted to the TOD Committee, for resolution by various local bodies and service providing agencies as per standard processes of these agencies.

4.3 HIGH DENSITY CORRIDOR DEVELOPMENT

High Density Corridor (HDC) Zone is envisioned to optimize land use efficiency by promoting compact, mixed-use and high-density development along the executed stretch of the Urban Extension Road (UER)-II in the areas of Planning Zones K-I, L, N, P-I and P-II. The Policy intends to enable seamless connectivity, reduce travel demand and optimize the utilization of road and public transport infrastructure while fostering sustainable, walkable urban growth along the executed stretch of UER-II. This Policy shall also be applicable to future stretches of UERs, as envisioned in the Master Plan, as and when they are executed. Land area falling beyond the HDC Zone shall be developed as per the applicable Policy of the Master Plan for Delhi.



Illustration 7: High Density Corridor Development (HDC)

(For illustrative purpose only)

4.3.1 Definitions

- (i) **“HDC Zone”**: Area under 250-meter-wide corridor on either side from the edge of the ROW of the Urban Extension Road (UER)- II (subject to the availability of secondary service road along the executed stretch of UER- II) in the areas of Planning Zones K-I, L, N, P-I and P-II, where the provisions of this Policy are applicable.
- (ii) **“Road Network Plan (RNP)”**: RNP shall be prepared by DDA for the HDC Zone and shall be in sync with the RNP prepared for the concerned Land Pooling Area. This shall include the provision of new roads, widening of the Right of Way (ROW) of existing roads, along with the upgradation of road infrastructure (including pedestrianization and Non-

Motorized Transport (NMT)) and essential infrastructure and services required to support the high-density development envisaged in the HDC Zone.

- (iii) **“HDC Plot”**: Means the “Final Plot” fulfilling all eligibility criteria as per this Policy, having minimum area of 4,000 sqm after deducting 50% from the “Original Plot” having minimum area of 8,000 sqm.
- (iv) **“Carpet Area”**: RERA Act defines it as “the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment”.
- (v) **“Developer Entity” (DE)**: DE comprises land/ property owner(s)/ multiple entities, who have come together through a valid and legally enforceable agreement for planning and developing an HDC Plot.

4.3.2 Applicability of the Policy

The Policy shall only be applicable in the HDC Zone (Refer Map 4). The Policy shall not be applicable in the following areas, or such other areas as notified by DDA from time to time:

- (i) Any environmentally sensitive areas
- (ii) Low Density Area
- (iii) Monument Prohibited Area and Heritage Buildings
- (iv) Cantonment and Defence Areas

4.3.3 HDC Norms

- (i) Participation in the HDC Policy is voluntary. In case of HDC Plots, the land use shall be as per the sanctioned HDC project. Prevailing policy of the Master Plan shall be applicable for the plots not willing to participate in the HDC.

(ii) **HDC Plot must fulfil the following criteria in order to be eligible:**

- (a) Minimum Final Plot Size of 4,000 sqm shall be eligible for development under the HDC policy after surrendering 50% of the “Original Plot” area of minimum 8,000 sqm and the HDC Plot shall form part of the notified RNP for the concerned Land Pooling Area.
- (b) FAR benefits shall be provided to HDC Plots, for the portion of land surrendered to DDA beyond the maximum limit of land deductions of 50%, for provision of road widening/public facility. This shall be allowed with the approval of the Committee mentioned in this Policy for Final HDC Plots where the “Original Plot” area is of

minimum 8,000 sqm but the “Final Plot Area” of 4,000 sqm may not be allotted in the RNP due to various site level constraints.

(c) HDC Plots may fully or partly (at least 75% of the plot area) fall within the HDC Zone.

(d) HDC Plot must be accessible from a road having a minimum ROW of 18m.

(iii) **FAR:** Final HDC Plot area shall be utilized by the D.E. for development of any of the uses ie., Residential, Commercial, PSP and Warehousing/Logistics as per the following norms:

(a) Maximum permissible FAR shall be 400 for Residential, Commercial and PSP use.

(b) 20% of the permissible FAR use shall be mandatorily utilised for affordable housing with dwelling units of size less than 60 sqm carpet area in Residential, Commercial and PSP use.

(c) The Master Plan roads connecting with the UER-II may be developed as Warehousing/ Logistic nodes with maximum permissible FAR 120.

(d) HDC Charges, as notified from time to time, shall be paid by the land owner.

(e) TOD Committee may allow relaxation in ground coverage in case the permissible FAR is not achieved owing to site specific constraints.

(f) Vertical mix of uses shall be allowed except in plots earmarked for Warehousing/Logistics use. Separate entry/exits and service cores shall have to be provided as required in buildings with vertical mix of uses for residential and non-residential uses, complying with statutory requirements.

Note:

i. For existing service lanes/public roads/public drains/public parks, etc., land under such areas shall not be considered for computation of FAR, Ground Coverage, or scheme area.

ii. Any public amenities provided as part of the development, such as public toilets, bridges, etc. shall be free of FAR, subject to the condition that they are maintained regularly by the DE and remain open and accessible to the public at all times of the day, failing which, the concerned local body shall take over the same.

iii. Development Control Norms for Government lands may be relaxed subject to the approval of the Central Government on the recommendations of the TOD Committee.

(iv) **Ground Coverage:**

(a) Maximum ground coverage of 40% shall be permitted for HDC Plots for Residential, Commercial and PSP use.

- (b) Maximum ground coverage of 70% shall be permitted for HDC Plots for Warehousing and Logistics use (with the facility of loading/unloading within the HDC plot).
- (c) Relaxations in ground coverage for HDC Projects that are not able to utilise the permissible FAR due to height restrictions may be allowed by the TOD Committee, without compromising fire and safety norms, the area to be maintained under Green Spaces, and the area required for parking, loading and unloading in case of HDC Plots earmarked for Warehousing and Logistics.

(v) **Setback:**

- (a) For plot sizes from 4,000 sqm upto 10,000 sqm – Minimum Front Setback: 9m, Rear Setback: 6m, Side Setbacks: 6m each.
- (b) For plot sizes above 10,000 sqm - Minimum Front Setback: 15m., Rear Setback: 12m., Side Setbacks: 12m each.

(vi) **Green Space:** Minimum 15% of the area of the plot shall be developed as green area.

(vii) **Parking:**

- (a) Two (02) Equivalent Car Space (ECS) per 100 sqm of FAR area used for Residential, Commercial and PSP use.
- (b) One (01) Equivalent Car Space (ECS) per 100 sqm of FAR used for Warehousing & Logistics use. Loading/Un-loading facilities shall be provided within the plot.
- (c) All provisions related to Universal Accessibility and EV infrastructure shall be provided as per the prevailing UBBL.

(viii) Preferably Active Frontage (on fronts of public streets) may be provided on plots having mix of uses. Active frontage includes arcades, colonnades, shopfronts, pedestrian entries/exits, plazas, access points, transparent windows, etc.

(ix) Amalgamation & reconstitution of the existing plots is allowed in the HDC Zone. In case any Public Road affecting access to any other plot falls within the amalgamated plot, the same shall be maintained, or a new alternate road shall/may be developed along with the realignment of existing services. Additional road shall be provided to improve the overall circulation pattern in the area, if required. HDC Plot must be accessible from a road having a minimum ROW of 18m.

4.3.4 Framework for Implementation of the Policy

- (i) DDA shall facilitate the implementation of this Policy and shall have the following responsibilities:
 - (a) DDA shall be the nodal authority for preparation of Road Network Plan (RNP) and approval of HDC Projects.
 - (b) The Road Network and other services shall be developed by DDA.
 - (c) To provide access to the HDC plots, the land required for implementation of roads shall be made available either through pooling by the group of landowner(s), or through any other development model.
 - (d) Set up and manage an Escrow account for the dedicated HDC Fund for undertaking area improvement and infrastructure augmentation works (as required) in the HDC Zone.
 - (e) Set up a dedicated portal or micro-site for all matters pertaining to the implementation of the HDC Policy.
- (ii) **Committee:** The Committee shall be same as the TOD Committee set up under the TOD Policy.
- (iii) **Preparation and Approval of Road Network Plan (RNP):**
 - (a) RNP for the HDC Zone shall be prepared by DDA in sync with the notified RNP for the concerned Land Pooling Area to guide the overall development and shall be a prerequisite for undertaking development of HDC plots.
 - (b) The RNP prepared for the HDC Zone shall have access from proposed secondary service road along UER-II.
 - (c) The RNP shall aim at providing the following wherever feasible:
 - i. Earmark the complete existing roads, the proposed roads of the Master Plan and the RNP for concerned Land Pooling Area.
 - ii. Define and provide the proposed circulation network highlighting the existing and proposed road network.
 - iii. The circulation network shall be proposed to promote walkability and cyclability along with provisions for universal accessibility. It shall facilitate direct pedestrian access to the transit node/station(s).
 - iv. Link the new Green Spaces with the existing green spaces.
 - v. Indicate in the plan and other documents, the land for road which shall vest with the appropriate authority in case of widening of existing roads or proposal of new road.

- vi. Lay down the infrastructure augmentation required including widening of existing road, construction of new roads, along with the drainage network.
- vii. In order to ensure timely execution of proposed/widening of existing roads, land shall be handed over to DDA free from all encumbrances. This land shall be utilised by DDA for purpose of execution of roads, utilities, open spaces, including green areas.
- viii. Proposed new roads and widening of existing roads shall be developed from 50% of the land surrendered by the land owners.

(iv) Approval of HDC Project:

- (a) The HDC Project proposal depicting the intended use for the HDC Plot (Residential/Commercial/PSP/Ware Housing & Logistics use) along with the Building Plans shall be submitted through the Online Building Permit System (OBPS) of DDA.
- (b) The TOD Committee shall be responsible for sanctioning of the HDC Plot, prior to approval of the Building Plans for the HDC Project through OBPS of DDA. The use for the HDC Plot, as sanctioned by the TOD Committee, shall be duly earmarked in the approved RNP for the concerned Land Pooling Area.
- (c) The Committee may recommend changes to the already approved RNP for the HDC Zone for accommodating circulation requirement for the HDC Project, without compromising on the overall circulation pattern in the HDC Zone and the RNP for the concerned Land Pooling Area.
- (d) The HDC Project proposal shall comply with mandatory sustainability provisions/green building norms given in the prevailing MPD and UBBL with respect to Water Conservation and Management including zero-discharge and dual piping system, Solar Energy Utilization, Energy Efficiency and Waste Management.
- (e) The Committee shall meet regularly to fast track the approval process. The maximum time limit for approval of the HDC Project shall be 60 days, from the date of submission of the proposal, complete in all respect, including the approval process of building plans of the HDC project through OBPS of DDA.
- (f) On the OBPS Portal, the HDC Project shall be deemed approved after 60 days, from the date of Submission of the proposal, complete in all respect, if the approval or rejection is not communicated to the applicant within 60 days by the Authority.
- (g) The Committee can allow relaxation in FAR, Ground Coverage and HDC Charges as per the provisions mentioned above.
- (h) The DE shall pay HDC Charges to DDA for undertaking area improvement and infrastructure laying works (as required).

- (v) **HDC Charges:** The Applicable charges shall be notified as part of the Regulations for this Policy. These Charges shall be deposited through the OBPS of DDA after the sanction of HDC Plot by the Committee. The Charges shall be deposited by DDA in an Escrow account for undertaking area improvement and infrastructure augmentation works (as required) in the HDC Zone.
- (vi) **Grievance Redressal:** Grievances related to approval HDC Projects and execution of infrastructure works in the HDC Zone shall be submitted to the Committee, for resolution by DDA and other concerned service providing agencies as per standard processes of these agencies.

4.4 LOW DENSITY AREA (LDA)

Low Density Area shall comprise the areas within the depth of one peripheral village revenue boundary along the border of NCTD and LDRA under previous Master Plan. It constitutes a significant component of Delhi's urban landscape, characterised by low-intensity development, substantial open spaces, and environmental assets. A considerable part of above areas has already been utilised for planned and unplanned developments.

In order to ensure planned, uniform, and sustainable development while preserving the ecological character of these areas, both the above areas have been designated as Low Density Area (LDA) under this Master Plan. This broader category shall facilitate a comprehensive planning framework that accommodates compatible residential, institutional, recreational, and other permissible activities, along with the provision of adequate public infrastructure, utilities, community facilities, and transportation networks. The framework aims to promote balanced development, improve service delivery, ensure equitable access to public amenities, and enhance the overall quality of life while safeguarding environmental sustainability.

4.4.1 Applicability

- (i) It covers all the areas within the depth of one peripheral village revenue boundary along the border of NCTD and LDRA under previous Master Plan (Annexure – 17).
- (ii) Provisions of this section shall NOT BE APPLICABLE in the following areas:
 - (a) Land parcels falling in notified Lal Dora areas (Abadi) and notified extended Lal Dora of villages.
 - (b) Land falling within protected monument/area under the provisions of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 as amended from time to time.
 - (c) Land falling within the ROW of approved/existing/proposed Master Plan roads, HT lines, major trunk water supply, sewage lines and other essential infrastructure.
 - (d) Land under identified/regularised unauthorised colonies as per the 'National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations and its subsequent amendments.
 - (e) Land where DDA or any other government agency has already approved the plan for development by any agency at the time of notification of this Plan.
 - (f) Pre-existing institutions which have been approved or considered for regularisation or are still under examination by the Government.
 - (g) Existing godowns/godown clusters in non-conforming areas within LDA which have already been considered for regularisation as per the relevant provisions of the Plan.

In case regularisation is not undertaken, such lands shall be eligible only for development as per the norms of LDA.

- (h) Areas covered under Transit-oriented Development (TOD), High Density Corridor (HDC) and Land Pooling Policy.
- (i) Areas falling in notified Ridge, forest land or in Regional Park area (other than Farm Houses sanctioned prior to 01.08.1990, or subsequently if approved by concerned municipal body, as per the provisions applicable for regularisation of the existing farm houses) subject to necessary clearances from the Central Empowered Committee of Supreme Court and the Ridge Management Board of GNCTD.

4.4.2 Guiding principles

- (i) Agriculture and allied activities are permitted.
- (ii) The development norms provide the following:
 - (a) Comprehensive framework defining permissible uses/activities and FAR for proposed development.
 - (b) Connectivity and infrastructure for physical and functional integration of the areas within and around LDA.
 - (c) Environmentally sustainable development options to enable the land owners to achieve the economic value of lands.
- (iii) Where land required for roads as per development control norms or continuity of arterial roads as per the Road Network Plan (RNP) and other public infrastructure is contributed by the landowner(s) through land pooling or any other development model as may be prescribed, the permissible FAR and Ground Coverage shall be counted with reference to the original plot area prior to such contribution. The FAR and Ground Coverage so determined shall be utilised within the residual developable plot area after excluding the land contributed for roads and other public infrastructure or amenities.

Provided that, where such contribution results in the residual plot area falling below the prescribed minimum plot area of 10,000 sq. m., such reduction shall not affect the eligibility of the plot for development permission, and the permissible FAR shall be counted on the basis of the original plot area.
- (iv) DDA/Service Providing Agencies (SPAs) shall support the development of infrastructure against payment of EDC and other applicable charges by landowners.

4.4.3 Development Control Norms for plots in Low Density Area (LDA)

Table 4.4.1: DCN for plots in Low Density Area (LDA)

USE PREMISE	MINIMUM PLOT AREA	DC NORMS	ACTIVITIES
Residential	10,000 sq.m	• FAR – 10 • Ground Coverage – Max. 15% • Height – Max. 10 m • Min. RoW – 18 m	One Dwelling Unit (Farmhouse). Two Service Staff Accommodation Units, each having a floor area of less than 30 sq. m., shall be permitted within the overall permissible FAR.
PSP/ Institutional	10,000 sq.m	• FAR – 120 • Ground Coverage – 40% • Height – Max. 18 m • Min. RoW – 18 m	Health Care facilities (all categories including Veterinary, Hospital and Medical College), School (all categories including residential & special school), College, Polytechnic, University*, Research Institute*, Skill development institute, Coaching institute, Co-working space and Old age home.
Recreational / Socio – Cultural	10,000 sq.m	• FAR – 30 • Ground Coverage – 20% • Height – Max. 15 m • Min. RoW – 18 m	Theme/Amusement parks, Sports facilities, Recreational clubs, Convention and exhibition centres, Art galleries, Banquet and Library.
Godowns / Warehouse	10,000 sq.m	• FAR – 100 • Ground Coverage – 70% • Height – Max. 12 m • Min. RoW – 18 m	Standalone Godowns / Warehouses Distribution Centers and Open Air Markets

Commercial / Logistics Hubs	10,000 sq.m	• FAR – 60 • Ground Coverage – 30% • Height – Max. 15 m • Min. RoW – 18 m	Retail Shops, Agro-processing units, cold storage, Warehousing Schemes, Vehicular Parking, Mandis (all kinds) / wholesale markets and Solar farms
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* In case of large campus university or Research Institute, special dispensation may be provided the Central Government.

Notes:

- Pool/pond/water bodies are permitted and excluded from FAR and setback norms.
- For development along National Highways, the prescribed norms of NHAI will be applicable.
- Building setback from the edge of the plot should be minimum 15m on the front side and 5m on the three sides.

4.4.4 Other Controls:

- For the purpose of subdivision of land which is above 10,000 sqm, an internal road of minimum width 12 meter may be planned as a feeder to the subdivided plots (of minimum 10,000 sqm). Such plots will get benefit of FAR and Ground Coverage on proportionate land surrendered for planning of such roads.
- Existing sanctioned constructions on private lands (till the date of notification of this Plan) shall continue within the earlier sanctioned norms. Any building or property opting for reconstruction or redevelopment shall comply with the provisions given in Clause 4.4.3 above.
- In case an existing plot is situated along a road having a Right of Way (ROW) less than the minimum prescribed road width, all landowners along the street shall contribute the requisite land to fulfil the access conditions. FAR and Ground Coverage of the original plot area can be consumed on the remaining plot as a reciprocal measure.
- Any existing construction may be eligible for regularisation subject to fulfilment of all the norms laid down under Clause 4.4.3 above upon payment of penalty and other requisite charges.

4.4.5 Provision of infrastructure and connectivity:

- (i) In order to improve the inter and intra city connectivity, the Road Network Plan (RNP) for the LDA shall be prepared by DDA and implemented as per following:
 - (a) RNP shall be implemented through pooling by the group of land owner(s) or through any other development model as prescribed in the regulations, to be notified.
 - (b) Land owners shall contribute required land free of cost for roads and services. FAR for the surrendered land shall be consumed within the remaining plot.
 - (c) For development of public facilities, utilities and access roads to plots, payment of all the requisite charges i.e. EDC, development charges etc. shall be made by the landowners as prescribed by the government from time to time.
- (ii) The Public facilities and utilities shall be developed by the concerned service providing agencies.
- (iii) DDA or any other land-owning agency may develop Gram Sabha lands and other government owned lands for public purpose including development of commercial and community facilities for meeting local needs.
- (iv) All the plots shall be designed as ecologically self-sustaining units aim to achieve Net Zero concept and provide the following facilities on individual or shared basis:
 - a) 100% treatment and maximum reuse of wastewater.
 - b) Segregation and reuse of 100% green waste.
 - c) 5% of the energy demand through renewable energy sources like solar, etc. is desirable.
 - d) Permeable materials shall be used for surface parking and open plazas.
 - e) Rainwater to be tapped within the site through mandatory rain water harvesting, unlined storage ponds and reservoirs as part of landscaping and urban design.
 - f) In plots under the Residential Use Premises, a minimum of 50% of the total plot area shall be maintained as green area, and at least 30% of the total plot area forming part of such green area shall be under tree canopy cover.

4.5 REGENERATION OF PLANNED AREAS

Delhi has a significant proportion of its built stock having aged over several decades and has assimilated multiple layers of development over the course of history. As the city continues to evolve, the scope for large scale urban development is restricted due to limitations in the horizontal expansion of Delhi. Therefore, the option of regeneration through a process of reorganisation and utilisation of already developed land will be one of the major elements of the Plan.

A regeneration strategy for accommodating a larger population in a planned manner shall be taken up on priority basis in all use zones for efficient and optimum utilization of the existing urban land in the planned areas. This shall be based on provision of infrastructure, viz., water supply, sewerage, road network, open spaces and the essential social infrastructure.

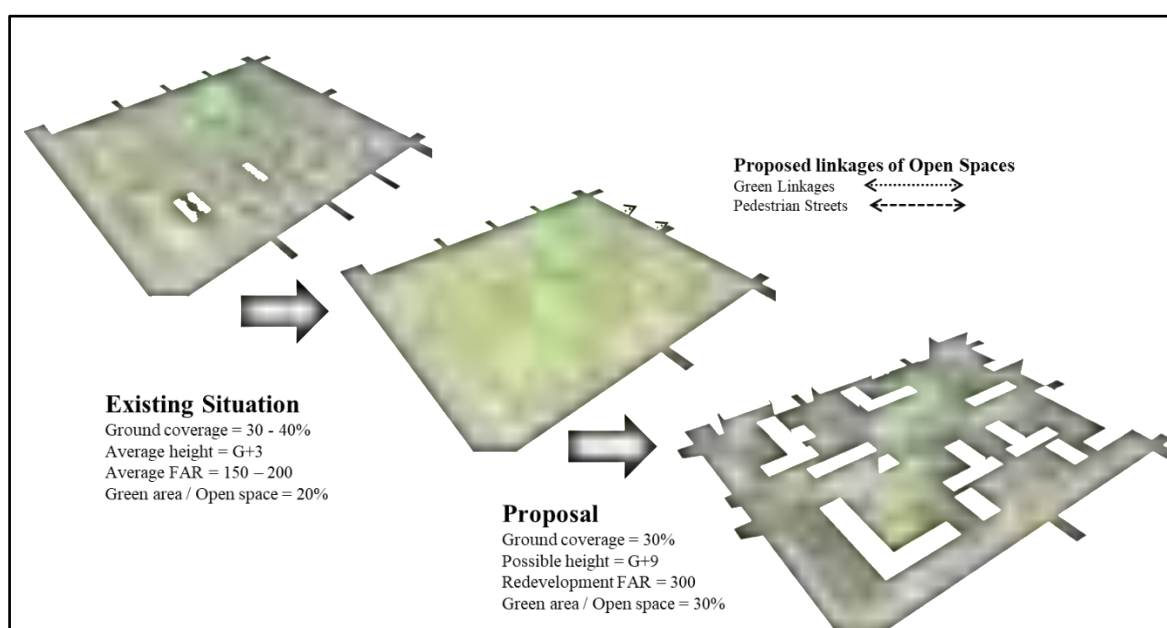


Illustration 8: Regeneration in Planned Areas

(For illustrative purpose only)

The target areas shall be identified on the basis of their need for upgradation and potential for development. Road Network Plan (RNP) will be prepared by the respective local bodies in consultation with land owners/residents. To encourage the growth impulse for regeneration, permission shall be granted to reorganize/pool properties for planning purposes. This will facilitate the regeneration of all potential areas, enhance public spaces, and promote strategic development for unlocking their latent potential.

Regulations for regeneration shall be prepared and notified after the notification of the Plan. The detailed regulations for the regeneration of planned areas shall include the procedure for processing of applications, pooling of land/property, documents/plans to be submitted, apportionment of FAR among stakeholders/ownership of dwelling units, surrender of land, sale and purchase of the property, timeframes, grievance redressal mechanism, etc.

4.5.1 Applicability

Provisions of this Chapter shall apply to all developed areas in the city, except:

- (i) Urban villages, identified unauthorised colonies as per regulations, slums, non-conforming industrial areas and non-conforming godowns
- (ii) Any environmentally sensitive areas
- (iii) Zone 'O'
- (iv) Land Pooling Area
- (v) Low Density Area
- (vi) Restricted Area as per ASI/NMA
- (vii) Civil Lines Bungalow Area
- (viii) Lutyens' Bungalow Zone
- (ix) Connaught Place and its extension
- (x) Transit Oriented Development

Note: Regeneration of areas falling under (vii) and (viii) above shall be governed by regulations applicable in the concerned areas.

4.5.2 Guiding Principles

- (i) Regeneration of planned Residential, Commercial, PSP & Industrial areas shall be based on Road Network Plans (RNPs) prepared by DDA/local body/landowners.
- (ii) Sustainable practices for water management (dual piping, DSTP, water reuse, etc.), solid waste management (source segregation, circular economy etc.), renewable energy and achievement of Net Zero concepts shall be adopted.
- (iii) Traffic management within regeneration schemes shall be ensured through the provision of road widening, adequate parking facilities (multi-level car parking, etc.).
- (iv) Service Providing Agencies shall be responsible for augmenting the services, wherever required, subject to the payment of applicable charges.

4.5.3 Regeneration Area

(i) **Conditions:**

- (a) Minimum Plot area for undertaking regeneration shall be 3,000 sqm for Residential and 1,000 sqm for Commercial, Industrial and PSP areas.
- (b) Maximum FAR in case of regeneration shall be 1.5 times of the base FAR.
- (c) Amalgamation and reconstitution of plots shall be permitted.

(ii) Road Network Plan and Accessibility:

- (a) Road Network Plans (RNPs) shall be prepared for regeneration areas.
- (b) RNP of the reconstituted areas shall be submitted to DDA/local body for approval.
- (c) The frontage of reconstituted plots shall be as per RNP.
- (d) The road Right of Way in the RNP and land required to be surrendered for road widening, if any, shall be as per the Regulations.
- (e) FAR for the surrendered land shall be utilised within the remaining plot.

4.5.4 Regeneration in Residential Areas**(i) Residential Regeneration Area/Scheme:****(a) Government Housing/Employer Housing (Public, Public Sector Units etc.):**

- i. Regeneration may be undertaken as a separate Group Housing plot in accordance with the provisions of the Master Plan/applicable regulations.
- ii. Development Control Norms for Government housing may be relaxed subject to the approval of the Central Government.

(b) Group Housing (CGHS plots, DDA Housing, etc.):

- i. Regeneration shall be taken up by respective RWAs/societies/federations through integrated and holistic planning.
- ii. In CGHS plots, any increase in the number of dwelling units shall be as per the relevant applicable Act/Regulations.
- iii. In DDA Housing, regeneration of the entire/part area (without well-defined boundaries) shall be permitted as per the conditions specified in the Regulations.

(c) Plotted Housing (CHBS, Resettlement Colonies, Rehabilitation Colonies, etc.):

Regeneration of such areas may be taken up on Scheme area basis as per the regulations.

4.5.5 Regeneration in Industrial Areas

Industrial planned areas form a significant portion of Delhi's land-use distribution accommodating industrial units of the capital city. As they have all come up in a phased manner since inception of the Master Plan for Delhi and have also been influenced by the market dynamics, many of these areas have ageing built stock and inadequate social and physical infrastructure, resulting in increased vulnerability to disasters. Regeneration of Planned Industrial Areas shall be undertaken as per the regulations for the following categories:

- (i) Industrial plots (Plotted/Flatted)
- (ii) Development of Integrated Industrial Parks

4.5.6 Regeneration in Commercial Areas

- (i) Regeneration schemes for District Centres, Community Centres, Local Shopping Centres, and Convenience Shopping Centres shall be prepared in accordance with applicable regulations:
 - (a) As integrated schemes for the entire designated area, or
 - (b) May be undertaken as individual sites in case of District Centres, Community Centres.
- (ii) In commercial centres having area larger than 2 Ha, group housing to be permitted up to a maximum of 40% of permissible commercial FAR as per conditions laid down in the regulations.
- (iii) Regeneration of sub-city level wholesale markets shall be as per the regulations.
- (iv) The standalone cinemas shall be permitted for regeneration, for commercial use, subject to payment of conversion charges. In case of plots upto 3000 sqm, commercial activities shall be allowed as permissible in LSC and in case of plots above 3000 sqm, activities shall be allowed as permissible in Community Centre.

4.5.7 Regeneration in Public & Semi-public Areas:

- (i) Regeneration of PSP facilities (both on Scheme and Plot level) shall be undertaken as per the regulations.
- (ii) Plots may be amalgamated to ensure the provision of sufficient and varied PSP facilities in the city.
- (iii) Redundant, under-utilised or unused PSP plots shall be permitted for other PSP facilities or utilities as per regulations with innovative ideas and market dynamics.

4.5.8 Regularised Unauthorised Colonies

Regularised Unauthorised Colonies (regularised through various notifications from time to time) shall be permitted to undertake Regeneration Schemes as per the provisions applicable for redevelopment in Unauthorised Colonies.

4.6 REGENERATION OF UN-PLANNED AREAS

Unplanned/unauthorised areas are characterised by poor condition of buildings, inadequate physical and social infrastructure, and poor accessibility (particularly during emergencies). Many of these areas have emerged as high density, mixed-use areas, providing affordable options for housing and economic activities. There is a need to improve safety standards, infrastructure and quality of life in these areas through regularisation and regeneration.

Norms for regeneration of various unplanned areas in the city take into account the ground realities such as issues of land ownership, high densities and the built form existing in these areas. Regulations for Regeneration of Unplanned Areas, wherever required, shall be prepared after notification of the Plan.

4.6.1 Applicability

(i) The following types of unplanned areas are covered under this section:

(a) Unplanned residential areas:

- i. Unauthorised Colonies approved by government for regularization.
- ii. Slums and JJ clusters
- iii. Urban Villages, including notified Lal Dora and notified Extended Lal Dora areas

(b) Unplanned clusters:

- i. Non-conforming industrial areas
- ii. Non-conforming godowns

(ii) Provisions of this section shall not apply to unplanned areas falling in:

- (a) Environment Sensitive Areas
- (b) Zone O
- (c) Regulated by NMA/ASI
- (d) Civil Lines Bungalow Area
- (e) Lutyens' Bungalow Zone

Regeneration of the above unplanned areas shall be as per applicable guidelines of the concerned agencies and regulations framed in this regard.

4.6.2 Unauthorised Colonies (UCs)

Unauthorised Colonies (UCs) constitute a significant and complex component of Delhi's urban fabric, reflecting the city's rapid population growth, housing shortages, and evolving socio-economic dynamics. These colonies emerged primarily due to the gap between

planned housing supply and increasing demand, particularly for affordable housing, leading to the development of settlements outside the formal planning and regulatory framework.

The conferment of the ownership or transfer/mortgage rights to the residents of Unauthorised Colonies in Delhi is given as per the provisions of the notified 'National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019' and subsequent amendments thereto. To facilitate the availability of affordable rental housing, adequate infrastructure and services in these areas and to improve the quality of built environments in these unauthorised colonies, the following two approaches are undertaken to upgrade and improve the existing physical and socio-economic conditions in eligible UCs/ part UCs:

- (i) **Regularisation of Unauthorised Colonies** is governed by the extant provisions of the above mentioned notified regulations.
- (ii) **Regeneration Schemes of UCs/Part UCs:** The following provisions have been formulated for Regeneration of Unauthorised Colonies (UCs)/Part UCs covered under the above mentioned notified regulations, except the exclusions listed in the regulation.
 - (a) UC Regeneration Scheme shall be prepared by the Developer Entity (DE) or RWAs, or an authorised lead of a group representing part Unauthorised Colonies or clusters of Unauthorised Colonies through a legally enforceable agreement.
 - (b) Minimum scheme area for regeneration shall be 2,000 sqm.
 - (c) The applicant shall prepare the Layout and Services Plan in consultation with the concerned authority for approval.
 - (d) The approval shall comprise of the following two stages:
 - i. Applicant shall obtain the approval of Layout Plan for UC Regeneration Area for entire or part UC or cluster of UCs.
 - ii. Individual approvals/sanctions for building plans as per UBBL provisions.
 - (e) Direct access to the site should be from minimum 9m ROW subject to meeting parking requirements within the plot.
 - (f) In case such access is not available, a road of 9m ROW may be provided on at least one side of the proposed layout plan and land required for the said road shall be shared on a pro-rata basis. Such road must be connected to an existing road of minimum 12m ROW.
 - (g) Amalgamation and reconstitution of plots shall be permitted for developing Group Housing in UC Regeneration Areas with minimum amalgamated plot size of 2,000 sqm.

- (h) The applicable norms for amenities, setbacks, opens spaces, etc. shall be as per following levels:

Table 4.6.1: Levels for UC Regeneration Schemes

Sl. No.	Level	Area (sqm)
1.	Level 1	2,000 - up to 3,000
2.	Level 2	More than 3,000 - up to 5,000
3.	Level 3	More than 5,000 - up to 10,000
4.	Level 4	More than 10,000

- (i) All UC Regeneration Areas shall provide setbacks as per Table 4.6.3 below. These setbacks shall be utilised for widening or development of roads to fulfil the access conditions for neighbouring UCs/part UCs.
- (j) UC regeneration area shall be exempted from provision of EWS housing.
- (k) UC Regeneration Areas shall maintain a regular shape and boundary to the extent possible.
- (l) Two or more adjoining UCs (clusters of UCs)/part UCs may be brought under a single UC Regeneration Area which may be identified on ground by physical features such as roads, drains, etc. The proposal should ensure that connectivity, including basic services, are available and network continuity is maintained to the adjoining UCs.
- (m) UC Regeneration Areas may also include contiguous additional area (not notified as UC) outside the boundary of the UC, if the land owners on both sides agree to plan in an integrated manner. This additional area shall not be more than 25% area of the area of the identified UC. The development control norms applicable (i.e. FAR & Ground Coverage) to this additional area shall be in consonance with its existing land use. Development Control norms of UC Regeneration area shall not be applicable on this additional area; however, setbacks for the area as per Table 4.6.3 below shall be applicable.
- (n) Public areas such as roads, open spaces, drains, etc. may be included in Levels 3 and 4 schemes for integrated planning. The area under public facilities shall not be considered for computation of permissible FAR and ground coverage. Such areas may be reconfigured as part of the UC Regeneration Scheme provided:
- The area provided for roads, streets, parks, drains, etc. is equal or more than the area under such existing features within the scheme area.
 - An equivalent area of any Government land included in the scheme is retained and NOC is obtained from the concerned land owning agency.
 - Public areas like public parks and roads are handed over to the concerned public agency and kept open to the public at all times.

- (o) The land use of the Regeneration Scheme area shall be 'Residential'.
- (p) Permissible FAR for the Regeneration Scheme shall be maximum 350, subject to the following:
- Up to 15% of this permissible Scheme level FAR may be utilised for creating local facilities, of which, only 5% can be utilised for commercial use (local level).
 - All Schemes shall be eligible for incentive Amenities FAR (over and above the permissible FAR) for creating additional PSP facilities as follows.

Table 4.6.2: Amenities FAR

Sl. No.	Level of UC Regeneration Scheme	Available Amenities FAR	Regulating conditions for use of Amenities FAR
1.	Level 1	20	Secondary schools and city-level facilities shall not be permitted.
2.	Level 2	30	
3.	Level 3	40	All PSP uses permitted. Separate entry/exit shall be provided for city-level facilities.
4.	Level 4	50	

- (q) Applicable charges:

- Base FAR shall be 350 subject to payment of requisite charges as notified from time to time.
- The DE or RWAs, or an authorized lead of a group representing part UCs or clusters of UCs, shall pay regeneration and any other applicable Infrastructure Charges to the concerned local body for undertaking area improvement and infrastructure augmentation works (as required). These charges shall be deposited after approval of the Regeneration Scheme, and shall be ring-fenced through an Escrow account for the dedicated Regeneration Fund.

- (r) The following norms shall be applicable for various levels of UC Regeneration Schemes:

Table 4.6.3: Norms for UC Regeneration Scheme

Sl. No.	Parameter	Level 1	Level 2	Level 3	Level 4
1.	Ground coverage	Up to 50%	Up to 50%	Up to 40%	Up to 40%
2.	Minimum setback as per ROW condition*	a. 2.0m – on each side with 9.0m ROW and above b. 3.0m- on each side with ROW above 7.5m - below 9.0m c. 4.5m – on each side with ROW above 3m-below 7.5m			

Sl. No.	Parameter	Level 1	Level 2	Level 3	Level 4
		d. 6.0m – on each side with ROW up to 3m or with adjoining existing built-up			
3.	Public space**	10% as a single plot	10% as a single plot	10% as open space for public purpose including at least one plot of 500 sqm	10% as open space for public purpose including at least one plot of 1,000 sqm
4.	Parking	1.0 ECS/100 sqm irrespective of use premises			
5.	Land for PSP facilities*** (to be provided as separate plot and handed over to the local body)				

*Setbacks shall be kept hindrance-free at all times and be made available for road widening/construction as and when required.

**Shall have access from minimum ROW of 9m and shall be transferred to the local body. Local body may utilise such public space for the provision of parks, plazas, or installation of utilities as per requirement.

***Shall be provided as one consolidated land parcel with access from minimum ROW of 9m. Local body may utilise the land for the provision of schools or multi-facility centres (including healthcare facilities, community halls, Basti Vikas Kendras, police posts, child-care centres, early learning centres, small-scale non-polluting economic activities, community green-waste recycling, material recovery centres, informal markets, etc.)

- (s) Minimum necessary level of services and community facilities are to be provided. The norms for social infrastructure based on reduced space standards shall be as follows:

Table 4.6.4: Norms for Reduced Space Standards

Sl. No.	Facility	Facilities built on separate plots		
		Minimum Plot Area (sqm)	FAR	Ground Coverage (%)
1.	Primary School	As prescribed by the concerned department	As per Master Plan provisions	
2.	Sr. Secondary School			
3.	Any other local facility in the form of Multi Facility Centres through vertical mixing	As per requirement		

- (t) In Level 4 UC Regeneration Schemes, implementation may be permitted for smaller blocks of minimum 3,000 sqm area after approval of the overall scheme.

- (u) Adequate fire safety infrastructure must be ensured in unauthorised colonies through the installation of strategically located public fire hydrants and the modernization of firefighting systems and equipment by the local body. Every resident shall ensure that the household should be equipped with functional fire extinguishers. Also, smoke/fire alarms may be installed to improve preparedness and prompt response. These measures are essential to enhance public safety, reduce fire risks, and protect lives and property.

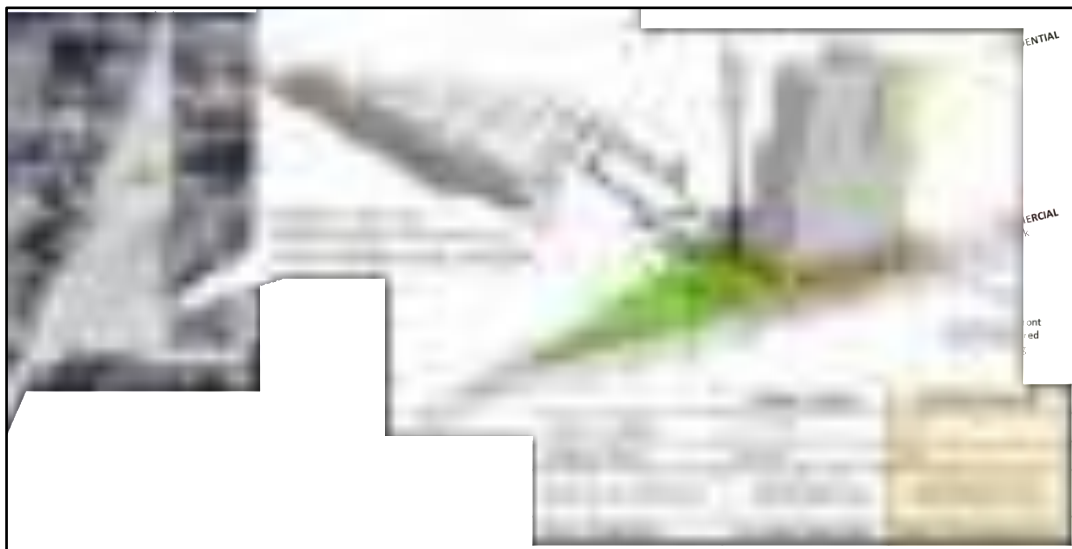


Illustration 9: Redevelopment of Unauthorised Colonies

(For illustrative purpose only)

4.6.3 Urban villages

- (i) Urban villages are among the oldest inhabited settlements of Delhi and comprise the original village abadis, including Lal Dora and Extended Lal Dora areas. These settlements have evolved organically over several decades and retain a unique socio-cultural identity while functioning as important residential and economic centres. Many villages continue to support traditional occupations alongside emerging commercial, service, retail, hospitality, warehousing, and home-based economic activities.
- (ii) With the expansion of Delhi, most urban villages have become an integral part of the urban fabric and are now surrounded by planned development. Owing to increasing population, changing livelihoods and rising land values, these areas have undergone rapid densification, vertical redevelopment and subdivision of plots without corresponding augmentation of infrastructure and public spaces.
- (iii) Many urban villages also contain heritage buildings, historic water bodies, temples, mosques, havelis, orchards and other cultural assets that contribute to the identity and character of Delhi and require conservation through area-based regeneration, while preserving their unique social and cultural character.
- (iv) The planning approach shall recognise existing development patterns and provide flexible planning norms to facilitate planned redevelopment rather than imposing conventional planning standards that are difficult to implement.

- (a) Regeneration shall be undertaken through Area Improvement Plans prepared by the concerned local body in consultation with residents, RWAs and other stakeholders.
- (b) An Area Improvement Plan may cover the entire village or a defined regeneration precinct bounded by public roads, parks, railway corridors, drains or natural features.
- (v) The Plan shall ensure improved accessibility, physical and social infrastructure, protection of heritage and enhancement of cultural and economic potential. It shall include the following:
 - (a) Road Network Plan (RNP), indicating all roads that need to be widened up to a minimum ROW of 7.5m to address congestion issues. Plots abutting such roads shall mandatorily provide land for road widening at the time of reconstruction and will be permitted to utilise the FAR on the remaining plot.
 - (b) Identification of Gram Sabha lands available within the village, which may be utilised for creating local-level PSP and socio-cultural facilities as per the needs of the local community. Communities shall also identify community held/shared lands for developing common shared parking, public spaces, utilities, local recycling areas and evacuation spaces.
 - (c) Strategies for rejuvenation of natural & historic water bodies and heritage assets, if any, and the development of local greens, orchards, etc.
 - (d) Existing godowns in the urban villages shall be approved as per conditions for Standalone Godowns.
- (vi) Building plan approvals in urban villages may be provided for individual plots (plotted housing), without insisting upon an approved Layout Plan for the village as per regulations.
- (vii) The gross land use for urban villages shall be considered Residential. To facilitate the provision of local-level facilities, the following shall be permitted:
 - (a) Plots measuring 100 sqm or more and with access from road of minimum 7.5m ROW, shall be permitted to utilise up to 100% of the residential FAR for providing local-level PSP facilities.
 - (b) Commercial component upto 5% of permissible FAR shall be permitted on plots with access from road having minimum 7.5m ROW, subject to clearance of statutory authorities.
 - (c) Reconstruction on individual/amalgamated plots shall be permitted for provision of local-level facilities as per the applicable norms.
 - (d) Norms and space standards for local facilities shall be as per the respective development control norms.
- (viii) Urban villages have historically functioned as mixed-use settlements and shall continue to support compatible economic activities- Retail, offices, restaurants, cafés, cultural spaces, co-working spaces and neighbourhood commercial activities, Home-based enterprises and

household industries, Guest houses, home stay/ short stay and serviced accommodation, Artisan workshops, creative industries and start-up spaces. Local warehousing and logistics only where compatible with surrounding uses.

- (ix) Regeneration schemes in urban villages shall be permitted as per the norms prescribed for UC Regeneration schemes

4.6.4 Slum and Jhuggi Jhopri (JJ) Clusters

- (i) Slum and JJ clusters are characterised by poor condition of buildings, inadequate accessibility, and lack of physical and social infrastructure, thereby making them vulnerable to disasters. In order to make Delhi 'slum free', it is imperative to undertake environmental up-gradation and rehabilitation of Slums/JJ Clusters to improve quality of life for the inhabitants of these settlements.
- (ii) A comprehensive approach shall be adopted for rehabilitation/regeneration of slums/JJ clusters responding to the scale, density, shape, accessibility/RoW and other attributes of slums/JJ clusters in Delhi. The city-wide slum improvement strategy shall have a three-fold approach:
- (a) In-situ Slum Rehabilitation (ISR)
 - (b) Relocation
 - (c) In-situ Upgradation/Area improvement
- (iii) Slum and JJ clusters existing on Recreational land use, ecologically sensitive areas such as ridge, forests, biodiversity parks, Yamuna Floodplain, water bodies, drains and water channels, Railway Safety Zones, specific public projects and Road ROW shall not be eligible for In-situ Rehabilitation.
- (iv) **In-situ Slum Rehabilitation (ISR) Scheme:** In-situ rehabilitation shall be undertaken for all eligible slums irrespective of the underlying land use (except as in (iii) above) on PPP basis. The following development control norms shall apply subject to other conditions of physical and financial feasibility:

Table 4.6.5: DCN for ISR

Sl. No.	Use Premise	Min. Plot Area (sqm)	Max. FAR	Min. ROW (m)	Height (m)
1.	In-situ Slum Rehabilitation (ISR)	2000	500 Remunerative component	9	NR*
			500 Rehabilitation component		

*NR: No Restriction, subject to clearance from statutory bodies. In case the permissible building height is restricted on account of any statutory restriction, the rehabilitation component shall, in the first instance, be increased to the extent necessary to accommodate all eligible beneficiaries.

Note:

- a. No restriction on Ground Coverage. Mandatory setbacks to be adhered.
- b. Any unutilised FAR from the remunerative component, arising due to such height restriction or any other site constraints, shall be compensated through grant of equivalent Transferable Development Rights (TDR) calculated on circle rate basis.
- c. Such TDR may be utilised within the TOD Zone or in accordance with the provisions of the Master Plan and TDR Regulations to be notified.

(a) General controls:

- i. The Rehabilitation plot area shall not be less than 40% of the total plot area. Rest of the plot area may be utilised for remunerative component.
- ii. The FAR of 500 each shall be applicable on rehabilitation and remunerative components in the ISR Scheme.
- iii. The minimum setbacks for the ISR plot sizes shall be as follows subject to approval from statutory bodies:

Table 4.6.6: Setbacks Norms for ISR

Sl. No.	Plot Size (sqm)	Setbacks (m)			
		Front	Rear	Side 1	Side 2
1.	2000 – 10,000	9	6	6	6
2.	Above 10,000	15	12	12	12

- iv. All eligible beneficiaries to be accommodated in-situ, failing which they may be relocated to other feasible sites.
- v. Eligible beneficiaries for In-situ Rehabilitation shall be identified prior to inception of the ISR Project.
- vi. Clubbing of scattered slums with JJ sites in the neighbourhood (within 3 km, preferably) may be done to work out an overall comprehensive scheme. In case of Comprehensive schemes, the Slums/JJ Clusters may be rehabilitated on any of the clubbed plot(s) and remaining plot(s) can be utilized for remunerative purposes.
- vii. In case of slums having plot size less than 2000 sqm and are left out of clubbing due to lack of feasibility of ISR scheme in the vicinity, the same may be considered for relocation. Such sites falling vacant on relocation, shall also be eligible for development as per the Remunerative component of the ISR.

- viii. The developer shall be exempted from providing 15% of the FAR for EWS housing (as mandated in case of Group Housing) in case the remunerative component is utilized for Residential use.
- ix. There shall be no restriction on the density for both rehabilitation and remunerative component under ISR scheme.
- x. Vertical mixing (stacking) of the uses shall be permitted.
- xi. The norms of TOD Policy shall not be applicable on the ISR Schemes.

(b) Other Norms for Rehabilitation Component:

- i. Carpet area of dwelling unit on rehabilitation component shall be minimum 25 sqm. The definition of Carpet Area shall be as per the RERA Act.
- ii. 10% of the plot area for residential component shall be provided as a single plot for Multipurpose Open Spaces which may include playgrounds. A variation of 2% may be allowed as per the project feasibility by the approval of the Authority.
- iii. Parking @ 1 ECS per 100 sqm of FAR area shall be provided for the rehabilitation component.
- iv. Amenities in the form of built-up shall be allowed on the rehabilitation component. This area under amenities shall not be counted in the FAR. The amenities area provided shall be used for creating PSP facilities such as Multipurpose Community Hall, Anganwadi/Creche, small shops, Education and Health facilities etc.
- v. These amenities shall be provided as per the requirement arising out of the specific ISR scheme. The built-up area requirements for amenities may be as follows:

Table 4.6.7: Area under Amenities for ISR

Sl. No.	Amenities	Area (sqm)
1.	Multipurpose Community hall	200
2.	Primary school	1 number
3.	Anganwadi/ Creche	100
4.	5 small shops in case (Milk Booth, Fair price shop etc.)	100
5.	Healthcare Center	100
6.	Dispensary	20

Note:

- a. The above norms are for upto 1500 Dwelling units. Proportionate increase in the area may be provided for the above facilities as per the ISR scheme.

- b. The area of all the amenities for ISR Project size of 1 Ha and above shall not exceed 3% of the permissible FAR. The amenities area may be distributed among multiple buildings/blocks as per design.
- vi. These amenities may be provided preferably on Ground floor and on first floor in the form of Vertical mixing. These amenities shall be clearly indicated in the Layout Plan.
- vii. The following regulatory and design measures shall be adopted while formulation of schemes:
 - a. The design of the unit shall clearly indicate storage spaces and ensure space for placement of furniture.
 - b. External façade to be designed for longevity and low-maintenance such as brick jaali with weather resistant paints.
 - c. The wet core to be preferably located along external walls to ensure no seepage.
 - d. Separate service shafts may be incorporated to ensure non-disruptive plumbing services.
 - e. Multi-level streetscapes to prevent the creation of dark, narrow, unsafe spaces at ground level may be integrated while designing.
 - f. Adequate provision for solid waste disposal and management shall be ensured.
 - g. Solar energy systems shall, wherever feasible, be provided for operation of lifts, street lighting and other common services.

(c) Other Norms for Remunerative Component:

- i. The FAR on the remunerative component can be utilised for mix of uses/any use (PSP, Commercial, Residential) subject to meeting minimum prescribed accessibility criteria. In case the developer entity proposes mix of uses, development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.

Table 4.6.8: Permissible use for remunerative component under ISR

Sl. No.	Plot Area of ISR Scheme (sqm)	ROW (m)	Permissible uses
1.	2000 – 4000	9	Commercial activities as permitted in LSC, all Public and Semi- Public (PSP) uses and Residential use.
2.	Above 4000	18m and above	Commercial activities as permitted in CC, all Public and Semi- Public (PSP) uses and Residential use.

- ii. The parking @ 2 ECS per 100 sqm of FAR area shall be provided for the remunerative component.
- (v) **Relocation:** In case of Slums/JJ Clusters, where the underlying site is physically or financially unviable for ISR, relocation of residents to available vacant EWS housing stock or clubbing with other ISR Scheme may also be explored.
- (vi) **In-situ Upgradation/Area improvement:** In-situ upgradation/area improvement measures shall be adopted for provision of basic urban services and to make these areas more liveable and resilient to disasters.

4.6.5 Non-conforming Industrial Areas

- (i) GNCTD has notified areas with concentration of industrial activity (more than 70% plots with industrial activity) in non-conforming areas (refer Annexure 11). These areas are deficient in terms of services, fire safety and requisite environmental safeguards.
- (ii) Local Bodies/Concerned agencies, in consultation with associations/societies of industry owners, shall prepare and notify a Road Network Plan (RNP) at area level, indicating:
 - (a) Existing road network with road widths.
 - (b) Road widening shall be as per road network plan.
 - (c) Accessibility of the area from an existing road of minimum 18m ROW.
- (iii) The land use of the notified area (with well-defined/approved physical boundaries) shall be Industrial subject to payment of use conversion charges as applicable.
- (iv) The RNP shall be considered for the approval of building plan, industry owners shall have the option to either obtain building plan approvals on existing plots, or undertake regeneration schemes.
- (v) Provisions of this clause shall not apply to the following areas as industries are not permitted in these areas: Lutyens' Bungalow Zone, Civil Lines Bungalow Zone, Regional Park, the Ridge, Zone O, natural water bodies and buffers thereof, canals, sensitive areas from security point of view, listed heritage assets, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, and Government flats/bungalows/employer housing.
- (vi) **Building Plan approval at plot level within notified industrial areas:** Building plan approval may be obtained at plot level, provided the following conditions are met.
 - (a) Land shall be provided by individual plot owners for road widening:
 - i. Plots abutting roads earmarked for widening up to 12m/18m ROW in the RNP shall provide land on a pro-rata basis for the purpose. All other plots in the area shall provide land to ensure plot access from minimum 9m ROW.

- ii. Landowners shall be responsible for protecting such land and handing over the same without any encumbrances to the local body at the time of road widening.
 - iii. Landowners shall be permitted to utilise the permissible FAR of the entire plot on the remaining plot after surrendering land for road widening.
 - iv. Amalgamation of plots up to a maximum amalgamated plot area of 1000 sqm shall be permitted to facilitate provision of land for road widening, on payment of applicable charges.
- (b) Following development controls shall be permitted at plot level:
- i. Permissible FAR of 200, irrespective of plot size.
 - ii. Maximum 10% of the permissible FAR can be utilised as administrative office space/retail shop.
 - iii. For plot up to 150 sqm, a min of 3m front setback shall have to be maintained without boundary wall for parking and loading/unloading. The remaining plot can attain 100% coverage on ground. The development control norms including parking shall be applicable as per planned industrial areas.
 - iv. Parking requirements shall be met within the site or through shared parking facilities.
 - v. All requirements of safety, services, environmental safeguards etc., shall be met as per UBBL and other applicable guidelines prescribed by the Government from time to time.
- (vii) **Regeneration Schemes for non-conforming industrial areas:** After approval of RNP/layout plan of the notified area of the non-conforming industrial area, landowners of the regularised plots may come together as a Developer Entity (DE) for undertaking regeneration schemes as per the provisions for regeneration of planned industrial areas.
- (viii) General conditions applicable to Building Plan approvals on existing plots as well as Regeneration Schemes:
- (a) Industries other than those mentioned in prohibited/negative list of industries (Annexure 7) shall be permitted.
 - (b) As and when Regeneration Schemes are approved and plot level building plan approvals are accorded, the Scheme/plot shall be considered conforming as per the approved process.
 - (c) Under Regeneration Schemes, the plots being used for activities other than industrial, shall be allowed to take up existing use or any conforming use after obtaining all necessary approvals and clearances.
 - (d) DE/landowners shall pay all applicable charges to the concerned agencies.

4.6.6 Non-conforming Godowns

A large number of godowns (in clusters and as standalone units) have come up in an unplanned manner across Delhi, including in areas such as Village Abadis, extended Lal Dora areas, and villages notified as land pooling and low density areas. While these activities play an important role in supporting trade, commerce and supply chains, their unplanned growth has resulted in land use conflicts, traffic congestion, inadequate infrastructure, environmental concerns, fire and safety risks, and adverse impacts on the surrounding areas.

The Master Plan recognises the need to address these existing non-conforming godowns/godown clusters through a balanced approach that safeguards economic activity while promoting orderly planned development. Accordingly, the norms and standards for regulating and regeneration of standalone godowns and existing godown clusters have been prescribed.

This Section shall not apply to the following areas: Lutyens' Bungalow Zone, Civil Lines Bungalow Zone, the Ridge, Zone - O, natural water bodies and their buffers, canals, sensitive areas from security point of view, listed heritage assets, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc.

(i) Non-conforming Standalone Godowns

Standalone Godown plots which do not form part of any cluster shall be governed with the following conditions:

- (a) Standalone godowns shall be allowed in Village Abadi (Laldora area) and extended Laldora areas existing on or before 21.06.2018 (Gazette notification vide SO No. 3027(E) dated 21.06.2018).
- (b) In rest of the areas, standalone godowns having a direct access from minimum 30m ROW and which have approved sanctioned plans upto 31.12.2023 (Gazette notification vide SO No. 3405(E) dated 19.08.2021) shall only be allowed to continue.
- (c) Only sanctioned standalone godowns that are on plots of at least 2 Ha, shall be permitted to reconstruct as a Warehousing Scheme with norms as mentioned in the regeneration schemes.

- (ii) **Building Plan approval of standalone godowns in Village Abadi areas:** Owners of standalone godowns shall apply for building plan approval to local bodies subject to the following minimum conditions:

Table 4.6.9: Minimum conditions for approval of standalone godowns

Sl. No.	Location	Plot size (sqm)	Minimum ROW*
1.	Village Abadi (Laldora area) and extended Laldora areas	Up to 500	9m (7.5m in case the road is defined/approved by the Revenue Department)
		Above 500	12m

*This ROW should be available in the form of an existing road. The option of providing land for road widening shall not be available in case of standalone godowns.

(iii) Non-conforming Godown clusters:

- (a) The concerned authority/agency shall identify and delineate non-conforming godown clusters existing prior to 21.06.2018, in consultation with the godown owners or associations/societies of godown owners. Such clusters shall comprise a contiguous area of not less than 2 Ha and shall have direct access from a road having a minimum 30 m Right of Way (ROW) and having concentration of more than 55% of the plots within the cluster operating as godown.
- (b) Concerned agencies shall, in consultation with associations/societies of godown owners, prepare and approve a Road Network Plan (RNP) for each delineated clusters. RNP shall comprise of existing roads including roads proposed for widening and new roads. It shall ensure direct accessibility of the cluster from a road of minimum 30m ROW with road network of minimum road of 9m ROW throughout the cluster. Specific roads shall be widened to a minimum 12m ROW to facilitate circulation, emergency access, and redevelopment.
- (c) The RNP shall be considered as the approved Layout Plan for the cluster for the respective godown cluster, based on which, landowners shall have the option to either obtain building plan approvals on existing plots, or undertake regeneration schemes in accordance with the prescribed norms.
- (d) It shall be mandatory for all existing godowns to get the approval of RNP by the local bodies in a phased manner.

(iv) Building Plan approval at plot-level within approved RNP of Godown clusters:

Building plan approval may be obtained at plot level, provided the following conditions are met.

- (a) Adequate land shall be provided by individual plot owners for road widening:
 - i. Plots abutting roads earmarked for widening in the RNP shall provide land for the purpose. Landowners shall be responsible for protecting such land and handing over the same without any encumbrances to the local body at the time of road widening.

- ii. Landowners shall be permitted to utilise the permissible FAR of the entire plot on the remaining plot after surrender of land for road widening.
 - iii. Plots of 500 sqm and below shall have access from minimum 9m ROW and all other plots in the cluster shall have access from minimum 12m ROW.
 - iv. Amalgamation of plots shall be permitted to facilitate provision of land for road widening, as per the applicable charges.
 - v. In case Village Abadi forms part of a cluster, any godown abutting revenue roads that has not been identified for widening by the RNP shall be treated as standalone godown and its approval shall be as per provisions of standalone godowns.
- (b) The development controls like FAR, ground coverage, parking etc. shall be permitted at plot level as per development control norms applicable to godowns.
- (v) **Regeneration Schemes for non-conforming Godown clusters:** Landowners may come together as a Developer Entity (DE) for undertaking regeneration schemes for an entire cluster or part of a cluster with a minimum scheme area of 2 Ha. Amalgamation and reconstitution of plots shall be permitted for preparation of Schemes.
- (a) **Regeneration Scheme of godown clusters** shall be prepared on the following basis:
- i. Scheme shall have direct access from 18m road identified in the approved RNP. In case an entire cluster is being developed as a single scheme, direct access for the scheme shall be from 30m ROW.
 - ii. The scheme shall comprise of contiguous land parcels and, to the extent possible, have regular shape and clearly defined boundaries. In case of regeneration of a part cluster, the scheme should be bounded by physical features like roads, drains, etc.
 - iii. The scheme shall provide adequate land on a pro rata basis for widening and development of all 18m roads abutting the scheme as per approved RNP. Where any other road abutting the scheme has a width of less than 12m, the scheme shall also provide land required for widening of such road up to a minimum width of 12m.
 - iv. Existing public roads, open spaces, drains, and other public infrastructure may be incorporated within the scheme for the purpose of integrated planning and redevelopment. These public areas shall not be considered for computation of scheme area, permissible FAR and ground coverage. These public areas may be reconfigured subject to obtaining the prior approval or No Objection Certificate (NOC) from the concerned authority and provided that equivalent or more area for the respective public use is retained within the scheme. Such areas shall be handed over / transferred to the concerned local body.

- v. Vacant plots located within the identified godown cluster may be included in the regeneration scheme, provided that their cumulative area does not exceed 25% of the total scheme area.

(b) **Development of Warehousing Scheme:** The above regeneration area may be planned and developed as an integrated Warehousing Scheme, comprising a mix of plotted or multi-storey warehousing, or a combination thereof, subject to the following development controls:

- i. The maximum permissible FAR for the scheme shall be 100, with a maximum ground coverage of 70% on individual plots.
- ii. Setbacks and other planning and development parameters shall conform to the provisions of the applicable Master Plan norms.
- iii. Up to 25% of the total permissible FAR at the scheme level may be utilised for ancillary uses, including office space, wholesale trade, and/or big-box retail.
- iv. Up to 10% of the total scheme area shall be reserved for common facilities, including shared parking, idle parking, loading and unloading areas/facilities. Adequate land shall also be earmarked for essential public utilities and services, such as electrical substations, pump houses, fire stations, police posts, solid waste management facilities, and other infrastructure as per requirements.
- v. Parking requirements @ 2 ECS per 100 sqm of FAR area, shall be met within the site. Overall layout and all buildings in the scheme shall comply with the requirements of safety, services, environmental safeguards etc., as per applicable guidelines prescribed by the Government from time to time.

(c) **Other conditions** applicable in both regeneration and warehousing schemes are as follows:

- i. As and when regeneration/warehousing schemes are approved and plot level building plan approvals are accorded within a godown cluster, the land use of the Scheme/plot shall be deemed as conforming. This shall not apply to standalone godowns, which shall be governed as per provisions above.
- ii. Plots within a cluster that are being used for activities other than godowns, shall be allowed to continue with the same or may take up godown activity after obtaining all necessary approvals as per above. Such plots can also be brought under Regeneration Schemes.
- iii. Consortium/DE/landowners shall pay all applicable charges including use conversion charges to the concerned agencies.

(vi) **Development norms applicable to godowns are as follows:**

Table 4.6.10: Development Control Norms for Godown plots

Sl. No.	Plot Size (sqm)	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height
1.	Up to 500	70	140	NR
2.	Above 500 - up to 2000		120	
3.	Above 2000		100	

- (a) Maximum 10% of the permissible FAR can be utilised as workroom/administrative office related to godown activity.
- (b) Parking requirements @ 2 ECS per 100 sqm of FAR area, shall be met within the plot. Stilt for parking shall be permitted at the time of reconstruction at plot level.
- (c) Basement shall be permitted as per norms specified in the relevant section of Master Plan.
- (d) Storage of only non-hazardous materials shall be permitted subject to compliance of all the safety norms as per statutory authorities.
- (e) Landowners shall pay all applicable charges including use conversion charges to the concerned agencies.

4.7 SPECIAL DEVELOPMENT AREAS

The Special Development Areas are specifically designated for the city's old historic commercial core, like the Walled City, Sadar Bazaar, Paharganj, Karol Bagh, etc. These are areas characterized by compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial (both retail or wholesale) and industrial uses, with significant heritage value. The noxious/polluting industries and hazardous trades shall not be permitted in these zones.

Comprehensive strategies are required to improve accessibility, strengthen physical and social infrastructure, protect heritage assets, and enhance the cultural and economic potential of these areas. The concerned local body shall prepare Special Area Redevelopment Schemes, including a Road Network Plan and an Area Improvement Plan, in consultation with residents and stakeholders within a specified timeframe.

The Public & Semi-Public (PSP) uses/services like hospitals (tertiary health care centre), dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking, etc. shall be retained in their present location, and additional PSP sites shall be indicated in the redevelopment scheme. Reduced norms are permitted for provisioning of social infrastructure in these zones. Further, provision for loading/unloading/surface parking may also be provided in redevelopment scheme.

Any Cultural Precincts located within these areas shall be identified and the concerned local body or agency shall prepare and implement plans for such precincts. Assistance may also be extended to owners of heritage buildings for conservation and adaptive reuse. To encourage cultural economies, activities listed shall be permitted within residential plots situated in notified Cultural Precincts.

4.7.1 Walled City

The Walled City is Delhi's historic core and one of India's most important commercial and cultural areas. It is home to iconic bazaars such as Chandni Chowk, Khari Baoli, Chawri Bazar, Dariba Kalan, Kinari Bazar, Nai Sarak, Bhagirath Palace, Sadar Bazar and Ballimaran. While many wholesale activities are gradually changing into retail and visitor-oriented businesses, the area continues to be a major destination for shopping, trade, tourism and heritage.

The planning strategy for the Walled City shall focus on heritage-led regeneration, balancing conservation with modern infrastructure and economic growth shall include the following:

- (i) Preserve the unique character of the historic bazaars while supporting their transformation into vibrant retail/wholesale, cultural and tourism destinations.
- (ii) Promote adaptive reuse of heritage buildings for cultural centres, museums, boutique hotels, cafés, galleries, craft shops and other compatible uses.

- (iii) Introduce a Transferable Development Rights (TDR) framework to support heritage conservation, road improvements and public infrastructure.
- (iv) Upgrade legacy infrastructure by replacing overhead electric cables with underground utility networks, improving water supply, sewerage, drainage, solid waste management and strengthening fire safety systems.
- (v) Promote pedestrianisation of selected streets and improve walkability through wider footpaths, better paving, universal accessibility, street furniture and wayfinding, while ensuring access for emergency and essential services.
- (vi) Leverage the seamless connectivity provided by the six Metro stations serving the Walled City by strengthening last-mile connectivity through walking, e-rickshaws and other non-motorised transport options.
- (vii) Aggregate parking by developing multi-level and shared parking facilities at suitable peripheral locations, supported by shuttle services and pedestrian connections, to minimise traffic congestion within the Walled City.
- (viii) Develop organised logistics and goods movement systems, including consolidation centres, designated loading and unloading areas, time-based delivery schedules and efficient vertical storage solutions, to support commercial activities while reducing congestion.
- (ix) Encourage the phased relocation of incompatible activities like godowns/warehouses, wherever required, in consultation with traders, while strengthening retail, cultural and commercial activities within the Walled City.
- (x) Revitalise old and underutilised buildings, open spaces and public lands as public plazas, cultural spaces and community gathering areas.
- (xi) Improve lighting, signage, surveillance and public amenities to create safe, attractive and vibrant neighbourhoods.
- (xii) Promote heritage walks, festivals, traditional crafts, local cuisine and evening activities to strengthen the Walled City as a major cultural and tourism destination.

4.7.2 Walled City Extension

Pahar Ganj, Sadar Bazar, Roshanara Road and their adjoining areas comprise the Walled City Extension. The existing wholesale market requires comprehensive strategies for modernising the area in terms of renewal of built fabric, efficient movement of goods as well as allied infrastructure and services required to support modern wholesale and logistics activities.

- (i) The local body shall prepare an Area Improvement Plan in consultation with the traders, identifying viable blocks/clusters for amalgamated regeneration and infrastructure/transportation improvements/parking management plan required in the area.
- (ii) Regeneration Schemes for blocks/clusters shall be as per norms defined in the regulations.

4.7.3 Karol Bagh: is a plotted development with a mix of residential and commercial character.

- (i) Development Control Norms for residential plots shall be as per the relevant Master Plan provisions.
- (ii) The local bodies may also prepare an Area Improvement Plan for improving walkability, cycling, public spaces and greens.
- (iii) Many areas in Karol Bagh have distinct architectural character. Surveys may be undertaken by the local body to identify such areas and buildings of modern heritage.
- (iv) Local body may prescribe urban design or architectural controls for regeneration in such areas.

CHAPTER 5. DEVELOPMENT CODE

5.1 Development Code

The purpose of the Development Code is to regulate the development in the National Capital Territory (NCT) of Delhi within the framework of the Plan. The code differentiates between Use Zone and Use Premises. It is a systematic code to ascertain the use activity (use) at two levels:

- (a) Conversion of Use Zone into Use Premises (layout); and
- (b) Permission of Use Activities on Use Premises.

It provides norms for development, extension, alteration and reconstruction of all buildings/plots/schemes/areas, except in cases where specific Development Controls have been provided. Development under this Plan is broadly categorized into the following two planning frameworks:

- (i) **Planning in Acquired and Developed Areas:** In the already existing developed areas, land use has been defined through designated Use Zones under this Code.
- (ii) **Policy Led Development Areas:** These comprise areas where development is undertaken through participatory planning mechanisms involving private landowners and other stakeholders. Development within Transit-Oriented Development (TOD), Land Pooling Area, Low Density Area, High Density Corridor etc. shall be as per specific development controls prescribed in respective spatial development policies.

5.1.1 Definitions

In this code, unless the context otherwise requires:

- (i) Land use Plan means the Plan indicating Use Zones as defined in Clause 5.1.3.
- (ii) Zonal Development Plan means a plan for one of the zones (divisions) of the NCT of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces, circulation system, etc.
- (iii) Use Zone means an area for any one of the specified use category of the urban functions as provided for in Clause 5.1.3.
- (iv) Layout Plan (LOP) means a plan indicating configuration and sizes of all Use Premises. Each Use Zone may have one or more than one Layout Plan depending upon the extensiveness of the area under the specific Use Zone and vice-versa. A Layout Plan or sub division plan shall have at least two Use Premises (apart from recreational, utilities and transportation).
- (v) Layout Plan to indicate the location of all proposed and existing roads with their widths, dimensions of plots along with building lines and setbacks, location of drains, public facilities and services and electric lines etc., statement indicating the total area of the site, area under roads, open spaces for parks, playground, recreational spaces and other public places as required by specific sections of the development code.

- (vi) Site Plan means a detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features on a parcel of land, as required by specific sections of the development code & UBBL.
- (vii) Use Premises means one of the many sub divisions of a Use Zone, designated in an approved layout plan/sub-division plan or site plan/utilisation plan for a specific use. Land use of a premise has to be determined on the basis of an approved layout plan or local area plan or as per respective spatial development policy.
- (viii) Town Planning Scheme means a planning scheme prepared for the integrated development or redevelopment of a designated area through the pooling of land held under multiple ownerships, followed by the reconstitution and redistribution of plots after deducting land required for road network, infrastructure, public purposes and community facilities, thereby enabling planned urban development and equitable sharing of costs and benefits among stakeholders.

5.1.2 Land Use Plan for Delhi 2047

- (i) Land Use Plan for MPD–2047 has been prepared on the GIS (Geographical Information System) platform, considering the approved Zonal Development Plans, Layout Plans and as per the proposed spatial development policies.
- (ii) Land Use plan and Plan document of Delhi shall be updated from time to time.

5.1.3 Land Use and Use Zones

- (i) The NCT of Delhi is divided into nine (9) Land Use categories as mentioned in Table 5.1. Each Land Use category is assigned number of Use Zones, which shall be further subdivided into required number of Use Premises with or without conditions in Layout Plans. Any one of the Use Zones may be located at one or more than one place as shown in the Land Use Plan.

