



BY COURIER

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
**NATIONAL CAPITAL REGION
PLANNING BOARD**

1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

No.K-14011/88AP/99-NCRPB

Date : 21.12.1999

Sub: 44th meeting of the Planning Committee of NCR Planning Board.

In continuation to our letter of even no. dated 13.12.99, please find enclosed herewith detailed agenda notes for the 44th meeting of the Planning Committee of NCR Planning Board, to be held at 11.30 a.m. on 29.12.99 in the office of the NCR Planning Board, 1st Floor, Zone-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003.

You are requested to kindly make it convenient to attend the meeting & confirm your participation by **FAX**.

**(R.C. AGGARWAL)
CHIEF REGIONAL PLANNER
MEMBER-CONVENOR**

Encl: As above.

To:

1. Chairperson - Planning Committee-cum-Member Secretary, NCRPB.
2. All members of the Planning Committee.
3. All officers of the Board.
4. Special Invitee.

41

AGENDA NOTES

**44TH MEETING OF THE
PLANNING COMMITTEE
TO BE HELD
AT 11.30 AM ON DECEMBER 29, 1999
IN THE OFFICE OF THE
NCR PLANNING BOARD**

**NATIONAL CAPITAL REGION PLANNING BOARD
1ST FLOOR, CORE-IV-B, INDIA HABITAT CENTRE
LODHI ROAD, NEW DELHI-110003**

AGENDA ITEMS FOR THE 44TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.30 A.M. ON 29.12.99 IN THE OFFICE OF THE NCR PLANNING BOARD, ZONE IV, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

Agenda Items

Page No

- Agenda Item No.1 : Confirmation of the Minutes of the 43rd Meeting Planning Committee held on 12.2.99
- Agenda Item No.2 : Review of the action taken on the decisions of the last meeting of the Planning Committee held on 12.2.99.
- Agenda Item No.3 : Followup actions taken on the decisions of the 24th Board Meeting held on 23.3.99.
- Agenda Item No.4 : Preparation of Regional Plan-2021
- Agenda Item No.5 : Development of Integrated Regional Rapid Transit System in NCR
- Agenda Item No.6 : Consideration of proposals for landuse change received from participating State Govts.
- (a) Change of landuse of an area measuring 11.711 ha. from Agricultural/green belt to Educational Institution (Medical & Dental College) in the Meerut Master Plan-2001.
- (b) Change of landuse of an area measuring 250 acres from rural zone to public and semi-public offices in Surajpur-Kasna Sub-Regional Centre (Greater Noida) Development Plan.
- (c) Change of landuse of an area measuring 510 ha. for development of industrial/commercial and institutional area along G.T. Road in the Greater Noida notified area.
- (d) Change of landuse for an area measuring 700 acres from recreational to residential use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad.
- (e) Change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Saharanpur Road, near Tronica City, Loni, Ghaziabad.
- (f) Change of landuse of an area of 345.30 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad.
- Agenda Item No.7 : Any other item with the permission of the chair.

913

ANNEXURES

Annexure-I	Minutes of the 43rd Planning Committee
Annexure-II	Report on Population Projections for National Capital Region-1996-2021 by K.S. Natarajan.
Annexure-III	Minutes of the Review Meeting for the preparation of RP-2021 held on 26.10.99 under the Chairmanship of Member Secretary and CRP
Annexure-IV	Population Assignment in RP-2001 Vs. Projected Population for 2001
Annexure-V	LUC proposal for educational institutional (medical and dental college) in Meerut Master Plan-2001
Annexure-VI	LUC for public and semi public office in Surajpur-Kasana Sub-Regional Centre (Greater NOIDA) Development Plan-2001
Annexure-VII	LUC for Industrial/Commercial/Institutional Area along G.T. Road in Greater NOIDA notified area.
Annexure-VIII	LUC for Residential Scheme on Bulandshar by pass (Pratap Vihar), Ghaziabad.
Annexure-IX	LUC for Residential Scheme on Delhi Saharanpur Road, Loni, Ghaziabad.
Annexure-X	LUC for Residential Scheme on Loni Road near Pasanda Village in Loni, Ghaziabad.

44

AGENDA NOTES FOR THE 44TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.30 AM ON DECEMBER 29, 1999 IN THE OFFICE OF THE NCR PLANNING BOARD, ZONE IV, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 43RD MEETING PLANNING COMMITTEE HELD ON 12.2.99

Minutes of the meeting of the 43rd Planning Committee held on 12.2.99 vide letter No.K-14011/48(AP)/98-NCRPB dated 9.3.99 (Annexure-I) may be confirmed.

AGENDA ITEM NO.2: REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99

1. Sub-Regional Plan NCT-Delhi/Haryana

The Govt. of NCT-Delhi and Haryana were requested to submit their plans for the year 2001 and also for the year 2021 as the RP-2001 was completing its life span within less than 2 years. The Sub-regional Plans have not yet been received from Haryana/Delhi.

2. Review of Regional Plan-2001

The final review report was placed before the 24th Board meeting of the Board held on 23.3.99. The key findings and conclusions were presented through an audio-visual presentation in the meeting. The report was accepted by the Board.

3. Change of landuse proposals received from DDA (including Urban Extension proposal and draft Zonal Development Plan for river Yamuna area) in Delhi.

The recommendations of the Planning Committee on the above matters were placed in the 24th meeting of the Planning Board;

- a) Change of landuse of an area measuring 1996 ha. from 'rural / agriculture green' to 'urban uses' in Dwarka Ph-II, Delhi.
- b) Change of landuse of an area measuring 133 ha. from 'rural' to 'commercial' (Oil Storage Terminal Complex) at Holambi Kalan.
- c) Change of landuse measuring an area of 950 ha. from 'rural use' to 'urban use' along Rohtak Road between existing urban area and Delhi - Haryana boundary.

- 45
- d) Reconsideration of the proposal of landuse change of an area measuring 20 ha. from 'rural' to 'semi-public and public' (Police lines) at Sultanpur Dabas.
 - e) Change of landuse of an area measuring 38.5 ha. from 'rural' to ' public & semi-public facilities' (Institute of Yoga, Naturapathy, Ayurvedic hospital etc.) in Khera Dabur.
 - f) Change of landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in south of Mehrauli-Mahipalpur road.
 - g) Change of landuse of an area measuring 2.17 ha. from 'rural' to 'manufacturing' (heavy mix plant) by CPWD at Ghitorni.
 - h) Change of landuse of an area measuring about 28.3 ha. from 'agricultural & water body' to 'public & semi - public facilities' (Police firing range) north of Wazirabad.
 - i) Consideration of urban extension proposal
 - j) Consideration of draft Zonal Development Plan for river Yamuna area (Zone 'O' & Part 'P').

The recommendations of the Planning Committee as decided in the 24th Board meeting have been sent to the Ministry and final decision in this regard by the Chairman, NCRPB on these matters is awaited.

4. Report on setting up of motels and development growth centres (Mini Master Plan) in rural Delhi.

The committee under the chairmanship of Secretary (Land), GNCT-Delhi submitted the report and recommended that the growth centres should be developed as service centres as envisaged in the RP-2001 and the provisions of infrastructure such as health, education and commercial activities to cater only to the local needs, may be provided in these growth centres and not for industrial and large scale developments of health/education facilities, etc. The report of the committee had not favoured the location of motels in the rural areas of NCT-Delhi. The report was placed before the 24th meeting of Planning Board for information.

AGENDA ITEM NO.3: FOLLOW UP ACTIONS TAKEN ON THE DECISIONS OF THE 24TH BOARD MEETING HELD ON 23.3.99

The action taken on the various decisions of the 24th Board meeting NCR Planning Board held on 23.3.99 are placed below for information of the Planning Committee:

S.No.	ISSUES	STATUS
1.	<p>Expansion of areas of NCR</p> <p>"The Chairman also reacted favourably to the proposal for expansion of the areas comprising the NCR, which now stood at 30,242 sq.kms. to increase it by 24,711 sq. kms."</p> <p>"The Chairman indicated that this being within the powers of the Board, the proposal to include additional area in the NCR was approved in principle and suggested that the details along with their implications should be carefully worked out."</p>	<p>In pursuance of the decision of the Board the matter of inclusion of additional areas was taken up with the participating States of U.P., Haryana and Rajasthan. Member Secretary requested the State Government to send a detailed proposals for the additional areas proposed to be included in the NCR to the Chief Secretaries of U.P., Haryana & Rajasthan on 13.5.99 and send subsequent reminders on 20.7.99 and 19.8.99. The final proposals for inclusion of additional areas in NCR have been received on 20.7.99 from Haryana, 24.9.99 from Rajasthan and 1.11.99 from Uttar Pradesh.</p> <p>In order to finalise the list of the Districts/Tehsils alongwith their areas to be included meetings were held with the officers of the NCR Planning Cell of Haryana on 12.11.99 & Rajasthan and U.P. on 15.11.99 and the final list of areas to be notified has been received from the Planning Cells on 25.11.99 from Rajasthan, 30.11.99 from U.P. and 8.12.99 from Haryana and the proposal is being submitted for final notification.</p>
2.	<p>Change of landuse</p> <p>The matter regarding landuse and the Master/Development Plan relate to the modification of the Regional Plan, are accordingly examined in detail from technical aspects by the Planning Committee and are finally placed before the Board with its recommendations. However, since there is a long gap between the holding of the Board Meetings on the one hand, and the concerned authorities/state governments</p>	<p>Keeping in view the decisions of the Board, landuse change proposals/ recommendations of the Planning Committee in respect of the following cases have been sent to the Ministry/Chairman NCRPB for final decision on 12-5-99:-</p> <p>i) Consideration of Urban Extension proposal received from Delhi Development Authority.</p>

S.No.	ISSUES	STATUS
	<p>require the decisions to be conveyed early, it had been suggested by the Rajasthan Government that the powers may be delegated. The matter was considered by the Planning Committee in its 42nd meeting held on 15.12.97 and suggested that the Member Secretary may be authorised to approve the cases related to land use and Master/Development Plans on the recommendations of the Planning Committee and place them before the Board in its immediate succeeding meeting for information. Accordingly the matter was placed before the 23rd meeting of the Planning Board held on 13.6.98 wherein the Board recommendations of the Planning Committee was approved by the Board.</p> <p>The Board received 10 land use change of the Master/Development Plan proposals from the participating states which were placed before the 43rd meeting of the Planning Committee held on 12.2.99. The recommendations of the Planning Committee was placed before the 24th meeting of the NCR Planning Board held on 23.3.1999. The decisions of the Board to authorise the Member Secretary to approve the cases related to landuse and Master/Development Plans on the recommendations of the Planning Committee was re-considered and was found to be no-nest in law since the Member Secretary as the Chairman of the Planning Committee cannot approve the cases. The Board, therefore, took the following view in the matter:-</p> <p>"It was decided that the recommendations of the Planning Committee which is chaired by the Member Secretary, would now be sent through the Ministry of Urban Affairs & Employment to the Chairman for approval. The decisions of the Chairman will be placed before the succeeding meeting of the Board for its information."</p>	<p>ii) Change of landuse of an area measuring 1996 ha. from rural use/agriculture green to urban uses in Dwarka Phase-II Delhi.</p> <p>iii) Change of landuse of an area measuring 133 ha. from 'rural' to 'commercial' (Oil storage Terminal Complex) at Holambi Kalan in Narela Project.</p> <p>iv) Change in landuse measuring an area of 950 ha. from 'rural use' to 'urban use' along Rohtak Road between existing urban area and Delhi-Haryana boudary.</p> <p>v) Reconsideration of the proposal of landuse change of an area measuring 20 ha. from 'rural' to 'semi-public and public facilities' (Police Lines) at Sultanpur Dabas.</p> <p>vi) Change of landuse of an area measuring 38.5 ha. 'from rural use' to 'public and semi-public and public facilities' (Institute of Yoga and Naturopahy, Rajkiya Ayurvedic Hospital etc.) in Khera Dabar village in Najafgarh Block, Delhi.</p> <p>vii) Change of landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in South of Mehrauli-Mahipalpur Road, New Delhi.</p> <p>viii) Consideration of the Draft Zonal Development Plan for River Yamuna area of Zone 'O' and Part 'P' received from Delhi Development Authority.</p> <p>ix) Change of landuse of an area measuring about 28.3 ha. from 'agriculture & water body' to public and semi-public facilities (Police Firing Range) North of Wazirabad.</p>

28

S.No.	ISSUES	STATUS
	<p>"It was therefore, decided that hereinafter the recommendations of the Planning Committee in all such cases shall be placed before the Chairman through the Ministry of UA&E for taking a final decision in the matter and the recommendations given by the Planning Committee in its 43rd meeting regarding the various landuse change proposals be accordingly placed before the Chairman for his consideration. Decisions thereon shall be placed in the subsequent meetings of the Board for information. Accordingly, the recommendations of the Planning Committee in respect of Agenda Item No. 3,4,7 & 7(a) would be placed before the Chairman for his decision in the matter."</p>	<p>A request has also been made to the Ministry for expeditious decision of the land use change cases on 26.7.99. The final decision is awaited from the Ministry.</p>
3.	<p>Common Economic Zone:</p> <p>"It was necessary to carry out a conceptual exercise through expert studies to understand the implications of various components involved in the common economic zone concept. The Chairman agreeing with the attitudinal difference persisting on various aspects of this matter among the various participants, assured that he would call a meeting of the Chief Ministers to sort out the matter and also discuss all bilateral issues."</p>	<p>The Board has been pursuing this matter ever since a decision was first taken by the Board in its 20th meeting held on 2.9.97 that the entire NCR should be structured as a Common Economic Zone. In view of the complex nature of inter-state issues and the large financial implications involved in this concept, the Board had decided then that a meeting of the Chief Ministers and Union Ministers should be convened at the aegis of the Planning Commission. After the exchange of many letters between the Minister for Urban Development and the Deputy Chairman, Planning Commission and at the insistence of the Ministry of UD, the Planning Commission has now agreed to call that meeting and, as desired by them, draft Agenda Notes have also been made available to them on 1.9.99. Member Secretary, had also brought this matter to the attention of the representative of the Planning Commission during the last meeting of the PSMG-II held on 8.9.99. They have not yet decided a date for holding that meeting.</p>

49

S.No.	ISSUES	STATUS
4.	<p>Rationalisation of Tax Structure</p> <p>"The Chief Secretary, Haryana suggested that it was for NCT-Delhi to take the initiative and the rates of taxes on 134 items which were still below the prescribed floor level, should be brought to the prescribed level as agreed to by the States. The Chairman felt that he will have to convene a meeting of the Chief Minister to sort out these matters, very soon."</p>	<p>This issue has been taken-up as an Agenda item sent to the Planning Commission as indicated in 3 above.</p>
5.	<p>FNG Expressways</p> <p>"It was further decided that the matter may be discussed in the meeting of the Steering Committee set up for the FNG Expressway under the Chairmanship of Secretary MOUA&E and Strategy for implementation of the project, worked out."</p>	<p>The meeting of the Steering Committee for FNG was held on 23.3.99 and its minutes were circulated on 26.4.99. As a follow-up action on the minutes of the Steering Committee letters were issued to NBCC & NHAI on 11.5.99 and a letter was sent to MOST through the Secretary, UD. NHAI/MOST had expressed their inability to take-up the project. Explorations being made to implement the project on a public private partnership pattern by forming a special purpose vehicle. A detailed draft note has been prepared with the help of ILFS and a meeting of Steering Committee to fund the same is shortly contemplated.</p>
6.	<p>Preparation of Regional Plan for NCR 2021</p> <p>"The Board directed that since the review of RP-2001 had been completed, it was necessary for the Secretariat now to bring out RP-2021."</p>	<p>In-house committee for the preparation of the Regional Plan 2021 has been formed. The preparation of Regional Plan - 2021 is in progress. Demographic projections has already been done. Fact Sheet of Delhi 1999 has already been published. ISRO has collected landuse data for the year 1999 for the Region. NRSA is in advance stage of analysing this land use data which will be available by the end of this month. Review report of the RP-2001 was approved in the last Board meeting. The recommendations of this review report are being utilised for the preparation of RP-2021.</p>