Table 5.1: Land Use and Use Zones

Sl. No.	Land Use	Use Zones	
1.	Residential	RD*	Residential Area
		RF	Foreign Mission
2.	Commercial	C1	Retail Shopping, General Business and Commerce, District Centre, Community Centre
		C2	Wholesale & Warehousing, Cold Storage and Oil Depot, IFC
		C3	Hotel
3.	Industrial	M1	Manufacturing, Service Industry and Repair Industry

4.	Recreational	P1	Regional Park
		P2	City Park, District Park, Community Park, Multi-purpose ground, Green buffer
		P3	Historical Monument
		P4	Sports Facilities/Complex/Centre/Stadium
5.	Transportation	T1	Airport
		T2	Terminal/Depot/Yard/Operational area - Rail/MRTS/Bus/Truck/RRTS/High Speed Rail
		T3	Circulation– Rail/MRTS/Road/RRTS/High Speed Rail
6.	Utility	U1	Water (Treatment Plant, etc.)
		U2	Sewerage (Treatment Plant, etc.)
		U3	Electricity (Power House, Sub-Station, etc.)
		U4	Solid Waste (Site for treatment, disposal, etc.)
		U5	Drain
7.	Government	G1	President Estate and Parliament House
		G2	Government Office Complex/Courts/PSUs
		G3	Government Land (Use undetermined)
8.	Public and Semi-Public Facilities	PS1	General public and semi-public; Hospital; Education and Research/University/College; Education and Research University; Socio Cultural Complex/Centre; Police Station/Police Headquarter/Police Lines, Fire Station/Disaster Management Centre; Religious; Burial Ground/Cremation Ground/Cemetery
9.	Agriculture and Water Body	A1	Agriculture land
		A2	River and Water body

*Land Use of Village Abadi (Lal Dora) and Extended Lal Dora, as notified by Revenue Department, GNCTD, located in any Use Zone, shall be treated as residential.

- (ii) Development within Transit-Oriented Development (TOD), Land Pooling Area, Low Density Area, High Density Corridor etc. will be as per specific Development Controls prescribed in respective spatial development policies and regulations (if any). In such cases of development, the underlying land use shall stand superseded by the approved development framework.
- (iii) Gram Sabha lands may be developed by the respective land-owning agencies for public purposes, including the provision of facilities to meet local needs.

- (iv) In case of Government lands, land use and development control norms may be modified for required purposes with the approval of the Central Government.
- (v) The lands falling within the Delhi Cantonment and Airport area (including Aerocity) shall be governed by the norms and regulations of the concerned authorities. Land value capture may be adopted for infrastructure financing.
- (vi) Lands surrendered by polluting industrial units upon direction of the Hon'ble Supreme Court, are to be used for development of green belts and open spaces.
- (vii) Development of privately owned land pockets in Delhi that have remained unplanned, within planned areas shall be governed as per the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- (viii) Development of plots used for "Temporary Cinema" under earlier plans shall be governed by respective underlying land use provided in the Master Plan / Zonal Development Plan.

5.1.4 Zonal Development Plan (ZDP)

- (i) The NCT of Delhi has been divided into seventeen (17) Planning Zones (Divisions).
- (ii) For existing development, ZDP shall act as a link between the Master Plan and Layout Plans. The development schemes and Layout Plans indicating various use premises shall conform to the Master Plan.
- (iii) ZDP to identify areas/streets for special building/urban design controls such as facade controls, specifications of materials, elevation, height control, boundary walls, signages, etc. Such controls shall be prepared and notified by DDA/local bodies for specific areas. Such façade control may also include provisions for vertical greening at road facing structures.
- (iv) ZDPs for all zones except spatial policy led development areas (Land Pooling, LDA, HDC etc.) shall be updated and notified within 2 years from the date of notification of the MPD-2047 in accordance with the provisions of Delhi Development Act 1957.
- (v) In the existing planned areas, in case of conflict in the provision of Master Plan and Zonal Development Plan, provisions of Master Plan shall prevail.

5.1.5 Designated Use Zones and Use Premises

- (i) Each Use Zone comprises of distinct Use Premises (Annexure 22). The Use Premises further comprise of compatible activities and these can be developed either as standalone plots (assigned for each Use Premise) or in form of integrated/comprehensive schemes (like District Centres, Community Centres, IFCs, Warehousing Schemes, Integrated Industrial Parks/ Townships, etc.).

- (a) The Plan provides a list of Permissible and Non-Permissible use premises/activities within different use-zones (Refer Annexures 18 to 21) which shall be applicable to all the Layout plans and Site plans in Delhi. Already approved use premises as per the previous Layout Plans shall be permitted to continue. Any change in the use premise shall be subject to payment of use conversion charges, if applicable.
- (b) Each Use Premise shall be permitted to have specific uses/use activities within the prescribed uses/use activities with or without conditions. Any other activity related to the primary function of the use premise as per respective regulations governing the use premise or as approved by the Authority shall also be permitted.
- (c) The location and boundary of each Use Premise shall be in conformity with the Layout Plan/ZDP/MPD or as per the respective spatial development policy.
- (ii) Any change in the location, boundaries and use premises shall be duly approved and incorporated in the Layout Plan.
- (iii) The Plan also permits mixing of compatible uses within a single plot/scheme as per provisions of spatial development policies.
- (iv) Park, Open Parking, Circulation, Utilities and public convenience are permitted in all Use Zones.
- (v) Parking is one of the utilities permitted in all use zones including recreational open spaces and parks, except in environmentally sensitive areas (refer Annexure 2).

5.1.6 Sanction of Plans

- (i) Layout Plans/ Site Plans and Building Plans shall be approved by the sanctioning authority in their areas of jurisdiction. Layout Plans already approved by Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.
- (ii) In the absence of any approved Layout Plan for an area, development shall be in accordance with the provisions of the Master Plan/Zonal Development Plan.
- (iii) Wherever required, the Technical Committee of the DDA shall formulate guidelines for the sanctioning of Layout Plans, comprehensive/integrated schemes and any other identified schemes in all land use categories. The Technical Committee shall be empowered to call for the plans from the development organisations/local bodies and give directions/recommendations wherever necessary.
- (iv) Authority/local bodies shall be empowered to levy penalty to compound deviations as per UBBL.
- (v) The local body concerned shall be competent to disregard variation of up to 2% in plot size, arising from conversion of area from sq. yard to sqm.

- (vi) Conversion charges/other levies as prescribed by the Central Government from time to time shall be payable wherever use conversion is permitted at premise level by Master Plan/ZDP or any other regulations.
- (vii) The Service Plans corresponding to all Layout Plans/integrated schemes, for provision of physical infrastructure like water supply, sewerage, drainage, utility ducts etc., shall conform to relevant standards of service providing agencies.
- (viii) Requisite plans as prescribed under various policies/regulations shall be a mandatory requirement for layout and building plan approvals.
- (ix) Utilisation of additional FAR as per Master Plan (over and above allotted FAR for the plot) shall be permissible only after payment of charges as notified by the Central Government from time to time.
- (x) All building structures, irrespective of Land Use/Use Zones shall adhere to space standards for barrier-free built environment.
- (xi) Parking provisions shall be in accordance with Table 11.7. If the parking is misused, the same shall be penalised by the concerned agency as per the notified charges and parking shall be restored by the property owner.
- (xii) Every applicant seeking sanction or regularisation of additional FAR and/or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body/concerned agency, to rectify the structural stability within a specified period, failing which the building shall be declared unsafe by the local body and such building to be demolished by the owner or the local body.
- (xiii) All buildings and layouts shall adhere to the provisions of the UBBL and Master Plan.
- (xiv) Where development controls are not stipulated for any Use Premise, the same can be formulated by the Authority.
- (xv) In case of revision of building plans to avail additional FAR, building premise can avail additional FAR only if adequate parking provision is made within the plot itself.
- (xvi) In respect of building premises where the building plans stand sanctioned prior to notification of this Plan, where parking standards were availed as per previous Master Plan, the same shall continue. Parking standards of this Plan as per Table 11.7 shall be applicable for the additional FAR which will be availed consequent upon notification of this Plan.
- (xvii) In case of urban villages, area improvement plan shall be prepared by the concerned local body. The concerned agency shall prepare the urban design schemes, signage plan, access control design and layout with proper provision of parking for the villages falling along Master Plan roads and Zonal Plan roads.

5.1.7 Hierarchy of Facilities

In order to facilitate balanced and planned development and ensure the provision of infrastructure, public amenities, and essential services and their distribution at different levels, in accordance with the population of an area, a population-linked development hierarchy is proposed. The minimum per unit area norms are indicative in nature only for the purpose of layout planning, and may be suitably adapted based on day-to-day needs, planning requirements, and the availability of land.

The population-linked development hierarchy is as follows:

- (i) **Local level:** Facilities for population up to 10,000.
- (ii) **Community level:** Facilities for population up to 1 lakh.
- (iii) **Sub-City level:** Facilities for population up to 5 lakh.
- (iv) **City level:** City level and Regional level facilities.

Table 5.2: Hierarchy of Facilities

Level	Facilities	Number Of Units	Minimum Per Unit Area	To Be Provided	
				LOP	ZDP
Local	Other Health Facility*	1 @ 10,000	500 sqm	√	
	Early Learning Centre	1 @ 10,000	500 sqm	√	
	School (upto VI)	1 @ 10,000	2000 sqm	√	
	School (upto XII)	1 @ 10,000	4000 sqm	√	
	Socio-Cultural Facility- Local Level	2 @ 10,000	500 sqm	√	
	Religious/ Community Facility	2 @ 10,000	100 sqm	√	
	Tot lot	40 @ 10,000	125 sqm	√	
	Housing Area Play ground	2 @10,000	5000 sqm	√	
	Neighbourhood Play Area	1 @ 10,000	5000 sqm	√	
	Housing Area Park	2 @10,000	5000 sqm	√	
	Neighbourhood Park	1 @ 10,000	1.0 ha	√	

	Traffic and Police Control Room/ Police Outpost	As per requirement	--	√	
	Convenience Shopping Centre	2 @ 10,000	1000 sqm	√	
	Local Shopping Centre	1 @ 10,000	3000 sqm	√	
Community	Veterinary Health Facility #	1 @ 1 Lakh	300 sqm	√	
	Health Centre #	6 @ 1 Lakh	1000 sqm	√	
	Hospital	3 @ 1 Lakh	2000 sqm	√	√
	Socio-Cultural Facility - Community Level including Banquet Halls, Barat Ghar	2 @ 1 Lakh	1000 sqm	√	
	Police Post/ Fire Post	1 @ 1 Lakh	Upto 2500 sqm	√	
	Shelter for Urban Homeless	1 @ 1 Lakh	100 sqm	√	
	Community Sports Centre	1 @ 1 Lakh	1.0 ha		√
	Community Park	1 @ 1 Lakh	3.5 ha	√	√
	Community Multipurpose Ground	1 @ 1 Lakh	2.0 ha	√	√
	LPG Godown including booking office	As per requirements	Upto. 600 sqm (As per provisions of the applicable standards of PESO)	√	
	Bus Terminal	1 @ 1 Lakh	1000 sqm	√	
	Parking space for parking of buses, LMVs, IPTs, etc.#	2 @ 1 Lakh	1000 sqm	√	

	Community Centre	1 @ 1 Lakh	2.0 ha	√	√
	Service Market	1 @ 1 Lakh	2000 sqm	√	
	Bazaar for Informal Sector	1 @ 1 Lakh	1000 sqm	√	
Sub-City	Hospital **	3 @ 5 Lakh	1.5 ha		√
	De-addiction/ Rehabilitation Centres	1 @ 5 Lakh	2000 sqm	√	
	Veterinary Hospital	1 @ 5 Lakh	2000 sqm	√	
	Special School	4 @ 5 Lakh	2000 sqm	√	
	Research and Development Centre/ College/ any other Institute	4 @ 5 Lakh	Min. 1000 sqm or as per norms of concerned accreditation institution/ authority	√	
	Socio-Cultural Facility - Community Level	1 @ 5 Lakh	1000 sqm	√	
	Other PSP Facilities	5 @ 5 Lakh	1000 sqm	√	
	District Sports Centre	1 @ 5 Lakh	3.0 ha		√
	Police Station	2 @ 5 Lakh	Upto 1.0 ha	√	√
	Fire Station	2 @ 5 Lakh	Upto 1.0 ha	√	√
	Disaster Management Unit	1 @ 5 Lakh	As per requirement	√	√
	Cremation Ground/ Electric Crematorium	1 @ 5 Lakh	2000 sqm	√	√
	District Park	1 @ 5 Lakh	25.0 ha		√
	District Multipurpose Ground	1 @ 5 Lakh	4.0 ha		√
	Bus Terminal	1 @ 5 Lakh	2000 sqm	√	
	Bus Depot	1 @ 5 Lakh	4000 sqm		√

	District Centre	1 @ 5lakh	10.0 ha		√
City	Medical College/ Nursing and Paramedic Institute/ Veterinary Institute	As per requirement	As per norms of regulatory body		√
	Residential School	As per requirement	Upto 2.0 ha	√	√
	University Campus including International Education Centre (IEC)	As per requirement	As per UGC/ AICTE Norms		√
	Exhibition & Convention Centre	As per requirement			√
	Divisional Sports Centre	1@ 10 Lakh and above	10.0 ha		√
	Golf Course	As per requirement			√
	International Sports Centre	As per requirement	20 ha		√
	Other PSP Facilities	As per requirement	2000 sqm	√	√
	Religious/ Community Facility	As per requirement		√	√
	District Jail	1@ 50 Lakh	As per requirement		√
	Police Lines/ Training Institute/ College, Fire Training Institute/ College, Police Firing Range, Police Camp including Central	As per requirement		√	√

	Police Organisation/ Security Forces, Disaster Management Unit, District Police Office and Battalion, Forensic Science Laboratory/ National Security Establishment				
	P & T Facility (Type-I)	2 @ 20 Lakh	2000 sqm	√	
	P & T Facility (Type-II)	As per requirement		√	√
	Burial Ground/ Cemetery	1 @ 10 Lakh	2000 sqm	√	√
	Burial Ground/ Cremation Ground for Animals	1 @ 10 Lakh	-	√	
	City Park	2 @10 Lakh	40.0 ha		√
	City Multipurpose Ground	1 @10 Lakh	8.0 ha		√
	Bus Depot	As per Requirement			√
	ISBT	As per Requirement	5.0 ha		√
	Wholesale Market	1@ 10 lakh	As per Requirement		√

Note:

*Variation in Plot area upto 10% is permitted.

**Within residential areas, the size of hospital plot will be restricted up to 1.5 Ha with preference to plots having three sides open and having minimum 18m ROW on one side.

#Use premises/facilities (in addition to all local level facilities @10,000 population) may be provided/permitted while preparing plans for residential use zone at community level and above on ROW of 12m or as specified.

Table 5.3: Utilities

Utilities					
Water Supply and Sanitation					
Level	Facilities	Number Of Units	Per Unit Area	LOP	ZDP
NA	Sewage Treatment Plant (STP)/Waste Water Treatment Plant				
	STP (with SPS & EPS) - up to 5 MGD (22.7 MLD) capacity	As per Requirement	650 sqm/MLD	√	√
	STP (with SPS & EPS) – capacity above 5 MGD (22.7 MLD)	As per Requirement	1100 sqm/MLD	√	√
	Sewage Pumping Station (SPS)	As per Requirement	50 sqm/MLD	√	
	Effluent Pumping Station (EPS)	As per Requirement	50 sqm/MLD	√	
	Water Treatment Plant (WTP)				
	WTP - 80 MGD (363 MLD)	As per Requirement	300 sqm/MLD	√	√
	WTP - 40 MGD (182 MLD)	As per Requirement	400 sqm/MLD	√	√
	Underground Reservoir with Booster Pumping Stations				
	5 ML Capacity	As per Requirement	700 sqm/ML	√	
	50 ML Capacity	As per Requirement	600 sqm/ML	√	√
Solid Waste Management					
Local	Area for segregation of waste and parking of utility vehicles/ Material recovery facility Area (previously: Dhalao)	1 @ 10,000	200 sqm	√	
Sub-City	Material recovery facility	1 @ 5 Lakh	6,000 - 8,000 sqm		√

	(semi-automatic): 200 TPD				
City	Material recovery facility (automated): > 10,000 TPD	1@ > 20 Lakh	10,000 - 20,000 sqm		√
Power					
Local	Electric Sub-Station 11 kV	As per Requirement	48 - 80 sqm	√	
Community	Electric Sub-station 33/66 kV		1500 - 2,000 sqm	√	√
Sub-City	Electric Sub-station 220 kV		7,000 - 10,000 sqm	√	√
	Electrical Sub-station 400 kV		4.0 ha		√
	Electrical Sub-station 765kV		16.0 ha		√

CHAPTER 6. PLAN MONITORING AND EVALUATION

6.1 MONITORING FRAMEWORK

The Master Plan is a long-term perspective framework for guiding city development. It is critical for the strategies of the Plan to adapt and align with changing needs and ensure that the provisions remain relevant and effective for achieving the vision and goals identified for the development of the city. This will require a robust monitoring framework to periodically review suggestive key performance indicators, timelines, and action points.

The on-ground progress of implementation of various policies shall be monitored. A detailed review shall be conducted every five years and the modifications in the Master Plan shall be done.

The following multi-pronged approach shall be adopted by concerned agencies for ensuring plan implementation:

- (i) **KPI-based evaluation:** An evaluation framework comprising of suggestive Key Performance Indicators (KPIs), focusing on measuring index for the city.
- (ii) **Data sharing and management:** A framework for data sharing may be defined to support plan monitoring.
- (iii) **Dedicated Monitoring Unit:** An interdisciplinary team/unit will be set up at DDA for monitoring the progress of the Plan.
- (iv) **Implementation support:** Implementation of identified projects/schemes shall be facilitated through simplification of processes by providing support to stakeholders.

6.1.1 Multi-agency coordination framework

The Monitoring Committees may identify any other indicators (other than as suggested in Annexure 14) to monitor the progress for achieving the goals and vision.

- (i) The monitoring committees shall report on an annual basis to a High-level Committee, chaired by the Hon'ble Lieutenant Governor of Delhi. The High Level Committee shall review the annual progress reports, facilitate coordination, and suggest measures for amendments in the Plan.
- (ii) An annual multi-agency workshop may be organised by DDA to discuss any implementation issues being faced by different agencies, review road maps, assess overall progress and deliberate future plans and projects.

6.1.2 Data sharing and management

The High-level Committee shall finalise data sharing protocol that shall be mandatorily followed by concerned agencies for assessing the KPIs. A web portal may be set up by DDA for concerned agencies to upload the data.

6.1.3 Monitoring and Review

- (i) A Monitoring and Review Unit shall be set up at DDA, comprising an interdisciplinary team of professionals to carry out the supportive tasks required for Plan implementation.
- (ii) The Unit shall perform the following tasks:
 - (a) Develop and maintain a data bank on a portal based on information received from different agencies.
 - (b) Prepare annual review reports
 - (c) Manage and update the GIS database of the Master Plan.
 - (d) Conduct/commission/recommend studies on relevant topics to evaluate trends and identify challenges.

6.1.4 Implementation support

DDA and other agencies shall:

- (i) Set up a single window system, if required, to support implementation of the spatial development policies.
- (ii) Develop and maintain an online citizen portal for providing information and obtain citizen views and suggestions.
- (iii) Provide technical assistance and handholding support (along with other agencies) to stakeholder groups such as RWAs, professionals and civil society organisations for designing and executing area improvement projects.
- (iv) Develop FAQs and information, education and communication material, for improving public spaces through community action, greening of built environments, etc.

PART III:
DEVELOPMENT CONTROL NORMS

CHAPTER 7. DEVELOPMENT CONTROL NORMS (DCN) FOR RESIDENTIAL

7.1 Use Premises and Definitions

Table 7.1: Residential - Use Premises and Definitions

Sl. No.	Use Premise	Definition
1.	Plotted Housing	Premise for one or more than one dwelling unit(s) and may have on it one or more than one main building block(s) and accessory blocks. (Pre 1962 plotted double storied flats shall be treated as Plotted Housing)
2.	Group Housing	Premise of minimum area of 3000 sqm (2000 sqm for Lal Dora/Extended Lal Dora) comprising of dwelling unit along with basic amenities.
3.	Studio Apartment	Premise for residential unit with carpet area of 40-60 sqm.
4.	Dharamshala or its equivalent	Premise providing temporary accommodation with basic facilities/amenities for short duration.
5.	State Bhawan/ State Guest House	Government owned premise for providing short term accommodation for the guests of State Government/Central Government.
6.	Affordable Rental Housing Complex	Premise for rental accommodation with a mix of dwelling units and dormitories along with basic facilities/amenities.
7.	Guest House, Lodging & Boarding House	Premise providing temporary accommodation for short duration, usually attached to an Institution or as an independent unit to provide short stay to staff/guests.
8.	Hostel	Premise in which residential accommodation in the form of rooms and/or dormitories is provided usually attached to an institution, with or without dining facility.
9.	Foreign Mission	Premise for the Foreign Mission.

7.2 Development Control Norms (DCN)

7.2.1 Plotted Housing

Table 7.2: DCN for Plotted Housing

Use Premise	Plot Area (sqm)		Max. Ground Coverage (%)	Max. FAR	Max. No. of DUs
Plotted Housing	1.	Up to 50	90	350	3
	2.	Above 50 up to 100	90	350	4
	3.	Above 100 up to 250	75	300	4

Use Premise	Plot Area (sqm)		Max. Ground Coverage (%)	Max. FAR	Max. No. of DUs
	4.	Above 250 up to 750	75	225	5
	5.	Above 750 up to 1000	50	200	7
	6.	Above 1000 up to 1500	50	200	7
	7.	Above 1500 up to 2250	50	200	10
	8.	Above 2250 up to 3000	50	200	10
	9.	Above 3000 up to 3750	50	200	10
	10.	Above 3750	50	200	10

Other controls for Plotted Housing:

- (i) For the purpose of calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.
- (ii) Minimum size of the residential plot shall be 32 sqm for development.
- (iii) The total ground coverage and the floor area permissible in any plot in a category, shall not be less than that available to the largest plot in the next lower category.
- (iv) Maximum height of the building shall be 15m (i.e. Ground+3 habitable floors) in plots without stilt parking. In plots with stilt parking height of the building shall be upto 17.5m (i.e. stilt + 4 habitable floors).
- (v) If the building is constructed with stilt area as per UBBL and used for parking, such stilts shall not be included in FAR but will be counted towards the height of the building.
- (vi) Provision of stilt shall be mandatory for plots with area above 100 sqm up to 750 sqm. For plots above 750 sqm area, parking may be provided in the setback/stilt to achieve parking/ECS as per norms.
- (vii) Subdivision of plots is not permitted. If there are more than one building in one residential plot, the sum of the FAR and ground coverage of all such buildings, shall not exceed the FAR area and ground coverage permissible in that plot.
- (viii) Amalgamation of the two plots upto 64 sqm maximum will be permitted with the following conditions:
 - (a) Local Body will simultaneously modify the Layout Plan.
 - (b) The maximum ground coverage, setbacks, parking, dwelling units etc. shall be for the amalgamated plot size.
 - (c) The maximum permissible FAR shall not be less than FAR permissible in case of two individual plots.

- (ix) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm floor area exclusive of cooking, verandah, bathroom and lavatory. The maximum size of servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted as a separate dwelling unit.
- (x) Standard Plans: There are a number of standard plans designed and approved by the Authority. Such plans shall continue to operate wherever applicable. Such plans shall be modified as per the prevailing development controls by the concerned local body, subject to payment of charges.
- (xi) The minimum setbacks shall be as given in the following table:

Table 7.3: Minimum Setback Norms for Plotted Housing

Sl. No.	Plot size (sqm)	Minimum Setbacks (m)			
		Front	Rear	Side 1	Side 2
1.	Up to 100	0	0	0	0
2.	Above 100 up to 250	3	0	0	0
3.	Above 250 up to 500	3	3	3	0
4.	Above 500 up to 2,000	6	3	3	3
5.	Above 2000 and up to 10,000	9	6	6	6
6.	Above 10,000	15	9	9	9

- (a) In case the permissible ground coverage is not achieved with the above-mentioned setbacks in a plot (under specific circumstances), the setbacks of the immediate preceding category may be permitted.

7.2.2 Group Housing, Affordable Rental Housing Complex (ARHC), Studio Apartment, State Bhawan/State Guest House and Hostel

Table 7.4: DCN for Group Housing, Affordable Rental Housing Complex (ARHC), Studio Apartment, State Bhawan/State Guest House and Hostel

Sl. No.	Use Premises	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Group Housing, Affordable Rental Housing Complex, Studio Apartment, State Bhawan/ State Guest House**, Hostel	40	200*	NR

* In case of ARHC, maximum FAR shall be 300.

**In case of State Bhawan/State Guest House maximum Ground Coverage will be 50%.

(i) Other controls for Group Housing:

- (a) Minimum Plot area is 3000 sqm and minimum ROW is 18m.
- (b) Group Housing plots in Lal Dora/Extended Lal Dora shall be 2000 sqm and roads with minimum ROW 12m. Such plots shall be incorporated as group housing plots in the Layout Plans of these areas to be prepared subsequently, if such plans are not already approved.
- (c) In Group Housing plots, retail shops shall be permitted up to a maximum of 1.5% of the permissible FAR or 1000 sqm, whichever is less. Such shops will have to be especially indicated in the site plan and may be provided in the form of vertical mixing (only on ground floor) or separate block within the plot.
- (d) Additional floor area of 400 sqm or 5% of permissible FAR, whichever is higher, shall be allowed free from FAR, to cater to community needs such as community/recreational hall, crèche/day care, play zone, in-house gym, library/reading room, religious facility, senior citizen recreation room/club, watch & ward residence and society office.
- (e) In addition to above, to incentivise development of sports facilities (including open swimming pool), built-up area of maximum 150 sqm shall be allowed free from ground coverage and FAR for squash courts, table tennis room, etc. and facilities like changing rooms, pump room, etc.
- (f) The developer shall ensure that minimum 15% FAR, over and above the permissible FAR, shall be utilised for developing residential units for Community-Service Personnel/EWS category. Such residential units/ DUs shall have a minimum carpet area of 25 sqm and upto a maximum of 30 sqm.

Following are the conditions for these EWS DUs:

- i. 50% of the EWS DUs shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises.
- ii. Remaining 50% of DUs developed by DE for EWS housing purpose will be sold to the eligible beneficiaries identified by DDA/Local Bodies, as per relevant policy. These can be developed by DE at the respective group housing site or an alternate site owned by the DE, within the same/adjacent planning zones or as per the policy/regulations to be formulated, the details are as follows:
 - a. The DE may accommodate the un-utilised EWS FAR on alternate group housing plot, provided that the FAR of 230 is not exceeded.
 - b. The DE or a group of DEs may also jointly utilise this option for un-utilised EWS FAR from single or multiple group housing projects.

- c. Completion of the EWS component shall be a mandatory requirement for obtaining occupancy certificate for the Group Housing.
- iii. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- iv. Necessary parking, commercial and PSP facilities shall be provided by the DE for alternate site.
- v. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component sold/transferred to the eligible beneficiaries identified by DDA/local bodies at the rates prescribed by DDA.
- (g) The Central Government in consultation with the DDA may relax norms for public housing and projects of national importance.
- (h) Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.

(ii) Other controls for ARHC:

- (a) Minimum Plot area is 2000 sqm and minimum ROW is 12m.
- (b) ARHC could be constructed, operated and maintained by any entity, including Government Bodies or could be handed over to a Concessionaire (Private Entities) for operation and maintenance, as per the ARHC Scheme of Govt. of India.
- (c) ARHC can be on PPP basis.
 - i. ARHC constructed will consist of a mix of DUs of upto 30 to 60 sqm carpet area (each for single/double bedroom respectively) and dormitory of 4 to 6 beds (up to 10 sqm carpet area per bed) including all common facilities for urban migrant/EWS/LIG categories.
 - ii. Maximum carpet area of each DU shall be 60 sqm.
 - iii. A single project of ARHC shall have at least 40 DUs (double bedroom/single bedroom) or equivalent dormitory beds (1 single bedroom unit of up to 30 sqm carpet area is considered equivalent to 3 Dormitory beds). However, a ceiling of maximum 1/3 DUs (33%) in double bedroom form shall be there.
- (d) Private/Public Entities will have the flexibility to have any mix of single/double bedroom DUs and dormitories (4 to 6 beds). However, to ensure that such complexes are used for urban migrant/poor or EWS/LIG category and not misused for any other purposes, a ceiling of maximum tenure of license has been provisioned. In an ARHC other modalities shall be as follows:

- i. All the residents in the ARHC shall occupy the DU/dormitory unit on the basis of license rights provided by the owner of the ARHC to them.
 - ii. The minimum tenure of such licenses shall not be less than three months and maximum tenure shall not be more than three years.
 - iii. The license deed shall not be renewed beyond the maximum tenure.
 - iv. It shall be the obligation of the owner of the ARHC that he/she does not charge any premium towards grant of license to any resident. No resident is allowed to continue residing in the DU/dormitory/complex beyond the maximum tenure of license by re-executing a new license.
- (e) Commercial component up to 10% of the permissible FAR in the premise may be permitted which could be rented or sold by the Entity.
- (f) Additional floor area of 400 sqm or at the rate 5% of permissible FAR, whichever is higher shall be allowed free from FAR, to cater to community needs such as community room, society office, anganwadi and milk booth.
- (g) The Modalities with respect to ARHC shall be as per the Operational Guidelines for the Affordable Rental Housing Complexes as issued by the Central Government and as per approval of DDA.
- (h) In case where the provisions in the guidelines are not explicit, separate development control norms shall be prescribed, subject to the approval of DDA/Authority.

(iii) Other controls for Studio Apartment:

- (a) Minimum Plot area is 2000 sqm and minimum ROW is 12m.
- (b) Maximum carpet area of each DU shall be 60 sqm.
- (c) Additional floor area of 400 sqm or at the rate 5% of permissible FAR, whichever is higher, shall be allowed free from FAR to cater to community needs such as community/recreational hall, crèche/day care, library/reading room, senior citizen recreation room/club, play zone, in-house gym and society office.
- (d) Up to 1.5% FAR or 1000 sqm, whichever is less, can be utilised for retail shops, dining and supporting facilities.

(iv) Other controls for State Bhawan/State Guest House:

- (a) Minimum Plot area is 1000 sqm (subject to availability of land or as per requirement) and minimum ROW is 18m.
- (b) Up to 15% FAR can be utilised for staff residential accommodation.

- (c) In case of Sub-Zone D-13 of Zone-D, the maximum height shall be subject to statutory/security clearances required from time to time.

(v) Other controls for Hostel:

- (a) No minimum plot area for Hostel and minimum ROW is 12m.
(b) Up to 20% FAR can be utilised for retail shop and personnel service shop.

7.2.3 Dharamshala, Guest House, Lodging & Boarding House

Table 7.5: DCN for Dharamshala, Guest House, Lodging & Boarding House

Sl. No.	Use Premises	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Dharamshala, Guest House, Lodging & Boarding House	40	150	15

Other controls for Dharamshala, Guest House, Lodging & Boarding House:

- (i) Minimum Plot area is 500 sqm and minimum ROW is 12m.
(ii) Up to 20% FAR can be utilised for retail shop and personnel service shop.

7.2.4 Foreign Mission (RF)

Table 7.6: DCN for Foreign Mission (RF)

Sl. No.	Use Premises	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Foreign Mission	40	200	18

Other controls for Foreign Mission:

- (i) No minimum Plot area and minimum ROW is 18m.
(ii) In case of plots within LBZ area and NDMC area, FAR shall be restricted to 100.

7.2.5 Other controls for Residential use zone:

- (i) Height shall be subject to clearance from statutory bodies.
(ii) Community facilities and local facilities shall be provided as per norms given in Table 5.2. In addition, following shall be considered for provision of these facilities:
(a) These facilities should preferably be located along roads with minimum 12 m ROW, unless specified.

- (b) Parking requirements for all residential use premises, shall be as per Table 11.7.
- (c) Minimum size of tot lot at local level shall be 125 sqm.
- (d) Location of schools and anganwadis should be made in the layout plan in cluster form to facilitate sharing of common parking space and playground.
- (e) The planning of physical infrastructure should be as per norms.
- (iii) Planning of the residential neighbourhood regarding circulation system, including safety requirements shall be as per the norms of the concerned agencies.
- (iv) Landscape plans for the neighbourhood shall be prepared for development of the parks and roadside plantation, etc.
- (v) All plans, Layout and Schemes shall be approved by the concerned agencies and development schemes/designs should be compatible for differently abled persons.
- (vi) Levy of additional FAR shall be at rates notified with the approval of Central Government from time to time.
- (vii) As part of approved layout plan following use premises shall be permitted in Foreign Mission use zone: Foreign Mission, Housing (for the Mission Employees), Guest House, Local Shopping, Bank, Recreational Club, Health Centre - Hospital, Tertiary health care centre & Dispensary, Integrated Residential School, Cultural and Information Centre, Police Post, Fire Station and Post office.

CHAPTER 8. DEVELOPMENT CONTROL NORMS (DCN) FOR COMMERCIAL

8.1 General Business and Commerce

8.1.1 Use Premises and Definitions

Table 8.1: Commercial - Use Premises and Definitions

Sl. No.	Use Premise	Definition
1.	Convenience Shopping Centre (CSC)	A premise earmarked/designated for a group of shops including retail shops, personnel service shops, repair/service shops and support facilities, catering to frequently recurring needs; within a residential area and serving a population of 5,000 persons.
2.	Local Shopping Centre (LSC)	A premise earmarked/designated for a group of shops including retail shops, personnel service shops, repair/service shops and support facilities; within a residential area, serving a population of 10,000 persons.
3.	Community Centre (CC)	A premise developed as a composite commercial centre, accommodating provisions for a wide range of retail shopping, general business, office, entertainment, hospitality, socio-cultural and related uses catering to the community needs; serving a population of 1,00,000 persons.
4.	District Centre (DC)/Sub-Central Business District	A premise developed as a comprehensive commercial centre, accommodating provisions for a wide range of retail shopping, general business, office, entertainment, hospitality, bus terminal, socio-cultural and related uses catering to the city.
5.	Metropolitan City Centre (MCC)	Connaught Place and its extension, Walled City and its extension and Karol Bagh serve as Delhi's Central Business District and referred as MCC.
6.	Service Market	A premise earmarked/designated for a group of shops engaged in repair/service of automobiles, electronic goods, etc. and shops for general merchandise, hardware and building materials, scrap dealers, etc.
7.	Cinema/Cineplex/Multiplex	A premise with facilities for projection/display of movies and stills with a covered sitting space for audience.
8.	Bazaar for informal sector	A designated area for informal units, operating in form of a temporary bazaar.
9.	Informal Shop/Unit	Retail/service unit, stationary or mobile, operating for a short duration of time.

Note: Pathology labs and Diagnostic centres shall be permitted within commercial areas after ensuring safeguards to prevent leakage of radiation.

8.1.2 Development Control Norms (DCN)**(i) Convenience Shopping Centre (CSC) and Local Shopping Centre (LSC):****Table 8.2: DCN for Convenience Shopping Centre (CSC) and Local Shopping Centre (LSC)**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Convenience Shopping Centre	50	150	NR
2.	Local Shopping Centre			

Other controls for CSC and LSC:

- (a) Minimum Plot area for CSC is 1000 sqm and minimum ROW is 12m.
- (b) Minimum Plot area for LSC is 3000 sqm and minimum ROW is 18m.
- (c) Upto 10% of the unutilised sites of LSC/CSC may be converted into service markets.

(ii) Service Market and Bazaar for Informal sector:**Table 8.3: DCN for Service Market and Bazaar for Informal sector**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Service Market	50	100	NR
2.	Bazaar for Informal sector			

Other controls for Service Market and Bazaar for Informal sector:

- (a) Minimum Plot area for Bazaar for Informal sector is 1000 sqm and minimum ROW is 18m.
- (b) Minimum Plot area for Service Market is 1000 sqm and minimum ROW is 18m.

(iii) Community Centre (CC) and District Centre (DC):**Table 8.4: DCN for Community Centre (CC) and District Centre (DC)**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Community Centre	50	200	NR
2.	District Centre			

Other controls for Community Centre and District Centre:

- (a) Non-Hierarchical Commercial Centre (NHCC), except Commercial Centre at Asaf Ali Road, identified/developed under the earlier Master Plans shall be re-designated as Community Centres. The development norms, permissible activities, and other applicable provisions for Community Centres shall apply to these areas.
- (b) Minimum Plot area for Community Centres is 2 Ha and minimum ROW is 24m.
- (c) Minimum Plot area for Districts Centres is 10 Ha and minimum ROW is 30m.
- (d) Maximum 10% of FAR in Community Centre and District Centre may be permitted for Service Market and/or Bazaar for Informal sector.

(iv) Metropolitan City Centre/Central Business District:**Table 8.5: DCN for Metropolitan City Centre/Central Business District**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Commercial Plot: Retail & Commerce in Connaught Place & its Extension	25	150	NR
2.	Commercial Complex at Fire Brigade Lane and Janpath Lane			

Other controls for Metropolitan City Centre/Central Business District:

- (a) Commercial Plot: Retail & Commerce in Connaught Place & its Extension
 - i. The size of the plot shall be as in the layout plan of the commercial area. Any subdivision of the plot in Connaught Place and its extension shall not be permitted.
 - ii. The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.
 - a. The existing height shall be maintained and FAR could be achieved by increasing proportionate ground coverage.
 - b. No basement shall be permitted in the middle circle of Connaught Place.
 - c. Mandatory Architectural Controls shall be applicable.
- (b) Commercial Complex at Fire Brigade Lane and Janpath Lane:
 - i. Ground coverage and FAR shall be calculated on the presently available plots.
 - ii. The area shall be developed on the basis of comprehensive scheme.

(v) Other type of Commercial Area:**Table 8.6: DCN for Other type of Commercial Area**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Asaf Ali Road (the area shown as commercial strip in Delhi Gate – Ajmeri Gate scheme)	80	200	20

Other controls for Asaf Ali Road:

- (a) Minimum ROW is 18m.
- (b) Setbacks are not mandatory. In case of reconstruction, stilt shall be provided for parking.

(vi) Other controls for Commercial Areas:

- (a) Height shall be subject to clearance from statutory bodies.
- (b) Additional FAR Charges, Conversion Charges, Betterment Levy/External Development Charges etc. shall be payable as decided by the Central Government from time to time.
- (c) The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post-delivery counter etc. are to be provided within the plot.
- (d) Individual plot with floor area of 5000 sqm or above shall provide ESS and generator within the plot.
- (e) In case of integrated schemes of commercial centres, amalgamation and subdivision of the plots/shops is allowed for activities permitted for planned commercial areas of the respective hierarchy, subject to payment of requisite charges as notified by the Competent Authority from time to time.
- (f) 50% of Ground Coverage is inclusive of Atrium. 25% of utilized Ground Coverage under Atrium shall be counted towards FAR.
- (g) Group housing to be permitted up to a maximum of 40% of permissible commercial FAR in commercial centres larger than 2 Ha and facilities to be provided as per norms of Group Housing within the plot. This provision shall also be permissible in case of redevelopment and regeneration subject to availability and augmentation of physical infrastructure.

- (h) Data Centre shall be permissible on dedicated plots which shall be part of the overall scheme. Development control norms for data centre shall be as per Clause 13.2, irrespective of the scheme level FAR and ground coverage.

8.1.3 Provisions for Shop-cum-Residence complexes (Shop Plots/Shop-Cum-Residence Plots)

Shop-cum Residence complexes (Shop plots/Shop-cum-Residence plots) later designated as CC/LSC/CSC (including those earmarked/shown as commercial in ZDPs/Layout Plans or notified by ULBs/GNCTD), shall be allowed to undertake activities permissible in Local Shopping Centre, with the following conditions:

- (i) FAR of such plot shall be as prescribed for respective size of the residential plotted development or lease deed/conveyance deed/allotment conditions, whichever is more. However, in case the total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sqm and up to 250 sqm, such excess FAR (up to maximum 350 FAR) shall be permitted subject to payment of penalty charges as prescribed with the approval of the Central Government.
- (ii) Utilization of any enhanced FAR (over and above allotted FAR for the plot) shall be permitted only after payment of charges as notified by the Central Government from time to time.
- (iii) Payment of use conversion charges from “Residential” to ‘Commercial’ shall be subject to the following conditions:
 - (a) Shop plots: Plots that have been leased out as ‘commercial plots’/‘shop plots’ and do not have any deviation from the lease deed/conveyance deed/sale deed shall not be liable to pay any use conversion charges, irrespective of the use given in the Standard/Sanctioned Plan.
 - (b) Shop-cum-residence plots: Plots that have been leased out as ‘shop-cum-residence plots’, or as a mix of shops and residences, shall be allowed to use the space in deviation from the lease deed/conveyance deed/sale deed only upon payment of applicable conversion charges for the area subject to use conversion.
- (iv) Owner shall obtain the approval for revised building plans for any addition/alteration/new construction/conversion from the concerned local body subject to all statutory clearances w.r.t. relevant provisions of building bye-laws, structural safety, fire safety etc. Parking provisions shall be as per Table 11.7.
- (v) Parking to be provided within premise or shared/common parking to be developed within the scheme area. 5% additional ground coverage shall be permissible within the scheme area for the provision of public parking.
- (vi) In case there is no parking facility available in the vicinity, the concerned local body may declare such areas as pedestrian shopping streets / areas. Public transport authority shall ensure last mile connectivity to these areas.

- (vii) The Traders' association of such markets comprising of shop plots/shop-cum-residences, in consultation with the concerned local bodies, shall prepare Improvement Plans covering strategies for decongestion (traffic management and parking management), fire safety and civic amenities as well as financing and execution aspects. The Improvement Plans shall be approved by the concerned local bodies.

8.1.4 Informal Units

Informal units/kiosks, as prescribed in the following table, shall be provided at the scheme/site level. Provision of such units/kiosks shall be ensured at the time of sanction of respective layout plans.

Table 8.7: Norms for Informal Units/Kiosks

Sl. No.	Use Zones/Use Premise	Number of informal units/kiosks
1.	Metropolitan City Centre, District Centre, Community Centre, Local Shopping Centre, Convenience Shopping Centre	2 kiosks per 1000 sqm of floor area (to be provided in the earmarked site for informal bazaar/service market)
2.	Government and Commercial Offices	5 kiosks on all plots of 4000 sqm and above
3.	Wholesale Market/Integrated Freight Complex/Warehousing Scheme	5 kiosks per 10,000 sqm of floor area
4.	Hospital	5 kiosks per plot
5.	Bus Terminal	1 kiosk for two bus bays
6.	Parks: a. District Parks b. Local level parks	5 kiosks at each major entry 2 kiosks at each entry
7.	Residential Scheme/Group Housing	1 kiosk per 1000 population
8.	Industrial Area	5 kiosks per 10,000 sqm
9.	Railways Terminus/MRTS Stations	To be based on surveys at the time of preparation of the project.

8.2 IFC, Wholesale Market, Warehousing scheme

8.2.1 Use Premise, Definitions and Permissible Activities

Table 8.8: IFC, Wholesale Market, Warehousing Scheme - Use Premise, Definition and Permissible Activities

Sl. No.	Use Premise	Definitions
1.	Integrated Freight Complex	A premise/scheme to provide facilities for regional and intra-urban freight movement and inter-linkages with specialised wholesale markets in the city. The premise includes storage facilities, warehouses, servicing and idle parking for goods/vehicles and other related functions.
2.	Wholesale/sub city market	A premise/scheme from where goods and commodities are sold and delivered to retailers. The premise includes storage and godowns, loading and unloading facilities, servicing and idle parking for goods vehicles.
3.	Warehousing Scheme	A premise/scheme where goods and commodities are stored, packed and prepared for shipping/dispatch. The premise includes loading and unloading facilities, servicing and idle parking for goods vehicles.

8.2.2 Development Control Norms (DCN)

Table 8.9: DCN for IFC, Wholesale Market, Warehousing Scheme

Sl. No.	Use Premise	Min. Plot Area (sqm)/ unit	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Integrated Freight Complex	-	70	100	30	NR
2.	Wholesale Market					
3.	Warehousing Scheme	20,000				
4.	Warehouse/ Godown/ Storage/ Cold Storage	Up to 500		140	12	NR
		Above 500-2000		120	18	NR
		Above 2000		100	24	NR

NR: No Restriction, subject to clearance from statutory bodies.

Other controls for IFC, Wholesale Market, Warehousing scheme:**(i) Integrated Freight Complex (IFC):**

- (a) IFC shall be planned as a comprehensive scheme allocating areas for warehousing, storage, wholesale and support functions like commercial, service markets, terminals for bus/goods vehicles, facilities, utilities, etc.;
- (b) Up to 10% of the permissible FAR can be utilised to provide boarding & lodging facilities.
- (c) Warehouse plots can utilise up to 25% FAR for office and retail. For grain godowns, installation of sorting machines shall also be permitted within the plot.
- (d) Warehouse plots of 1 Ha and above with direct access from 30 m ROW may utilise up to 50% of the permissible FAR for offices and/or big box retail.

(ii) Warehousing Schemes:

- (a) Such schemes may be developed with a mix of plots or multi-storey warehousing;
- (b) Up to 50% of the permissible FAR at the scheme level can be utilised for offices, wholesale and/or big box retail activity. Within this 50% component, up to 10% of the overall permissible FAR may be utilised for boarding & lodging facilities and installation of sorting machines (for grain godowns).

(iii) Wholesale Market: Up to 25% of the permissible FAR can be utilised for offices, retail activity and boarding & lodging facility.**(iv) Other applicable conditions: In addition to specified norms, the following conditions shall be applicable on all plots/comprehensive schemes:**

- (a) FAR and Ground Coverage shall be applicable on plot basis.
- (b) Utilities, Public conveniences shall be provided as per requirement.
- (c) Loading/unloading facility shall be provided within the plot. The minimum parking provision shall be as per Table 11.7. In case of plots less than 300 sqm common parking can be provided. The provision for common/idle parking shall be mandatorily provided within the scheme.
- (d) For plots up to 2000 sq.m, front set back (minimum 3 m), retractable gates shall be provided without permanent boundary wall to enable loading unloading inside the plot.
- (e) In case of plots of size 500 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. are to be provided within the plot.
- (f) Additional FAR charges, betterment levies and other charges will be levied as approved by the Central Government from time to time.
- (g) In case of individual plots not forming part of any comprehensive/integrated development scheme, the development controls shall be as per the Table 8.9.

8.3 Hotel

8.3.1 Use Premises, Definitions and Permissible Activities

Table 8.10: Hotels - Use Premises, Definitions and Permissible Activities

Sl. No.	Use Premise	Definition
1.	Hotel	An establishment/premise having minimum 10 let-able rooms offering lodging and boarding facilities for general public on daily/short term/long term basis.
2.	Service Apartment	An establishment/premise fully furnished, serviced and self-contained with meal preparation and used for short-term or long term individual, family or corporate accommodation.
3.	Budget Hotel	A small to medium size hotel establishment/premise that offers lodging and boarding facilities with limited services.

8.3.2 Development Control Norms (DCN)

(i) Hotel:

Table 8.11: DCN for Hotel

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Hotel	50	a. For below 30m ROW - 325 b. For 30m and above ROW - 375	NR

Other controls for Hotel:

- (a) Minimum ROW is 18m.
- (b) Maximum 40% of the permissible FAR may be utilised for offices (commercial/government), retail & Personnel service shops and related activities.

(ii) Service Apartment:

Table 8.12: DCN for Service Apartment

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Service Apartment	50	225	NR

Other controls for Service Apartment:

- (a) Minimum Plot area for Service Apartment is 2000 sqm and minimum ROW is 18m.
- (b) In Service Apartment, maximum 20% of the permissible FAR may be utilised for commercial offices, retail & Personnel service shops and supporting facilities as per the requirement.

(iii) Motel:**Table 8.13: DCN for Motel**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Motel	40	175	NR

Other controls for Motel:

- (a) No new motels shall be permitted.
- (b) Minimum ROW for Motels is 30m.
- (c) In case of existing Motels, maximum 175 FAR shall be permissible on the plot area disclosed in the sanctioned plan as on 07-02-2007 in conformity with the Central Government vide notification S.O. 550 (E) dated 16-06-1995 and motel guidelines issued by the Central Government on 04-03-2002.
- (d) Ground Coverage up to 50% instead of 40% will be permissible to achieve the enhanced FAR at site(s), if there exist any height restriction from Airport Authority of India.
- (e) Additional FAR Charges, Conversion Charges, Betterment Levy/External Development Charges etc. shall be payable as decided by the Central Government from time to time.
- (f) The motels shall face the road of minimum 30m ROW (if additional land is required for road widening, same to be kept reserved out of the motel area).
- (g) In Motels, upto 20% of the FAR can be used for the commercial offices, retail and service shops. Permissible activities shall be the same as applicable to hotel use premise.
- (h) Water, electric supply, sewerage, drainage, traffic circulation, provision of linking road of adequate ROW and other such infrastructure shall have to be provided by the owner at their own cost till the same is made available by the service providing agencies. The Motel owner shall have to pay the external development charges including provision of linking road of adequate ROW as demanded by the concerned agencies.
- (i) Amalgamation of original/sanctioned motel plot with any adjacent/vacant plot shall not be permitted.

(iv) Budget Hotel:**Table 8.14: DCN for Budget Hotel**

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Budget Hotel	50	200	NR

Other controls for Budget Hotel:

- (a) Minimum ROW is 12m.
- (b) Maximum 20% of the permissible FAR may be utilised for offices (commercial/government), retail & Personnel service shops.

(v) Other controls:

- (a) Height shall be subject to clearance from statutory bodies.
- (b) Parking requirements for all commercial use premises, shall be as per Table 11.7.
- (c) DCN for hotels/budget hotels shall be applicable in respect of all category of hotels:
 - i. Including hotel plots in Commercial Centres, Community Centre, District Centre/Sub-Central Business District and Metropolitan City Centre/Central Business District except those located in LBZ area, Civil lines Bungalow Area and hotels existing in heritage structures; and
 - ii. Hotel-cum-commercial plots
- (d) In case of commercial centres (i.e. Community Centres and above), dedicated hotel plots can be planned as part of the overall scheme. In such cases, the DCN of hotels shall be applicable on the hotel plot, irrespective of the scheme level FAR and ground coverage.
- (e) FAR for commercial centres (i.e. Community Centres and above) as well as Hotel-cum-commercial plots where hotels were/are permitted as part of the overall FAR (as per the original lease conditions), shall automatically stand enhanced to the extent permissible as per given DCN for hotels, for this purpose only if not available.
- (f) Hotels/budget hotels shall also be permitted in Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones, where already existing and where building plans are approved by the Competent Authority. Hotels can be provided in the above use premise/use zone as part of an integrated scheme, wherein the maximum FAR and ground coverage of the hotel shall

not exceed the permissible FAR and ground coverage of the integrated scheme/use zone.

- (g) 50% of Ground Coverage is inclusive of Atrium. 25% of utilized Ground Coverage under Atrium shall be counted towards FAR.
- (h) In case of existing hotels, additional FAR shall be permissible only if adequate parking provision as per Table 11.7 is made within the plot itself.
- (i) Utilities, public conveniences shall be provided as per requirement.
- (j) Additional FAR charges, conversion charges, betterment levies and other charges will be levied as approved/prescribed/notified by the Central Government from time to time.
- (k) Sustainable management of waste is to be carried out in all hotel and motel properties.

CHAPTER 9. DEVELOPMENT CONTROL NORMS (DCN) FOR INDUSTRIAL

9.1 Planned Industrial Area

9.1.1 Use Premises and Definitions

Table 9.1: Industry - Use Premises and Definitions

Sl. No.	Use Premise	Definition
1.	Industrial Plotted	A premise for industrial activity except those prohibited and of non-polluting and non-hazardous nature.
2.	Industrial Flatted	A multi-storied building for industrial activity except those prohibited and of non-polluting and non-hazardous nature, and excluding industries producing noise/water/vibrations/odour pollution. Such premise shall have a provision for small industrial units with common support services.
3.	Integrated Industrial Park/Township	An integrated area developed to accommodate Industrial activity except those prohibited and of non-polluting and non-hazardous nature, along with support facilities.

9.1.2 Development Control Norms (DCN)

Table 9.2: DCN for Industry

Sl. No.	Use Premise	Min. Plot Area (sqm)/ unit	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Industrial Plotted	Up to 50	100	200	9	NR
		Above 50 & up to 400	70		a. For Plots up to 100 sqm: 9 b. For Plots above 100 sqm and up to 400 sqm: 12	
		Above 400 & up to 2000	50		12	
		Above 2000	40		a. For Plots of size up to 2 Ha: 24 b. For Plots above 2 Ha: 30	
2.		400-2000	40		12	

Sl. No.	Use Premise	Min. Plot Area (sqm)/ unit	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
	Industrial Flatted	Above 2000 & up to 20,000			24	
		Above 20,000			30	

NR: No Restriction, subject to approval of statutory authorities

Other controls for Industry:

- (i) Maximum 5% of the permissible FAR or 500 sqm, whichever is less, may be used for administrative office, retail sales outlet/shop/repair shop, canteen and ATM;
- (ii) In order to facilitate start-ups and innovation centres in industrial areas, co-working spaces shall also be permitted on industrial plots up to 10% of the permissible FAR, without any use conversion;
- (iii) Warehousing is permitted in Industrial plots with minimum ROW as mentioned in Table 8.9 subject to payment of use conversion charges.
- (iv) Maximum 25% of the permissible FAR may be utilised for incidental storage accruing out of the industrial activity in the respective industrial plot (raw material, finished products, etc.).
- (v) Maximum 5% of the permissible FAR or 50 sqm, whichever is less, may be used for providing residence for staff including watch & ward;
- (vi) Industrial plots of 5000 sqm and above can avail additional 15% FAR for construction of worker/employee housing or hostels on rental basis, where dormitory for worker housing shall also be permitted. The dwelling unit size for worker housing shall be min. 25 sqm of the carpet area.
- (vii) The minimum parking provision shall be as per Table 11.7. In case of plots less than 50 sqm, common parking shall be provided.
- (viii) For plots above 300 sqm, provision for parking and loading/unloading facility shall be provided within the plot. For plots up to 2000 sqm, front set back (minimum 3 m), retractable gates shall be provided without permanent boundary wall to enable loading unloading inside the plot.
- (ix) Service Centres shall be planned as per plotted industrial norms as per approved scheme.
- (x) Automobile repair/workshop shall be permitted as industrial activity.
- (xi) Additional FAR charges, betterment levies and other charges will be levied as approved by the Central Government from time to time.
- (xii) All industries should have provision for segregation of the solid waste before disposal. No untreated effluent shall be allowed to be discharged. Primary treatment of the effluent shall be done at the plot level as per requirement.

- (xiii) In case of plots of size 500 sqm and above, the utilities such as ESS, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. shall be provided within the plot.
- (xiv) Regeneration of industrial areas shall be permitted as per regulations.

9.1.3 Permissible Uses for Use Conversion in Planned Industrial Areas

- (i) Industrial units/plots shall be eligible for use conversion to Commercial Use and Public & Semi-Public Use on the minimum plot size of 2000 sqm abutting minimum 24m ROW, subject to payment of applicable charges as decided by the Central Government from time to time. The permissible FAR on such plot shall be as per respective use premise, subject to maximum 200 FAR (as per industrial use plot). Other development control norms shall be as per respective use premise unless specified.
- (ii) Existing Industrial Units/plots with an area of 3000 sqm or above abutting road of 24m. ROW and above shall be eligible for Residential use (Group Housing) with development control norms of group housing, subject to payment of conversion charges as prescribed by the Central Government from time to time for respective use.
- (iii) In case of redevelopment, 1.5 times of the permissible FAR of group housing shall be allowed. However, for plots related to surrender of land by industries w.r.t the directions of the Hon'ble Supreme Court for shifting of hazardous/obnoxious/polluting industries, the maximum FAR on redevelopment shall not exceed 400.
- (iv) **Other controls:**
- (a) Obtaining all statutory clearances and sanction/approval of building plan shall be mandatory prior to use conversion.
- (b) In case of use conversion to group housing, sub-division of larger industrial plot or amalgamation of industrial plots shall be allowed to arrive at the minimum plot size. This shall be allowed in existing industrial areas as well as approved industrial schemes/layouts.
- (c) No height restriction shall be applicable, subject to clearance from statutory bodies.
- (d) Use conversion shall not be permitted on plots falling within non-conforming/regularised industrial areas.
- (e) Rain water harvesting preferably with rain water storage for re-use, STP, dual piping system, solar panels shall be provided to minimise the additional burden on infrastructure services.

9.1.4 Parameters for Industrial Units in different Use Zones and Use Premises

For the industrial classification, the limits of parameters shall be fixed according to the nature of industries, area and the nature of industrial development. Maximum number of workers and power requirement shall be as per guidelines issued by the concerned statutory bodies from time to time.

Table 9.3: Parameters for Industrial Units in different Use Zones & Use Premises

Sl. No.	Use Premise	Industrial Activities Permitted (Refer Annexure 8, 9 & 10)
1.	Residential	
	a. Plotted housing (Household Industries)	Annexure 9a
	b. Village Abadi	Annexure 9a & 9b
2.	Commercial Centre	Annexure 9a, 9b & 10 [Service/repair/packaging/assembly (without manufacturing) of permissible industries]
3.	Industrial	All industries except those prohibited and are of non-polluting & non-hazardous in nature.

9.2 Household Industries

Industrial activities (listed in Annexure 9a and 9b) shall be permitted as Household Industries in residential use premises, as per the following conditions:

- (i) No industrial activity (including household industries) shall be permitted within Bungalow Zones (Lutyens & Civil Lines), the Ridge, Zone O, buffer of water bodies, canals, ecologically sensitive areas, sensitive areas from security point of view, reserved/protected forests, Cooperative Group Housing Societies, DDA housing, government flats/bungalows/employer housing, and group housing (excluding Janata flats) etc.
- (ii) The industries which are non-polluting, non-hazardous and non-prohibited by law in residential area shall be permitted. Household industrial units shall be allowed on any floor to the extent of 50% of the permissible floor area of the dwelling unit. Such activities shall not be permitted in basements.
- (iii) None of the industries in residential areas shall be allowed to carry out processes such as anodizing, bleaching, burning of coal, canning facility, dyeing, electroplating, moulding works, use of CFC gases, varnishing, washing and other water intensive processes.

9.3 New Industrial Areas

- (i) New industrial activity in NCT of Delhi shall be restricted to hi-tech, service-based industries and any other activity identified by GNCTD (refer Annexure 8).
- (ii) Concerned agency shall prepare layout plans and ensure provisioning of required facilities in industrial areas, based on the following options:
 - (a) As per the land distribution in New Industrial Area.
 - (b) As per the norms for Integrated Industrial Parks (Table no.9.4).

9.3.1 Land Distribution in New Industrial Area

- (i) For new industrial area/township development, 50-70% of the total land area shall be allocated for industrial use* & residential use (including worker housing**), 5-8% for recreational, 12-18% for circulation and upto 30% for PSP, commercial, utilities and supporting activities.
- (ii) Integrated Industrial Park:

Table 9.4: DCN for Integrated Industrial Park/Township

Sl. No.	Use Premise	Min. Plot Area (sqm)/unit	Max. Ground Coverage (%)	Scheme FAR	Min. ROW (m)	Height (m)
1.	Integrated Industrial Park/ Township	20,000	40	200	30	NR

Table 9.5: FAR distribution in Integrated Industrial Park/Township

Sl. No.	Use Premise	Percentage of FAR
1.	Industrial*	60-65%
2.	Residential (including worker's housing**)	15-20%
3.	Commercial	10-25%
4.	Social and Physical Facilities: a. Public & Semi-Public b. Utilities	
Total		100%

*It shall include area designated for Service Centres, Community work centres, and similar facilities of industrial nature.

**Norms for ARHC shall apply. The housing would be utilised for the workers/employees engaged in the industrial area.

9.3.2 Other controls applicable to Integrated Industrial Park/Township:

- (i) Maximum 25% of the permissible FAR under industrial use may be utilised for incidental storage accruing out of the industrial activity in the respective industrial plot (raw material, finished products, etc.).
- (ii) Parking norms shall be applicable as per Table 11.7.
- (iii) Setbacks shall be applicable as per Table 13.1.

9.4 Conditions for approval of layout plans for Industrial Use Zone:

- (i) New Industrial areas should be located along major arterial roads.
- (ii) All new Industrial Estates/areas shall have approach from a road of at least 30m ROW. Individual industrial plots facing main peripheral road shall have access from dedicated service road after leaving green buffer.
- (iii) Minimum 10m wide green buffer shall be provided along peripheral/access roads in the industrial areas.
- (iv) Proper disaster mitigation measures shall be made by the concerned agency for meeting any emergency situation arising due to fire, explosion, sudden leakage of gas or other natural calamities like earthquake, flood, etc.
- (v) Landscape plans shall be prepared for the area. Listed water bodies and/or any water body above 1ha size are mandatory to be systematically included in the landscape plan.
- (vi) The provision of Rainwater harvesting and storm water drainage plan at the time of sanction of layout plan shall be prepared.
- (vii) The provision of minimum 30% of semi-permeable surface in all parking and loading/unloading areas.
- (viii) The provision of CETPs, solid waste separation/treatment plants shall be made at the industrial cluster level.
- (ix) All industries should have provision for separating solid waste before disposal. Provisions for management of e-waste should be made. No untreated effluent shall be allowed to be discharged in the water bodies, open areas etc., outside the Industrial area. Primary treatment of the effluent shall be done at the plot level as per requirement.

CHAPTER 10. DEVELOPMENT CONTROL NORMS (DCN) FOR RECREATIONAL

10.1 Use Premises and Definitions

Table 10.1: Recreational - Use Premises and Definitions

Sl. No.	Use Premise	Definition
1.	Regional Park	Aravalli Range falling in the NCT of Delhi is designated as the Ridge, comprising of Northern, Central, Nanakpura, South Central and Southern Ridge.
2.	City Park	Park of minimum area of 40 Ha of natural, semi-natural or planted space set aside for recreation and/or protection/preservation.
3.	District Park	Park of minimum area of 10 Ha of natural, semi-natural or planted space set aside for recreation and/or protection/preservation.
4.	Community Park	Park of minimum area of 3.5 Ha of natural, semi-natural or planted space set aside for recreation and/or protection/preservation.
5.	Neighbourhood Park	Park of minimum area of 1 Ha of natural, semi-natural or planted space set aside for recreation and/or protection/preservation.
6.	Amusement Park	A large outdoor area based on a particular theme/idea featuring various attractions, such as rides, games, as well as other activities/events for entertainment purposes.
7.	City Multipurpose Ground	An open space of minimum area of 8 Ha for multiple public activities/functions/recreational facilities.
8.	District Multipurpose Ground	An open space of minimum 4 Ha for multiple public activities/functions/recreational facilities.
9.	Community Multipurpose Ground	An open space of minimum 2 Ha for multiple public activities/functions/recreational facilities.
10.	Archaeological Park*	Archaeological Park is an area distinguishable by heritage resource and land related to such resources, which has potential to become an interpretive and educational resource for the public in addition to its value as a tourist attraction. These may exist in Regional Parks/City Park/District Park etc.

Sl. No.	Use Premise	Definition
11.	Historical Monuments and structures*	Historical monuments and structures are tangible cultural assets comprising buildings, sites, and landmarks that embody significant artistic, architectural, associational and historical value.
12.	Biodiversity Park	Special parks with unique landscape that serve as nature reserves and harbour native flora and fauna.
13.	Green Buffer**	Green areas/corridors developed along water bodies, natural drains, HT Lines, etc.
14.	International Sports Centre/ Divisional Sports Centre	A premise of minimum 10 Ha for outdoor and indoor games with pavilion buildings, stadium structure for spectators and related facilities.
15.	District Sports Centre	A premise of area 3 Ha to 10 Ha for outdoor and indoor games with pavilion buildings, stadium structure for spectators and related facilities.
16.	Community sports Centre	A premise of area 1 Ha to 3 Ha for outdoor and indoor games.
17.	Local Level Play Area	A premise of area 0.5 Ha to 1 Ha for outdoor and indoor games.

*Any development in archaeological parks or in/around historical monument complex shall be subject to necessary clearances from all statutory bodies and concerned agencies, as applicable. In case an Archaeological Park exists within the Regional Park/City Park/District Park, the activities permitted in Archaeological Park shall be allowed in such designated area of Archaeological Park.

**Restricted construction shall be allowed in the basin area of a drain/water body/river. Necessary approvals shall be taken from the concerned agencies.

Note:

- (i) The environmentally sensitive areas shall have restricted development subject to necessary clearances to be taken from all statutory bodies and concerned agencies, as applicable.
- (ii) The design, scale, and character of Interpretation, Visitor, or Information Centres in heritage areas shall be determined in accordance with the historical context of the site.

10.2 Development Control Norms (DCN)

10.2.1 Parks & Multipurpose ground

Table 10.2: DCN for Parks & Multipurpose ground

Sl. No.	Use Premises	Min. Plot Area	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Tot lot	125 sqm	-		
2.	Housing Area Playground	5000 sqm			

Sl. No.	Use Premises	Min. Plot Area	Max. Ground Coverage (%)	Max. FAR	Height (m)
3.	Housing area park	5000 sqm	-		
4.	Neighbourhood Play Area	5000 sqm			
5.	Neighbourhood Park	10000 sqm			
6.	Community Park	3.5 Ha	As per applicable other controls		12
7.	Community Multipurpose ground	2.0 Ha			
8.	District Park	10.0 Ha			
9.	District Multipurpose Ground	4.0 Ha			
10.	City Park	40 Ha			
11.	City Multipurpose Ground	8.0 Ha			
12.	Archaeological Park	NA			
13.	Biodiversity Park	NA			
14.	Regional Park	NA			
15.	Amusement Parks	10.0 Ha	10%	15	NR

(i) Other Controls for Community Park:

- (a) Total built-up area of all permanent built structures in the park shall not exceed 0.5% of the park area or 250 sqm whichever is higher.
- (b) 20% of the total park area shall be developed as dense plantation.

(ii) Other controls for Community Multipurpose ground:

- (a) Total built-up area of all permanent built structures within the multipurpose grounds, shall not exceed 1% of the plot area or 500 sqm whichever is higher.
- (b) In the event of public gatherings/other functions, maximum 50% of the total area can be used for temporary soft parking and only the remaining area shall be used for activities.
- (c) Multipurpose ground shall have provisions for rainwater harvesting.

(iii) Other controls for District Park:

- (a) Following norms shall be applicable for built structures within District Park.
 - i. Total built-up area of all permanent structures in the park shall not exceed 1000 sqm.
 - ii. Such structures shall have no physical segregation from the rest of the District Park area.

iii. Earmarked parking area, if any, shall not interfere with activities of the park, and not form a part of built structures.

(b) 30% of the area shall be developed as dense plantation.

(iv) Other controls for District Multipurpose Ground:

(a) Total built-up area of all permanent built structures within the multipurpose grounds, shall not exceed 1% of the plot area or 500 sqm whichever is higher.

(b) In the event of public gatherings/other functions, maximum 50% of the total area can be used for temporary soft parking and only the remaining area shall be used for activities.

(c) Multipurpose ground shall have provisions for rainwater harvesting.

(v) Other controls for City Park:

(a) Following norms shall be applicable for built structures within City Park having an area of more than 40 ha:

i. Total built-up area of all permanent built structures in the park shall not exceed 1% of the park area.

ii. Earmarked parking area, if any, shall not interfere with activities of the park, and not form a part of built structures.

(b) 30% of the plot area shall be developed as dense plantation.

(c) 10 Ha within the city park shall have norms as District Park.

(vi) Other controls for City Multipurpose Ground:

(a) Total built-up area of all permanent built structures within the multipurpose grounds, shall not exceed 1% of the plot area or 500 sqm whichever is higher.

(b) In the event of public gatherings/other functions, maximum 50% of the total area can be used for temporary soft parking and only the remaining area shall be used for activities.

(c) Multipurpose ground shall have provisions for rainwater harvesting.

(vii) Other controls for Archaeological Park:

(a) Total built-up area of all permanent built structures in the park shall not exceed 0.5% of the park area or 10,000 sqm whichever is less.

- (b) This built-up area computation shall exclude any heritage assets identified for adaptive reuse, conservation and repair.
- (c) The built-up area shall be as per applicable statutory provisions including the Acts and Rules governing heritage assets.
- (d) Design and height of structures shall not obstruct views of the heritage assets and shall be approved by the Competent Authority.
- (e) Public art and installations shall not be considered a part of built-up area.
- (f) Cycle tracks, walkways and desire lines of access through the park shall be maintained and kept open to the public during fixed hours.

(viii) **Other controls for Biodiversity Park:** Total built-up area of all permanent built structure in the park shall not exceed 1.0% of the park area or 10,000 sqm whichever is less.

(ix) **Other controls for Regional Park:**

- (a) Any development in forest land falling within the Regional Park shall be in accordance to the Forest Department, GNCTD.
- (b) Provisions of security/ guard porta cabins at the entrances to such sites shall be as per the provisions of UBBL. In addition, two toilets per sq.km in the areas identified as recreational zones/ accessible zones/ interactive zones shall be permitted.

(x) **Other controls for Amusement Parks:**

- (a) Amusement Park of minimum plot area 10 Ha shall be permitted in recreational areas and maximum 30% of the plot area can be utilised for amusement activities.

10.2.2 Sports Centre & Golf Course

Table 10.3: DCN for Sports Centre & Golf Course

Sl. No.	Use Premises	Max. Ground Coverage (%)	Max. FAR	Height (m)
1.	Community Sports Centre	20	40	NR
2.	District Sports Centre			
3.	Divisional Sports Centre			
4.	Golf Course/Club	10	20	
5.	International Sports Centre	Development control norms to be formulated by the Authority on case-to-case basis, as per requirement.		

(i) Other controls for Community Sports Centre:

- (a) Plot area is 1.0 Ha to 3.0 Ha and minimum ROW is 24m.
- (b) Maximum 10% of the permissible FAR, may be used as Shops, Restaurants/Cafeteria, Bank extension (counter), Office, Kiosks/Vending booth/Informal units.

(ii) Other controls for District Sports Centre:

- (a) Plot area is 3.0 Ha to 10.0 Ha and minimum ROW is 24m.
- (b) Maximum 15% of the permissible FAR may be used as Shop, Restaurant/cafe/teria, Bank extension counter, Office, Kiosks/Vending booths/Informal units and Information counters.
- (c) Maximum 10% of the permissible FAR may be used as Hostel, Recreational Club, residential accommodation (for sports persons/players), accommodation for maintenance and management staff.

(iii) Other controls for Divisional Sports Centre:

- (a) Plot area is upto 10.0 Ha and minimum ROW is 30m.
- (b) Maximum 15% of the permissible FAR may be used as Shop, Restaurant/cafe/teria, Bank extension counter, Office Kiosks/Vending booths/Informal units and Information counters.
- (c) Maximum 10% of the permissible FAR may be used as Hostel, Recreational Club, Residential Accommodation (for sports persons/players), accommodation for maintenance and management staff.

(iv) Other controls for Golf Course/Club:

- (a) Minimum ROW is 30m.
- (b) Maximum 20% of the permissible FAR may be used as Shop, Restaurant/Cafeteria, Bank extension counter, Office, Hotels, Recreational Club and Information counters.
- (c) Other activity related to the primary function of the use premise as per respective regulations governing the use premise or as approved by concerned sanctioning authority shall also be permitted.

10.2.3 Other Controls for Recreational:

- (i) Recreational use is permitted in all use zones.
- (ii) Parking norms shall be applicable as per Table 11.7.

- (iii) Height shall be subject to clearance from statutory bodies.
- (iv) In the case of parks and Sports Centres of strategic importance, the Authority may formulate specific development control norms on a case-to-case basis, as required.
- (v) All new projects located along drains or water bodies (above 1.0 ha) shall maintain a minimum mandatory buffer of 10m from the edge of the water bodies/drains wherever feasible.
- (vi) All permanent and temporary construction shall be made inclusive for all and accommodate the needs of persons with disabilities.
- (vii) Water based activities such as boating, floating cafes, floating libraries, etc. may be permitted on water bodies with due permission of concerned authorities.
- (viii) Multi-gyms having built-up area upto 225 sqm shall be permitted.
- (ix) Additional controls for Parks unless specified otherwise:
 - (a) Any park currently operating/serving as District Park or City Park, shall continue to fall in the same nomenclature.
 - (b) All parks shall have provisions for rainwater harvesting.
 - (c) Neighbourhood Park and playground, housing area park, housing area playground and tot lots shall be a part of gross residential area.
 - (d) Pneumatic structures and kinetic facades (as per international standards), temporary structures, iconic structures, sculptures and installations, architectural features, that are non-habitable shall be free of FAR and no height restrictions shall be applicable on these, with approval from Authority. For archaeological parks, necessary permissions shall be taken.
 - (e) The following amenity structures are permissible in neighbourhood parks/play areas and above use premises (as mentioned in Table 10.1): toilet blocks, pump room, electric room, security/ guard porta cabins, equipment room. These structures shall be free from FAR and ground coverage. At Kartavya Path and Heritage areas, the necessary permissions for provision of amenities shall be taken from statutory authorities.
 - (f) Parks that have been identified as flood sink areas shall not have any permanent construction.
 - (g) Provision of informal shops shall be as per the norms for informal units.
 - (h) Development of parks and green corridors along the Nallahs should incorporate conservation of ground water and water bodies. To recharge the ground water, conservation of water bodies and rainwater shall be essential.

(x) Additional controls for Green Buffers:

- (a) Restricted construction shall be allowed in the catchment area of a drain/water body or under the HT line. Necessary approvals shall be taken from the concerned agencies.
- (b) For any permitted activities, necessary approvals shall be taken from the Irrigation and Flood Control Department or any other concerned agencies.
- (c) Cycle tracks, local walkways and desire lines of access through the site shall be maintained and kept open to public during fixed hours.
- (d) Public Art and installations shall not be part of FAR and ground coverage.

**CHAPTER 11. DEVELOPMENT CONTROL NORMS (DCN)
FOR TRANSPORTATION, UTILITIES AND
GOVERNMENT**

11.1 Transportation

11.1.1 Development Control Norms (DCN)

Table 11.1: DCN for Transportation

Sl. No.	Use Premise	Min. Plot Area	Area under Building (%) (Max.)	Max. FAR*	Max. FAR for staff/passenger accommodation (%)	ROW (m)
1.	Airport	As per norms of Airport Authority of India (AAI). Further, Airport Authority may prescribe, amend and implement the byelaws/norms from time to time as per its requirement. Land Value Capture mechanisms may be adopted for infrastructure financing.				
2.	Rail Terminals/ Integrated Passenger Terminal	NA	30	100	15	NA
3.	ISBT**	50,000sqm	40		30	45
4.	Bus Depot**	4000 sqm	50		25	24
5.	Bus Terminal**	1000 sqm (Community level)	50		25	18
		2000 sqm (Sub-City Level)	50		25	18
6.	Metro Rail/ RRTS/ HSR Yard/ Depot	NA	20		15	NA
7.	Multi-level Parking	1000 sqm	(Refer Table 11.2)		NA	12
8	Fuel Station	a. 30m X 36m (Min.) b. 33m X 45m (Max.)	NA	40	NA	24

*FAR is to be calculated and utilised only on the Building area.

**In case of Bus Depots, Bus Terminals, Multi-level Parking for Public Buses and ISBTs, area under bus shelter shall not be included in FAR. FAR to be calculated on entire Plot Area and utilised only on the Building area.

Note:

- (i) ISBTs, Bus/Metro Depots, Rail Terminals, Integrated Passenger Terminals, Multi-Modal Transport Hubs, Metro Stations, RRTS stations, High Speed Rail Stations, etc. in notified TOD Zone shall be developed as per TOD norms, subject to Traffic Impact Assessment (TIA) study and Traffic Management Plan (TMP) of the surrounding road network.
- (ii) For all the MLP plots with area above 3000 sqm, Traffic Impact Assessment (TIA) study and preparation of Traffic Management Plan, is mandatory.
- (iii) Height shall be as per approved scheme or as per local restrictions, if any.
- (iv) All existing Use Premises shall continue to function.

Other controls for Transportation:**(i) Airport:**

- (a) Activities Permitted: All facilities related to Airport/Aviation Passengers as decided by AAI.

(ii) Rail Terminal/Integrated Passenger Terminal/Metropolitan Passenger Terminal:

- (a) Activities Permitted: All facilities related to railway operations, passengers and goods handling, watch & ward, vending booth/kiosk, offices (including administrative office), Hotel/Budget Hotel, Shelter for Urban Homeless, retail, PSP facilities, passenger/staff accommodation, Service Apartment, Hostel.
- (b) The development shall be undertaken in a composite manner.

(iii) ISBT:

- (a) Activities Permitted: All facilities related to bus operations & passengers, Bus Terminal, parking, multi-level parking for buses, watch & ward, vending booth/kiosk, offices (including administrative office), Hotel/Budget Hotel, Shelter for Urban Homeless, retail, PSP facilities, passenger/staff accommodation, Service Apartment, Hostel.
- (b) The development shall be undertaken in a composite manner.

(iv) Bus Depot:

- (a) Activities Permitted: All facilities related to bus operations, maintenance and passengers, Bus Terminal, parking, multi-level parking for buses, watch & ward, vending booth/kiosk, offices (including administrative office), Hotel/ Budget Hotel, Shelter for Urban Homeless, retail, PSP facilities, passenger/staff accommodation, Service Apartment, Hostel.
- (b) As far as possible, bus depots should function as bus terminals.

(v) Multi-level Parking for Public Buses:

- (a) Multilevel parking for public buses is permitted in all Use Zones except Recreational and Water Body.
- (b) The site must accommodate at least the required number of bus parking on site estimated @ minimum 1 bus/70 sqm FAR area.
- (c) Activities Permitted: All facilities related to bus operations, maintenance and passengers, Bus Terminal, parking, watch & ward, vending booth/kiosk, offices (including administrative office), Hotel/Budget Hotel, Shelter for Urban Homeless, retail, PSP facilities, passenger/staff accommodation, Service Apartment, Hostel.
- (d) Multi-level bus parking structure shall be permitted after leaving the prescribed setback norms.

(vi) **Bus Terminal:** Activities Permitted - All facilities related to bus operations & passengers, Bus Terminal, parking, multi-level parking for buses, watch & ward, vending booth/kiosk, offices (including administrative office), Hotel/Budget Hotel, Shelter for Urban Homeless, retail, PSP facilities, passenger/staff accommodation, Service Apartment, Hostel.

(vii) Metro Rail/RRTS/HSR Station:

- (a) Metro/RRTS/HSR Stations along with property development (composite development) for area up to a maximum area of 3.0 Ha shall be permitted in all Use Zones except in Regional park/Ridge, Zone O Lutyens' Bungalow Zone and Heritage Zones.
- (b) Maximum FAR is 100 and ground coverage is 25% with no height restrictions, subject to approval of the statutory bodies. Additional ground coverage of 20% shall be permissible for construction of multilevel parking without any commercial component.
- (c) The development shall be undertaken in a composite manner and the transit agencies shall obtain approval of all the concerned local bodies/ agencies.
- (d) Development shall be permitted over/ under platforms and tracks up to the length of the platform.
- (e) The following structures shall be free from FAR: (prior approval of local body/sanctioning authority is not required)
 - i. All stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts, etc.
 - ii. Depots and maintenance workshops
 - iii. Traction sub-stations
 - iv. Operational Control Centers
- (f) The following structures shall be counted towards FAR (Approval of local body/sanctioning authority is required)

- i. Police Station
 - ii. Recruitment and Training Centers for operational and maintenance staff
 - iii. Housing for operational staff and Metro/RRTS/HSR security personnel only
 - iv. Rehabilitation work to be undertaken for the construction of Metro/RRTS/HSR Project
 - v. Shops in Metro/RRTS/HSR Stations to cater to the public.
 - vi. Any other habitable structure over and above platform.
- (viii) **Metro/RRTS/HSR Yards/Depot:** Activities Permitted - Idle parking of coaches, washing and cleaning facilities, maintenance related facilities, watch & ward and staff related facilities.
- (ix) **Multi-level Parking (MLP):** On plots earmarked/designated by local bodies for Multi-Level Parking, the following development control norms shall apply:
- (a) Maximum FAR permissible (excluding parking area) are as follows:

Table 11.2: DCN for Multi-level Parking (MLP)

Sl. No.	Plot size	FAR
1.	1000 - 3000 sqm	100
2.	Above 3000 up to 10000 sqm	100 FAR for 3000 sqm + 60 FAR on balance land
3.	Above 10000 sqm	100 FAR for 3000 sqm + 60 FAR for 7000 sqm (above 3000 sqm) + 50 FAR on balance land (above 10000 sqm)

- (b) MLP plots shall be located on roads with ROW of 12 m and above, subject to approval from Competent Authority/local body and NOC from Traffic Police and other statutory bodies.
- (c) Remunerative uses shall include commercial activities as permitted in Community Centre and PSP facilities.
- (d) Parking for remunerative use shall be @ 2 ECS/100 sqm and 3 times additional ECS shall be provided for the MLP component.
- (e) Height of MLP shall not be restricted, subject to clearance from statutory bodies.
- (f) A single agency shall be responsible for management of the MLP and the on-street parking up to a distance of minimum 500 m from the ingress of the MLP plot.
- (g) Suitable measures have to be taken by the Management Agency to discourage on-street parking around the MLPs by means of increased parking charges (at least 3 times that of MLP) and other measures.

- (h) MLP plots forming part of comprehensive schemes, shall be governed by the development control norms of the approved scheme.
- (i) In case of MLP plots that do not get completely covered by these norms, such cases shall be put up for consideration of the Authority.

(x) Fuel Station:

- (a) Fuel stations may be permitted in all Use Zones except Recreational (Regional Park, District Park, etc.) and Zone O.
- (b) Fuel Stations are permissible on existing/proposed Master Plan / Zonal Plan/ PWD/ MCD/ Revenue roads.
- (c) The regulations for locating the fuel stations-cum-service stations, the development control and permissibility shall be governed by the plan / decision by the concerned agency/ government notifications issued from time to time.
- (d) Fuel stations shall be regulated by the following controls:
 - i. Fuels stations shall be located on ROW not less than 24 m.
 - ii. The maximum ground coverage permissible shall be 20% and FAR permissible shall be 40.
 - iii. The plot size for fuel station is 30m X 36m (Minimum), 33m X 45m (Maximum) and CNG mother station shall be minimum of 75m X 40m or as per requirement.
 - iv. The minimum distance of plot from the ROW line of road intersections shall be as follows:
 - a. For minor roads having less than 30m ROW- 50m
 - b. For roads of ROW 30m or more- 100m
 - c. Frontage of plots should not be less than 30m.
 - v. Maximum Height: 6m (Canopy and office building)
 - vi. Canopy shall be allowed free from FAR after leaving set back.
 - vii. Maximum 10 FAR and 10% ground coverage permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges/ levies as may be prescribed by the government from time to time. Kiosks and other supporting activities like PUC facility etc. may be permitted up to a maximum of 5 sq.m within the permissible FAR in front setback, without any payment of conversion charges/levies.
 - viii. In case of existing fuel stations, the provision of maximum 10 FAR for commercial activity would be permissible only to those fuel stations which conform to the minimum ROW and plot size norms and controls given in (d) above, subject to payment of appropriate charges.

- ix. At the time of preparation of Layout Plans of various Use Zones/ Use Premises, fuel stations should be provided as follows:

Table 11.3: Fuel Station Norms

Sl. No.	Use Zone/Use Premise	Norms
1.	Residential Use Zone	Two Fuel Stations per 150 Ha of gross residential area
2.	Industrial Use Zone	Two Fuel Stations per 40 Ha of gross industrial area
3.	Freight Complex	Four Fuel Stations in each complex
4.	District Centre	Four Fuel Stations in each district centre
5.	Community Centre	Two Fuel Stations in each community centre
6.	Public & Semi-Public Use Zone	Two Fuel Stations in each PSP area
7.	Security Forces Campus/Police/Hospitals/Govt.	For captive use/as per requirement

- (e) In case of any requirement, electric charging stations or requisite infrastructure for other green fuels, shall be permitted as standalone or as an integrated installation within fuel stations, wherever feasible.

11.1.2 Parking Standards

- (i) Parking standards have been prescribed in each Use Premise (refer Table 11.7). However, wherever it is not prescribed, it will be as given below:

Table 11.4: Parking Standards

Sl. No.	Use Premises	Permissible Equivalent Car Spaces (ECS) per 100 sqm of FAR area
1.	Residential	2.0
2.	Commercial	2.0
3.	Manufacturing	2.0
4.	Government	1.0
5.	Public and Semi Public-facilities	2.0

Note:

- (a) Proper arrangements shall be made for provision of cycle parking within parks, green areas and other public open spaces to encourage cycling.
- (b) Additional parking may be created within integrated schemes only as shared parking facilities accessible to public at all times.

- (c) In case of integrated schemes with multiple use premise, parking will be computed and rationalised on a pro-rata basis proportionate to the FAR utilised by each use, unless otherwise specified.
- (ii) In existing buildings having a plot area of more than 2000 sqm, an extra ground coverage of 5% shall be permissible for construction of automated multi-level parking to provide dedicated parking structures for additional needs in all use premises (except plotted residential and recreational area). No benefit of commercial development/activity shall be permitted.
- (iii) Multi-level parking with car lifts shall be permitted within the building footprint in all buildings/use premises in addition to the basement parking subject to all statutory clearances and shall be free from FAR.
- (iv) Multilevel stack parking/automated parking is permitted in open areas after leaving setback/space for fire tender movement, in basement(s) and within the building envelope of high rise building.
- (v) For the provision of parking spaces, the space standards shall be as follows:

Table 11.5: Space Standards for Car Parking

Sl. No.	Type of Parking	Area per ECS (sqm)
1.	Open	23
2.	Ground floor covered	28
3.	Basement	32
4.	Multi-level with ramps	30
5.	Automated multilevel with lifts	16

- (vi) Parking requirement shall be fully met within the plot.
- (vii) Traffic Impact Assessment study for large projects shall be undertaken.
- (viii) The standards given in Equivalent Car Space (ECS) shall include parking for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc. Mode-wise parking spaces are to be marked on drawings to be submitted for approval.
- (ix) 5% of parking area shall be earmarked for Electric Vehicle Charging Station (EVCS) in the existing public buildings where parking capacity is more than 100 vehicles.
- (x) Urban local bodies/ land-owning agencies shall identify suitable land parcels for the deployment of public electric vehicle charging and battery swapping infrastructure for effective implementation of prevalent Electric Vehicle Policy in Delhi.
- (xi) The area/floor utilised for parking shall be free from FAR.

Table 11.6: Indicative On-site Parking requirements for projects*

Mode	ECS Standard by mode	Area including circulation	Distribution by mode – 1 ECS / 100 sqm
Cars/Taxi	1.00	23.00	0.60
2 Wheeler	0.25	5.75	0.25
Cycle	0.10	2.30	0.05
Bus/Shared Van	3.50	80.50	0.05
Commercial vehicle	3.50	80.50	0.05
Total			1.00 ECS

*The above figures are indicative and may be customised on case-to-case basis.

Note: Minimum proportion of cycle parking is mandatory in all projects.

11.1.3 Parking Norms

- (i) Metro deduction: If a property is located within a walkable distance from a metro station, the parking requirement within that property shall be reduced by the following prescribed percentage:
 - (a) For properties located up to 500m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm.
 - (b) For properties located more than 500m and less than 800m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm.
- (ii) Deduction: If any Multi-Level Parking (MLP) is located within 1km radius of any property, the parking requirement within that property shall be reduced by 10 percent.
- (iii) Metro and MLP deductions shall apply on plots where at least 50% of the plot area falls within the prescribed distances.
- (iv) Deductions as mentioned below in Table 11.7 shall not be applicable on any addition/alteration in already developed buildings/schemes/layouts. Whereas the same can be availed as part of regeneration of whole scheme.
- (v) The Metro and MLP deduction shall be applicable on the ECS norms provided below:

Table 11.7: Parking Norms

Use Premise/ Activity	Parking Provisions*	Deductions	
		Metro	MLP
Residential Premises			
Group Housing	a. EWS/Community Service Personnel Housing @ 0.5 ECS per DU [#]	NP	NP

	b. DU size (40 - 100 sqm) @1.0 ECS per DU[#] c. DU Size (above 100- 200 sqm) @2.0 ECS per DU[#] d. DU Size (above 200 sqm) @ 2.0 ECS per DU[#] and additional 1.0 ECS per 100 sqm or part thereof. [#]DU size: Carpet Area In case of Government Housing Projects, the parking norms shall be as per the applicable norms adopted in case of GPRA Colonies.		
Studio Apartment	1.0 ECS/100 sqm of FAR area	P	NP
Plotted Housing	a. 1.0 ECS in plots of size upto 250 sqm	NP	NP
	b. 2.0 ECS in plots of size above 250-300 sqm.	NP	NP
	c. 1.0 ECS for every 100 sqm FAR area, in plots exceeding 300 sqm. In all of the above cases, if the permissible FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.	NP	NP
Hostel/Dharamshala or its equivalent/ Guest House/ Lodging & Boarding House/Sarai	a. 0.5 ECS/100 sqm of FAR area b. These norms shall not be applicable for Guest house under Mixed Use Regulations	P	NP
State Bhawan/ State Guest House	1.0 ECS/100 sqm of FAR area	NP	NP
Affordable Rental Housing Complex (ARHC)	0.5 ECS/100 sqm of FAR area	NP	NP
Shelter for Urban Homeless	No mandatory parking to be provided.	NP	NP

Commerce			
Convenience Shopping Centre/ Local Shopping Centre	2.0 ECS/100 sqm of FAR area	NP	NP
Service Market	2.0 ECS/100 sqm of FAR area	NP	NP
Bazaar for Informal Sector	2.0 ECS/100 sqm of FAR area	NP	NP
Community Centre	3.0 ECS/100 sqm of FAR area	P	P
District Centre/ Sub-Central Business District/ Sub-City Level Commercial area	3.0 ECS/100 sqm of FAR area	P	P
Commercial Plot: Retail & Commerce, Metropolitan City Centre i.e. Connaught Place & its Extension, Fire Brigade Lane and Janpath Lane	3.0 ECS/100 sqm of FAR area	P	P
Shop-cum residence/ Shop plot	For the proportion of FAR under commercial use: 2.0 ECS/100 sqm of FAR area.	NP	NP
	For the proportion of FAR under residential use: as per the respective size of the residential plotted development	NP	NP
Commercial component within/ along Asaf Ali Road (the area shown as commercial strip in Delhi Gate – Ajmeri Gate scheme)	3.0 ECS/100 sqm of FAR area	P	P

Wholesale, Warehousing			
Integrated Freight Complex/ Wholesale Market	2.0 ECS/100 sqm of FAR area	P	P
a) Warehousing Schemes b) Warehouse c) Godown Plot	a. Common parking to be provided in case of plots up to 300 sqm b. 1.0 ECS/100 sqm of FAR area for plots above 300 sqm	P	P
Hospitality			
Hotel	3.0 ECS/100 sqm of FAR area	NP	NP
Service Apartment	2.0 ECS/100 sqm of FAR area	P	NP
Motel	a. 3.0 ECS/100 sqm of FAR area b. All guest parking must be catered to within the motel premise.	NP	NP
Budget Hotel	1.33 ECS/100 sqm of FAR area	P	NP
Industries			
a) Industrial plotted b) Industrial flatted c) Integrated industrial park/Township	2.0 ECS/100 sqm of FAR area	P	P
Government Offices			
District Court	2.0 ECS/100 sqm of FAR area	P	P
Integrated Office Complex, Government offices (Central/ State Government/ Local Bodies)	1.0 ECS/100 sqm of FAR area	P	P
Social Infrastructure			
Early Learning Centre	1.33 ECS/100 sqm of FAR area	NP	NP
School (upto VI)	1.33 ECS/100 sqm of FAR area	NP	NP
School (upto VI – operated and run by Govt./ local body)	0.5 ECS/100 sqm of FAR area	NP	NP
School (upto XII)	2.0 ECS/100 sqm of FAR area	NP	NP

School (upto XII – operated and run by Govt./local body)	1.0 ECS/100 sqm of FAR area	NP	NP
Residential School	1.0 ECS/100 sqm of FAR area	NP	NP
Special School	1.0 ECS/100 sqm of FAR area	NP	NP
Coaching centres	2.0 ECS/100 sqm of FAR area	P	P
Research & Development Centre/College/ any other Institute	1.0 ECS/100 sqm of FAR area	P	P
University Campus including International Education Centre (IEC)	1.0 ECS/100 sqm of FAR area	P	P
Health Centre	2.0 ECS/100 sqm of FAR area	P	NP
Other Health Facility	2.0 ECS/100 sqm of FAR area	P	NP
Hospital	3.0 ECS/100 sqm of FAR area	P	P
Govt. Hospital	1.0 ECS/100 sqm of FAR area	P	P
Medical College/ Nursing and Paramedics Institute	1.0 ECS/100 sqm of FAR area	P	P
a. Veterinary Hospital b. Veterinary Health Facility	1.0 ECS/100 sqm of FAR area	NP	NP
Veterinary Institute	1.0 ECS/100 sqm of FAR area	NP	NP
Other PSP Facilities	1.0 ECS/100 sqm of FAR area	P	P
Religious/ Community Facility	2.0 ECS/100 sqm of FAR area	P	P
Banquet Hall, Barat Ghar	6.0 ECS/100 sqm of FAR area	NP	NP
Socio-Cultural Facility- Local Level	1.33 ECS/100 sqm of FAR area	P	P

Fitness centre	3.0 ECS/100 sqm of FAR area	P	NP
Socio-Cultural Facility - Community Level	2.0 ECS/100 sqm of FAR area	P	P
Exhibition & Convention Centre	2.0 ECS/100 sqm of FAR area	P	P
Police Outpost	1.33 ECS/100 sqm of FAR area	NP	NP
Police/Fire Post	2.0 ECS/100 sqm of FAR area	NP	NP
Police/Fire Station	2.0 ECS/100 sqm of FAR area	NP	NP
District Jail	2.0 ECS/100 sqm of FAR area	NP	NP
Police Lines/ Training Institute/ College, Fire Training Institute/ College, Police Firing Range, Police Camp including Central Police Organisation/ Security Forces, Disaster Management Unit, District Police Office and Battalion, Forensic Science Laboratory/ National Security Establishment	2.0 ECS/100 sqm of FAR area	NP	NP
Cremation Ground, Burial Ground & Cemetery	1.0 ECS/100 sqm of FAR area	NP	NP
Green and Recreational Areas			
For Parks above 3.5 Ha- City Park, District Park and Community Park	Parking may be provided in the lots of 25 to 40 ECS at different locations, as per requirement.	NP	NP
City Multipurpose Ground, District	Minimum 50% of parking area shall be under soft parking.	NP	NP

Multipurpose Ground and Community Multipurpose Ground			
Theme Based/ Amusement Park	3.0 ECS/100 sqm of FAR area, with the stipulation to provide minimum parking for 100 cars.	NP	NP
Biodiversity Park	Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.	NP	NP
Sports Centre	2.0 ECS/100 sqm of FAR area	P	P
Others			
Development in Transit Station	2.0 ECS/100 sqm of FAR area	P	P

*In all use premises, parking based on the above standards with applicable deductions shall be provided within the plot.

11.2 Utilities

11.2.1 Water Supply and Sanitation

Table 11.8: DCN for Water Supply and Sanitation

Sl. No.	Level	Utilities	No.	Area per Unit *
1.	Local	Sewage Pumping Station		As per requirement
		Underground water tank with booster station and OHT		
		Local level waste water treatment facility		
2.	Sub-City	Sewage Pumping Station		As per requirement
		Waste water treatment facility		
3.	City	Sewage Pumping Station		As per requirement
		Sewerage Treatment Plant (180 MLD)		

*Any utilities plot larger than 5000 sqm such as STPs, SWMs, WTPs, electric sub-station, gas sub-station, Optical Fibre Cable (OFC) stations etc., shall be processed for change of land use.

11.3 Government

11.3.1 Use Premises and Definitions

Table 11.9: Government - Use Premises and Definitions

Sl. No.	Use Premise	Definition	Activities Permitted
1.	District Court, Family Court, etc.	Premises/Court Complexes used for the offices of Judiciary and related activities like lawyers chambers, etc.	Court, Government & Administration Offices, Residential, Post Office, Canteen/Cafeteria, Police Post, Fire Post, Restaurant, Retail Shop, Library, Health facility, Banks and ATM, Lawyer's Chamber, Commercial Offices, Digital Infrastructure facility, Gym/Yoga/Meditation Centre (in-house), Crèche/Child Care Centre, Vending booth/Kiosk/Informal units
2.	Government Offices (Central/state government/Local bodies)	Premise for the office of Central/State/Local Government departments/agencies.	Government & Administration Offices, Residential, Post Office, Canteen/Cafeteria, Police Post, Restaurant, Retail Shop, Library, Health facility, Banks and ATM, Commercial Offices, Digital Infrastructure facility, Gym/Yoga/Meditation Centre (in-house), Crèche/Child Care Centre, Vending booth/Kiosk/Informal units
3.	Integrated Office Complex	Premises/Office complex for offices of Central, State, Local Government departments/agencies and PSU's. These premises may include	Government & Administration Offices, Residential, Post Office, Canteen/Cafeteria, Police Post, Restaurant, Retail Shop, Library, Health facility, Banks and ATM,

Sl. No.	Use Premise	Definition	Activities Permitted
		offices of single/multiple departments/agencies.	Commercial Offices, Digital Infrastructure facility, Gym/Yoga/Meditation Centre (in-house), Crèche/Child Care Centre, Vending booth/Kiosk/Informal units

11.3.2 Development Control Norms (DCN)

Table 11.10: DCN for Government Offices

Sl. No.	Use Premise	Plot Area	Max. Ground Coverage (%)	Max. FAR*	Min. ROW (m)	Height (m)
1.	District Court/ Family Court, Government Offices (Central/state government/Local bodies), Integrated Office Complex	Upto 1 Ha	50%	300	18	NR

NR: No Restriction, subject to clearance from statutory bodies.

*Maximum FAR for use premises located in Zone O, and Bunglow area of Zone C and Zone D will be 200.

Other controls for Government:

- (i) Maximum 5% of the permissible FAR may be utilised for residential use.
- (ii) Parking norms shall be applicable as per Table 11.7.
- (iii) Maximum 10% of the permissible FAR may be utilised for Commercial offices.
- (iv) For intensive utilization of existing Government buildings/land, in case of new projects as well as regeneration: Additional maximum 10% of the permissible FAR may be utilised for commercial uses (like retail shops/banks/ATM/restaurant, etc.) to make the regeneration process financially feasible. This shall be subject to approval of land-owning agency and concerned local body.
- (v) The norms of Govt. land (use undetermined) shall be as per the approved layout/scheme, for which development controls shall be as per respective use premises.
- (vi) Central government may relax norms for different activities as per requirement.

**CHAPTER 12. DEVELOPMENT CONTROL NORMS (DCN)
FOR PUBLIC AND SEMI-PUBLIC (PSP) – SOCIAL
INFRASTRUCTURE**

12.1 PSP – Health Facilities

12.1.1 Use Premises and Definitions

Table 12.1: Health Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions
1.	Other Health Facility	A premise with facilities for medical advice, provision of medicine, and/or for carrying out various tests for confirmation of symptoms of a disease. Such facilities may have a few observation beds. (e.g. Dispensary/Clinic, Collection centres, Clinical laboratory, etc.)
2.	Veterinary Health Facility	A premise having facilities for medical advice and provision of medicines and/or for carrying out various tests for confirmation of symptoms of a disease for animals and birds. (e.g. Dispensary for animals and birds, Pet clinics, etc.)
3.	Health Centre (Nursing Home, Care Centre, Rehabilitation Centre etc.)	A premise having medical facilities for treatment/care for both indoor and outdoor patients. Such premises may also include health-care facilities for persons with special needs, elderly, etc. and facilities for pathological/radiological evaluation of a person's health condition for confirmation of any ailment/disease. (e.g. Nursing Home/Maternity Home/Polyclinic/PHC/Family Welfare Centre/ Paediatric Centre/ Geriatric Centre/Transitional care facilities/Respite care centres, Voluntary health services, Diagnostic centres, Care centre for elderly, Persons with disability, children and women, other related activities of similar nature, etc.) or a premise with facilities for providing substance use disorder treatment (like drug, alcohol, etc.) and rehabilitation ranging from Acute Detoxification Centres to Long Term Treatment Centres. (e.g. Standalone De-addiction Centre/ Rehabilitation Centre)
4.	Hospital	A premise providing medical facilities of general or specialised/advanced nature for treatment of indoor and outdoor patients. Such premises may also include R&D facilities related to health-care. (e.g. Hospital/Tertiary Health Care Centre)

5.	Veterinary Hospital	A premise having medical facilities for indoor and outdoor treatment of animals and birds. (e.g. Veterinary hospital)
6.	Medical College/ Nursing and Paramedic Institute	A premise having facilities in which a person may undergo a course of study or training in medical, nursing, paramedics and other allied medical courses, including postgraduate courses, leading to the award of recognized qualifications.
7.	Veterinary Institute	A premise having educational and support facilities for students of under-graduate & post-graduate courses along with research facilities.

Note:

- (i) Health facilities can be managed/operated by public/private/voluntary organizations.
- (ii) Radiation-based activities are permitted only with proper safeguards to prevent leakage of radiation within the building.

12.1.2 Development Control Norms (DCN)

Table 12.2: DCN for Health Facilities

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Other Health Facility	40	150	12	NR
2.	Veterinary Health Facility, Veterinary hospital, Health Centre	40	150	18	
3.	Hospital	50 (including MLP)	a. ROW less than 24m: 250 b. ROW 24m and above: 300 c. ROW 30m and above: 375	18	
4.	Medical/ Nursing and Paramedic Institute, Veterinary Institute	40	200 (Residential-maximum 20%)	24	

NR: No Restriction, subject to clearance from statutory bodies

Other controls for PSP – Health Facilities:

- (i) In order to facilitate balanced and planned development and ensure the provision of infrastructure, public amenities, and essential services and their distribution at different levels, in accordance with the population of an area, a population-linked development hierarchy is proposed. The population norms are indicative in nature and may be suitably adapted based on day-to-day needs, planning requirements, and the availability of land.
- (ii) Zero discharge of sewage shall be enforced and shall be the responsibility of the owners/developers. Post-treatment water can be used by premises for its needs of horticulture, flushing, coolant tower, washing or disposal to other construction sites.
- (iii) Conditions for Supporting Facilities:

Table 12.3: Norms for Supporting Facilities for PSP – Health Facilities

Sl. No.	Facility Category	Residential Component*	Other Support Facilities**
1.	Other Health/ Veterinary Health Facility/ Health Centre	-	Maximum 50 sqm of the permissible FAR (includes community space, religious shrines, crèche, etc.)
2.	Hospital	Maximum 25% of permissible FAR	Maximum 1% of permissible FAR upto: a. 300 sqm (for plots up to 1.5 ha) b. 500 sqm (for plots above 1.5 ha)
3.	Veterinary Hospital	Maximum 10% of permissible FAR	Maximum 1% of permissible FAR (up to 300 sqm)
4.	Medical/ Veterinary/ Nursing/ Paramedics Institute	Maximum 20% of permissible FAR	Maximum 5% of permissible FAR (based on campus needs)

*Includes facilities such as accommodation of essential staff, attendants of the patients and hostel for students (in case of medical/veterinary/nursing/paramedics institutes).

**Includes facilities such as retail, bank extension counter, ATM, post office, prayer room, etc.

12.2 PSP – Educational Facilities

12.2.1 Use Premises and Definitions

Table 12.4: Educational Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions
1.	Early Learning centre	A premise for facilities relating to early childhood care and education corresponding to foundational stage of school. (e.g. Early Learning Centres, Pre-school with day care, Pre-Primary Schools, Nursery Schools, Montessori Schools, Anganwadi, Play Schools, etc.)
2.	School	A premise having educational and playing facilities for students.
3.	Residential School	A premise having educational and playing facilities up to XII standard, along with residential accommodation for students and staff.
4.	Special School	A premise having educational (formal and vocational) and playing facilities for children with special needs including intellectual disability & differently abled persons (e.g. School for intellectual disability, Schools for differently abled persons)
5.	Research and Development Centre/College/any other Institute	A premise providing facilities for research and development for any specific field (e.g. Research and Development Centre)/educational and playing facilities for students of under-graduate & post-graduate courses under a university/facilities for vocational training and education (technical/ vocational/ management/ preparatory for employment) (e.g. Vocational Training Centre, ITI, Polytechnic, Vocational/Training Institute, Management Institute, Teacher Training Institute, Commercial/Secretarial Training Centre, Hotel Management, coaching centres, etc.)
6.	University Campus including International Education Centre (IEC)	A premise having an educational institution designed for instruction, examination, or both, of students in many branches of advanced learning, conferring degrees in various faculties, and often embodying colleges and similar institutions.

12.2.2 Development Control Norms (DCN)**Table 12.5: DCN for Education Facilities**

Sl. No.	Use Premise	Min. Plot Area (sqm)/unit	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Early Learning Centre, School (upto VI), School (upto XII), Special School	As mentioned below				
2.	Residential School	Upto 20,000 (2 Ha)	40	180	18	NR
	a. Park and Play area	45% of total land area	NA			
3.	College/ Research & Development Centre/ any other Institute	1000 or as per norms of concerned accreditation institution, whichever is more	40	225	18	NR
4.	University Campus including International Education Centre (IEC)	As per UGC/AICTE Norms	-	225	24	NR
	a. Sports and Cultural activities	15% of total land area				
	b. Parks and Landscape	15% of total land area				

Other controls for PSP – Educational Facilities:

- (i) Variation in Plot area upto 10% is permitted.
- (ii) In case of Early Learning Centre, minimum plot area is 500 sqm, Ground Coverage 40%, maximum FAR is 150, minimum ROW is 12m with maximum height 15m.
- (iii) In case of School (upto VI), minimum plot area is 2000 sqm, Ground Coverage 40%, maximum FAR is 150, minimum ROW is 18m with maximum height 18m.

- (iv) In case of School (upto XII), minimum plot area is 4000 sqm, Ground Coverage 40%, maximum FAR is 180, minimum ROW is 18m with maximum height NR.
- (v) In case of Special School, minimum plot area is 2000 sqm, Ground Coverage 50%, maximum FAR is 120, minimum ROW is 18m with maximum height 18m.
- (vi) In case of new schools, the front boundary wall shall be recessed by 6m to accommodate visitors parking within setback area.
- (vii) In case of space constraints on the plot, schools shall develop playgrounds on a shared basis.
- (viii) In case of School, area up to 200 sqm (inclusive of FAR) shall be permitted for support facilities like retail shops, post office, bank counter with ATM and health facility.
- (ix) In case of School minimum 15% of the permissible FAR shall be utilised for developing infrastructure for extra-curricular activities as applicable under the National Education Policy/any other policy adopted by GNCTD.
- (x) In case of School to incentivise development of sports facilities (including swimming pool), built-up area of maximum 150 sqm shall be allowed free from ground coverage and FAR for squash courts, table tennis room, etc. and facilities like changing rooms, pump room, etc.
- (xi) The School allotted on minimum 12m wide road shall be eligible for availing prevailing FAR as prescribed in the plan.
- (xii) Provision for Residential accommodation (for staff and student):
 - (a) Special Schools: Up to 20% of permissible FAR
 - (b) R&D Centres, Institutes & Colleges: Up to 30% of permissible FAR
 - (c) Residential Schools: Up to 25% of permissible FAR
- (xiii) In case of coaching centres, the minimum plot area shall be 500 sqm.

12.3 PSP – Security-Police Facilities & Safety-Fire Facilities

12.3.1 Use Premises and Definitions

Table 12.6: Security-Police & Safety-Fire Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions
1.	Traffic Control Room and other supporting facilities	A premise of temporary structures having facilities for managing of traffic and related issues.
2.	Police Outpost	A premise having facilities for providing security and maintaining Law & Order in an area where high foot falls are reported such as Malls, Shopping Complexes, Institutional areas, Rail/Bus/Air terminals etc.
3.	Police/Fire post	A premise to provide essential public safety and emergency response services, operating with limited facilities compared to a full-fledged station.
4.	Police/Fire Station	A premise having facilities for offices of local police and related activities/firefighting for a catchment area assigned including residence of essential staff.
5.	District Police Office and Battalion/Police Line/Police Camp	A premise having facilities for the offices and residential for security personnel.
6.	District Jail	A premise with facilities for detention, confinement and reform of criminals under the law at district level.
7.	Training Institute/ College	A premise having facilities for training of paramilitary forces/in emergency times in case of fire, building collapse etc.
8.	Firing Range	A premise having facilities for firing practice of the security forces.
9.	Civil Defence & home guards/ Security Forces camp etc.	A premise having facilities for offices and other functions of civil organisation for internal defence.
10.	Forensic Science Laboratory	A premise having facility for application of medical knowledge.
11.	National Security Establishment	A premise having establishments undertaking issues of National Security or as defined/notified by Government of India from time to time.
12.	Disaster Management Centre/Unit	A premise having facility of disaster emergency backup, hospital facility, training center for disaster preparedness, wireless communication etc.

12.3.2 Development Control Norms (DCN)

Table 12.7: DCN for Security-Police & Safety-Fire Facilities

Sl. No.	Use Premise	Plot Area (sqm)/unit	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
Local level						
1.	Traffic and Police control room	a. As per requirement on major road junctions/stretches etc. as part of road right of way based on site feasibility. b. Maximum area: 25 sqm.				-
2.	Police Outpost	Upto 150 sqm	75	300	12	NR
3.	Police/Fire Post	Upto 2500 sqm	50			
Community level and above						
4.	Police/Fire Station	Upto 1.0 ha	50	300	18	NR
5.	District Jail	As per requirement				
6.	Police Lines/ Training Institute/ College, Fire Training Institute/ College, Police Firing Range, Police Camp including Central Police Organisation/ Security Forces, Disaster Management Unit, District Police Office and Battalion, Forensic Science Laboratory/National Security Establishment					

NR: No Restriction, subject to clearance from statutory bodies

Other controls for Security-Police & Safety-Fire Facilities:

- (i) In case, the above mentioned facilities are located in Zone O, and Bungalow Area of Zone C & Zone D, the maximum permissible FAR of 120 shall be applicable.
- (ii) Parking norms shall be applicable as per the Table 11.7.

- (iii) Maximum 30% of FAR shall be allowed for residential use and other support facilities.
- (iv) Facilities/Use Premises such as National Security Establishments/Forensic Science Laboratories/Civil Defence, Disaster Management Units & home guards shall be developed as per their respective manuals.
- (v) Delhi Fire Services (DFS) shall identify fire hazard zones and the location of the fire services (fire stations/fire posts) shall be identified such that it is tactically advantageous in providing fire protection services to the community.

12.4 PSP – Distributive Facilities

12.4.1 Use Premises and Definitions

Table 12.8: Distributive Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions	Activities Permitted
1.	Gas Godown/ LPG Godown including booking office	A premise for the booking, storing and supply of LPG to local population.	Watch & ward, Booking office, Store/Godown
2.	Milk Booth/ Milk, Fruit & Vegetable Booth	A premise with basic facility for the supply of daily groceries to the local population.	Booth/built structure for display and sale of dairy products/fruits and vegetables etc., store

Note:

- (i) LPG Booking Office can be permitted in all Use Zones except Recreational use zones.
- (ii) Any other activity related to the primary function of the use premise as per respective regulations governing the use premise or as approved by the authority shall also be permitted.

12.4.2 Development Control Norms (DCN)

Table 12.9: DCN for Distributive Facilities

Sl. No.	Use Premise	Norms
1.	Milk Booth/Milk, Fruit & Vegetable Booth	a. As per standard design of the concerned department. b. Permitted in all Use Zones as per approved layout plan.
2.	LPG godown including booking office	a. Plot size – upto 600 sqm including booking office and security hut. b. Permitted in all Use Zones except in Residential and Recreational use zones subject to statutory clearances.

Other controls for Distributive Facilities:

- (i) Fair Price Shops may be provided in close proximity to EWS/LIG housing/resettlement colonies.
- (ii) For LPG godowns the norms and standards shall be as per PESO (Petroleum and Explosives Safety Organization).

12.5 PSP – Socio-Cultural Facilities

12.5.1 Use Premises and Definitions

Table 12.10: Socio-Cultural Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions
1.	Socio-Cultural Facility- Local Level	A premise with facilities for local level socio-cultural activities; learning (music, art, etc.), playing, interaction, meeting and social gathering spaces. {e.g. Senior citizen meeting room, youth room, learning centres (music, dance, drama etc.), skill development centre, etc.}.
2.	Socio-Cultural Facility - Community Level including Banquet Hall, Barat Ghar	A premise with facilities for various socio-cultural activities/training facilities that can have community level public gatherings/functions and public events. It can also include facilities for cultural and information services. {e.g. Multipurpose community hall, Socio-cultural Institute (with facilities for learning and performance of music, dance, other performing arts, exhibition space, art gallery, library, museum, creative workshops, auditorium, small theatres), cultural and information centre, community/recreational club, etc.} This may include an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with provisions of cooking facilities.
3.	Exhibition & Convention Centre	A premise with facilities for holding large gatherings and events like exhibitions, international/national conferences, meetings, symposiums etc. These may include large entertainment/socio-cultural facilities. (e.g. Socio cultural centre, Science Centre, Planetarium, Museum, International/Other Convention Centre, Exhibition cum-fairground)

12.5.2 Development Control Norms (DCN)

Table 12.11: DCN for Socio-Cultural Facilities

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Socio-Cultural Facility- Local Level	40	150	12	NR
2.	Socio-Cultural Facility - Community Level including Banquet Hall, Barat Ghar			24	

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
3.	Exhibition & Convention Centre			24	

NR: No Restriction, subject to clearance from statutory bodies.

Note:

- (i) For activities like exhibition-cum-fairgrounds, maximum ground coverage shall be 20% and 5% ground coverage for MLP and maximum FAR shall be 20.

Other controls for Socio-Cultural Facilities:

- (i) Parking norms shall be applicable as per the Table 11.7.
- (ii) Recreational Clubs located in LBZ Area, Civil Lines Bungalow Area, Recreational Use Zones and existing on Heritage Structures will be dealt on case-to-case basis by concerned local body.
- (iii) In the open area apart from outdoor games/sport facilities, swimming pool would be permissible upto an area of 300 sqm free from ground coverage.
- (iv) In case of Socio-Cultural Facility - Community Level, maximum 20% of FAR shall be permitted for supporting activities like Bank extension counter, ATM, restaurants, amphitheatre, guest house/guest rooms and hostels.
- (v) In case of Exhibition & Convention Centre, maximum 60% of FAR shall be permitted for Bank extension counter, ATM, restaurants, indoor sports, residential accommodation for maintenance staff, guest house/guest rooms, hostels, amphitheatre, retail trade, office space/commercial office, hotels and related activities.

12.6 PSP – Other PSP Facilities

12.6.1 Use Premises and Definitions

Table 12.12: Other PSP Facilities - Use Premises and Definitions

Sl. No.	Use Premise	Definitions
1.	Shelter for Urban Homeless (SUH)*	A premise having all weather shelter for homeless individuals. It may be run by local government or voluntary agencies.
2.	Religious/Community Facility	A premises that can accommodate community/religious facilities (e.g. small & large religious facility, etc.).
3.	Other PSP Facilities	A premise having facility of: - Caring and training, boarding & lodging of elderly/differently abled persons/intellectual disability, women and children (e.g. Old age home, care centre for elderly/differently abled persons/intellectual disability, orphanage, children centre etc.), - Judicial facilities and services for behavioural reforms (e.g. Reformatory/observation homes/special homes/juvenile homes) - Residential facilities for working women/men and education/training facilities for adults (e.g. Working women-men hostel, adult education centre), - Courier services, digital infrastructure, postal and telecommunication services. (e.g. General post office, head post office, sub-city level digital infra facility, etc.) - Recording, broadcast and transmission of news and other programmes, research & development of satellite & telecommunication technology, research and development of data relating to weather and forecasting thereof, facilities for digital resources and data management, etc. (e.g. Radio & television stations, satellite and tele-communication centre, observatory & weather office, media & news agency including media training centre, digital infrastructure facility, etc.) - Installation of a tower for communication purposes. (e.g. Transmission tower and wireless station)

*Permitted in all Use Zones except in environmentally sensitive areas.

12.6.2 Development Control Norms (DCN)

Table 12.13: DCN for Other PSP Facilities

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Shelter for Urban Homeless	60	200	-	NR
2.	Religious/ Community Facility	40	100	18	
3.	Other PSP Facility	40	150		

NR: No Restriction, subject to clearance from statutory bodies.

Other controls for Other PSP Facilities:

- (i) Provision of Shelter for Urban Homeless (SUH) to be made in Railway Terminals, Bus Terminals, Wholesale/Retail markets, Freight Complexes, Police Stations etc. by the agencies concerned, wherever feasible.
- (ii) In Religious/Community Facility, maximum 5% of FAR shall be permitted for other health facility, bank extension counter, ATM, library, fitness centre, training centre for yoga and retail shop/canteen/restaurants (maximum 400 sqm). Maximum 15% of FAR to be permitted for residential accommodation for preachers/devotees/management staff.
- (iii) In Other PSP Facility, maximum 20% of FAR to be permitted for supporting activities like other health facility, bank extension counter, ATM, library, fitness centre, training centre for yoga and accommodation for maintenance staff and hostels/dormitories.

12.7 PSP – Cremation Ground, Burial Ground & Cemetery

12.7.1 Use Premises and Definitions

Table 12.14: Cremation Ground, Burial Ground & Cemetery - Use Premises and Definitions

Sl. No.	Use Premise	Definitions	Activities Permitted
1.	Burial Ground/ Cemetery/ Cremation Ground/ Electric Crematorium	A premise with facilities for performing last rites of the deceased by burial/burning.	Sheds for performing rituals, Facilities for registration of deaths, Retail shop for wood, flowers and other related materials, Drinking water, Parking, Watch & ward
2.	Burial Ground/ Crematoriums for Animals	A premise with facilities for last rites of deceased birds and animals.	Sheds for performing rituals, Retail shop for wood, flowers and other

Sl. No.	Use Premise	Definitions	Activities Permitted
			related materials, Drinking water, Parking, Watch & ward

12.7.2 Development Control Norms (DCN)

Table 12.15: DCN for Cremation Ground, Burial Ground & Cemetery

Sl. No.	Use Premise	Max. Ground Coverage (%)	Max. FAR	Min. ROW (m)	Height (m)
1.	Burial Ground/ Cemetery/ Cremation Ground/ Electric Crematorium, Crematorium/ Burial Ground for Animals	NA	50	12	NR

NR: No Restriction, subject to clearance from statutory bodies.

- (i) Maximum 100 sqm to be permitted free of FAR for registration offices and retail shops of woods, flowers and other related material.

12.8 General Conditions for PSP - Facilities

- (i) Parking norms shall be applicable as per Table 11.7.
- (ii) In case of plots allotted to political parties by the government, up to 15% of maximum FAR may be utilised for residential hostel accommodation.
- (iii) Amalgamation of the smaller PSP plots or sub division of the larger PSP plots for a single or its multiple use, is allowed with the permissible PSP facilities as per the provisions of Master Plan, as per applicable charges.

CHAPTER 13. OTHER CONTROLS

13.1 Other Controls

13.1.1 Tall Building

Tall buildings, i.e. structures having more than 100 floors, shall be designed as landmark developments that strengthen the imageability and identity of Delhi's skyline. Their design shall respond to the surrounding urban context, improve the quality of public spaces, and contribute to a distinctive skyline.

Tall buildings shall be encouraged in areas with adequate infrastructure, particularly along mass transit corridors and in major commercial and mixed-use centres. Their development shall support compact urban growth, reduce urban sprawl, and promote efficient use of land.

The development of tall buildings shall maximise open space at the ground level by using compact building footprints. This shall create public plazas, landscaped areas, pedestrian streets, community facilities, and green infrastructure, thereby improving the public realm and walkability.

Delhi's skyline shall develop in a planned manner while respecting the city's historic landmarks, ceremonial avenues, heritage areas, and important view corridors. Tall buildings shall complement the city's cultural and natural environment.

13.1.2 Setbacks (other than Residential Plotted Development)

For all developments other than residential plotted and areas specifically mentioned in the Plan, minimum setbacks shall be provided as per the following table.

Table 13.1: Minimum Setbacks (Other than Residential Plotted Development)

Sl. No.	Plot size (sqm)	Minimum Setbacks (m)			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
1.	Upto 60	0	0	0	0
2.	Above 60 and upto 150	3	1.5 (avg.)	-	-
3.	Above 150 and upto 300	4	2 (avg.)	-	-
4.	Above 300 and upto 500	4	3	3	-
5.	Above 500 and upto 2,000	6	3	3	3
6.	Above 2,000 and upto 10,000	9	6	6	6
7.	Above 10,000	15	12	12	12

Note:

- (i) In case of Industrial plots above 300 sqm and upto 500 sqm, only front and rear setbacks shall be applicable.

- (ii) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the immediate preceding category may be allowed.
- (iii) The setbacks are subject to requirements of height and ventilation as per building byelaws.
- (iv) In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- (v) Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- (vi) No construction is permitted in set-back except those as per UBBL.

13.1.3 Basement

- (i) Basement shall be permitted in all use premises, subject to approval of the concerned agencies/statutory bodies.
- (ii) Basement shall not be counted towards FAR if used for incidental storage, services, utilities and parking.
- (iii) In case the basement is used for activity in conformity with the use premises, wherever permitted, the same shall be counted in FAR subject to clearance from statutory bodies. In residential use premise, basement used for permissible mixed-use activities shall be counted towards FAR.
- (iv) Basement(s) may be permitted up to the setback line free of FAR only up to maximum equivalent of the parking and services requirement with prior approval of the concerned agencies/statutory bodies. Services may include air conditioning plant and equipment, water storage, boiler, electric sub-station HT and LT Panel rooms, transformer compartment, control room, pump house, generator room and other mechanical services, installation of electrical and firefighting equipment, and other services required for the maintenance of the building.
- (v) Basement(s) beyond building line shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation.
- (vi) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.
- (vii) The ESS, firefighting installations and underground water tank shall neither be counted in ground coverage nor in FAR.

13.2 Norms for Data Centre

Data centre shall be permitted in Industrial, Commercial and PSP use zone with following norms:

- (i) Minimum plot area shall be 1000 sqm, abutting road of minimum 18m ROW. Maximum permissible FAR shall be 400 and maximum ground coverage 70% with no height restriction, subject to clearance from statutory bodies.
- (ii) Parking shall be provided @ 1.0 ECS/100 sqm of FAR area under office purposes.
- (iii) For conversion of existing PSP/Industrial plot into data centre, necessary approvals shall be obtained. Applicable fee and charges as decided by the government shall be payable.
- (iv) In case of conversion, applicable charges shall be payable for conversion and the difference between the allotted FAR and permissible FAR.

13.3 Transferable Development Rights (TDR)

- (i) Transferable Development Rights (TDR) means an award specifying the extent of unutilised FAR on a plot/land that can be sold or utilised on an alternate site as specified by the Master Plan. Plot from where TDR originates shall be the 'Generating Site' and where it is utilised shall be the 'Receiving Site'.



Illustration 10: TDR Mechanism

(For illustrative purpose only)

- (ii) TDR shall only be awarded where land/development right could not be availed in the following cases:
 - (a) Conservation/Preservation of heritage buildings
 - (b) Regeneration of buildings in the Walled City
 - (c) In-situ slum rehabilitation schemes/projects
- (iii) Extent of TDR shall be governed by the provisions of respective chapters and TDR regulations. TDR may also be provided for any other public purpose as identified and decided by the Authority from time to time.
- (iv) A dedicated single window portal shall be developed and maintained by DDA to facilitate TDR trading.

- (v) TDR is an enabling provision and shall not be allowed to any applicant as a matter of right. TDR shall be awarded in the form of a TDR Certificate issued by Delhi Development Authority against payment of requisite charges. TDR Certificate shall provide development rights only within the NCT of Delhi and shall be transferable.
- (vi) TDR can be utilised only in the TDR receiving areas in the city as identified by DDA, from time to time.
- (vii) The regulations for TDR shall be formulated after notification of the Plan.

13.4 Mixed Use Regulation

The policy acknowledges the need to permit the use of residential land and properties for purposes other than those for which they were originally envisaged, and lays down the conditions under which this may be allowed in different situations. It also prescribes the general procedure to be followed for the implementation of the policy, along with the mitigating measures to be taken to counter the effects of such unintended use in these areas. Moreover, the extent of non-residential activity seen as being necessary or desirable by the residents themselves varies from area to area based on the socio-economic status of the residents as well as the past pattern of development in that area. While certain colonies may need non-residential activity as an integral part of their livelihood, some others may wish to preserve the residential character of their colonies and neighbourhood.

In the earlier Master Plans, differentiated approach was followed in the application of the mixed-use policy based on categorization of colonies from A to H as adopted by the concerned municipal body. Any change in the categorization of these colonies shall not be made applicable for the purpose of this chapter without prior approval of Central Government.

13.4.1 Governing principles for mixed use

- (i) Mixed use under this section means the provision for non-residential activity in residential premises.
- (ii) Mixed use allows access to commercial activities in the proximity of the residences and reduces the need for commuting across zones in the city. However, at the same time, it needs to be regulated in order to manage and mitigate the associated adverse impact related to congestion, increased traffic and increased pressure on civic amenities.
- (iii) The over-riding principles for permitting mixed use are the need to acknowledge and make adequate provision for meeting community needs, mitigating environmental impact and providing for safe and convenient circulation and parking.

13.4.2 Applicability

- (i) Provisions of this section shall not be applicable in Lutyens' Bungalow Zone, Civil Lines Bungalow Zone, government housing, institutional/staff housing of public and private agencies and listed heritage buildings/precincts. In such areas, permissibility for non-residential activities in residential premises shall be governed as per the respective guidelines.
- (ii) The Mixed Use and Commercial streets already notified by GNCTD shall continue with the activities as already permitted. No new mixed use and commercial streets shall be notified during the Plan period.
- (iii) However, commercial activities in residential plots abutting streets/roads having width 30m ROW and more (in all categories of colonies), which are neither notified as mixed use nor as commercial streets, shall be permitted on ground floor or first lower floor (in case of stilt), subject to payment of charges. All types of commercial activities are permitted on such residential plots except activities involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substances or process, only on the ground floor or first lower floor (in case of stilt).

13.4.3 Types of Mixed Use

The following types of non-residential activities shall be permitted within residential dwelling units and plots as per the conditions stipulated in this Section:

- (i) Professional activities
- (ii) Commercial activities
- (iii) Other activities

The above mentioned type of activities shall be subject to the terms and conditions specified in the succeeding paragraphs and shall not be applicable in the policy led development areas.

13.4.4 General Conditions governing Mixed Use:

(i) Plotted Housing:

- (a) Where there is only one dwelling unit in a residential plot, only one type of mixed use (i.e. retail shop or professional activity or one of the other activities) shall be permissible in that unit.
- (b) Where there are more than one dwelling units in a residential plot, each of the dwelling units will be permitted to have only one type of mixed-use activity (either retail shop or professional activity or any one of the other activities).

- (ii) **Group Housing:** Only 01 (one) professional activity and one small shop as mentioned in para 13.4.8 shall be permissible. Retail shops specifically provided for in the layout plan of

group housing would be permissible. However, the entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads is allowed for mixed use/commercial use. In such flats, only one small shop of maximum size of 20 sqm is permitted and rest of the area may be used for professional activity. No amalgamation of two or more DDA flats shall be allowed for the purpose of professional activity.

13.4.5 Professional Activities

- (i) Professional Activities shall mean any registered consulting practices being operated from residential premises, such as doctors, lawyers, architects, chartered accountants, company secretaries, cost and works accountants, engineers, town planners, media professionals, documentary filmmakers, management professionals*, dieticians/nutritionists, physiotherapist and any other professionals recognised with any professional council/body.
- (ii) These shall be permitted in residential use premises (plotted development and group housing) as per the following norms:
 - (a) In group housing and plotted development with multiple dwelling units, professional activity shall be permitted on any floor, subject to maximum of 50% of the permissible or sanctioned FAR, whichever is less of each dwelling unit.
 - (b) In the case of plotted development with single dwelling unit, professional activity shall be permissible on any one floor only, but restricted to less than 50% of the permissible or sanctioned FAR, whichever is less on that plot.
 - (c) Professional activity in basements is permissible in plotted development, subject to relevant provisions of Building Bye-Laws, structural safety norms and other statutory clearances. In case, the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

Note: *Management professional shall be the one holding MBA degree/diploma from AICTE/UGC/Centrally recognized institutions or institutes of national importance and having membership of Delhi Management Association.

13.4.6 Commercial Activities

Commercial activities shall be permitted only on mixed use streets and commercial streets already notified by the local body/GNCTD during the previous Master Plan, as per the prescribed conditions.

(i) Mixed Use Street:

- (a) Plot abutting notified mixed use street shall be permitted to utilise only the ground floor up to the maximum permissible ground coverage.

- (b) The mixed use with the following minimum ROW conditions shall be allowed on the already notified mixed use streets (2183 in number) by GNCTD:

Table 13.2: ROW conditions for Mixed Use Streets

Sl. No.	Colony type	Minimum ROW (m)
1.	A, B Colonies	18
2.	C, D Colonies	a. 18m in regular residential plotted development b. 9m in rehabilitation colonies as per Annexure 16 c. Any road in regularised unauthorised colonies, resettlement colonies, Walled City, area outside walled city and urban villages
3.	E, F, G, H Colonies	a. 13.5m in regular plotted development b. 9m in rehabilitation colonies as per Annexure 16 c. Any road in Walled City, regularised unauthorised colonies, resettlement colonies, area outside walled city and urban villages

- (ii) **Commercial Street:** The commercial use with the following minimum ROW conditions shall be allowed on already notified commercial streets (355 in number) by GNCTD:

Table 13.3: ROW conditions for Commercial Use Streets

Sl. No.	Colony type	Minimum ROW (m)
1.	A, B Colonies	No Commercial Streets permitted within the colonies.
2.	C, D, E, F, G, H Colonies	a. 24m in regular residential plotted development, b. Any road in rehabilitation colonies as per Annexure 16, regularised unauthorised colonies, resettlement colonies, Walled City, area outside walled city and urban villages

- (b) Plot abutting notified commercial street shall be permitted to utilise 100% of permissible FAR for commercial use.

- (iii) **Other Streets/Roads:** Commercial activities in residential plots abutting streets/roads having width 30m ROW and more (in all categories of colonies), which are neither notified as mixed use nor as commercial streets, shall be permitted on ground floor or first lower floor (in case of stilt), subject to payment of charges. All types of commercial activities are permitted on such residential plots except activities involving any kind of obnoxious, hazardous, inflammable (those requiring NOC from PESO), non-compatible and polluting

substances or process, only on the ground floor or first lower floor (in case of stilt). The commercial activities permitted shall be irrespective of activities mentioned in Table 13.4.

(iv) Permissibility of different activities on mixed use and commercial streets shall be as per Table 13.4 below:

Table 13.4: Permissible activities on Notified Streets

Sl. No.		Mixed Use Street	Commercial Street
1.	Permissible Activities	a. Retail shops, repair shops, personnel services shops, offices, cafes, ATM and retail banking. b. Professional activities and Other activities as per permissibility given under respective section.	a. Activities allowed in LSC. b. Retail shops, repair shops, personnel services shops, offices, restaurants, cafes and banks and ATM. c. Professional activities, Other activities and Commercial activities as per permissibility.
2.	Activities permissible with conditions	a. Retail shops of finished building material permitted on 18m and above ROW, only if no cutting, polishing or any other processing activity is undertaken. b. Automobile repair shops and workshops permitted on 30m or above ROW c. Junk shops dealing with glass and paper waste only	a. Retail shops of finished building material permitted on 18m and above ROW, only if no cutting, polishing or any other processing activity is undertaken. b. Retail shops of bricks, gravel, sand and cement permitted only in E, F, G and H colony types, on plots of minimum 100 sqm with maximum 50% ground coverage. It shall be ensured that the building material is kept within the plot. c. Banquet halls permitted on 24 m and above ROW d. Automobile repair shops and workshops permitted on 30m and above ROW.

Sl. No.		Mixed Use Street	Commercial Street
			e. Independent food outlet such as cloud kitchen etc. as per extant policy of GNCTD
	Activities not permissible	a. Activities involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substances or processes b. Repair shops/workshops of automobiles, tyre resoling/re-treading, and battery charging c. Storage, godown, warehousing d. Junk shop (except paper and glass waste) e. Liquor shop f. Printing, dyeing, varnishing g. Shops of unfinished building material* h. Restaurants** i. Any other activity as decided by Government from time to time	a. Activities involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substances or processes. b. Any other activity as decided by Government from time to time.

*Any existing shops of cement, gravel and sand in E, F, G, H Colonies, approved as per MPD-2021 norms, shall be permitted to continue. Such shops shall also be permitted to sell bricks.

**Only those restaurants existing on or before the date of notification vide S.O. 3844 (E) dated 24-10-2019 issued by the Central Government, shall be permitted to continue on ground floor only, subject to all statutory approvals.

- (v) **Pedestrian Street:** Any notified Mixed Use/Commercial Street may be declared as pedestrian shopping street (PSS) by the local body. Notified streets of ROW 6m or lesser shall be mandatorily declared as PSS and provisioning of parking shall be made by the owner within the plot or in the common parking space as per prescribed terms and conditions in this chapter.

13.4.7 Other Activities

Other Activities constitute Public and Semi-Public activities as per Table 13.6 that shall be permitted in residential plots, provided the ROW, plot size and other conditions given in Table 13.5 and Table 13.6 below are met. Such activities shall be permitted whether or not the streets are notified mixed use street or commercial street.

Table 13.5: Conditions of ROW and Plot size for permitting other activities

Sl. No.	Colony type	Minimum ROW (m)*	Minimum Plot size (sqm)
1.	A, B Colonies	24m	200
2.	C, D Colonies	a. 24m in regular residential plotted development	200
		b. 13.5m in rehabilitation colonies as per Annexure 16	75
		c. 9m in regularised unauthorised colonies, resettlement colonies, Walled City, area outside walled city and urban villages	75
3.	E, F, G, H Colonies	a. 13.5m in regular plotted development,	200
		b. 9m in rehabilitation colonies as per Annexure 16	75
		c. 6m in Walled City, regularised unauthorised colonies, resettlement colonies, area outside walled city and urban villages	
4.	Any areas not covered in colony types above	24m	200

*Pedestrian shopping streets of 6m ROW and lesser shall be permitted to undertake Other Activities, provided they meet the plot size conditions prescribed above

Table 13.6: Specific conditions for permitting different Activities

Sl. No.	Activity	Conditions
1.	Health facilities (including veterinary facilities) like dispensaries, clinics,	a. Radiation-based activities permitted only with proper safeguards to

Sl. No.	Activity	Conditions
	clinical laboratory, pathology laboratory, sample collection centres, diagnostic centres	prevent leakage of radiation within the building. b. Minimum ROW and plot size requirements shall not be applicable for such activities in Walled City (A-WC), area other than walled city (A-OWC), regularised unauthorised colonies, resettlement colonies and urban villages.
2.	Health Facility like maternity home, nursing home, polyclinic, primary health centre, family welfare centre, paediatric centre, geriatric centre	a. Radiation-based activities permitted only with proper safeguards to prevent leakage of radiation within the building.
3.	Wellness and fitness centres including gymnasiums, yoga/meditation centres, indoor sports facilities, day spas, weight-loss centres, ayurvedic centres offering ayurvedic treatment, salons offering fitness and aesthetic medical services,	Only permitted in ground floor and basement
4.	Libraries and reading rooms	
5.	Early learning centres such as pre-primary schools, nursery, montessori schools, play schools and creches	a. Only permitted in ground floor and basement b. No classrooms shall be permitted in the basement. Basements shall only be used as play areas, reading rooms, computer instruction or other activities used for short durations.
6.	Home-based Tuition Centres (school students upto Class XII) other than those imparting training courses for higher education and competitive examinations.	Permitted on any floor
7.	Learning/training centres for fine arts, performing arts etc.	
8.	Coaching centres, other than those imparting structured courses leading	

Sl. No.	Activity	Conditions
	directly to the award of a degree or diploma or conducting classes such as a regular school.	As per the guidelines issued by the government, from time to time.
9.	Vocational training centres (ITI/ Polytechnic/ Vocational Training Institute/ Management Institute/ Teacher Training Institute) for the AICTE/ NCTE approved diploma courses	
10.	Guest house (including lodging houses) irrespective of number of rooms with dining facility	
11.	Hostels and paying guest accommodation	

Note:

- (i) Bank, NGO, Coaching/ tuition centres, vocational training centres and hostels/paying guest accommodations shall not be permitted in A&B colonies.
- (ii) The above activities shall be subject to clearances from statutory authorities.

13.4.8 Small Shops

- (i) Small shops of maximum 20 sqm area each, restricted to maximum permissible number of DUs in the plot or four numbers, whichever is less, trading in or dealing with the following specified 24 items/activities are allowed on ground floor only in residential plot. In case of A & B category of colonies only one small shop of 20 sqm area shall be allowed on ground floor.
- (ii) Type of shops/activities permitted:
 - (a) Vegetables/fruits/flowers
 - (b) Bakery items/Confectionary items;
 - (c) Kirana/General store;
 - (d) Dairy product;
 - (e) Stationery/Books/Gifts/Book binding;
 - (f) Photostat/Fax/STD/PCO;
 - (g) Cyber café/Call phone booths;
 - (h) LPG booking office/Showroom without LPG cylinders;

- (i) Atta Chakki;
 - (j) Meat/Poultry and Fish shop (No slaughtering shall be allowed);
 - (k) Pan shop;
 - (l) Barber shop/Hair dressing salon/Beauty parlour;
 - (m) Laundry/Dry cleaning/ironing;
 - (n) Sweet shop/Tea stall without sitting arrangement;
 - (o) Chemist shop/Clinic/Dispensary/Pathology lab;
 - (p) Optical shop;
 - (q) Tailoring shop;
 - (r) Electrical/Electronic repair shop; and
 - (s) Photo studio;
 - (t) Cable TV/DTH Operation;
 - (u) Hosiery/Readymade Garments/Cloth shop;
 - (v) ATM
 - (w) Cycle Repair Shop
 - (x) Ration shop & Kerosene Shop under PDS.
- Any other item/activity that may be notified by the Central Government.

13.4.9 Terms and Conditions for Mixed use

- (i) Approvals and applicable charges shall be as follows:
 - (a) All dwelling units with non-residential activities shall be registered with the concerned local body;
 - (b) Land/property owners shall obtain prior approval of building/layout plans from concerned local body ensuring that all norms and standards as per prevailing MPD and UBBL are met and payment of necessary fees and charges have been made.
 - (c) It shall be mandatory to obtain valid licenses and pay all applicable charges for the period during which the property is used for non-residential activities.
 - (d) Concerned local body shall be responsible for regular monitoring and conducting test checks of properties, whether registered with it or not. In addition to other penal action under relevant Acts, properties found to be without valid registration or in violation of the terms of the Plan shall be liable to pay, to the local body, a penalty as prescribed by the Competent Authority from time to time.

- (e) Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/permitted.
- (ii) The following conditions shall be applicable for all types of non-residential activities:
 - (a) FAR and ground coverage norms as applicable for the particular residential use will continue to be applicable.
 - (b) No encroachment shall be permitted on streets or public land.
 - (c) Mix of activities, including Professional, Commercial, and Other Activities, may be permitted within a single plot, provided all prescribed conditions are met and only one type of activity is undertaken per dwelling unit.
 - (d) Non-residential activities may be permitted within basements, subject to relevant provisions, statutory clearances, required licenses and permissions.
 - (e) Boundary walls and stilts shall be optional on plots along the main access road. In plots without stilt parking, active frontage may be permitted only after fulfilling parking requirements within the plot or in the close vicinity of the plot.
 - (f) Local bodies shall, in consultation with Traffic Police and RWAs/associations, undertake traffic assessment and ensure adequate parking provision (including stilt/stack parking) and proper ingress and egress arrangements, without spill over into adjoining residential areas.
 - (g) Adequate infrastructure facilities, including water supply, sewerage, electricity, and traffic management, shall be ensured by the concerned agencies in accordance with usage intensity.
 - (h) Environmental safeguards and nuisance control measures shall be enforced. Activities involving hazardous, inflammable, polluting, or non-compatible substances or processes shall not be permitted.
 - (i) Prohibited activities such as liquor shops, bars, discos, pubs, and clubs shall not be allowed in residential mixed-use premises.
- (iii) Parking requirements shall be met as under:
 - (a) 2.0 ECS/100 sqm of the area being used for non-residential activity (including Professional Activities). Such plots shall not be eligible for any relaxation in the parking norms.
 - (b) Parking requirements shall be met by residents within the plot itself.
 - (c) In case of non-availability of sufficient space for parking within the plot, it should be ensured collectively as a common parking facility as part of the parking management plan to be prepared and approved by the local body. In such cases appropriate charges/impact fees shall be paid by the owner/user as notified by the government from time to time.

- (iv) Market Traders' Associations (MTAs), in consultation with respective local bodies and RWAs, shall prepare Improvement Plans for all existing notified Mixed Use and Commercial streets (including PSS).
- (a) The Improvement Plan shall cover strategies for decongestion (traffic management, parking management), fire safety and civic amenities as well as financing and execution aspects.
- (b) The Improvement Plans shall be approved by the respective local bodies.
- (c) Such plans shall be prepared within 3 years and executed within 5 years from the date of notification of the Master Plan. Implementation of the Improvement Plan shall be jointly carried out by the respective MTAs and local body as per mutually agreed terms.
- (d) Streets that fail to comply with these requirements within the prescribed period shall be deemed de-notified.