S.No.	ISSUES	STATUS
7.	<p>Payment of Interest on application money to private individual applications who could not be allotted Tax-free Bonds in the light of Ministry of Finance, Deptt. of Economic Affairs, Govt. of India, Guidelines of 25.5.98.</p> <p>"The Board approved the proposal to give interest at the rate of 10.5% on the application money"</p>	Payment made on 7.5.99.
8.	<p>Extending facilities to the officers and staff of the NCR Planning Board.</p> <p>"The Board also approved the recommendations of the Planning Committee as contained in its minutes of its 43rd meeting held on 12.2.99 at agenda item No.12 which provides facilities for transport, petrol and telephone to the officers and staff of the Board."</p>	<p>As per the NCR Planning Board Act, 1985, under Section 31 the Board has the powers to determine the terms and conditions of its officers and employees as per the regulations to be formed by it with the previous approval of the Central Govt. Accordingly, the proposal of providing facilities for transport, petrol and telephone to the officers and staff of the Board was put up to the 43rd Planning Committee on 12.2.99 and subsequently it was put up in the 24th Board Meeting held on 23.3.99 under the Chairmanship of Minister for Urban Development. Both the Planning Committee and the Board has got members of the Ministry of Urban Development. Moreover, the agenda for the Board meeting and the minutes thereof were duly approved by the Ministry. Subsequent to this, Ministry withheld all these facilities on the receipt of anonymous complaint. According to CVC guidelines vide its circular No.3(V)/99/2 dt.29.6.99 issued instructions that no action may be taken on any anonymous/pseudonymous complaint. In spite of the directions of the CVC, the decision of the Board could not be implemented.</p>
9.	<p>Change of land use measuring an area of 82 acres in village of Khijuriawas and Khampur from peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.</p>	<p>The decision of the Board has been conveyed to the State Government of Rajasthan on 10.5.99.</p>

S.No.	ISSUES	STATUS
	"The Board approved the proposal." (Supplementary Agenda item No. 1, Page 11)	
10.	<p>Methodology to control of NCRPB over the NCR Cells in participating States.</p> <p>"The Chairman then went into the question of adequate monitoring to be done by the Planning & Monitoring Cells under the control of the respective State Govts. as per earlier decision of the Board. He indicated that the periodic progress reports were not being submitted and that as moneys were invested by the Board, adequate monitoring in physical terms, as also in financial terms, had to be done by the respective state Govts. The Hon'ble Minister stated that whilst he would not like to interfere with the state autonomy, since the NCRPB was funding these cells, which were functioning under the control of the respective State Govts., more reason that the working of the cells be regularly reviewed, and, reports called for by the NCRPB Secretariat, be sent within the time frame prescribed. He also indicated that a methodology of control over the State Govts. official functioning in the Cells needs to be evolved."</p>	<p>In view of the Chairman's directives in the 24th Board meeting, it was proposed to Project Sanctioning and Monitoring Group-I (PSMG-I) in its 26th meeting held on 2.7.99 that all the NCR cells should be directly under the Administrative control of NCR Planning Board Sectt. and the Officers posted there should be on deputation. This proposal was not agreed by PSMG-I. However, a final view was taken by the Group that a suitable column in the ACRs of the concerned staff of the NCR cells would be added for recording the comments of the Member Secretary of the Board.</p>
11.	<p>Power sector, separate plans for Delhi as well as for the NCR.</p>	<p>i) The Committee for examining various aspects of Captive Power Generation and Carving out a Sub-grid for NCR within the Northern Grid under the Chairmanship of Joint Secretary, Ministry of Power met five times and the status on the Techno Feasibility Study undertaken by CEA on Pilot Captive Power Plants including transmission and distribution for NCR towns i.e. Bhiwadi, Manesar & Ghaziabad separately is as under:</p>

52

S.No.	ISSUES	STATUS
		<ul style="list-style-type: none"> Bhiwadi (Rajasthan) - RSEB has compiled the data of Bhiwadi town distribution network which could form the basis for study of 33 KV and 11 KV network. CEA is finalizing the demand projections in consultation with RSEB and the draft report will be ready by December 1999. Manesar (Haryana) - Data is being collected and the draft report would be ready by the middle of February 2000. Ghaziabad (UP) - Data is being collected and UPSEB is finalising the load forecast. The minimum data of 11 KV and 33 KV necessary for carrying out analysis of network will be provided by UPSEB by 1st December 1999. The draft report will be ready by March 2000. <p>ii) CEA has submitted a Concept Paper on NCR as Sub-grid within Northern Sub-grid to the Ministry of Power for consideration and framing guidelines.</p>
12	Railways : Broad gauge for DMRC transit corridors for the convenience of commuters.	A letter was issued to DMRC on 13.5.99. A reply was received from DNRC on 7.6.99 stating the practical difficulties in adopting BG transit corridors for the DMRC.
13.	Linking of Bhiwadi with Rewari-Gurgaon railway line.	Letter issued on 19.4.99 to Addl. member (Projects) Railway Board. a meeting was held with RIICO, ILFS & NCRPB on 17th Sept., 1999 to discuss the details of taking up the project on a public private partnership pattern.
14	Extension of MTNL boundary to cover the entire NCR.	Ministry on the request of NCR Planning Board has already taken up the following issues with the Ministry of Communication for the improvement and upgradation of telecom services in the Region.

53

S.No.	ISSUES	STATUS
		<ul style="list-style-type: none"> • Uniform local call system in the whole of NCR. • Extension of MTNL Boundaries to cover the NCR. • Telephone on Demand and • Single STD call. <p>In the phase I, local call system in the DMA towns of the NCR has been extended.</p>
15	Minister to call meeting of Chief Ministers of the participating States frequently with smaller group of members to resolve various issues.	The meeting of Chief Ministers could not take place due to pre-occupation of the Chairman, member Union Ministers & Chief Ministers in general elections. This meeting will be called soon.

AGENDA ITEM NO.4: PREPARATION OF REGIONAL PLAN -2021

In the 24th Board Meeting of the NCR held on 23.3.99, the Board directed NCRPB to go ahead with the preparation of RP-2021. The Board has got the demographic projections for the year 2021 through Prof. Natrajan as per **Annexure II** and NRSA is in advance stage of analysing the landuse data for the year 1999 for the region which will be available by December, 1999.

2. In the review meeting for the progress of preparation of Regional Plan-2021 held on 26.10.1999 in the Chairpersonship of Member Secretary, NCR Planning Board, it was decided that the Regional Plan-2021 has to be prepared in house. Minutes of the meeting are at **Annexure III**.

3. The procedure to be adopted for preparation of Regional Plan-2021 as decided in the above meeting is as follows:

(i) New strategies and policies should be formulated on the basis of past experience and recommendations of the review report. Besides, policies formulated so far and their relevance for future, the impact of NCR funded schemes may also be considered.

(ii) All the background material available in study reports with the Board should be taken into consideration and if required their data could be updated and used for the preparation of RP-2021.

(iii) The basic concept of attempting to decongest Delhi, contain its growth & deflect/disperse activities, needs a fresh look in the light of the past experience & political compulsion of various Govts./agencies and in order to give a direction to the New Plan-2021.

(iv) The concept of DMA/Priority and Counter Magnet Towns in relation to the NCR need to be studied in detail and alternate solutions should be brought out in the RP-2021. It has been found that Priority Towns and Counter Magnet Towns could not come up to the expected level and their assigned job. They are still at their preliminary stage of growth centres. The piecemeal development of residential, commercial and industrial areas could provide only local impact instead of regional thrust. They failed to take load from the mother city. This aspect has to be examined and new strategies like development of new township, activities in their areas, assignment of population, and its financial implications have to be worked out.

4. The basic principal on which the RP-2001 had been formulated was containing the growth of Delhi to a manageable size by deflecting 2 million population to the Regional towns outside Delhi in the NCR. Accordingly, the NCR Planning Board used the projections/estimates given by the Delhi Govt. i.e. 132.64 and after reducing 20 lakhs, assigned the population of 112 lakhs to NCT Delhi (110 lakhs for urban Delhi and 2 lakhs for Rural Delhi.) Based on this theory of deflection of 2 million population, population assignments to various regional towns was also made. Against this MPD-2001 published in August, 1990 indicated a projected population of 149.52 lakhs for Delhi by 2001 and assigned a population of 128.1 lakhs to NCT Delhi.

ii) The table at **Annexure IV** which shows the assignment made in RP-2001 vis a vis estimates made for 2001 by Prof. Natrajan indicate that there is substantial variation between the assigned population and the population which these towns are likely to achieve by 2001.

iii) Prof. Natrajan has also made estimates for the population for various NCR towns including NCT Delhi for the year 2001 which is given in Annexure II in his report. On the basis of this report, NCT Delhi is slated to grow upto a population of 224 lakh by 2021.

iv) Now the fundamental questions to be debated are:

- a. Should the NCRPB pursue the policy of containing the population of Delhi to a certain extent and provide for deflection of excess of population into the NCR, as had been done both in 1961 Delhi Master Plan and RP-2001 or we simply prepare the Regional Plan assuming the settlements to grow as per the projected population estimates and make provision for the necessary regional and local infrastructure in the future RP-2021
- b. In case we have to still go in for restrictive approach for Delhi deflection of population, the quantum of population to be deflected and the limit to which Delhi has to be allowed to grow may have to be decided and accordingly appropriate settlement pattern will have to be evolved.

5. The matter is placed before the Planning Committee for deliberation.

55

AGENDA ITEM NO.5: DEVELOPMENT OF INTEGRATED REGIONAL RAPID TRANSIT SYSTEM IN NCR

Background:

The Regional Plan-2001 prepared by the NCR Planning Board and notified in January, 1989 had two core objectives:

- Reducing the pressure of population in Delhi by diverting 2 million potential migrants outside in the National Capital Region and
- Achieve a balanced and harmonised development of the entire region.

In order to achieve the above objectives, one of the most important regional infrastructure requirements identified in the Regional Plan was the development of transport network in the entire NCR. Rail transportation was considered as a crucial part of the transport sector.

A multi modal mass transport system for the city of Delhi and NCR need to be developed so as to meet the travel needs of commuters. Integration of various modes of transport is vital for the evolution of a least cost and viable transport system. Objective of an integrated transport system in NCR is to offer maximum advantages from economic, traffic and planning considerations. The various modes of transport are to be integrated in a way irrespective of state boundaries that each mode supplements the other. For effective integration, the total transport system has to be planned, implemented and operated under the common policies.

About 20 lakh trips (road & railway) are contributed daily from the NCR towns to Delhi. It is envisaged that there will be high transport demand between Delhi and DMA towns (Ghaziabad, Noida, Faridabad, Gurgaon). Demand from remaining part of NCR to Delhi such as Sonapat, Panipat, Bahadurgarh, Rohtak, Rewari, Palwal, Modinagar, Meerut, Hapur, Khurja etc. to NCT Delhi will also be increasing substantially.

One of the avowed objectives of NCR Planning Board is to induce more and more people to stay outside in the NCR & DMA areas and commute fast and comfortably to urban Delhi and back. While it would undoubtedly be necessary to provide for many essential needs of the people in the priority towns to make them attractive, there is no doubt that provision of a fast, frequent and comfortable transport system would be the most important of these requirements. Improvement of Rail Transportation system upto the National Capital Region towns, therefore would be necessary to induce more and more people to switch over to railway services.

Strategies:

Northern Railways had commissioned a study to RITES in order to identify the Rail Projects for Commuter Travel in NCR and Delhi. The objective of the study was to develop a phased cost effective plan for an integrated rail-road MRT system within the study area (NCR including NCT Delhi) with a view to reducing commuting time, congestion and pollution on roads.

The Draft Final Report submitted by RITES indicates that of the total 32.78 lakh daily commuter trips (2005 A.D.) expected to be generated between Delhi and NCR Towns, approximately 13 lakh trips will be made by rail, which will increase to approximately 34 lakhs trips by 2025 A.D. In order to cope up with the type of demand, anticipated in Delhi as well as in the region, RITES have suggested an integrated system of augmenting and improving the existing rail system as well as adding new electrified tracks between six sections in Haryana and Nine sections in U.P. This will help in opening areas for development in Sonapat, Panipat, Bahadurgarh, Rohtak, Gurgaon, Palwal, Rewari in Haryana and Ghaziabad, Meerut, Hapur, Khurja, Dadri, Noida and Shamli in U.P. with effective and efficient rail links.

The proposals also consist of activating the Delhi rail network consisting of the Ring (except the northern part of the ring i.e. New Delhi, Delhi Main, Dayabasti portion) and the Radials in NCT Delhi and the regional corridors connecting Delhi and Narela-Sonapat-Panipat, Bahadurgarh-Rohtak, Gurgaon-Rewari, Ghaziabad-Meerut, Hapur, Khurja, NOIDA, Faridabad-Palwal and Shahdara-Shamli.

Issues to be resolved:

- As per the Draft Final Report prepared by RITES, the total cost of the phase-I (2005) of the project has been estimated as Rs.5254 crs. which is proposed to be shared as under:

SHARE BY	COST (in Rs. crores)
Ministry of Railways	1751
Ministry of Urban Development	1751
Government of NCTD	736
Government of Haryana	510
Government of Uttar Pradesh	506
TOTAL	5254

The above matter was discussed in the 24th meeting of the NCR Planning Board and the Minister for Railways indicated that if the Govt. of India (i.e. Min. of Urban Development) and the participating states accept to put in their respective shares as above, the Railways would be willing to put their share. The Lt. Governor, Delhi stated that his Govt. has already accepted this in principle and would be more than willing to get the project take off. The Chairman, NCR Planning Board-Cum-Minister for Urban Development suggested that the other participating states should follow suite and accept the cost sharing formula, which virtually requires them to share only 1/3rd of the project cost, while the rest 2/3rd comes from Railways and MOUD. Governments of Uttar

Pradesh has indicated their inability to accept the above formula and a decision in this regard from Haryana Government is awaited.

- There is no NCR Sub-Component Plan of Ministry of Railways within their Five Year Plan.

57

Alternative Model for Implementation of Suburban Railway Projects in NCR:

For executing the various works for this purpose as well as for operating the Sub-Urban trains later, a Special Purpose Vehicle (SPV), i.e. a new Company in the line of DMRC should be registered under the Companies Act designated as NCR Suburban Railway Corporation (NSURC). This Corporation should have equity participation from Indian Railway, Ministry of Urban Development and Delhi Government, each contributing 20% towards equity. The State Governments of Uttar Pradesh and Haryana should contribute 10% and remaining 30% should be taken by the public. This will, therefore, be a Joint Sector Company having the responsibility for raising the money needed for strengthening/augmenting of the sub-urban system and also operating the trains. To the extent, Indian Railways assets are utilized by the NSURC, lease charges will have to be paid to the Indian Railways and vice versa for which there should be a proper agreement. Atleast 50% of the funds needed should be raised through equity and balance through debt instruments.

- Operational integration will be required to synchronize the linkages of the rail services and feeder services. For efficient interchange, walking and waiting time at these stations will need to be minimised. Introduction of common ticketing and their availability at convenient places will be necessary to ensure forecast patronages of the system.

The matter is placed before Planning Committee for approval.

AGENDA ITEM NO. .6: CONSIDERATION OF PROPOSALS FOR LANDUSE CHANGE RECEIVED FROM PARTICIPATING STATES.

Agenda Item No.6 (a) Change of landuse of an area measuring 11.711 ha. from Agricultural/green belt to Educational Institution (Medical & Dental College) in the Meerut Master Plan-2001.

A proposal for change of landuse of an area measuring 11.711 ha. from "agricultural/green belt" to "educational institution" in the Meerut Master Plan-2001 for setting up of medical/dental college in the village of Rampur Pawati has been received from Govt. of U.P. The detailed proposal received from Govt. of UP is at **Annexure V**. As mentioned in the proposal, the Govt. of UP has taken a decision to set up private Medical College/Dental/Engineering College for improvement of technology and employment generation. For setting up of Medical/Engineering College requirement of about 25 acres of land it was felt and such a large piece of land may not be available in the developed/urbanisable area and it was decided that the change of landuse for setting up of Medical/Dental/Engineering Institutions the Govt. of UP would consider positively and in a time bound manner.

2. As per the proposal received from Govt. of UP the Subharati KKB Charitable Trust, Meerut proposed to set up a Medical/Dental College on an area of 11.711 ha. in the

58

village of Rampur Pawati located within the development area of Meerut Master Plan-2001. The observations on the above proposal are as under:

(i) The proposed site, as per the Sajra Plan supplied by Govt. of UP located at the crossing of Delhi-Roorkee-Meerut by-pass and Meerut-Baghpat Road, partly falls within the 60 mts. 'green belt' along the Meerut-Baghpat Road (SH) and 100 mt. green belt among the Delhi-Roorkee-Meerut by-pass. The remaining part of the area falls in the 'agricultural use'.