NOTE: Detailed Service Plans, attached with this document, shall be implemented by the concerned departments/organisations/local bodies. Further, the same shall be reviewed and updated by them from time to time.

[F. No. K-12011/5/2021-DD.I]

Smt. D. THARA, Secy.

ABBREVIATIONS

A

AAI - Airport Authority of India
 AICTE - All India Council for Technical Education
 AIIMS - All India Institute of Medical Sciences

ARHC - Affordable Rental Housing Complex
 ASI - Archaeological Survey of India
 ATA - Active Travel Area
 ATM - Automated Teller Machine

B

BRTS— Bus Rapid Transit System

C

CBO - Community-Based Organization
 CC - Community Centre
 CCTV - Closed-Circuit Television
 C&D wastes - Construction and Demolition Wastes
 CETP - Common Effluent Treatment Plant
 CGHS - Cooperative Group Housing Society

CMP - Comprehensive Mobility Plan
 CNG - Compressed Natural Gas
 CNCR - Central National Capital Region
 CP - Connaught Place
 CPCB - Central Pollution Control Board
 CRMP - Cultural Resource Management Plan
 CSC - Convenience Shopping Centre

D

DC - District Centres
 DCN - Development Control Norms
 DDA - Delhi Development Authority
 DDMA- Delhi Disaster Management Authority
 DE - Developer Entity
 DERC - Delhi Electricity Regulatory Commission
 DFC - Dedicated Freight Corridor
 DFS - Delhi Fire Services

DISCOM - Distribution Company
 DJB - Delhi Jal Board
 DMC - Disaster Management Centre
 DMIC - Delhi Mumbai Industrial Corridor
 DMU - Disaster Management Units
 DPCC - Delhi Pollution Control Committee
 DSIIDC - Delhi State Industrial and Infrastructure Development Corporation
 DU - Dwelling Unit

E

ECS - Equivalent Car Space
 EDC - External Development Charges
 ESS- Electric Sub Station

EV - Electric Vehicle
 EWS - Economically Weaker Section
 EVCS - Electric Vehicle Charging Station

F

FAR - Floor Area Ratio

G

GDP - Gross Domestic Product
 GIS - Geographic Information System
 GNCTD - Government of National Capital Territory of Delhi

GPCD - Gallons Per Capita per Day
 GPRA - General Pool Residential Accommodation
 GSDP - Gross State Domestic Product

H

HCC - Heritage Conservation Committee
 HDC - High Density Corridor
 HDI - Human Development Index

HSR - High-speed Rail
 HT - High Tension

I

ICD - Inland Container Depot
IEC - International Education Centre
I&FC - Irrigation and Flood Control
IFC - Integrated Freight Complex
IPT - Intermediate Public Transport

ISBT- Inter State Bus Terminal
IT - Information Technology
ITES - Information Technology Enabled Services
ITS - Intelligent Transport System

L

LBZ - Lutyen's Bungalow Zone
LDO - Light Diesel Oil
LED - Light-emitting Diode
LIG - Low Income Group

LOP- Layout Plan
LPG - Liquefied Petroleum Gas
LT - Low Tension

M

MCC - Metropolitan City Centre
MGD - Million Gallons per Day
MICE - Meetings, Incentives, Conferences & Exhibitions

MSME - Micro Small & Medium Enterprise
MSW - Municipal Solid Waste
MTA - Market Traders Association
MUZ - Multi-Utility Zone

N

NA- Not Applicable
NCR - National Capital Region
NCRPB - National Capital Region Planning Board
NCTD - National Capital Territory of Delhi
NCTE - National Council for Teacher Education

NGO - Non-Governmental Organization
NHAI - National Highways Authority of India
NMT - Non-Motorised Transport
NOC - No Objection Certificate
NOIDA - New Okhla Industrial Development Authority
NR - No Restriction

O

OWC - Other than Walled City

O&M - Operations & Maintenance

P

PBS - Public Bicycle Sharing
PESO - Petroleum and Explosives Safety Organisation
PDS - Public Distribution System
PMAP - Parking Management Area Plan

PPP - Public Private Partnership
PSP - Public & Semi-Public
PSS - Pedestrian Shopping Streets
PWD - Public Works Department
P&T - Post & Telecommunication

R

R&D - Research and Development
RFID - Radio Frequency Identification
RNP - Road Network Plan
ROW - Right of Way

RRTS - Regional Rapid Transit System
RTV - Rapid Transit Vehicles
RWA - Resident Welfare Association

S

SKO - Superior Kerosene Oil

STP - Sewerage Treatment Plant

SUH - Shelter for Urban Homeless

T

TDR - Transferable Development Rights

TOD - Transit-Oriented Development

U

UBBL - Unified Building Bye Laws

ULB - Urban Local Body

UC - Unauthorised Colonies

UMTA - Unified Metropolitan

UER - Urban Extension Road

Transportation Authority

UGC - University Grants Commission

V

VM - Vertical Mixing

Z

ZDP - Zonal Development Plan

DEFINITIONS

A

Active frontage: A street stretch where there is an active engagement through visual/physical permeability between the street and the building. This may include arcades, colonnades, shop fronts, pedestrian entries/ exits, plazas, access points, transparent windows etc.

Active travel: Active travel involves the physical activity of walking and cycling for the purpose of travelling from one place to another.

Active Travel Area (ATA): A precinct/area identified to promote Active Travel to improve pedestrian and cycling infrastructure.

Active Travel Corridors: Identified Active Travel routes with existing or anticipated high share of cyclists and pedestrians.

Adaptive reuse: It is the process of reusing a building, to accommodate permissible and compatible uses. With adaptive reuse in historic buildings, continuation of the aesthetic and historic values along with prolonged use can be achieved.

Adult Education Centre: A premise having the facility of formal education and training to adults with flexible timings.

Amenities FAR: Amenities FAR is an incentive FAR (over and above permissible FAR) for provisioning of additional public and social amenities in unplanned areas.

Anganwadi: Anganwadi as a space provision at residential housing/local level is a centre to provide service for children of 0 to 6 years age, pregnant women, feeding mothers, etc. under the Integrated Child Development Scheme (ICDS).

Assisted Living Facility: Assisted living facility is a residential project where facilities are made available within the premises of the residential complex through registered service provider(s) for the residents who are person with disabilities or elderly.

Auditorium: A premise having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions etc.

B

Bank: A premise for offices to perform banking function and operation.

Banquet Hall: A premise to hold small public gatherings, community functions, marriages, etc.

Big Box Retail: Retail store that occupies a large physical space and offers a wide range of products with storage facilities.

Bio-swale: A green infrastructure facility designed as a vegetated, shallow, landscaped depression to capture, treat, and infiltrate storm water runoff as it moves downstream.

Blue assets: Ecological features like river Yamuna and wetlands, ponds, lakes, natural drains and man-made features like canals, baolis, wells, etc.

Brownfield area: Brownfield area refers to any land that has been previously used or developed.

Built up Area: The area covered by a building on all floors within the premise, used for activities or use, including cantilevered portion, basement, stilt/podium, utility, services, mezzanine floors (if any), other similar areas.

Bus Rapid Transit System (BRTS): High-quality bus-based mass transit system that delivers fast, comfortable, reliable and cost-effective urban mobility through the provision of segregated right-of-way infrastructure, rapid and frequent operations and excellence in marketing and customer service.

C

Carpet Area: RERA Act defines it as “the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment”.

Carriageway: A carriageway is a reserved space for movement of motorised vehicles only, in case segregated space is reserved for non-motorised vehicles within the ROW, and for mixed traffic in case segregated space is not reserved for NMT.

Circular economy: An economic model in which resources are kept in use for as long as possible in order to maximise value and reduce waste.

Clinic: A premise with facilities for treatment of outdoor patients by a doctor.

Clinical Laboratory: A premise with facilities for carrying out various tests for confirmation of symptoms of a disease.

Commercial Centres: These are the major business, trade & shopping centres. They include Metropolitan City Centre, District Centre, Community Centre, Local Shopping Centre and Convenience Shopping Centre.

Community Work Centre: Community work centres are facilities that are provided for the occupants for their livelihood. These may be provided through vertical mixing and on multi facility plots.

Congestion pricing: Congestion Pricing refers to a dynamic pricing strategy that aims to decrease congestion and air pollution by levying a charge on vehicles entering congested areas of the city.

Consortium: A special purpose vehicle formed by land/property owners of a sector/block for implementation of spatial development strategy.

Cultural and Information Centre: A premise with facility for cultural and information services for an institution, state, and country.

Cultural Circuits; Public space networks promoting an active night life by improving safety, reducing congestion by staggering activities, utilising spaces for different activities optimally,

and improving productivity for formal as well as informal economic activities and creating cultural economies.

Cultural Economy: Various economic activities providing alternative time and space for continuing work and production in the city and the areas that remain open for cultural activity and entertainment to attract tourists and locals.

Cultural Precincts: A Cultural Precinct represents a concentration of heritage, both tangible and intangible with architectural, historical, cultural, natural and associational values within a defined area, connected to each other by streets and cohesive built form.

Cycle Track: A reserved space for movement of cycles.

D

Data Centre: Data Centre is a dedicated secure space within a building/centralised location where computing and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing or allowing access to large amounts of data.

Developer Entity (DE): DE comprises of land/property owner(s)/multiple entities, who have come together through a valid and legally enforceable agreement to participate in spatial development or as defined in the specific policy.

Dispensary: A premise having facilities for medical advice and provision of medicine, managed by public or charitable institutions.

Dispensary for animals and birds: A premise having facilities for medical advice and provision of medicines for animals and birds, managed by public/private or charitable institutions.

E

Eco-cultural assets: Features where both ecological and cultural aspects of a landscape are combined together, such as protected monuments and heritage buildings with open greens, gardens, constructed water systems like tanks, stepwells (baolis) etc.

Employer housing: Employer housing mainly includes housing for employees provided by Central, State and other government agencies, as well as institutional/staff housing of public agencies.

Encumbrance: Any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.

External Development Charges (EDC): The charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the trunk public infrastructure and services, including roads, water supply, sewerage and drainage systems, electricity supply, greens etc.

F

Farm house: A house constructed by the owner on his land having a residential unit with other ancillary uses like servant quarters, farm, animal shed and watch and ward, usually in an agricultural land / low-density area.

Floor Area/FAR Area: The area obtained as a resultant of applying the FAR (Floor Area Ratio) on the plot area. Floor area = FAR x Plot area

G

Godown/Storage/Cold Storage: A premise where goods and commodities are stored, including loading and unloading facilities, servicing and idle parking for goods vehicles.

Government Office: A premise used for the office of government organizations/PSUs/ULBs.

Green assets: Ecological features like forests, orchards, riverside development, planned parks, trees and landscaped areas, recreational greens, gardens and green roofs in built fabric, etc.

Green-Blue Infrastructure: The interconnected network of Green and Blue Assets that may be natural or form a part of designed layout.

Green building: A building that, in its design, construction and operation, reduces or eliminates negative impacts, and create positive impacts, on the climate and natural environment and preserves natural resources.

Green economies: Economies with reduced carbon emissions and pollution, enhanced energy and resource efficiency, and prevention of the loss of biodiversity and ecosystem services. Examples include urban farming, horticulture, solar farms, etc.

Greenfield area: The areas available for new development within a city, typically on large vacant lands.

Greenways: A strip of land set aside for recreational use for environmental protection and where vegetation is encouraged along with facilities for cycling and walking.

Gross Residential Use: Residential area comprising of both group housing and plotted housing typologies, consisting of parks, commercial facilities, schools, dispensary, religious building, utilities, local level facilities, etc.

H

Heritage assets: Heritage Assets includes both tangible (movable and immovable heritage properties such as monuments, heritage buildings, sites, streets, gardens, landscapes, etc. and paintings, sculptures, manuscripts, etc.) and intangible elements (practices, knowledge, skills, living expressions and traditions such as festivals, art forms & folk culture, cuisine, dance & drama etc.) of heritage value.

Heritage TDR: Compensation awarded to owners of listed heritage buildings for loss of development rights, in the form of incentive FAR and/or Transferable Development Rights (TDR), as per the provisions of the Master Plan.

Household industries: A non-polluting, non-obnoxious industrial unit allowed to operate from residential premises as per the provisions of the Master Plan.

I

Interactive zones: Specific areas and trails identified within natural and heritage assets, only regulated public access may be permitted with provision of adequate amenities (toilets, drinking water fountains, resting places, visitor information centres etc.) for the purpose of recreation.

Intermediate Public Transport (IPT): Intermediate Public Transport (IPT) are hired/shared modes of transport that may serve as feeders to trunk public transport systems or as another alternative to private transport use. IPT includes cycle-rickshaws, auto-rickshaws, e-rickshaws, taxis and any other vehicle type serving as a shared mode/feeder service.

K

Kitchen: A kitchen utilises a commercial/central kitchen for the purpose of preparing food for delivery or takeout.

L

Land Pooling: The assembly and redistribution of land under different ownerships for the purpose of planning as per the Land Pooling Policy and Regulations.

Local Area Plan: A comprehensive plan prepared by concerned local body / authority containing proposals for the development of specific area(s) or neighbourhood which serves as the spatial framework for coordinated implementation of proposed development schemes or redevelopment as a whole. It supplements the Zonal Development Plan by prescribing area-specific planning proposals including land use and road networks, development controls, land management measures, and infrastructure provisions based on local requirements.

LPG Godown: A premise for the booking, storing and supply of LPG to local population.

M

Mass Rapid Transit System (MRTS): A high-quality public transport system characterised by high capacity, comfort, overall attractiveness, use of technology in passenger information system and ensuring reliability using dedicated right of way for transit vehicles (i.e. rail tracks or bus lanes).

Master Plan Road: Roads (above 30m) shown in Land Use Plan of Master Plan.

Media & News Agency including Media Training Centre: A premise having facility of Print, Television & Internet, News gathering and News Dissemination with or without training/education of all arms of media.

Motel: A premise providing boarding, lodging and free parking facilities, typically a roadside hotel having rooms adjacent to an outside parking area.

Multi-Modal Integration (MMI): Multimodal integration (MMI) is the seamless connectivity between different transport modes to maximise the impact of mass transport and enable sustainable urban mobility.

Multi-Modal Transport Hub (MMTH): A MMTH is a transport node that interconnects multiple modes of transport, and consequently, improves the efficiency and speed of movement. The Multi-Modal Transit Hub unites seamless passenger transfers as well as combines it with passenger transit-based activities.

Multipurpose Community Hall/ Barat Ghar: A premise having an enclosed space for various social and cultural activities.

Multi-Utility Zone (MUZ): Multi-Utility Zone (MUZ) is provided to accommodate bus stops, street utilities, trees, street furniture, planting for storm water management; IPT/NMT stands, paid idle parking, etc. so that these don't encroach upon the carriageway or safe pedestrian movement spaces.

Museum: A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.

N

Natural assets: Natural ecological features like forests, ridge, river, streams, drains, lakes, ponds and wetlands, etc.

Non-hierarchical Commercial Centre (NHCC): A commercial premise accommodating provisions for a wide range of retail shopping, general business, office, entertainment, hospitality, socio-cultural and related uses catering to the community needs; not based on population norms.

Nursing Home/Maternity Home/Polyclinic: A premise having medical facilities for indoor and outdoor patients. It may be managed by a doctor or a group of doctors. In case of polyclinic, it shall be managed by a group of doctors.

Non-conforming use/area: The use of land or building not in conformity with the Master Plan and/or Zonal Plans.

Non-Motorised Transport (NMT): Modes of transportation such as walking, cycling, and other forms of mobility that are powered by humans (cycle-rickshaws, hand pulled carts etc.).

O

Observatory & Weather Office: A premise with facilities for research and development of data relating to weather and forecasting thereof.

Off-street parking: Parking other than on roads/streets like surface, underground, multi-Level, mechanical/automated.

Office: An establishment used principally for transaction of business and professional services (including shared/co-working spaces), and/or keeping of accounts and records.

Old Age Home/ Care Centre for differently abled persons/Mentally challenged/Working women/Men Hostel: A premise having the facility of caring and training, boarding & lodging of the elderly/differently abled persons/mentally challenged/working women/men.

On-street parking: A regulated space occupied by vehicles to park along the edge of the street or carriageway which otherwise could have been used by motorised or non-motorised traffic.

Open Air Theatre: A premise having facilities for audience seating and a stage for performance and open to sky.

Orphanage: A premise having the facility of boarding of children who are bereaved of parents. It may or may not have educational facilities.

P

Parking management: A mechanism to ensure the efficient use of street space, and over time, parking fees can be implemented to manage demand.

Parking Management Area (PMA)

PMA is an area delineated to implement parking related interventions for managing demand, regulating available parking and reducing associated externalities.

Parking Management Area Plan (PMAP): PMAP is an area level plan prepared by any local body which includes the demarcation of all types of parking spaces for all mode as well as essential street amenities. This includes on-street, off-street and multi-level parking facilities, vending zones, multi-modal integration facilities, green open spaces along with the allied traffic and pedestrian/NMT circulation plans, signage plans, pricing strategy, etc.

Personnel Service Shop: A premise equivalent of retail shop providing personnel services like tailor, barber, etc.

Planetarium: A premise having the facility of watching and observing the sky and universe and information dissemination.

Post Office: A premise with facility for postal and telecommunication to and from a number of post offices attached to it.

Poultry Farm: A premise with facility for rearing and processing of poultry products. It may have temporary structures for sheds of birds.

Pre-existing institutions: Institutions such as 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, considered/ under examination by the concerned local bodies for regularization, subject to the terms and conditions laid down under the previous Master Plan/ Zonal Development Plan.

President Estate/Parliament House: Premise comprising of the President Estate and Parliament House and its related facilities.

Primary Health Centre/Family Welfare Centre/Paediatric Centre/Geriatric Centre: A premise having facilities for treating indoor and outdoor patients. It may be managed by a public or charitable institution on non-commercial basis. It includes family welfare centre & maternity home.

Primary School: A premise having educational and playing facilities for students upto V standard.

Public buildings: A Government or private building, used or accessed by the public at large, including a building used for educational or vocational purposes, workplace, commercial activities, public utilities, religious, cultural, leisure or recreational activities, medical or health services, law enforcement agencies, reformatories or judicial foras, railway stations or platforms, roadways bus stands or terminus, airports or waterways.

Public conveniences: Sanitary conveniences used or accessed by the public at large (by payment of fee or free of charge).

Public Infrastructure: Any physical or social infrastructure owned and operated by a Public Authority.

Public Plazas: Plazas are spaces where people can walk, sit, and congregate, ranging from neighbourhood chowks and 'nukkads' to institutional forecourts, city squares and piazzas. In dense settlements, such spaces can also play the role of refuge/evacuation spaces in the event of any disaster and/or emergency.

Public space: An area or place that is open and accessible to all people and include public buildings, public gathering spaces (squares, parks, multi-purpose grounds), connecting spaces (streets, subways, corridors), etc.

Public waterfronts: Public spaces designed alongside water bodies for developing an active public edge along the waterfront.

R

Radio & Television Station: A premise with facilities for recording, broadcast and transmission of news and other programmes through the respective medium. It may include some hostel accommodation for artists, transmission facilities like towers.

Recreational Club: A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant.

Reformatory: A premise with facilities for behavioural reforms.

Reformatory and Orphanage: A premise with facilities for confinement and behavioural reform, boarding of children who are bereaved of parents. It may or may not have educational facilities.

Refuge spots: Any spaces within neighbourhood identified by RWAs/local bodies to provide alternate locations for healthy/unwell residents at the time of contagious disease outbreaks. Such spots may be in the community centre, multi-facility centre or any other publicly accessible facility.

Regeneration: A flexible framework that allows the option of using a mix of instruments for reconstruction or redevelopment of any existing properties, building or area within identified regeneration area.

Regeneration Area: Urban regeneration area means any area identified for planning and redevelopment.

Religious facility: A premise dedicated to the service of the objects of religious nature. It may have different nomenclature in different religions/faiths.

Rental Housing: Rental Housing means a property occupied by someone other than the owner, for which the tenant pays a periodic mutually agreed rent to the owner.

Repair Shop: A premise equivalent of a retail shop, for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.

Residential School: A premise having educational and playing facilities up to XII standard, along with residential accommodation for students and staff.

Restaurant: A premise used for serving food items on commercial basis including cooking facilities. It may have covered or open space or both for sitting arrangement.

Retail Shop: A premise for sale of commodities directly to consumer with necessary storage.

Right of Way (ROW): ROW is a reserved space for movement of all modes of traffic which includes pedestrian, cycles, cycle rickshaws, buses, cars, scooter, taxis, auto-rickshaws, etc. Space for services, underground/over ground utilities, public conveniences and amenities, vendors, drinking water kiosks, etc., are planned and reserved within the ROW, without encroaching on walking space or motor vehicle movement space, as per standards and guidelines issued by government.

Road Network Plan (RNP): A plan indicating a public road network to enable regeneration, improve accessibility and facilitate augmentation of services.

S

Satellite and Telecommunication Centre: A premise with facilities for research & development of satellite & telecommunication technology.

School for Mentally challenged and differently abled persons: A premise having educational (formal and vocational) and playing facilities for mentally challenged and differently abled persons.

Secondary School: A premise having educational and playing facilities for students from VI to XII standard.

Sector: An area bounded by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc.

Senior Secondary School: A premise having educational and playing facilities for students upto XII standard.

Service Centre: A premise earmarked/designated for establishment(s) engaged in repair/service activities (such as automobile workshops, electronic goods workshops; gas godowns; data centre; general merchandise; hardware and building materials, e-commerce delivery, etc.

Service Providing Agency: An agency responsible for providing services such as water supply, sewerage disposal, electricity supply, construction of roads, communication and other distributive services.

Shelter for Urban Homeless (SUH): A premise having all weather shelter for homeless individuals. It may be run by local government or voluntary agencies.

Single Window System: An ease of doing business measure developed as a single online platform for receiving applications, verifications, approvals, grievances etc., to manage the implementation of policy/scheme in a time bound manner.

Site Plan: A detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code.

Solar Farms: Solar farms or solar fields are large scale solar installations where photovoltaic panels (solar panels) are used to harvest the sun's energy.

Statutory Body: A statutory body or statutory authority is a body set up by law (statute).

Superior Kerosene Oil and Light Diesel Oil (SKO-LDO) Outlet: A premise with facility of retail storage of Superior Kerosene Oil and Light Diesel Oil (SKO-LDO) for supply to local population.

T

Tactical Urbanism: Tactical Urbanism or pop-up urbanism is a measure for temporarily retrofitting a street section to prioritise pedestrian and NMT movement by reserving lanes, pedestrianizing street stretches, etc.

Tertiary Health Care Centre: A premise providing advanced health care facilities of specialised nature such as super specialty/multi-specialty health care, types of rehabilitation

centre, etc. for treatment of patients. It may be managed by public, private or charitable institution.

U

Unauthorised Colonies (UCs): UC is a colony/development comprising of contiguous area, where no permission of concerned agency has been obtained for approval of layout Plan, and/or building plan.

Urban farming: The practice of growing, processing, and distributing food and other products through plant cultivation or animal husbandry, aquaculture, bee keeping and composting in and around cities for local population needs.

Utility: Structures executed/promoted by Government Agencies/Organizations for enhancement of - Public Safety, Public Health and Hygiene, Environment and Climate/Pollution Control, Energy Conservation, Transportation, Water Supply and Sewage Disposal lines/infrastructures, Solid Waste Management infrastructures, Electricity Supply lines, Renewable Energy or for any other such associated activities. Utility structures shall be as per UBBL

V

Vending Booth: A premise in the form of booth for sale of commodities of daily needs or consumables either through a mechanical installation or otherwise.

Vertical mixing of uses: Provisioning of mixing of identified compatible use premises in a plot to enable mix-use in building.

Voluntary Health Service: A premise having medical facilities for treatment of outdoor patients and other like blood bank etc. by voluntary institutions.

W

Walkability: Walkability is a measure of the extent to which an area is walkable according to built environment/infrastructure (barrier free, safe, well-lit, comfortable etc.).

Walk Plan: A plan prepared for an influence zone of at least 500m (5-10 minutes walking distance) around any specific destination node for provisioning adequate pedestrian and cycling infrastructure.

Warehouse/Godown/Cold storage: Any building used primarily for the storage or sheltering of goods, wares or merchandise.

Watch & ward: Watch & ward premises refers to the building or part of building used by the security staff for their shelter/rest with toilet.

Water Sensitive Urban Design (WSUD): An approach which integrates urban planning with the management, protection and conservation of the urban water cycle (including water supply,

wastewater, stormwater and groundwater management) such that the urban water management is sensitive to natural hydrological and ecological processes.

Weekly Market: An area used once in a week by a group of informal units in the form of a market. These markets shift from one area to another on different days of the week.

Worker Housing: Worker housing means property used temporarily or seasonally for the residential use of a worker. This housing may either be on- or off-site, and may consist of dwelling unit/dormitory.

Z

Zonal Plan Road: Normally Roads (above 18m) shown in Zonal Development plans.

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Annexure 1: List of Biodiversity parks and parks maintained by DDA**List of Biodiversity Parks**

1. Yamuna Biodiversity Park
2. Aravalli Biodiversity Park
3. Kamla Nehru Biodiversity Park (Northern Ridge Biodiversity Park)
4. Tilpath Valley Biodiversity Park
5. Neela Hauz Biodiversity Park
6. Tughlaqabad Biodiversity Park
7. South Delhi Biodiversity Park (Kalindi Biodiversity Park)

List of Parks maintained by DDA (2026)

S. No.	Name of Park	Area (in Acres)
1	Indraprastha Park along Ring road, Sarai Kale Khan	68.50
2	Green area adjacent to Officer Flat at Bhagwan Dass Road	1.48
3	Lala Lajpat Rai Memorial Park, Vinoba Puri, Lajpat Nagar	14.00
4	Green area from P.S. to Rampul, along with drain, Lajpat Nagar	1.49
5	Green area from Shani Dev temple to Pant nagar, Lajpat Nagar	1.97
6	Park at Purana Quila Complex i/c Green area near national stadium and Bedil wala Bagh	6.78
7	Sundial Park near Barapullah clover leaf, Sarai Kale Khan	6.01
8	Amir Khusro Park at Nizamuddin	12.80
9	Park at Katra Ahiran, Nizamuddin	3.06
10	Neighborhood Park at East of Kailash	3.85
11	Park at Pkt. B, Sant Nagar Pahari, East of Kailash.	4.36
12	Green area at District Center, Nehru Place	3.30
13	Park Opp. Lady Sri Ram College at Greater Kailash-I	10.29
14	District Park at R-Block, Greater Kailash-I	12.50
15	District Park at Kalkaji Aastha Kunj	142.41
16	Green area at Kalkaji	28.00
17	Green area near PTC, at Kalkaji	16.50
18	Green area at Tehkhand Ph-I (near DESU sub station)	127.00
19	Park behind Barat Ghar at Village Tehkhand	0.79
20	Park and Woodland at Okhla Industrial Area Ph. II	3.14
21	Green area Maa Anand Mai Asharam at Harkesh Nagar	100.00
22	Jahpanna City Forest.	435.00
23	Park adjacent to JP Club at Mandakhni Enclave	10.02
24	Children Park Dr. Ambedkar Nagar at Dakshin Puri	7.44
25	Neighborhood Park near Kalibari Mandir at C.R. Park	4.11
26	Green area and Picnic Hut at Tugalakabad	57.99

27	Recreational Complex at Tuglakabad	10.03
28	Rolling Green area adjoining fort wall Tuglakabad	5.32
29	Green area between M.B. Road OIR Fortwall Tuglakabad	48.00
30	Green area at Transit Camp, Govindpuri.	0.26
31	Neighborhood Park between Pkt. A-10 & A-11 at Kalkaji Extn.	16.72
32	Neighborhood Park between Pkt. A-11 & A-12 at Kalkaji Extn.	9.47
33	Green Area at Housing Project at A-14 at Kalkaji Extension	0.33
34	District Park Pkt. A-14 at Kalkaji Extn.	6.00
35	Park at DDA office complex Pitam Pura	0.19
36	Neighborhood Park at Anand Vihar & Shakti Vihar, Pitam Pura	5.26
37	District Park at Harsh Vihar, Pitam Pura	14.55
38	District Park near Road No. 42 at C.H.B.S. Pitam Pura	3.34
39	District Park near Milan Apptt. at C.H.B.S. Pitam Pura	3.75
40	District Park at Sanik Vihar, Pitam Pura	19.17
41	Park at Vinus Appartment, Pitam Pura	0.50
42	Park at commnity centre near Road No. 44, Pitampura	1.00
43	Park near Pitam Pura village	1.33
44	Neighborhood Park at Rajdhani Enclave, Pitam Pura	3.23
45	District Park at Kohat Enclave, Pitam Pura	3.64
46	Neighborhood Park at P & T Colony at Sandesh Vihar, Pitam Pura	4.62
47	Neighborhood Park between Chander Lok & Lok Vihar, Pitampura	4.86
48	District Park at Lok Vihar, Pitampura	7.96
49	Old Orchards at Shakur Pur	11.15
50	District Park at C.H.B.S. Pitam Pura (Sanjay Van)	14.00
51	Zonal green area at Saraswati Vihar, Pitam Pura	13.72
52	District Park at C.H.B.S. Pitam Pura near Brij Vihar	5.77
53	Green Belt Mangol Puri Ind. Area Ph. II	9.56
54	Neighborhood Park at C.H.B.S. Pitam Pura near Deepali Chowk	4.03
55	District Park at Multan Nagar	26.50
56	Park at Maharaja Surajmal Stadium at Nangloi	4.67
57	District Park near Double tanki, Pitampura	9.33
58	District Park SP/TP-Block at Pitampura	2.52
59	Green area at office complex at Pitampura	0.92
60	District Park SP-Block Pitampura	3.28
61	Neighborhood Park at Block-ND Pitampura	3.28
62	Neighborhood Park at Block-TP Pitampura	4.42
63	District Park at RP-Block Pitampura	5.85
64	Neighborhood Park at Block-HU Pitampura	6.57
65	District Park (Lala Wala Bagh) at Pitampura	10.36
66	Green area at Community centre, KP-Block, Pitampura	1.25
67	District Park (Lake area) Pitampura	59.38
68	Green Area between Shastri Nagar, Kalidas Marg	5.40

69	Park and Nursery at Darbar Khan wala Bagh	9.32
70	Park (Ram Singh wala Bagh) at Shastri Nagar	9.36
71	Park (Charkhi wala Bagh) at Shastri Nagar	13.00
72	Park at Sindhora Kalan at Gulabi Bagh	11.92
73	Park at old Orchard, Gulabi Bagh	3.21
74	District Park at Shastri Nagar Ph. III.	47.17
75	Neighborhood Park at C-1- Pahari, Lawrence Road	3.04
76	Neighborhood Park, Rose Garden at Lawrence Road	5.10
77	Neighborhood Park (Mazdoor Park) at Lawrence Road	7.40
78	Maharshi Dayandand District Park, Lawrence Road	22.63
79	District Park (Nepal wala Bagh) at Lawrence Road	10.89
80	Green belt at Faiz Road	0.22
81	Park at Mama Bhanja Mazar at Rani Jhansi Road	0.45
82	Park Near Telephone Exchange, Karol Bagh	2.50
83	Green area behind block 1 & 2, MIG Flats, Motia Khan	0.33
84	Park Dargah Peer Banwasi at Punchkuyain Road	2.36
85	Park at Id Gah, Jhandewalan	4.50
86	Park at Motia Khan	7.77
87	District Park at Faiz Road (between Rani Jhasi Road)	9.92
88	Park and Old Orchard (Rattan Wala Bagh) at Model Town to Rajpura Cantt.	19.50
89	Green Area (Ismile Khan Wala Bagh) Between Railway Line and G.T.K. Road.	22.80
90	Park at Chowki No. 4, Near Ashok Vihar Fly Over.	1.50
91	Park Near Azadpur Railway Station.	5.36
92	Park and Old Orchard at Parmeshwari Wala Bagh, Azadpur	6.04
93	Park at Parmeshwari wala bagh behind Hans Cinema GTK Road, Azadpur	6.00
94	Park at the surrendered land by Birla Textile at Shakti Nagar Behind Amba Cinema near Rosanara Club	14.96
95	Park near Najafgarh drain at Rajpura Gur Mandi.	0.50
96	District Park at Sandesh Vihar Pitam Pura	21.25
97	District Park at Pitampura	5.90
98	Park at Pic Nic Hut Ashok Vihar Ph. III	24.00
99	Zonal green area at Ashok Vihar Ph. IV	17.47
100	District Park at Gulabi Bagh	30.50
101	District Park at Ashok Vihar Ph. II	3.22
102	Ashoka Garden at Ashok Vihar Ph. IV.	76.06
103	Old orchard (Janak Wala Bagh) at ashok Vihar Ph-IV	9.38
104	District Park (Baba Khimman Singh) at Ashok Vihar Ph. III	20.00
105	Green Belt, E to I at Ashok Vihar Ph. I	12.00
106	Park at Sawan Park RUB, Near Ashok Vihar Ph-III	1.35
107	Children Park (Ch. Lekh Ram Park) at Ashok Vihar Ph. I	8.82

108	Green Belt near railway Line at Ashok Vihar Ph. I	27.84
109	Parks at Office complex at Ashok Vihar Ph.-I.	0.50
110	District Park Wazir pur Industrial Area, Ashok Vihar Ph.-I.	3.81
111	Park and Play area at Boda Kuan at Ashok Vihar Ph. II	11.74
112	Neighborhood Park Boda Kuan at Ashok Vihar Ph. II	2.14
113	Park (21 Bigha wala Bagh) at Ashok Vihar Ph. II	3.09
114	Park at Chandi wala Bagh at Ashok Vihar Ph. II	3.62
115	Tot Lot Near Wazir Pur Village Ashok Vihar Ph.-I.	0.17
116	Neighborhood Park at Ashok Vihar Ph. III	3.96
117	Vaishnavi Park and Nursery near Prudence School, Ashok Vihar PH-II	10.10
118	Park and water body near radio colony, Dheerpur	2.07
119	Green area at Dhaka.	10.00
120	Green area S.L.F. at Gopal Pur.	10.00
121	Park at Morigate.	3.30
122	Green Belt at Dheer Pur.	10.00
123	District Park B-Block Paschim Puri.	15.35
124	Shivaji Park at Basai Darapur.	18.00
125	Neighborhood Park at A-4 Supriya Aptt. Paschim Vihar.	1.69
126	District Park along Rohtak Road at Paschim Vihar.	2.54
127	Green area Punjabi Bagh Extn.	8.60
128	District Park along NG drain Opp. BG-6 Paschim Vihar.	3.19
129	Zonal green area at Khyala	3.50
130	DDA Green at Shiva ji Marg, Moti Nagar	128.95
131	District Park at M-Block Vikas Puri.	27.12
132	Sports Field at C-Block, Vikaspuri.	5.42
133	Gobind Behari Lal Park, F-Block, Vikaspuri.	10.76
134	District Park at South of Rohtak Road, near GH-5 & 7, Paschim Vihar.	9.15
135	Zonal green area at Keshopur.	15.04
136	District Park at outer fall drain along Pankha Road Budella, Vikas Puri.	15.78
137	Neighborhood Park at CGHS Budella, Near DG-2 Gauri Shankar Mandir, Vikaspuri Ph.-I .	4.75
138	Neighborhood Park at CGHS Budella, Near Gangotri Apartment, VikasPuri Ph.- II.	3.50
139	Park at Peera Garhi	1.98
140	Neighborhood Park at Society Area South of Rohtak Road near Jahaj Aptt.	2.70
141	District Park at Jwalapuri JJ Colony.	4.66
142	Green Area at Hastsal Ph.-II.	38.00
143	Park at Sanitary Land Fill Pit No. 2 Hastsal.	6.68
144	Sports Field at Hastsal Ph.- II.	5.00
145	Neighborhood Park at Society Area South of Rohtak Road near Bhera Enclave	5.76

146	Neighborhood Park at Society area South of Rohtak Road, Guru Harkishan Nagar Paschim Vihar .	5.75
147	Neighborhood Park at Society area South of Rohtak Road, Sunder Vihar, Paschim Vihar	8.77
148	District Park at G-17 at Paschim Vihar, LG Park & Sports Field.	28.10
149	Green Area .(Mango Orchard) at Sayed Nangloi Ph.-I, II & III	220.50
150	Green Area at Hastsal Ph.-I.	48.72
151	District Park along with NG Drain Budella, Vikas Puri.	13.31
152	Green area at Tagore Garden.	55.26
153	District Park Ph.- I & III along B-Block, Paschim Vihar.	18.50
154	District Park at RBI Colony and Office Complex, G-17 Paschim Vihar.	5.80
155	Neighborhood Park at RBI Colony, G-17 Paschim Vihar.	3.52
156	Neighborhood Park at Raksha Kunj G-17, Paschim Vihar.	2.95
157	District Park along NG Drain outer ring road to Khyala Bridge.	14.72
158	Neighborhood Park at G-17 Janmastmi Park Paschim Vihar.	5.84
159	Neighborhood Park at SBI Colony at G-17 Paschim Vihar.	2.45
160	Park at GH-III, Paschim Vihar.	0.10
161	District Park & Lake G-17 at Paschim Vihar.	46.50
162	Park & Lake Madipur & Bhagwati Talab at Madipur Talab.	16.80
163	Green Area near Eden Castle Nursery School A-2, Paschim Vihar.	0.05
164	District Park at Vishnu Garden, Khyala.	6.52
165	Green Area at PVC Market, Tikri Kalan.	30.00
166	Neighborhood Park at Society area South of Rohtak Road near LIC Colony, Paschim Vihar.	2.55
167	Neighborhood Park at Society area South of Rohtak Road near Ambica Vihar, Paschim Vihar.	3.19
168	District Park at G-17 Paschim Vihar at Sayed Nangloi Village.	1.15
169	Neighborhood Park at Society area South of Rohtak Road, near Miawali Nagar, Paschim Vihar .	4.27
170	Green area at Picnic Hut, Hauz Khas	64.14
171	Green area at Hauz Khas Sport field	95.3
172	District Park at Hauz Khas i/c Rose Garden	100.8
173	District Park at Hauz Khas opp. R.K Puram	100.56
174	Green Area at C Block Safdarjung Development Area, Hauzkhas	7.5
175	Therapy Park at Safdarjang Enclave, Hauzkhas	9.18
176	Sanjay Van, Mehrauli	773.76
177	Green Area at Qutab Industrial Area	12.45
178	Mehrauli Archeological Park, Mehrauli.	201.95
179	Mango Orchard Andheria More Part I adjoining Andheria More, Mehrauli	9.44
180	Mango Orchard Andheria More Part II near Samshi Talab	5.29
181	Mango Orchard Andheria More Part III between Firni Road Oxidation Ditch	32.9
182	Green area at Smriti Van, Sector A at Vasant Kunj	34.51

183	Neighborhood Park Sector A, Pkt A at Vasant Kunj vacant land	6.43
184	District Park Sector A Pocket B & C at Vasant Kunj	8.5
185	Green area near Oxidation Ditch at Sector A, Pocket A, Vasant Kunj	5.5
186	Green area at Sector A, Pocket B & C, Vasant Kunj	8.5
187	Park at Andheria More, Mehrauli	6.69
188	Green area at Andheria more Ph-V, Mehrauli	24.33
189	Woodland area at Bhatta Bricks, Village Ghitorni	68.61
190	Neighborhood Park at Sector B-5 & 6, Vasant Kunj	5.18
191	Neighborhood Park at Sector B10, Vasant Kunj	3.87
192	District Park (Cactus Garden) at Sec B, Vasant Kunj	7.51
193	Neighborhood Park adjoining Sec- B-1, Pond area at Vasant kunj	2.96
194	Green at Rose wood apartment, Vasant Kunj	2.05
195	Green Strip Road & Central Verge Sector C-3 to T-Point Sector C-9 & C-8 to Biodiversity Park at Vasant Kunj	3.15
196	Neighborhood Park at Pocket 9, Sector C, Vasant kunj	3.05
197	Vasant Vatika, behind Vasant Valley School at Sector C, Vasant Kunj	10.6
198	Park opp. Grand Hotel, West of JNU phase II at Vasant Kunj	27.64
199	Neighborhood Park between DPS and pocket 4, Sector C at Vasant Kunj	3.18
200	Green Area at E-1, Vasant Kunj	2.18
201	Water body at khasra No 524, Village Mahipalpur	3.18
202	Green area near Malikpur Sultan Garhi tomb at Rangpuri	70
203	Green area at DDA Houseing pkt at Sec-D Pocket-6, Vasant kunj.	12.37
204	Green Area at Dhaula Kuan	65.82
205	Park & Plantation at Satya Niketan	6.94
206	District Park at Nanakpura	17.5
207	Green at Anand Niketan (L&DO Land)	1.94
208	Vasant Udyan at Vasant Vihar	43.17
209	Green Area at Basant Nagar	5
210	Park at Community Centre Basant Lok, Vasant Vihar	3.67
211	Green strip at Guru Harkrishan Public School, Vasant Vihar	4
212	Green area at R.K. Puram Sector 6 & 12 BSES Office and Mohan Singh Market (L&DO Land)	13.91
213	Green area at Sector 12, R.K. Puram (L&DO Land)	26.00
214	Green area at Chanakyapuri (L&DO Land)	5.48
215	Green area at Sector 3, R.K. Puram (L&DO Land)	2
216	Green area at Sector 3 & 4, R.K. Puram (L&DO Land)	16.96
217	Green area at Sector 7 SM Temple, R.K. Puram (L&DO Land)	1.6
218	District Park Avantika, Sector-1, Rohini	53.05
219	Green area along Budh Vihar drain near Y-Block, Mangolpuri	0.26
220	Park at Office complex, Deepali Chowk, Sector-3, Rohini	0.32
221	Neighborhood Park Near Remal Public School, Sec-3, Rohini	3.47

222	Neighborhood Park & Play area at H-32, Sec-3, Rohini	3.31
223	Neighborhood Park & Play area at B-9, Sector-3, Rohini	3.31
224	Neighborhood Park & Play area at Multigym, Sector-3, Rohini	3.38
225	Park & Pond area, Sector-3, Rohini	4.91
226	Green Belt along Nagloi Drain, Sector-4, Rohini	2.93
227	Park at Pocket-C, Sec-4, Rohini	0.23
228	Neighborhood Park at Pkt-D-16, Sector-7, Rohini	3.6
229	Green belt at Sec-08, Rohini, A-1 & A-3	3.89
230	Neighborhood Park & Sport Field at Sector-8, D 11, Rohini	3.44
231	Play field between E-17 & F-18, Sector 8, Rohini.	3.31
232	Green belt at Pkt-C8 Sector-8, Rohini	1.33
233	Green belt at Pkt-B5, Sector-8, Rohini	2.56
234	Park and play field at sector-5, Rohini	3.18
235	Parks and water body Rithala Sector-5, Rohini	9.28
236	Park and wood land site no. 3 at Sector-5, Rohini	8.67
237	Park and woodland site no. 3, near gas godown at Sector -5, Rohini	6.32
238	Neighborhood Park No. 3 at Sector-24, Rohini	3.08
239	Neighborhood Park No. 5 at Sector-24, Rohini	4.81
240	Neighborhood Park No. 6 at Sector-24, Rohini	4.55
241	Neighborhood Park No. 8 at Sector-24, Rohini	6.48
242	Neighborhood Park No. 10 at Sector-24, Rohini	3.12
243	Neighborhood Park No. 11 at Sector-24, Rohini	4.46
244	Neighborhood Park No. 13 at Sector-24, Rohini	3.05
245	Neighborhood Park No. 17 at Sector-24, Rohini	6.48
246	Green Belt in front of Petrol Pump at Sec-24 Rohini	4.13
247	Green belt near Pkt-20 to 23 at Sector-24, Rohini	4.15
248	Green Belt near Rithala Drain at Sec-24, Rohini	18.19
249	Green Belt near Pkt 2-4 & 5 at Sec-24, Rohini	5.49
250	Green Belt Near Deep Vihar, at Sec-24, Rohini	5.68
251	Green Belt near 80 meter wide road at Sector 24 Rohini	4.44
252	Green Belt near 60 meter wide road at Sector-24 Rohini.	4.48
253	Green belt at Sec-21, Rohini	9.61
254	Green belt at Sec-22, Rohini	18.23
255	Play Ground at Sec-22, Rohini	3.35
256	Park at Sardar patel lake, Sec-23, Rohini	10
257	Green belt at Sec-23, Rohini	27.8
258	Green Area Shri bala ji Enclave Sector -23, Rohini	0.95
259	Park at sec-23, Rohini	13.03
260	Green area adjacent to 7.5 MGD UGR Pump, Sector-23, Rohini	4.11
261	Green Area at Village Nangloi Near Railway line	6.69
262	District Park at Sec-20, Rohini	20.22
263	Green belt at Sec-33, Rohini	6.09

264	Green area behind housing Pocket-11A & 11B, Sector-23, Rohini.	20.69
265	Green Belt along 100 mtr Road, Sector -35 Rohini	16.74
266	Green area near pocket B-4, B-5, (Bawana Road) Sector -35, Rohini	5.6
267	Park and Plantation Pkt-5, 6 , Pkt-B4 ,Sector-35, Rohini	3
268	Park along bawana road, Sector-35 near , Rohini.	1.6
269	Central Green area at Sec-35, Between Pkt-5 & 6, Rohini	47
270	Tot-lot at Block A and C, Sector-35, Rohini	9.84
271	Park at Block B Pkt-II sec-29 Rohini.	3.29
272	District Park, along HIG flat, at Sec-29, Rohini	23.22
273	District Park, along LIG Flats, Sec-29, Rohini.	23.16
274	Green belt at Sec-29, Rohini.	6.54
275	Park at Block-D, Sector 29, Rohini.	14.85
276	Green Area Near way canal at Sec-29, Rohini	15.5
277	Green area near 80 mtr. Road, Sec-29, Rohini	15.5
278	Green area Pkt-1, Block-B, Sec-29, Rohini	2.1
279	Tot Lot at Pkt A & B Sector-29, Rohini	5.96
280	Green area near 80 meter road, Sector-29, Rohini	2.18
281	Green area at Part-II,, Yamuna Western Canal, Sec-29, Rohini	47.95
282	Green Area Sec-30, Rohini	22.5
283	Park at sec-30, Rohini.	3.47
284	Park at Sec-29-30 Rohini.	6.18
285	District Park (Swarn Jayanti Park) at Sector-10 Rohini.	170.06
286	Green at DDA office complex, Sector-10 Rohini.	0.25
287	Park & plantation i/c Nursery site No.4 at Sector-11, Rohini	17.56
288	Park, plantation and Wood Land at site No.4 sec-11, Rohini.	14.25
289	Green belt near Balaji at Sector-11, Rohini.	6.96
290	Park & RSP Near informt of SFS Flats at Sector-XI, Rohini.	6.09
291	Green belt at Sector-XI, (Ext.) Rohini.	16.42
292	Neighborhood Park Near Maheshwari Apptt. at Sec-14, Rohini	4.64
293	District Park, Chitra Gupt Park at Sec-14 Rohini.	30.48
294	Green at Zonal office building, Sector-14, Rohini.	0.23
295	Green Belt near Madhuban chowk to Prashant Viharat Sec-14 Rohini.	5.1
296	Neighborhood Park Near Jhung Apptt. at Sec-13 Rohini	5.35
297	Neighborhood Park at Block-G, Near Neel Kanth Mandir, Sec-15 Rohini	3.56
298	Green Belt at H-Block, Near Drain, Sector 15, Rohini.	3.5
299	Park & Play Ground at Block-G, sec-15 Rohini.	5.8
300	Neighborhood Park, H-Block, Near Taxi Stand, Sector-15, Rohini.	2.3
301	Park and Play Ground Sector-16, Rohini.	8.65
302	Green belt at Sector-16 rohini.	3.37
303	Green Belt sec-17 Rohini.	1.78
304	Green belt Part-II at sector-32, Rohini.	13.75
305	Green belt Part-I at Sector-32, Rohini.	12.98

306	Tot Lot at Pocket A-1, Sector-32, Rohini	2.03
307	Green Belt Along with 60 and 80 mtr. Wide road. at Sector-32, Rohini	8.1
308	Green belt at Sector 38, Rohini	2.99
309	Green belt near Kanjawala Road Sector-38, Rohini	3.98
310	Green belt near 100mtr wide Road Sec-38 Rohini	7.45
311	Green Belt Sector-39 and 40, Rohini	34
312	Park at Sheetla Mata Mandir, Rohini	0.41
313	Green belt Near 100mtr Road Sec-36, Rohini	9.1
314	Green belt 30intr wide road to 60 mtr road Sec-36	13.42
315	Green belt at Sec-36 behind Helipad	7.18
316	Green belt between 30mtr. To 60 mtr road helipad At Sec-36. Rohini at Sec-36, Rohini	21.6
317	Tot-Lot and woodland at block-C, Pkt-1, Sec-36, Rohini.	3.73
318	Tot Lot & Park at Pkt-1, Block-A, Sec-36, Rohini	5.21
319	Tot Lot & Park at Pkt-2, Block-A, Sec-36, Rohini	1.27
320	Tot Lot & Park at Pkt-3, Block-A, Sec-36, Rohini	2.49
321	Tot Lot & Park at Pkt-3, Block-C, Sec-36, Rohini	1.28
322	Tot Lot & Park at Pkt-2, Block-C, Sec-36, Rohini	2.42
323	Tot Lot Park and woodland block-C, Pkt-3, Sec-36, Rohini	1.28
324	Green belt alongwith 100mtr wide road at Sec-37, Rohini	13.96
325	Tot Lot at Park block-C-1, Sec-37, Rohini	5.2
326	Green belt at Pkt-C2, Sec-37, Rohini	3.55
327	Green belt - Part-II at Pkt-C1, at Sec-37, Rohini	18.38
328	Green belt Sec-37, Near Pkt-B-03, Rohini	10.19
329	Green belt along 60 mtr wide helipad road, Blk-B3 at Sec-37, Rohini	13.99
330	Green belt near 60mtr wide helipad road at Pkt-C1, at Sec-37, Rohini	9.16
331	Central Green at area Sec-34, Rohini.	49.78
332	Park and Plantation at Pkt-1 to 4, Sector-34, Rohini	18.71
333	Tot-Lots in Block A and C, Sector-34, Rohini	29.29
334	Green area and Green Belt Sector-34, Rohini	20
335	Green Belt and Park along 45 mtr road Pkt C-1 and C-2 Sector -34, Rohini	7.28
336	Green Belt between Pkt A1 and A2, Sector-34, Rohini.	10.77
337	Neighborhood Park No 3, Near pkt. -1, Sector-25, Rohini.	3.56
338	Neighborhood Park NO. 4, infront of Ryan P. School, Sector-25, Rohini	4.17
339	Neighborhood Park No. 5, Near pkt. -7, Sector-25, Rohini.	3.43
340	Park at Shahabad Dairy Sec-25, Rohini	4.59
341	Green Belt from SPS to Delhi Institute, Sec-25, Rohini	4.58
342	Green Belt Near Delhi institute, along 60mtr wide road, Sector-25, Rohini.	2.58
343	Green Belt at pkt. 1 to 8, Sector-25, Rohini.	6.33
344	Park Near Judges Flats at Sector-26, Rohini.	0.73
345	RSP & Green Belt at Sector - 26, Rohini.	2.86

346	Green belt along mandir at Sector-27, Rohini.	3.84
347	Park at Sector-27, Rohini	5.63
348	Green area at Sector-27, Block-C, Rohini	0.11
349	Zonal green area at Sector-27, Rohini	4.54
350	Park Sahabadh Sector-27, Rohini.	3.25
351	Green Belt Near CNG Pump Sec-25, Rohini.	20.26
352	Green area Part-I at Sec-28, Rohini.	20.89
353	Park at Pkt. C-1, Sector-28, Rohini.	4.65
354	Green Belt at Block C-2, Sec-28 Rohini.	4.94
355	Green Area Part-II , between LIG/MIG Flats at Sec-28, Rohini	22.13
356	Park at Pkt. C-4, Sector-28, Rohini	5.94
357	Green Belt Near CNG Pump at Sector 28, Rohini.	12.04
358	Green Belt Near Western Yanua Canal at Sector 28, Rohini.	6.60
359	Green Belt Near 80 mtr. Road at Sector-28, Road, Rohini.	16.1
360	Green area at Pocket- A3 & A5, Sector-28, Rohini	4.25
361	Arun Jaitley Park, Siri fort.	133.66
362	Green area Rishal Wala at Siri Fort Phase-I.	12.08
363	Green area between Krishi Vihar, G.K-I	4.9
364	Park & Seed bed at Marshal Tito Marg	4.94
365	Park & Hillock area at Marshal Tito Marg (Model Park)	23.41
366	Park at Vijay Mandal near Begumpur	46
367	Green area (Tara Wala) Lado Sarai Ph-I	7.44
368	DDA Park adjoining crescent mall, Lado Sarai	1
369	Children Park at Lado Sarai Phase-I.	8.5
370	Neighborhood Park-I at Maidangarhi	1.6
371	Neighborhood Park-2 at Maidangarhi	2
372	Rugby ground at Maidangarhi	3.41
373	Green area (Indian Garden) at Lado Sarai Ph-II.	10.87
374	Qutub Nursery at Lado Sarai, Phase-I, Lado sarai	6
375	Green Area at Lado Sarai, Phase-II, Lado sarai	53
376	City Park at Ladha Sarai.	125.5
377	Green area at Ladha Sarai.	56
378	District Park at Saket.	3.76
379	Neighborhood Park at J – Block, Saket.	4.78
380	Green area at District Centre, Saket	3.76
381	Neighborhood Park at E – Block, Saket.	5.44
382	Neighborhood Park at D – Block, Saket.	5.46
383	Park at Sangam Vihar Opp. Batra Hospital	13.76
384	Green near Kaya Maya Temple at Tughlakabad	11.24
385	Green area at Tongia Plantation at Tughlakabad	11.06
386	Park at Pul Prehladpur, Ph-I.	34
387	Green Area near Adilabad Fort at Tughlakabad.	20

388	Tughlakabad Recreational Complex Zone-III Ph-I	75
389	Park at Pul Prehladpur Ph-II	6
390	District Park Masjid Moth Panchsheel.	20
391	District Park Near Chirag Delhi village and Khirki village at Satpula Lake.	40.5
392	Neighborhood Park & Seed bed near office building, Sheikh Sarai, Ph-I	1.65
393	Neighborhood Park near pocket B & C Sheikh Sarai Ph-I	6
394	Park at Sarva Priya Vihar	3.63
395	Park (Jheelwala), at Panchsheel	4.8
396	Tot lot Near CE ,SZ DDA office, Sahupur Jat	1.39
397	Triangular Park (Maa Sharda Park) at Hauz Khas	4.42
398	Green belt alongwith August kranti marg (Asian Game Village Complex)	6.75
399	Park at Asian Games Village Complex near Panchshseel	7.81
400	Neighborhood Park (Gulmohar Park) at Hauz Khas	11.5
401	Sanjay Lake, Trilokpuri , Mayur Vihar	165.34
402	Green area at District Center Mayur places Mayur Vihar Ph-I	3.95
403	Park near CGHS at Mayur Vihar Ph-I Extn.	8.92
404	Park near CGHS at Mayur Vihar Ph-I	3.76
405	Park at Trilok Puri near Kotla Village, Mayur Vihar Ph-I	9.94
406	Park at Shakarpur near Nehru Enclave	14.17
407	Green area at Clover Leaf, Jasola Fly over	15.16
408	Green Area at Bahapur	20.98
409	Green Area at Jasola	4.83
410	Park at Pkt.-D & E at Sarita Vihar.	6.78
411	Green Area along Road No. 13 at Sarita Vihar	12.00
412	Lala Hardayal District Park near Apollo Hospital at Jasola	12.85
413	District Park at Sarita Vihar.	17.04
414	Ornamental Park adjoining Sport Complex at Jasola	3.85
415	Ashoka Park, Opp. New Friends Colony	21.50
416	Smritivan at Kondli	56.95
417	Green belt near rly. Line at Mandawali Fazalpur	3.25
418	Tikona Park near Engineering Estate, Madawali Fazalpur	4.83
419	Children Park at Mandawali Fazalpur	4.99
420	Park at Utsav Ground, Partaparganj	6.00
421	Park and Water body at Mandawali Fazalpur	8.93
422	Park at Partaparganj	15.76
423	District Park Patparganj	16.67
424	Park Playfield at Mandawali Fazalpur	3.50
425	Green Area at NH 24 Hinden Cut at Gazipur, East Delhi	4.93
426	District Park at Kondli.	6.75
427	Green area of Housing pkt at Kondli, East Delhi	2.93

428	Play Field I & II CGHS at Vasundhara Enclave.	7.38
429	District Park ,Pkt.-C , IFC , Gazipur	8.18
430	Green Area at Khichripur	1.60
431	Green Area at Gazipur.	1.68
432	Neighborhood Park at Anand Vihar	3.63
433	Park between Vigyanlok & Anand Vihar, Mayur Vihar Ph-I	3.50
434	Neighborhood Park at Manak Vihar	3.81
435	District Park at Rly. Line Anand Vihar	3.39
436	Green area Opp. Road No.56, Vivek Vihar	16.00
437	Neighborhood Park at Shanti Vihar	3.25
438	Neighborhood Park at Bahubali Enclave	6.40
439	Neighborhood Park at Saini Enclave	4.65
440	Neighborhood Park at Surajmal Vihar	5.50
441	Neighborhood Park at Yojna Vihar	3.20
442	Neighborhood Park (Children Park) at Jhilmil Ph.-II	4.12
443	Green Area (Deer Park) at Jhilmil Ph.- II	7.88
444	Green Area at Gokal Pur	4.00
445	Green Area at ITI Vivek Vihar	4.32
446	District Park at Preet Vihar	5.50
447	Neighborhood Park at Madhuban Enclave Preet Vihar	3.40
448	Neighborhood Park at C- Block , Preet Vihar	6.70
449	Neighborhood Park at G- Block , Preet Vihar	4.45
450	Neighborhood Park at , Gujrat Vihar	3.28
451	Green Land near Khureji Khas	1.48
452	Lalita Park, Laxmi Nagar	4.15
453	Park & Play Ground at PNB Colony, Laxmi Nagar	7.40
454	Green Area at Marginal Bandh at Geeta Colony	5.06
455	District Park (Deer Park) at Dilshad Garden	13.64
456	District Park (Seed bed) at Dilshad Garden	11.62
457	District Park at Dilshad Garden	8.25
458	District Park (I-Pocket) at Dilshad Garden	4.10
459	Neighborhood Park (Hanuman Vatika) at Pocket- B, Dilshad Garden	3.25
460	Maharaja Surajmal Park	15.30
461	CBD, Centre Shahdara	8.35
462	District Park at Nand Nagri Ph.-I	13.50
463	District Park at Nand Nagri Ph-II	8.00
464	Green Area at Mandoli Road	11.00
465	District Park & Water Body at Sunder Nagari.	9.00
466	District Park South of Kanti Nagar	21.22
467	Green Area at Bidi No.- 22 Bagh, East of Loni Road, Gokal Puri	4.20
468	Neighborhood Park at East of Loni Road, Shahdara	5.00
469	Green Area at Ziauddin Wala Bagh, Shastri Nagar	5.00

470	Green area at Gokal Pur Village (Mandir wala Park).	0.09
471	Green Land Opp. Police Stn. Bhajan Pura, east Delhi	0.56
472	Maujpur Akhada wala Park at Maujpur.	0.52
473	Green area at B-5 Yamuna Vihar.	1.43
474	District Park at Shastri Park	10.00
475	Park at Marginal Bandh Shastri Park	3.38
476	Park at Chouhan Khader Shastri Park	5.00
477	Neighborhood Park at Block A-2 , Janak Puri	9.50
478	Green belt at A1 Block, (Pankha Road), Janakpuri	4.77
479	Satya Vati Park at A-Block Janak Puri	14.38
480	Neighborhood Park at A-5A-Block Janak Puri	4.35
481	Neighborhood Park C-4G near temple at C-Block Janakpuri	6.30
482	Neighborhood Park C-1 at C-Block Janak Puri	5.30
483	Neighborhood Park & Nursery) at C-2 Block, Janak Puri	4.50
484	Neighborhood Park at C-2 Block, Janakpuri	4.62
485	Sports Field near Posangi Pur Village at Janak Puri	7.60
486	District Park at B-Block Janak Puri	24.25
487	Neighborhood Park at B-1, Janak Puri	3.57
488	District Park D-Block (Near Staff Club) at Janak Puri	12.25
489	Neighborhood Park (Baba Wala Park) at B-1, Janak Puri	5.90
490	Neighborhood Park adjoining Office complex at B- 2-B Janakpuri	10.04
491	Neighborhood Park (Kargil Park) at B2 Block, Janak Puri	3.19
492	Green area near Sai Baba temple at Masoodabad	8.40
493	Ajay Park, Najafgarh & Habiatpur at Gram Sabha Land, Najafgarh extension	4.50
494	Green area near Z block, near Shaym Vihar.	0.99
495	Green area near MTNL Office at adjacent to Police station, Najafgarh.	0.89
496	Green area near Sir Ganga Ram Hospital, Rajender Nagar	0.05
497	Lokesh Park (Daulat Ram), Najafgarh.	1.60
498	Green belt at Loknayakpurm Near D- Block, Bakkarwala	8.17
499	Community Park at Bakkarwala	22.73
500	Green area at Pocket-E at Lok Nayakpuram, Bakkarwala	1.80
501	Bhagwan Parshu Ram Park (Neighbourhood Park) near Shaheed Pawan Sahani chowk , at Hari Nagar	6.20
502	300' wide green belt along jail road at Hari Nagar	21.26
503	Udham Singh Park (Neighbourhood Park) near DDU Hospital at Hari Nagar	7.26
504	District Park near MIG flats at Rajouri Garden	10.79
505	District Park near LIG flats at Rajouri Garden	8.94
506	Park Lake & Woodland at G8 area Rajouri Garden	46.70
507	Neighborhood Park near Tihar Village at Manak Vihar, Fateh Nagar	7.67
508	Park and woodland at Bhooli Bhatiyari, Jhandewalan	73.14
509	Park and woodland at 'S/R' R-Block Rajinder Nagar	174.14

510	Park & Waterbody at Dushghara, Todapur	9.58
511	Green area between Naraina to Inder Puri.	31.02
512	Park at Ashoka Pahri Faiz Road, Karol Bagh	0.23
513	Green area adjacent to Staff Quarter near Sir Ganga Ram Hospital, Rajender Nagar	1.00
514	Rock Garden at E5 to E10, Patel Nagar	10.25
515	Park & Lake at Parsad Nagar	7.35
516	Neighborhood Park at Naraina Vihar	7.22
517	Tankiwala Park beside DDA Gym at Kirti Nagar	1.00
518	Dr. Hedgewar District Park, Kirti Nagar	6.63
519	Satya Park, adjoining Industrial area Naraina Ph.-II	21.94
520	Open space at Guru Teg Bahadur, Sarsvati Garden	4.47
521	Green area at Kirti Nagar.	4.42
522	District Park (Salvage Park) at Mayapuri Phase -II	22.70
523	Neighborhood Park at Block D, Janakpuri	3.45
524	Dr. Sushila Nayyar Park at Mayapuri Ph-II	19.50
525	Mohan Mandir Park at Maya Puri Link Road	6.50
526	Shiv Mandir Park at Maya Puri Link Road	3.70
527	Green area (near ROB Rewari Railway line) alongwith Pankha Road near Delhi Canntt	0.61
528	Priyadarshni Udhyan District Park, Rajouri Garden	14.38
529	Water Treatment Park, at Maya Puri Link Road	4.53
530	Jassa Singh Park, Maya Puri Link Road	8.50
531	Seed Bed Park, Maya Puri Link Road	3.50
532	Park (at 80 SFS) , Maya Puri Link Road	3.90
533	Maharishi Dayanand Park, Subhash Nagar	11.31
534	Keshav Park, Subhash Nagar	7.19
535	Mayur Nature Park , Mayur Vihar.	930.00
536	Green area at Madanpur Khadar	146.98
537	Baansera, Birsa Munda Chowk, Sarai Kale Khan	402.77
538	Kalindi Aviral, near DND flyway	240.00
539	Green area between NH-24 and CWG Flats	19.60
540	Green area (internal & external) at CWG Village at Akashardham	32.26
541	Amrut Bio-Diversity Park	311.22
542	Green area at Yamuna Bank Metro Station	250.00
543	Green area at I.T.O Bridge	8.00
544	Millenium Depot Yamuna River Front	60.00
545	Green area Wood Land at C Power Station, ITO	12.00
546	Rose Garden between Firozshakotla & Ring Road	5.59
547	Anandita, near Rajghat	9.00
548	Dilli Chalo Park, behind Red Fort, along Ring Road	14.60
549	Sadbhavana Park, along Ring Road	10.87
550	Kranti Udhyan, along Ring Road	9.57

551	Golden Jubilee Park at Yamuna Pusta	11.89
552	Yamuna Vaatika	455.10
553	Eco-Tourism Project, near Rajghat Power Plant	48.23
554	Asita Park , Yamuna flood Plain area	434.00
555	Park & Play Ground (Baba wala Bagh) at Sec.-19, Rohini	12.68
556	Green Belt Near Railway Line at Sec.-19, Rohini	4.00
557	Old orchard at Sector-19, Rohini	10.62
558	Old orchard (Ganpat wala Bagh) at Sec.-19 Rohini	10.74
559	Old orchard (Mangatwali Bagichi)at Sec.-19 Rohini	0.91
560	Zaildar wala Bagh at Sec.-19 Rohini.	10.50
561	Green Belt Near Ring Road, Sec.-19 Rohini	4.73
562	Green Area (in I Block) at Sector-18 Rohini.	1.04
563	Park at Block-H-3, Sector -18 Rohini.	3.60
564	Park at Shalimar Bagh	3.86
565	Old orchard at Block-B Shalimar Bagh.	32.00
566	Neighborhood Park at Block- AA & AB, Shalimar Bagh.	3.81
567	District Park (Mote wala Bagh) at Shalimar Bagh.	14.88
568	District Park Ram Sawroop Thakur Dass wala Bagh, Shalimar Bagh.	19.60
569	Park (Sadh wala bagh) near at Sahipur village at Shalimar Bagh	5.25
570	District Park Karnel wala Bagh , Shalimar Bagh	11.12
571	Park & Community Centre at Block-B, Shalimar Bagh Club, Shalimar Bagh	1.25
572	District Park AP-Block Shalimar Bagh.	5.14
573	Neighborhood Park at Block- BC BL, Shalimar Bagh.	6.48
574	Neighborhood Park at Block -BQ & BM, Shalimar Bagh.	38.90
575	District Park (Ram Bagh) Shalimar Bagh.	11.00
576	District Park Bagh, Haider Pur.	11.89
577	District Park Nanak wala Bagh, Haiderpur	5.37
578	Coronation Park at Burari Near Kingsway Camp.	53.77
579	Park and RSP at Central Store GTK Depot near GTK Depot, Jahangirpuri	0.50
580	Green at Sarai Pipal thala (Gram sabha land), Near Shah Alam Bandh Marg, Adarsh Nagar and Jahangirpuri	3.25
581	Green Area Behind Sanjay Enclave at Bhalswa.	24.22
582	Tikona Park at Vill. Bhalswa.	2.96
583	Green areanear Bhalswa Golf Course & Bhalswa Lake, at Bhlaswa	10.00
584	Tikona Park Near Village Mukandpur	0.23
585	District Park Sheesh Mahal C & D Block at Shalimar Bagh.	185.73
586	Green belt along with Master Plan Road 100 Mtr. GT Road to western Yamuna Canal Narela.	113.59
587	Park and RSP at Pkt. A to H Sector B-2 Narela	2.04
588	Park and Play area at Sec. B-2, Narela.	4.25
589	Green Belt at Sector B-2, A-Block Narela.	5.40

590	Green Belt at Sector B-2, E-Block Narela	3.80
591	Park near EWS DDA Flats at Village Shiraspur, Narela Phase-III,	1.20
592	Cactus Garden, (near Marble Market) Singhola, Narela	7.50
593	Green Belt opposite Tikri Village.	2.46
594	Park Near Transit Camp Tikri Khurd Narela.	3.50
595	Green Area opposite Singhola Village at Narela	6.00
596	Green Belt along 80 Mtr. GT Road to Office Complex at Narela	35.87
597	Park at Sector B-4, Narela	7.05
598	Green area, behind CISF Camp at Pkt.-14 Sec. B-4, Narela	3.00
599	Old orchard at Sec. B-4 Narela	5.00
600	Green area at Pkt. 1, 6, 9, Sec. B-4, Narela.	6.37
601	Green Belt and RSP at Sec. B-4, Narela.	10.95
602	Park near Police Colony, at Pkt.-13 Sector B-4, Narela	2.50
603	Green area at Shahpur Garhi Village, Narela	9.50
604	Green Belt Near Shahpur Village.	3.00
605	Green Belt opposite Cremation Ground Narela	3.13
606	Green Belt along 60 Mtr. wide Road at Narela.	12.65
607	Green Belt and Parks Sector A-1 to A-4 at Narela	75.80
608	Park along 40 Mtr. wide Road at Sector A-1 to A-4 at Narela	2.56
609	Park (Near Mata Mansa Devi Mandir) at Sector A-1 to A-4 Narela .	2.54
610	Park (Near Green Belt and 20+20 Mtr. wide Road) at Sector A-1 to A-4 Narela	3.04
611	Park at Sector A-1 to A-4 along 30 Mtr. wide Road at Narela.	8.73
612	Greens at Pkt-1A at Sector A-1 to A-4 at Narela.	0.52
613	Greens at Pkt-1B at Sector A-1 to A-4 at Narela.	1.26
614	Greens at Pkt.-1, 7, at Sec. A-6, Narela.	4.23
615	Green belt and RSP at Sec. A-6, Narela.	4.14
616	Park and Play area at Sec. A-6, Narela.	9.12
617	Neighborhood Park at Sec. A-5, Narela	4.55
618	Green Belt and RSP at Sec. A-5, Narela	4.05
619	Green area at SFS Flats at Sec. A-5, Narela.	4.22
620	Park and Play area Sec. A-5, Narela.	6.39
621	Green Belt Behind SFS Flats, Sec. A-5, Narela.	25.00
622	Green area at Sport Complex at Sec. A-7 Narela.	5.83
623	Green Belt and RSP at Sec. A-7, Narela.	0.58
624	Old orchard, Narela.	5.50
625	District Park (Smiritivan) Sec. A-7, Narela.	31.17
626	Green area at Pkt.-1, III, IV, Sec. A-9, Narela.	4.24
627	Park and RSP (Near Mamurpur Village), at Sector A-9, Narela.	1.20
628	Green at Housing Pkt.-1 Sector A-9 Narela.	1.64
629	Park and RSP, at Housing Pkt.-2, 4, 6, Sec. A-10, Narela.	9.66
630	Green area, (Near Kurani Vill.) old orchard, Sec. A-10, Narela.	33.47
631	Park and Play Ground Sector A-10, Narela.	2.10

632	Green Belt adjacent to Kasturi Ram International School, Sector A-10 Narela	1.46
633	Green area near Sarvodaya Bal Vidyalaya, at Rural historical tank Sec, A-10, Narela.	16.11
634	Park Near New Mandi, Narela.	1.15
635	Park and seed bed at old orchard, Narela.	2.82
636	Park near Bhorgarh Village Narela.	3.61
637	Park near DDA office complex, Narela.	2.38
638	Old orchard, Narela.	7.13
639	Green belt and Central verge along 80 Mtr. Road (FCI Store to Sannot School) Narela	48.52
640	Green area, Vishal wala Bagh, Narela.	31.91
641	Old orchard- Ladhada wala Bagh (Near FCI Store) Narela.	5.82
642	Central Verge near Western Yamuna Canal, Narela.	7.53
643	Green Belt along 80 Mtr. Road (Sannot School to CRP Camp) at Narela.	12.91
644	Green area at Housing Pkt.-3 Sector G-6, Narela.	4.38
645	Green area at Housing Pkt.-4 Sector G-6, Narela.	4.25
646	Green area at Housing Pkt.-5 Sector G-6, Narela.	4.10
647	Green area at Housing Pkt.-6 Sector G-6, Narela.	4.13
648	Park and RSP near Resettlement Colony Pkt.- 1, 2, Sec. G-8, Narela	4.93
649	Parks and RSP near EWS Housing at Pkt.-3 Sector G-8 Narela.	9.34
650	Park at Housing Pocket-4, Sector G-7/ G-8 Narela.	6.45
651	Park at Housing Pocket-5, Sector G-7/ G-8 Narela.	7.87
652	Park (Near Elephanta Society) at Sec.-10 Dwarka.	3.29
653	Park (Store wala) at Sec.-10 Dwk.	10.00
654	Green area (in front of NHAH building) at Sector 10, Dwk.	0.95
655	District Park (Near Central School) at Sec.-05 Dwk.	20.72
656	District Park (Near BGS School) at Sec.-05 Dwk.	11.46
657	Central Nursery at Sector -05, Dwarka	7.94
658	Park (Near Palam Drain) at Sector-05 Dwk.	5.42
659	Park at Sec.-05 Dwk.	16.69
660	Green area (Near Palam Drain) at Sector-05, Dwk.	14.57
661	Park near MIG/LIG DDA Flats, Pkt.4 at Sec.-11 Dwk	5.22
662	Deen Bandhu C.F. Andrews Park at Sector-11 Dwk.	5.93
663	Swami Shraddhanand Park at Sector-11 Dwk.	18.40
664	Green area (Opposite Lal Bahadur Shastri Institute) at Sector-11, Dwk.	12.29
665	Green area (Behind Petrol pump) at Sector-11, Dwk.	3.24
666	Green area (Behind DDA Sport Complex) at Sector-11, Dwk.	22.27
667	Park (Near Balaji Apartment) at Sec. 3 Dwk.	3.22
668	Green area in front of Kargil colony at Sec. 12, Dwk. Ph-II	10.63
669	Park at Sec. 4 Dwk.	3.75
670	Park and play area (Near Rajsthani Apartment) at Sec. 4 Dwk	3.75

671	Green area (Near CNG pump) at Sec. 17 Dwk. ph. II	8.5
672	Green area at Sec. 17 Dwk. ph. II	5.6
673	Greens at Sec. 18 B (L&T),Dwk	4.76
674	Park (adjacent to Multistory flats) at Sec. 18 B, Dwk.	4.76
675	Park (near Pink Apartment) at Sec. 18 B, Dwk	4.1
676	Park green (near Kargil Housing) at Sec. 18 A, Dwk Ph. II	5.15
677	Green area at Sec 13, Dwk ph II (Along with Pkt. B)	7.27
678	Green area at Sec 13, Dwk ph II (near Pragati Public School)	8.33
679	Green area at Sec 13, Dwk ph II (infront of Sec. 17 Dwk).	11.42
680	Park at Sec -15 Dwk. Ph. II	5.69
681	Park (near Bodhik Sampada Bhawan) at Sec. 14 Dwk. Ph. II	3.34
682	District Park at Sec. 16 A, Dwarka	4.85
683	Park at Sec. 16 B, Dwk	4.24
684	Park (near Plotted area Ambrahi Village) at Sec. 19 Dwk	6.67
685	Park (near Telephone Exchange) at Sec 19 Dwk.	4.84
686	District Park at Sec. 19 A Dwk. (near Police Colony)	11.94
687	District Park at Sec. 19 A Dwk. (near Football Club)	12.69
688	District Park at Sec. 19 Dwk (near Pkt. 2)	11.5
689	Greens at MS MIG housing Pkt-03, Sector-19B Dwarka	1.35
690	Rose Garden at Sec. 16 C, Dwarka	11.72
691	Shaurya Van at Sec. 16 D, Dwk	35.64
692	Park at Sec. 16 B, Dwk (near Burial Ground)	3.82
693	Woodland Park at Sec. 16 C, Dwk	56
694	Park at Sec. 16 C, Dwk. (Near Telephone Exchange)	6
695	Greens at MIG flat at Sec-16 B Dwk. Ph-II	0.47
696	Park at Sec. 23 Dwk. Ph. I (Park no. 4)	3.56
697	Park at Sec. 22 Dwk Ph. I (near sansad vihar aptt.)	3.35
698	Park at Sec. 22 Dwk. Ph I (playfield)	4.63
699	Park at Sec. 22 Dwk. Ph. I (near mount carmel school)	4.63
700	Park and water body at sec 23 B dwk. (near 100 mtr road)	3.1
701	Green belt (1,2,3 & 4) at Sec-23B Dwk Ph-II (Pkt-10)	2.94
702	Green belt (1,2,3,4 & 5) Pkt.-07 at Sec-23B Dwk Ph-II	1.66
703	Green Belt at Sector-23 B Dwk Ph-II (Behind Radha Swami Satsang Bhawan)	2.77
704	Grren belt at Pkt-7 sec 23 B, Dwarka	4.18
705	Park at Sector-23 B (Pkt.08) (Golf link society)	4.38
706	Parks at Bharthal village, Sector-26, Dwarka.	3.50
707	District Park at Sec. 23 Dwk. Ph. I	34.10
708	Green area alongwith community Hall at Sector-24 Dwk Ph-II (Dhool Siras Village)	0.65
709	Park (near Nirankari Satsang bhawan) at Sec. 19 B , Dwarka	5.21
710	Park at Sec. 19 B (near OPG school)/ Green Area, dwarka	4.17
711	Park at Sec. 19 B (near palam drain), Dwarka	7

712	Park at Sec. 19 B (near multistory), Dwarka	14.03
713	Park at sec 19 B (peer wala Park), Dwarka	16.7
714	Park & Woodland (near electrical crimination ground) at sec. 24, Dwarka	12.84
715	Park (Budha Jayanti Park) at Pkt.- 6, Nasirpur	4.05
716	Park (Park Near Mother Dairy) at Pkt- 21 Nasir pur	3.15
717	Water Body at Nasir Pur	10.72
718	Green area at Pkt.20-D, Dabri/Mahavir Enclave	0.37
719	Park (Gym wala Park) at Binda Pur	3.55
720	Park (Pond wala Park) at Bindapur	3.15
721	Totlot at D- Block Bindapur	0.58
722	Park Sector- 7, Dwk. (Near Media Apptt.)	4.1
723	Park at sec-7 Dwk (near harijan basti)	2.1
724	Park at Sector- 7, Dwk. (Store wala Park)	4.2
725	Green area at Sector- 20, Dwk. (Opposite Sec-9 Metro Station).	9.94
726	Park at Sector-2, Dwk.	6.50
727	Water Body and Park at Shahabad Mohommad Pur at Sector- 8, Dwk.	3.6
728	Green Belt at Sector- 8, Dwk. (Pond wala Park)	7.98
729	Park at Sector-8, Dwarka	6
730	Park at Sector- 9, Dwk. (Park No-02, near Gas Godam)	4.87
731	Park at Sector- 9, Dwarka (Park No-03, near ITL public school)	6.67
732	Park at Sector- 9, Dwarka (Park No.4 near Azad Hind Apptt)	4.36
733	Park at Sec.-06 Dwk(Park No-01 Near Post Office)	8.72
734	Park at Sec.-06 Dwk. (Park No-03, Opp. Store wala Park)	4.99
735	Park at Sec.-06 Dwk(Park No-07, Palam Vihar Colony)	3.11
736	Park at Sec.-06 Dwk(Park No-02, Plaza Park)	13.10
737	Aravali Biodiversity Park	699.00
738	Neela Hauz Biodiversity Park	9.65
739	Tilpath Vally, Biodiversity Park	172.00
740	Tughlaqabad , Biodiversity Park	200.00
741	Kalindi , Biodiversity Park	284.17
742	Yamuna Biodiversity Park	457.00
743	Northern Ridge (Kamla Nehru), Biodiversity Park	301.00
744	Yamuna Ghat Area	82.00
745	Park at Majnu Ka Tilla near Signature Bridge	11.92
746	Yamuna Vanasthali	762.54

Annexure 2: List of Major Drains (as per DPCC)

1. Najafgarh Drain
2. Metcalf House Drain
3. Khyber Pass Drain
4. Sweeper Colony Drain
5. Magazine Road Drain
6. ISBT Drain
7. Tonga Stand Drain
8. Civil Mill Drain
9. Sen Nursing Home Drain
10. Drain No. 14
11. Power House Drain
12. Indrapuri Drain
13. Sonia Vihar Drain
14. Kailash Nagar Drain
15. Shastri Park Drain
16. Barapulla Drain
17. Maharani Bagh Drain
18. Old Agra Canal Drain
19. Jaitpur Drain
20. Sarita Vihar pool
21. Tuglakabad Drain
22. Drain Near LPG Bottling Plant
23. Drain Near Sarita Vihar Bridge (Mathura Road)
24. Shahdara Drain
25. Sahibabad Drain
26. Molarband Drain
27. Abul Fazal Drain
28. Supplementary Drain

Annexure 3: Typological classification of green and blue assets

1. Environmentally Sensitive Areas

Land-based

- Aravalli (Ridge), Reserved Forest
- Protected Forests
- City Forests
- Biodiversity Parks

Water-based

- River Yamuna and its floodplain
- All natural drains
- Marshes and wetlands
- Water Bodies (1Ha and above) including lakes

Any other areas for natural protection/conservation identified by government agencies.