(ii) As per the RP-2001 landuse plan the proposed site falls within green belt/green wedge where such activities are not permitted. The permitted uses in this zone are as under:

1. Agriculture, particularly high value cash crops.
2. Gardening.
3. Dairying.
4. Social forestry/plantation.
5. Quarrying.
6. Cemeteries.
7. Social institutions such as school, hospital.
8. Recreation or leisure.

(iii) As per the documents supplied by the Govt. of UP the proposed Dental and Medical College of the Trust has got the approval of the Deptt. of Health, Govt. of UP and now seeking for approval of the Medical Council of India. one of the conditions is that the site of colleges should be within the conforming use of Meerut Master Plan-2001.

(iv) If any change of landuse from agriculture/green belt/green wedge to the "urban uses" is made the equivalent area to be kept as "agricultural/green" from the approved Master Plan. The MDA/Govt. of UP may earmarked the equivalent area of 11.711 ha. from the Meerut Master Plan-2001 as "green/agriculture use" so that the overall landuse plan and population density remains the same.

(v) Out of the above site an area measuring approx. 3.272 ha. is located within 100 meters and 60 meters wide green buffer along site National Highway and State Highway which will in any case have to be kept as green parks/playgrounds and have been open parking. Thus the balance of the proposed site i.e. balanced area of the approved site measuring approx. 8.439 ha. (excluding the area under the green buffers), which falls outside the urbanisable area of Meerut may be considered for change of landuse from agriculture/green belt to educational institutions i.e. medical/dental college.

3. The matter is placed before the Planning Committee for consideration and approval.

Agenda Item No.6 (b): Change of landuse of an area measuring 250 acres from rural zone to public and semi-public offices in Surajpur-Kasna Sub-Regional Centre (Greater Noida) Development Plan.

A proposal of change of landuse of an area measuring 250 acres from "rural zone to public and semi-public offices" in the Greater Noida Development Plan (Sub-regional Centres - Surajpur and Kasana) has been received from Greater Noida Development Authority. The Greater Noida Development Authority submitted that with the change of an area of 250 acres is required for locating the Headquarters of Gautam Budh Nagar district which has been created in April 1997. The Greater Noida Development Authority has identified lands for locating the office of District Administration and related offices, Police Lines, Judiciary and their related facilities including staff housing. The District Administration is a new activity and not provided for in the Outline Development Plan of Greater Noida - 2001 which was approved in 1996 by the Board. The detailed proposal is at **Annexure VII**. The proposal has been recommended by the Secretary, Housing Department, Govt. of UP.

2. The observations on the above proposal are as under:

(i) The following 3 pockets have been identified by the Greater Noida Authority for public and semi public uses :

- a) District Administration and related Offices, Judiciary to be located in 64 acres of land in village Surajpur.
- b) 68 Acres LMC land in village Dadha for other departments of District Administration and related staff housing and other facilities for the employees of the District Administration.
- c) 80 acres of land in village Tusiya which is in advance stage of acquisition to be earmarked for police lines, related offices and residential/facilities for the staff.

(ii) As per the Outline Development Plan -2001 for Greater Noida (Sub-regional centres -Surajpur and Kasana) the above three pockets indicated as 1,2 & 3 on this plan at Annexure VII are falling within the rural zone and present use of the area is agricultural .

(iii) The Greater Noida is located outside the Delhi Metropolitan Area and as per the Regional Plan-2001 the landuse of the area outside the "urbanisable area" of Surajpur and Kasana Complex (Greater Noida)is cultivated land/ remaining rural land where such developments activities are not permitted.

60

(iv) In order to maintain the population density and the area under various land uses within the urbanisable area-2001 Greater Noida Development Authority has proposed conversion of equivalent area of 250 acres from designated "public and semi public" uses to 'agricultural uses' in the Development Plan of Greater Noida-2001. This site is marked as pocket on the plan Annexure VII

3. The matter is placed before the Planning Committee for consideration and approval .

Agenda Item No.6 (c): Change of landuse of an area measuring 510 ha. for development of industrial / commercial and institutional area along G.T. Road in the Greater Noida notified area.

The Greater Noida Development Authority has submitted a proposal for relocation of industrial landuse along the GT Road within the Greater Noida notified area for development of area measuring 510 ha. for industrial, commercial/institutional uses. The Greater Noida Authority has submitted that the G.T. Road being a main transportation Corridor is under a lot of pressure for development along the road and a number of industries are already functioning in this area which requires a planned development of this area. The detailed proposal is **Annexure VIII** and is briefly described below:

The Greater Noida Authority further indicated that the proposed 16 villages falling on either side of G.T. Road had been transferred from Ghaziabad Development area to Greater Noida notified area in 1994, part of the 16 villages about 250 ha. land was earmarked as industrial use along the G.T. Road in the original Master Plan of Ghaziabad-2001. After transfer of the areas, to the notified area of Greater NOIDA the land use of the area was shown as agriculture in their approved Outline Development Plan-2001 of Surajpur-Kasna Sub-regional Centre (Greater NOIDA). For the development of the above area of 510 ha. the Greater Noida Development Authority has proposed to readjust landuses of Outline Development Plan of Greater NOIDA as under:

- i) An area of about 100 ha. along the Railway line is currently being used by the Railways for their EMU can shed, staff quarters etc. which is not available for industrial use and now proposed to add as new industrial area so that the total industrial remains 250 ha..
- ii) An area of 180 ha. located at Kasna in Outline Development Plan is not envisaged to be developed by 2001.
- iii) An area of about 80 ha. earmarked for institutional use in the Outline Development Plan - (Greater NOIDA)-2001 proposed to be converted to agriculture use.

- iv) The proposed land use break-up for 510 ha. area is under:
- a) Industrial use - 430 ha.
- b) Commercial/Institutional- 80 ha.

Total 510 ha.

2. From the above proposal it is clear that the Greater NOIDA Authority is proposing to develop a total of 610 ha. of land, out of which 100 ha. is presently being used by Railways. It is also observed that the provision of 80 ha. of land for Commercial/Institutional is on a higher side and could be limited to a maximum of 10% of the total Industrial area i.e. about 43 ha. instead of 80 ha. proposed, if it has only to serve the local needs of the industrial areas. Since Greater NOIDA has also mentioned not to use 180 ha. of notified industrial area in Sub-Regional Centre Kasna, the net landuse change proposed from Agriculture use to Industrial/Institutional Commercial/Transport use will be as under:

a)	Transportation (Railways)	:	100 HA.
b)	Industrial use	:	430 HA.
c)	Comm./Instt. use	:	80 HA.

	Total		610 HA.
d)	Areas already earmarked for Industrial use in Ghaziabad Master Plan-2001(including Transport use)		250
e)	Area proposed not to be used for industrial purposes at Kasna		180 HA.
	Total		430 HA.
f)	Net Area Increase (610-430)		180 HA.

3. The net area increase of 180 HA. consisting of 110 HA. for Industrial use & 80 HA. for Institutional & Commercial use. The Commercial/Institutional use needs to be restricted to 10% of the proposed industrial area, i.e. 43 HA. only. Thus the net area of 137 HA. may be deleted from the industrial use (100 HA.) and Institutional/Commercial use (37 HA.) of Outline Development Plan of Greater NOIDA.

- a) The landuse change of the total area of 610 HA. as mentioned in para 2 above may be permitted after deletion of proposed industrial use (100 HA.) and Institutional/Commercial use (37 HA.) from of Outline Development Plan of Surajpur and Kasna Sub-Regional Centre (Greater NOIDA)-2001.
- b) As per the Regional Plan-2001 a provision of 60 meters wide green buffer on both sides of the State Highway passing through the area be kept as green buffer where no urban/industrial activity will be permitted.

- c) The area falling outside the notified area of the Greater Noida falling in Badalpur village will have to be kept for agriculture use..
- d) Proper drainage and treatment of wastes need to be ensured so that it does not pollute the neighbouring settlements and agricultural lands. A commitment for the same has given by Greater NOIDA Authority.
- e) The area as mentioned in para 2 (i) measuring 180 HA. located at Kasana in Outline Development Plan not envisaged to be developed by 2001 as not to be used an industrial at Kasna measuring 180 HA. converted into Rural/Agriculture use.

5. The matter is placed before the Planning Committee for consideration and approval.

Agenda Item No.6 (d): Change of landuse for an area measuring 700 acres from recreational to residential use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad.

A proposal for change of landuse for an area measuring 700 acres in the villages Mittaypur/Shahbadpur, Kela, Mirzapur, Akbarpur, Behranpur from "recreational to residential" use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad has been received from the UP Housing and Development Board. The detailed proposed is at **Annexure IX. VIII**

2. The proposal has been examined in the light of the comments of Govt. of UP, NCR Planning Cell and Ghaziabad Development Authority and the observations are as under:

i) The land identified for the residential development by the Housing Board is a part of proposed Faridabad -Noida-Ghaziabad Expressway and also part of 200 acres of land which is to be given to the BOOT operators.

ii) Secretary, Housing Department, Govt. of UP has also observed that the land identified for residential scheme on Bulandshahr by-pass is a part of the F.N.G. Expressway and also part of the 200 ha. of land contained proposed to be given to the BOOT operators. It is further indicated that the land in between western part of the proposed Expressway and Hindon river is a flood prone area, and earmarked for 'regional recreational use' in the Ghaziabad Master Plan-2001 and suggested that it would not be possible to develop a residential scheme after acquisition of land in this area.

3. In view of the above it is suggested that the above proposal of change of landuse for an area 700 acres on Bulandshahr by-pass in Ghaziabad from 'recreational' to 'residential use' may be rejected.

4. The matter is placed before the Planning Committee for consideration.

62

Agenda Item No.5(e): Change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Sharanpur Road, near Tronica City, Loni, Ghaziabad.

A proposal for change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Sharanpur Road, near Tronica City, Loni, within the development area of Ghaziabad. As per the proposal site is bounded by the Tronica City in the East and Meerpur and Alipur in South on the bank of the Yamuna river and Meerut / Delhi land and Delhi-Saharanpur Road in the North. The site has been notified in the gazette under section 28 of the Housing Board Act. In the meeting of the Housing Board dated 18.6.98 the proposal was approved on the condition that the land acquisition will be initiated only after obtaining the approval of the NCR Planning Board. The landuse proposal received from Housing Board is at **Annexure X**.

2. As per the proposal, out of the total proposed are of 2787.12 acres about 1000 acres proposed to be made available to the Govt. of Delhi for resettlement of JJ Dwellers of Delhi. The observations on the above landuse proposals as under:

- a) The proposed site is located within the development area of Ghaziabad - Loni Master Plan. As per the Master Plan of Ghaziabad - Loni the site falls within the agriculture zone.
- b) As per the Regional Plan-2001 the proposed site falls under the Green belt/Green wedge where the following activities are permitted.
 - 1) Agriculture, particularly high value cash crops.
 - 2) Gardening.
 - 3) Dairying
 - 4) Social forestry/plantation.
 - 5) Quarrying
 - 6) Cemeteries
 - 7) Social institutions such as school, hospital.
 - 8) Recreation or leisure.

As indicated above the landuse change for the proposed development of residential scheme in this area is not permitted.

- c) The above landuse change proposal has not been received through the Secretary, Housing Department, Govt. of Uttar Pradesh. With his comments/observations as requested for by the NCR Planning Board vide its letter dated 27.8.99.

3. The above mentioned proposal will be considered after the same is received from the Housing Department, Government of U.P. , after suitable adjustments of landuses within the Ghaziabad Master Plan-2001.

4. The matter is placed before the Planning Committee for information.

13

Agenda Item No.5 (f): Change of landuse of an area of 345.3 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad.

A proposal for change of landuse of an area of 345.3 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad. This area includes 227.5 acres of land owned by 12 Coopeative Housing Societies who are willing to get their land developed by U.P. Housing Development Board. The site is located as per the proposal near Hastinapuram Scheme and Pasanda Village shown in the map in **Annexure-XI**

2. The observations on the above landuse proposals as under:

- a) The proposed site is located within the development area of Ghaziabad - Loni Master Plan. As per the Master Plan of Ghaziabad - Loni the site falls within the agriculture zone .
- b) As per the Regional Plan-2001 the proposed site falls under the Green belt/Green wedge where the following activities are permitted.
 - 1) Agriculture, particularly high value cash crops.
 - 2) Gardening.
 - 3) Dairying
 - 4) Social forestry/plantation.
 - 5) Quarrying
 - 6) Cemeteries
 - 7) Social institutions such as school, hospital.
 - 8) Recreation or leisure.

As indicated above the landuse change for the proposed development of residential scheme in this area is not permitted.

- c) The above landuse change proposal has not been received from the Secretary, Housing Department, Govt. of Uttar Pradesh.

3. The above mentioned proposal will be considered after the same is received through the Housing Department, Government of U.P. , after suitable adjustments of landuses within the Ghaziabad Master Plan-2001 , with his comments/observations as requested for by the NCR Planning Board letter dated 27.7.99.

4. The matter is placed before the Planning Committee for information.

ANNEXURES

ANNEXURE-I
MINUTES OF THE 43RD PLANNING COMMITTEE

MINUTES OF THE 43RD MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 AM ON 12.2.99 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI

List of the participants is enclosed.

The Member Secretary welcomed the members to the 43rd meeting of the Planning committee.

AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 42ND MEETING OF THE PLANNING COMMITTEE HELD ON 15.12.97

The minutes of the 42nd meeting of the Planning Committee held on 15.12.97 were confirmed.

AGENDA ITEM NO. 2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 15.12.97

I. Sub-regional Plan for Haryana and Delhi Sub-regions

The Committee noted the delay in the preparation of the Sub-regional plans of Haryana and Delhi Sub-regions by the respective participating states. It was felt that since the Regional Plan-2001 was in the process of being reviewed and the target year of the Plan i.e. 2001 AD was close on the heels requiring the starting of the work on a Regional Plan for 2021 AD, the validity of the Sub-Regional Plan upto 2001 needed to be deliberated. The Secretary, Town & Country Planning, Haryana pointed out that they had finalised the Sub-regional plan for 2001 AD in-incorporating all changes as discussed with the NCRPB and it would shortly be submitted to the Board after the Chief Minister's approval. The Chairperson pointed out that despite the Sub-regional plan not having been finalised, the Board has been approving and financing almost all the schemes/projects submitted by Haryana. Infact loan disbursment cases of Haryana government has been cleared immediately inspite of the State government guarantees not been sent with the proposals as stiuplated.

2. Detailed discussion were held on the future status of the Haryana and Delhi Sub-Regional plans which have still to be sumitted, as RP-2001 of the NCRPB was already under review and preparations for the RP-2021 already started - NCRPB has already entrusted the initial work to Indian Space Research Organisation (ISRO), Bangalore and the National Remote Sensing Agency (NRSA), Hyderabad. Chairperson also pointed out that the DDA was also initiating an excercise to start reviewing MPD-2001 with the help

67
of GIS and the Remote Sensing Agencies and in that context she wanted to place before the Board a suggestion that the whole area of NCR and Delhi be done together, so that there was no conflict in establishing the objectives of the NCRPB Act and that one Plan should govern the entire area taking into account the ground realities. Hence not only should the state of Haryana and Delhi be ready with their plans for the year 2001 but also for the year 2021, as the Regional Plan-2001 was completing its life span within less than 2 years.

3. Shri Sayed S. Shafi, Chairman of the Steering Committee for review of RP-2001, suggested that in order to frame policy guidelines for development of the various Sub-regions of NCR, a small Committee may be constituted which will go into the details of the pertinent parameters for planning and development of the NCR and its sub-regions for 2021 AD. Agreeing with the suggestion of Shri Shafi, Chairperson suggested that a Committee may be constituted and a suitable Terms of Reference may be formulated indicating a time limit to submit its report after the entire matter had been placed before the Board which was likely to meet in March, 1999 and after getting the directions of the Board. She strongly felt that an entirely new approach was necessary. She said that over the past 13 years of the Board's existence, it had not been able to fulfill the objectives of the Act in letter and spirit. She also indicated that the team of the NCRPB was very small, as there were hardly 10 officers with only 2 of the rank of Director/Dy. Secretary besides the Member Secretary, in the rank of Addl. Secretary, who is the CEO. The Board was funding the State government set-ups in Haryana, U.P., Rajasthan and Delhi to the tune of almost 45 lakhs a year along with capital expenditure, although administrative control was with the respective State Governments. She suggested that the States may also do some thinking on a new role of the DDA and the NCRPB together along with the State governments so that there could be co-ordination and the concept of the total development of the entire area put in place.