2. Eco-cultural Assets

- Buffers of natural drains and water bodies
- Archaeological Parks, Historical gardens and settings of historical monuments.
- Baolis (stepwells), wells and Tanks

3. Planned green-blue assets and other recreational areas

- Planned parks, open spaces and multi-purpose grounds
- Sports centres/complexes, stadiums, golf courses
- Orchards, plant nurseries
- Zoological parks, aviaries and botanical gardens

4. Potential City level green-blue assets

- Abandoned mines and quarries, land fill sites/reclaimed land, etc.
- Newly developed buffers of natural drains

Note:

The list can be extended by adding any other assets identified by DDA from time to time.

Annexure 4: List of District Centres

1. Nehru Place
2. Rajendra Place
3. Bhikaji Cama Place
4. Janakpuri
5. Laxmi Nagar
6. Shivaji Place (Raja Garden)
7. Jhandewalan
8. Netaji Subhash Place (Wazirpur)
9. Saket
10. Manglam Place (Rohini)
11. Trans Yamuna Area- Shahdra
12. Rohini - Twin District Centre
13. Peeragarhi (Rohtak Road)
14. Paschim Vihar
15. Shalimar Bagh
16. Dheerpur Extension (Jahangirpuri)
17. Majnu ka Tila (Khyber Pass)
18. Dilshad Garden
19. Shastri Park (Shahdara)
20. Mayur Vihar
21. Rohini Ph-III/IV/V
22. Dwarka
23. Narela

Annexure 5: List of Sub-City Level Wholesale Markets/IFCs**5a. Sub-City Level Wholesale Markets**

S. No.	Location	Commodity/Activities
1.	Azadpur	Fruit & Vegetable
2.	Okhla	Fruit & Vegetable
3.	Keshopur	Fruit & Vegetable
4.	Naraina	Iron & Steel
5.	Rohtak Road Transport Centre	Transport/Warehousing
6.	Sanjay Gandhi Transport Centre	Transport/Warehousing
7.	Narela Mandi	Food grains
8.	Najafgarh	Food grains
9.	Kirti Nagar	Timber

5b. Integrated Freight Complexes

S. No.	Integrated Freight Complex
1.	Gazipur (NH-24)
2.	Narela (NH-1)

Annexure 6: List of Planned Industrial Areas

1. Naraina Industrial Area
2. Jhandewallan Flatted Factory
3. Motia Khan Scheme
4. DCM Flatted Factory Complex
5. Shahzada Bagh Industrial Area
6. Gulabi Bagh Industrial Area
7. Rajasthan Udyog Nagar G.T. Road near Jahangirpuri
8. SMA Co-op. Industrial Estate G.T. Road near Jahangirpuri
9. SISI Industrial Area G.T. road near Jahangirpuri
10. G.T. Karnal Road Indl. Area near Rana Pratap Bagh
11. Hindustan Prefab Ltd., Indl. Area near Shivaji Rly Stn. (Minto Road)
12. Okhla Industrial Area Ph.I, II & III
13. Mohan Co-op Industrial Area
14. SISI Complex Okhla near Modi Flour Mills
15. Najafgarh Road Industrial Area near Zakhira
16. Kirti Nagar Industrial Area
17. Mayapuri Ph. I & II
18. Udyog Nagar Rohtak Road
19. Keshav Pur Leather Tannery Scheme (part of Service Centre) near Vikaspuri
20. Wazirpur Industrial Area
21. Lawrence Road Industrial Area
22. Mangolpuri Industrial Area Ph.I& II
23. Jhilmil Industrial Area
24. Patparganj Industrial Area
25. Friends Colony Industrial Area
26. Narela Industrial Estate
27. Bawana Industrial Estate
28. Kanjhawala Industrial Estate
29. PVC Bazar Tikri Kalan

Note:

1. *Additional Industrial Areas/development shall be indicated while preparing plans for land pooling areas.*
2. *Approved Work-cum-Industries Centres, Service Centres etc., where development has been undertaken in accordance with the land use/earlier Master Plans, shall continue to be industrial use, subject to conformity with provisions stipulated.*
3. *Further additions/alterations to the list can be made with the approval of the Central Government on the recommendation of GNCTD.*

Annexure 7: Prohibited/Negative List of Industries

Industries manufacturing the following shall be prohibited within National Capital Territory of Delhi.

1. Arc/Induction Furnace
2. Acids
3. Alkalis
4. Animal & fish oils
5. Aldehydes
6. Acid slurry
7. Acetylides, phridines, iodoform, chloroform, E-nepthol, etc.
8. Ammonium sulphoajanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethylesulphate, barium acetate cinnabar, copper sulphocyanide, ferrocyanide, hydro cyanide, hydro cyanic acid, potassium biocalate, potassium, cyanide, prussiate of potash, phynigallc acid, silver cyanide
9. Aircraft building.
10. Abattoirs, animal blood processing (except existing, relocation and modern abattoir with latest technology shall be permitted subject to all clearances from the concerned agencies and compliance with the National Green Tribunal's Orders in this regard). These will be dependent strictly on the need of the NCT of Delhi to be determined by the concerned local body/authority.
11. Bitumen blowing (hot)
12. Brick kiln (using fresh earth as raw material, coal as fuel)
13. B-nepthol
14. Bakelite powder (starting from formaldehyde)
15. Barely malt and extract
16. Bone-grist, bone-meal, salting of bones, storages of bones in open, bone drying
17. Bone charcoal manufacturing
18. Blast furnaces - coal fired
19. Bicycles (integrated plant)
20. Brewery and potable spirits (However, microbreweries upto 500 L/day capacity may be allowed to be set up at any Restaurant/Hotel/Club subject to installation of on-site waste water treatment facility and compliance to all other regulatory requirements)
21. Chlorinated paraffin wax purification
22. Carbon black
23. Cement industry
24. Calcium carbide, phosphorous, aluminum dust paste and powder, copper, zinc, etc. (electrothermal industries)
25. Cranes, hoists and lifts (excluding assembly)
26. General industrial machinery (such as hydraulic equipments, drilling equipments, boilers, etc.)
27. DOP (Dioctyl Phthalate), DBP & Plasticizer
28. Dry cell battery
29. Dye & dye intermediates
30. Distillation of wood, chemical seasoning of wood (excluding natural seasoning)
31. Explosives, i.e., Fireworks, Gunpowder, Guncotton, etc.
32. Earth moving machinery/equipment (manufacturing of assembly)
33. Electric wires and cables (more than 100 workers, 2000 sqm. plot)
34. Fatty acids
35. Fungicides & pesticides
36. Flexographic ink
37. Fuel oils, illuminating oils and other oils such as sthetic oil, shoal oil, lubricants
38. Foundries (Cupola Furnace). {However, continuity of any type of furnace shall be within set parameters of CPCB & DPCC}.
39. Gas compressors
40. Graphite production
41. Glass furnace (more than 1 ton/day capacity)
42. Gases-carbon-disulphide, ultramarine blue, chlorine, hydrogen, sulphur dioxide, acetylene, etc. (other than LPG/CNG/Oxygen/medical gases)
43. Glandular/glandes extraction
44. Glue and gelatin from bones and flesh
45. Hot mix plant (except those approved by DPCC/CPCB)

46. Hazardous waste processing viz. hospital/tertiary health care centre/medical/industrial waste. However, modern hazardous waste processing plant with latest technology shall be permitted subject to all clearances, including environmental clearances, from concerned agencies and compliance with the National Green Tribunal's orders in this regard. These will be dependent strictly on the need of the NCT of Delhi to be determined by local body/authority.
47. Polyurethane foam
48. Industrial gelatin, nitro glycerin and fulminate
49. Iron/steel metal forging (using pneumatic hammer).
50. Industrial gelatin, nitro glycerin and fulminate
51. Industrial trucks, trailers, etc.
52. Linear alkyd benzene
53. Lead manufacturing including secondary lead industry (recovery of lead from waste scrap)
54. Lime kiln.
55. Leather tanning and dyeing (raw hides/skins to semi finish)
56. Locomotives and wagons
57. Methanol
58. Methylated spirit
59. Mechanical stone crushers & washing of coarse sand
60. Manufacturing of pulp & paper
61. Melamine resin
62. Mineral salts (which involve use of acids: CuSO_4 , FeSO_4 , alum, etc.)
63. Manufacturing of diesel engines, generators except assembly
64. Motor cycles, scooters, cars, tempos, trucks, etc.
65. News print manufacturing, pulping, fresh paper making
66. Nitrogenous and phosphatic fertilizers, except mixing of fertilizers for compounding (large scale)
67. Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits
68. Petroleum coke processing, not as fuel
69. Potteries/refractories (using coal or furnace oil)
70. Polyethylene polymers including resins
71. Paint industry (nitro Cellulose & Alkyd resin based)
72. Plasticisers manufacturing
73. Pyridines
74. Phenol formaldehyde resin and powder
75. Porcelain product potteries (using coal of production capacity more than 2 tonne per day)
76. Rubber solution and thinner (using naphtha and rubber scrap)
77. Roasting of Ore Sulphide Oxides of mixtures
78. Rayon fibre manufacturing
79. Refractories
80. Reclamation of rubber.
81. Production of tyres and tubes (devulcanisation)
82. Saccharine
83. Secondary Zine industry
84. Synthetic rubber
85. Smelting
86. Sewing machines (integrated units) except assembly
87. Sluice gates and gears
88. Stainless Steel Pickling
89. Steam engines
90. Steel pipes and tubes (continuous welded/seamless)
91. Sugar, khand sari
92. Sodium silicate industry (more than 1 tonne/day)
93. Stone quarrying
94. Textile (more than 100 workers in all shifts, 1 acre of land, 100 LKD of water)
95. Thorium, radium and similar isotopes and recovery of rare earth
96. Turbines
97. Urea & Phenyl Formaldehyde resin
98. Vegetable oil hydrogenated
99. Waste (crude/burnt) oil processing (refinery)

Note:

1. *Utility service involving any of the activities referred to above shall be permitted subject to environmental laws.*
2. *Further additions/alterations to the list of Prohibited Industries could be made if considered appropriate and in public interest by the Central Government on the recommendations of the GNCTD.*

Annexure 8: List of permissible activities in industrial areas

- This category will comprise businesses engaged in high technology, research and development (R&D), high value-added and knowledge intensive activities.
 - A range or variety of activities or uses which are technology and research-oriented industries and non-manufacturing in nature are allowed in this industrial use zone.
1. Software Industry
 - a. Computer hardware and software industry and industries doing system integration using computer hardware and software.
 - b. Industries integrating and manipulating the interfaces of the computers and telecom facilities.
 - c. Software products and Mobile Applications.
 2. IT Service Industry
 - a. Internet & Email Services Provider
 - b. World wide Web Services Provider Ecommerce & content development.
 - c. Electronic Data Interchange (EDI) Services
 - d. Video conferencing, V SAT, ISDN services
 - e. Electronic/IT Data Centre activities
 3. ITES Industry
 - a. Customer interaction services, e.g, call/contact centres and email help desks
 - b. Back-office processing
 - c. Finance and accounting (provided remotely)
 - d. Insurance claims processing (provided remotely)
 - e. HR services & Other Consulting (provided remotely)
 - f. Website development and maintenance services e.g. Remote education
 - g. Business Process Outsourcing, Knowledge Process Outsourcing
 - h. Software Extension development
 - i. Electronic Design & Product Development
 - j. Engineering Design & Product Development
 - k. Industries catering to the information needs of uses by providing databases or access to databases spread throughout the globe.
 - l. Industries providing the facilities for sophisticated testing of different or all components of the information technology.
 - m. Telecommunications and enabling services.
 4. Media
 - a. TV and video programme production.
 - b. Photo composing and desktop publication.
 - c. Publishing
 - d. Audiovisual services
 5. Biotechnology/Medical
 - a. R&D and manufacture of products or processes, which use or are derived by using specific living systems (plants, animals and microbes or parts thereof) and or enzymes/biocatalysts derived there from
 - b. Genetic Engineering & Contract Research & Clinical Trials

- c. Medical Transcription Services
- 6. Research & Development and Design
 - a. Electronics R&D-Design & Product Development
 - b. Engineering R&D- Design & Product Development
 - c. Biotechnology R&D
 - d. Design Garments Industry, Gems &Jewelry, Web Design etc.
 - e. Textile designing and fabric testing, etc.
 - f. Inter-Disciplinary R&D Services
- 7. Business Services (Provided Remotely)
 - a. Legal Services
 - b. Financial, Accounting, auditing, book keeping and Taxation services
 - c. Architectural & Engineering Services
 - d. Advertising Agency and Training Services
 - e. Market Research and public opinion services
 - f. Placement, Management, Higher Education and Consulting Services
 - g. Equity Research
- 8. Educational Services
 - a. Vocational Training Centre (ITI/Polytechnic/Vocational Training Institute/Management Institute/Teacher Training Institute for the AICTE/NCTE approved courses as per AICTE/NCTE Norms.
(The above educational activities shall be allowed maximum upto the level of under graduate diploma courses.)
- 9. Others
 - a. Packaging
 - b. Electronic goods, Power (Electrical) Distribution services
 - c. Service and repair of TV and other electronic items.

Note:

1. *The minimum ROW of a street or stretch of road on which the activities mentioned in Sl. No. 7 to 9 are permissible is as follows:*
 - i. *Plots upto 1000 sqm. - 12 m ROW*
 - ii. *Plots above 1000 sqm. - 18 m ROW*
2. *Further additions/alterations to the list can be made with the approval of the Central Government on the recommendation of GNCTD.*

Annexure 9: List of permissible Household Industries

9a: Household Industries

1. Agarbatti and similar products
2. Aluminum hanger (excluding wire drawing and anodizing)
3. Ayurvedic/Homoeopathic/Unani medicines
4. Assembly and repair of electronic goods
5. Assembly and repair of sewing machines
6. Assembly of hand tools
7. Assembly of Badminton shuttlecocks
8. Assembly and repair of electrical gadgets, cooler/heater etc.
9. Assembly and repair of typewriter (excluding Font Casting)
10. Assembly of Bakelite Switches
11. Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials)
12. Atta Chakkies
13. Batik works
14. Block making and photo enlarging
15. Biscuit, pappey, cakes and cookies making
16. 16. Button making, fixing of button and hooks
17. Bookbinding
18. Brushes and brooms (by hand)
19. Calico and Textile products
20. Cane and bamboo products
21. Cassettes recording
22. Clay and modeling with/without Plaster of Paris
23. Coir and jute products
24. Cardboard boxes
25. Candles
26. Copper and brass art wares
27. Cordage, rope and twine making
28. Carpentry
29. Contact Lens
30. Canvas bags and hold-alls making
31. Candies, sweets, rasmalai etc. (when not canned)
32. Cotton/silk printing (by hand)
33. Computer repairing and Cyber Information Centre
34. Computer Software
35. Dari and carpet weaving
36. Detergent (without bhatti)
37. Data processing
38. Dairy products e.g. Cream, ghee, paneer, etc.
39. Dry Cleaning (excluding big workshops)
40. Desk Top Publishing
41. Embroidery
42. Enameling Vitreous (without use of coal)
43. Framing of pictures and mirrors
44. Fountain pens, ball pens and felt pens
45. Gold and Silver thread, kalabattu
46. Hosiery products (without dyeing and bleaching)
47. Hats, caps, turbans including embroideries
48. Information Technology enabled services
49. Ink making for fountain pens
50. Interlocking and buttoning
51. Jewellery items
52. Khadi and handloom
53. Khustattis
54. Knitting works
55. Lace products
56. Leather footwear
57. Leather belts and assembly of buckles (by hand)
58. Leather and rexine made ups
59. Milk Cream Separation
60. Manufacture of Jute products
61. Manufacture of Bindi
62. Name plate making
63. Production of following items:
 - i. Blanco cakes
 - ii. Brushes
 - iii. Kulfi and confectionery
 - iv. Crayons
 - v. Jam, jellies and fruit preserves
 - vi. Musical instruments (including repairs)
 - vii. Lace work and like
 - viii. Ornamental leather goods like purses, handbags
 - ix. Small electronic components
64. Paper stationery items and book binding
65. 65. Pith hat, garlands of flowers and pitch
66. P.V.C. products (maximum one moulding machine)

- | | |
|--|---|
| 67. Paper machine | 89. Rubber Stamps |
| 68. Perfumery and cosmetics | 90. Stone engraving |
| 69. Photo setting | 91. Sports goods/Sports Nets |
| 70. Photostat and cyclostyling | 92. Surgical bandage rolling and cutting |
| 71. Photo copying of drawings including enlargement of drawings | 93. Stove pipe, safety pins and aluminium buttons (by hand press) |
| 72. Packaging of Shampoos | 94. Silver foil making |
| 73. Packaging of Hair Oil | 95. Saree fall making |
| 74. Preparation of Vadi, Papad etc. | 96. Shoe laces |
| 75. Processing of condiments, spices, groundnuts and dal etc. | 97. Stamp pads |
| 76. Pan masala | 98. Screen Printing |
| 77. Production of Sweets and Namkeens (less than one ton/day) | 99. Tailoring. |
| 78. Paper Mache | 100. Thread balls and cotton fillings |
| 79. Paper cup. Plates, files cover and letter pads (without printing) | 101. Toys and dolls |
| 80. Photography (developing and printing) | 102. Ties |
| 81. Repair of watches and clocks | 103. Tomato Ketchup |
| 82. Rakhee making | 104. Umbrella assembly |
| 83. Repair of domestic electrical appliances | 105. Utensil washing powder (only mixing and packaging) |
| 84. Readymade garments (without washing) | 106. Velvet embroidered shoes/shawls |
| 85. Repair of bicycles | 107. Vermicelli and macaroni |
| 86. Repair and assembly of computer hardware | 108. Wood carving and decorative wood wares |
| 87. Repair of bags, brief cases, suitcases, except use of leather and PVC material | 109. Wool balling and lachee making |
| 88. Repairing of Water meters, stabilizer, UPS, etc. | 110. Wooden/cardboard jewellery boxes (subject to no objection certificate from the department) |
| | 111. Wool knitting (with machine) |
| | 112. Zari Zardozi |

9b. Permissible Household Industries (only in Village Abadis)

- | | |
|--|---|
| 1. Black smithy | 5. Ice cream and water-cooling by Refrigeration. (without cold storage) |
| 2. Cane and bamboo products | 6. Stone engraving |
| 3. Clay and modelling with/without Plaster of Paris | 7. Village pottery Industry (without bhatti) |
| 4. Dari/Carpet/Sari weaving (except dying & bleaching) | 8. Village oil ghani |
| | 9. Wood carving and decorative wood wares |

None of the industries mentioned in 9a. and 9b. shall carry out the following processes:

- | | |
|----------------------|------------------------|
| i. Anodising | vi. Electroplating |
| ii. Bleaching | vii. Moulding works |
| iii. Burning of coal | viii. Use of CFC gases |
| iv. Canning Facility | ix. Varnishing |
| v. Dyeing | x. Washing |

Note:

1. *Storing of chemicals listed under schedule I and/or II of the Manufacture, Storage and import of hazardous Chemical Rules, 1989 and Public Liability Insurance Act, 1991 shall be prohibited.*
2. *No effluent/emissions shall be allowed to be generated and these shall adhere to the noise standards as stipulated by various statutory bodies/authorities.*
3. *Further additions/alterations to the list can be made with the approval of the Central Government on the recommendation of GNCTD.*

Annexure 10: List of permissible Industrial Activities in Commercial Centres

- | | |
|--|---|
| 1. Air Conditioner Parts | 22. Metal lathe cutting |
| 2. Aluminium doors/windows/fittings/furniture | 23. Motor winding work |
| 3. Assembly and repair of Cycles | 24. Printing Press |
| 4. Auto Parts | 25. Screws and nail |
| 5. Belts and Buckles | 26. Scissors making |
| 6. Bulbs (battery) | 27. Spectacles and Optical frames |
| 7. Cloth Dyeing | 28. Steel Furniture/Almirah |
| 8. Cotton ginning | 29. Steel lockers |
| 9. Cycle Chain/Locks | 30. Steel Springs |
| 10. Diamond Cutting and Polishing work | 31. Surgical instruments and equipments |
| 11. Electric fittings (switch, plug pin etc.) | 32. Table lamps and shades |
| 12. Elastic products | 33. Tin box making |
| 13. Engineering works | 34. Transformer covers |
| 14. Foundry (small job works as per prescribed limits of Industries Department/DPCC) | 35. TV, Radio, Cassette recorders etc. |
| 15. Ice-cream and water cooling by Refrigeration (without cold storage) | 36. TV/Radio/Transistor cabinet |
| 16. Ice boxes and cooler bodies | 37. Typewriter parts manufacturing and assembly |
| 17. Iron grills and door making | 38. Water meter repairing |
| 18. Jute products | 39. Water tanks |
| 19. Key Rings | 40. Welding works |
| 20. Knife making | 41. Wire Knitting |
| 21. Marble stone items | 42. Wooden furniture works |
| | 43. Information Technology Enabled Services |

Note:

1. All these industries shall be non-hazardous and non-polluting in nature and the standards prescribed by the pollution control authorities would have to be met by all industrial units in this category.
2. Further additions/alterations to the list can be made with the approval of the Central Government on the recommendation of GNCTD.

Annexure 11: List of notified non-conforming Industrial Areas

1. Anand Parbat
2. Shahdara
3. SamaiPurBadli
4. Jawahar Nagar
5. Sultanpur Mazra
6. Hastal Pocket – A
7. Naresh Park Extension
8. Libaspur
9. Peeragarhi Village
10. Khyala
11. Hastal Pocket – D
12. Shalimar Village
13. New Mandoli
14. Nawada
15. Rithala
16. Swarn Park Mundka
17. Haiderpur
18. Karawal Nagar
19. Dabri
20. BasaiDarapur
21. Prahladpur Banger
22. Mundka and Mundka Udyog Nagar
23. Ranhola
24. NangliSakrawati
25. Netaji Subhash Vihar, Tikri Kalan

Note:

Further additions/alterations to the list can be made with the approval of the Central Government on the recommendation of GNCTD.

Annexure 12: List of commercial activities permissible as part of Layout Plans in Group Housing and DDA Flats only on ground floor.

1. Vegetables/fruits/flowers
2. Bakery items/Confectionary items
3. Kirana/General store
4. Dairy product
5. Stationery/Books/Gifts/Book binding
6. Photostat/Fax/STD/PCO
7. Cyber café/Call phone booths
8. LPG booking office/Showroom without LPG cylinders
9. Atta Chakki
10. Meat/Poultry and Fish shop (No slaughtering shall be allowed)
11. Pan shop
12. Barber shop/Hair dressing salon/Beauty parlour
13. Laundry/Dry cleaning/ironing
14. Sweet shop/Tea stall without sitting arrangement
15. Chemist shop/Clinic/Dispensary/Pathology lab
16. Optical shop
17. Tailoring shop
18. Electrical/Electronic repair shop
19. Photo studio
20. Cable TV/DTH Operation
21. Hosiery/Readymade Garments/Cloth shop
22. ATM
23. Cycle Repair Shop
24. Ration shop & Kerosene Shop under PDS

Note:

Any other item/activity that may be notified by the Central Government.

Annexure 13: Indicative list of city-level circuits

1. Coronation Park-Shahjahanabad
2. Red Fort-Humayun's Tomb
3. Purana Qila-Rashtrapathi Bhavan
4. Humayun's Tomb-Safdarjung Tomb
5. Safdarjung Tomb-Mehrauli
6. Tughlaqabad-Jahanpanah-Mehrauli
7. Mehrauli-Sultan Garhi

Note:

Concerned agencies may also identify other circuits.

Annexure 14: Suggestive Key Performance Indicators for MPD-2047

S. No.	KPIs	Measurement criteria
1.	Reduction in Indigenous Air Pollution	$\frac{\text{Number of indigenous PM}_{2.5} \text{ observations within "good" and above category (Previous year – Current year)}}{\text{Total number of observations}} \times 100$ Where, - Indigenous PM_{2.5} = Indigenous factor X PM_{2.5} value - Observations = Number of monitoring stations x 365 (for daily measurements) - Good category and better = corresponds to the directions provided by CPCB.
2.	Reduction in Water Pollution	$\frac{\text{Measured Dissolved Oxygen in natural water bodies (Previous year – Current year)}}{\text{Minimum Desired Dissolved Oxygen in natural water bodies}} \times 100$ Where, - Natural water bodies include river, water bodies, and natural drains - Minimum Desired Dissolved Oxygen (for 1st phase of monitoring) = 4 mg/L (to be revised subsequently as per CPCB directions)
3.	Increase in Green Cover	Annual increase in green cover of the city (%) with reference to a baseline (e.g. 2021 data)
4.	Increase in Rejuvenated Water Bodies	$\frac{\text{Number of rejuvenated water bodies of size 1 Ha and above (Current year – Previous year)}}{\text{Total water bodies of size 1 Ha and above}} \times 100$
5.	Reduction in Flood Risk	Reduction in the number of flooding hotspots with reference to a baseline.
6.	Increase in Reuse of Wastewater	$\frac{\text{Treated waste water used (Current year – Previous year)}}{\text{Total waste water generated}} \times 100$
7.	Increase in Groundwater levels	Increase in number of observation wells in which the groundwater depth is in “safe” category.
8.	Reduction in Landfill Stress	$\frac{\text{Total waste reaching landfills (Previous year – Current year)}}{\text{Total waste generated}} \times 100$
9.	Increase in Conversion of Waste to Wealth	Increase in revenue generated from recycled C&D products.

10.	Increase in Share of Renewable Energy in Total Energy Usage	$\frac{\text{Energy usage from renewable sources (Current year – Previous year)}}{\text{Total energy usage}} \times 100$
11.	Increase in Seismically Compliant Buildings	$\frac{\text{Number of registered buildings that are seismically compliant (Current year – Previous year)}}{\text{Number of registered buildings requiring seismic compliancy}} \times 100$
12.	Reduction in Fire Outbreaks	Reduction in number of fire incidents with reference to a baseline.
13.	Increase in Share of Small Format Housing in New Housing Stock	$\frac{\text{Number of small format DUs constructed (Current year – Previous year)}}{\text{Number of new authorized DUs constructed}} \times 100$
14.	Increase in implementation of Slum Rehabilitation projects (ISR/In-situ upgradation/Relocation)	Number of Slum Rehabilitation projects implemented
15.	Shift towards Public Transport	Ratio of total trips by public and shared modes of transport to total trips by private modes (excluding walk trips).
16.	Increase in numbers of vehicles operating on clean fuel	$\frac{\text{Number of registered new vehicles operating on clean fuel (Current year–Previous year)}}{\text{Total new vehicles registered}} \times 100$
17.	Human Development Index (HDI)	Self-explanatory
18.	Number of Conserved Heritage Sites	Number of conserved Heritage Sites
19.	Increase in Vibrancy of Public Streets	$\frac{\text{Length of roads of 18m and above designed as per relevant standards/guidelines (Current year–Previous year)}}{\text{Total length of roads of 18m and above}} \times 100$
20.	Increase in Female Participation in Workforce	$\frac{\text{Total female workers between the age of 15–64 (Current year–Previous year)}}{\text{Total females between the age of 15–64}} \times 100$

Annexure 15: Indicative list of Cultural Precincts

1. Nizamuddin Dargah- Humayun's Tomb Complex-Sundar Nursery
2. Shamshi Fort-Jahaz Mahal-Zafar Mahal-Baoli-Adam Khan Tomb- Qutub Minar complex
3. Vijay Mandal - Begumpur - Sarai Shahji -Lal Gumbad
4. Trikona Park- Shahpur jat-Tohfe Wala Gumbad- Asiad village society
5. Firoz Shah tomb- Hauz Khas village –Hauz Khas Lake
6. Khirki mosque-Satpula nullah- monuments in Chirag Dilli- Jahanpanah forest
7. Cultural Precincts within Walled City (Heritage Zone): Historical markets

Note: *Concerned agencies may also identify other precincts.*

Annexure 16: List of pre-1962 built up residential and rehabilitation colonies

- | | |
|----------------------------|------------------------|
| 1. Aliganj | 30. Nanakpura |
| 2. Andha Mughal | 31. Nicholson Marg |
| 3. Balbir Nagar | 32. New Rajinder Nagar |
| 4. Bharat Nagar | 33. Old Rajinder Nagar |
| 5. B. K. Dutt Colony | 34. Outram Lines |
| 6. Dishad Garden | 35. Patel Nagar (E) |
| 7. Gandhi Nagar | 36. Patel Nagar (W) |
| 8. Geeta Colony | 37. Patel Nagar (S) |
| 9. Gulabi Bagh | 38. Pratap Nagar |
| 10. Inderpuri | 39. Prem Nagar |
| 11. Jangpura - A | 40. Punjabi Bagh |
| 12. Jangpura - B | 41. Rajouri Garden |
| 13. Jangpura Extn. | 42. Rana Pratap Bagh |
| 14. Jawahar Nagar | 43. Ramesh Nagar |
| 15. Kalkaji | 44. Ram Nagar |
| 16. Kamla Nagar | 45. Rohtas Nagar |
| 17. Karol Bagh | 46. Roop Nagar |
| 18. Kingsway Camp | 47. Sarai Rohilla |
| 19. Kirti Nagar | 48. Shahdara |
| 20. Kishan Ganj | 49. Shakti Nagar |
| 21. Kishan Nagar | 50. Sheikh Sarai |
| 22. Lajpat Nagar - I to IV | 51. Shivaji Park |
| 23. Malka Ganj | 52. Subhash Nagar |
| 24. Malviya Nagar | 53. Tilak Nagar |
| 25. Mansarovar Garden | 54. Timar Pur |
| 26. Model Basti | 55. Tihar - I & II |
| 27. Model Town | 56. Vinoba Puri |
| 28. Moti Nagar | 57. Vijay Nagar |
| 29. Multan Nagar | |

Note: Any other colony with relevant documentary evidence with the approval of the Central Government.

Annexure 17: List of Villages under Low Density Area includes the following:**17a: Villages falling under the depth of one peripheral village revenue boundary along the border of NCTD – 47 Villages**

Sl. No.	Planning Zone	Name of Village
(1)	Zone G	1. Bijwasan (Part) 2. Kapashera 3. Salahpur
(2)	Zone J	4. Rajokri (Part)
(3)	Zone K-II	5. Bamnoli (Part) 6. Bijwasan (Part)
(4)	Zone L	7. Badusarai 8. Bakaragarh 9. Deorala 10. Dhansa 11. Ghalibpur 12. Ghumanhera 13. Isapur 14. Jainpur 15. JharodaKalan (Part) 16. Jhatikara 17. Kair 18. Kanganheri 19. Mitraon (Part) 20. MundhelaKalan 21. MundhelaKurd 22. Nanakheri 23. Raghapur 24. Rauta 25. Shikarpur 26. Surekhpur (Part) 27. TikriKalan (Part)
(5)	Zone P-I	28. Bakaner 29. Ghoga 30. Lampur 31. Mamurpur
(6)	Zone P-II	32. Hamidpur 33. Jhangola 34. Palla 35. Singhu 36. Tajpurkalan
(7)	Zone N	37. Auchandi 38. Mungeshpur 39. Qutabgarh 40. Khor Punjab 41. Chatesar 42. Jaunti 43. GarhiRindhala 44. Nizampur-Rashidpur 45. TikriKalan (Part) 46. Hareoli
(8)	Zone E	47. Mandoli

17b: Villages declared as Low Density Residential Area – 23 Villages

- | | |
|--------------------|-------------------|
| 1. Sayurpur* | 13. Mehrauli* |
| 2. Satbari* | 14. Rajokri |
| 3. Chattarpur | 15. Samalkha |
| 4. Khanpur | 16. Ghitorni* |
| 5. Devli* | 17. Rangpuri* |
| 6. Bhatti* | 18. Holambi Khurd |
| 7. Fatehpuri Beri* | 19. Bakoli |
| 8. Asola* | 20. Bakatawarpur |
| 9. Jounapur | 21. Hiranki |
| 10. Chandan Hula | 22. Bijwasan |
| 11. Gadaipur | 23. Bamnoli |
| 12. Sultanpur | |

Note:

1. *Transit Oriented Development would not be applicable within the the villages falling in Low Density Area.*
2. *5 villages (Annexure 17b) mentioned at S. No. 1 to 5 shall be subject to relevant stipulations imposed by the Authority arising from Supreme Courts orders.*
3. **Villages where low density development may be allowed in the areas other than those falling under Regional Park.*
4. *Any approved Layout/Scheme falling in the above villages shall be deemed to have been approved.*
5. *The term “Village” refers to “Revenue Village Boundary”.*

Annexure 18: Residential Use Zone - List of Use Premises permitted and Use Premises – not permitted:

RESIDENTIAL	
Use Premises – Permitted	Use Premises – Not permitted
Commercial (Local level) • Convenience Shopping Centre (CSC), Local Shopping Centre (LSC) • Service Market, Bazaar for Informal sector	Commercial • Community Centre, District Centres (DC) • Integrated Freight Complex, Wholesale Market, Warehousing Scheme • Warehouse /Godown /Storage/ Cold Storage Plot • Hotel/ Budget Hotel, Service Apartment,
Industry • Household Industries	Industry • Industrial Plotted, Industrial Flatted, Integrated Industrial Park
Transportation • Multi-level Parking • Fuel station • Circulation– Rail/ MRTS/ Road/ RRTS/ High Speed Rail	Transportation • Airport (including hospitality district) • Rail Terminals/ Integrated Passenger Terminals • ISBT, Bus Depots, Bus Terminals • Yards/ Depots - Metro Rail/ RRTS/ HSR
Utility • Local level facilities including Fixed Compact Transfer Stations (FCTS)	Utility • Community level and above facilities
Government • Local/ Govt. Maintenance Offices • Offices of utilities/ service providing agencies (local level)	Government • District Court/ Family Court • Government Offices (Central/ state government / Local bodies), Integrated Office Complex
Public and Semi-Public (Local level) • Other Health Facility • Veterinary Health Facility • Health Centre • Hospital (in Foreign Mission) • Early Learning Centres, School (upto VI), School (upto XII), Special School • Socio-Cultural Facility- Local Level • Multipurpose Community Hall, Recreational Club • Shelter for Urban Homeless (SUH)	Public and Semi-Public • Hospital • Veterinary hospital • Medical/ Nursing/ other Paramedical college • Veterinary Institute • Residential School • Research and Development Centre/ College/ any other Institute • University Campus • Socio-Cultural Facility- Banquet Hall

• Religious/Community Facility • Other PSP Facilities including Dhobi Ghat / laundry. • Distribution Facilities • Police Outpost, Police/Fire Post • Police/Fire Station	• Socio-Cultural Facility - Community Level • Exhibition & Convention Centre, • Security-Police & Safety-Fire Facilities – Community level and above • Gas Godown/ LPG Godown including booking office • Burial Ground/ Cemetery/ Cremation Ground/ Electric Crematorium • Crematorium/ Burial Ground for Animals
Activities permitted as a part of mixed use regulations.	Any other activity restricted as a part of mixed use regulations.

Annexure 19: Commercial Use Zone: List of Use Premises permitted and Use Premises – not permitted:

COMMERCIAL	
Use Premises – Permitted	Use Premises – Not permitted
Residential • Group Housing, Studio Apartment, Affordable Rental Housing Complex, State Bhawan/ State Guest House, Hostel • Dharamshala, Guest House, Lodging & Boarding House	Residential • Plotted Housing • Foreign Mission
Industry • Household Industries • Permitted industrial activity	Industry • Industrial Plotted, Industrial Flatted, Integrated Industrial Park
Transportation • Multi-level Parking • Fuel station • Circulation– Rail/ MRTS/ Road/ RRTS/ High Speed Rail	Transportation • Airport (including hospitality district) • Rail Terminals/ Integrated Passenger Terminals • ISBT, Bus Depots, Bus Terminals • Yards/ Depots - Metro Rail/ RRTS/ HSR
Utility • Local level facilities including Fixed Compact Transfer Stations (FCTS)	Utility • Community level and above facilities
Government • Local/ Govt. Maintenance Offices • Offices of utilities/ service providing agencies • District Court/ Family Court • Government Offices (Central/ state government / Local bodies), Integrated Office Complex	Government -
Public and Semi-Public • Other Health Facility • Veterinary Health Facility • Health Centre • Hospital (in General Business and Commerce) • Early Learning Centre • Research and Development Centre/ College/ any other Institute (in General Business and Commerce) • Police Outpost, Police/ Fire Post, Police/ Fire Station	Public and Semi-Public • Hospital • Veterinary Hospital • Medical/ Veterinary /Nursing/ Paramedics Institutes • School, Special School, Residential School • Research and Development Centre/ College/ any other Institute • University Campus

• Milk Booth/Milk, Fruit & Vegetable Booth • Gas Godown/ LPG Godown including booking office • Socio-Cultural Facility- Local Level including Banquet Halls, Barat Ghar • Socio-Cultural Facility - Community Level • Exhibition & Convention Centre • Shelter for Urban Homeless (SUH) • Religious/ Community Facility • Other PSP Facilities	• Security-Police & Safety-Fire Facilities – Community level and above • Burial Ground/ Cemetery/ Cremation Ground/ Electric Crematorium • Crematorium/Burial Ground for Animals
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Annexure 20: Industrial Use Zone: List of Use Premises permitted and Use Premises – not permitted:

INDUSTRIAL	
Use Premises – Permitted	Use Premises – Not permitted
Residential • Group Housing, Studio Apartment, Affordable Rental Housing Complex, State Bhawan/ State Guest House, Hostel • Dharamshala, Guest House, Lodging & Boarding House	Residential • Plotted Housing • Foreign Mission
Commercial • Convenience Shopping Centre (CSC), Local Shopping Centre (LSC) • Community Centre • Service Market, Bazaar for Informal sector • Integrated Freight Complex, Wholesale Market, Warehousing Scheme • Warehouse/Godown/Storage/Cold Storage Plot • Hotel, Service Apartment, Budget Hotel	Commercial • District Centre
Transportation • Bus Terminals, Bus Depots • Multi-level Parking • Fuel Stations • Circulation– Rail/ MRTS/ Road/ RRTS/ High Speed Rail	Transportation • Airport (including hospitality district) • Rail Terminals/ Integrated Passenger Terminals • ISBT • Yards/ Depots - Metro Rail/ RRTS/ HSR
Utility • Local and Sub-city level Use Premises	Utility • City level Use Premises
Government • District Court/ Family Court • Government Offices (Central/ state government / Local bodies), Integrated Office Complex	-

Annexure 21: Use Premises and Permissible Activities**1. Residential:**

S. No.	Use Premise	Activities Permitted
1.	Group Housing	Residential (Dwelling Units) Retail Shop, Personnel service shop, Society Office / Registered RWA Office, Community Room/ Basti Vikas Kendra, Creche / Day care Centre, Senior Citizen Recreation Room, Library/ reading room, Community/ Recreational Hall/ room, Swimming pool, Religious facility, Watch & ward, ATM.
2.	Plotted Housing	Residential (Plots/Dwelling Units), Society Office / Registered RWA Office (upto 50 sq. m.), Swimming pool. Bed and Breakfast accommodation may be a permissible activity in residential plot/ unit, if registered under the Scheme notified by Ministry of Tourism, GoI/ GNCTD from time to time.
3.	Studio Apartment	Residential (Units), Retail Shop, Personnel service shop, Society Office / Registered RWA Office, Community Room/ Basti Vikas Kendra, Creche / Day care Centre, Senior Citizen Recreation Room, Library/ reading room, Community/ Recreational Hall/ room, Swimming pool, Religious facility, Dining Area, Watch & ward, ATM.
4.	Dharamshala or its equivalent	Retail Shop, Personnel service shop, Community/ Recreational Hall/ room, Dormitory, Guest Room, Dining Area, Watch & ward, ATM.
5.	State Bhawan/ State Guest House	Retail Shop, Library/ reading room, Community/ Recreational Hall/ room, Swimming pool, Dormitory, Guest Room, Dining Area, Watch & ward, Conference Hall and related facilities, Government office, Souvenir shops, Restaurants, ATM, Staff Residential Accommodation.
6.	Affordable Rental Housing Complex	Residential (Units), Retail Shop, Personnel service shop, Society Office / Registered RWA Office, Community Room/ Basti Vikas Kendra, Creche / Day care Centre, Senior Citizen Recreation Room, Library/ reading room, Community/ Recreational Hall/ room, Religious facility, Dormitory, Dining Area, Watch & ward, ATM, Anganwadi.
7.	Guest House, Lodging & Boarding House	Dining area, watch and ward residence, retail & personnel service shops to be restricted up to 20% of floor area.

S. No.	Use Premise	Activities Permitted
8.	Hostel	Dining area, watch and ward residence, retail & personnel service shops to be restricted up to 20% of floor area.
9.	Foreign Mission	Foreign Mission and related facilities/offices.

2. Commercial:

S. No.	Use Premise	Activities Permitted
1.	Convenience Shopping Centre (CSC)	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Fair Price Shop, Repair / Service, Personnel service shop, Office, Restaurants, Bank, ATM, Dispensary, Clinic (incl. Veterinary), Spa, Gym and Salon, Crèche / day care, Industries permitted (Annexure 10)
2.	Local Shopping Centre (LSC)	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Stockists and dealers of medicines and drugs, Fair Price Shop, Repair / Service, Personnel service shop, Office, Govt. offices, Guest House , Restaurants, Coaching Centres/ Institutes / Learning Centres, Multi-level parking, Bank, ATM, Health Centre, Dispensary, Clinic (incl. Veterinary), Path lab, Diagnostic Facility, Spa, Gym and Salon, Crèche / day care, Industries permitted (Annexure 10), Kitchen/ Cloud Kitchen
3.	Community Centre (CC)	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Stockists and dealers of medicines and drugs, Repair / Service, Personnel service shop, Office, Govt. offices, Conference Facility, Cinema, Cineplex, Multiplex, Hotels/Budget hotel, Guest House, Service apartments, Restaurants, Banquet Halls, socio-cultural facilities, Coaching Centres/ Institutes / Learning Centres, Police Post, Fire Post, Fuel Station, Multi-level parking, Service Market, Motor Garage and Workshop, Bank, ATM, Health Centre, Dispensary, Clinic (incl. Veterinary), Path lab, Diagnostic Facility, Spa, Gym and Salon, Museum/ Art Gallery, Crèche / day care, Amphitheatre/ Open air theatre (OAT), E-commerce Delivery centres, Industries permitted (Annexure 10), Kitchen/ Cloud Kitchen
4.	District Centre / Sub-CBD	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Stockists and dealers of medicines and drugs, Repair / Service, Personnel service shop, Office, Govt. offices, Conference Facility, Cinema, Cineplex, Multiplex, Hotels/Budget hotel, Guest House, Service

S. No.	Use Premise	Activities Permitted
		apartments, Restaurants, Banquet Halls, socio-cultural facilities, Coaching Centres/ Institutes / Learning Centres, Police Post, Fire Post, Fuel Station, Bus Terminal, Multi-level parking, Service Market, Motor Garage and Workshop, Bank, ATM, Health Centre, Dispensary, Clinic (incl. Veterinary), Path lab, Diagnostic Facility, Spa, Gym and Salon, Museum/ Art Gallery, Crèche / day care, Amphitheatre/ Open air theatre (OAT), E-commerce Delivery centres, Industries permitted (Annexure 10), Kitchen/ Cloud Kitchen, Data Centre.
5.	Service Market	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Stockists and dealers of medicines and drugs, Fair Price Shop, Repair / Service, Personnel service shop, Govt. offices, Restaurants, Service Market, Motor Garage and Workshop, ATM, Crèche/ day care, E-commerce Delivery centres, Industries permitted (Annexure 10)
6.	Bazaar for informal sector	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Repair / Service, Personnel service shop, Service Market, Motor Garage and Workshop, ATM, Crèche/ day care
7.	Metropolitan City Centre (MCC)	Retail Shop, Vending Booth/ Kiosk/ Informal Unit, Stockists and dealers of medicines and drugs, Repair / Service, Personnel service shop, Office, Govt. offices, Conference Facility, Cinema, Cineplex, Multiplex, Hotels/Budget hotel, Guest House, Service apartments, Restaurants, Banquet Halls, socio-cultural facilities, Coaching Centres/ Institutes / Learning Centres, Police Post, Fire Post, Fuel Station, Bus Terminal, Multi-level parking, Service Market, Motor Garage and Workshop, Bank, ATM, Health Centre, Dispensary, Clinic (incl. Veterinary), Path lab, Diagnostic Facility, Spa, Gym and Salon, Museum/ Art Gallery, Crèche / day care, Amphitheatre/ Open air theatre (OAT), E-commerce Delivery centres, Industries permitted (Annexure 10), Kitchen/ Cloud Kitchen.

Note:

Pathology labs and Diagnostic centres shall be permitted within commercial areas after ensuring safeguards to prevent leakage of radiation.

3. IFC, Wholesale Market, Warehousing Scheme:

S. No.	Use Premise	Activities Permitted
1.	Integrated Freight Complex	Wholesale Shop, Warehouse, Godown, Storage, Police Outpost, Traffic Police Control Room, Fire Post, Dispensary, Clinic, Multi-level parking, Shelter for Urban Homeless, Watch & ward, Office (Commercial/ Govt./ Admin.), Retail Shop, Restaurants, Budget Hotel/Guest Houses/ Boarding & Lodging facilities, Repair/ Service/ Motor Garage & Workshop, Bank with ATM, Fuel Station, Terminal for buses/ goods vehicles, Vending booths/ Kiosks/ Informal units
2.	Wholesale/ sub city markets	Wholesale Shop, Warehouse, Godown, Storage, Police Outpost, Traffic Police Control Room, Fire Post, Dispensary, Clinic, Multi-level parking, Shelter for Urban Homeless, Watch & ward, Office (Commercial/ Govt./ Admin.), Retail Shop, Restaurants, Repair/ Service/ Motor Garage & Workshop, Bank with ATM, Fuel Station, Terminal for buses/ goods vehicles, Vending booths/ Kiosks/ Informal units
3.	Warehousing Scheme	Wholesale Shop, Warehouse, Godown, Storage, Shelter for Urban Homeless, Watch & ward, Office (Commercial/ Govt./ Admin.), Retail Shop, Restaurants, Repair/ Service/ Motor Garage & Workshop, Only ATM, Vending booths/ Kiosks/ Informal units

4. Hotel:

S. No.	Use Premise	Activities Permitted
1.	Hotels	Service Apartment, Guest Accommodation (including rooms, suites, etc.), Banquet facility, Conference Facility, Restaurants, Swimming Pool, Health Club, Commercial Office/ Govt. Office, Retail and Personnel service shop, Dining and related facilities, Watch & ward, Vending booths/ Kiosks/ Informal units.
2.	Service Apartment	Service Apartment, Guest Accommodation (including rooms, suites, etc.), Conference Facility, Restaurants, Swimming Pool, Commercial Office/ Govt. Office, Retail and Personnel service shop, Dining and related facilities, Watch & ward, Vending booths/ Kiosks/ Informal units
3.	Budget Hotel	Guest Accommodation (including rooms, suites, etc.), Restaurants, Commercial Office/ Govt. Office, Retail and Personnel service shop,

S. No.	Use Premise	Activities Permitted
		Dining and related facilities, Watch & ward, Vending booths/ Kiosks/ Informal units.

5. Industry:

S. No.	Use Premise	Activities Permitted
1.	Industrial Plotted	Up to 400 sqm Permissible industrial activity, Retail sales outlet/ Shop/Repair Shop, Kitchen/ Cloud kitchen.
		Above 400 sqm & up to 2000 sqm Permissible industrial activity, Retail sales outlet/ Shop/Repair Shop, Canteen, Administrative office, Offices (including co-working/ Incubation centres), Watch & ward, Vending booths/ Kiosks/ Informal Units, Kitchen/ Cloud kitchen.
		Above 2000 sqm Permissible industrial activity, Retail sales outlet/ Shop/Repair Shop, Canteen, Administrative office, Offices (including co-working/ Incubation centres), Watch & ward, Residential for staff/ worker, Vending booths/ Kiosks/ Informal Units, ATM, Kitchen/ Cloud kitchen.
2.	Industrial Flatted	Permissible industrial activity, Retail sales outlet/ Shop/Repair Shop, Canteen, Administrative office, Offices (including co-working/ Incubation centres), Watch & ward, Residential for staff/ worker, Vending booths/ Kiosks/ Informal Units, ATM, Kitchen/ Cloud kitchen.

6. Recreational:

S. No.	Use Premise	Activities Permitted
1.	Regional Park	Forests/ Woodlands, Watch & ward, Picnic Huts / Gazebo, Zoological Garden / Bird Sanctuary, Botanical Garden, Orchards/ Arboretum/ greenhouses, etc., Plant nurseries, etc., Specialised Parks (Butterfly Parks, Fernarium etc.), Maintenance Office/ Administration Office, Open Air Theatre/ Amphitheatre, Shooting Range, Police Post/ Fire Post, Vending booth/ Kiosks/Informal units, Camping Site.

S. No.	Use Premise	Activities Permitted
2.	City Park	Forests/ Woodlands, Watch & ward, Picnic Huts / Gazebo, Zoological Garden / Bird Sanctuary, Botanical Garden, Orchards/ Arboretum/ greenhouses, etc., Plant nurseries, etc., Specialised Parks (Butterfly Parks, Fernarium etc.), Maintenance Office/ Administration Office, Open Air Theatre/ Amphitheatre, Police Post/ Fire Post, National Memorial (approved by Cabinet/ Govt. of India), Aquarium, Sports activity, Playground, Play area/ Children Park / Children Traffic Park, Recreational Club, Open-air food court, Restaurant / Café, Mechanical rides, games, shows, theme exhibits etc., Open gyms, Multi-gym, All abilities Play area, Vending booth/ Kiosks/Informal units, Library/ Reading area, Temporary Public festivals/exhibitions [#] .
3.	District Park	Forests/ Woodlands, Watch & ward, Picnic Huts / Gazebo, Zoological Garden / Bird Sanctuary, Botanical Garden, Orchards/ Arboretum/ greenhouses, etc., Plant nurseries, etc., Specialised Parks (Butterfly Parks, Fernarium etc.), Maintenance Office/ Administration Office, Open Air Theatre/ Amphitheatre, Police Post/ Fire Post, National Memorial (approved by Cabinet/ Govt. of India), Aquarium, Sports activity, Playground, Play area/ Children Park / Children Traffic Park, Recreational Club, Open-air food court, Restaurant / Café, Mechanical rides, games, shows, theme exhibits etc., Open gyms, Multi-gym, All abilities Play area, Vending booth/ Kiosks/Informal units, Library/ Reading area, Temporary Public festivals/exhibitions [#] .
4.	Community Park	Watch & ward, Picnic Huts / Gazebo, Maintenance Office/ Administration Office, Sports activity, Playground, Play area/ Children Park / Children Traffic Park, Open-air food court, Open gyms, Multi-gym, All abilities Play area, Vending booth/ Kiosks/Informal units, Library/ Reading area.
5.	Neighbourhood Parks	Play area/ Children Park / Children Traffic Park, Open gyms, All abilities Play area.
6.	Amusement Parks	Watch & ward, Picnic Huts / Gazebo, Zoological Garden / Bird Sanctuary, Orchards/ Arboretum/ greenhouses, etc., Plant nurseries, etc., Specialised Parks (Butterfly Parks, Fernarium etc.), Maintenance Office/ Administration Office,

S. No.	Use Premise	Activities Permitted
		Open Air Theatre/ Amphitheatre, Aquarium, Playground, Play area/ Children Park / Children Traffic Park, Recreational Club, Open-air food court, Restaurant / Café, Mechanical rides, games, shows, theme exhibits etc., All abilities Play area, Vending booth/ Kiosks/Informal units, Library/ Reading area.
7.	City Multipurpose Ground	Watch & ward, Maintenance Office/ Administration Office, Vending booth/ Kiosks/Informal units, Temporary Public festivals/exhibitions [#] .
8.	District Multipurpose Ground	Watch & ward, Maintenance Office/ Administration Office, Vending booth/ Kiosks/Informal units, Public meeting/ public gathering/ marriage/ Utsav Pandal /social functions/ Public address podium etc./ Public fairground/ Mela, Temporary Public festivals/ exhibitions [#] .
9.	Community Multipurpose Ground	Watch & ward, Maintenance Office/ Administration Office, Vending booth/ Kiosks/Informal units, Public meeting/ public gathering/ marriage/ Utsav Pandal /social functions/ Public address podium etc./ Public fairground/ Mela, Temporary Public festivals/ exhibitions [#] .
10.	Archaeological Parks	Forests/ Woodlands, Watch & ward, Picnic Huts / Gazebo, Orchards/ Arboretum/ greenhouses etc., Plant nurseries, Maintenance Office/ Administrative Office, Open Air Theatre/ Amphitheatre, Open-air food court, Restaurant / Café, Vending booth/ Kiosks/Informal units, Library/ Reading area, Temporary Public festivals/Open air exhibitions, Interpretation/ Visitor centres/ Information centre.
11.	Historical Monuments	Watch & ward, Picnic Huts / Gazebo, Maintenance Office/Administrative Office, Open Air Theatre/ Amphitheatre, Open-air food court, Restaurant / Café, Vending booth/ Kiosks/Informal units, Library/ Reading area, Temporary Public festivals/Open air exhibitions, Interpretation/ Visitor centres/ Information centre.
12.	Biodiversity Park	Forests/ Woodlands, Watch & ward, Picnic Huts / Gazebo, Orchards/ Arboretum/ greenhouses etc., Plant nurseries, Specialised Parks (Butterfly Parks, Fernarium etc.), Specialised facilities for Flora & Fauna, Maintenance Office/

S. No.	Use Premise	Activities Permitted
		Administrative Office, Open Air Theatre/ Amphitheatre, Open-air food court, Vending booth/ Kiosks/Informal units, Library/ Reading area, Interpretation/ Visitor centres/ Information centre, Scientific Laboratories, Camping Site.
13.	Green Buffer	Forests/ Woodlands, Picnic Huts / Gazebo, Orchards/ Arboretum/ greenhouses etc., Plant nurseries, Maintenance Office/Administrative Office, Open Air Theatre/ Amphitheatre, Play area/ Children Park / Children Traffic Park, Open gyms, Temporary Public festivals/Open air exhibitions, Camping Site.
14.	International Sports Centre/ Divisional Sports Centre	Multiuse Stadium, Stadium, Aquatic centre (covered or otherwise with full size competition pool, a training / lap pool, diving pool which can also be used for Water Polo and Synchronised swimming as well as other aquatic recreational facilities like waterslides, wave pool, hydrotherapy pool, etc.), Multipurpose hall (Seating capacity as per requirement) for Exhibitions, Shows, Fairs, Socio-cultural events, Recreational club, banquets, Multiple sports & related events, Sports facilities (outdoor and indoor), Sports academy/ Sports Training Centre, Sports Medicine Centre, Swimming pool, Support infrastructure; storage space /spaces for facilities like changing rooms, multi-gym, etc., Retail shop, Restaurant/ cafeteria, Bank extension (counter), Office (departmental), Hostel / Residential Accommodation for sports persons/ players, maintenance & management staff, Traffic and Police control room Kiosks (Information desks/ Ticket counters etc.), Children's corner, Watch & ward, Vending booth/ kiosk/ informal unit, Akhara, Concert facilities, educational events, shows, fairs, socio-cultural events and conventions ^{##} .
15.	District Sports Centre	Stadium, Multipurpose hall (Seating capacity as per requirement) for Exhibitions, Shows, Fairs, Socio-cultural events, Recreational club, banquets, Multiple sports & related events, Sports facilities (outdoor and indoor), Sports academy/ Sports Training Centre, Sports Medicine Centre, Swimming pool, Support infrastructure; storage space /spaces for facilities like changing rooms, multi-gym, etc., Retail shop, Restaurant/ cafeteria, Bank extension (counter), Office (departmental), Hostel / Residential Accommodation

S. No.	Use Premise	Activities Permitted
		for sports persons/ players, maintenance & management staff, Traffic and Police control room Kiosks (Information desks/ Ticket counters etc.), Children's corner, Watch & ward, Vending booth/ kiosk/ informal unit, Akhara, Concert facilities, educational events, shows, fairs, socio-cultural events and conventions ^{##} .
16.	Community sports Centre	Sports facilities (outdoor and indoor), Sports Medicine Centre, Swimming pool, Recreational club, Support infrastructure; storage space /spaces for facilities like changing rooms, multi-gym, etc., Retail shop, Restaurant/ cafeteria, Bank extension (counter), Office (departmental), Traffic and Police control room Kiosks (Information desks/ Ticket counters etc.), Children's corner, Watch & ward, Vending booth/ kiosk/ informal unit, Akhara.
17.	Local Level Play Area	Children's corner, playground.

[#] As per policy of DDA/ any other concerned authority.

^{##} Activities allowed for limited time period as per relevant policies of concerned agency/ department.

7. Government:

S. No.	Use Premise	Activities Permitted
1.	District Court, Family Court, etc.	Court, Government & Administration Offices, Residential, Post Office, Canteen/ Cafeteria, Police Post, Fire Post, Restaurant, Retail Shop, Library, Dispensary, Clinic, Banks and ATM, Lawyer's Chamber, Commercial Offices, Digital Infrastructure facility, Gym/ Yoga/ Meditation Centre (in-house), Crèche / Child Care Centre, Vending booth/ Kiosk/ Informal units
2.	Government Offices (Central/ state government/ Local bodies)	Government & Administration Offices, Residential, Post Office, Canteen/ Cafeteria, Police Post, Restaurant, Retail Shop, Library, Dispensary, Clinic, Banks and ATM, Commercial Offices, Digital Infrastructure facility, Gym/ Yoga/ Meditation Centre (in-house), Crèche / Child Care Centre, Vending booth/ Kiosk/ Informal units
3.	Integrated Office Complex	Government & Administration Offices, Residential, Post Office, Canteen/ Cafeteria, Police Post, Restaurant, Retail

		Shop, Library, Dispensary, Clinic, Banks and ATM, Commercial Offices, Digital Infrastructure facility, Gym/ Yoga/ Meditation Centre (in-house), Crèche / Child Care Centre, Vending booth/ Kiosk/ Informal units
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8. Health Facility:

S. No.	Use Premise	Activities Permitted
1.	Dispensary, Clinic	Administrative office, Laboratories, Watch & Ward Residence (Up to 20 sq.m), Retail, ATM, Vending booth/ kiosk
2.	Dispensary, Clinic (Veterinary)	Administrative office, Facilities for outdoor treatment of animals and birds, Watch & Ward Residence (Up to 20 sq.m), Retail, ATM, Vending booth/ kiosk
3.	Health Centre	Administrative office, Laboratories, Diagnostic facilities, Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, ATM, Vending booth/ kiosk, Prayer room
4.	Hospital	Administrative office, De-addiction/ Rehabilitation Centre, R&D facilities, Laboratories, Diagnostic facilities, Education facilities, Library/Reading room, Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, ATM, Vending booth/ kiosk, Accommodation for Staff, Patient attendant accommodation, Hostel, Bank extension/ post office counter, Prayer room, Crèche/day-care facilities, Auditorium
5.	De-addiction & Rehabilitation Centre	Administrative office, De-addiction/ Rehabilitation Centre, Diagnostic facilities, Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, Accommodation for Staff, Patient attendant accommodation, Hostel, Auditorium
6.	Veterinary Hospital	Administrative office, Facilities for indoor treatment of animals and birds, Facilities for outdoor treatment of animals and birds, R&D facilities, Laboratories, Diagnostic facilities, Library/Reading room Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, ATM, Vending

S. No.	Use Premise	Activities Permitted
		booth/ kiosk, Accommodation for Staff, Patient attendant accommodation, Hostel, Bank extension/ post office counter, Prayer room, Crèche/day-care facilities, Auditorium
7.	Medical College	Administrative office, De-addiction/ Rehabilitation Centre, R&D facilities, Laboratories, Diagnostic facilities, Education facilities, Library/Reading room, Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, ATM, Vending booth/ kiosk, Accommodation for Staff, Patient attendant accommodation, Hostel, Indoor games hall, Bank extension/ post office counter, Prayer room, Crèche/day-care facilities, Auditorium
8.	Veterinary Institute	Administrative office, Facilities for indoor treatment of animals and birds, Facilities for outdoor treatment of animals and birds, R&D facilities, Laboratories, Diagnostic facilities, Education facilities, Library/ Reading room, Watch & Ward Residence (Up to 20 sq.m), Canteen/ Cafeteria, ATM, Vending booth/ kiosk, Accommodation for Staff, Hostel, Indoor games hall, Bank extension/ post office counter, Prayer room, Crèche/day-care facilities, Auditorium
9.	Nursing and Paramedics Institute	Administrative office, R&D facilities, Laboratories, Diagnostic facilities, Education facilities, Library/ Reading room, Watch & Ward Residence (Up to 20 sq.m), Retail, Canteen/ Cafeteria, ATM, Vending booth/ kiosk, Accommodation for Staff, Patient attendant accommodation, Hostel, Indoor games hall, Bank extension/ post office counter, Prayer room, Crèche/day-care facilities, Auditorium

9. Educational Facilities:

S. No.	Use Premise	Activities Permitted
1.	Early Learning centres	Crèche and Day Care Centre, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Indoor

		games hall, Playground, Library, Administration office
2.	School (upto VI)	Nursery School, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Indoor games hall, Swimming Pool, Workshop/ Laboratories, Playground, Library, Administration office
3.	School (upto XII)	Nursery School, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, ATM, Auditorium, Indoor games hall, Swimming Pool, Post Office, Workshop/ Laboratories, Playground, Library, Administration office
4.	Residential School	Crèche and Day Care Centre, Nursery School, Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, ATM, Auditorium, Indoor games hall, Swimming Pool, Post Office, Hostel facility, Residential use of essential staff and student, Workshop/Laboratories, Playground, Library, Administration office
5.	Special School	Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, Auditorium, Indoor games hall, Post Office, Hostel facility, Residential use of essential staff and student, Rehabilitation Centre, Workshop/Laboratories, Playground, Library, Administration office
6.	Research and Development Centre	Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Bank extension counter, ATM, Auditorium, Indoor games hall, Hostel facility, Residential use of essential staff and student, Workshop/Laboratories, Playground, Library, Administration office
7.	Institute	Crèche and Day Care Centre, Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, ATM, Auditorium, Indoor games hall, Hostel facility, Residential use of essential staff

		and student, Workshop/Laboratories, Playground, Library, Administration office
8.	College	Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, ATM, Auditorium, Indoor games hall, Swimming Pool, Post Office, Hostel facility, Residential use of essential staff and student, Workshop/ Laboratories, Playground, Library, Administration office
9.	University Campus	Kiosks/ Vending booth/ Informal Units, Canteen/ Cafeteria, Watch & Ward Residence up to 20 sq.m, Retail Shop*, Bank extension counter, ATM, Auditorium, Indoor games hall, Swimming Pool, Post Office, Hostel facility, Residential use of essential staff and student, Workshop/Laboratories, Playground, Library, Administration office

**In case of schools, retails shops shall be permitted for Stationary / Books/ Uniform.*

10. Security-Police Facilities:

S. No.	Use Premise	Activities Permitted
1.	Traffic Control Room	Area for Administration and Service operation,
2.	Police Outpost	Dormitory with toilet & bath facilities and kitchen, Area for Administration and Service operation, Officers Room with facilities for recording NCR (Non-Cognizable Report) and storing emergency equipment's.
3.	Police Post	Canteen/ Cafeteria, Area for Administration and Service operation,
4.	Police Station	Accommodation for staff, Canteen/ Cafeteria, Bank Extension Counter with ATM, Area for Administration and Service operation, Officers Room with facilities for recording NCR (Non-Cognizable Report) and storing emergency equipment's, Communication Centre, Night Shelter.
5.	District Police Office and Battalion	Accommodation for staff, Canteen/ Cafeteria, Bank Extension Counter with ATM, Hostel, Dormitory with toilet & bath facilities and kitchen, Indoor games facility, Area for Administration and Service operation, Playground,

S. No.	Use Premise	Activities Permitted
		Communication Centre, Service Workshop, Religious facility, Vending booth/ Kiosk/ Informal Units, Reading room/ library, Fitness Centre for non-commercial use, Health Facility.
6.	Police Line	Accommodation for staff, Canteen/ Cafeteria, Bank Extension Counter with ATM, Hostel, Dormitory with toilet & bath facilities and kitchen, Indoor games facility, Area for Administration and Service operation, Communication Centre, Service Workshop, Religious facility, Vending booth/ Kiosk/ Informal Units, Reading room/ library, Fitness Centre for non-commercial use, Health Facility.
7.	District Jail	Canteen/ Cafeteria, Playground/ games facility, Accommodation for staff, Retail shop, Health facility, Watch & ward, Health Centre.
8.	Police Training Institute/ College	Canteen/ Cafeteria, Bank Extension Counter with ATM, Hostel, Playground/ games facility, Accommodation for staff, Retail shop, Auditorium, Swimming Pool, Post office counter facility, Health facility, Emergency Backup/ Disaster Preparedness, Watch & ward, Communication Centre, Reading room/ library, Fitness Centre for non-commercial use, Vending booth/ Kiosk/ Informal Units, Health Centre.
9.	Police Firing Range	Hostel, Playground/ games facility, Accommodation for staff, Retail shop, Swimming Pool, Watch & ward, Communication Centre, Reading room/ library, Fitness Centre for non-commercial use, Vending booth/ Kiosk/ Informal Units.
10.	Civil defence & home guards etc.	Canteen/ Cafeteria, Bank Extension Counter with ATM, Hostel, Playground/ games facility, Accommodation for staff, Retail shop, Auditorium, Health facility, Watch & ward, Vending booth/ Kiosk/ Informal Units, Health Centre.
11.	Forensic Science Laboratory	Canteen/ Cafeteria, Accommodation for staff, Watch & ward.
12.	National Security Establishment	Canteen/ Cafeteria, Bank Extension Counter with ATM, Hostel, Playground/ games facility, Accommodation for staff, Retail shop, Auditorium, Swimming Pool, Health facility, Emergency Backup/ Disaster Preparedness, Watch & ward, Communication Centre, Reading room/ library, Fitness Centre for non-

S. No.	Use Premise	Activities Permitted
		commercial use, Vending booth/ Kiosk/ Informal Units, Health Centre.
13.	Central Police Organisation	Bank Extension Counter, Retail shop, Swimming Pool, Communication Centre, Facilities for meditation/ spiritual training, Fitness Centre for non-commercial use, Accommodation for staff, Hostel, Health Centre, Veterinary hospitals, De-addiction/ Rehabilitation Center, Canteen / Cafeteria.
14.	Security Forces camp	Bank Extension Counter, Retail shop, Swimming Pool, Communication Centre, Facilities for meditation/ spiritual training, Fitness Centre for non-commercial use, Accommodation for staff, Hostel, Health Centre, Veterinary hospitals, De-addiction/ Rehabilitation Center, Canteen / Cafeteria.
15.	Police Camp	Bank Extension Counter, Retail shop, Swimming Pool, Communication Centre, Facilities for meditation/ spiritual training, Fitness Centre for non-commercial use, Accommodation for staff, Hostel, Health Centre, Veterinary hospitals, De-addiction/ Rehabilitation Center, Canteen / Cafeteria.

11. Safety-Fire Facilities:

S. No.	Use Premise	Activities Permitted
1.	Fire post	Accommodation for staff/ hostel, Canteen, Area for Administration and operation services.
2.	Fire Station	Accommodation for staff/ hostel, Service Workshop, Watch & ward, Canteen, Bank extension Counter, Area for Administration and operation services, Fitness Centers for non-commercial use
3.	Fire Training Institute	Accommodation for staff/ hostel, Watch & ward, Health Centre, Open practice grounds for practice and relief camps/ Disaster Preparedness, Communication Centre, Health facility, Canteen, Bank extension Counter, Area for Administration and operation services, Kiosk, Reading room/ library, Indoor games facility, Fitness Centers for non-commercial use

4.	Disaster Management Centre	Accommodation for staff/ hostel, Service Workshop, Watch & ward, Hospital, Health Centre, Open practice grounds for practice and relief camps/ Disaster Preparedness, Communication Centre, Health facility, Emergency Backup, Canteen, Bank extension Counter, Area for Administration and operation services, Kiosk, Reading room/ library, Indoor games facility, Fitness Centers for non-commercial use.
5.	Disaster Management Units	Accommodation for staff/ hostel, Service Workshop, Watch & ward, Health Centre, Open practice grounds for practice and relief camps/ Disaster Preparedness, Communication Centre, Health facility, Emergency Backup, Canteen, Bank extension Counter, Area for Administration and operation services, Kiosk, Reading room/ library, Fitness Centers for non-commercial use

12. Distributive Facilities:

S. No.	Use Premise	Activities Permitted
1.	Gas Godown	Watch & ward, Store / Godown, Care taker office
2.	LPG Godown including booking office	Watch & ward, Booking office, Store / Godown
3.	Milk Booth/Milk, Fruit & Vegetable Booth/ Delhi Milk Supply Booth	Booth/ built structure for display and sale of dairy products/ fruits and vegetables etc., Store

13. Socio-Cultural Facilities:

S. No.	Use Premise	Activities Permitted
1.	Socio-Cultural Facility - Local level	Canteen /Cafeteria, Vending Booth/ Kiosks/ Informal Unit, Hall for public gatherings, marriages, cooking facilities and other facilities, office, Guest House/ Guest Rooms.
2.	Socio-Cultural Facility	Canteen /Cafeteria, Vending Booth/ Kiosks/ Informal Unit, Watch & Ward Residence (up to 20 sq.m), Community Hall, Music, dance and drama training centre, Library/ Reading room, Office, Open Air theatre/ amphitheatre, Guest House/ Guest Rooms.
3.	Socio-Cultural Facility	Canteen /Cafeteria, Bank Extension Counter, Vending Booth/ Kiosks/ Informal Unit, Restaurant, Watch & Ward Residence

S. No.	Use Premise	Activities Permitted
	(Community level) – Banquet Hall, Barat Ghar	(up to 20 sq.m), Exhibition centre and art gallery, Community Hall, Hostel, Music, dance and drama training centre, Library/ Reading room, Auditorium/theatre, Hall for public gatherings, marriages, cooking facilities and other facilities, Museum, ATM, Office, Open Air theatre/ amphitheatre, Multipurpose training and meeting rooms, Retail Shop, Guest House/ Guest Rooms, Indoor/ Outdoor Sports, Swimming Pool.
4.	Exhibition & Convention Centre	Canteen /Cafeteria, Bank Extension Counter, Vending Booth/ Kiosks/ Informal Unit, Restaurant, Watch & Ward Residence (up to 20 sq.m), Exhibition centre and art gallery, Community Hall, Music, dance and drama training centre, Library/ Reading room, Auditorium/theatre, Hall for public gatherings, marriages, cooking facilities and other facilities, Museum, ATM, Office, Hotel, Police Post, Fire post, Accommodation for Maintenance Staff, Open Air theatre/ amphitheatre, Fair ground, Convention and meeting space/ convention centre, Film centre, Multipurpose training and meeting rooms, Retail Shop, Guest House/ Guest Rooms, Swimming Pool, Drive-in Cinema/ Open-air cinema/ Rooftop Cinema.

14. Other PSP Facilities:

S. No.	Use Premise	Activities Permitted
1.	Shelter for urban homeless	Dormitory, Kitchen, Dining facility, Shelter for Urban Homeless and related facilities.
2.	Religious / Community Facility	Retail shop, Bank extension Counter, Accommodation for preachers/ devotees/ management staff, Kitchen, Prayer room, Auditorium, Library, Museum/Art Gallery/ Exhibition Centre, Training Centre for Yoga, Dining facility/Canteen, Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Dispensary, Clinic (including charitable), Facilities for training and education, Restaurant, Watch & ward residence (up to 20 sq.m), ATM, Space for administration office, Facilities for meditation/ spiritual training/ other form of Arts.

S. No.	Use Premise	Activities Permitted
3.	Other PSP Facility	Accommodation for staff, Hostel / Dormitory, Kitchen, Prayer room, Library, Training Centre for Yoga, Care home with residential facility, Fitness centre for in-house use, Dining facility, Welfare Centre/ Skilling centre, Dispensary, Clinic (including charitable), Watch & ward residence (up to 20 sq.m), Space for administration office, Facilities for meditation/ spiritual training/ other form of Arts, Facilities for training and education, Correction/ Counselling facilities, Law/ Courts (Juvenile). Post & Telecommunication Facilities: Post office counter, Courier service office, Digital infra facility/ kiosks, Retail shop, Canteen/Cafeteria, Auditorium, Accommodation/ Residential for staff, Watch & ward, Administration and service operations, Postal and Digital services, Library/ Reading room, Hostel accommodation for students/ trainees, Press club, Dining area, Facilities for Media (print, television & internet), Research laboratory. Transmission tower, watch and ward.

15. Cremation Ground, Burial Ground & Cemetery:

S. No.	Use Premise	Activities Permitted
1.	Burial Ground/ Cemetery	Sheds for performing rituals, Facilities for registration of deaths, Retail shop for wood, flowers and other related materials, Drinking water, Parking, Watch & ward
2.	Cremation Ground/ Electric Crematorium	Sheds for performing rituals, Facilities for registration of deaths, Retail shop for wood, flowers and other related materials, Drinking water, Parking, Watch & ward
3.	Burial Ground/ Crematoriums for Animals	Sheds for performing rituals, Retail shop for wood, flowers and other related materials, Drinking water, Parking, Watch & ward

Annexure 22: Land Use, Use Zone and Use Premise

Land Use	Use Zone		Use Premise
Residential	RD	Residential Area	Plotted Housing
			Group Housing, Affordable Rental Housing Complex, Studio Apartment, State Bhawan/ State Guest House, Hostel
			Dharamshala, Guest House, Lodging & Boarding House
	RF	Foreign Mission	Foreign Mission
Commercial	C1	General Business and Commerce	Convenience Shopping Centre (CSC), Local Shopping Centre (LSC)
			Community Centres, District Centres
			Commercial Plot: Retail & Commerce in Connaught Place & its Extension, Commercial Complex at Fire Brigade Lane and Janpath Lane
			Service Market, Bazaar for Informal sector
	C2	Wholesale & Warehousing, Cold Storage and Oil Depot, IFC	Integrated Freight Complex, Wholesale Market, Warehousing Scheme
			Warehouse /Godown/Storage/ Cold Storage Plot
	C3	Hotel	Hotel, Budget Hotel, Service Apartment
Industry	M1	Manufacturing, Service Industry and Repair Industry	Industrial Plotted, Industrial Flatted, Integrated Industrial Park
Recreational	P1	Regional Park	Regional Park
	P2	City Park, District Park, Community Park, Multipurpose ground, Green buffer	Tot lot, Housing area park, Housing Area Playground, Neighborhood Park, Neighborhood Play Area
			Community Park, Community Multipurpose ground, District Park, District Multipurpose Ground, City Park, City Multipurpose Ground, Archaeological Park, Biodiversity Park, Amusement Parks
	P3	Historical Monument	Heritage structures/ monuments
	P4	Sports Facilities/Complex/Centers, Stadium	Community Sports Centre, District Sports Centre, Divisional Sports Centre, International Sports Centre
			Golf Course/Club
Transport	T1	Airport	Airport (including hospitality district)
	T2	Terminal/ Depot/ Yard/ Stations	Rail Terminals/ Integrated Passenger Terminals

			ISBT, Bus Depots, Bus Terminals, Multi-Level Parking
			Metro Rail/ RRTS/ HSR Yards/ Depots
			Fuel Stations
	T3	Circulation– Rail/ MRTS/ Road/ RRTS/ High Speed Rail	Circulation– Rail/ MRTS/ Road/ RRTS/ High Speed Rail
Utility	U1	Water (Treatment plant etc.)	Water, Sewerage, Electricity/ Power, Solid Waste, Drain including other related infrastructure facilities and operational structures
	U2	Sewerage (Treatment plant etc.)	
	U3	Electricity (Power house, Substations etc.)	
	U4	Solid Waste (Site for treatment, disposal etc.)	
	U5	Drain	
Government	G1	President Estate and Parliament House	President Estate and Parliament House
	G2	Government Office Complex / Courts/ PSUs	District Court/ Family Court, Government Offices (Central/ state government / Local bodies), Integrated Office Complex
	G3	Government Land (Use Undetermined)	Government Land (Use Undetermined)
Public & Semi-Public	PS1	General Public and Semi-Public	Other Health Facility
			Health Centre, Veterinary Health Facility, Veterinary hospital
			Hospital
			Medical/ Nursing/ other Paramedical college, Veterinary Institute
			Early Learning Centre, School (upto VI), School (upto XII), Residential School, Special School
			College/ Research & Development Centre/ any other Institute.
			University Campus including International Education Centre (IEC)
			Socio-Cultural Facility- Local Level
			Socio-Cultural Facility - Community Level including Banquet Halls, Barat Ghar
			Exhibition & Convention Centre
			Shelter for Urban Homeless (SUH)
			Religious/ Community Facility
			Other PSP Facilities

			Police Outpost, Police/ Fire Post, Police/ Fire Station, District Jail, Police Lines/ Training Institute/ College, Fire Training Institute/ College, Police Firing Range, Police Camp including Central Police Organisation/ Security Forces, Disaster Management Unit, District Police Office and Battalion, Forensic Science Laboratory/ National Security Establishment
			Burial Ground/ Cemetery/ Cremation Ground/ Electric Crematorium, Crematorium/ Burial Ground for Animals
Agriculture and Water Body	A1	Agriculture Land	All agriculture related activities
	A2	River & Water Body	River & Water Body

MAPS

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SERVICE PLANS

Service Plans

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2. Service Plan - **Irrigation and Flood Control Department, GNCTD (I&FCD)**
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1. SERVICE PLAN – DELHI JAL BOARD (DJB)

Perspective Plan for Infrastructure Service for Delhi - 2047

Agency: Delhi Jal Board (DJB)

(A) Water Supply

1. Present water demand

Delhi Jal Board (DJB) had earlier considered per capita potable water requirement @ 60 GPCD. As per the projected population of 23 million for 2021, the water demand is estimated to be 1380 MGD.

2. Water demand projections for 2047

DJB anticipated that by the year 2047, about 1600 MGD potable water @ 50 GPCD (225 LPCD) for a population of 32 million (3.2 crore) shall be required. For future planned developments, availability of potable water will be restricted to maximum of 40 GPCD (180 LPCD).

3. Basis for adopting per capita water requirement:

Due to limited water resources, demand for potable water has been rationalized by use of non-potable recycled water of desired quality standards for different non-potable uses. For future planned developments, availability of potable water will be restricted to a maximum of 40 GPCD as given in the Table - 1.

Table 1 Potable Water Demand as per use for future developments

Potable Water Demand	Quantity
Residential	135 LPCD
Non-Residential (Commercial/Institutional etc. including 5 LPCD for floating population)	20 LPCD
Fire Demand	2 LPCD
Transmission Losses @ 15%	23 LPCD
Total	180 LPCD (Say 40 GPCD)

Water requirement for toilet flushing purposes in residential developments and non-residential developments (about 75LPCD) shall have to be met by use of non-potable recycled water of desired quality standard with dual piping system. Water demand for industrial process water & horticulture/gardening/agriculture purposes shall also need to be necessarily met out from recycling of wastewater of desired quality standards. Necessary infrastructure for enabling use of recycled water such as dual piping and plumbing, etc. is to be ensured by DDA / Land Developing Agencies. For new buildings (land pooling / redevelopment), dual piping maybe enforced by the building plan sanctioning authorities.

The plumbing infrastructure for dual piping is very difficult and cost intensive to implement in existing developments. Therefore, Delhi Jal Board has assessed that with potable water demand

of 40 GPCD in future planned developments, total requirement of potable water at the city level can be progressively brought down from 60 GPCD to 50 GPCD.

4. Action Plan for Water Augmentation for 2047

It is well known that the fresh water resources for the National Capital Territory of Delhi are limited and the situation is increasingly becoming challenging. Therefore, a twin-pronged strategy for water supply in the future focuses on the augmentation of both, ground water and surface water resources, while also emphasizing the need for increased wastewater treatment and reuse, rainwater harvesting initiatives, restoration of water bodies, etc.

Water Augmentation Plan for NCT of Delhi envisaged by Delhi Jal Board is given here under Table - 2:

Table 2 Water Augmentation Action Plan

Water Sources	Source of water	Proposed amount of water augmentation (in MGD)
Short to Medium term Plan (110 MGD)		
1 Ground Water Extraction	a. Installation of additional Tube-Wells in Palla Area (200 Tube-Wells)	22
	b. Aquifer Recharge and Ground Water Extraction from Water Bodies / Lakes (including reuse of treated effluent)	23
2 HP share of unutilized water in Yamuna share	Additional Yamuna water to Delhi as per the MOU with Himachal Pradesh for utilization of their un-utilized Yamuna river water allocations.	65
Medium to Long term Plans (291 MGD)		
3 Substitution of 51 cusec of Yamuna Water for irrigation purposes	Utilization of 51 cusec of allocated irrigation water to Delhi at Hathnikund / Tajewala for its drinking water needs	16
4 Upstream Storages	Upstream Storages – Renukaji, Lakhwar & Kishau dam projects (Planned for the phase between 2026-2035)	275* <i>(*This is a highly tentative calculation. However, exact allocations will be decided by UYRB where Delhi hopes that drinking water requirements will be given primacy in allocations & return flow by Delhi will be considered in allocation of</i>

		<i>Yamuna water in Delhi for its consumptive needs.)</i>
Present Availability of Water		1000 MGD
Additional Water Augmented by 2047		401 MGD
Total Water Availability by 2047		1401 MGD

*To be taken up in a phase-wise manner, for every 5 years

Short to medium term plans for augmentation of water resources are likely to be progressively completed in next four to five years, subject to approvals from statutory and regulatory authorities. Water from medium to long term plans for augmentation of water resources is likely to be progressively available in next ten years. However, surface water augmentation to Delhi is entirely dependent on constructive collaboration by the neighboring states like Uttar Pradesh, Himachal Pradesh and Haryana and necessary facilitation and interventions by the Central Government to expedite the completion of the three upstream projects (Renukaji Dam, Kishau Dam and Lakhwar Dam) at the earliest.

DDA has to earmark land required for water supply infrastructure and has to provide land to Delhi Jal Board for setting up Water Treatment Plants and Primary UGRs/Master Balancing Reservoirs with Booster Pumping Stations. JICA Study Report on Improvement of Water Supply in Delhi has suggested Master Plan Development Zones wise Primary UGRs/MBRs with pumping capacities totalling to 1560 MGD and four new Water Treatment Plants. Status of land for the proposed four new Water Treatment Plants is given in Table – 3.

Table 3 Land Requirement for new WTPs

Sr. No.	Name of WTP	Capacity (MGD)	Status of Land	Master Plan Development Zone
1	Iradat	80	Available with DJB	P-1
2	Dwarka Phase II	50	-do-	L
3	Najafgarh	75	DDA has to provide	L
4	Chattarpur	80	-do-	J

The land requirement includes additional provision of 15% & 25% for WTPs and UGR with BPS respectively for future expansions and ancillary infrastructure.

In addition, Water Treatment Plants for another 325 MGD would require to be setup for catering to the projected population of 32 million by 2047. Land for these WTPs will need to be earmarked as per norms mentioned below, depending on the source of raw water and the planned development to be carried out.

➤ **For Water Treatment Plants:**

- 80 MGD (363 MLD) capacity – 300 m²/MLD
- 40 MGD (182 MLD) capacity – 400 m²/MLD

➤ **For underground Reservoirs with Booster Pumping Stations:**

- 5 ML Capacity – 700 m²/ML
- 50 ML Capacity – 600 m²/ML

Assessment of land requirement should not be limited by the projected population for MPD-2047, but need to consider design period i.e. population projections for 2051 and further future urban expansions.

5. Water Conservation Initiatives by DJB

5.1. Groundwater Recharge through Rain Water Harvesting:

Central Ground Water Board has assessed that potential annual rainwater run-off of 24.39 MCM (5,372MG) out of the total of 175 MCM (38,546 MG) available for recharge areas in Delhi. This is proposed to be realized through construction of check dams and artificial recharge structures in rainwater drains. Annual potential of rooftop rainwater harvesting is assessed to be about 14.69 MCM (3,236MG).

RWH Structures are integral to the rainwater conveyance system. DJB has also published guidelines for encouraging adoption of Rooftop Rain Water Harvesting. DJB has identified 89 buildings maintained by PWD/DMCs/GoI/DDA, etc.in 2019, where RWH system is feasible to be installed. All Govt. Departments including public at large has to implement RWH Systems as per the provisions in building bye-laws applicable for Delhi. The building plan and completion sanctioning authorities are to enforce the provisions in building bye-laws.

Eleven rain centers in the field and one at the Headquarter have been setup to facilitate the applicants to install rainwater-harvesting system. Nodal officers' in-charge of these rain centers has also been appointed. Intensive awareness program for publicity of Rain Water Harvesting is also carried out from time to time.

6. Efforts for Service Level Improvements by DJB

Delhi Jal Board has taken numbers of steps to improve sanction of water and sewer connections in a time bound manner and to increase billing and revenue collection efficiency such as implementing Revenue Management System (RMS), mobile application for self-billing and online payments, doorstep delivery of public services, time bound grievance redressal, simplification of procedure of sanctioning of new water/sewer connection, strict actions against wastage of water, etc.

DJB endeavour is to provide equitable distribution of water to the citizens of Delhi and to meet their 24x7 demand of potable water continuously at adequate pressure. For this, Delhi Jal Board is revamping water supply distribution infrastructure including formation of District Metered Areas for reducing non-revenue water and minimizing physical loss of precious potable water through leakages. Installation of bulk flow meters for water auditing, replacement of old/damaged water pipelines, District Metered Areas (DMAs), reforms on revamping water distribution infrastructure under existing Chandrawal and Wazirabad WTPs, installation of SCADA systems at WTPs, UGRs and in water distribution systems, etc.

(B) WASTEWATER / SEWERAGE

1. Wastewater Projections for 2047

Estimated wastewater generation for a population of 32 million (water supplied @50 GPCD) at 80% of supplied water comes out to be 1280 MGD.

2. Perspective Sewage Disposal Plan for 2047

Perspective Sewerage Disposal Plan for 2047 comprises of a multi-dimensional approach with various crucial verticals like laying of sewerage system in unsewered areas of Delhi, rehabilitation of existing STPs, construction of new STPs or at mouth of the Drains, construction of Decentralized STPs in various parts of Delhi, up-gradation of existing STPs to higher parameters of BOD: TSS <10:10 and Zero Liquid Waste Discharge (ZLWD) policy in Land Pooling Area etc. The sewerage development plan for 2047 draws heavily from the SMP-2031 and is a continuation of the sewerage management action plan being undertaken by DJB. Therefore, with suitable need based modifications depending on the actual growth patterns and spatial distribution, the Sewerage Master Plan -2031 prepared by DJB, will be able to fulfil the requirement of MPD-2047.

Moreover, a study has been initiated by Delhi Jal Board regarding a comprehensive assessment of the existing sewer network and identification of infrastructure gaps. The study includes evaluation of the adequacy of the capacity of existing STPs/SPSs and assessment of the requirement for augmentation of existing STPs/SPSs or establishment of new STPs/SPSs, along with identification of suitable locations. The study will also provide recommendations for improvement of the existing sewer network and STP/SPS infrastructure of DJB.

Delhi Jal Board has made substantial progress in extending sewerage infrastructure to unauthorized colonies. To date, sewerage facilities have been provided in 1,260 unauthorized colonies, and work is currently in progress in 144 additional colonies. As a result, nearly 83% of Delhi's population is now connected to the sewerage network.

Delhi Jal Board is also actively working towards the conversion of waste into a valuable energy resource. During the year, power generation through biogas and hydel power at DJB plants has reached approximately 49,886 kWh per day, contributing to sustainable energy use and reduced operational costs.

Based on various physical factors and zoning criteria, the whole NCT of Delhi has now been delineated into 12 (twelve) sewage-drainage zones, instead of six zones earlier, excluding the Cantonment and Airport areas. The zones have been primarily delineated based on the wastewater generation from each zone/sub zone, the capacity of existing WWTPs/WWPSs and land availability for any additional WWTP/WWPS, if required. Sewerage Schemes for each Zone are prepared considering the existing sewerage infrastructure, proposed sewerage infrastructure under various projects, development plans for a particular area, population projections, amount of waste water generation, land availability for proposed sewerage infrastructure and site feasibility.

The following table enlists the proposed delineated zones and sub zones:

S. No.	Drainage Zone	Sub Drainage Zone
Zone 1	Shahdara (SHD)	Yamuna Vihar (YV)
		Sonia Vihar (SV)
		Kondli (KN)
Zone 2	Okhla (OKH)	Okhla (OK)
		Tajpur (TP)
Zone 3	Keshopur (KSP)	Keshopur (KP)
Zone 4	Rohini-Rithala (RR)	Rithala (RT)
		Rohini (RH)
Zone 5	CORONATION PILLAR (COR)	Coronation Pillar (CP-1)
		Coronation Pillar (CP-2)
Zone 6	DWARKA (DWK)	Dwarka (DK-1)
		Dwarka (DK-2)
Zone 7	NAJAFGARH (NJF)	Najafgarh (NJ)
		Jhuljhuli (JH)
		Dhichaon Kalan (DK)
		Somesh Vihar (SV)
Zone 8	NILOTHI (NLT)	Nilothi (NT-1)
		Nilothi (NT-2)
Zone 9	NARELA (NRL)	Narela (NR)
		Palla (PL)
		Zindpur (ZP)
Zone 10	SOUTH DELHI (SD)	Mahrauli (MH)
		Vasantkunj (VK)
		Ghitorni (GH)
		Mahipalpur (MP)
		Kapashera (KH)
Zone 11	OUTER SOUTH DELHI (OSD)	Fatehpurberi and Chandanhola (FC)
		Rajpur Khurd (RK)
Zone 12	KANJHAWALA-BAWANA (KB)	Kanjhawala (KJ)
		Bawana (BW)

3. Sewage Treatment Augmentation Action Plan for 2047:

Detailed Perspective Plan for augmentation of sewage treatment capacity to cater to the projected requirements of year 2047 is as under:

S. No.	Particulars	Total (MGD)
1.	Present sewage treatment capacity	814
2.	Additional treatment capacity by Mar 28	231
3.	Land Pool area proposed to be designed on Zero Liquid Discharge basis. Therefore, DSTPs are to be constructed by Land Pooling agencies for 75 lacs population having water supply @ 40 GPCD @ of 80% Water supply.	240
	Grand Total	1285 MGD

3.1. Details of Existing STPs and Capacity Augmented with Parameters of BOD/ TSS

Following are the details of Existing STPs with their capacity and Parameters of BOD/ TSS along with details of proposed augmented capacities:

S. No.	Name of Plants	Present capacity in MGD (Augmented)	Design Parameter (BOD: TSS)	Proposed STPs for augmenting capacity in MGD
1	Kondli Ph-1	10	<10:10mg/1	
2	Kondli Ph-2	25	<10:10mg/1	
3	Kondli Ph-3	10	<10:10mg/1	
4	Kondli Ph-4	45	<10:10mg/1	
5	Chilla	9	<10:10mg/1	
6	Sonia Vihar	7(7)	<10:10mg/1	
7	Yamuna Vihar Ph-2	15(5)	<10:10mg/1	
8	Coronation new	70	<10:10mg/1	
9	Coronation Ph-2	20	<10:10mg/1	
10	Coronation Ph-3	10	<10:10mg/1	
11	Rohini	25(10)	<10:10mg/1	
12	Narela	15	<10:10mg/1	
13	Rithala Ph-1	40	<10:10mg/1	
14	Rithala Ph-2	40	<10:10mg/1	

15	Pappankalan Ph-I	30	<10:10mg/1	
16	Pappankalan Ph-II	20	<10:10mg/1	
17	Kapashera	5	<10:10mg/1	
18	Nilothi Ph-I	60	<10:10mg/1	
19	Nilothi Ph-II	20	<10:10mg/1	
20	Keshopur Ph-2	20	<10:10mg/1	
21	Keshopur Ph-3	60	<10:10mg/1	
22	Najafgarh	5	<10:10mg/1	
23	CWG	1	<10:10mg/1	
24	Okhla Ph-Ph-6	30	<10:10mg/1	
25	Okhla New	124	<10:10mg/1	
26	Delhi gate Ph-II	15	<10:10mg/1	
27	SNH drain	2.2	<10:10mg/1	
28	Delhi gate Ph-I	2.2	<10:10mg/1	
29	Molar band	0.66	<30:50mg/1	0.34
30	Yamuna Vihar Ph-1	10	<30:50mg/1	10
31	Yamuna Vihar Ph-3	25	<20:30mg/1	30
32	Keshopur Ph-1	12	<20:30mg/1	6
33	Vasant Kunj Ph-1	2.2	<30:50mg/1	1
34	Vasant Kunj Ph-2	3	<30:50mg/1	1.5
35	Ghitorni	5	<30:50mg/1	2.5
36	Okhla Ph-Ph-5	16	<30:50mg/1	8
37	Mehrauli	5	<20:30mg/1	2.5
Total in MGD		814.26		61.84

3.2. Construction of new STPs: Gap analysis of Treatment capacity of STPs is being carried out and construction of new STP will be done as per requirement.

For trapping of untapped drains in River Yamuna, there is a proposal to construct STP at mouth of drains at several locations. After allotment of land necessary action will be taken for construction of DSTPs at mouth of the following drains:

1. Shastri Park
2. Kailash Nagar
3. Mori Gate
4. Sen Nursing Home Nalla/ 12 and 12A

5. Jaitpur Drain

6. RME 180

3.3. Construction of new Decentralized Sewage Treatment Plants (DSTPs) (170 MGD):

Following are the 29 new DSTPs having total capacity of 170 MGD have been proposed for treatment of sewage from unsewered area of Delhi.

S. No.	Name of DSTP	Capacity (In MGD)
1	Mitraon	17
2	Ghewra	1.5
3	Kair	1
4	Kakrola	5.5
5	Khanganneri	2
6	Dichaon Kalan	5.5
7	Jat Khor (Jat Khor-0.5, Punjab Khor-0.5, Qutubgarh-2)	3
8	Mohammadpur Majri	7
9	Kanjhawala	10
10	Jaunti (Nizampur-2, Garhi Rindhala-1.5, Jaunti-0.5)	4
11	Khera Khurd	1.5
12	Zindpur	15
13	Sarangpur Village	5
14	Galibpur Village	2.5
15	Kazipur Village	1
16	Jafarpur Village	2.5
17	Khera Dabar Village	1
18	Hasanpur Village	2.5
19	Shikarpur Village	1
20	Tajpur Pahari	18.5
21	Fatehpur Beri	8.5
22	Bajitpur Thakran (Bajitpur-4, Auchandi-1)	5
23	Sungarpur (Palla-1.5, Tajpur-1)	2.5
24	Rangpuri	6

25	Nayabans	5.5
26	Tajpur Khurd	15
27	Tikri Kalan	4.5
28	Bijwasan	1.5
29	Ghitorni	15
	Total	170.5

- 3.4. Extension of network to un-sewered areas:** The un-sewered area in Delhi mainly consists of unauthorized colonies. As per the list circulated by UD Dept., GNCTD, there are 1782 unauthorized colonies in Delhi. The present status and action plan for providing sewer network in these colonies is tabulated below:

S. No.	Status	Commutative Status as on April 2026 (Numbers)	Timeline	Remark
1.	Sewer line laid and notified	1265	Completed	House Sewer connection is yet to be provided by Dec. 2027.
2.	Work of sewer network is in progress	135	Up to Aug., 2027 in phased manner	
3.	Work of sewer network is at tender stage	197	Up to Jan. 2028	
4.	Colonies where NOC is awaited/ O-Zone	175	About 18 Months after receipt of NOC / Clearance from concerned department	The work shall be taken up after NOC from Forest Department/O zone
5.	Colonies where sewerage network is to be laid along with Decentralized STP	27	For laying sewerage network in these colonies 18 Months time will be required after availability of land for DSTPs.	The work shall be taken up after allotment and possession of land by DDA & Revenue Dept. As sewer network cannot be laid in isolation without first identifying and taking possession of land for construction of SPS and decentralized STPs.
	Total	1799		

- 3.5. Sewage Generation anticipated in Land Pooling Area:** As per Zero Liquid Discharge (ZLWD) policy for sewers, Decentralized STPs are to be constructed within premises of the Building / Complex in DDA Development/ Land Pooling Areas. Since Sewage is proposed to be treated within the Land Pooling Area, no centralized sewerage treatment system is required for Land Pooling Areas. Treated effluent from DSTPs within sector / Housing Complex will be reused for flushing, gardening and other secondary purposes to the maximum extent and

unutilized treated effluent, if any may be utilized for recharging nearby Water Bodies etc. For Land Pooling Areas, Decentralized Sewage Treatment Plants (DSTPs) will be required to be constructed and provision for land for DSTPs will required to be made in DDA Master Plan – 2047 as per Sector Layout Planning. Land requirement norms for construction of STP/SPS/EPS will be as under:

- a) Land requirement for STP including Sewage Pumping Station & Effluent Pumping Station for capacity up to 22.7 MLD (up to 5 MGD) - **650 m²/MLD**.
- b) Land requirement for STP including Sewage Pumping Station & Effluent Pumping Station for capacity above 22.7 MLD (above 5 MGD) - **1100 m²/MLD**.
- c) Land requirement of **50 m²/MLD** for construction of Sewage Pumping Station and **50 m²/MLD** required for Effluent Pumping Station.

4. Initiatives taken by Delhi Jal Board for efficient sewerage management and mitigation of pollution in drains/river:

4.1. Enhanced Use of Treated Effluent

In pursuit of promoting the use of treated effluent for non-potable purposes, DJB has installed filling points for treated effluent at almost all WWTPs. The Biochemical Oxygen Demand (BOD) stands at ≤ 10 ppm and the Total Suspended Solids (TSS) stands at ≤ 10 as well, making it usable for non-potable purposes. DJB has also written to and conducted workshops with a number of Government agencies such as DMRC, PWD, NDMC, SDMC EDMC, NTPC, Indian Railways (for their wagon and carriage washing) and others, encouraging them to use treated effluent. Also, through different incentives in its new policy, DJB is aiming to increase utilization of the treated effluent.

Out of approximately 792 MD sewage available, DJB treats about 745 MGD. Out of 745 MGD Treated Effluent available, 117 MGD is being utilized for various purposes including horticulture, PPCL, construction, DTC, DDA etc. 267 MGD Treated Effluent is being released into the river Yamuna as compulsory return flow as per the water sharing arrangements among the riparian states under the provisions of MOU of the year 1994. Work of supplying approximately 86 MGD treated effluent for Horticulture purpose, lake rejuvenation etc., are in progress.

4.2. Rehabilitation of peripheral sewers in Delhi

Most of the peripheral sewers are too old and suffering from severe structural deterioration and have outlived their economical life span thereby, exhibiting operational deficiencies. To overcome these problems, it has been proposed to rehabilitate the peripheral system, so that entire sewage generated in city could be transferred to STPs for optimal utilization of installed capacity of plants and reduction of pollution in river Yamuna. Therefore, DJB intends to take up the rehabilitation of peripheral sewers, which are dysfunctional or partially functional due to multitude of problems such as settlement of sewers, sewage gas related structural failures, leaking joints, disjointed sewer pipes, heavy siltation, blockage due to indiscriminate throwing of rubbish and debris into manholes, illegal discharge of trade waste and collapsed sewers.

4.3. Deployment of Mini Sewer Cleaning Machines

Delhi Jal Board has deployed specially fabricated, tailor-made sewer cleaning machines to eliminate hazardous sewer cleaning operations by manual labour. With the deployment of these machines, sewer lines located in narrow lanes can now be cleaned mechanically without requiring human entry. Apart from Mini Sewer Cleaning Machines, Recycler Machines, Desilting Machines, Jetting-Cum-Suction Machines, Super Sucker Machine and DICCI have also been deployed by DJB for efficient and speedy cleaning of sewer lines across Delhi.

4.4. Septage Management Rules 2018

DJB has made efforts to implement the septage management rules in Delhi 'Delhi Water Board Septic Tank Waste Management Regulations Act -2018' under Delhi Water Board Act-1998 for collection, transportation and disposal of waste of septic tank and matter connected therewith. As per the Septage Regulation 2018, DJB has issued 136 Nos. Licenses to the private tanker operators and they are engaged in the collection and disposal of Septage from the individual households from unauthorized colonies/ unsewered areas. The average collection of Septage is approximate to 2.7 crore litres per month.

4.5. Management of wastewater in storm-water drains in Delhi:

DJB is also making concerted efforts to trap the sewage flowing in the 22 major drains directly out falling into River Yamuna in the Delhi. Out of 22 drains, 2 are major drains which can't be trapped and their sub drains have been trapped through ISP, 10 drains have already been trapped, STPs are proposed at the mouth of 8 drains at 7 locations, proposal of remaining tapping 1 drain are under process and 1 drain i.e. Abu Fazal is not to be trapped because effluent of Okhla STP is proposed to be discharge into River Yamuna through it.

2. SERVICE PLAN – Irrigation and Flood Control Department, GNCTD (I&FCD)

Service Plan for Drainage Management Agency: Irrigation and Flood Control Department (I&FC)

1. MANAGEMENT STRATEGY

Special recommendation

There should be a single institution that bears an overall responsibility of the management of the total storm water drainage system, within NCT of Delhi, for effective administrative management.

Dredging and cleaning of drains by I&FC department

I&FC Department has large banks along major drains for deployment and movement of machinery and desilted earth is also kept on these banks till its final disposal, either by filling in low lying areas/depressions along drains or shifting into earmarked sanitary land fill sites.

Strengthening of embankments of drains of I&FC department

Before onset of monsoon, all the embankments of I&FC Department drains are checked in respect of their stability and necessary restoration/repair work, as needed is carried out by respective divisions of I&FC Department. A certificate in this regard is also forwarded by concerned engineers to Head Quarter. I&FC Department also has departmental machinery for such restoration/ strengthening work in the form of hydraulic excavators and dozers.

Remodelling of various drains

The embankment strengthening/remodelling proposals as of now and their current status in respect of I&FC Department Drains is attached as Annexure 19B-i. The above-cited table shows that embankment of most of the drains are in good and stable condition and there is no need for their strengthening. Similar situation is found in respect of need of remodelling of drains. The work of remodelling is in progress at Najafgarh Pond Drain and Bund Drain. For some drains, like Escape Drain No. 1 & Relief Drain, work of remodelling is required but there are land constraints. Remodelling of KSN drain is required as most of the catchment area of this drain is urbanized and many unauthorized colonies were also developed and are being developed. Due to this, there is no scope for percolation of storm water, which has to be carried by this drain. Besides this, due to lack of sewerage network in unauthorized colonies the discharge of sewage, household waste and other wastewater are also flowing into KSN drain through various drains of other Agencies.

There is no land available for remodelling since the adjacent area on both sides is developed and urbanized. Hence, there is a need, to acquire land for remodelling of KSN drain. For other drains, the work of remodelling and strengthening shall be taken up as per their requirement in future.

Canals and their management

To keep up the uninterrupted flow of irrigation water to the irrigated land in Delhi, all repair and maintenance works, cleaning/ dredging /desilting, strengthening of embankments are being taken up as per requirement and necessity.

Delineation, conservation and management of buffers for all major I&FC drains

There are 57 major drains owned and maintained by I&FC Department. The buffer land/ additional land width available along the drains for future development is tabulated and attached as Annexure 19B-ii.

Troublesome drains

There are eight troublesome drains, which are detailed out in the service plan report shared by I&FC Department:

Sr. No.	Drain Name	Problems / Constraints	Remedial Measures
1.	Escape Drain No. 1	Drain flow being obstructed by two water mains lying in the drain itself, No space for De-silting for a stretch, Heavy silt from WTP, Bed level of the drain flat.	The twin water mains may be shifted.
2.	Biharipur Drain	Bounded on both sides with closely packed houses, No space for movement of de-silting machine, Heavy dumping of MSW and cow dung.	A parallel carriageway may be provided, demolition of unplanned/ unauthorized construction on either side.
3.	Bund Drain	Bounded on both sides with closely packed houses, No space for movement of de-silting machine, Heavy dumping of MSW and cow dung.	Bar screen has been placed, Bypass drain constructed, removing obstructions, A parallel carriage way may be provided, demolition of unplanned/unauthorized construction on either side.
4.	Relief Drain	No space for movement of de-silting machine, Heavy dumping of MSW in the drain by the local resident, Daily dumping of waste by the hawkers.	A parallel carriage way may be provided all along the length in the stretch from CRPF Camp to Khajuri Chowk by considering demolition of unplanned / un authorized construction on drain side. NHAI may be asked to remodel the drain in the entire length with proper outfall.
5.	Kirari Suleman Nagar Drain	106 unauthorized, un-sewered colonies contributing to all categories of house hold waste, sewage and also dumping of MSW, during flood season the residual treated water comes with more silt due to which the siltation occurs.	DDA shall have to divert their wastewater out falling into KSN drain at two points of main DDA road drain to adjacent DDA drains. Three culverts of KSN drain shall be demolished and adequate hume pipes will be laid for increasing the water way and smooth discharge of wastewater.
6.	Pankha road drain	Heavy daily disposal of MSW and other household & market wastes, Non availability of banks and access for deployment of machines, Presence of high tension overhead electric line, Encroachment in the drain, Heavy floating materials, silt, debris etc. from inlets/ out falling	A scheme for construction of RCC retaining wall on both sides, The M.S Jalis have been erected over the bridges to discourage the localities from throwing of garbage, Joint survey with DJB and BSES is occasionally conducted time to time to cope with the ground realities, The MS boards being erected at vulnerable points to discourage people from dumping and

		drains, Local resistance for not stacking the material in front of their houses and shops	throwing of household waste and garbage. Inviting specialized agencies to plan rejuvenation of drain. Deployment of Jal Rakshak.
7.	Nasirpur Drain	Heavy daily disposal of MSW and other household & market wastes, Non availability of banks and access for deployment of machine, Presence of water pipeline, electric & Telephone cables in the water way, Presence of high tension overhead electric line, Encroachment in the drain, Heavy floating materials, silt, debris etc. from inlets/ out falling drains, Non availability of space for stacking desilted materials, Local resistance for not stacking the materials in front of their houses and shops.	M.S Jalies have been erected over the bridges; MS boards are being erected at vulnerable points, inviting specialized agencies to plan rejuvenation of drain, R&D for specialized machinery for effective cleaning of drain, stopping of sewerage water into the drain, Deployment of Jal Rakshak, Installation of MS Jalies on the mouth of out falling drains.
8.	Asola Drain	Inefficiency of civic agency i.e. MCD for collection of MSW from houses & markets, construction of Dhalaos, Lack of civic sense and awareness among local people. Lack of specialized machines fit for cleaning of the drain in existing circumstance; Lack of power to challan the defaulters.	DJB may construct STP and lay sewer lines in the area. The MCD shall develop effective mechanism for collection of MSW of the household wastes and C&D wastes. R&D for specialized machinery for effective cleaning of drain. Immediate filling of vacant posts of technical and work charge staff. Stopping of sewerage water into the drain. Spreading of general awareness about health and hygiene among the people residing all along the drain.

2. FLOOD MANAGEMENT

Apex Committee

An Apex Committee has been constituted under the Chairpersonship of Hon'ble Chief Minister, Delhi to recommend, supervise and co-ordinate flood control measures in the National Capital Territory of Delhi. The Central Flood Control Room at LM Bund Office Complex, Shastri Nagar Delhi, remains in constant touch with the Control Rooms of different departments i.e. MCD's, NDMC, PWD and DDA to receive complaints and take appropriate remedial action in case of drainage congestion on account of heavy rains. Disaster management control room at office of D.M. (East) remains functional for relief & rescue operations. In case of any need, the Divisional Commissioner may seek assistance from Army in controlling floods, evacuation of the marooned people, distribution of food supplies and other related matters.

**Sector Committee**

Sector Committee is also constituted for each district, under the supervision of a Sector Officer of D.M. rank. The Sector Officer also acts as a link between the various departments, at District level, organized evacuation of the people, if necessary and to re-habilitate them in relief camps and distribution of relief supplies.

Function of the Sector Committee: Immediately after its constitution, the Sector Committees will meet within the areas of their jurisdiction and plan the steps needed for dealing with the problems arising out of floods or drainage congestion.

Flood Warnings

The first warning is issued by Central Flood Control Room as soon as the discharge from Hathnikund Barrage exceeds one-lakh cusecs or Discharge at Manasi exceeds 3500 cusecs for Sahibi / N.G. Drain- where upon the relevant Sector Control Rooms starts functioning and keeps a vigil in their respective areas. Second Warning been issued when the discharge from Hathnikund Barrage exceeds 3 lakh cusecs or Discharge at Manasi exceeds 70000 cusecs for Sahibi / N.G. Drain- People residing within the river embankments near to active course shall be warned and arrangement made to shift them to safer places. The Police and the staff of the Flood Control Dept. would undertake patrolling along Right & Left marginal embankments and keep vigil on the vulnerable points. The third warning been issued when the discharge from

Hathnikund Barrage exceeds 5 lakhs cusecs while for Sahibi or Discharge at Manasi exceeds 1 lakh cusecs for Sahibi / N.G. Drain- This warning shall be issued when the discharge at Masani Barrage exceeds one Lakh cusecs. People residing in dangerously exposed areas will be advised to remain alert and move to places of higher altitude, in case of need.

Vulnerable Points			
Levels at Old Railway Bridge	S. No.	CRITICAL POINTS	ACTION REQUIRED
205.33 (Provisional Danger Level)	1.	Rescue Boat Club R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
	2.	Monastery Market R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
	3.	Geeta Ghat- Entry Point R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
	4.	Qudsia Ghat R/B River Yamuna	Hydra was deployed for operation of gates/inlets
	5.	Nigam Bodh Ghat R/B River Yamuna	Gaps were plugged by placement of filled earth bags
	6.	Tonga Stand Regulator R/B River Yamuna	-DO-
	7.	Vijay Ghat Regulator R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
	8.	Nalla No. 12 & 12A R/B River Yamuna	Pumps were deployed for pumping continuously and additional Filled Earth Bags were placed to stop entry of water from Riverside.
	9.	Regulator at RD-180 m of R.M.E.	-DO-
	10.	Chilla Regulator	Gates closed as per requirement
	11.	Burari Regulator at RD-1135 m of Jahangirpuri Drain.	- DO-
206.00	12.	Neem Karoli-Gau Shaala R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
	13.	Civil Military Drain Regulator R/B River Yamuna	Were closed as per requirement
	14.	L. F. Bund in Trans Yamuna Area Shank RD. 1400m Shank RD. 800m	The hard stone and earth bags dumped to prevent erosion of Shanks & Embankment.
	15.	Nalla No. 14 Regulator R/B River Yamuna	Pumps were deployed for pumping continuously and additional Filled Earth

			Bags were placed to stop entry of water from Riverside.
	16.	Outfall of Toe Drain along RME near RD 2700m of Supplementary Drain	Additional Filled Earth Bags were placed to stop entry of water from Riverside.
207.00	17.	D.J.B site along Ring Road R/B River Yamuna	Additional Filled Earth Bags were placed to stop entry of water from Riverside.

3. Actions Taken by I&FC Department

- **Monitoring of flood**

In order to monitor the flood situation, control rooms and wireless network are setup throughout the monsoon season and a complete record of the discharges and their water levels is maintained in respect of river Yamuna as well as river Shahibi with the active assistance of CWC, IMD & the neighbouring States. Daily weather report having data of rainfall till date, rainfall during last 24 hours and forecast of the rain as well as floods is generated and shared with all stakeholders to take necessary measures.

- **Protection and Maintenance of embankments**

The department has constructed above embankments over different periods to fortify the city against the flood fury and to protect & maintain these embankments, different types of flood protection and maintenance works like protection of embankments, protection/construction/restoration of spurs, launching aprons, stone pitching etc. are being undertaken by the department on regular basis as per the need. The staff of the Flood Control Dept. would undertake 24x7 patrolling along right & left marginal embankments and keep vigil on the vulnerable points.

- **Regulators**

The regulators constructed and maintained by I&FC department at 15 Nos. outfalls of different drains directly out falling into river Yamuna in the city reach will have to be operated from time to time to suitably pump out the city drainage in case the river is in high flood and heavy local rainfall. The regulators/ gate being closed at the time of heavy discharge in the river to check the reverse flow of river into the city side. A close liaison is to be maintained with U.P. Irrigation Department for timely opening of gates of Chilla regulator, if heavy discharge enters Delhi through Shahdara drainage system, either due to heavy local rainfall or rainfall in upstream Loni-Saharanpur U.P. areas. Boats and emergency portable pump sets will have to be kept ready to meet any exigency arising out of the flood situation.

- **Resources**

Boats and emergency portable pump sets will have to be kept ready to meet any exigency arising out of the flood situation. Resources are available with the I&FC department to meet out the requirement during monsoon season.

- **River training works**

They may be constructed on both sides of the river or only on one side, for some suitable river length, where the river is passing through towns or cities. (ii) Spurs or Groynes: These are constructed, in order to protect the bank from which they are extended, by deflecting the current away from the bank. (iii) Pitching of banks and provision of launching aprons: Banks of a river are directly protected by stone pitching, or by concrete blocks, or by brick lining or by growing

vegetable cover, etc. Concrete blocks are very costly, and stone pitching is mostly adopted, if available without much difficulty. The banks of the river are made stable by giving them a stable slope varying from 1:1 to 2:1 depending upon the material of the bank. They are then pitched, so as to make them strong enough to resist erosion.

- **Flood Plain Zone**

In compliance to the directions of Hon'ble National Green Tribunal in the matter of Manoj Mishra Vs. Union of India (O.A. No. 06/2012) vide order dated 13.01.2015 vide which it has been directed that flood plain should be identified for flood, once in 25 years in the interest of ecology, biodiversity and the river flow. IIT Delhi has conveyed flood of 2011 as once in 25 years during which maximum discharge release from Tajewala and maximum gauge recorded at Old Railway Bridge was 205.72 in respect of discharge of 6,41,462 cusecs. The 20 sheets of flood plain maps have been prepared by GSDL based on the maximum water levels observed in year 2011 at various locations with the level of 205.72 round of to 206.00 and forwarded the same to Delhi Development Authority for physical demarcation of flood plain for river Yamuna.

4. KEY INFRASTRUCTURE OR SPECIAL PROJECTS IDENTIFIED DURING THE PLAN PERIOD, ALONG WITH DETAILS OF PROJECTS AND THEIR TIMELINES

Table 3. List of Special Projects			
S. No.	Project Name	Target	Timeline
1.	Creation of Water Bodies/ Reservoirs in Flood Plains of River Yamuna by retaining excess water in the River during Monsoon Season from Palla to Wazirabad.	The implementation of this project on a larger scale of about 1180 Acre, as proposed in the conceptual plan, shall result in recharge of flood plain of River Yamuna from Palla to Hiranki and the ground water can be tapped through the existing network of tube wells of DJB and this network can be further augmented by DJB for improving the fresh water supply to Delhi.	
2.	Details of Pilot Project at Ghoga Drain	Activity aimed at improving the quality of wastewater as well as to rejuvenate drains. A pilot project to treat at least ten lakh litres per day of wastewater by using ecologically sensitive & sustainable technology like constructed wet land system was created to treat wastewater flowing in Ghoga Drain. The Pilot Project comprises construction of SWAB based wetland system. The project has been envisaged to treat 1 MLD of wastewater flowing in Ghoga Drain and the Construction of 6 Nos. check dam of 0.50 M high with stone boulders within an interval of 1 Km each.	
3.	Pilot Project: Rejuvenation of Rajokari Water Body	In order to rejuvenate the water body a pilot project for rejuvenation of Rajokari water body was undertaken by the department with objective of: (i) Treatment of sewerage water by ecological sustainable technology to reduce pollutant as	Awarded award of Excellence awarded on 28.08.2020, under National Water Innovation

		such BOD COD dissolved and suspended solid etc. and bring it to permissible level for water body. (ii) Landscaping of open area along with Horticulture work and provision for lighting of the area. Further installation of CCTV camera for security purpose, plantation of creeper plants over the boundary wall in order to increase aesthetic view and greenery, open gym equipment, children play equipment for the purpose of use of this area for complete recreation was also desired and the same is in process that will be completed by 30.04.2021.	Summit & Awards 2020.
4.	Widening & strengthening of Embankments along river Yamuna from Palla to Wazirabad.	Schemes were prepared for raising of embankment and strengthening by widening of embankment from existing single lane to two-lane carriageway They were placed and approved by the Technical Advisory Committee (TAC) in its 36 th & 41 st meetings. The Approximate expenditure on widening and strengthening of Embankment from Palla to Wazirabad shall be Rs. 3800 Lacs.	
5.	Water front development along Najafgarh drain	A scheme of Rs. 6.22 crores for the Comprehensive Consultancy services for Water Front Development on Najafgarh Drain from Chhawla Bridge to Basaidarapur Bridge with designing of two-lane road on left & right bank of Najafgarh drain & various bridges have been approved by GNCT of Delhi.	Floating of tender is in process
6.	National Hydrology Project (NHP)	The National Hydrology Project, (NHP) is a World Bank supported Govt. of India scheme with 100% grant in aid to Central & State implementing agencies (IA). I&FC Department & DJB have signed the NHP as an Implementing Agency (IA) for the State of Delhi. NHP aims at taking up the following main activities: a. Establishing and upgrading Hydro-met network in all the river basins. b. Bringing the entire hydro-metrological data on a standardized central database for easy storage, validation, analysis and dissemination. c. Development of Decision Support Systems for Flood Forecasting, reservoir operations, water resources planning & management, conjunctive use etc. following a river basin approach. d. Capacity building of the States and enhancing collaboration between Centre & States and amongst the State themselves through trainings,	The work proposed will be partly taken up in the current Financial Year and the remaining work will be taken up in forthcoming years. On completion of this project, various data being generated on real time will be available on the server of NHP for real time monitoring & can be assessed by the authorized representative of all other State Govt.

		establishment of data centres, Centres of Excellence etc. Total allocation of Rs. 3679.76 Crores is made for this work, to be implemented by various Central and State Govt. Agencies. For this purpose, Rs. 25.00 Crores has been allocated for the State of Delhi. Following activity has been approved for implementation by I&FC Department and Delhi Jal Board under National Hydrology Project: - 1. Real Time information system on drainage network in Delhi. 2. Real Time information system for rainfall in Delhi. 3. Groundwater Measurement Equipment. 4. Upgradation of Water Testing Laboratories.	
7.	Strengthening and raising of right bank of Najafgarh drain		Already undertaken.
8.	Rejuvenation of 10 water bodies entrusted to I&FC Dept.	The water bodies in Delhi are in extremely bad shape and are in varying degrees of environmental degradation. Hence, the Govt. of Delhi taken up development and rejuvenation of water bodies as a flagship programme. Though I&FC Dept. is not land-owning agency but has taken up above 10 water bodies for rejuvenation as per present Govt. policy. The rejuvenation of above water bodies is being taken up in holistic manner by constructing the wet lands that are ecologically sensitive and sustainable which are most suitable in situ treatments for discharges of wastewater less than 1 MLD. As a part of rejuvenation, necessary landscaping works, walking tracks, cycling tracks, benches, solar lighting, public amenities like toilets, Amphitheatre where ever feasible will be taken up to facilitate effective utilization for recreation purpose of local public. The estimated cost for rejuvenation of above 10 water bodies including STP and landscaping is Rs. 21.54 Cr.	After issue of Administrative Approval and Expenditure Sanction, the period of completion for rejuvenation of above 10 water bodies will be 18 months including all codal formalities.

5. ESTIMATED LAND REQUIREMENTS FOR PROJECTS

The department is facing a problem of disposal of desilted earth, as MCDs are reluctant to take the same; hence, it is necessary that DDA may give land parcels at different locations along the drains having size of around 1 ha. each at every 10 Km interval (totalling around 1000ha.).

It is recommended that the service lines in form of sewer, water, electric, communication etc. should be shifted outside the land boundary of I&FC drains.

Large chunks of I&FC land are being utilized for the construction of dhalaos by civic agencies, it is suggested that separate land should earmarked outside drain boundary for collection, processing, shifting and disposal of MSW as well as C&D waste along entire align of existing drains.

6. PROJECTED LAND REQUIREMENT IN VIEW OF MPD 2041

The drain wise projected land requirement considering expected remodeling, their operation and maintenance, creation of green belt, for processing of the desilted earth, for service road, for service lines, for C&D waste and additional stores etc. is attached as Annexure 19B-ii.

The additional land available for future use along drains varies with drains as well as their stretch/locations. In upper reaches of Najafgarh its width is more than 135 m. while in lower portion (which is highly urbanized) it comes down to 25 m. Similar situations exist in other drains also. This additional land is being utilised for service lines like sewer lines, water pipeline, H.T. lines, communications cables etc. in addition to construction of Dhalaos, Chhat Pooja Ghats, Mohalla clinics, Parks etc.

To create green zones along drains plantation work has also been done on the available drain land at different locations.

7. KEY TARGETS THAT WILL BE INCLUDED IN MPD 41 ACTION PLAN

Component	Current status	Target for 2041	Phasing Plan
Length (in km) of buffers created and maintained along major drains	The drain wise status of length of drain, width, depth of drain, catchment area, design discharge, present status of embankments & status of buffer land along the drains is annexed as (Annexure 19B-ii)		

8. SUGGESTIONS AND RECOMMENDATIONS

For construction of new drains in the sub cities to be planned under Master Plan 2041, following recommendations are made with regard to planning / construction of drainage system:

- a) The existing drainage network of Irrigation and Flood Control Department may be remodeled within the limits of the feasibility, to integrate the drainage network of sub-cities to be planned under Land Pooling Policy / MPD-2041, whenever, the relevant details are shared with I&FC Department in consultation with all stakeholders.
- b) Provision should be made for continuous green lines along the entire course of the drains on both sides.
- c) A separate provision for the services lines like sewer, water, electric, communication etc. should be made outside the drain boundary areas.
- d) A separate provision for land for collection, processing, transportation, shifting and disposal should be made for MSW as well as C&D waste.
- e) New development should be made in such a way that overall runoff from the area does not increase with the proposed urbanization. For that necessary measures in form of ponds, parks, porous pavements, green belts, artificial lakes / or other rainwater harvesting and storage structures etc. may be adopted.
- f) The officers involved in drainage and flood management should be given exposure to International best practices, so as to adopt the same to the National Capital City of Delhi.

Referred annexures for I&FC Service Plan:

Annexure 19B-i: Embankment Strengthening /Remodelling Status of Drains

Annexure 19B-ii: Details of Buffers along Drains of I&FC Department

Annexure 19B-iii: Detail of Effluent Irrigation System

ANNEXURE 19B-i: Embankment Strengthening /Remodelling Status of Drains

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
CD-I				
Najafgarh Drain, CD-I-45316m	45.31	Stable	No	NA
Palam Drain	4.20	Stable	No	NA
Palam Link Drain	1.47	Stable	No	NA
Najaf Garh Pond Drain	1.95	Stable	No	Yes Work in progress.
Nasirpur Link Drain	2.90	Stable	No	NA
Bijwasan Drain	4.20	Stable	No	NA
Pankha Road Drain	3.60	Stable	No	NA
Shahbad Mohammadpur Drain	0.23	Stable	No	NA
Mudhela Drain CD-I-6920m,	6.95	Stable	No	NA
CD-II				

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
Supplementary Drain D 16436 m to RD 22471 m	6.04	Inspection path i) L/B 17700 to 19362- CC Road ii) R/B 16436 to 16700- CC Road iii) R/B 21350 to 22137-CC Road Mohalla Clinic (RD 17700m R/B) 1500 plants proposed b/w RD 16436m to 22471m at scattered locations 350 Sapling already planted and their maintenance is in progress	-N/A- Section already lined	-N/A- Section already lined
Najafgarh Drain, RD 45316 m to RD 57140m	11.82	Inspection Road i) L/B RD 47390m to RD 48300m CC/Bituminous Road ii) L/B RD 54346m to Nose Point CC/Bituminous Road iii) L/B RD 56306m to RD 57106m CC/Bituminous Road iv) R/B RD 46870m to RD 48315m CC Road v) R/B RD 54346m to RD 56704m Bituminous Road	No proposal of strengthening as of now - strengthening work shall be done if so necessitated in future	No proposal of remodelling as of now - Remodelling work shall be done if so required in future.
CD-III				
Trunk Drain No.I , CD- III-5260m,	5.26	Good	NO	NO
RD 0m to RD 3200m				
RD 3200m to 5260m				
Trunk Drain No. II	4.55	Good	NO	NO

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
RD-4550m to RD-3900m				
RD-3900m to RD-3230m				
RD-3230m to RD-1980m				
RD-1980m to RD-0m				
Shahdara Outfall Drain	5.90	Good	NO	NO
RD-5900m to RD-0m				
Ghazipur Drain	6.15	Good	NO	NO
RD-0m to RD-2135m				
RD-2135m to RD-3505m				
RD-3505m to RD-5090m				
RD-5090m to RD-6157m				
Shahdara Link Drain	4.56	Good	No	No
RD 4545m to RD-3500m= 45.15m				
RD 3500m to RD-3065m= 53.50m				

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
RD 3065m to RD- 2565m= 44.50m				
RD 2565m to RD- 2150m= 36.45m				
RD 2150m to RD 1330m = 43.45m				
RD 1330m to RD- 930m = 43.45m				
RD 930m to RD- 330m = (covered portion) 43.00m				
RD 330m to RD 130m= 43.45m				
CD-IV				
Trunk Drain No.I , CD- IV-5260m, to 13387m	8.13	Good	No	No
RD 5260m to 6690m	1.43			
RD 6690m to 10330m	3.64			
RD 10330m to 13387m	3.06			

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
Karawal Nagar Drain	2.48	Good	No	No
Biharipur Drain	1.00	No sufficient land is available for Embankment.	No	No
RD 0m to RD 650m	0.65			
RD 650m to RD 1000m	0.35			
Bund Drain	3.45	No sufficient land is available for Embankment.	Yes	Remodelling of drain is in progress on existing section as the no sufficient land is available along the drain.
Escape Drain No. I	2.98	Good from RD 0m to RD 2650m. No sufficient land is available for Embankment from RD 2650m to RD 2980m.	NA	Drain is passing through thickly populated area. Due to land constraint, no any remodelling is proposed between RD 1650m to RD 2560m. However, remodelling is required in near future.
RD 0m to 980m	0.98			
RD 980m to 1650m	0.67			
RD 1650m to 2650m	1.00			
RD 2650m to 2980m	0.33			
Escape Drain No. II	0.45	Good	No	No
Relief Drain	2.18	No sufficient land is available for Embankment.	NA	Drain is passing through thickly populated area. Due to land constraint, no any remodelling is proposed. However, remodelling is required in near future.
RD 0m to 695m	0.70			
RD 695m to 965m	0.27			
RD 965m to 1860m	0.90			
RD 1860m to 2180m	0.32			

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
CD-V				
Ali Drain	2.78	1 side Road 1 side NTPC.	No	No
Asola Drain	3.39	on Right side from 400 to 600 RD.	There is kuchcha zigzag drain passes through private land and water spreads in the open field and there is no outfall of drain.	
Molar Bund Extension Drain	1.38	No	No	No
Sarita Vihar Drain	1.30	Earthen	No	No
CD-VI				
Drain No. 6	14.73	Good condition	Not required	Not required
Burari Creek	8.86	Good condition	Not required	Not required
Burari Drain	6.04	Good condition	Not required	Not required
New Drain	5.40	Good condition	Not required	Not required
Jagatpur Link Drain (Link Drain No. II)	2.46	Good condition	Not required	Not required
Toe Drain	4.00	Good condition	Not required	Not required

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
CD-VII				
BAWANA ESCAPE DRAIN	19.79	Strengthen	No	No
Bankner Link Drain	5.43	Good	Yes	No
Khera Khurd Drain	5.20	Good	Yes	Yes
Ghoga Link Drain	5.12	Good	No	No
Naya Bas Link Drain	3.00	Good	No	Yes
Sanoth Link Drain	3.35	Good	No	Yes
Alipur Link Drain	0.88	Good	No	No
Tikri Khurd Link Drain	1.94	Good	Yes	Yes
Khera Kalan Drain (Link)	0.86	Good	No	No
Bawana Drain RD 9561M to RD 11391M	1.830	Good	No	No
Nangloi Drain CD-VII- 2100m	2.10	Good	No	No

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
CD-VIII				
MungeshPur Drain RD 15850 m to RD 37550 m	21.65	Earthern	-	-
Bazitpur Drain RD 0 m to RD 8049 m	8.05	Earthern	-	-
Bawana Drain RD 0 m to RD 9561 m	10.83	Earthern	-	-
Ladpur Link Drain RD 0 to RD 2300 m	2.30	Earthern	-	-
Katewara Link Drain RD 0 m to RD 1330 m	1.33	B/Work	-	-
Jatkhori Link Drain RD 0 m to RD 3760 m	3.76	Earthern	-	-
Nangal Thakran Link Drain RD 0 m to RD 900 m	0.90	Earthern	-	-
Madanpur Drain RD 4100 m to RD 8229 m	4.13	Earthern	-	Channelization of drain near Ghewra village on up stream of Railway line crossing is required

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
Kirari Suleman RD 4150 to RD 7850 m	3.70	Dry brick	-	Remodelling of KSN drain is required as the most of the catchment area of this drain is urbanized and many unauthorized colonies were also developed and being developed. Due to this, there is no scope for percolation of storm water and which has to be carried by this drain. Besides this, due to lack of sewerage network in unauthorized colonies the discharge of sewage, household waste and other wastewater are also flowing into KSN drain through various drains of other Govt. Agencies. There is no land available for remodelling since the adjacent area in both sides is developed and urbanized. Hence, there is a need, to acquire land for remodelling of KSN drain.