II. Review of Regional Plan-2001

Chairperson mentioned that the review of RP-2001 was behind schedule by almost 3 1/2 years as the reports of the 7 Sub-groups on various aspects had not been received. The seven reports had been circulated alongwith the agenda notes. The draft Report of the Steering Committee on Review of NCR Plan-2001 was however circulated in the meeting. She requested the members to study the report in depth and send their suggestions/comments to the NCRPB within a month's time as desired by the State government representatives.

2. Shri Shafi, then presented the salient features of the review report and mentioned that the review of RP-2001 led us to a big question as how to proceed ahead with the plan implementation. He said that serious concern had been expressed at the ineffective implementation of the Regional Plan policies which were yet to be translated into a meaningful action

68

programmes. Once, the policies were framed and agreed by the participating states, it must be seen that they are implemented by the participating state governments in letter and spirit and given a shape on the ground. The Central Govt. had the prime responsibility for Delhi and the NCR, since it is the Nation's Capital. The programmes and plans formulated by various central ministries, which were embedded in the RP-2001, were not being followed by the respective central ministries in true spirit. Pointing to certain activities such as the shifting of public sector undertaking (PSUs) offices and central govt. offices, Shri Shafi indicated that even though the shifting of PSUs is the responsibility of respective central Ministries with the nodal ministry being Ministry of Urban Affairs & Employment, hardly 6 PSUs have been shifted till date. Similarly the Ministries of Railways, Ministry of Surface Transport and other ministries hardly did anything to concretise the NCR Plan-2001 proposal in respect of regional infrastructure, rather each one found an excuse of their non-implementation, either due to lack of funds or lack of mandate.

3. Chairperson, indicated that non-shifting of industries from Delhi to towns outside in NCR and rather their relocation from non-conforming areas to new industrial areas within NCT-Delhi on the submission of the NCT to the Supreme Court, had accelerated developments in NCT-Delhi itself. She stated that the MNCs may be attracted out from Delhi to the towns of U.P., Haryana and Rajasthan Sub-regions, if adequate infrastructure is developed in the respective Sub-regions. Chairperson requested the participating states to send details of status of infrastructure, availability of plots and constructed property for relocating activities in the towns of NCR Sub-regions, to the Govt. of Delhi under intimation to NCR Planning Board. Infact she indicated that a directory of the NCR region was being prepared by the NCRPB and this information should be made available immediately. It was also decided that the Chairmen of the respective sub-group will present their findings briefly before the Board at its next meeting scheduled to be held in March, 1999.

III. The Planning Committee noted the action taken by the Board in respect to Sl.No. 3-10 in the Agenda Item No. 2.

AGENDA ITEM NO. 3 : CONSIDERATION OF THE URBAN EXTENSION PROPOSAL RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.

Chairperson requested Chief Regional Planner, NCRPB to give a presentation on the urban development scenario in the NCT-Delhi. While making the presentation, the Chief Regional Planner, NCRPB had indicated that the total urbanisable area as proposed by the DDA was 35027 ha. outside DUA-81 (excluding additional DUA-81-4000 ha.) and with this, the total urban area in NCT-Delhi would become 83,804 ha. for an urban population of 161.50 lakhs. If the rural population of 15 lakhs, proposed to be supported through the 15 growth centres is added to this, the total population envisaged for NCT-Delhi would become to 176.5

69
lakhs. As against this, the RP-2001, had proposed an overall urban area of 62777 ha. for the assigned 112 lakhs population for NCT Delhi, while even the original, MPD-2001 itself had proposed only a maximum of 68777 ha. area for a population of 128.1 lakhs for NCT Delhi. It was also pointed out that while the Regional Plan - 2001, indicated the location of the urbanisable area proposed for 2001 AD within NCT Delhi, but the same was not shown in the landuse plan published along with MPD-2001 by DDA.

2. Chief Regional Planner observed that Delhi was already facing severe shortages of essential basic services such as water supply, power, sewerage, solid waste management and transport. Highlighting the deficiencies, in essential services in Delhi, he pointed out that water supply from all the present available sources on the average yielded only 2633 mld. which may be sufficient only for a population of 72.55 lakhs at MPD-2001 norms. Even if the water supply norms are brought down from the MPD norms of 363 lpcd. to a minimum of 225 lpcd, still the available, water would hardly be sufficient for 117 lakh population. With the commissioning of the Tehri Dam, the maximum population which can be supported will be about 137-140 lakhs only. Similar was the status of other services, like power, sewerage disposal, solid waste management etc. all being much below the required level to meet even the present demands, what to talk of the demands for the increased population of 176.5 lakhs. In view of the above scenario, the Chief Regional Planner, NCRPB indicated that the massive urbanisation proposal of DDA will bring disaster to the NCT-Delhi and the Planning Committee may consider the proposal of DDA in the light of the above emerging scenario.

3. Shri Vijay Risbud, Commissioner (Plg.), DDA, while presenting the urban extension proposal of DDA indicated that the boundaries of the urbanisable area shown on the RP-2001 landuse plan were only approximate. The DDA, while demarcating the detailed boundary of Dwarka, had taken the physical features like the Najafgarh drain as the boundary of the urbanisable area. He further indicated that the projects like Rohini and Narela, had been taken up after detailed deliberations with the Ministry of Urban Affairs & Employment. Regarding the ribbon development along the National Highways, as suggested by the DDA, the Commissioner pointed out, was necessary to check the unauthorised developments taking place along the national highways particularly along NH-1, NH-10 and NH-8. The strong magnetism of Delhi has been attracting large number of activities and population to it, and, therefore, growth in a planned or unplanned manner is bound to take place. It is better that the areas along the national highways and the rural belt may be planned so that haphazard development in the rural areas may be avoided.

4. Miss Janak Juneja, Member (A), Delhi Jal Board, mentioned that the main problem of Delhi's water supply was that there was no raw water available for Delhi beyond the present 600 mgd.

Quoting an example, she mentioned that the Nangloi water treatment plant was ready but there was no raw water for it. For augmenting the raw water, she mentioned, the same could be drawn from the Bhakra Dam, but, the carrier system had to be built through the land in Haryana and the Govt. of Haryana was not agreeing for it. Stating the grim situation of water supply in Delhi, she mentioned that there is a limited hope of getting Tehri dam constructed but the construction of carrier system was yet to be initiated. As such, in her view, the proposed development as envisaged by the DDA would generate more employment, bring more migrants and create more slums and Delhi Jal Board was in no position to supply water for these new areas. She further mentioned that recharging of ground water was also not possible, because the quality of underground water was not good and tests had recently indicated a high level of pollution. She felt that the shortage of water supply might become even a serious law and order problem in Delhi in the near future.

5. Shri M.P. Aneja, Chief Town & Country Planner, Govt. of U.P. mentioned that U.P. Govt. was not in favour of development of large urban extensions in Delhi. He was of the view that the basic premise of Regional Plan-2001 to restrict the growth of Delhi, should be retained and should not be changed. The representative from Govt. of Haryana also expressed disagreement with the urban extension proposal of DDA. The representative from Rajasthan mentioned that there should not be any major changes in the Regional Plan-2001. Shri K.T. Gurumukhi, Addl. Town & Country Planner, TCPO, Govt. of India while expressing similar reservation on development of the urban extensions in Delhi, mentioned that no major activities should be planned in Delhi which would attract further migration.

6. Chairperson, indicated that there was unanimity amongst the States of Haryana, U.P., Rajasthan and Government of India regarding the limiting of the development as per RP-2001 vis.a.vis further developments in Delhi. She stated that this would be placed before the Planning Board for a decision.

AGENDA ITEM NO. 4 : CONSIDERATION OF THE PROPOSALS OF LANDUSE CHANGE IN NCT-DELHI RECEIVED FROM THE DELHI DEVELOPMENT AUTHORITY

Agenda Item No.4 (a): Change of landuse of an area measuring 1996 ha. from 'rural use/agriculture green' to 'urban uses' in Dwarka Phase-II, Delhi.

The proposal, being a part of the proposal discussed under Agenda item No. 3, would be placed before the Board in its next meeting to be held in March, 1999.

21

Agenda Item No.4 (b): Change of landuse of an area measuring 133 ha. from 'rural' to 'commercial' (Oil storage Terminal Complex) at Holambi Kalan in Narela Project.

The representatives from Haryana mentioned that Govt. of Haryana has already offered land/site for the proposed Oil Storage Terminal complex at Jagdishpur in Kundli, Haryana. Chairperson drew attention to the fact that almost 49% of the oil brought to Delhi was again sent out. In view of this Chairperson stated that such a large scale Oil Storage Terminal should not be located in Delhi and the same can be well located at Kundli which is hardly 5-6 kms. away from the site at Holambi Kalan across the border, where facilities like approach road and adjacent railway line were available and was equi-distant from the national highway No. 1. The Chairperson indicated that the representatives of Indian Oil Corporation and government of Haryana had done a joint inspection of both sites with the NCRPB and they may take a decision in the matter.

Agenda Item No. 4(c): Change of landuse measuring an area of 950 ha. from 'rural use' to 'urban use' along Rohtak Road between existing urban area and Delhi-Haryana boundary.

This proposal was discussed as a part of Agenda Item No. 3 and a decision would be taken by the Board in its next meeting scheduled to be held in March, 1999.

Agenda Item No.4 (d): Reconsideration of the proposal of landuse change of an area measuring 20 ha. from 'rural' to 'semi-public and public facilities' (Police Lines) at Sultanpur Dabas.

The proposal was discussed and the indication of the area in the Survey of India Topographical Sheet as Reserved Forest (RF) was considered. It was felt that confirmation/status of the site viz-a-viz Reserved Forest should only be provided by Ministry of Environment & Forests as they were the competent authorities. Although the Delhi Development Authority had submitted a copy of the letter from Dy. Commissioner (Land Acquisition Branch) explaining that the site is a Charagah (Grazing land), it was not known as to how and when the settlement records had been changed mentioning this area as "Charagah", it was decided that, the proposal alongwith clearance/comments from Ministry of Environment & Forests, may be re-submitted by the Delhi Development Authority.

22

Agenda Item No.4 (e): Change of landuse of an area measuring 38.5 ha. from 'rural use' to 'public and semi-public facilities' (Institute of Yoga & Naturopathy, Rajkiya Ayurvedic Hospital etc.) in Khera Dabar Village in Najafgarh Block, Delhi.

The representative from Govt. of Haryana suggested that the Institute of Yoga & Naturopathy, Rajkiya Ayurvedic Hospital etc. can be accommodated in Bahadurgarh. Such a development covering an area of 95 acres which will cater to the National and International needs should be located outside NCT-Delhi and not be permitted in the rural green belt area of NCT-Delhi as it was contrary to RP-2001 and MPD-2001. This will be placed before the Board.

Agenda Item No.4 (f): Change of landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in South of Mehrauli-Mahipalpur Road, New Delhi.

The Commissioner (Plg.), DDA presented the proposal for development of land for Airport use at Village Rangpuri. The land has been acquired by the International Airport Authority of India (IAAI), mainly for rehabilitation of Village Nangal Dawat and other human settlements falling within the area of IAAI complex. After detailed deliberations. The Planning Committee was compelled to approve the proposal, since the conversion had already taken place and the Committee indicated its apprehension over such ex-post facto approvals. This also would be placed for ex-post facto approval of Board.

Agenda Item No.4 (g): Change of landuse of an area measuring 2.17 ha. from 'rural' to 'manufacturing' (Ready-mix concrete plant) by CPWD at Gitorni.

The Agenda item has been withdrawn by the Delhi Development Authority.

AGENDA ITEM NO.5 : CONSIDERATION OF THE REPORT OF THE COMMITTEE ON SETTING UP OF MOTELS AND DEVELOPMENT OF GROWTH CENTRE (MINI MASTER PLAN) CONSTITUTED UNDER THE CHAIRMANSHIP OF THE SECRETARY, (L&B), GNCT-DELHI.

The Planning Committee considered the recommendations of the Committee on setting up of motels and development of growth centre (Mini Master Plan) in rural areas of NCT-Delhi, constituted under the Chairmanship of the Secretary (L&B), Govt. of NCT-Delhi. The representatives from Haryana and U.P. were of the view that the concept of growth centres should be taken as

73
proposed in the Regional Plan-2001 i.e. for service centres, for provision of support infrastructure to the rural population. Chairperson, agreeing with the suggestion of the Govt. of U.P. and Haryana suggested that the growth centres should be developed as service centres as envisaged in the Regional Plan-2001 and the provision of infrastructure such as health, education and commercial activities to cater only to the local needs, may be provided in these growth centres and not for Industrial and large scale development of health and educational institutions. Infact, the rural areas are very much adjacent to the urban areas of Delhi, where already higher levels of health and educational facilities were available.

2. It was noted that the report of the Committee had not favoured the location of motels in the rural areas of NCT-Delhi, however the Ministry of Urban Affairs & Employment had taken a view that motels came under the category of 'recreation and leisure activities' and formed a part of permissible activities in green belt/green wedge of the RP-2001. Consequently, the Ministry did not want any change in the notifications issued by the Ministry and DDA in June '95 (dated 16.6.95), regarding motels contemplated along the National Highways and State Highways within NCT-Delhi. This matter would be placed before the Board.

AGENDA ITEM NO. 6 : DEVELOPMENT OF FRUIT & VEGETABLE MARKET BY AGRICULTURE PRODUCE MARKETING COMMITTEE, NCT-DELHI AT KHAMPUR VILLAGE ON NH-1.

The Chairperson indicated that the Agriculture Produce Marketing Committee, NCT-Delhi in its communication, D.O.No.1(10)/97-APMC/E&M dated 29.12.98 had apprised that as the project will never get clearance from DDA, as it did not fit into this plan of scheme, the Secretary (L&B), Govt. of NCT-Delhi had been requested to return the estimated compensation amount of Rs. 27.90 crs. back to the APMC, Azadpur. In view of the above communication this agenda item was dropped. The matter would be placed before the Board in its next meeting for information.

AGENDA ITEM NO. 7 : CONSIDERATION OF THE DRAFT ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA OF ZONE 'O' AND PART 'P' RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.

Chairperson, requested Shri N.K. Aggarwal, OSD, DDA to present the Zonal Development Plan for River Yamuna area of Zone 'O' and part 'P'. While presenting the Zonal Development Plan, Shri Aggarwal indicated that out of the total area of 9700 ha. only 6,100 ha. dry land was available for development purposes. He had indicated that the ZDP proposals are conceptual only to give a guideline for Environmental Impact Study to NEERI. The Planning Committee, after great deal of deliberations, decided that the environmental impact assessment study may be conducted

79

for these zones and a detailed ZDP on the eco-based concept which involve augmentation of water recharge, reduction in pollution of Yamuna water, conservation of natural areas, hierarchy of green areas and recreation limited to eco-tourism and continuation, and renewal of existing areas etc. may be considered but, no active urban use like commercial, public or semi-public activities should be considered. The DDA was requested to get the Zonal Development Plan prepared taking into account the Environmental Impact Assessment (on eco-based) study. Chairperson indicated that NCRPB had written to eight concerned organisations viz: Environmental Protection (Prevention and Control) Authority for NCR, National River Conservation Directorate, and CPCB under the Ministry of E&F, Yamuna Standing Committee, CWC and Indus Water under the Ministry of Water Resources, Govt. of Haryana, School of Planning and Architecture and Wetland International, South Asia regarding this proposal and so far all of these had expressed their reservations. She also pointed out that the DDA should examine the Ramsar Convention on Wetlands to which India was a signatory and then place the matter again before the Planning Committee. The matter would be placed before the Board in its next meeting for a decision.

Agenda Item No.7(a) : Change of landuse of an area measuring about 28.3 ha. from 'agriculture & water body' to 'public and semi-public facilities' (Police Firing Range) north of Wazirabad.