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
Sultanpur Drain RD 0 m to RD 9200 m	9.20	Earthern	Strengthening of bank is required on upstream side of Karala-Kanjhawala road at Rupali Enclave	-
Rasulpur Link Drain RD 0 m to RD 750 m	0.75	Earthern	-	-
CD-IX				
Supplementary drain from RD to RD 16436m	16.44	Inspection road, dhalao, twin pipeline of DJB, PWD Road, Plantation and Mohalla Clinic etc. exist on Bank of Supplementary Drain.	Strengthening Required	Remodelling Required
CD-X				
Jahangir Puri Outfall drain	5.47			
RD 0m to RD 1700m		RD 0m to RD 4800m both side bank PCC tile lined & RD 4800m to RD 5470m both side bank stone pitching	Strengthening and upgradation of regulator at RD 1135m. (Work being taken by Mechanical Division-II, in year 2020-21.)	No
RD 1700m to RD 3000m				
RD 3000m to RD 4000m				
RD 4000m to RD 4800m				
RD 4800m to RD 5470m				
CD-XI				

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
Supplementary Drain, CD-XI				
RD 22471m to RD 25075m	2.604	Land/Road exist on left bank of Supplementary Drain where park, Mohalla Clinic, Chhat Ghat, Inspection Road and Dhalao have been constructed. Around 10000 nos. plants has been planted on left bank of Supplementary Drain. On the right bank Kaccha inspection Road exists which is common bank of N G Drain and Supplementary Drain.	Strengthening required	Remodelling required
RD 25075m to RD 26060m	0.985			
RD 26060m to RD 28080m	2.020			
RD 28080m to RD 31300m	3.220			
RD 31300m to RD 34500m	3.200			
CD-XII				
Madanpur Drain (RD 0m to RD 4100m)	4.10	-	Not Required	Not Required
Kirari Suleman Nagar Drain (RD 0m to RD 4100m)	4.10	-	Not Required	Not Required
(RD 0m to RD 1722m)	1.72	-		
(RD 1722m to RD 3700m)	1.98	-		

Name of Drain	Length of Drain (in KMs)	Present status of Embankment	Whether any strengthening proposed or required	Whether remodelling of drain is proposed/ required
(RD 3700m to RD 4100m)	0.40	-		
Mundka Peripheral Drain (RD 0m to RD 2345m)	2.35	-	Not Required	Not Required
Ranhola Pond Drain (RD 0m to RD 1160m)	1.16	-	Not Required	Not Required
CD-XIII				
MungeshPur Drain CD- XIII-10362m	10.362 0m to 1575m = 1575m to RD. 6600m RD.6600m to 10362M	Stable	No	No
Bhupania Chudania Drain (including Haryana portion)	8.55 RD. 0m to 2736m RD. 6280m to 8550M RD.2736m to 6280M (Haryana State)	Stable	No	No
Mudhela Drain CD-XIII- From 6950 to 12560m	5.60	Stable	No	No
Nangli Sakrawati Link Drain, CD-XIII- RD-0m to 385m = 385m, CD- XIII-RD-1712m to 2262m = 550m	0.93 RD. 0m to 385 RD. 1712m to RD.2262m	Stable	No	No

ANNEXURE 19B-ii: Details of Buffers along Drains of I&FC Department

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
FC-I																
Jahangir Puri Outfall drain	5.47															
RD 0m to RD 1700m		75.00	54.00	1.80 m	21.00	3.50 mtr each side Total = 7.00 mtr	---	2.00 mtr each side Total = 4.00 mtr	---	---	2 mtr each side Total = 4.00 mtr	---	---	---	8.20	
RD 1700m to RD 3000m		66.00	48.00		18.00											

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD 3000m to RD 4000m		31.00	27.00		4.00											
RD 4000m to RD 4800m		35.00	33.00		3.00											
RD 4800m to RD 5470m		54.00	43.00		12.00											
Trunk Drain No.I, CD-III-5260m	5.26			2.67									20.00			Drains under the jurisdiction are passing through the

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD 0m to RD 3200m		54.86	38.00		16.86		10.00	7.50	14.00	7.50	5.00	5.00			15.68	densely populated area, acquisition of the proposed additional land is only possible if the redevelopment of the nearby area of the drain proposed by DDA
RD 3200m to 5260m		22.86	20.00		2.86		24.00	7.50	14.00	7.50	5.00	5.00			12.98	
RD 5260m to 6690m	1.43	45.00	33.00	4.00	12.00		8.00	10.00			5.00	5.00			4.00	
RD 6690m to 10330m	3.64	45.00	25.00	4.50	20.00			10.00			5.00	5.00			7.28	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																	
						Additional land required											
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks	
RD 10330m to 13387m	3.06	37.00	15.00	4.50	22.00			10.00			5.00	5.00			6.11		
Trunk Drain No. II	4.55			2.60													
RD-4550m to RD-3900m		15.24	15.24		0.00		32.00	7.50	14.00	7.50	5.00	5.00			4.62		
RD-3900m to RD-3230m		32.74	20.05		12.69		20.00	7.50	14.00	7.50	5.00	5.00			3.95		

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD-3230m to RD-1980m	5.90	45.24	20.55	3.26	24.69		8.00	7.50	14.00	7.50	5.00	5.00			5.88	
RD-1980m to RD-0m		54.86	22.80		32.06			7.50	14.00	7.50	5.00	5.00			7.72	
Shahdara Outfall Drain																
RD-5900m to RD-0m		135.00	58.764		76.236			10.00	14.00		5.00	5.00			20.06	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
Ghazipur Drain	6.15			3.11												
RD-0m to RD-2135m		104.00	54.44		49.56		5.00	7.50	14.00		5.00	5.00			7.79	
RD-2135m to RD-3505m		104.00	53.83		50.17			7.50			5.00	5.00			2.40	
RD-3505m to RD-5090m		104.00	52.59		51.41			7.50			5.00	5.00			2.77	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD-5090m to RD-6157m		85.00	47.73		37.27		5.00	7.50	7.00	3.50	5.00	5.00			3.52	
Shahdara Link Drain	4.56			2.135												
RD 4545m to RD-3500m		45.15	22.25		22.90		10.00	7.50	10.00		5.00	5.00			3.92	
RD 3500m to RD-3065m		53.50	22.25		31.25		10.00	7.50	10.00		5.00	5.00			1.63	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Lengt h of Drain (in KMs)	Reac h wise total land widt h (in mtr.) / Right of way	Reach wise top drain width (in mtr.) includi ng water way	Dept h of drai n (in mtr.)	Balanc e land width (in mtr.) (Buffer s)	Remodellin g / augmentati on	Operation & maintenanc e	Creati on of green belt	For processi ng of desilted earth	For Servi ce road	For services like; electric line, communicati on cable, pipe lines water/sewer & dhalao	For C&D wast e	For addition al stores of I&FC Dept.	Other s, if any	Total (in hectar e)	Remarks
RD 3065m to RD-2565m		44.50	22.25		22.25			7.50	5.00		5.00	5.00			1.13	
RD 2565m to RD-2150m		36.45	22.25		14.20			7.50	5.00		5.00	5.00			0.93	
RD 2150m to RD 1330m		43.45	22.25		21.20			7.50	5.00		5.00	5.00			1.85	
RD 1330m to RD-930m		43.45	22.25		21.20			7.50	5.00		5.00	5.00			0.90	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD 930m to RD-330m (Covered Portion)		43.00	15.45		27.55			7.50	5.00		5.00	5.00			1.35	
RD 330m to RD 130m		43.45	22.25		21.20			7.50	5.00		5.00	5.00			0.45	
Karawal Nagar Drain	2.48	38.96	14.00	4.00	24.96			5.00			5.00	5.00			3.72	
Biharipur Drain	1.00	4.00														

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD 0m to RD 650m	0.65	4.50	2.00	1.50	2.50	5.00	6.00	5.00	6.00	6.00	3.00	3.00			2.14	
RD 650m to RD 1000m	0.35	8.00	2.00	1.50	6.00	5.00	4.00	5.00	5.00	4.00	3.00	3.00			1.02	
Bund Drain	3.45	7.50	3.70	2.00	3.80	5.00	4.00	5.00	3.00	6.00	3.00	3.00			10.00	
Escape Drain No. I	2.98															
RD 0m to 980m	0.98	25.90	8.00	4.00							3.00	3.00			0.60	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
RD 980m to 1650m	0.67	23.00	6.00	3.00	17.90		4.00	5.00	5.00	6.00	3.00	3.00			1.74	
RD 1650m to 2650m	1.00	18.23	6.00	2.50	17.00	5.00	4.00	5.00	5.00	6.00	3.00	3.00			3.10	
RD 2650m to 2980m	0.33	17.00	2.80	2.00	12.23	5.00	4.00	5.00	5.00	6.00	3.00	3.00			1.02	
Escape Drain No. II	0.45	30.00	10.00	3.00	20.00			5.00			3.00	3.00			0.50	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
Relief Drain	2.18															
RD 0m to 695m	0.70	27.00	13.00	2.00	14.00		3.00		3.00	6.00	3.00	3.00			1.26	
RD 695m to 965m	0.27	Not visible marsh land				5.00	3.00	5.00	3.00	6.00	3.00	3.00			0.76	
RD 965m to 1860m	0.90	8.00	2.60	1.20	5.40	5.00	3.00	5.00	3.00	6.00	3.00	3.00			2.52	
RD 1860m to 2180m	0.32	15.00	5.00	1.50	10.00		3.00	5.00	3.00	6.00	3.00	3.00			0.74	

DETAILS OF BUFFERS ALONG DRAINS OF I&FC DEPARTMENT																
						Additional land required										
Name of Drain	Length of Drain (in KMs)	Reach wise total land width (in mtr.) / Right of way	Reach wise top drain width (in mtr.) including water way	Depth of drain (in mtr.)	Balance land width (in mtr.) (Buffers)	Remodelling / augmentation	Operation & maintenance	Creation of green belt	For processing of desilted earth	For Service road	For services like; electric line, communication cable, pipe lines water/sewer & dhalao	For C&D waste	For additional stores of I&FC Dept.	Others, if any	Total (in hectare)	Remarks
														FC-I	154.24	

FC-II															
Drain No.6	14.73	1. RD 0m to 2650 m = 45.00 Mtr	1. RD 0m to 1725 m = 26.95 Mtr.	Varies from 3.40 Mtr to 4.10 Mtr	1. RD 0m to 1725 m = 18.05 Mtr.	(26.95x0.5)x 1725 = 23244 Sqm.	----	RD 0 to 13025m = 13025 m x 5m X 2= 130250 Sqm.	RD 10000 m to RD 11000 m 40000 Sqm	----	For Services 13025x 2 = 26050 Sqm	--	RD 2600m = 20m x 15m = 300 Sqm.	---	37.275
		2. RD 2650 m to 6600 m = 44.00 Mtr	2. RD 1725 m to 2250 m = 26.60 Mtr.		2. RD 1725 m to 2250 m = 18.40 Mtr.	(26.6x0.5)x(2250-1725) = 6983 Sqm	----	----	----	----	For Dhalao RD 2600m RD 2315 RD 2975 RD 12000 RD 11700 5 x 15m x 15m = 1025 Sqm.	--	RD 7700m = 20m x 15m = 300 Sqm.	--	
		3. RD 6600 m to	3. RD 2250 m to 2650		3. RD 2250 m to 2650	(22.05x0.5)x(2650-2250) = 4410 Sqm	----	----	----	----		--	----	---	

		1250 0m = 40.0 0 Mtr	m = 22.0 5 Mtr.		m = 27.9 5 Mtr.											
		4. RD 1250 0m to 1472 5m = 28.0 0 Mtr.	4. RD 2650 m to 2825 m = 26.6 0 Mtr.		4. RD 2650 m to 2825 m = 17.4 0 Mtr.	(26.6x0.5)x(2 825-2650) = 2328 Sqm	----	----	----	----		-- --	----	---		
			5. RD 2825 m to 6600 m = 28.7 0 Mtr.		5. RD 2825 m to 6600 m = 15.3 0 Mtr.	(28.7x0.5)x(6 600-2825) = 54171 Sqm	----	----	----	----		-- --	----	---		
			6. RD 6600 m to 7730 m = 26.4		6. RD 6600 m to 7730 m = 13.5	(26.45x0.5)x(7730-6600) = 14944 Sqm	----	----	----	----	----	-- --	----	---		

			5 Mtr.		5 Mtr.											
			7. RD 7730 m to 9700 m = 26.1 0 Mtr.		7. RD 7730 m to 9700 m = 13.9 0 Mtr.	(26.1x0.5)x(9 700-7730)= 25709 Sqm	----	----	----	----	----	-- --	----	----		
			7. RD 9700 m to 1070 0m = 23.5 0 Mtr.		7. RD 9700 m to 1070 0m = 16.5 0 Mtr.	(23.5x0.5)x(1 0700-9700) = 11750 Sqm	----	----	----	----	----	-- --	----	----		
			8. RD 1070 0m to 1250 0m = 19.2 0 Mtr.		8. RD 1070 0m to 1250 0m = 20.8 0 Mtr.	(19.2x0.5)x(1 2500-10700) = 17280 Sqm	----	----	----	----	----	-- --	----	----		

			9. RD 1250 0m to 1472 5m = 12.5 0 Mtr.		9. RD 1250 0m to 1472 5m = 15.5 0 Mtr.	(12.5x0.5)x(1 4725-12500) = 13906	----	----	----	----	----	-- --	----	---		
Burari Creek	8.8 6	20.0 0	10 to 12	2.10	10 to 8	(12x0.5)x(88 67) = 53202 Sqm	----	From RD 0 m to RD 8867 m x 5.0 m x 2 = 88670 Sqm	----	From RD 0 m to RD 8867 m x 3.0 m = 26601 Sqm	For Service s From RD 0 m to RD 8867 m x 2.0 m = 17734 Sqm For Dhalao Near RD 450 M Near RD 1050M Near RD 1450 M	-- --	500 Sqm (Near RD 2300 M Near RD 6000 M)	---	18.9 0	

											Near RD 1950 M Near RD 4150 M Near RD 5250 M Near RD 5850 M Near RD 6500 M Near RD 7850 M Near RD 450 M New Course 10x15x 15 =2250 Sqm					
--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--

Burari Drain	6.0 4	3.50 to 6.00 M	3.50 to 6.00 M	0.60	Nil	(5x0.5)x(604 0) = 15100 Sqm	From RD 0 m to RD 5488 m 5488 x 5.00 = 27440 Sqm	From RD 0 m to RD 5488 m 5488 x 5.00x2 =54880Sqm	----	----	For services 5488x2 = 10976 Sqm For Dhalao Near RD 3500 M Near RD 5100 M 2 x 15.00x 15.00 = 450.00 Sqm	-- --	----	--- -	10.8 846	
New Drain	5.4 0	61.0 0	48.0 0	5.20	13.0 0	(48x0.5)x(54 00) = 129600 Sqm		From RD 0 to 5400 m 5400x5x2 = 54000 Sqm	----		For services from RD 0 to 5400 m 5400*2 = 10800 Sqm				19.4 4	

Jagatpur Link Drain (Link Drain No. II)	2.46	4.00	2.50	2.50	1.50	(2.5x0.5)x(2460)= 3075 Sqm	From RD 0 m to RD 500 m 500 x 5.00 = 2500 Sqm	From RD 0 to 2460 m 2460x5x2 = 24600 Sqm	----	----	For services 2460x2 = 4920 Sqm For Dhalao Near RD 300 M 15.00x15.00 = 225.00 Sqm	---	----	----	3.532	
Toe Drain	4.00	1.50	1.50	1.20	Nil	(1.5x0.5)x(4000) = 3000 Sqm	From RD 0 m to RD 4000 m 4000 x 5.00 = 20000 Sqm	From RD 0 m to RD 4000 m 4000x5x2 = 40000 Sqm	----	----	For services 4000x2 = 8000 Sqm For Dhalao Near RD 3240 M Near RD 2500 M Near RD 1900 M Near RD 850 M 4 x 15.00x15.00 = 900.00 Sqm	---	----	----	7.19	
												Total Area CD-VI			97.22	

BAW ANA ESCA PE DRAIN	19.79	40.50 M (Avg)	19.425 M (Avg.)	1.50 to 4.80	21.0475	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 19790 M = 19790M Width extended 10 M area 19790 x 10 = 1, 97,900 Sqm or 19.79 Ha.	-	Length RD 0 M to RD 19790 M = 19790M Width 5 M both side of drain area 2 x 19790 x 5 = 1, 97,900 Sqm or 19.79 Ha.	At RD 11000 M area 5 Acre or 2 Ha.	For service lane Length RD 0 M to RD 19790 M = 19790M Width 4.25 M both side of drain area 2 x 19790 x 4.25 = 1, 68,215 Sqm or 16.82 Ha.	i) RC 19100 M & 19200 M (Budhpur) ii) RD 4165 M to RD 4795 M (Near R/B) J.J. Amar Colony Bawana – Narela Road. (iii) RD 13400 M (R/B) Metro Vihar Holambi Kalan. area 3x 15M x 15 M = 675 Sqm 0.0675 Ha	-	for store at RD 9900 M area 15M x 15 M = 225 Sqm 0.02 Ha	-	78.28	
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Bankner Link Drain	5.43	14.10 Avg.	11.25	1.00	2.85	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 5430 M = 5430 M Width extended 8 M area 5430 x 8 = 43,440 Sqm or 4.34 Ha.	-	Length RD 0 M to RD 5430 M = 5430 M Width 5 M both side of drain area 2 x 5430 x 5 = 54300 Sqm or 5.43 Ha.	-	For service lane Length RD 0 M to RD 5430 M = 5430 M Width 4.25 M both side of drain area 2 x 5430 x 4.25 = 46,155 Sqm or 4.62 Ha.	RD 2950 M (Near Saboli Road X-ing culvert) .RD 3906 M (Pio Manihari Road X-ing). area 2 x 15 M x 15 M = 450 Sqm or 0.045 Ha	-	-	-	14.435	
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Khera Khurd Drain	5.20	6.75	3.40	0.80	3.35	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 5200 M = 5200M Width extended 5 M area 5200 x 5 = 26,000 Sqm or 2.60 Ha.	-	Length RD 0 M to RD 5200 M = 5430M Width 5 M both side of drain area 2 x 5200 x 5 = 52000 Sqm or 5.20 Ha.	-	For service lane Length RD 0 M to RD 5200 M = 5200M Width 4.25 M both side of drain area 2 x 5200 x 4.25 = 44,200 Sqm or 4.42 Ha.	RD 740 M (Near Bhatte wala Road) area 15M x 15 M = 225 Sqm 0.0225 Ha	-	-	-	12.243	
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Ghoga Link Drain	5.1 2	5.00	5.00	0.80	0.00	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 5120 M = 5120M Width extended 5 M area 5120 x 5 = 25600 Sqm or 2.56 Ha.	-	Length RD 0 M to RD 5120 M = 5120M Width 5 M both side of drain area 2 x 5120 x 5 = 51200 Sqm or 5.12 Ha.	-	For service lane Length RD 0 M to RD 5120 M = 5120M Width 4.25 M both side of drain area 2 x 5120 x 4.25 = 43520 Sqm or 4.35 Ha.	-	-	-	-	12.0 3	
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Naya Bas Link Drain	3.0 0	8.50 Avg	7.00	0.45 to 0.50	1.50	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 3000 M = 3000MWidth extended 5 M area 3000 x 5 = 15000 Sqm or 1.50 Ha.	-	Length RD 0 M to RD 3000 M = 3000MWidth 5 M both side of drain area 2 x 3000 x 5 = 30000 Sqm or 3.00 Ha.	-	For service laneLength h RD 0 M to RD 3000 M = 3000MWi dth 4.25 M both side of drain area 2 x 3000 x 4.25 = 25500 Sqm or 2.55 Ha.	RD 490 M CULVE RT (Nar Opposit e Metro Vihar Holamb i Khurd)a rea 15M x 15 M = 225 Sqm0.0 225 Ha	-	-	-	7.07 3	
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Sanoth Link Drain	3.35	10.80	9.00	1.40	1.80	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 3350 M = 3350M Width extended 5 M area 3350 x 5 = 16750 Sqm or 1.68 Ha.	-	Length RD 0 M to RD 3350 M = 3350M Width 5 M both side of drain area 2 x 3350 x 5 = 33500 Sqm or 3.35 Ha.	-	For service lane Length RD 0 M to RD 3350 M = 3350M Width 4.25 M both side of drain area 2 x 3350 x 4.25 = 28475 Sqm or 2.85 Ha.	-	-	-	-	7.88	
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Alipur Link Drain	0.88	30.00	3.50	2.50	26.50	Remodelling augmentation for future requirement Length along drain RD 0 M to RD 880 M = 880M Width extended 5 M area 880 x 5 = 4400 Sqm or 0.44 Ha.	-	Length RD 0 M to RD 880 M = 880M Width 5 M both side of drain area 2 x 880x 5 = 8800 Sqm or 0.88 Ha.	-	For service lane Length RD 0 M to RD 880 M = 880M Width 4.25 M both side of drain area 2 x 880 x 4.25 = 7480 Sqm or 0.75 Ha.	RD 0 M, (Near Kiran Garden) ii) RD 435 M (Near Alipur City Forest Road) area 2x 15M x 15 M = 450 Sqm 0.045 Ha			-	2.115	
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Tikri Khurd Link Drain	1.9 4	The drain exist ing in the NH- 1 Land	3.50	0.80	-	Remodelling augmentation for future requirement Length along drain RD 0 M to RD1940 M = 1940MWidth extended 5 M area 1940 x 5 = 9700 Sqm or 0.97 Ha.	-	Length RD 0 M to RD 1940 M = 1940MWidth 5 M both side of drain area 2 x 1940x 5 = 19400 Sqm or 1.94 Ha.	-	For service laneLength h RD 0 M to RD 1940 M = 1940MWi dth 4.25 M both side of drain area 2 x 1940 x 4.25 = 16490 Sqm or 1.65 Ha.	-	-	-	-	4.56	
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Khera Kalan Drain (Link)	0.8 6	7.54	3.00	2.00	4.54	Remodelling augmentation for future requirement Length along drain RD 0 M to RD860 M = 860M Width extended 5 M area 860 x 5 = 4300 Sqm or 0.43 Ha.	-	Length RD 0 M to RD 860 M = 860M Width 5 M both side of drain area 2 x 860x 5 = 8600Sqm or 0.86 Ha.	-	For service lane Length RD 0 M to RD 860 M = 860M Width 4.25 M both side of drain area 2 x 860 x 4.25 = 7310 Sqm or 0.73 Ha.	-	-	-	-	2.02	
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Nanglo i Drain CD- VII- 2100m	2.1 0	17.5 0	9.16	2.00	8.34	Remodelling augmentation for future requirement Length along drain RD 0 M to RD2100 M = 2100M Width extended 5 M area 2100 x 5 = 10500 Sqm or 1.05 Ha.	-	Length RD 0 M to RD 2100 M = 2100M Width 5 M both side of drain area 2 x 2100x 5 = 21000Sqm or 2.10 Ha.	-	For service lane Length RD 0 M to RD 2100 M = 2100M Width 4.25 M both side of drain area 2 x 2100 x 4.25 = 17850 Sqm or 1.79 Ha.	-	-	-	-	4.94
											Total Area CD- VII			145. 58	
Munge sh Pur Drain RD 15850 m to RD 37550 m	21. 65	32.6 9 m to 10.0 0 m	8.54 m to 18.7 6 m	1 m to 1.50 m	24.1 5 m to 1.46 m	(12.70 x 0.50 x 21650/10000)=13.74 Ha	-	(2 x 5 x 21650/10000)=21.65 Ha	RD 21785 m to RD 21285 m(500 x 100/100 00)=5 Ha	-	For dhalaos (5 x 15 x 15 /10000) =0.11 Ha.	-	-	-	40.5 0

Bazitpur Drain RD 0 m to RD 8049 m	8.05	8.60 m to 12.00	4.47 m	1.00 m	5.83 m	(4.09 x 0.50 x 8050/10000) =1.64 Ha	-	(2 x 5 x 8050/10000) =8.05 Ha	-	-	For dhalaos (3 x 15 x 15 /10000) =0.06 Ha.	-	-	-	9.75	
Bawana Drain RD 0 m to RD 9561 m	10.83	5.30 m to 12.00 m	4.75 m	0.75 m	0.55 m to 7.25 m	(4.47 x 0.50 x 10830/10000) =2.42 Ha	(1.50 x 10830/10000) =1.62 Ha	(2 x 5 x 10830/10000) =10.83 Ha	-	-	For dhalaos (4 x 15 x 15 /10000) =0.09 Ha.	-	-	-	14.96	
Ladpur Link Drain RD 0 to RD 2300 m	2.30	11.00 m	2.92 m	0.30 m	8.08 m	(1.67 x 0.50 x 2300/10000) =0.19 Ha	-	(2 x 5 x 2300/10000) =2.30 Ha	-	-	-	-	-	-	2.49	
Katewara Link Drain RD 0 m to RD 1330 m	1.33	2.50 m	0.60 m	0.80 m	1.90 m	(0.60 x 0.50 x 1330/10000) =0.04 Ha	-	(2 x 5 x 1330/10000) =1.33 Ha	-	-	-	-	-	-	1.37	

Jatkhori Link Drain RD 0 m to RD 3760 m	3.76	2.75 m to 3.50 m	1.834 m to 2.587 m	0.30 m	0.163 m to 1.66 m	$(1.45 \times 0.50 \times 3760/10000) = 0.27 \text{ Ha}$	$(1.50 \times 3760/10000) = 0.56 \text{ Ha}$	$(2 \times 5 \times 3760/10000) = 3.76 \text{ Ha}$	-	-	-	-	-	-	4.59	
Nangal Thakran Link Drain RD 0 m to RD 900 m	0.90	3.64 m	2.14 m	Dry	1.50 m	$(1.67 \times 0.50 \times 900/10000) = 0.07 \text{ Ha}$	$(1.50 \times 900/10000) = 0.135 \text{ Ha}$	$(2 \times 5 \times 900/10000) = 0.90 \text{ Ha}$	-	-	-	-	-	-	1.11	
Madanpur Drain RD 4100 m to RD 8229 m	4.13	12.50 m	9.02 m	1.00 m	3.48 m	$(4.85 \times 0.50 \times 4130/10000) = 1.00 \text{ Ha}$	-	$(2 \times 5 \times 4130/10000) = 4.13 \text{ Ha}$	-	-	For dhalaos $(3 \times 15 \times 15/10000) = 0.06 \text{ Ha.}$	-	-	-	5.19	

Kirari Sulem an RD 4150 to RD 7850 m	3.7 0	7.50 m to 15 m	6.98 m	2.02 m	0.52 m to 8.02 m	(3.66 x 1.0 x 3700/10000) =1.35 Ha	-	(2 x 5 x 3700/10000) =3.70 Ha	-	-	For dhalaos (5 x 15 x 15 /10000) =0.11 Ha. For all services (1.50 x 3700/10 000) =0.55 Ha. Total =0.66 Ha	-	-	-	5.71	
Sultan pur Drain RD 0 m to RD 9200 m	9.2 0	4.20 m to 12.6 0 m	4.57 m	0.75 m	8.03 m	(2.945 x 0.50 x 9200/10000) =1.35 Ha	(1.50 x 9200/1000 0) =1.38 Ha	(2 x 5 x 9200/10000) =9.20 Ha	-	-	For dhalaos (3 x 15 x 15 /10000) =0.06 Ha.	-	-	-	11.9 9	
Rasulp ur Link Drain RD 0 m to	0.7 5	6.80 m	3.21 4 m	0.30 m	3.61 m	(0.91 x 0.50 x 750/10000) =0.03 Ha	-	(2 x 5 x 750/10000) =0.75 Ha	-	-	-	-	-	-	0.78	

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FC-III																
Supplementary Drain RD 16436 m to RD 22471 m	6.04	55.00	50.00	3.66	5	--	9.00	12.00	3	6.00	6	-	-	-	36.00	
Najafgarh Drain, RD 45316 m to RD 57140m	11.82	70.00	45.00	5.50	25.00	--	18	24	3	12	12	-	-	-	69.00	
Supplementary drain from RD 0 to RD 16436m	16.44	RD 0m to RD 8800m = 152.40	61.40	3.66	RD 0m to RD 8800m = 91.00m	-	-	-	-	-	9 Ha.	-	-	-	9	

		RD 8800 m to RD 9400 m = 113. 00m			RD 880 0m to RD 940 0m = 51.6 0m	-	-	-	-	-		-	-	-		
		RD 9400 m to RD 1643 6m = 123. 10m			RD 940 0m to RD 164 36 m = 61.7 0m	-	-	-	-	-		-	-	-		
Supple mentary Drain, CD-XI																
RD 22471m to RD 25075m	2.604	68.3 0	46.27	3.6 6	22.0 3	-	4	5	-	3	3	-	-	-	15	
RD 25075m to RD 26060m	0.985	103. 00	48.72		54.2 8	-	-	-	-	-	1				1	

RD 26060m to RD 28080m	2.020	125. 00	48.72		76.2 8	-	-	-	-	-	-	-	-	-	-		
RD 28080m to RD 31300m	3.220	84.6 7	48.72		35.9 5		4.5	3	-	3	3					13.5	
RD 31300m to RD 34500m	3.200	118. 00	48.72		69.2 8	-	-	-	-	-	-	-	-	-	-	-	
													Total		143.5 0 Ha.		
													Total Area FC-III		143.5 0		
FC-IV																	

Najafgarh Drain, CD-I- 45316m	45.31	RD. 0m to 1790 5m- 200 m to 325 m RD. 1790 5m to 2018 0m- 150 m to 200 m RD. 2018 0m to 2243 5m- 250 m to 300 m RD. 2243 5m	RD. 0m to 6000 m- 126.6 8m RD. 6000 m to 12000 m- Jheel Portio n RD. 12000 m to 17905 m- 110.0 0m RD. 17905 m to 30180 m - 120.0 0m RD. 30180 m to 45316	- -	- -	- 12000x30x 2= 720000 Sqm	- 12000x12x 2= 288000 Sqm	- 12000x25x 2= 600000 Sqm	- {450 00} Sqm	- 12000x15 x2 = 360000 Sqm	- 12000x10 x2 = 240000 Sqm	- 3000/2 100 Sqm	- 2000 Sqm	- -	838.0 7	
				4.9 0	135. 82	5905x55=3 24775 Sqm 12275x30x 2=736500 Sqm 15136x30x 2= 908160 Sqm Total 2689435 Sqm	5905x12x2 =141720 Sqm 12275x12x 2=294600 Sqm 15136x12x 2= 363264 Sqm Total 1087584 Sqm	5905x25x2 = 295250 Sqm 12275x25x 2=613750 Sqm 15136x25x 2= 756800 Sqm Total 2265800 Sqm		5905X15x 2= 177150 Sqm 12275X15 x2= 368250 Sqm 15136X15 x2= 454080 Sqm Total 1359480 Sqm	5905x10x 2 =118100 Sqm 12275x10 x2 = 245500 Sqm 15136x10 x2 = 302720 Sqm Total 906320 Sqm	1475/1 033 Sqm 3068/2 148 Sqm 3782/2 648 Sqm 19254 Sqm	2000 Sqm 2000 Sqm 2000 Sqm Total 8000 Sqm	- -		

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Palam Drain	4.20	37.0 0	18 to 10.34	2.5 0	22.8 3	—	4200x12x2 = 100800 Sqm	4200x25x2 = 210000 Sqm Both side	5000 Sqm	4200x15x 2= 126000 Sqm	4200x5x2 = 42000 Sqm	1050/7 35 Sqm	2000 Sqm	—	48.75	
Palam Link Drain	1.47	10.0 0 (App rox.)	4.50 to 2.25	1.3 0	6.62	1470x10x2 = 29400 Sqm	1470x12x2 = 35288 Sqm Both side	1470x5x2 = 14700 Sqm	2000 Sqm	1470x7.50 x2=22050 Sqm	1470x5x2 = 14700 Sqm	368/25 7	2000 Sqm	—	12.08	
Najaf Garh Pond Drain	1.95	17.0 0 (App rox.)	4.50	0.9 5	12.5 0	1950x10x2 = 39000 Sqm	1950x12x2 = 46800 Sqm	1950x5x2 = 19500 Sqm	2000 Sqm	1950x7.50 x2=29250 Sqm	1950x5x2 =19500 Sqm	488/34 0	—	—	15.69	
Nasirpur Link Drain	2.90	12.0 0 (App rox.)	6.50	2.1 0	5.50	2900x10x2 = 58000 Sqm	2900x12x2 =69600 Sqm Both side	2900x5x2=29000 Sqm	3000 Sqm	2900x7.50 x2= 43500 Sqm	2900x5x2 =29000 Sqm	725/50 8	2000 Sqm	—	23.53	
Bijwasan Drain	4.20	20.0 0 to 30.0 0	4.00	0.9 1	21.0 0	4200x10x2 = 84000 Sqm	4200x12x2 =100800 Sqm Both side	4200x5x2=42000 Sqm	5000 Sqm	4200x7.50 x2=63000 Sqm	4200x5x2 =42000 Sqm	1050/7 35	2000 Sqm	—	34.06	
Pankha Road Drain	3.60	19.6 0 to 24.0 0	8.00	2.3 0	13.8 0	3600x10x2 = 72000 Sqm	3600x12x2 = 86400 Sqm Both side	3600x25x2 = 180000 Sqm	4000 Sqm	3600x7.5x 2= 54000 Sqm	3600x5x2 = 36000 Sqm	900/63 0	2000 Sqm	—	43.59	

Shahba d Moham madpur Drain	0.23	14.5 0	2.35	1.2 2	12.1 5	—	225x12x2= 5400 Sqm Both side	225x5x2=2 250 Sqm	1000 Sqm	225x7.50x 2=3375 Sqm	225x5x2 =2250 Sqm	57/40	2000 Sqm	—	1.64	
Mudhel a Drain CD-I- 6920m,	6.95	16.5 0	5.00	1.5 2	11.5 0	6950x10x2 = 139000 Sqm	—	6950x5x2 = 69500 Sqm	2000 Sqm	6950x7.50 x2 = 104250 Sqm	6950x5x2 = 69500 Sqm	1740/1 200	—	—	38.72	
TOTAL CD-I															1056. 13	
Ali Drain	2.78	40.4 5	35.00	4.0 0	5.00	--	2780X12X 2 = 66720 Sqm. (6.67 Hectare)	2780X10X 2 = 55600 Sqm. (5.56 Hectare)	2000 Sqm. (0.2 Hect are)	--	2780X5X 2=2780 Sqm. (2.78 Hectare)	500 sqm & 300 Sqm. (0.085 Hectar e)	500 Sqm. (0.05 Hectar e)	--	15.34 5	
Asola Drain	3.39	5.00 Mt. (Avg)	2 to 5	Av . De pth 3.0 0	2 to 5	5470X4= 21880 Sqm. (2.19 Hectare)	5470X12X 2= 131280 Sqm. (13.13Hect are).	5470X10X 2= 109400 Sqm. (27.35 Hectare)	2000 Sqm. (0.2 Hect are)	5470X7= 38290 Sqm. (3.8. Hectare.)	5470X5X 2=54700 Sqm.(5.4 7) Hectare	500 sqm & 300 Sqm. (0.085 Hectar e)	2000 Sqm. (0.2 Hectar e)		52.42 5	
Molar Bund Extensi on Drain	1.38	0 to 615- 2.25	615 to 1335- 2.25	1.5 0 to 2.2 5	Nil	--	1380X12X 2=33120 Sqm. (3.31 Hectare)	1380X10X 2=27600 Sqm. (2.76 Hectare)	2000 Sqm. (0.2 Hect are)	1380X7= 9660 Sqm. (0.97 Hectare)	1380X5X 2 = 1380 Sqm. (1.38 Hectare)	500 sqm & 300 Sqm. (0.085	2000 Sqm. (0.2 Hectar e)	--	8.905	

				Mt r.								Hectar e)				
Sarita Vihar Drain	1.30	20.0 0	15.00	2.5 0	5.00	--	1300X12X 2= 31200 Sqm.(3.12 Hectare)	1300X10X 2=2600 Sqm. (2.6 Hectare)	2000 Sqm. (0.2 Hect are)	1300X7= 9100 Sqm. (0.91 Ha)	1300X5X 2=13000 Sqm. (1.30 Hectare)	500 sqm & 300 Sqm. (0.085 Hectar e)	2000 Sqm. (0.2 Hectar e)	--	8.415	
TOTAL CD-V															85.09	
Munges h Pur Drain CD- XIII- 10362m	10.36 2 0m to 1575 m = 1575 m to RD. 6600 m RD.6 600m to 1036 2M	137 54 66	29.02 29.02 29.02	3.3 2	107. 98 24.9 8 36.9 8	10362x30x 2 = 621720.00 Sqm or 62.17 Hectare	10362x50x 2 =1036200 Sqm or 103.62 Hectare	10362x25x 2= 518100.00 Sqm or 51.81 Hectare	2 Hect are	10362x20 x2 = 414480.00 Sqm or 41.45 Hectare	-	2 Hectar e	0.80 Hectar e		= 263.8 5- 82.21 (Avai lable land) = 181.6 4	

Bhupania Chudania Drain (including Haryana portion)	8.55 RD. 0m to 2736 m RD. 6280 m to 8550 M RD. 2736m to 6280 M (Haryana State)	90 65 22	22 22 Un-demarcation Portion	3.0 5	68 43 -	8550x30x2 = 513000 Sqm or 51.30Hectare	8550x50x2 =855000 Sqm or 85.50 Hectare	8550x25x2 = 427500 Sqm or 42.75 Hectare	2 Hectare	8550x20x2 = 342000 Sqm or 34.20 Hectare	-	2 Hectare	0.80 Hectare		= 218.55-47.18 Available land = 171.37	
Mudhela Drain CD-XIII-From 6950 to 12550m	5.60	17.6	6.57	0.91	11.3	5600x15x2 = 168000 Sqm or 16.80Hectare	5600x20x2 = 224000Sq m or 22.40Hectare	5600x25x2 = 280000Sq m or 28.00 Hectare	2 Hectare	5600x20x2 = 242000Sq m or 22.40 Hectare	-	0.40 Hectare	0.40 Hectare		92.40 - 9.86 Available land = 82.54	

Nangli Sakrawati Link Drain, CD-XIII-RD-0m to 385m = 385m, CD-XIII-RD-1712m to 2262m = 550m	0.93 RD. 0m to 385 RD. 1712 m to RD.2 262m	1.80 1.20	1.801. 20	1.5 0	00	930x5x1 = 4650 Sqm or 0.47 Hectare	930x5x1 = 4650 Sqm or 0.47 Hectare	-	-	930x20x1 = 18600Sqm or 1.86 Hectare	-	0.40 Hectar e	0.40 Hectar e		= 3.6 -0.14 Avail able land = 3.46	
TOTAL CD-XIII															439.01	
Total Projected Land Area FC-IV															1580.23	
TOTAL AREA (FC-I + FC-II + FC-III + FC-IV)															2252.10	

ANNEXURE 19B-iii: Detail of Effluent Irrigation System

I. Keshopur Effluent Irrigation System (KEIS)

The Irrigation Network under Civil Division No. XII also known as Keshopur effluent irrigation system (KEIS) consists of irrigation Channels and Minors and feeder channels spanning across a total length of 30.40 Km to take the effluent treated water from Keshopur Sewerage treatment Plant of Delhi Jal Board, thereafter being supplied by pumping through Keshopur Pump House and Tilangpur Kotla Pump House throughout the year for agricultural land for Irrigation in the Villages Nilothi, Ranhola, Mundka, Tilangpur Kotla, Baprola, Bakkarwala, Dichaonkalan, Hirankudna and Neelwal in Dist. West of Delhi. The total area irrigated is approximately 1630 Acres. A road network comprising of inspection path with cumulative length of approximately 20.00 Km also exist along the irrigation channels and minors to facilitates watch and ward, day to day repair maintenance etc. in r/o the irrigation network which are also being used by local residents for daily commuting. The discharge of 180 cusecs is conveyed and distributed through above Irrigation Network System for irrigating the said agriculture land.

II. Coronation Effluent Irrigation System at Burari (CTP)

The Irrigation Network under Civil Division No. VII also known as Effluent Irrigation System for Burari Area consists of irrigation Channels and Minors and feeder channels spanning across a total length of 17.37 Km to take the effluent treated water from Coronation Pillar Sewage Treatment Phase-I&II (20 MGD), Phase-III (10 MGD) of DJB, Near Coronation Park of Delhi Jal Board, thereafter being supplied by pumping through Pump House at Burari throughout the year for agricultural land for Irrigation in the Villages Burari, Jharoda, Bhalaswa, Mukundpur, Kadipur, Ibrahimpur in Dist. West of Delhi. The total area irrigated is approximately 325 Acres. A road network comprising of inspection path with cumulative length of approximately 17.37 Km also exist along the irrigation channels and minors to facilitates watch and ward, day to day repair maintenance etc. in r/o the irrigation network which are also being used by local residents for daily commuting. The discharge of 20 cusecs is conveyed and distributed through above Irrigation Network System for irrigating the said agriculture land.

III. Okhla Effluent Irrigation System

The Irrigation Network under Civil Division No. V also known as Okhla effluent irrigation system consists of irrigation Channel spanning across a total length of 05.00 Km to take the effluent treated water from Okhla Sewerage Treatment Plant of Delhi Jal Board, thereafter being supplied for Irrigation in the Villages Ali, Mandapur Khadar & Jaitpur in District (South-East) of Delhi. The total area irrigated is approximately 500 Acres day-to-day repair maintenance etc. in r/o the irrigation network which are also being used by local residents for daily commuting. The discharge of 20 cusecs is conveyed and distributed through above Irrigation Network System for irrigating the said agriculture land.

Conclusion:

Due to rapid urbanization in Delhi Territory, thereby the agriculture land area in Delhi is diminishing, therefore, the necessity of remodelling / expansion of above Effluent Irrigation Systems is not envisaged.

Key Plan of Effluent Irrigations Systems:

3. SERVICE PLAN – Delhi Cantonment Board (DCB)

Perspective Plan for Infrastructure Service for Delhi - 2041

Agency: Delhi Cantonment Board

1. BACKGROUND - DELHI CANTONMENT BOARD

The administration of Delhi cantonment is carried out through a Board, which has 16 members, out of which 08 are nominated/ Ex-officio members and 08 members are elected by the public residing in civil as well as military area. The civil and military populations reside in different pockets in the cantonment. The needs and challenges of both pockets differ from each other in respect of solid waste management.

Basic information about Delhi Cantonment Board is mentioned below:

S. No.	Item	Details
1	Year of establishment	1914
2	Total Area	10452 Acres
3	Total Population (Census 2011)	1,10,351
4	No. of wards	08
5	Commercial areas	02
6	Urban Villages	06
7	Schools	16
8	Slums	02
9	Length of Roads	50.60 km
10	Hospital/ Dispensaries	04
11	Parks	17

2. SOLID WASTE GENERATION IN DELHI CANTONMENT BOARD

1

SOLID WASTE GENERATION - Current status			
S. NO	Item	Details	
1	Total solid waste generated per day	68 MT	
2	Waste generated from civil area per day	23 MT	12 MT Dry waste 11 MT Wet waste
3	Waste generated from Army area per day	45 MT	24 MT Dry waste 21 MT Wet waste
4	Total Dry waste processed per day in waste to energy Plant at Okhla	30 MT	
5	Wet waste processed per day in waste to energy plant at Okhla	07 MT	
6	Waste dumped in Landfill site at Okhla per day	31 MT	
CIVIL AREA - Current status			
1. The Household waste is segregated into wet & dry streams at source. Approx. 95% segregation at source has been achieved so far.			
2. All the waste collected from civil area is transferred to different Waste Transfer Centers (WTCs).			
3. All the WTCs have been designed for the temporary storage of dry & wet waste, as separate fractions.			
4. Rag pickers have been integrated into the system to pick up recyclable items, from the waste collected at the WTC's.			

2	ACTION PLAN FOR SEGREGATION AT SOURCE - MUNICIPAL SOLID WASTE	
	CIVIL AREA It is estimated that Municipal Solid Waste likely to be generated from civil area by 2041 will be 37 MT per day. The challenge before the Board is to maintain the level of source segregation in civil area. For this, the following exercise is being undertaken on regular basis: - Two sanitary guides accompany the door-to-door collection vehicle, they make announcement and make sure that only segregated waste is collected. - A register is maintained to keep a check on those residents who are not handing over segregated waste. The repeated offenders to be penalized according to the provisions of Delhi Cantonment Board solid waste Management Bye-Laws. - Regular interaction with residents and awareness campaigns in the form of street play, mohalla meeting etc. is organized to keep the residents aware and motivated on source segregation. - Formal training is being imparted to Rag pickers/ Safaiwalas to improve the level segregation on monthly basis. The rag pickers were issued separate I- cards and have been successfully integrated into the system.	ARMY AREA The population of army area is mostly comprised of army troops. Therefore, it is estimated that there will be no difference in the quantity of Municipal solid waste generated today and which is likely to be generated in 2041. - A system is being worked out for on-site composting of food waste generated by transit camps, officer's messes, community kitchens of army units and institutes. - Further, it is proposed that army authorities will be asked to install de- centralized composting machines. This step shall considerably reduce the problem of segregation at source, which in turn would lessen the amount of non- recyclable waste being transported to the landfill site at Okhla. - It has been decided that station headquarters and Delhi Cantonment Board will sensitize RWAs, existing in the army area, to segregate and process the wet waste in their own compound.
3	MUNICIPAL SOLID WASTE COLLECTION	
	CIVIL AREA For civil area, 14 door-to-door vehicles are deployed for collecting both dry and wet waste, which is segregated at household level. These vehicles have been suitably modified to carry the solid waste in segregated form. A few salient aspects of door to door collection are as under: - All vehicles have been fitted with tracking system (GPS) - Announcement system with specific message for segregation has been incorporated. - The staff has been deployed ward wise for the collection of segregated waste at source. - The mobile numbers of the staff have been made public to ensure transparency and commitment of Delhi Cantonment Board.	ARMY AREA For Army area, 27 vehicles have been deployed to collect the solid waste. Separate bins have been provided for dry and wet waste. The waste collected from the army area is directly taken to the processing plant and landfill site at Okhla.

3. MANAGEMENT STRATEGY

3.1. DETAILS OF SORTING AND MATERIAL RECOVERY FACILITY

There are eleven secondary storage points, with the facility of separate storage of dry and wet waste, within the territorial jurisdiction of Delhi Cantonment Board. Out of this, one secondary storage point at Tigris Road has been converted into sorting and material recovery facility with capacity to handle 30 MT waste daily. Further, rag pickers have been integrated into the system to pick up recyclable items, from the waste stored at Tigris Road. Accordingly, two more material recovery facilities will be developed to meet the need, which will arise in 2041.

3.2. DETAILS OF PROCESSING OF SOLID WASTE

All the waste after collection is moved to waste transfer centres, where the recyclable waste is retrieved. Therefore, the solid waste is carried by respective vehicles to Okhla. On average, approximately 30 MT of dry waste and 7 MT of wet waste are disposed in the Waste to Energy and Waste to Compost plants respectively. The processing of waste at Okhla is done under the management of South Delhi Municipal Corporation. Only 31 MT of solid waste is being dumped at the landfill site at Okhla. 100% of solid waste, which is generated in Delhi Cantonment, is either processed or dumped at the landfill site, on a daily basis.

A pilot project exclusively for the processing of food waste generated from market area, with a total capacity of 175 Kg, is fully functional for the last 2 years in the WTC at Tigris Road.

It is also proposed that 4 to 5 sorting- cum- compositing machine, with a capacity of 10 MT each will be installed at different locations, within 4 years, to handle the wet waste generated within the territorial jurisdiction of Delhi Cantonment Board.

3.3. DETAILS OF MANAGEMENT OF PLASTIC WASTE

There is a complete ban on the use polythene bags of less than 50-micron thickness. The Assistant Sanitary Inspectors keep a regular check in market area and also impose fine if someone is found in violation.

A committee has also constituted to identify and replace specific items of non- biodegradable plastic like plastic straw, plastic spoon disposable plastic glass, plastic plates etc. with biodegradable items. These processes of replacement of non- biodegradable plastic items have been successfully achieved in Gopinath Bazar & the committee keeps visiting the commercial areas for ensuring that people and shop keeper get habituated for such practice.

A baling machine has been installed in the waste transfer centre at Tigris Road, for making bales of plastic and polythene waste material, for ease of handling/ disposal through the rag pickers.

3.4. DETAILS OF MANAGEMENT OF HORTICULTURE WASTE

A total of 17 parks of various sizes are being maintained in the Cantonment area. All the parks have been provided with pits for collection of horticulture waste.

The horticulture waste is further carried to the nearest shredding machine, four of which have been installed in different areas of the cantonment. The shredded horticulture waste is converted into compost in the natural process, duly augmented with the spray of appropriate quantity of EVM. The compost generated is being utilized within its geographical limits.

3.5. DETAILS OF MANAGEMENT OF CONSTRUCTION AND DEMOLITION (C&D) WASTE

- a) On an average up to 1.0 metric tons of C&D, waste is generated in Delhi Cantonment area, on daily basis.
- b) A central storage facility for C&D waste has been created in Jharera village for temporary holding of the same before further disposal.
- c) The C&D waste is transported from the central storage facility to the processing facility setup at Shastri Park by IL&FS, under the management of EDMC.
- d) Explicit directions have been issued to all contractors working under Delhi cantonment Board, as well as Military Engineering services (MES), to follow the above procedure for the disposal of C & D waste.
- e) Vulnerable areas have been put under CCTV surveillance to prevent dumping at unauthorized sites.
- f) Punitive action is promptly taken against the defaulters.

4. TARGETS AND TIMELINES FOR IMPROVED EFFICIENCIES, SYSTEM AND OTHER ASPECTS OF MSWM

- 4.1. Setting up of facilities for the decentralized processing solid waste in a phased manner. It has been proposed to setup 'Sorting-Cum-Composting' technology-based processing machines, capable of handling mixed waste, with the overall aim of achieving 'Zero Waste' environment. In first phase, machine of capacity 20 MT would be installed by 15th Dec, 2021 and after evaluating the performance and sustainability of the machine, the remaining machines of requisite capacity would be installed at different locations of Delhi Cantonment to cater the waste processing needs of both civil and army areas.
- 4.2. The salient details of the technology and the advantages of the same are as under:
 - a) Need for segregation of waste at source can be relaxed since, the machines can process both segregated as well as mixed waste.
 - b) Compliance to Hon'ble NGT/court directions, as regards segregation and decentralized processing of daily waste, would be achieved.
 - c) The Sorting cum Composting technology provides high efficiency in mass reduction and is available at the lowest CAPEX, per ton of waste processing.
- 4.3. By adoption of the above technology, it has been envisaged to convert the entire wet waste, after segregation by the machine, into compost overtime which can be conveniently used in the existing green belts and parks in Delhi Cantonment area. The non-biodegradable component of the input waste which would emerge out as SCF (Segregated Combustible Fraction) would be transformed to nearby cement plants after compaction. The inert component would be treated along with the routine C & D waste as per Construction & Demolition Management Rules, 2016. These activities together would result in 'Zero Waste Scenario' in Delhi Cantonment.
- 4.4. Timelines:
 - a) The Phase-I for 20 MT capacity of the project as given in para 4 was expected to be completed by December, 2021 and remaining machines to be installed by 31st March, 2022.
 - b) Organizing awareness programmes among the general public to minimize the generation of waste at source level.
 - c) Organizing workshops/lectures for the sanitation workers at least twice a year to promulgate the ideas of cleanliness and hygiene.
 - d) It is proposed to transport the hazardous MSW to processing plant which are proposed to be setup by GNCTD/DPCC. Likewise, e-waste is planned to be handed over to ECO park which are likely to be setup in next two years by GNCTD.

5. INFORMATION ABOUT THE PLANS TO PROMOTE RECYCLING AND MARKET FOR RECYCLED AND UPCYCLED PRODUCTS

- a) Setting up of Material Recovery Facility (MRF) as per the requirement to segregate and recover valuable matters from household waste. Such recovered materials can be utilized directly or after re-processing.
- b) Organizing drives to collect bulk wastes like furniture, home appliances, etc. through MRF centers. Encouraging general public to deposit such wastes at MRFs.
- c) The recyclable materials like paper, plastic, metals, wood, clothes, etc. segregated from the waste will be given to recyclers for reprocessing. Such activities will help in conservation of natural resources and will also promote economic benefits. The design of XAPER 'Sorting cum Composting' machines enables the removal of recyclables by the rag-pickers in a convenient & highly efficient manner.
- d) Using Plastic waste in road construction. Clauses in this regard are incorporated in the tender document to utilize plastic waste wherever possible.
- e) Engagement of Waste Management agencies for the processing of plastic waste as per guidelines.

6. ACTION PLANS TO FACILITATE CITIZENS/LOCAL ENTERPRISES/KABARI VAALAS ETC. IN WASTEMANAGEMENT

- a) In spite of using technology for resolving the problem of segregation at source, the importance of rag-picker has not been diluted. As a matter of fact, they would be able to collect larger quantity of recyclable material, which as per the normal existing arrangements would largely end up in the landfill. This would definitely result in higher remuneration to rag-pickers and the recyclers.

There are no local enterprises dealing with recycling as also there are no such plans for future to set up these on defence land. However, the revised MSWM plan based on technology, would lead to much cleaner and healthier environment for Citizen in Delhi Cantt.

4. SERVICE PLAN - MUNICIPAL CORPORATION (MCD)

Updated Service Plan for Delhi (Perspective Year 2047)

Agency: Municipal Corporation of Delhi

1. Introduction

Municipal Corporation of Delhi, is a statutory civic body incorporated under the Delhi Municipal Corporation Act, 1957. The total geographical area of Union Territory of Delhi is about 1484.46 sq. Km. Being the second largest civic body, it was trifurcated in the 2012 into South Delhi Municipal Corporation (SDMC), North Delhi Municipal Corporation (NDMC) and East Delhi Municipal Corporation (EDMC). It was re-unified on 22nd May 2022 by the Central Government in exercise of the powers conferred by Section 54 of the Delhi Municipal Act, 1957.

MCD has present population of approx. 2.26 crores with an area of 1366.89 sq km which is 94.27% of total area of Delhi. There are 250 wards divided in 12 administrative zones. At present, the total solid waste generation is approx. 13500 TPD. There are 1200 approved planned developments which includes 567 Regularized Colonies (1961 to 1994) and 44 Resettlement Colonies. There are 1797 Unauthorized Colonies, 304 Urbanized Village, 47 Rural Village, 30 Planned Industrial Areas and 27 Unplanned Industrial Clusters. In addition to the local inhabitants, there is also huge influx of floating population visiting Delhi on daily basis due to highly preferred city in terms of migration, employment, higher education and residence. Considering the current trends of per capita waste generation, the total quantum of municipal solid waste (MSW) generated in the city is expected to increase substantially from 13,500 TPD to 25764 TPD by 2047.

Figure 1: Ward Map of MCD

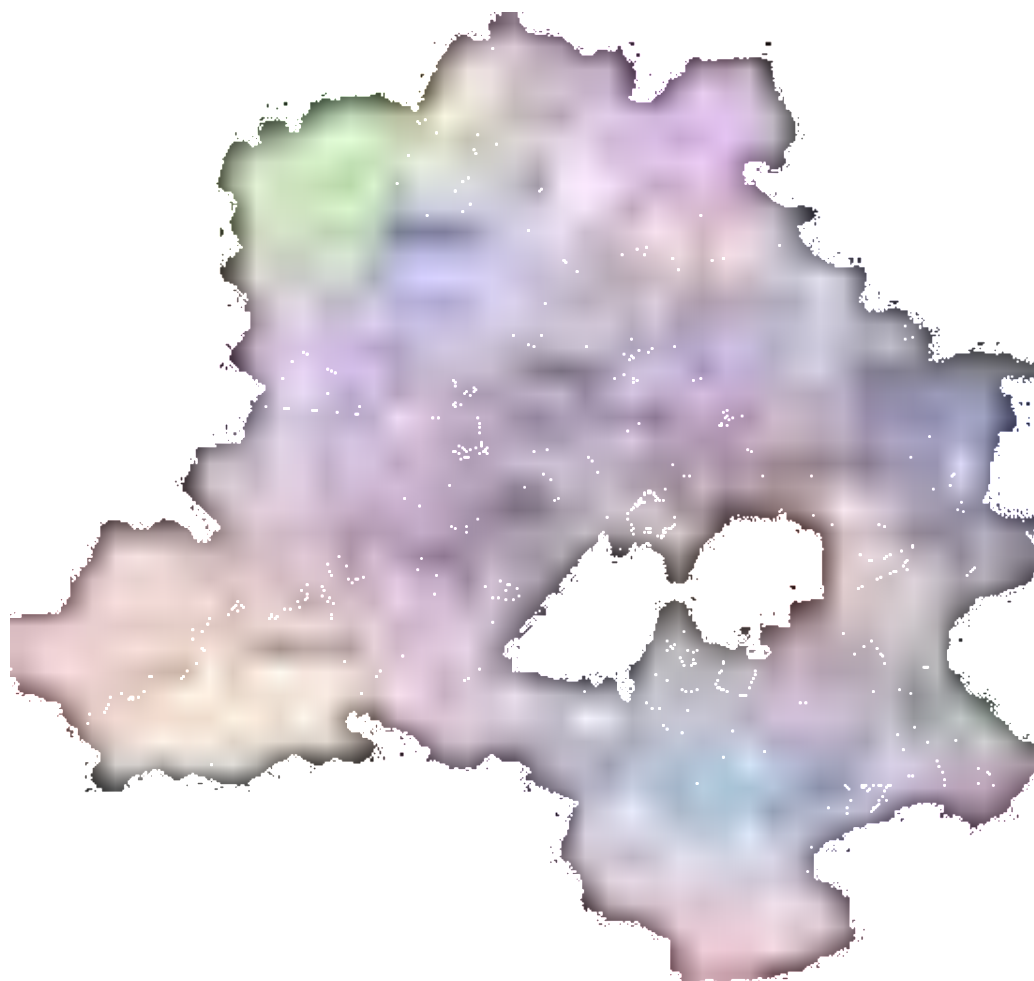


Table 4: City Profile

S. No.	Particulars	Numbers
1	Population (Current)	2.26 Crore
2	Area (sq km)	1366.89 (MCD) 1484 (Delhi) (94.27%)
3	No of Households (Current)	60 Lakh
4	No. of Wards	250
5	No. of Zones	12

2. Population & Waste Projections

Draft Delhi Master Plan 2041 has estimated the population for 2041 based on high, medium and low growth scenarios respectively on growth assumptions across various parameters. The Cohort component method is used to project the population in the low, medium, and high scenario with varying assumptions in terms of total fertility rate, life expectation at birth, sex ratio at birth, and migration. Accounting for the decline in rate of growth in the last two decades, the medium growth scenario (29.1 million) has been adopted as the most likely estimate for the city. Based on the same line, MCD has done projections by taking the growth rate of projected population from 2021 to 2041 of Draft Delhi Master Plan 2041. Accordingly, the forecast for increase in waste generation in MCD during 2021-2047 based on projected population is as under: -

Table 5: Projections based on Draft MPD 2041

Year	Projected Population	Per capita waste generation (in kgs/ Day)	Waste Quantity in MT/ Day
2021	20600000	0.560	11536
2022	21012000	0.567	11920
2023	21432240	0.575	12316
2024	21860885	0.582	12726
2025	22298102	0.590	13149
2026	22600000	0.597	13500
2027	23052000	0.605	13949
2028	23513040	0.613	14413
2029	23983301	0.621	14893
2030	24462967	0.629	15388
2031	24800000	0.637	15803
2032	25296000	0.645	16328
2033	25801920	0.654	16871
2034	26317958	0.662	17433
2035	26844318	0.671	18012
2036	26900000	0.680	18284
2037	27438000	0.689	18893
2038	27986760	0.698	19521
2039	28546495	0.707	20170
2040	29117425	0.716	20841
2041	29200000	0.725	21172
2042	29784000	0.734	21876
2043	30379680	0.744	22604
2044	30987274	0.754	23355
2045	31607019	0.764	24132
2046	32239159	0.773	24935
2047	32883943	0.783	25764

3. Collection & Transportation of MSW

MCD is responsible for collection, transportation and scientific disposal of Municipal Solid Waste generated within its jurisdiction, for which, the Corporation has engaged Private Concessionaires for all its 12 Zones on PPP basis. The door to door collection is done through primary collection vehicles i.e. manual tricycles, e-tricycles and auto tippers which is then transported to Secondary Storage Points i.e. Dhalaos and FCTS. There are 500 dhalaos, 320 operational FCTS and 21 FCTS are under construction. At these Secondary Storage Points, the rag pickers manually segregate the collected waste and recover the recyclables for earning their daily livelihood. The remaining waste is then transported through Refuse Compactors to designated Processing Facilities and Dumpsites

Table 6: Zone Wise Generation, Collection & Transportation of MSW

S. No.	Zone	No. of Wards	Daily Garbage Generated (in TPD)	Agency / Concessionaire	Date of Start	Date of completion	Processing & Disposal Points
1	Central	25	1600	M/s. J S Enviro Services	18.07.2025	18.10.2026 (or mobilization of new Concessionaire , whichever is earlier)	Tehkhand WtE + Okhla WtE
				M/s. Delhi MSW Solutions Limited	30.09.2026 (New Concession Agreement signed on 11.06.2026)	29.09.2033	
2	South	23	1200	M/s. SSIL	20.04.2017	19.10.2026 (or mobilization of new Concessionaire , whichever is earlier)	Tehkhand WtE + Okhla WtE
				M/s. Delhi MSW Solutions Limited	30.09.2026 (New Concession Agreement signed on 11.06.2026)	29.09.2033	
3	West	25	1500	M/s. A2Z Enviro / EESL	30.06.2017	20.10.2026 (or mobilization of new Concessionaire , whichever is earlier)	Tehkhand WtE + Okhla WtE
				M/s. J S Enviro Services	30.09.2026 (New Concession Agreement signed on	29.09.2033	

					04.05.2026)		
4	Najafgarh	22	800	M/s DWMN	09.02.2021	08.02.2029	Tehkhand WtE + Okhla WtE
5	Rohini + Part Narela	23	1100	M/s DMSWSL	17-07-2009	16-07-2029	Narela Bawana Integrated Processing Facility
6	Civil Lines + Part City-SP	15	700	M/s DMSWSL	17-07-2009	16-07-2029	
7	Keshavpuram	15	800	M/s DMSWSL	17-07-2009	16-07-2029	
8	Karol Bagh	13	1100	M/s Metro Waste	19.01.2022	19.01.2031	Bhalswa Dumpsite
9	City-SP	12	1200	M/s AG Enviro	18-Jan-22	17.01.2032	Bhalswa Dumpsite
10	Narela	16	800	M/s IPMSWSL	19-01-2022	19.01.2031	Bhalswa Dumpsite
11	Shahadra South	26	1300	M/s Metro Waste	01-10-2020	21.05.2031	Ghazipur Dumpsite + WTE Okhla
12	Shahadra North	35	1400	M/s Metro Waste	01-10-2020	30.09.2029	Ghazipur Dumpsite + WTE Okhla
Total		250	13500				

4. Processing & Disposal Facilities

MCD has total solid waste generation of approx. 13500 TPD out of which approx. 7642 TPD of waste is processed through the combination of decentralized and centralized waste processing facilities and remaining gap of 5858 TPD is dumped at existing dumpsites. The percentage ratio of wet & dry waste generation is 40:60. The present and proposed waste processing facilities are as under: -

Table 7: Existing Waste Processing Facilities

S.No.	Projects	Capacity (TPD)
1	WTE Plant at Okhla of 1950 TPD capacity (setup in 2012)	1550 (MCD) 400 (NDMC & DCB)
2	Integrated MSW Processing Facility at Narela-Bawana (setup in 2014)	2400
3	WTE Plant at Ghazipur (setup in 2017)	1300
4	WTE Plant Tehkhand (setup in October 2022)	2000
5	CBG Plant at Ghoga Dairy (IGL)	100

6	Composters (20)	20
7	Decentralized Compost Pits (211)	20
8	Material Recovery Facilities (155)	252
Total		7642

Table 8: Proposed Waste Processing Facilities

S. No.	Processing Facility	No (s)	Location	Capacity (in TPD)	Expected Timeline for Completion
1	Waste to Energy Plant at Narela - Bawana	1	Narela – Bawana	3000	December 2028
2	Waste to Energy Plant Ghazipur	1	Ghazipur	2000	December 2028
3	Expansion of existing WtE of 1950 TPD at Okhla to 2950 TPD	1	Okhla	1000	March 2027
4	Expansion of existing WtE of 2000 TPD at Tehkhand to 3000 TPD	1	Tehkhand	1000	December 2027
5	CBG plant with IGL	1	Ghazipur	350	December 2027
6	Bio CNG Plant	1	Okhla	300	August 2027
TOTAL (in TPD)				7650	

The MCD will enhance waste processing capacity from **7,642 TPD** as on date to **15,292 TPD** by the end of December 2028 which will take care the possible increase of solid waste by end of year 2031

4.1 Fresh Waste Processing at Reclaimed Lands

Initiated the bids for “**Development of Integrated Fresh Waste Processing Facility of minimum Capacity 5900 TPD** in reclaimed area after biomining of legacy waste. The objective of this initiative is to process the remaining gap which is being disposed off at dumpsites as well as to enhance the biomining progress for achieving desired timeline.

S. No.	Location	Capacity in TPD	Area (In Acres)	Present Status
1	Bhalswa Landfill	1800	12	- Facility to be setup on Land reclaimed from biomining - Date of Award of Work: 16.06.2026 - Likely date of operation of the facilities: 31.10.2026
2	Shinghola Landfill	700	6.61	
3	Okhla Landfill	1400	10	

4	Bawana	1200	10	- Land allotted by DDA - Date of Award of Work: 16.06.2026 - Likely date of operation of the facilities: 31.10.2026
5	Ghazipur	800	5	
TOTAL		5900	43.61	

4.2 Upcoming SWM Projects for Waste Processing

S. No.	MSW Facility	Location	Capacity (in TPD)	Timeline
1	Fresh Waste Processing	Reclaimed Land at Bhalswa Landfill	1800	2026
2	Fresh Waste Processing	Reclaimed Land at Shinghola Landfill	700	2026
3	Fresh Waste Processing	Reclaimed Land at Okhla Landfill	1400	2026
4	Fresh Waste Processing	Bawana	1200	2026
5	Fresh Waste Processing	Ghazipur	800	2026
6	Expansion of existing WTE Plants by 1000 TPD capacity each	Okhla & Tehkhand	2000	2027
7	Bio-CNG/ CBG	Okhla & Ghazipur	650	2027
8	WTE Plants	Narela Bawana and Ghazipur	5000	2028
9	Bio-methanation/ Bio-CNG	Nand Nagri near Central Store	50	2028
10	Bio-methanation/ Bio-CNG	Tekhand	100	2029
11	Bio-methanation/ Bio-CNG	Ranikhera	200	2029
12	Bio-methanation/ Bio-CNG	Maidan Garhi	150	2029
13	Bio-methanation/ Bio-CNG	Hastsal	200	2029
14	Expansion of Ghazipur WtE from 2000 to 3000 TPD	Ghazipur	1000	2034
15	Bio-methanation/ Bio-CNG	Bhalswa Dumpsite	500	2034
16	Bio-methanation/ Bio-CNG	Ghazipur Dumpsite	500	2034
17	Bio-methanation/ Bio-CNG	Okhla Dumpsite	500	2034
18	Expansion of Narela Bawana WtE from 3000 to 4000 TPD	Narela Bawana	1000	2035
Future Waste Processing Capacity in TPD			17,750	
Overall Available Waste Processing Capacity by the year 2035 in TPD (WTE + Bio-CNG/CBG + Compost)			25,392	

4.3 Road Map upto 2047 for Waste Management

Year	Projected Population	Per capita waste generation (in kgs/ Day)	Waste Quantity in MT/ Day	Status of Current Waste Processing Facilities capacity (TPD)	Addition of Processing Capacity (TPD)	Total Existing Facilities capacity (in TPD)	Gap in TPD	Processing Facilities
2026	22600000	0.597	13500	7642	5900	13542	0	Fresh Waste Processing at Bhalswa, Bawan, Shinghola, Okhla & Ghazipur
2027	23052000	0.605	13949	13542	2650	16192	0	Expansion of WTE Plant at Okhla & Tehkhand, CBG plant at Okhla and Ghazipur
2028	23513040	0.613	14413	16192	5050	21242	0	Waste To Energy at Ghazipur & Narela Bawana and bio-methanation plat at Nand Nagri near Central Store
2029	23983301	0.621	14893	21242	650	21892	0	Bio-methanation/ Bio-CNG at Tekhand, Ranikhera, Hastal and Maidan Garhi
2030	24462967	0.629	15388	21892	0	21892	0	
2031	24800000	0.637	15803	21892	0	21892	0	
2032	25296000	0.645	16328	21892	0	21892	0	
2033	25801920	0.654	16871	21892	0	21892	0	
2034	26317958	0.662	17433	21892	2500	24392	0	Expansion of Ghazipur WtE from 2000 to 3000 TPD and

								Bio-methanation/ Bio-CNG at Bhalswa, Okhla and Ghazipur Dumpsites
2035	26844318	0.671	18012	24392	1000	25392	0	Expansion of Narela Bawana WtE from 3000 to 4000 TPD
2036	26900000	0.680	18284	25392	0	25392	0	
2037	27438000	0.689	18893	25392	0	25392	0	
2038	27986760	0.698	19521	25392	0	25392	0	
2039	28546495	0.707	20170	25392	0	25392	0	
2040	29117425	0.716	20841	25392	0	25392	0	
2041	29200000	0.725	21172	25392	0	25392	0	
2042	29784000	0.734	21876	25392	0	25392	0	
2043	30379680	0.744	22604	25392	0	25392	0	
2044	30987274	0.754	23355	25392	0	25392	0	
2045	31607019	0.764	24132	25392	0	25392	0	
2046	32239159	0.773	24935	25392	0	25392	0	
2047	32883943	0.783	25764	25392	0	25392	372	

5. Decentralized Waste Management

In order to achieve waste segregation at source, which is major lacking value chain in the city of Delhi, the Corporation is putting its best efforts to promote community engagement through the below mentioned initiatives which are as under:-

i. Zero Waste Colonies

Zero waste colony is one the sustainable approach that has been started by the MCD on 1st September 2022. So far, **680 nos. colonies** in various locations have been declared as zero waste colonies till now. These colonies are implementing efforts like 100 percent waste segregation at source, composting of wet waste and handing over dry waste to authorized recyclers or waste collectors of MCD. Regular felicitation programs are held once in a year with a **incentive scheme** on Zero Waste Colony Initiative. Target is to create **5 new zero waste colonies** per zone every month.

ii. Bulk Waste Generators (BWGs)

MCD has developed a module in its 311 App for registering of BWGs and monitoring of waste management by them. Around **3965 BWGs** have been registered across 12 zones till now out of which **1995 BWGs** are doing on-site composting. There will be re-assessment and identification of more no. of BWGs and their subsequent registration on centralised online portal. In addition to this, the framework is under development for implementation of Bulk Waste Management as per new SWM Rules 2026.

In addition to the above, the other initiatives were taken for the implementation of SWM Rules 2026

1. City Level & Ward-level waste generator mapping and compliance monitoring is being undertaken in collaboration with IIT Delhi and other technical institutions to support implementation of SWM Rules, 2026.
2. EOI invited for empanelment of agencies/NGOs to provide handholding support to BWGs under SWM Rules, 2026.
3. NSKFDC has been engaged for training and continuous capacity building of manpower involved in waste collection and transportation, including informal waste pickers, concessionaire staff, and MCD sanitation field staff.
4. All Zones have prepared Ward Sanitation Management Plans for assessing existing ward-level resources and utilization, and shall engage additional resources through zonal concessionaires based on identified gaps and requirements
5. DO letters issued by Commissioner, MCD to all major Bulk Waste Generators regarding mandatory compliance with the Solid Waste Management Rules, 2026.
6. Directions have also been issued to all Zonal Deputy Commissioners to ensure effective implementation and strict monitoring of the Solid Waste Management Rules, 2026 and directions/orders of the Hon'ble Supreme Court dated 19.02.2026, 29.04.2026, and 05.05.2026 for necessary compliance and wider dissemination across their respective jurisdictions.
7. DO letters have been issued on behalf of Hon'ble Mayor to all Ward Councillor for their contribution in implementation of SWM Rules 2026 and directions & Orders of the Hon'ble Supreme Court
8. Regular IEC activities, social media outreach, and public awareness campaigns are being conducted to promote source segregation and decentralized waste processing practices among citizens and institutions.