While presenting the proposal, it was indicated that the landuse change from agriculture and water body to semi-public facilities for Police Firing Range, constituted about 8 ha. of area for administrative buildings and 20.3 ha. for shooting range. After detailed deliberations, the proposal was approved on the condition that no permanent structure like administrative building, barracks, etc. may be constructed in the area and construction restricted to shooting range. The matter would be placed before the Board in its next meeting for a decision.

AGENDA ITEM NO. 8 : CONSIDERATION OF REDELINEATION OF NCR, DELHI METROPOLITAN AREA, A ZONE ALONG THE MAJOR TRANSPORT CORRIDORS IN NCR.

Initiating the discussion on the redelineation of NCR, Delhi Metropolitan Area and a zone along the major transport corridors for NCR, Chairperson mentioned that since the time horizon for the Regional Plan was upto 2001, the members of the Planning Committee may give their views whether such elaborate study for redelineation is necessary at this stage or not. The representatives from Haryana, U.P. and Rajasthan indicated that the redelineation study for NCR may be continued. The representative from DDA was of the view that at this stage the redelineation study need not be taken up. Shri K.T. Gurumukhi, Addl. Chief Planner, TCPO, Govt. of India, of the view that since

75
the perspective of the Regional Plan beng 2001 which is ~~meaning~~, the exercise of redelineation at the present stage may not be necessary, this may be taken up after the review of the RP-2001 or in the extended period of Regional Plan. Chairperson suggested that since the Regional Plan was going to be over by 2001 AD, the change of concept/area at this stage for RP-2001 may be infructuous. The representative of Haryana Govt. insisted however that redelineation exercise must continue and in corporation made in the RP-2001 itself. This matter was to be placed before the Board for a decision.

AGENDA ITEM NO. 9 : CONSTRUCTION OF FARIDABAD-NOIDA-GHAZIABAD (FNG) EXPRESSWAY ON B.O.O.T. BASIS

Regional Plan 2001 in its transport sector has interalia proposed three expressways viz (i) Sonapat-Panipat, (ii) Delhi-Ghaziabad-Meerut and (iii) Faridabad-NOIDA-Ghaziabad (FNG). At the instance of NCRPB M/s. Consulting Engineering Services conducted a pre-feasibility study in November, 1989 for these highways and had established their need and economic feasibility.

2. Since FNG expressway was neither a part of the national road newtork (National Highway) nor this was an inter-state road, the agency to be made responsible for the preparation of the project report was required to be identified. For the construction of the expressway, participation of the private/public sector also had to be explored besides seeking external loan assistance from the World Bank or the Asian Development Bank.

3. In the meeting held on 21.6.93 and chaired by the Secretary, UD, it was decided that an inter ministerial steering group should be constituted with MOST as the nodal ministry for monitoring/implementation of the FNG expressway project at all stages. Accordingly, the MOST constituted a steering committee on 30.12.93 with Additional Director (Roads) - MOST as Chairman and Chief Engineer (Roads) - MOST as Member Secretary i) to oversee and review the progress of feasibility study, ii) to consider the consultants recommendations for the project; and iii) any other matter to be finalised by the committee during the progress of the study. The feasibility study of this expressway had been completed through technical assistance programme of Asian Development Bank by MOST in March, 1995. The study had established the commercial viability of the expressway.

4. This project formed a part of the Functional Plan approved by the NCR Planning Board in its 19th meeting held on 17.11.95. Further in the 38th meeting of the Planning Committee held on 10.4.96 the basic proposal to get the project implemented through NCR Planning Board was agreed upon and same was confirmed in the 20th meeting of the Board held on 19.8.98.

5. Subsequently in a meeting of the committee of Secretaries, held under the chairmanship of the Cabinet Secretary, the matter was discussed in detail and it was decided to take up the FNG project immediately for implementation based on the strategy

76

approved by Board at its 20th meeting. Accordingly, NCRPB had drafted a BOOT tender document and floated a global tender in May, 1997.

6. In order to have a smooth and fast implementation of the project, the NCRPB constituted - a steering committee under the chairmanship of Secretary (UD) and also two other committees viz. committee on Tender Evaluation and Contractual Matters and committee for Monitoring and Execution of the project.

7. Six bids were received from a number of National and International consortium for pre-qualified in August, 1997. After the detailed verification of the bids, the Tender Evaluation and Contractual Committee had selected three qualified bidders ie. Larsen & Toubro Ltd, Ircon International Ltd., ESCORTS Ltd. based on the terms and conditions laid down in the pre-qualification document. Only L&T and Ircon purchased the tender document for final bidding. Both the parties had participated in tow stage pre-bid conference. The last date for the submission of technical bid was 15th December, 1998 and commercial bids was 8th January, 1999. None of the two parties have responded till now.

8. The Planning committee noted the status of the FNG Expressway project. On a query from the representative of Haryana, Chairperson indicated that the land acquisition for the proposed FNG may be continued in U.P and Haryana.

9. This matter would be placed before the Board for further decision.

AGENDA ITEM NO. 10 : FEASIBILITY STUDY FOR CONSTRUCTION OF KUNDLI-GHAZIABAD AND GHAZIABAD-MEERUT EXPRESSWAY BEING CONDUCTED BY JICA

The Chief Regional Planner gave an overview of the above project and stated that in response to the request of the Government of India, the Govt. of Japan has decided to conduct "the Feasibility Study on the Construction of Expressway in the National Capital Region in India" consisting of the following expressway corridors i.e. Kundli-Ghaziabad (K-G) Expressway and Ghaziabad-Meerut (G-M) Expressway.

2. Accordingly, the Japan International Co-operation Agency (JICA), the official agency responsible for the implementation of the co-operation programs in Japan has already initiated the study in close cooperation with NCR Planning Board.

3. For the feasibility study of the expressway corridors, a formal "Scope of Work" had been signed with JICA on 1st July, 1998. The feasibility study for both the expressway is being conducted by M/s Pacific Consultants International under the aegis of JICA. The consultant has already submitted the Inception Report in December, 1998.

22

4. Component wise the project is sub-divided in to various studies such as traffic survey, hydrological survey, topographic survey, social survey, Initial Environmental Examination etc. Each component is being studied by a number of local consultants engaged by JICA/PCI.

5. For the smooth implementation of the expressway a high level steering committee with Member Secretary as Chairperson is constituted. For day to day interaction and for coordination a working group has also been constituted. The first meeting of the working group was held on 15.2.99 to discuss the various technical issues. Alternative routes for the study have already been fixed. The study is likely to be completed by March, 2000. However, the Interim Report is supposed to be made available by the end of September, 1999.

6. The Planning Committee noted the status of the feasibility study which has also to be placed before the Board.

AGENDA ITEM NO. 11 : CONSIDERATION OF ANNUAL PLAN-1999-2000 FOR NCR PLANNING BOARD.

The Planning Committee approved the Annual Plan-1999-2001 for NCR Planning Board and recommended for placing the same before the Board meeting.

AGENDA ITEM NO. 12 : CONSIDERATION OF EXTENDING THE FACILITIES TO THE OFFICERS AND STAFF OF THE NCR PLANNING BOARD.

Chairperson placed the above and stated that the NCRPB was a very small organisation having a skeleton staff viz one Addl. Secretary (Member Secretary), 1 Director (Chief Regional Planner), 1 Dy. Secretary (Regional Planner), 4 Under Secretary (Deputy Director (Establishment), Senior Research Officer, Associate Planner, Finance & Accounts Officer) only and all the work had to be carried out by these officers with the assistance of 5 junior class I officer and supporting staff, hence the entire office was only of 50 persons. So far things were being managed "somehow" but formal approval was necessary. After discussion the following items were approved, and recommended for placing the same before the next Board Meeting for final approval:

- i) Entitlement of Member Secretary for staff car to be used for official purpose (including coming and going from the residence to office).
- ii) Entitlement of Chief Regional Planner for staff car to be used for official purpose (including coming and going from the residence to office).

iii) Entitlement of Member Secretary and Chief Regional Planner to use the facilities of staff car for private use upto 1000 kms. per month on a montly rate of recovery of Rs.150/- per month.

iv) Entitlement of other officers and staff of the Board for the reimbursement of the following quantity of petrol for each type of vehicle keeping in view their status in lieu of Transport allowance as per the Central Govt. Rules:

1. Group 'D' (peons, Sweepers, Drivers, Chowkidars etc.)	-	15 litres
2. Group 'C' (Asstt., Steno's etc.)	-	30 litres
3. Group 'B' (AAO, AD, AO, PS etc.)	-	40 litres
4. Group 'A'Jr. (upto Rs.10,500/- PM) basic pay entitled for scooter)	-	50 litres
5. Group 'A'Sr. (above Rs.10,500/-PM) entitled for car)	-	80 litres

v) Member Secretary withdrew item No.7(v) regarding Proposal of furnished accommodation.

vi) The Planning Committee not recommended the lowering of interest rates on HBA.

vii) Entitlement of officers of the NCR Planning Board for reimbursment upto 500 calls over and above the minimum calls in the bi-monthly billing cycle and the actual out station calls made for strictly official purpose, in respect of the telephones installed at their residences, till the officers get their new connections installed by the office.


viii)The following enhancement of financial powers were recommended to be delegated to the Member Secretary, NCRPB for incurring expenditure on entertainment during :

a:Meetings of the Committee	Subject to a ceiling of Rs.2000/- in a quarter	Subject to a ceiling of Rs.25000/- in a quarter
b:Other official meetings	Subject to a ceiling of Rs.1000/-per month	Subject to a ceiling of Rs.10000/-per mth

Further, during the discussion it was brought out that entire NCR was not on a local call system by Telecom Department and all calls made were STD calls to the various Development Agencies. Hence, the general local call limit of 650 calls per billing cycle should not be imposed on either the Chief Regional Planner or the Member Secretary. The Planning Committee agreed with the above proposal.

The meeting ended with a vote of thanks to the Chair.

**No.K-14011/48(AP)/98-NCRPB
NCR Planning Board
India Habitat Centre,
1st Floor, Zone-IV,
Lodhi Road, New Delhi - 110003**


**(R.C. AGGARWAL)
Chief Regional Planner**

Date : 9.3.99

- Copy to :**
- 1. Chairperson, Planning Committee**
 - 2. Members of the Planning Committee**
 - 3. Special invitees/participants.**
 - 4. All officers of the Board.**

80

LIST OF PARTICIPANTS

1. Mrs. Sarita J. Das
Member Secretary
NCR Planning Board
New Delhi Chairperson
2. Shri Ajit M. Sharan
Commissioner & Secretary
Town & Country Planning Deptt.
Govt. of Haryana, Haryana Civil Secretariat
Chandigarh, Haryana
3. Shri R. Chandra Mohan
Commissioner & Secretary (Land & Revenue)
Govt. of NCT-Delhi
"B" Block, Vikas Bhawan
I.P. Estate
New Delhi
4. Shri K.T. Gurumukhi
Addl. Chief Planner
Town & Country Planning Organisation
Govt. of India
I P Estate, New Delhi
5. Shri M.P. Aneja
Sr. Town Planner
Town & Country Planning Deptt.
Govt. of U.P.
7, Bandaria Bagh
Lucknow
6. Shri Raghavendra Rao
Director
Town & Country Planning & Urban Estate
and Chief Administrator
Haryana Urban Development Authority
Sector - 18, Madhya Marg
Chandigarh - 160 018
7. Shri R.K. Paniker
Director, (TPS)
Deptt. of Telecommunication
Sanchar Bhawan
New Delhi
8. Shri R.P. Sharma
Dy. Chief Town Planner (NCR)
Town & Country Planning Department
Govt. of Rajasthan
Nagar Niyojan Bhawan
Jawaharlal Nehru Marg
Jaipur Rajasthan - 302 004

- 8
9. **Shri R.C. Aggarwal,**
Chief Regional Planner,
NCR Planning Board.
 10. **Dr. Nivedita Haran**
Director, Delhi Division
Min. of U.A. & E.
Nirman Bhawan
New Delhi
 11. **Shri V.K. Kapoor,**
Chief Coordinator Planer
(NCR Planning Cell)
C/o Chief Administrator
HUDA, SCO, Sector 6
Panchkula, Haryana
 12. **Shri Jaswant Singh**
District Town Planner
(NCR Planning Cell)
C/o Chief Administrator
HUDA, SCO, Sector 6
Panchkula, Haryana
 13. **Shri Vijay Risbud**
Commissioner (Plg.)
Delhi Development Authority
Vikas Minar
New Delhi - 110 002.
 14. **Shri N.K. Aggarwal**
O.S.D.
Delhi Development Authority
Vikas Minar
New Delhi - 110 002.
 15. **Shri Anil Barai**
Director (NCR & UC),
Delhi Development Authority
Vikas Minar
New Delhi - 110 002.
 16. **Shri S.B. Khodankar**
Dy. Director (Plg.)
Delhi Development Authority
Vikas Minar
New Delhi - 110 002.
 17. **Shri S.C. Ghildiyal**
Chief Co-ordinator Planner
NCR Planning Cell
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
IInd Floor, Ghaziabad.

- 82
18. Shri Rajesh Gupta,
Addl. Secretary (NCR)
NCR Planning Cell
Land & Building Deptt., GNCTD
Vikas Bhawan, I P Estate
New Delhi
 19. Shri Chandu Bhutia
Associate Town & Country Planner
NCR Planning Cell
Land & Building Deptt., GNCTD
Vikas Bhawan, I P Estate
New Delhi
 20. Shri G.C. Nandwani
Chief Engineer,
Delhi Jal Board
Delhi
 21. Shri Nirmal Pal Singh
Executive Engineer (Plg.III)
Delhi Jal Board,
Delhi
 22. Mrs. Usha P. Mahavir,
Spl. Project Appraisal
Housing & Urban Development Corpn.,
HUDCO House, Lodhi Road
New Delhi - 110 003

SPECIAL INVITEES

23. Shri S.S. Shafi,
Chairman,
Steering Committee, Review of RP-2001,
Flat No. 22, Hauz Khas,
SFS Apartments,
New Delhi
24. Ms. Janak Juneja,
Member (A)
Delhi Jal Board,
Varunalaya
(Near Karol Bagh Bus Terminal),
Jhandewalan,
Delhi.
25. Dr. B. Sengupta,
Member Secretary,
Central Pollution Control Board,
Parivesh Bhawan, E,
Arjun Nagar,
Shahdara,
Delhi- 92.

83

26. Shri V.K. Saluja,
Chief Engineer (Plg.)
Delhi Vidyut Board,
Shakti Bhawan,
Nehru Plance,
New Delhi.

27. Shri N.R. Asumi,
Supdt. Engineer,
Irrigation & Floods,
Govt. of NCT Delhi,
4th Floor, ISBT Building
Delhi.

28. Shri V.K. Bugga,
Town Planner,
Municipal Corporation of Delhi,
Town Hall,
Delhi.

OFFICERS OF THE NCRP BOARD

29. Dr. N.B. Johri,
Project Officer 'C'

30. Shri N.K. Aneja
Dy. Director (E)

31. Shri J.N. Barman,
Project Officer 'B'

32. Shri N.K. Bhardwaj,
Finance & Accounts Officer

33. Shri Manmohan Singh
Project Officer 'A'

34. Shri P. Sisupalan
Project Officer 'A'

35. Shri S. Surendra
Project Officer 'A'

36. Shri Suresh Rohilla,
Project Officer 'A'

37. Shri Utpal Deka
Project Officer 'A'

38. Shri P.K. Jain,
Asstt. Accounts Officer

**POPULATION PROJECTIONS FOR NATIONAL CAPITAL REGION
1996-2021**

K S Natarajan

85

ANNEXURE-II

REPORTS ON POPULATION PROJECTIONS FOR NATIONAL CAPITAL
REGION-1996-2021 BY K.S. NATARAJAN.

Population projections -National Capital Region-1996-2021

Background:

Delhi, the National Capital has been facing unprecedented growth in population which has been the cause of serious concern to the central Government. As early as 1959 it was recognized that to plan the growth of Delhi a regional approach is needed. A statutory regional planning board, called the National Capital Region (NCR) Planning Board, was set up in 1985 to develop the National capital Region in a balanced manner. NCR planning board prepared a plan for years up to 2001 called Regional Plan 2001. Recently the board has decided to extend the plan up to the year 2021. The primary importance in this process is the population projections for the region. This document projects the population up to the year 2021 keeping in view the data availability.