6. Dairy Waste Management

Delhi generates around 1500 TPD of cattle dung and dairy waste from authorized and unauthorized dairies and gaushalas. The assessment of waste generation in Dairy Colonies are as under:-

Dairy/ Gaushala	Nos.	No. of Cattles	Waste Produced Daily in MT
Authorized Dairy	11	52,000	520
Unauthorized Dairy	500	~20, 000 (Estimated No.)	200
Authorized Gaushala	04	~24, 000	240
Unauthorized Gaushala	06	~20000 (Estimated No.)	200
Total	521	~1,23,000	1,160 (Estimated No.)

Biogas Facilities

S. No.	Location	Capacity in TPD	Coverage	Timeline for Commissioning
1	Nangli Dairy	200	Nangli & Kakrola Dairy Colony	Inaugurated in September 2025 and Fully Operational
2	Goyla dairy	200	Goyla Dairy Colony	August 2026
3	Ghoga Dairy	200	Ghogha, Shahbad, Jharoda & Bhalswa Dairy Colony	September 2026
4	Ghazipur Dairy	300	Ghazipur	December 2027
Total		900		

Further, MoU is in process with National Dairy Development Board (NDDB) for establishment of a 125 TPD biogas plant at Bhalswa Dairy on 8.14 acres of land. The Project Cost is INR 57 Crores

Delhi is expected to establish five biogas facilities with a cumulative processing capacity of approximately 1,025 TPD by December 2027. Remaining gap shall be setup as per the suitable land availability in near future.

Under Planning Stage

Target for additional 625 TPD capacity (DDA Lands)

Zone	Proposed Location	Capacity (TPD)	Area (Acres)	Status
Najafgarh	Open land opp. Kamal Park, Sagar Pur	200	2.5-3.0	Land for allotment is under consideration
South	Masoodpur Dairy	75	1.43	
Central	G-Block, Sarita Vihar	100	1.66	

Rohini	Opp. Indira Camp, Sector 3	200	2.5-3	
Shahadra North	Shri Ram Colony near Police Station, Khajuri Khas	50	1.00	
Total		625	4.09	

With these initiatives, Delhi will achieve dairy waste processing capacity of approximately 1,650 TPD

7. Construction & Demolition Waste Management

The C&D waste generation in Delhi is around 5500-6000 TPD.

S. No.	C&D Plant	Capacity (TPD)
1	Bakkwarwala	1000
2	Burari	2000
3	Ranikhera	1000
4	Shastri Park	1000
Total (TPD)		5000
5	Reclaimed land at Okhla Dumpsite	1000 - The work order has been issued on 30.12.2024. - DPCC issued CTE on 24.03.2026 - Civil Work is in progress - Likely date of commissioning is December 2026

MCD has **125 primary C&D waste collection sites** for the general public. All primary C&D sites have been geo-mapped and are visible on MCD's website-mcdonline.nic.in for view of the public. C&D waste from these sites are removed on regular basis by the C&D Concessionaires.

Developed in-house Online **Delhi Malba Portal (<https://delhi.tracewaste360.in/>)** w.e.f. 09th March 2026, integrating generators, authorized transporters, and C&D waste processing plants. This will facilitate end-to-end Construction & Demolition waste tracking, compliance, and channelization - from your doorstep to authorized recycling plants across Delhi.

Bulk generators/ contractors are required to dump malba or debris at C&D Waste Processing Plants and Landfill Sites directly. Made mandatory use of recycled C&D products in MCD, PWD, other Govt. Departments construction and maintenance works.

MoHUA has given directions to various Govt. Department and set the targets for offtake/ utilization of by-products of C&D waste. The offtake target of C&D waste recycle products for 2025-2026 is approx. 9,85,250 against which approx. **18.2%** of target has been achieved by different Govt agencies and approx. **76.65%** of target has been achieved by different private agencies from 01.04.2025 to 31.05.2026. Developed C&D Offtake NCR website for effective utilization of recycled Construction & Demolition (C&D) waste materials /products across Delhi NCR (<https://cndofftakencr.in/dashboard>)

8. Legacy Waste Remediation

i. There are three dumpsites under MCD Jurisdiction i.e. Okhla, Bhalswa and Ghazipur spread over an area of 202 acres. The total legacy waste at these 3 dumpsites was approx. 280 Lakh metric tons in year 2019.

ii. The sites were setup prior to the notification of Solid Waste Management (SWM) Rules, 2000 as amended in 2016. Since the dumpsites came into existence prior to the notification of SWM Rules, the same was setup without adhering to any norms that could be made applicable to the landfill site. The capacity of these sites has exhausted long time back and its height of fill reached more than 55-60 meters above the general ground level, but due to non-availability of any other alternative site/facilities, the sites were continued with dumping by raising the level of filling above the general ground level. Efforts were made to increase the life of these sites by creation of new space in different locations at the sites by making cavity/pits, embankments, side slopes, steps, etc. through excavators and bulldozers

iii. The salient features of three dumpsites are as under:-

Particulars	Okhla	Bhalswa	Ghazipur	Total
Location	Maa Anand Mai Marg	G.T. Karnal Road	Delhi-Meerut Highway	
Landfill Established	1996	1994	1984	
Area of landfill site (in Acres)	62	70	70	202 Acres
Height in Metres (before 2019)	60	65	65	
Quantity of Legacy Waste in Lakh MT (in year 2019)	60	80	140	280 LMT

iv. In Compliance of the Hon'ble NGT vide order dated 17.7.2019 and 19.11.2019 in OA No. 519/2019 and 386/2019, the Erstwhile Municipal Corporations of Delhi took a great step forward and started bio-mining of legacy waste from October 2019

v. The bio-mining of legacy waste was initiated through trommeling machines since October 2019 for remediating 280 Lakh MT of legacy waste at Okhla, Bhalswa and Ghazipur dumpsite

vi. The bio-mining process separates out different types of waste, such as plastics, rubber, wood, and cloth in the form of Refuse-Derived Fuel (RDF), stones and debris are obtained as Construction and Demolition (C&D) waste, inert soil for land filling and bio soil for gardens etc. These separated fractions are then transported for optimum utilization as per principles of reuse and recycle, such as:

- Inert (constitutes 70-75% of total biomined quantity):** for use as land filling material in low lying land and Highway projects.
- Construction & Demolition (C&D) (constitutes 15-20% of total biomined quantity):** for use as land filling material and making of tiles, stone dust and paver blocks.
- REFUSE DERIVED FUEL (RDF) (constitutes 5-10% of total biomined quantity):** for use as alternate fuel in coal-based industries like cement factories, boilers etc to reduce coal consumption

vii. After unification of the three Municipal Corporation of Delhi in May 2022, funds were sanctioned for bio-remediation @ of Rs. 776.47 Crore under SBM (Urban) 2.0. Towards a great leap in India's Swachh Bharat Mission, and in the guidance of Hon'ble LG of Delhi, the integrated work of Bio-

Mining and Bio-Remediation of three dumpsites was envisioned, wherein the contractor was held accountable for both biomining of legacy waste and disposal of biominer fractions. This objective of this model is to increase the efficiency of biomining operations and 100% remediation by the targeted date.

- viii. Initiated first phase of integrated biomining work for 30 Lakh MT (extendable upto 45 Lakh MT) for each dumpsite @ Rs. 745 per MT in November 2022 having total contract value of Rs 223.50 Cr. under SBM (U) 2.0
- ix. The average biomining efficiency has reached from earlier 1500 TPD to the extent of **>30,000 TPD**
- x. The status of Bio-mining of Legacy Waste at 3 Dumpsites at Okhla, Ghazipur & Bhalswa in Delhi as on 31.05.2026 is given in following table:

Table 9: Biomining of Legacy Waste in Lakh MT

Dumpsite	Total Waste (Legacy + Fresh) based on Volumetric Assessment through Drone in June, 2022*	Quantity of fresh MSW/Silt/ Malba dumped from July 2022	Bio-mined from July 2022	Balance Quantity of Waste at Dumpsite (Lac MT)	No. of Trommels Operational	Timeline for 100% Remediation
Bhalswa	73	45.66	98.63	20.03	24	Dec 2026
Ghazipur	85	25.71	41.16	69.55	30	Dec 2028
Okhla	45	39.81	68.73	15.45	16	Oct 2026
Total	203	110.55	208.52	105.03	70	

* Drone survey had taken the quantity above the ground level.

- xi. The biominer fractions like inerts and C&D waste were transported to NHAI sites for road construction, Eco-park NTPC, Jaitpur/Tajpur pits and filling of other low lying areas in the vicinity. RDF was utilized by the Cement Factories at Chittorgarh and Paper Mills in Shamli and Muzaffar Nagar. Total inert and C&D utilized by NHAI was 28 Lakh MT till year 2025.
- xii. Developed **Real Time Monitoring Dashboard** for Remediation of Dumpsites which has been integrated with the monitoring dashboard of Dumpsite Remediation Accelerator Programme (DRAP) under Swachh Bharat Mission (Urban)
- xiii. Reclaimed **80 acres of land (Bhalswa – 43 acres, Okhla – 22 acres, Ghazipur – 15 acres)** out of which 5 acres of land at Bhalswa Dumpsite and 2 acres of land at Okhla Dumpsite has been utilized with **Bamboo Plantation** under the directions of Hon'ble LG
- xiv. Initially, the height of all three dumpsites was 50-60 meters. Now, the height has been reduced by **30-40 meters** at various location at Okhla and Bhalswa Dumpsite and **10-15 meters** at Ghazipur Dumpsite
- xv. Invited bids for third phase of integrated biomining work of **109.5 Lakh MT** for **the complete liquidation of legacy waste** at three dumpsites is under pipeline

- xvi. The timeline for complete liquidation of legacy waste with land reclamation is October 2026 for Okhla Dumpsite, December 2026 for Bhalswa Dumpsite and December 2027 for Ghazipur Dumpsite

8.1 Engineered Sanitary Landfill Facility (ESLF)

Constructed one Engineered Sanitary Landfill (ESLF) of 10 Lakh Cum capacity at Tekhand in an area of 25 acres land which was commissioned on 12.03.2024 for the scientific disposal of processing rejects or inerts from the WTE plants.

One more ESLF is proposed at Sultanpur Dabas in 50 acres of land. In this matter, the 42 Acres of land allotted by DDA to MCD at Gonda Gujran/ Sonia Vihar for waste processing facility in the 'O' Zone, is being asked to return back. MCD has requested to keep this parcel of land with MCD for compensatory afforestation in lieu of proposed facility of Engineered Sanitary Landfill at Sultanpur Dabas.

8.2 Future Plan for Reclaimed Dumpsites

Hon'ble NGT OA no. 300/2022 and 288/2022 in the order dated 16.02.2023 has directed as under:-

- To develop dense forest in atleast on one third of the land occupied by the dumpsite, after the sites are cleared.
- One third can be utilized for setting up of integrated waste processing facilities or other like infrastructure.
- The remaining one third can be utilized for any other purpose consistent with the above purposes, including a part of it being utilized for monetizing, if funding is required for tackling legacy waste.

SWM Rules 2026:-

The concerned State Government or land owning agency may consider using the vacant land of dumpsite after clearing waste or legacy waste, for the establishment of solid waste management infrastructure, subject to applicable regulations

Considering the projected increase in waste generation and the planned establishment of additional Waste-to-Energy (WtE) facilities, there will be a significant requirement for Engineered Sanitary Landfill Facilities (ESLFs) to safely dispose of processing rejects, inert materials, and other residual wastes. Simultaneously, enhanced-capacity based waste processing facilities, including biomethanation and other centralized treatment plants, will be required to manage the growing waste stream. Accordingly, upon completion of 100% remediation, the reclaimed landfill sites will be strategically utilized for the development of future waste processing infrastructure and ESLFs to address waste management needs up to 2047, while mitigating the challenges posed by limited land availability in Delhi. The remaining reclaimed land may be developed for suitable public amenities and other community-oriented purposes, in accordance with planning and environmental considerations.

A. Future Plan for Okhla Dumpsite

Facility	Capacity	Area (in Acres)
ESLF	12 Lakh MT	34
C&D Waste Processing Plant	1000 TPD	8
Fresh Waste Processing Facility / Bio-CNG	1400 TPD/ 500 TPD	10
Dense Forest around the boundary wall		10
Total Area in Acres		62



B. Future Plan for Bhalswa Dumpsite

Facility	Capacity	Area (in Acres)
ESLF	14 Lakh Cum	38
Biomethanation/ Bio-CNG	500 TPD	10
Fresh Waste Processing Facility	1800 TPD	12
Dense Forest around the boundary wall		10
Total Area in Acres		70



C. Future Plan for Ghazipur Dumpsite

Facility	Capacity	Area (in Acres)
ESLF	12 Lakh MT	35
WTE Plant	2000 TPD	15
Biomethanation/ Bio-CNG	500 TPD	10
Dense Forest around the boundary wall*		10
Total Area in Acres		70

**9. E-SBM**

E-SBM, a real time vehicle monitoring system was implemented in all 12 zones of MCD w.e.f April 2022. It has three interface – Concessionaire, MCD official and Citizen. The following features of the system are as follows:-

- Geo-mapped all the primary transfer stations, secondary storage points, waste processing plants, dumpsites, sanitary landfills on E-SBM portal
- Tracking of Vehicles on GPS enabled routes
- Asset Management using Mobile App.
- Vehicles route creation and approval
- Vehicle Type management and master creation

- Live monitoring of vehicles using dashboard for daily statistic and sending Alerts
- Integration of GPS packets along with Lat-Long
- Spot penalty generations
- Auto penalty generations

All dumpsites and centralized waste processing facilities are equipped with RFID systems for real time monitoring data of all vehicles. The same has been integrated in E-SBM portal on 1st February 2025 for complete overview of Collection, Transportation, Disposal and Processing of MSW

10. IEC Activities under SBM (U)2.0

Under the Swachh Bharat Mission (SBM) 2.0, the MCD has been consistently undertaking extensive Information, Education and Communication (IEC) activities across all zones of Delhi to promote public awareness, behavioural change, source segregation, waste reduction, sanitation, and citizen participation towards achieving a cleaner and garbage-free Delhi. Through large-scale campaigns, awareness drives, workshops, rallies, school programmes, and community engagement activities, MCD has actively mobilized citizens, Resident Welfare Associations (RWAs), market associations, NGOs, educational institutions, sanitation workers, and other stakeholders to strengthen implementation of SWM Rules and cleanliness initiatives across the city.

- In May 2025, MCD conducted a **20-day “Clean Delhi Drive”** under the leadership of Hon’ble Chief Minister Smt. Rekha Gupta as part of the Swachh Delhi Campaign. The drive covered approximately 3,500 km of roads and involved removal of encroachments, posters, banners, illegal materials, and accumulated waste from public spaces. More than 33,800 sanitation workers and 283 RWAs actively participated in the campaign. IEC activities conducted during the drive included 171 awareness drives, 58 workshops, school engagement programmes, and community outreach initiatives, which collectively reached more than 43,000 citizens. Murals and beautification works were also carried out at several locations to promote public awareness regarding cleanliness and civic responsibility.
- Organized **Plastic-Free Public Space Event** at DTU to Promote Youth Engagement in Sustainability on 21st May 2025 in collaboration with the MoEFCC and the Ministry of Youth Affairs and Sports under the National Clean Air Programme (NCAP) and Mera Yuva Bharat (MY Bharat) initiative
- During **World Environment Day Week (1st–5th June 2025)**, MCD organized several awareness and outreach activities under the theme “Ending Plastic Pollution Globally.” In collaboration with NGOs and Concessionaires, MCD conducted shop-to-shop awareness drives educating citizens on reduction of single-use plastics and sustainable waste management practices. A Plastic Waste Exhibition was organized at Bharat Mandapam, while awareness programmes, eco-marches, waste management workshops for students, distribution of cloth and jute bags, compost distribution, and nukkad nataks were conducted across different zones.
- Celebrated **World Environment Day** on 4th June 2025 at IIT Delhi on theme of **Empowering Delhi for a Greener Future” (Waste Management Workshop)**. The focus was on sharing best practices and fostering partnerships in solid waste management.
- In July 2025, MCD implemented the **“Safai Apnao, Bimaari Bhagao” campaign** across Delhi, under which approx. 14,755 cleanliness and awareness activities were conducted. The campaign included more than 5,000 handwashing sessions in schools, over 4,500 cleanliness drives in residential colonies, 4,100 door-to-door awareness campaigns, and more than 1,000 sanitation drives in public toilets. The campaign focused on improving hygiene practices, disease prevention, sanitation awareness, and public participation in maintaining cleanliness in local communities.

- f) From August to October 2025, MCD carried out the “**Delhi Freedom from Garbage Campaign**,” which was launched as a mass public movement to encourage active citizen participation in cleanliness and sanitation efforts. The campaign witnessed participation from RWAs, market associations, schools, NGOs, and government agencies. Under this initiative, approximately 42 lakh citizens took the Swachhata Pledge, while extensive awareness drives, office cleanliness drives, wall beautification programmes, plastic waste reduction campaigns, and sanitation activities were undertaken across Delhi.
- g) Further, under the “**Swachhata Hi Seva (SHS) 2025**” campaign held from 17th September to 2nd October 2025 under the theme “Swachhotsav – Clean and Green Festivities and Zero-Waste Celebrations,” MCD conducted extensive cleanliness and awareness programmes throughout Delhi. The campaign included plantation drives, mapping and regular cleanliness of CTU points, market cleanliness drives, public toilet sanitation drives, plastic ban awareness programmes, and door-to-door awareness campaigns.
- h) During the **festival season** in October 2025, MCD intensified cleanliness and awareness activities in markets, Chhath Ghats, and high-footfall areas across Delhi. Special IEC initiatives such as installation of selfie points in markets, awareness campaigns on “Freedom from Garbage,” collection drives through RRR Centres, and public messaging regarding festive cleanliness and waste management were carried out.
- i) From November 2025 to April 2026, MCD undertook 63 **extensive sanitation drives** across residential colonies, JJ clusters, metro corridors, institutional areas, parks, and commercial stretches in coordination with agencies such as PWD, DUSIB, DDA, DJB, and other GNCTD departments. Around 9,976 manpower deployed and 1,946 MT of MSW lifted, reinforcing sustainable and impactful cleanliness efforts.
- j) In March 2026, MCD also strengthened IEC efforts related to Construction and Demolition (C&D) waste management by promoting awareness regarding scientific disposal of malba and use of the newly developed online application for C&D waste collection w.e.f. 09st March 2026. Total malba collected during this drive – **2.42 Lakh MT** from **06.03.2026 - 26.05.2026**. Total 600 Manpower, 25 Hyva Trucks, 12 JCBs and 15 Tata 407 were deployed. Earlier, the average monthly collection was only 3000 TPD to 3500 TPD. Now, the average C&D waste collection increased to 6100 TPD to 6500 TPD, thereby increased by 90% to 100%
- k) Additionally, during March–April 2026, MCD conducted a special drives for removal of garbage from Railway Tracks for total length of **102.9 km** from **06.03.2026 – 31.03.2026**. Routine garbage is being lifted on daily basis. Unapproached tracks were cleaned by deployed 20 Railway Bogies in Karol Bagh Zone. A total of **21,050 MT** of legacy waste has been removed, resulting in the clearance of 49.74 km of identified stretches across 123 locations. The railway track from **Azadpur Station to Badli Station** was cleaned completely. Deployed **additional resources** - 550 Manpower, 34 tippers, 14 rikshaws, 28 hyva trucks, 11 JCBs, 9 Refuse Compactors, 7 Tata 407. Around **61 Twins bins** were placed at these stretches for dumping of garbage by Jhuggi Dwellers. Awareness campaigns were conducted among nearby residents and jhuggi dwellers regarding proper waste disposal practices, supported through placement of twin bins and continuous sanitation interventions.
- l) Conducted **Special Council Meeting with Ward Councillors** of MCD on the occasion of World Environment Day 2026 under the chairmanship of the Hon'ble Mayor for their participation in implementation of new SWM Rules 2026 and the directives of the Hon'ble Supreme Court. Thereafter, organized exposure visits of 138 Ward Councillors to the Waste-to-Energy Plants and dumpsites at Okhla, Bhalswa and Ghazipur. The visit provided first-hand insight into waste processing, landfill management and MCD's ongoing efforts towards scientific waste disposal

- m) A **Recycle Mela** was organized by MCD in collaboration with Why Waste Wednesdays Foundation (NGO) and SelSmart by Attero for safe disposal and recycling of paper waste and e-waste generated from homes and offices of staff members. A total of 5.29 MT of dry waste was collected during the drive from 30th April 2025 to April 2026.
- n) **Plastic pickup drives** conducted by Private Agencies (IPCA and Bisleri for Bottle of Change) and NGOs with MCD for recycling and channelization of plastic waste into useful projects such as recycled benches, dustbins, informative boards and t-shirts. Approx. 4172 MT of plastic waste has been recycled from January 2025 to March 2026
- o) Installation of **Reverse Vending/ Plastic Shredder Machines** at prominent market locations providing incentives to citizens ranging from Cash back coupons, free Wifi, in lieu of Plastic Bottles, Cans etc
- p) Setup of “**Reduce, Reuse and Recycle**” **Centres (RRR Centres)** for citizens in every ward to give used products (used plastic items, old books, used clothes, etc.)

11. Land Requirement for SWM Infrastructure

The amended MPD 2047 shall earmark suitable lands for addressing the entire MSW value chain and to cater the future waste generation demands which is as under:-

S. No	Zone	Location	Area	Type of SWM facility to be set up
A	Mechanised Secondary Storage System			
1	South	Safdarjung Enclave, Green Park, Municipal Ward No. 150 in South Zone		Construction of Waste Management facility (Fixed Compactor Transfer Station FCTS)
2	South	Kh. no. 1895 Bandh Road, Opposite Ambedkar Park, Aya Nagar	1326 sqm	Construction of FCTS/ Segregation Centre
3	South	Executive Club Road, Satbari Ward No. 160 (Said-Ul-Ajab)		Construction of Waste Management Facilities
4	Rohini	Green area near bharam shakti hospital, sec-23, Rohini	780 sq m	Construction of FCTS
5	Central	Near Kumar Technical Centre and Pillar No. 14 of Delhi Mumbai Expressway	1200 sqm	Construction of FCTS
6	Narela	Near Govt. Girls Secondary School, Prahaladpur Village, Ward no. – 29, Pooth Khurd		Construction of FCTS
7	Narela Zone	Khasra No. 90/17/2 at Seed Farm Road, Alipur, Ward no.- 4		Construction of FCTS
8	Shahdara North Zone	Sunder Nagri, near Mata Mandir		Construction of FCTS
9	Najafgarh Zone	4 Location in Dwarka		Construction of FCTS

10	All 12 Zones	Locations to be identified	36 Acres	One Integrated Transfer Station per Zone (3 Acre each)
B	Waste Processing Facilities			
11	South	Masoodpur Dairy	1.43 Acres	Cattle Dung based Biogas Plant
12	Najafgarh	Open land opp. Kamal Park, Sagar Pur	2.5-3.0 Acres	Cattle Dung based Biogas Plant
13	Central	G-Block, Sarita Vihar	1.66	Cattle Dung based Biogas Plant
14	Rohini	Opp. Indira Camp, Sector 3	2.5-3	Cattle Dung based Biogas Plant
15	Shahadra North	Shri Ram Colony near Police Station, Khajuri Khas	1.00	Cattle Dung based Biogas Plant
16	All 12 Zones	Locations to be identified	25 Acres	05 Cattle Dung based Biogas Plant
17	Shahadra North	Ghonda Gujran	50	Solid Waste Management Facility
18	All 12 Zones	Locations to be identified	12 Acres	02 Material Recovery Facility (MRF) per Zone (1 MRF in 0.5 Acre of land)
19	All 12 Zones	Locations to be identified	40 Acres	04 Bio-CNG/ CBG plants of 500 TPD capacity each
20	Location to be identified		40 Acres	02 WTE Plants of total 5000 TPD capacity
21	Location to be identified		20 Acres	02 C&D Plant of total 2000 TPD capacity
22	Location to be identified		30 Acres	03 Silt Waste Processing Facility
Disposal				
23	Civil Lines	Gopalpur near wazirabad flyover	50 Acre	Disposal of biomined fractions like inert and C&D waste
24	Location to be identified		150 Acre	03 Engineered Sanitary Landfill Facility (ESLF) for North, South and East Delhi

The DDA may ensure the provision of adequate land to be earmarked for wet waste processing while envisaging/approving plans for Bulk Waste Generators such as Group housing Societies, Malls, etc as per SWM Rules 2026 in the amended MPD 2047

In terms of legacy waste remediation, there is scarcity of land/ low lying pits for dumping of Inert and C&D in Delhi and vicinity area. In this regard, DDA may earmark suitable areas for disposal of biomined fractions like inert and C&D for filling of low lying areas/ pits in Delhi

5. SERVICE PLAN - New Delhi Municipal Council (NDMC)

PERSPECTIVE PLAN FOR INFRASTRUCTURE SERVICE FOR DELHI - 2041

AGENCY: NEW DELHI MUNICIPAL COUNCIL (NDMC)

Consider the following approximate population projections for New Delhi Municipal Council:

At present, the fixed population of New Delhi Municipal Council is 2.67 Lakh as per 2011 census.

Low Growth Scenario

3 lakhs

Medium Growth Scenario

3.2 lakhs

High Growth Scenario

3.5 lakhs

The service action plan for master plan of management of Solid Waste of New Delhi Municipal Council for 2041 is as under:

1. MUNICIPAL SOLID WASTE MANAGEMENT (SWM) IN NORTH DMC

ASPECT	INFORMATION REQUIRED	
GENERATION	Total MSW likely to be generated	350 – 400 MT
	Estimates of green waste, dry waste (reusable waste and inert material)	100 MT Wet waste 250 -300 MT Dry waste
MANAGEMENT STRATEGY	Separate management plans (collection, segregation and processing) for;	
	Green Waste	Green waste — Organic waste convertors, Home Composting, compost pits, Biogas Plant and compost plant Okhla (for 100 MT Wet Waste}
	Reusable Waste	Reusable Waste — 25 MT for recycling (NGOs and recyclers)
	Inerts	Inert — Sent to SDMC landfill site from Waste to Energy Plant, Okhla
	Management plans to include information regarding the following aspects;	
	Improving collection, segregation efficiency at local level (RWA/Mohalla / Market Association / Solid Waste Zone/ wards etc.)	Door to door collection of waste and its segregation as per the Solid Waste Management Rules 2016 i.e., Wet Waste, Dry Waste and Domestic Hazardous Waste.
	Maximizing wet waste processing (e.g., Composting, bio-methanation etc.) locally	Already explained above.

	Improving sorting and material recovery (MPD will recommend repurposing of dhalaos as material recovery facilities at the decentralized level) etc.	Segregation of waste in situ and also construction of Material Recovery facility for micro segregation of dry waste.
	Reclamation of landfill sites and reuse/ recycle of legacy waste	Does not pertain to New Delhi Municipal Council
	Conversion of existing landfills to engineered / scientific landfills	Does not pertain to New Delhi Municipal Council
	Special plans for; Integration of informal sector in core SWM system (for improved management vis-a-vis ensuring safety, hygiene and healthy work conditions for the workers.	Already integrated and providing the mentioned conditions.
	Marketing strategies for compost and other reusable / recycled products).	The compost produced shall be used in horticulture department of NDMC itself. The reusable / recyclables shall be handed over to authorized recyclers.
	Awareness, capacity building and behavioral changes programs.	Already are being run by NDMC in full swing. The capacity and behaviors changes are being evaluated from time to time.

2. Key targets that will be included in MPD-2041 Action Plan:

Component	Current Status	Target for 2041	Phasing Plan
MSW collection efficiency	100%	100%	N.A.
MSW Segregation efficiency	100%	100%	100%
Percentage of green waste processed (e.g., composted or another processing method) locally	100%	100%	100%
Percentage of recyclable waste sent to recycling centres/ industry	20%	100%	Increase by 10% per year
Identification and listing of informal waste workers and units (recyclers, kabariwalas, rag pickers etc.)	100% (already done)	100%	100% done
Percentage of identified informal waste workers and units integrated with the formal MSW management plan	100%	100%	100% done
Reduction in waste going to land fill sites	Does not pertain to New Delhi Municipal Council	Does not pertain to New Delhi Municipal Council	Does not pertain to New Delhi Municipal Council
Reclamation of land fill sites (greening and processing of legacy wastes)	Does not pertain to New Delhi Municipal Council	Does not pertain to New Delhi Municipal Council	Does not pertain to New Delhi Municipal Council

6. SERVICE PLAN - DEPARTMENT OF ENVIRONMENT, GNCTD AND DELHI POLLUTION CONTROL COMMITTEE (DPCC)

SERVICE PLAN FOR NON-MUNICIPAL SOLID WASTE MANAGEMENT IN DELHI FROM DEPARTMENT OF ENVIRONMENT AND DPCC

Aspect	Information required								
Generation	<u>Estimates of C&D Waste:</u> In Delhi, Estimated Quantity of C&D waste generation is 6000-6500 TPD. Presently there are 4 C&D Waste Processing Facilities in Delhi as below: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">(i) Jahangirpuri (Burari)</td><td style="width: 40%;">(2000 TPD)</td></tr> <tr> <td>(ii) Rani Khera</td><td>(1000TPD)</td></tr> <tr> <td>(iii) Shastri Park</td><td>(1000 TPD)</td></tr> <tr> <td>(iv) Bakkarwala</td><td>(1000 TPD)</td></tr> </table> As per Annual Report of Delhi for the Financial Year 2024 – 25: Quantum of C & D Waste Generation - 6156.1 TPD. Quantum of C&D Waste Processed / Recycled - 2676.3 TPD (43.5 %). Gap Between Generation & Processing / Recycling - 3479.8 TPD (56.5 %) Target for 2047 (Million MT): 5.4** (18008.2 TPD) *Estimation of C&D waste generation in Delhi, as per NITI Aayog Report Jan 2019 “Strategy on Resource Efficiency in Construction & Demolition Sector” - 4,600 MT/day (1.38 million ton per annum) **Considering 5% annual growth of C&D waste generation in NCT of Delhi. ** Daily generation has been multiplied by 300 to calculate annual generation since C&D Waste generation is not constant throughout the year, almost disappearing during the monsoon rainy season. <u>Bio-Medical Waste:</u> As per gap analysis study got done in 2020 for requirement of numbers & capacities of additional Common Biomedical Waste Treatment & Disposal Facilities (CBWTFs) in Delhi estimated total future biomedical waste generation in 2031 = 80,000 kg/day. As per Central Pollution Control Guidelines dated 21.12.2016, prior to allowing any new CBWTF, prescribed authority {Delhi Pollution Control Committee	(i) Jahangirpuri (Burari)	(2000 TPD)	(ii) Rani Khera	(1000TPD)	(iii) Shastri Park	(1000 TPD)	(iv) Bakkarwala	(1000 TPD)
(i) Jahangirpuri (Burari)	(2000 TPD)								
(ii) Rani Khera	(1000TPD)								
(iii) Shastri Park	(1000 TPD)								
(iv) Bakkarwala	(1000 TPD)								

	(DPCC) in case of Delhi} is required to prepare an inventory or review with regard to the bio-medical waste generation at least once in 5 years in the coverage areas of the existing bio-medical waste treatment and disposal facility. Prescribed authority is also required to extrapolate the coverage area wise bio-medical waste generation for the next 10 years. <u>E- Waste: No concrete data available. E-Waste Inventorisation exercise is proposed.</u> <u>Plastic Waste generation:</u> Plastic Waste generation in NCT of Delhi is about 1290 Tons per day which is about 10 % of total Municipal Solid Waste generation in NCT of Delhi i.e. 12862 Tons per day.
Management Strategy	<u>Management plan for C&D Waste:</u> Processing Capacity of Operational C&D plants in Delhi (5000 TPD) • Jahangir Puri (Burari) - 2000 TPD • Shastri Park - 1000 TPD • Bakkarwala - 1000 TPD • Rani Khera (Mundka) - 1000 TPD (C&D Waste received at 4 processing facilities in Delhi: 5000 TPD) <u>Proposed C&D Waste Processing Facilities in Delhi (1000 TPD)</u> One C&D Processing Facility of 1000 TPD capacity in 7 acres of reclaimed land at Okhla Dumpsite for 2 zones i.e. Central and South are proposed. The bids have been received and after completion of technical evaluation, the financial bid opened on 30.10.2024 and Rate & Agency has been approved by the Competent Authority and Letter of Intent has been given to the Agency. The Likely date of commissioning is December, 2026. <u>Bio-Medical Waste:</u> For obtaining the authorization mandatory under Bio-Medical waste Management Rules, 2016, every health care facility is required to enter into an agreement with the concerned CBWTF for collection, transportation, treatment and disposal of the waste generated by it. Biomedical waste is collected, transported and treated by two Common Biomedical Waste Management Facilities (CBWTFs) operating in Delhi. In view of expiry of lease of one of the CBWTFs presently operation on land provided by Directorate of Health Services, Govt of NCT of Delhi, the DPCC has called Expression of Interests for bringing up two new CBWTFs on privately owned land for catering to the BMW generation in two regions to cater future generation of biomedical waste in next 25 years

	i.e. year 2050 Region-1: (East, North-East, Central & Old Delhi Districts) & Region-2: (West, South-West & Outer North Districts of NCT-Delhi) <u>E-Waste:</u> • Delhi consisting of 11 districts, so each district should possess at least one collection centre to ease the drop of E-waste. • At least 3 nos. of E-waste ECO-Park (not less than 5 acres in area), one in each North, South and East regions of Delhi should be created where proper dismantling, refurbishing can be done. • At least two recycling units should be created in Delhi for efficient work and state board can easily verify the authenticity of dealers, refurbishes dismantling whether they are legally tied with recycler. • ATM can be installed where in return of every electronic equipment, cash back can be provided. • ULBS can provide toll-free number and door to door services to dispose off E-waste. • A separate Bin for e-waste can be used by urban local bodies for collection on a daily basis, just like wet and dry waste bins are used for door-to-door collection of municipal waste. <u>Plastic Waste:</u> Ministry of Environment, Forest and Climate Change, Govt. of India has notified the Plastic Waste Management (PWM) Rules, 2016 as amended by 2018, for the purpose of Plastic waste minimization, Source segregation, Recycling. Collection of plastic waste fraction, and Adoption of polluter's pay principle. State level Monitoring Committee has been constituted which has advised: a) All departments including ULBS, SDMS and DPCC to adhere to the directions of Hon'ble NGT dated 02.12.16 and 10.08.17 regarding complete prohibition on the use of plastic carry bags made of plastic less than 50 microns and are non-compostable in entire NCT Delhi and prohibition of use of disposable plastic glasses in entire NCT Delhi at hotels, restaurants and public as well as environmental compensation of Rs 5000/- per default. All agencies have been directed to expedite the actions of seizure of plastic and imposition of fines. b) Further, all ULBS and DPCC have been directed to design programmes for creating awareness among general public regarding prohibition on the use of plastic carry bags made of plastic less than 50 microns and are non-compostable in entire NCT Delhi and prohibition of use of disposable plastic glasses of the Plastic Waste management Rules, 2016 as amended 2018. c) The representative of plastic traders and manufacturing industry have also been advised to educate and guide the trades/manufacturers to adhere to the provisions of Plastic Waste management Rules, 2016 as
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	amended 2018. For Extended producer responsibility plastic trades/manufacturers association shall give their full cooperation this regard to the ULBs in framing the bye-laws. <u>Technologies for Disposal of Plastic Waste are:</u> (i) Mechanical Recycling. (ii) Utilization of Plastic Waste in Road Construction. (iii) Co-processing of Plastic Waste in Cement Kilns & Co-incineration in waste to energy plants. (iv) Conversion of Plastic Waste into Fuel-oil (Chemical Recycling). (v) Disposal of plastic waste through Plasma Pyrolysis Technology (PPT). <u>Way Forward for PWM:</u> 1) Door to Door collection of MSW in 2 bins (dry& wet) shall enforced by Municipal Authorities; 2) Segregation and recycling of plastic waste should be carried out at Material Recovery Facility (MRF) to be set by each Local Body in Delhi. 3) Organize mass-awareness programme in various districts involving Municipalities & Stake-holders for not using less than fifty microns carry bags and anti-littering. 4) Setting up of squads for preventing open burning of PW shall be strictly prohibited. 5) Plastics should be used as a resource for recycling, utilized in road construction, energy recovery (such as WtE Co- processing), PW into oil etc. 6) Stopping use of single use plastic products such as carry bags, cups, plates, straw, thermocol products etc. 7) Promote use of compostable products certified by CPCB such as carry bags, cups, straws, etc as an alternate to conventional plastics. 8) Utilization of plastic waste in different technologies.
<u>Other information</u> • Key infrastructure or special projects identified during the plan period, along with details of projects and their timelines.	<u>Bio-Medical Waste:</u> <i>Under the provisions of Bio Medical Rules 2016, the department in the business allocation of land assignment shall be responsible for providing suitable site for setting up of common biomedical waste treatment and disposal facility in the State Government or Union territory Administration and the selection of site for setting up of such facility shall be made in consultation with the prescribed authority, other stakeholders and in accordance with guidelines published by the</i>

Estimated land requirements for projects.	<i>Ministry of Environment, Forest and Climate Change or Central Pollution Control Board.</i> The CPCB guidelines dated 21.12.2016 provides that alternately a CBWTF may also be allowed to establish on a land procured by an entrepreneur in accordance with the location criteria suggested under these guidelines. The DPCC is in process of calling the expression of interests for 2 CBWTFs on privately owned land to cater the need for next 25 years (up to 2050) and project is likely to be completed by end 2027. As per CPCB guidelines CBWTF shall preferably be developed in a notified industrial area without any requirement of buffer zone (or) a CBWTF can be located at a place reasonably far away from notified residential and sensitive areas and should have a buffer distance of preferably 500 m so that it shall have minimal impact on these areas. <u>E-waste :</u> - Public Awareness sessions should be organized on regular basis. - Awareness programme for refurbishers, dismantlers recyclers and dealers should be organized twice in a year.
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Key targets that will be included in MPD 41 Action Plan:

Component	Currents status	Target for 2047	Phasing Plan
Percentage of C&D Waste Processed (Fresh + Legacy)	97.44% of Intake [1.21 million Ton/ Annum (3310.73 TPD)]	100%	Data to be submitted by MCD
Percentage of Recycled C&D waste products (Tiles, Blocks, Reinforcements, filling materials etc) used.	60.27% of Recycled Products [0.73 million Ton/ Annum (1995.51 TPD)] including Legacy C&D waste product]	100%	

7 & 8. SERVICE PLAN - DELHI TRANSCO LIMITED (DTL) and Department of Power, GNCTD

Submission of Perspective Plan for Power Transmission Services for Master Plan of Delhi (MPD)-2047

DTL has prepared the revised Perspective Plan for Power Transmission Services for Delhi-2047 (MPD-2047). The plan has been developed by extending the earlier load growth trends, i.e., 4% for developed areas, 2% for NDMC area, and 7% for developing areas, up to the year 2047. The projected peak power demand for Delhi is estimated to reach approximately 25,500 MW by 2047.

In line with the new guidelines of the Central Electricity Authority (CEA), the maximum installed capacity of each substation has been enhanced from 500 MVA to 1000 MVA. Consequently, the land space requirement has been increased as under:

Voltage Level	Land space requirement per substation
220 kV	Minimum 10,000 sq. mtr.
400 kV	Minimum 40,000 sq. mtr.

The revised DDA zone-wise perspective plan for power transmission infrastructure, including substations and associated right-of-way requirements for 765 kV, 400 kV and 220 kV lines, is enclosed herewith for kind consideration and inclusion in the Master Plan of Delhi – 2047. The summary of the revised plan is as under:

Voltage Level	No. of Existing substation	No. of proposed substation (under pipeline or execution)	No. of proposed substations (MPD-2047)	Associated ROW requirement
765 kV	02	Nil	02	67m ROW for overhead(O/H) Transmission line(T/L)
400 kV	08	02	10	46 meters for O/HT/L
220 kV	43	04	37	32 m ROW for O/H T/L for 2x2 mtr for underground cable.

Perspective Plan for Power Transmission Services (765/400/220 kV) for Delhi MPD 2047

ZONE - A							
Sr.	Existing 400/220 kV Substation	Voltage Level (Proposed Installed Capacity)	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Associated Transmission Line
1	Nil. No ESS in this zone.	-	-	-	-	-	-
New Proposal to be Included in MPD-2047							
1	-	220/33KV (500MVA)	Asaf Ali Road (Walled City)	As per the Central Electricity Authority (CEA) new guidelines, the required land size revised to 10000 Sqmtrs	2037	This will provide the relief to the existing Rajghat substation such as Rajghat, IP, Lodhi Road, upcoming Maharani Bagh. This will also take care the new load requirement of New Delhi Railway station redevelopment, Delhi Metro Rail and upcoming multi story developments.	1. 220kV D/C Underground cable Rajghat Power House to proposed 220kV/33kV Asaf Ali Road S/stn. (RoW required 2x2 Mtr) 2. 220kV D/C Underground cable Rajghat Power House to proposed 220kV/33kV Subzi Mandi S/stn. (RoW required 2x2 Mtr)

ZONE - B							
Sr.	Existing 400/220kV Substation	Voltage Level (Proposed Installed Capacity)	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Associated Transmission Line
1	Dev Nagar (Karol Bagh)	220/33 kV	Under construction				
New Proposal to be Included in MPD–2047							
1.	-	400/220/33KV (2500 MVA at 400kV & 600 MVA at 220kV)	IARI Pusa/Dev Nagar/Punjab Bagh	200 × 200 sq mtr (40,000 Sqm)	2030	All existing 400kV substations in Delhi are at the outer part of Delhi. Due to non-availability of overhead corridor, power is being transmitted through underground cables. The 220kV underground cables have limitations of shorter length and power carrying capacity. Therefore, a strong source of 400kV level has become the urgent requirement in the central part of Delhi. IARI PUSA/upgradation of BBMB	400kV M/C overhead TL from proposed 400kV Narela S/stn. to proposed 400kV/220/33kV IARI Pusa S/stn. (RoW required) or in case of 46 Mtr road upgradation of BBMB Rohtak Road, LILO of 400kV Narela–Maharana Bagh at proposed 400kV Punjabi Bagh (Rohtak Road).

						Punjabi Bagh substation.	
2.		220/33kV (500 MVA)	Kirti Nagar	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2047	This proposed ESS is required to meet the load growth of the existing area.	1. 220kV D/C Underground cable from proposed 400kV IARI Pusa to proposed 220kV/33kV Kirti Nagar S/stn. (RoW required 2×2 Mtr.) 2. 220kV D/C Underground cable from proposed Hari Nagar to proposed 220kV/33kV Kirti Nagar S/stn. (RoW required 2×2 Mtr.)

ZONE - C

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Sabji Mandi	220/33 kV					
2.	Sanjay Gandhi Transport Nagar (SGTN)	220/66 KV					

3.	Gopal Pur	220/66-33kV	Existing				
4.	Timar Pur	220/33 kV					
5.	Gopal Pur	400 kV	Upgradation of existing 220kV to 400kV substation	40,000 Sqm	2029	This substation shall provide the relief to existing 400kV Mandola, Harsh Vihar, Maharani Bagh etc.	LILO of D/C 400kV Narela–Maharani Bagh at proposed 400kV Gopal Pur.
New Proposal to be Included in MPD–2047							
1	-	220/33kV (600 MVA)	Azad Pur	As per the Central Electricity Authority (CEA) new guidelines, the requirement for land size revised to 10,000 Sqmtrs	2037	This substation will be required to cater the natural growth of nearby area and will provide the relief to existing Gopal Pur (33kV level) and Sabji Mandi Area.	1. 220kV D/C underground cable from Gopal Pur to proposed 220/33kV Azad Pur S/stn. 2. 220kV D/C underground cable from proposed 220kV Ashok Vihar to proposed 220/33kV Azad Pur S/stn.

ZONE - D

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Electric Lane (Harish Chandra Mathur Lane)	220/33 kV	Existing				
2.	Lodhi Road	220/33 kV	Existing				
3.	Park Street	220/66-33kV	Existing				
4.	Sarojini Nagar	220/33 kV (500 MVA)	Land is available		2028	The proposed substation is required for the ongoing development of Sarojini Nagar, Narojini Nagar by CPWD.	LILO of 220Kv Trauma Centre- RK Puram underground double circuit cable at proposed 220/33 kV Sarojini Nagar substation.
5.	Central Vista	220/33Kv (400 MVA)	Land has been enmarked by CPWD.		2030	The proposed substation is required for the ongoing development of Central Vista by CPWD.	1. 220kV D/C underground cable from Maharani Road to proposed 220/33kV Central Vista S/stn. 2. 220kV D/C underground cable from proposed 220kV Sarojini

						Nagar to proposed 220/33kV Central Vista S/stn.
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ZONE - E

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Harsh Vihar (East of Loni Road)	400/220/6 kV	Existing substation				
2.	Patparganj	220/66-33 kV					
3.	Gazipur	220/66 kV					
4.	Preet Vihar	220/33 kV					
5.	Geeta Colony	220/33 kV					

New Proposal to be Included in MPD-2047

1.		220/33kV (500 MVA)	Seelam Pur	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sqmtrs	2032	This substation shall relieve the existing 220kV substations such as Geeta Colony, Wazirabad, Preet Vihar, Patparganj etc.	1. 220kV D/C underground cable from 220kV Geeta Colony to proposed 220kV Substation. Along Road ROW required for TL 2x2 mtr. 2. 220kV D/C underground cable from proposed 220kV Dilshad Garden to
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							proposed 220kV Substation. Along Road ROW required for TL 2×2 mtr.
2.		220/66kV (640 MVA)	Dilshad Garden / Nand Nagri / Mandoli	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sqmtrs	2032	This substation shall relieve the existing 220kV substations such as Wazirabad, Harsh Vihar etc.	1. 220kV D/C underground cable from 400/220kV Harsh Vihar to proposed 220kV Substation. Along Road ROW required for TL 2×2 mtr.
3.		400/220/33kV (2000 MVA at 400kV & 500 MVA at 220kV)	Geeta Colony	40,000 Sqm	2032 (400/220kV) 2045 (220/33kV)	DDA may allot an area near existing 220kV DTL Geeta Colony substation from where 400kV transmission line can easily be connected. Therefore, no separate corridor for 400kV transmission line is required.	LILO of 400kV Narela to Maharani Bagh at proposed 400kV Geeta Colony. ROW required 46 mtr.

4.		220/66kV (640 MVA)	Mayur Vihar	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sq.mtrs	2040	This substation shall relieve the existing 220kV substations such as Patparganj & Gazipur etc.	LILO of existing 220kV D/C overhead Maharani Bagh to Gazipur at proposed Mayur Vihar Gazi S/stn.
5.		220/66kV (640 MVA)	Yamuna Vihar / Loni Road	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sq.mtrs	2047	This proposed substation is for future development to meet the industrial and residential load growth around Yamuna Vihar area.	1. 220kV D/C underground cable from 220kV Wazirabad to proposed 220kV Substation. Along Road ROW required for TL 2x2 mtr. 2. 220kV D/C underground cable from 220kV Dilshad Garden to proposed 220kV Loni Road Substation. Along Road ROW required for TL 2x2 mtr.

ZONE - F

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Masjid moth	22/330 kV	Existing				
2.	AIIMS	220/33 kV					
3.	Sarita Vihar	220/66 kV					
4.	RK Puram	220/66-33 kV					
5.	Vasant Kunj	220/66 kV					
6.	Okhla	220/66-33 kV					
7.	Tuglakhabad	400/220/66 kV					
8.	Ridge Valley	220kV					
9.	BPTS	220/66kV (480 MVA)	Creation of 66kV level in existing 220kV Switchyard	2028	The proposed substation shall relieve the existing 220kV substations such as Sarita Vihar, Okhla & Tuglakabad etc.	NA	

New Proposal to be Included in MPD-2047							
1.		400/220 kV (2500 MVA)	Near Sarita Vihar/BTPS	200 × 200 Sqm (40,000 Sqm)	2035	To meet the long-term load requirement of South Delhi area and provide relief to Tuglakabad and Maharani Bagh substations.	LILO of existing 400kV Ballabgarh–Maharani Bagh at proposed substation. ROW required 46 mtr.
2.		220/33kV (600 MVA)	Nehru Place	As per the Central Electricity Authority (CEA) new guidelines, the requirement for land size revised to 10,000 Sqmtrs	2027	Proposed substation shall relieve the existing 220kV substations such as Okhla, Masjid Moth etc. in the nearby vicinity.	220kV D/C underground cable from LILO of existing Maharani Bagh–Masjid Moth underground line at proposed substation. ROW required 2×2 mtr. along the road.
3.		220/33kV (600 MVA)	Malviya Nagar	As per the Central Electricity Authority (CEA) new guidelines, the requirement for land size revised to 10,000 Sqmtrs	2042	Proposed substation shall relieve the existing 220kV substations such as Okhla, Masjid Moth, proposed Nehru Place etc. in the	1. LILO of 220kV Tughlakabad–RK Puram underground cable at proposed substation. ROW required 2×2 mtr. along the road. 2. 220kV BTPS–Malviya Nagar. ROW required 2×2

						nearby vicinity.	mtr. along the road.
4.		220/66k V (800 MVA)	West of JNU	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sqmtrs	2039	This ESS will provide relief to existing 220kV ESS (Vasant Kunj) and will help to manage the load growth.	220kV underground cable from proposed Rang Puri 400kV substation to proposed West of JNU. ROW required 2×2 mtr. along the road.
5.		220/66k V (800 MVA)	Jasola	As per the Central Electricity Authority (CEA) new guidelines , the requirement for land size revised to 10,000 Sqmtrs	2040	This ESS will provide relief to existing 220kV ESS (Sarita Vihar and Okhla) and upcoming BTPS and will help to manage the load growth.	LILO of 220kV D/C overhead existing Maharani Bagh–Sarita Vihar at proposed substation. ROW required 32 Mtr.

ZONE - G

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Peeragarhi	22/33 kV	Existing				
2.	DIAL	220/66 kV					
3.	Naraina	220/33 kV					
4.	Budella	220/66 kV	Land is available	2028	The proposed substation shall relieve the existing 220kV substations such as Najafgarh, PPK-II etc.	Transmission is already available for proposed substation.	
New Proposal to be Included in MPD-2047							
1.		220/33k V (300 MVA)	Punjabi Bagh	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2027	Proposed substation shall relieve the existing 220kV substations such as Peeragarhi, Wazirpur, Naraina etc. in the nearby vicinity.	1. 220kV D/C underground cable from 220kV Budella to proposed substation. ROW required 2×2 mtr along the road. 2. 220kV D/C underground cable from 220kV Dev Nagar to proposed substation. ROW required 2×2 mtr along the road.
2.		220/66k V (960 MVA)	Aero City	As per the Central Electricity Authority	2033	To cater the load growth of the	1. LILO of 220kV underground cable DIAL-

				(CEA), the requirement for land size revised to 10,000 Sqmtrs		commercial hub around the airport.	Mehrauli line at proposed substation. ROW required 2×2 mtr. 2. 220kV D/C underground cable from proposed 400/220kV Rang Puri S/stn. ROW required 2×2 mtr.
3.		220/66-33kV (640 MVA at 66kV & 400 MVA at 33kV)	Janakpuri (Pankha Road)	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2034	This will provide relief to proposed Punjabi Bagh & existing Naraina ESS and will help to manage load growth.	LILO of 220kV D/C overhead Dwarka–Naraina line at proposed substation. ROW required 32 mtr.
4.		220/33kV (500 MVA)	Hari Nagar / Pratap Nagar	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2043	This will provide relief to existing Papankalan -I & Naraina ESS and will help to manage load growth.	1. 220kV D/C underground cable from proposed 220kV Hari Nagar to proposed Kirti Nagar substation. ROW required 2×2 mtr along the road. 2. 220kV D/C underground cable from proposed 220kV Hari

							Nagar to proposed Janakpuri substation. ROW required 2×2 mtr along the road.
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ZONE - H

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Rohini - I	220/66 kV	Existing				
2.	Wazirpur	220/33 kV					
3.	Peera Garhi	220/33 kV					
New Proposal to be Included in MPD–2047							
1.		220/66kV (640 MVA)	Rohini Sector-1	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2042	This will provide relief to existing Rohini ESS and will help to manage load growth up to 2047 & beyond.	1. 220kV D/C underground cable from proposed 220kV Mandoli Puri to proposed 220kV Rohini Sec-1 substation. ROW requirement 2×2 mtr along the road. 2. 220kV D/C underground cable from

							proposed 220kV Begam Pur to proposed 220kV Rohini Sec-1 substation. ROW requirement 2×2 mtr along the road.
2.		220/33kV (600 MVA)	Ashoka Vihar	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmtrs	2031	This will provide relief to existing Shalimar Bagh and Wazirpur ESS and will help to manage load growth.	1. 220kV D/C underground cable from 220kV Sabji Mandi to proposed 220kV Ashok Vihar substation. ROW requirement 2×2 mtr along the road. 2. 220kV D/C underground cable from proposed 220kV Ashok Vihar to 220kV Gopal Pur substation. ROW requirement 2×2 mtr along the road.

ZONE - J

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Mehrauli	220/66 kV			Existing		
New Proposal to be Included in MPD–2047							
1.		765/400/220kV (6000 MVA & 2500 MVA)	Mandi Village	400 × 400 Sqm (160,000 Sqm)	2033 (400/220kV) 2036 (765kV)	One 765kV ESS is required to meet the load growth of South Delhi, which will provide grid power to existing and proposed 400kV ESS. This proposed substation is planned at Mandi Village.	1. LILO of D/C 400kV Bamnauli–Tughlakabad at proposed 400kV Mandi. ROW required is 46 mtr. 2. LILO of 765kV Agra–Khetri at proposed 765kV Mandi Village. ROW required is 67 mtr.
2.		400/220kV (2500 MVA)	Rang Puri	200 × 200 Sqm (20,000 Sqm)	2038	To provide the 220kV source to Vasant Kunj and future load growth of nearby area.	400kV D/C overhead proposed 400kV Mandi to proposed 400kV Rang Puri substation. ROW requirement 46 mtr.

3.		220/66kV (800 MVA)	Maidan Garhi	As per the Central Electricity Authority (CEA), the requirement for land size revised to 10,000 Sqmts	2030	Land may be allotted near Mehrauli– Tughlakaba d O/H line. This will provide relief to existing Mehrauli Okhla ESS.	LILO of 220kV overhead Mahrauli– Tuglakabad overhead line at proposed 220kV Maidan Garhi substation. ROW required is 32 mtr.
4.		220/66kV (800 MVA)	Aya Nagar	10,000 Sqmt	2034	This will provide relief to existing Mehrauli ESS. Further DTL has no 220kV ESS in this South area to cater to the future load growth.	1. LILO of DIAL–Mehrauli O/H TL at Aya Nagar. ROW 32 mtr. 2. 220kV D/C underground cable from proposed Mandi Village. ROW 2×2 mtr.
5.		220/66kV (800 MVA)	Fatehpur Beri / Asola	10,000 Sqmt	2040	This will provide relief to existing Sarita Vihar, upcoming Maidan Garhi and Okhla ESS for the new developme nt under Zone-J of DDA.	1. 220kV D/C overhead proposed 400/220kV Mandi to proposed 220kV Fateh Puri Beri. ROW required 32 mtr. 2. 220kV D/C overhead proposed from proposed Fateh Puri Beri to proposed 220kV Aya Nagar. ROW

							required 32 mtr.
6.		220/66 Kv(800 MVA)	Bhati Mines	10000 Sqmtr	2045	This will provide transformation capacity to meet the load growth of this extreme south corner of Delhi. This will provide relief to existing Sarita Vihar, upcoming Maidan Garhi & Okhla ESS for the new development under Zone- J of DDA.	LILO of proposed 220kv Mandi-Fateh Pur Beri at proposed Bhati Mines substation. ROW required 32 mtr.

ZONE – K - I

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Najafgarh	220/66 kV	Existing				

New Proposal to be Included in MPD-2047							
1.		220/66 kV (800 MVA)	Bakkarwala	10,000	2036	Requirement for land pooling load under DDA K-I Zone	LILO of existing 220 kV D/C overhead Najafgarh–Kanjhawala line at proposed Bakkarwala substation. ROW required: 32 m.
2.		220/66 kV (800 MVA)	Dichoan Kalan	10,000	2044	Requirement for land pooling load under DDA K-I Zone	LILO of existing 220 kV D/C overhead Najafgarh–Mundka line at proposed Dichoan Kalan substation. ROW required: 32 m.

ZONE – K - II

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Bamnauli	400/220 kV	Existing				
2.	Papankalan – I	220KV					
3.	Papankalan – II	220KV					
4.	Papankalan – III	220KV					
5.	Dwarka Sector–5	400/220 KV					

6.	Barthal	220/66K V	Land is available		2030	The proposed substation shall relieve the existing 220kV substations such as PPK-III, PPK-I etc.	Proposed LILO of 220kV Bamnauli-DIAL at the proposed Bharthal substation.
New Proposal to be Included in MPD-2047							
1.		220/66k V (800 MVA)	Dwarka Sector-23	As per the Central Electricity Authority (CEA), the requirement for land size is revised to 10,000 Sqmtrs.	2042	The proposed substation shall relieve the existing 220kV substations such as Najafgarh, PPK-II, Bharthal, etc.	1. 220kV D/C underground cable from 220kV PPK-III to the proposed Dwarka Sector-23. 2. 20kV D/C underground cable from the proposed 220kV Bharthal to the proposed Dwarka Sector-23. ROW required: 2 × 2 mtr.

ZONE – L

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Jhatikara	765/400 kV	Existing				
2.	Tikri Kalan	400/220/ 66kV					
New Proposal to be Included in MPD–2047							
1.		400/220/ 66kV (2500 MVA at 400kV & 480 MVA)	Jhatikara	200 × 200 Sqmtr.	2030	For the development of Zone-L with requirement of High Speed Rail.	LILO of 400kV Jhatikara–Tikri Kalan at Jhatikara.
2.		400/220 kV (2500 MVA)	Mitraon	200 × 200 Sqmtr.	2040	This zone has been notified to develop under DDA land pooling scheme. These substations are required to cater the load of proposed developed area under the land pooling scheme. Further, DDA has requested earmarking the ROW for 400kV and 220kV overhead	LILO of existing D/C Jhatikara–Mundka Line at proposed 400kV Mitraon substation. ROW required: 46 mtr.

						transmission lines.	
3.		220/66k V (480 MVA)	Mundela Khurd	10,000 Sqm	2040	This substation might be required for development of Zone-L.	1. 220kV D/C overhead from proposed 400kV Mitraon to proposed 220kV Mundela Khurd substation. ROW required: 32 mtr. 2. 220kV D/C overhead from proposed 220kV Dhansa to proposed 220kV Mundela Khurd substation. ROW required: 32 mtr.
4.		220/66k V (480 MVA)	Chawala/Tej Pur/Badusara i	10,000 Sqm	2045		1. 220kV D/C overhead from proposed 400kV Mitraon to proposed 220kV Chawala/Tej Pur substation. ROW required 32 m. 2. 220kV D/C overhead

							from proposed 400kV Jhatikara to proposed 220kV Chawala/Tej Pur substation. ROW required 32 mtr.
5.		220/66kV (480 MVA)	Dhansa/Issapur		2035	This substation might be required for development of Zone-L.	1. 220kV D/C overhead from proposed 400kV Jhatikara to proposed 220kV Dhansa substation. ROW required 32 m. 2. 220kV D/C overhead from proposed 220kV Dhansa to proposed 220kV Mundela Khurd substation. ROW required 32 mtr.

ZONE – M

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Rohini - 2	220/66kV	Existing				
New Proposal to be Included in MPD–2047							
1.		400/220/66kV (2500 MVA at 400kV & 640 MVA at 220kV)	Barwala, Sector-37	200 × 200 Sqm (40,000 Sqm)	2033	This will meet the demand of land pooling area of Zone-N and growing demand of Rohini area. The proposed substation will provide major relief to the existing 400kV Bawana.	400kV M/C overhead transmission line from 765/400kV Narela to proposed 400kV Barwala substation. ROW required 46 mtr.
		220/66kV (640 MVA)	Begampur	As per the Central Electricity Authority (CEA), the requirement for land size is revised to 10,000 Sqmtrs.	2045	The load growth of residential colonies of Sector-21, 22, 41, Begampur, Pratap Vihar and other developments would be met through this proposed ESS. It will	220kV D/C underground cable from proposed 400kV Barwala to proposed 220kV Begampur substation. ROW required 2 × 2 mtr.

						be much better if an area is earmarked near the existing 66kV ESS at Sector-22 Rohini (vacant land), for easy evacuation of power, as the area is closer to the existing 220kV EHV overhead line.	
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ZONE – N

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Kanjawala	220/66kV	Existing				
2.	765kv Narela	Existing					
New Proposal to be Included in MPD–2047							
1.		400/220kV (2500 MVA)	Chandpur	200 × 200	2040	This substation might be required for developme nt of Zone- N.	400kV M/C overhead line from 765/400kV Narela to proposed 400kV Chand Pur. ROW required 46 mtr.

2.		220/66kV (640 MVA)	Nizampur	10,000 Sqm	2036	The proposed substation shall relieve the existing 220kV substations such as Kanjawala, Mundka, DSIIDC Bawana, etc.	1. 220kV D/C overhead line from proposed 220kV Qutub Garh to proposed 220kV Nizam Pur. ROW required 32 mtr. 2. 220kV D/C overhead line from existing DSIIDC Bawana to proposed 220kV Nizam Pur. ROW required 32 mtr.
3.		220/66kV (640 MVA)	Qutub Garh	10,000 Sqm	2041	DDA may allot an area near Nizampur to cater to the proposed Kanjhawla industrial area. Also, DTL does not have any 220kV ESS at this western area to cater to the load growth.	1. 220kV D/C overhead line from proposed 400kV Chand Pur to proposed 220kV Qutub Garh. ROW required 32 mtr. 2. 220kV D/C overhead line from proposed Nizam Pur substation. ROW required 32 mtr.

ZONE – O

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Wazirabad	220/66KV				Existing	
2.	Kashmiri Gate	220/33KV					
3.	Rajghat	220/33KV					
4.	IP Power	220/33KV					
5.	Pragati Power	220/66KV					
6.	Maharani Bagh	400/220/66-33KV					
7.	IP Power	400KV			Up-gradation of existing 220KV will be done in due course of time.		
New Proposal to be Included in MPD–2047							
1.		220/66kV (640 MVA)	Karawal Nagar/Sabha Pur (beneath existing DTL 220kV overhead transmission line)	100 × 100 (10,000 Sqm)	2043	This substation shall relieve the existing 220kV substations such as Wazirabad, Harsh Vihar, etc.	LILO of 220kV overhead Mandola–Wazirabad line at proposed 220kV Sabha Pur substation.

ZONE – P-I

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
1.	Bawana	400/220/66KV				Exisitng	
2.	Narela	220/66KV					

3.	Tikri Khurd	400/220/66KV	Land is available		2029	This proposed substation will help for new development of Zone-P-II (Narela Sub-city) and provide relief to the existing Narela Substation.	LILO of 400kV Bawana–Mandola at Tikri Khurd.
4.	DSIISC Bawana	220/66KV			Existing		
New Proposal to be Included in MPD–2047							
1.		220/66kV (800 MVA)	Holambi Kalan/Shahpur Garhi/Nayabans	100 × 100 (10,000 Sqm)	2035	This substation might be required for development of Zone-P-I (Narela Sub-city).	1. 220kV D/C overhead from proposed 400/220kV Tikri Khurd to Holambi Kalan. ROW required 32 mtr. 2. 220kV D/C overhead from proposed 220kV Budh Pur to proposed 220kV Holambi Kalan. ROW required 32 mtr.
2.		220/66kV (800 MVA)	Budhpur	100 × 100 (10,000 Sqm)	2040	This substation might be required for development of Zone-	220kV D/C overhead from existing 220kV SGTN line to proposed 220kV Budh Pur. ROW

						P-I (Narela Sub-city).	required 32 mtr.
3.		220/66kV (800 MVA)	Bankner Village		2047	DDA may allot an area near Bankner to cater to the industrial area around DSIIDC Bawana and Narela, etc., and to meet the load growth of residential areas around this location. If possible, DDA may allot land near Bankner village area, just beside the existing 220kV EHV line.	LILO of existing 220kV Narela–DSIIDC Bawana overhead line at proposed 220kV Bankner substation. ROW required 32 mtr.

ZONE – P-II

Sr .	Existing 400/220kV Substation	Voltage Level	Requirement for MPD 2047	Tentative Area Required (In Sqm)	Substation Requirement by the Year	Remarks	Proposed associated Transmission Line
	Nil						
New Proposal to be Included in MPD-2047							
1.		765/400/20kV (6000 MVA at 765kV & 2500 MVA at 400kV)	Palla Village	400 × 400 Sqm (160,000 Sqm)	2041	This area has been notified for development under the DDA land pooling scheme. This substation is required as a major source of power supply for new development as well as the existing area at the North boundary of Delhi. DDA may allot land near the Yamuna bank and the border of Delhi.	LILO of S/C Meerut–Biwani overhead line at proposed 765kV Palla Village. ROW required 67 mtr.

2.		220/66kV (640 MVA)	Nathupura/Burari/Badarpur Majra	100 × 100 (10,000 Sqm)	2033	Load demand of Nathhu Pura, Burari, Sant Nagar is growing at a rapid rate. This substation will provide relief to the existing Gopal Pur substation.	LILO of 220kV D/C Mandola–Gopal Pur at proposed 220kV Burari substation. ROW required 32 mtr.
3.		220/66kV (640 MVA)	Mukhmel Pur Village/Bakoli/Hamidpur	100 × 100 (10,000 Sqm)	2040	This substation might be required for development of Zone-P-II.	1. 220kV D/C overhead line from proposed 220kV Mohmad Pur to proposed Mukhmel Pur substation. ROW required 32 mtr. 2. 220kV D/C overhead line from proposed 220kV Burari to proposed Mukhmel Pur. ROW required 32 mtr.
4.		220/66kV (640 MVA)	Mohmad Pur Village	100 × 100 (10,000 Sqm)	2045	This area has been notified to develop under the DDA land pooling scheme. DDA may allot land near DTL existing lines.	1. 220kV D/C overhead line from 765/400/220kV Palla Village to proposed Mohmad Pur substation. ROW required 32 mtr. 2. 220kV D/C overhead line from Mohmad Pur to proposed Mukhmel Pur. ROW required 32 mtr.

9. SERVICE PLAN - INDRAPRASTHA GAS LIMITED (IGL)

Perspective Plan for Infrastructure Service for Delhi - 2047

Agency: Indraprastha Gas Limited (IGL)

Government of India is keen on making India a Gas based Economy – Aiming to push share of natural gas in energy basket from present 6% to 15% by 2030. Going ahead there is a need to lay greater emphasis on using cleaner fuels such as PNG & CNG and discouraging the use of polluting fuels such as FO, LSHS, Coal etc. The growing prices of diesel is resulting into decline in production of diesel variants & launching of more and more CNG variants by vehicle OEM's.

There are opportunities of expanding existing LNG infrastructure. There is also a huge potential for converting in-use diesel trucks/buses to LNG in Delhi. New Segments such as E-Rickshaws/Two Wheelers can be tapped under battery swapping facilities, being planned by IGL.

Below is the projected growth in CNG, Industrial, Commercial and Domestic sales volumes for the next 5 years. Considering the growth dynamics in the sector, IGL shall update its service plan once every 5 years.

Table 1: Segment wise projected growth in sales volume (MMSCMD)

Segment	2026-27	2027-28	2028-29	2029-30	2030-31	Projected CAGR
CNG (A)	5.09	5.60	6.16	6.77	7.45	10%
Domestic (PNG)	0.52	0.57	0.63	0.7	0.77	10%
Industrial (PNG)	0.17	0.17	0.17	0.18	0.18	1%
Commercial (PNG)	0.20	0.22	0.25	0.28	0.31	12%
PNG (Total)	0.89	0.97	1.05	1.16	1.26	9%
Total CNG+PNG	5.98	6.56	7.21	7.93	8.71	10%

CNG & PNG: In the next 5 years, 110 new CNG Stations are planned (excluding land pooling zones) and about 100 Nos. of Field Regulatory Station is required in the next 5 years (area required for each station is approx. 80 sqm). The area requirements for a Mother Station is 3000 sqm and for an Online Station is 1080 sqm. IGL has plans to connect all the feasible PNG connections (meeting technical & safety parameters) going forward.

10. SERVICE PLAN – DEPARTMENT OF INFORMATION AND TECHNOLOGY, GNCTD

Submission of Submission of Updated Service Plan of Department of Information Technology, GNCTD for incorporation in Draft Master Plan for Delhi (Perspective Year 2047).

Government of NCT of Delhi is undertaking several strategic technology and digital infrastructure initiatives aimed at positioning Delhi as a leading hub for digital innovation, artificial intelligence, semiconductor ecosystem development, drone technologies, and future-ready governance infrastructure.

In line with the vision outlined in the Budget 2026–27 and the broader objective of strengthening Delhi's technology ecosystem and digital governance capabilities, the following key initiatives are proposed for implementation:

1. Semiconductor & Electronics Ecosystem Initiative under the proposed Semiconductor Policy 2026–27.
2. Drone Ecosystem & Innovation Initiative under the proposed Drone Policy 2026–27.
3. DISHA (Digital Innovation & Smart Hub for Advancement).
4. AI-enabled State Data Centre / Government Cloud Infrastructure.

These initiatives are envisioned as strategic infrastructure projects for promoting innovation, advanced technology adoption, AI-driven governance, startup ecosystems, cybersecurity resilience, and digital public infrastructure within Delhi.

Considering the strategic scale and long-term importance of these initiatives, suitable land parcel(s) are required for establishment of integrated technology and digital infrastructure campuses.

In this regard, it is requested that suitable land parcel(s) may kindly be identified and allocated for the above initiatives. An integrated “Technology & Innovation Zone” approach may also be considered to create synergies among AI, semiconductors, drones, startups, digital governance, and advanced computing ecosystems.

The indicative land requirements are as follows:

Initiative	Indicative Land Requirement
Semiconductor & Electronics Ecosystem	25–30 Acres
Drone Innovation & Testing Ecosystem	10–20 Acres
DISHA Innovation Hub	05–10 Acres
State Data Centre & AI Infrastructure	01–02 Acres
Approx Total land requirement would be	41–62 Acres

The proposed initiatives are expected to significantly contribute toward strengthening Delhi's digital economy, technology ecosystem, strategic infrastructure capabilities, and future-ready governance architecture.