Constituents of NCR

The region includes the National Capital Territory of Delhi, and parts of the states of Haryana, Rajasthan and Uttar Pradesh and covers an area of 30242 sq.km.. The administrative units and their extents as originally constituted were:

- (a) NCT of Delhi(1483 sq.km)
- (b) Haryana sub-region comprising Faridabad, Gurgaon, Rohtak and Sonapat districts:Rewari and Bawal tehsils of Mahendragarh district, and Panipat tehsil of Karnal district.This accounts for 30.33%(13343 sq.km) of the area of the state.
- (c) Rajasthan sub region comprising six tehsils of Alwar district namely, Alwar, Ramgarh, Behror, mandawar, Kishangarh and Tijara.The area is 1.31%(4493 sq.km.) of the total area of the state.

- (d) Utter Pradesh sub-region comprising three districts namely, Meerut, Ghaziabad and Bulandshahr. About 3.68%(10853 sq.km) of the area of Uttar Pradesh is under the region.

Population Distribution

The NCR had a total population of 105.8 lakhs in 1961. The sub regions of Delhi, Haryana, Rajasthan and Uttar Pradesh accounted for 25.1%, 27.3 %, 5.5 % and 42.0% of the total population of the NCR .in 1961. (See table 1)The population of NCR increased to 264.5 lakhs in 1991. The share of the sub regions changed to 35.6%, 25.1%, 5.2% and 34.0% respectively. The share of Delhi has increased sharply and that of Uttar Pradesh declined.

Population projections

(1) Extension of population projections for selected states to the year 2021

The Planning Commission had in 1996 constituted a technical group on Population Projections to provide Population Projections which can be used by different Government agencies .This group had projected the population of various states and Union territories of India up to the year 2016. For projecting the population it had adopted component method of projections for India as a whole and fifteen major states with a population of 10 million and above in 1991. For these states, separate assumptions were made regarding fertility, mortality and migration. The 15 major states constituted about 95.86% of the population of India in 1991. The remaining 10 smaller states and 7 union territories contributed only 4.14% of the population. The populations of these territories were projected by "mathematical methods" in two stages. In stage one the population of these 17 territories as a whole was projected. In stage two, the populations of individual states and union territories were projected. The projected populations up to year 2016 have been published by the office of the Registrar General, India as the "Report of the

technical group on population projections constituted by the planning commission, August 1996". In the present report the projections prepared by the technical working group for the states of Delhi, Haryana, Rajasthan and Uttar Pradesh for the years up to 2016 have been retained without change. For the purpose of projecting the population of these states up to 2021 the same methodology has been adopted. The details are explained in annexure 1.

(2) Estimation of the population of the constituents of NCR

Table 1 shows the population of the NCR, its sub regions in different states, the population of the states and the other areas of the states, In 1991 the population of NCR was 12.82% of the total population of the states of Haryana, Rajasthan, Uttar Pradesh and the NCT of Delhi. In all the states population of NCR region has grown faster than the rest of the state during 1981-91. In Uttar Pradesh during the earlier decades also, this region has grown faster than the other regions of the state. In Haryana, the population growth rate of this region was lower earlier. But this has reversed during 1981-91. In Rajasthan region, population growth rate was higher during 1961-71, lower in 1971-81 but was again higher during 1981-91 compared to rest of the state.

The population of the NCR region as a whole has grown about 1% higher than other areas of the constituent states. The higher growth trends observed during 1981-91 in the sub regions of NCR suggest that these areas are attracting population into this region. The proportion of the population living in NCR as a whole in 1981 and 1991 to the total population of the four states in which they are located were extrapolated using logistic curve for years 1996, 2001-----2021. The proportions estimated for different years were applied to the projected population of these states. This resulted in the total population of NCR region. The projected population of NCT region was then subtracted, giving the total population of other sub regions. Applying the proportion extrapolated, the population of each region was calculated.

Result

According to the projection, (See table 2) the population of NCR region is likely to increase to 65.2 million in 2021 from 26.4 million in 1991, an increase of 38.8 million. Of this increase, 13 million would be in NCT of Delhi, 11.7 million would be in U.P. sub region, 11.3 million would be in Haryana sub region and 2.7 million in Rajasthan sub region. In the region as a whole population is expected to increase at around 3.0% per annum. Though the population of NCT Delhi is likely to go up to 22.4 million the annual exponential growth rate is likely to decline continuously from 4.0% in 1996-2001 to 1.3% during 2016-21. The growth rate of population of NCR regions of U.P., Haryana and Rajasthan are likely to accelerate particularly after 2011. As a consequence of this population growth, the density likely go up to 15116 persons per sq.km in Delhi, 1898 persons in U.P. sub region, 1333 in Haryana sub region, 960 in Rajasthan sub region.

3. Projection Of The Rural And Urban Component Of The National Capital Region

The Table 3 shows the population of the rural and the urban areas as per the censuses of 1961, 1971, 1981 and 1991. The annual exponential growth rates of the rural and urban population have also been shown.

It is seen from the table that in the NCR region falling in Uttar Pradesh, the growth differential between urban and rural areas (URGD) has been increasing steadily over the decades. In Haryana and Rajasthan, while the growth differentials increased during 1971-81, compared to 1961-71, in 1981-91, the growth differentials have declined. The National Capital territory of Delhi is the only NCR component where the urban-rural growth differential is negative during 1981-91 decade. The rural growth rate is 7.41 per cent and the urban growth rate is only 3.84 per cent. This seems to be very strange. The main reason seems to be the non-classification of certain rural areas into urban after applying the criteria for urban. It may be worth mentioning that apart from municipal and notified areas, all areas which have a population of 5,000 and above, a density of over

400 persons per sq. Km and 75 per cent of the male workforce working in the non-agricultural occupations, are to be classified as urban areas as per the census criteria. In case of Delhi, this criterion has not been applied resulting in low growth rate in the urban areas and high growth rate in the rural areas. Table 4 shows, out of the 209 villages of Delhi, there are 40 villages with population above 5,000 and these have been classified as rural in the 1991 census. Over 5.97 lakh persons lived in these "villages" in 1991. If, for uniformity sake, these areas are also classified as urban, the urban population of Delhi will increase to 90.69 lakhs and the rural population would reduce to 3.51 lakhs. The published population figures as per 1991 census are 84.71 lakhs and 9.49 lakhs respectively in urban and rural areas. The urban-rural growth differentials would be 7.05 per cent which is almost double that of the growth differential experienced during 1971-81 decade. The rural growth rate of Delhi would reduce to - 2.53 per cent. This is consistent with the declining trend in rural growth rate observed during previous decades. The urban growth rate of 4.53 per cent per annum is also consistent with the annual growth rates of 4.36 per cent and 4.58 per cent observed during 1961-71 and 1971-81 decades respectively. Therefore the urban population Delhi has been taken as 90.69 lakhs for subsequent projections in this report. For other states there is no change. The total population of Delhi has been assumed to be as projected by the Technical Working Group.

Methodology of projection

Urban-rural projection has been made using method suggested by United Nations population division. The projected population of each component of NCR has been kept as control. The proportion of urban population to total population in 1981 and 1991 was worked out separately for each component of the region. This proportion was extrapolated using logistic curve assuming that the growth differential between urban and rural areas would remain the same in future. Using the projected urban proportions and the projected population of the region the urban population of each sub region was estimated.

Results

The urban population of Delhi would increase to 22.3 million. The urban percent would be 99.54. (See table 5)

The urban population of NCR would increase to 43.5 million in 2021 from an estimated ~~43~~ million in 1991, an increase of 195%. (Refer table 6). Of this increase 13.24 million would be in NCT, ~~10.1~~ million in U.P. sub region, 5.14 in Haryana sub region and 0.73 million in Rajasthan. The increase is likely to be 324%, 280% and 277% in U.P., Haryana and Rajasthan sub regions. In these regions, the urban growth is likely to be much higher. In the NCR, the population is likely to grow at an annual rate of around 4% till 2006 and then decrease. Over all the urban population is likely to increase at a rate 3.55% per annum during 1991-2021.

4 Projection of Population of Towns

The projection of population of towns is more likely to be uncertain due to fluctuations in the growth rate of individual towns. This is particularly true in respect of towns like NCIDA, Behta Hajipur and Loni which have experienced sudden rapid growth. It is significant that all of them are in the periphery of NCT of Delhi. The projection has been attempted using the projected urban population as control figures.

Methodology

The proportion of the population of each town to the total urban population was worked out for 1981 and 1991. The change in this proportion was extrapolated using logistic curve. The population of individual towns so projected were adjusted pro-data to confirm to the projected urban population for future years. It should be borne in mind that town-wise population projections are approximate, particularly so in view of the fluctuating growth rates in the past. A number of new towns and urban centers are likely to emerge. Most of them would be adjacent to the existing cities and towns. A number of them may probably be declared as constituents of the urban agglomerations. The projected populations are shown in tables 7, 8 and 9 for Haryana, Rajasthan and U.P..

In each of the regions, an alternate method (Method 2) was also tried out. In the Method 2, population of towns was arranged in descending order of 1991 population. The population of towns in 1981 and 1991 were then cumulated from below. The portion of the town's population to the cumulated population was worked out for 1981 and 1991. This proportion was extrapolated, using logistic curve. Using the projected urban population of individual towns was worked out.

The above method has also been recommended by U.N. However, in the case of Haryana and U.P. this method resulted in declining population in respect of many towns which appears unacceptable. In view of this, this has not been presented for states of Haryana and U.P.

Results

In Haryana the projected figures appear to be reasonable for all the towns.

In Rajasthan, both the methods present unacceptable results for Tijara and Behror. The projected population figures decrease. The projection based on second method seems more plausible for Alwar and Khairthal. In case of Bhiwadi, the projections do not indicate the likely population. Both the methods indicate that the population of Bhiwadi may be in the range of 1.2 to 1.3 lakhs by 2006. It would be difficult to project beyond that period.

In U.P., it has been assumed that NOIDA' population would be rapid up to 2006 will slow down after that and its share of total urban population would remain the same thereafter. As a consequence the population will reach around 9.15 lakhs in 2021. . The projected population of Loni and Behta Hajipur appear too high. The areas of these towns were 2.63 and 6.93 sq.km. in 1991. Both are adjacent to Delhi along the railway line or highway and are likely to urbanize rapidly. New settlements are likely in the adjoining areas. Considering the total area of these two towns and their proximity to Delhi the proportion of population of these towns to total urban population of NCR sub region of U.P. has been kept at 1996 level. The remaining population has been left unadjusted. This set of projection has been shown in table 10. The growth rate of most of the other towns

Table 1: Population of the constituents of NCR region, the state and the rest of the state

Constituents of NCR	Population of National Capital Region				Annual Exponential Growth Rate		
	1961	1971	1981	1991	1961-71	1971-81	1981-91
Delhi N.C.T	2658612	4065698	6220406	9420644	4.25	4.25	4.15
U.P.	4450172	5440296	6968646	9001704	2.01	2.48	2.56
Haryana	2893365	3798228	4867846	6643604	2.72	2.48	3.11
Rajasthan	584204	757399	962011	1380228	2.60	2.39	3.61
Total	10586353	14061621	19018909	26446180	2.84	3.02	3.30

Constituents of NCR	State Population				Annual Exponential Growth Rate		
	1961	1971	1981	1991	1961-71	1971-81	1981-91
Delhi N.C.T	2658612	4065698	6220406	9420644	4.25	4.25	4.15
U.P.	73754573	88341521	110862512	139112287	1.80	2.27	2.27
Haryana	7590524	10036431	12922119	16463648	2.79	2.53	2.42
Rajasthan	20155602	25765806	34261862	44005990	2.46	2.85	2.50
Total	104159311	128209456	164266899	209002569	2.08	2.48	2.41

Constituents of NCR	Rest of the state population				Annual Exponential Growth Rate		
	1961	1971	1981	1991	1961-71	1971-81	1981-91
Delhi N.C.T	0	0	0	0	0.00	0.00	0.00
U.P.	69304401	82901225	103893866	130110583	1.79	2.26	2.25
Haryana	4697159	6238203	8054273	9820044	2.84	2.56	1.98
Rajasthan	19571398	25008407	33299851	42625762	2.45	2.86	2.47
Total	93572958	114147835	145247990	182556389	1.99	2.41	2.29

Constituents of NCR	Percentage to NCR total				Growth differential (NCR-REST)		
	1961	1971	1981	1991	1961-71	1971-81	1981-91
Delhi N.C.T	25.1%	28.9%	32.7%	35.6%	4.25	4.25	4.15
U.P.	42.0%	38.7%	36.6%	34.0%	0.22	0.22	0.31
Haryana	27.3%	27.0%	25.6%	25.1%	-0.12	-0.07	1.13
Rajasthan	5.5%	5.4%	5.1%	5.2%	0.14	-0.47	1.14
Total	100%	100.0%	100.0%	100%	0.85	0.61	1.01

Constituents of NCR	Percentage in NCR to total state population			
	1961	1971	1981	1991
Delhi N.C.T	100.00	100.00	100.00	100.00
U.P.	6.03	6.16	6.29	6.47
Haryana	38.12	37.84	37.67	40.35
Rajasthan	2.90	2.94	2.81	3.14
Total	10.16	10.97	11.58	12.65

94

Table 2: Rural and Urban population- NCR region

Delhi National Capital Territory								
Year	Rural	Urban	Total	Urban Proportion	Exponential Growth Rate			
					Rural	Urban	URGD	
1961	299204	2359408	2658612	88.75%				
1971	418675	3647023	4065698	89.70%	3.36	4.36	1.00	
1981	452206	5768200	6220406	92.73%	0.77	4.58	3.81	
1991	949019	8471625	9420644	89.93%	7.41	3.84	-3.57	
1991(alt emate)	351167	9069477	9420644	96.27%	-2.53	4.53	7.05	
Uttar Pradesh(NCR)								
1961	3671496	778676	4450172	17.50%				
1971	4351826	1088470	5440296	20.01%	1.70	3.35	1.65	
1981	5019579	1949067	6968646	27.97%	1.43	5.83	4.40	
1991	5884092	3839104	9001704	42.65%	1.59	6.78	5.19	
Haryana (NCR)								
1961	2432155	461210	2893365	15.94%				
1971	3120856	677372	3798228	17.83%	2.49	3.84	1.35	
1981	3668902	1198944	4867846	24.63%	1.62	5.71	4.09	
1991	4808344	1835260	6643604	27.62%	2.70	4.26	1.55	
Rajasthan(NCR)								
1961	511497	72707	584204	12.45%				
1971	646334	111065	757399	14.66%	2.34	4.24	1.90	
1981	788055	173956	962011	18.08%	1.98	4.49	2.50	
1991	1115704	264524	1380228	19.17%	3.48	4.19	0.71	
National Capital Region								
	Rural	Urban	Total	Urban Proportion	Exponential Growth Rate			
					Rural	Urban	URGD	
1961	6914352	3672001	10586353	34.69%				
1971	8537691	5523930	14061621	39.28%	2.11	4.08	1.97	
1981	9928742	9090167	19018909	47.80%	1.51	4.98	3.47	
1991	12757159	14410513	26446180	54.49%	2.51	4.61	2.10	
1991(alt emate)	12159307	15008365	26446180	56.75%	2.03	5.01	2.99	

Table 2(a): Population(000's) of NCR constituents-past and projected, annual exponential growth rates and population density per sq.km.

Year	Population(000's) in NCR region					Annual exponential Growth rates					Population Density per sq.km				
	NCR	Delhi	UP	HARYANA	RAJASTHAN	NCR	Delhi	UP	HARYANA	RAJASTHAN	Delhi	UP	HARYANA	RAJASTHAN	THAN
1961	10586	2659	4450	2893	584						1793	410	216		130
1971	14062	4066	5440	3798	757	2.84	4.25	2.01	2.72	2.60	2742	501	283		169
1981	19019	6220	6969	4868	962	3.02	4.25	2.48	2.48	2.39	4194	642	363		214
1991	26446	9421	9002	6644	1380	3.30	4.15	2.56	3.11	3.61	6352	829	495		307
1996	31297	11736	10188	7728	1646	3.37	4.40	2.48	3.02	3.52	7914	939	576		366
2001	36367	14366	11284	8796	1921	3.00	4.04	2.04	2.59	3.09	9687	1040	656		428
2006	43199	17162	13148	10531	2358	3.44	3.56	3.06	3.60	4.10	11572	1211	785		525
2011	48994	19507	14656	12062	2769	2.52	2.56	2.17	2.71	3.21	13154	1350	899		616
2016	56657	21008	17436	14743	3470	2.91	1.48	3.47	4.01	4.51	14166	1607	1099		772
2021	65218	22418	20595	17888	4317	2.81	1.30	3.33	3.87	4.37	15117	1898	1334		961

95

Table 3: Rural and Urban population- NCR region
Delhi National Capital Territory

Year	Rural	Urban	Total	Urban Proportion	Exponential Growth Rate		
					Rural	Urba	URGD
1961	299204	2359408	2658612	88.75%			
1971	418675	3647023	4065698	89.70%	3.36	4.36	1.00
1981	452206	5768200	6220406	92.73%	0.77	4.58	3.81
1991	949019	8471625	9420644	89.93%	7.41	3.84	-3.57
1991(alter nate)	351167	9069477	9420644	96.27%	-2.53	4.53	7.05
Uttar Pradesh(NCR)							
1961	3671496	778676	4450172	17.50%			
1971	4351826	1088470	5440296	20.01%	1.70	3.35	1.65
1981	5019579	1949067	6968646	27.97%	1.43	5.83	4.40
1991	5884092	3839104	9001704	42.65%	1.59	6.78	5.19
Haryana (NCR)							
1961	2432155	461210	2893365	15.94%			
1971	3120856	677372	3798228	17.83%	2.49	3.84	1.35
1981	3668902	1198944	4867846	24.63%	1.62	5.71	4.09
1991	4808344	1835260	6643604	27.62%	2.70	4.26	1.55
Rajasthan(NCR)							
1961	511497	72707	584204	12.45%			
1971	646334	111065	757399	14.66%	2.34	4.24	1.90
1981	788055	173956	962011	18.08%	1.98	4.49	2.50
1991	1115704	264524	1380228	19.17%	3.48	4.19	0.71
National Capital Region							
	Rural	Urban	Total	Urban Proportion	Exponential Growth Rate		
					Rural	Urba	URGD
1961	6914352	3672001	10586353	34.69%			
1971	8537691	5523930	14061621	39.28%	2.11	4.08	1.97
1981	9928742	9090167	19018909	47.80%	1.51	4.98	3.47
1991	12757159	14410513	26446180	54.49%	2.51	4.61	2.10
1991(alter nate)	12159307	15008365	26446180	56.75%	2.03	5.01	2.99

92

Table 4 :Villages classified by population-Delhi

Population size	No of villages	Total population	average size	Cumulative Population
<5000	169	351167	2078	949019
5000-10000	19	138180	7273	597852
10000-15000	9	109196	12133	459672
15000-20000	5	84886	16977	350476
20000-50000	6	208807	34801	265590
>50000	1	56783	56783	56783
Total	209	949019	4541	

Table 5:Projected urban population(000) of Delhi

Year	Projected urban (%)	Projected population	Projected urban population
1996	97.35	11736	11425
2001	98.12	14366	14096
2006	98.67	17162	16934
2011	99.06	19507	19324
2016	99.34	21008	20869
2021	99.54	22419	22315

Table 6 :Projected Urban Population(000)-NCR and its sub regions

Year	NCR	Population (000)				Index of growth-1991=100				Annual Exponential Growth Rate					
		NCT Delhi	UP	HARYA NA	RAJA STHA N	NCR	NCT Delhi	UP	HARY ANA	HARYA RAJAST HAN	NCR	NCT Delhi	UP	HARYA NA	RAJAST HAN
1991	14287	9069	3118	1835	265	100	100	100	100						
1996	17925	11425	3917	2258	325	125	126	126	123		4.54	4.62	4.56	4.15	4.10
2001	22012	14096	4809	2717	390	154	155	154	148	123	4.11	4.20	4.10	3.70	3.66
2006	27062	16934	6198	3437	492	189	187	199	187	147	4.13	3.67	5.08	4.70	4.67
2011	31702	19324	7629	4154	595	222	213	245	226	186	3.17	2.64	4.15	3.79	3.78
2016	36990	20869	10000	5355	766	259	230	321	292	225	3.09	1.54	5.41	5.08	5.07
2021	43506	22315	13222	6971	998	305	246	424	380	290	3.24	1.34	5.59	5.28	5.28

Note :The urban population figure as published by 1991 Census for the NCT DELHI is 8471625

Table 7: Population Projection - Haryana Towns

Name of the town	Pop-1991	1996	Projected population of towns					Annual Exponential growth rates						
			2001	2006	2011	2016	2021							
								1981-91	1991-96	1996-2001	2001-06	06-11	11-16	16-21
Faridabad	617717	847340	1114345	1524774.3	1975416.9	2704718	3710051	6.24	6.32	5.48	6.27	5.18	6.28	6.32
Rohtak	216096	248985	276675	321868	356791	420685	500128	2.59	2.83	2.11	3.03	2.06	3.29	3.46
Panipat	191212	228049	262426	316287	363375	444215	547724	3.27	3.52	2.81	3.73	2.78	4.02	4.19
Sonipat	143922	167189	187363	219882	245944	292678	351256	2.75	3.00	2.28	3.20	2.24	3.48	3.65
Gurgaon	135884	159735	181166	215193	243648	293524	356648	2.98	3.23	2.52	3.44	2.48	3.72	3.90
Rewari	75342	92269	109041	134981	159297	200057	253442	3.79	4.05	3.34	4.27	3.31	4.56	4.73
Palwal	59168	67000	73195	83744	91325	105965	124008	2.23	2.49	1.77	2.69	1.73	2.97	3.14
Bahadurgarh	57235	71648	86550	109515	132107	169586	219598	4.23	4.49	3.78	4.71	3.75	4.99	5.17
Gohana	32496	36666	39917	45515	49470	57215	66744	2.16	2.41	1.70	2.62	1.67	2.91	3.08
Jhajjar	27693	29972	31295	34221	35669	39558	44248	1.33	1.58	0.86	1.79	0.83	2.07	2.24
Hodal	25635	30375	34730	41595	47491	57702	70720	3.13	3.39	2.68	3.61	2.65	3.90	4.07
Ganaur	20952	23925	26363	30425	33474	39191	46282	2.40	2.65	1.94	2.87	1.91	3.15	3.33
Samalkha	18384	21709	24736	29524	33594	40678	49685	3.06	3.32	2.61	3.54	2.58	3.83	4.00
Sohna	16348	18815	20894	24305	26952	31805	37859	2.55	2.81	2.10	3.02	2.07	3.31	3.48
Maham	15083	17333	19220	22324	24718	29125	34617	2.52	2.78	2.07	2.99	2.04	3.28	3.45
Kalanaur	14524	15935	16870	18706	19772	22239	25231	1.60	1.85	1.14	2.07	1.11	2.35	2.52
Beri	14508	15238	15442	16388	16580	17848	19379	0.73	0.98	0.27	1.19	0.23	1.47	1.65
Hailley Mandi	13263	15367	17181	20121	22463	26688	31983	2.68	2.94	2.23	3.16	2.20	3.45	3.62
Kharkhoda	13151	15862	18461	22507	26159	32355	40368	3.49	3.75	3.04	3.96	3.01	4.25	4.43
Taoru	12534	17098	22506	31028	40778	57025	80432	5.95	6.21	5.50	6.42	5.46	6.71	6.88
Firozepur Jhi	12413	14451	16234	19103	21430	25583	30807	2.78	3.04	2.33	3.25	2.30	3.54	3.72
Pataudi	11278	13222	14958	17725	20024	24073	29192	2.92	3.18	2.47	3.39	2.44	3.68	3.86
Dharuhera	10848	15771	22120	32491	45487	67746	101741	7.23	7.48	6.77	7.69	6.73	7.97	8.13
Bawal	9010	9835	10359	11428	12019	13451	15184	1.49	1.75	1.04	1.96	1.01	2.25	2.42
Punhana	8697	12493	17314	25133	34773	51188	75993	6.99	7.24	6.53	7.45	6.49	7.73	7.90
Farukknagar	8046	9163	10070	11592	12720	14855	17498	2.34	2.60	1.89	2.81	1.86	3.10	3.28
Hathin	7863	8726	9343	10480	11205	12749	14633	1.82	2.08	1.37	2.30	1.34	2.58	2.76
Kheri Sampla	7838	8893	9736	11166	12207	14202	16667	2.27	2.53	1.81	2.74	1.78	3.03	3.20
Nuh	7492	8487	9277	10622	11595	13468	15781	2.23	2.49	1.78	2.71	1.75	3.00	3.17
Hasanpur	7130	8467	9702	11645	13325	16226	19932	3.18	3.44	2.72	3.65	2.70	3.94	4.11
Durdahera	6767	8312	9852	12231	14477	18235	23170	3.85	4.11	3.40	4.33	3.37	4.62	4.79

88

ANNEXURE - substituted As Table 8
Rajasthan Towns : Projection assuming same growth rate for all towns as total urban

	Projected Population						Annual Exponential Growth rate								
	1981	1991	1996	2001	2006	2011	2016	2021	1981-91	1991-96	1996-20	2001-06	2006-11	2011-16	2016-21
Ahmer	145795	210146	243846	292828	369808	446687	575845	749757	3.06	2.97	3.66	4.67	3.78	5.07	5.29
Khandhal	15962	22741	26388	31688	48019	48338	62294	81135	3.54	2.97	3.66	4.67	3.78	5.07	5.29
Behror	1085	16238	18842	22627	28575	34516	44480	57934	27.06	2.97	3.66	4.67	3.78	5.07	5.29
Tijara	12190	15390	17868	21458	27089	32732	42182	54940	2.33	2.97	3.66	4.67	3.78	5.07	5.29
Bhawadi	1729	15285	17736	21299	26898	32490	41870	54534	21.79	2.97	3.06	4.67	3.78	5.07	5.29
Total	176770	279809	324680	389900	492399	594763	766470	986300	4.59	2.97	3.06	4.67	3.78	5.07	5.29

100

Not Accepted

Table 8: Population Projection -Rajasthan Towns

Table 8: Population Projection -Rajasthan Towns														
Name of the town	Population 1991	Projected population-Method1						Annual Exponential growth rate						
		1996	2001	2006	2011	2016	2021	1981-91	1991-96	1996-2001	2001-06	2006-11	2011-16	2016-21
Alwar	210146	205216	182359	163858	151142	161115	181588	3.66%	-0.47%	-2.36%	-2.14%	-1.62%	1.28%	2.39%
Khairthal	22741	22367	20219	18684	17931	20126	24176	3.54%	-0.33%	-2.02%	-1.58%	-0.82%	2.31%	3.67%
Behror	16238	47269	105317	178017	234821	307650	403655	27.06%	21.37%	16.02%	10.50%	5.54%	5.40%	5.43%
Tijara	15399	14245	12106	10513	9478	9991	11269	2.33%	-1.56%	-3.25%	-2.82%	-2.07%	1.05%	2.41%
Bhiwadi	15285	35583	69898	121326	181391	267588	377611	21.79%	16.90%	13.50%	11.03%	8.04%	7.78%	6.89%
	279809	324680	389900	492399	594763	766470	998300							

Name of the town	Projected population-Method2							Annual Exponential growth rates						
	1996	2001	2006	2011	2016	2021		1981-91	1991-96	1996-2001	2001-06	2006-11	2011-16	2016-21
Alwar	210146	229605	256980	299131	329133	381685	143710	3.66%	1.77%	2.25%	3.04%	1.91%	2.96%	-19.54%
Khairthal	22741	23440	24052	25086	24303	24497	37509	3.54%	0.61%	0.52%	0.84%	-0.63%	0.16%	8.52%
Bhiwadi	15285	34534	69895	130433	209810	334228	785301	21.79%	16.30%	14.10%	12.48%	9.51%	9.31%	17.08%
Tijara	15399	8012	2887	857	211	51	18	2.33%	-13.07%	-20.42%	-24.29%	-28.01%	-28.44%	-20.73%
Behror	16238	29089	36087	36892	31306	26008	31762	27.06%	11.66%	4.31%	0.44%	-3.28%	-3.71%	4.00%
	279809	324680	389900	492399	594763	766470								

Table 9 : Population Projections - U.P. Towns

Name of the town	Pop-1991	Projected population of towns					Annual Exponential growth rates									
		1996	2001	2006	2011	2016	2021									
								1981-91	1991-96	1996-2001	2001-06	06-11	11-16	16-21		
Meerut	849799	1050567	1230932	1529589	1741668	2025112	2331492	4.82	4.24	3.17	4.34	2.60	3.02	2.82		
Ghaziabad	511759	670224	831100	1091860	1312973	1610416	1953427	5.97	5.40	4.30	5.46	3.69	4.08	3.86		
Noida	146514	282420	507601	622986	700664	804749	915249	13.70	13.13	11.73	4.10	2.35	2.77	2.57		
Hapur	146262	171351	190255	224030	241725	266334	290555	3.74	3.17	2.09	3.27	1.52	1.94	1.74		
Bulandshahr	127201	138466	142792	156110	156336	159827	161746	2.27	1.70	0.62	1.78	0.03	0.44	0.24		
Modinagar	123279	143608	158548	185637	199163	218192	236682	3.63	3.05	1.98	3.15	1.41	1.83	1.63		
Khurja	80305	86241	87751	94666	93559	94402	94299	2.00	1.43	0.35	1.52	-0.24	0.18	-0.02		
Baraut	67705	80443	90589	108196	118418	132354	146480	4.02	3.45	2.38	3.55	1.81	2.23	2.03		
Sikandarabad	60992	71250	78889	92637	99681	109534	119179	3.68	3.11	2.04	3.21	1.47	1.89	1.69		
Mawana	51701	59542	64990	75233	79804	86444	92717	3.40	2.82	1.75	2.93	1.18	1.60	1.40		
Pilkhu	50162	56701	60742	69011	71843	76372	80388	3.03	2.45	1.38	2.55	0.80	1.22	1.02		
Muradnagar	44395	56940	69218	89239	105426	127188	151932	5.55	4.98	3.91	5.08	3.33	3.75	3.56		
Sardhana	42980	50425	56072	66129	71468	78874	86195	3.77	3.20	2.12	3.30	1.55	1.97	1.78		
Jahangirabad	37981	42478	45025	50613	52134	54836	57110	2.81	2.24	1.16	2.34	0.59	1.01	0.81		
Loni*	36561	67622	118174	218007	365995	621144	1028814	12.87	12.30	11.16	12.25	10.36	10.58	10.09		
Khekada	35191	41032	45345	53147	57082	62608	67996	3.65	3.07	2.00	3.18	1.43	1.85	1.65		
Gulaothi	33982	39385	43265	50406	53814	58671	63337	3.53	2.95	1.88	3.06	1.31	1.73	1.53		
Dadri	32883	41714	50154	63957	74737	89186	105384	5.33	4.76	3.69	4.86	3.12	3.53	3.34		
Behta Hajipur *	30360	80950	201798	518533	1154677	2383011	4238838	20.19	19.61	18.27	18.87	16.01	14.49	11.52		
Siyana	29888	33909	36461	41580	43451	46368	48994	3.10	2.52	1.45	2.63	0.88	1.30	1.10		
Shikarpur	29197	33427	36271	41741	44018	47403	50548	3.28	2.71	1.63	2.81	1.06	1.48	1.28		
Debai	27721	30272	31330	34387	34584	35517	36117	2.34	1.76	0.69	1.86	0.11	0.53	0.33		
Garhmukteshwar	25241	29435	32536	38141	40973	44949	48827	3.65	3.07	2.00	3.18	1.43	1.85	1.66		
Baghpat	24939	29540	33164	39490	43089	48014	52978	3.96	3.39	2.31	3.49	1.74	2.16	1.97		
Jewar	21376	24843	27366	31971	34228	37421	40511	3.58	3.01	1.93	3.11	1.36	1.78	1.59		
Anupshahr	19684	22011	23327	26220	27006	28405	29583	2.81	2.23	1.16	2.34	0.59	1.01	0.81		
Kithaur	19270	22379	24632	28756	30763	33607	36355	3.57	2.99	1.92	3.10	1.35	1.77	1.57		
Dasna	16963	19009	20189	22742	23475	24745	25827	2.85	2.28	1.21	2.38	0.63	1.05	0.86		
Chhaprauli	16008	16933	16975	18048	17582	17491	17230	1.70	1.12	0.05	1.23	-0.52	-0.10	-0.30		
Naraura	15652	19663	23413	29567	34217	40438	47323	5.14	4.56	3.49	4.67	2.92	3.34	3.14		
Aurangabad	15402	17419	18672	21228	22114	23527	24784	3.04	2.46	1.39	2.57	0.82	1.24	1.04		
Hastinapur	15081	16866	17878	20099	20705	21782	22690	2.81	2.24	1.17	2.34	0.59	1.01	0.82		
Lawar	14471	15923	16606	18367	18615	19267	19745	2.49	1.91	0.84	2.02	0.27	0.69	0.49		
Sewal Khas	14402	16749	18462	21584	23123	25298	27405	3.59	3.02	1.95	3.12	1.38	1.80	1.60		
Phalanda	13970	15940	17238	19772	20781	22305	23706	3.21	2.64	1.57	2.74	1.00	1.42	1.22		
Parikshitgarh	13677	14763	15104	16387	16293	16542	16629	2.10	1.53	0.46	1.63	-0.12	0.30	0.11		

102

Table 9 :Population Projections -U.P. Towns

Name of the town	Pop-1991	Projected population of towns					Annual Exponential growth rates									
		1996	2001	2006	2011	2016	2021	1981-91	1991-96	1996-2001	2001-06	2006-11	2011-16	2016-21		
Pahasu	13127	15562	17485	20838	22756	25379	28026	3.98	3.40	2.33	3.51	1.76	2.18	1.98		
O.F.Muradnagar	12792	14961	16586	19501	21011	23118	25187	3.71	3.13	2.06	3.24	1.49	1.91	1.71		
Tikri	12784	13348	13209	13862	13331	13091	12729	1.44	0.86	-0.21	0.97	-0.78	-0.36	-0.56		
Shajahanpur	12443	14481	15974	18689	20037	21937	23783	3.61	3.03	1.96	3.14	1.39	1.81	1.62		
Pasaunda	12387	15619	18667	23662	27485	32603	38295	5.21	4.64	3.57	4.74	3.00	3.42	3.22		
Doghat	12310	13403	13835	15143	15189	15557	15778	2.28	1.70	0.63	1.81	0.06	0.48	0.28		
Khanpur	11420	13132	14356	16619	17631	19101	20491	3.40	2.82	1.75	2.93	1.18	1.60	1.40		
Bugrasi	11353	12594	13552	15466	16174	17273	18267	3.11	2.54	1.47	2.64	0.90	1.32	1.12		
Karnawal	11027	11466	11279	11767	11249	10981	10614	1.32	0.74	-0.33	0.85	-0.90	-0.48	-0.68		
Faridnagar	10949	11773	12009	12991	12877	13035	13066	2.04	1.47	0.40	1.57	-0.18	0.24	0.05		
Aggarwal Mandi	10871	11513	11557	12303	12001	11955	11792	1.72	1.15	0.08	1.25	-0.50	-0.08	-0.27		
Rabupura	10769	11573	11788	12733	12604	12741	12752	2.02	1.44	0.37	1.54	-0.20	0.22	0.02		
Kharkhoda	10550	11408	11691	12708	12657	12874	12965	2.14	1.56	0.49	1.67	-0.08	0.34	0.14		
Kalchini	10373	13030	15561	19680	22808	26994	31636	5.17	4.59	3.52	4.70	2.95	3.37	3.17		
Daurala	10025	10310	10049	10388	9840	9518	9116	1.14	0.56	-0.51	0.66	-1.08	-0.67	-0.86		
Dankaur	9531	10262	10472	11333	11239	11383	11414	2.05	1.48	0.40	1.58	-0.17	0.25	0.06		
Patla	9181	9756	9825	10495	10272	10267	10161	1.79	1.21	0.14	1.32	-0.43	-0.01	-0.21		
Bhawan Bahad	9101	10360	11178	12791	13413	14363	15230	3.17	2.59	1.52	2.70	0.95	1.37	1.17		
Behsuma	9060	9528	9496	10038	9723	9618	9420	1.58	1.01	-0.07	1.11	-0.64	-0.22	-0.42		
Niwadi	8841	9707	10102	11150	11277	11647	11911	2.44	1.87	0.80	1.97	0.23	0.65	0.45		
Rori	8473	9109	9282	10031	9933	10045	10059	2.02	1.45	0.38	1.55	-0.20	0.22	0.03		
Aminagar Sarai	8274	8942	9159	9950	9905	10070	10136	2.13	1.55	0.48	1.66	-0.09	0.33	0.13		
Jahangirpur	8206	9095	9555	10646	10869	11333	11700	2.63	2.06	0.99	2.16	0.42	0.84	0.64		
Chhatari	8202	9532	10499	12265	13131	14355	15540	3.58	3.00	1.93	3.11	1.36	1.78	1.59		
Dujana	7313	8405	9155	10577	11199	12108	12962	3.36	2.78	1.71	2.89	1.14	1.56	1.36		
Bilaspur	6127	6901	7368	8343	8657	9173	9625	2.96	2.38	1.31	2.49	0.74	1.16	0.96		
Kakod	5838	6684	7253	8347	8804	9482	10112	3.28	2.71	1.63	2.81	1.06	1.48	1.29		
Babugarh	3581	4307	4911	5938	6580	7446	8343	4.27	3.69	2.62	3.80	2.05	2.47	2.28		
	3117613	3917243	4808716	6198320	7628836	9999779										

*Projected figures appear high and would need a careful look

Table 10: Population Projection - Uttar Pradesh Towns

Projected population of towns														
	1991	1996					Annual Exponential growth rates(%)							
		1996	2001	2006	2011	2016	2021	1981-91	1991-96	2001-06	2006-11	2011-16	2016-21	
Meerut	849799	1050567	1230932	1529589	1741668	2025112	2331492	4.60	4.24	3.17	4.34	2.60	3.02	2.82
Ghaziabad	511759	670224	831100	1091860	1312973	1610416	1953427	5.78	5.40	4.30	5.46	3.69	4.08	3.86
Noida	146514	282420	507601	622986	700664	804749	915249	13.76	13.13	11.73	4.10	2.35	2.77	2.57
Hapur	146262	171351	190255	224030	241725	266334	290555	3.52	3.17	2.09	3.27	1.52	1.94	1.74
Bulandshahr	127201	138466	142792	156110	156336	159827	161746	2.07	1.70	0.62	1.78	0.03	0.44	0.24
Modinagar	123279	143608	158548	185637	199163	218192	236682	3.41	3.05	1.98	3.15	1.41	1.83	1.63
Khurja	80305	86241	87751	94666	93559	94402	94299	1.79	1.43	0.35	1.52	-0.24	0.18	-0.02
Baraut	67705	80443	90589	108196	118418	132354	146480	3.80	3.45	2.38	3.55	1.81	2.23	2.03
Sikandarabad	60992	71250	78889	92637	99681	109534	119179	3.46	3.11	2.04	3.21	1.47	1.89	1.69
Mawana	51701	59542	64990	75233	79804	86444	92717	3.18	2.82	1.75	2.93	1.18	1.60	1.40
Pilkhua	50162	56701	60742	69011	71843	76372	80388	2.81	2.45	1.38	2.55	0.80	1.22	1.02
Muradnagar	44395	56940	69218	89239	105426	127188	151932	5.33	4.98	3.91	5.08	3.33	3.75	3.56
Sardhana	42980	50425	56072	66129	71468	78874	86195	3.55	3.20	2.12	3.30	1.55	1.97	1.78
Jahangirabad	37981	42478	45025	50613	52134	54836	57110	2.59	2.24	1.16	2.34	0.59	1.01	0.81
Lonj	36561	67622	78250	96038	108012	124058	141092	12.71	12.30	2.92	4.10	2.35	2.77	2.57
Khekada	35191	41032	45345	53147	57082	62608	67996	3.43	3.07	2.00	3.18	1.43	1.85	1.65
Gulaothi	33982	39385	43265	50406	53814	58671	63337	3.31	2.95	1.88	3.06	1.31	1.73	1.53
Dadri	32883	41714	50154	63957	74737	89186	105384	5.11	4.76	3.69	4.86	3.12	3.53	3.34
Behla Hajipur	30360	80950	93673	114967	129302	148510	168902	20.12	19.61	2.92	4.10	2.35	2.77	2.57
Siyana	29888	33909	36461	41580	43451	46368	48994	2.88	2.52	1.45	2.63	0.88	1.30	1.10
Shikarpur	29197	33427	36271	41741	44018	47403	50548	3.06	2.71	1.63	2.81	1.06	1.48	1.28
Debai	27721	30272	31330	34387	34584	35517	36117	2.12	1.76	0.69	1.86	0.11	0.53	0.33
Garhmukteshw	25241	29435	32536	38141	40973	44949	48827	3.43	3.07	2.00	3.18	1.43	1.85	1.66
Baghpat	24939	29540	33164	39490	43089	48014	52978	3.74	3.39	2.31	3.49	1.74	2.16	1.97
Jewar	21376	24843	27366	31971	34228	37421	40511	3.36	3.01	1.93	3.11	1.36	1.78	1.59
Anupshahr	19684	22011	23327	26220	27006	28405	29583	2.59	2.23	1.16	2.34	0.59	1.01	0.81
Kithaur	19270	22379	24632	28756	30763	33607	36355	2.63	2.28	1.21	2.38	0.63	1.05	0.86
Dasna	16963	19009	20189	22742	23475	24745	25827	1.48	1.12	0.05	1.23	-0.52	-0.10	-0.30
Chhaprauli	16008	16933	16975	18048	17582	17491	17230	4.92	4.56	3.49	4.67	2.92	3.34	3.14
Naraura	15652	19663	23413	29567	34217	40438	47323	2.82	2.46	1.39	2.57	0.82	1.24	1.04
Aurangabad	15402	17419	18672	21228	22114	23527	24784	2.59	2.24	1.17	2.34	0.59	1.01	0.82
Hastinapur	15081	16866	17878	20099	20705	21782	22690	2.27	1.91	0.84	2.02	0.27	0.69	0.49
Lawar	14471	15923	16606	18367	18615	19267	19745	3.37	3.02	1.95	3.12	1.38	1.80	1.60
Sewal Khas	14402	16749	18462	21584	23123	25298	27405							

Chhatari
Dujana
Bilaspur

7313
6127

8405
6901
7253

7368
8343
8347

7368
8343
8347

8804

Table 10: Population Projection - Uttar Pradesh Towns

Name of the town	Population n 1991	Projected population of towns					Annual Exponential growth rates(%)							
		1996	2001	2006	2011	2016	2021	1981-91	1991-96	1996-2001	2001-06	2006-11	2011-16	2016-21
Phalauda	13970	15940	17238	19772	20781	22305	23706	2.99	2.64	1.57	2.74	1.00	1.42	1.22
Parikshitgarh	13677	14763	15104	16387	16293	16542	16629	1.88	1.53	0.46	1.63	-0.12	0.30	0.11
Pahasu	13127	15562	17485	20838	22756	25379	28026	3.76	3.40	2.33	3.51	1.76	2.18	1.98
O.F.Muradnaga	12792	14961	16586	19501	21011	23118	25187	3.49	3.13	2.06	3.24	1.49	1.91	1.71
Tikri	12784	13348	13209	13862	13331	13091	12729	1.22	0.86	-0.21	0.97	-0.78	-0.36	-0.56
Shajahanpur	12443	14481	15974	18689	20037	21937	23783	3.39	3.03	1.96	3.14	1.39	1.81	1.62
Pasaunda	12387	15619	18667	23662	27485	32603	38295	4.99	4.64	3.57	4.74	3.00	3.42	3.22
Doghat	12310	13405	13835	15143	15189	15557	15778	2.06	1.70	0.63	1.81	0.06	0.48	0.28
Khanpur	11420	13152	14356	16619	17631	19101	20491	3.18	2.82	1.75	2.93	1.18	1.60	1.40
Bugrasi	11093	12594	13552	15466	16174	17273	18267	2.89	2.54	1.47	2.64	0.90	1.32	1.12
Karnawal	11047	11466	11279	11767	11249	10981	10614	1.10	0.74	-0.33	0.85	-0.90	-0.48	-0.68
Faridnagar	10940	11773	12009	12991	12877	13035	13066	1.82	1.47	0.40	1.57	-0.18	0.24	0.05
Aggarwal Mandi	10871	11513	11557	12303	12001	11955	11792	1.50	1.15	0.08	1.25	-0.50	-0.08	-0.27
Rabupura	10769	11573	11788	12733	12604	12741	12752	1.80	1.44	0.37	1.54	-0.20	0.22	0.02
Kharkhoda	10550	11408	11691	12708	12657	12874	12965	1.92	1.56	0.49	1.67	-0.08	0.34	0.14
Kalchhina	10373	13050	15561	19680	22808	26994	31636	4.95	4.59	3.52	4.70	2.95	3.37	3.17
Daurala	10025	10310	10049	10388	9840	9518	9116	0.92	0.56	-0.51	0.66	-1.08	-0.67	-0.86
Dankaur	9531	10262	10472	11333	11239	11383	11414	1.83	1.48	0.40	1.58	-0.17	0.25	0.06
Patla	9181	9756	9825	10495	10272	10267	10161	1.57	1.21	0.14	1.32	-0.43	-0.01	-0.21
Bhawan Bahad	9101	10360	11178	12791	13413	14363	15230	2.95	2.59	1.52	2.70	0.95	1.37	1.17
Behsuma	9060	9528	9496	10038	9723	9618	9420	1.36	1.01	-0.07	1.11	-0.64	-0.22	-0.42
Niwadi	8841	9707	10102	11150	11277	11647	11911	2.22	1.87	0.80	1.97	0.23	0.65	0.45
Rori	8473	9109	9282	10031	9933	10045	10059	1.80	1.45	0.38	1.55	-0.20	0.22	0.03
Aminagar Sarai	8274	8942	9159	9950	9905	10070	10136	1.91	1.55	0.48	1.66	-0.09	0.33	0.13
Jahangirpur	8206	9095	9555	10646	10869	11333	11700	2.41	2.06	0.99	2.16	0.42	0.84	0.64
Chhatari	8202	9532	10499	12265	13131	14355	15540	3.36	3.00	1.93	3.11	1.36	1.78	1.59
Dujana	7313	8405	9155	10577	11199	12108	12962	3.14	2.78	1.71	2.89	1.14	1.56	1.36
Bilaspur	6127	6901	7368	8343	8657	9173	9625	2.73	2.38	1.31	2.49	0.74	1.16	0.96
Kakod	5838	6684	7253	8347	8804	9482	10112	3.06	2.71	1.63	2.81	1.06	1.48	1.29
Babugarh	3581	4307	4911	5938	6580	7446	8343	4.05	3.69	2.62	3.80	2.05	2.47	2.28
unadjusted		0	148048	525536	1283358.1	2731587.4	4957657.6							
	3117613	3917243	4808716	6198320	7628836	9999779	13222186							

105

ANNEXURE

1. Extension of the population projection up to the year 2021.

The technical group in population projection had projected the population of India and 15 major states, each with a population of more than ten million in 1991, by component method. Under this method separate assumptions were made regarding fertility and mortality. Interstate migration was assumed to have negligible influence on the growth rate of the population. These projections were made upto the year 2016. In this annexure, this has been extended to 2021 using same methodology

Assumptions regarding fertility.

Total Fertility Rate (TFR) was considered as over all indicator of fertility. Annual estimates of TFR are available through the Sample Registration System (SRS) conducted by the office of the Registrar General, India. A log linear model was fitted to the TFR values for each state from 1981-93. The lowest level of TFR was assumed to be 1.6. The regression equation adopted the projecting the future levels of TFR was taken as

$$\text{Ln}(\text{TFR}-1.6)=a+b(\text{time})$$

Statement 1, shows the projected TFR's for the quinquennial periods, for 1996-2001, 2001-06, 2006-11, 2012-16, 2016-21. While the first four values are as published in the Registrar General's report, the last value is as estimated for the present report.

In case of India, the TFR values were not those arrived at by the equation, but were the weighted average of the TFR values of 15 states. These were slightly higher than directly estimated values due to the differential pace of Demographic transition occurring

in different regions of the country. Suffice to state that for the limited purpose of this exercise the pooled values of TFR were extrapolated.

Statement 1: Projected levels of TFR: India and selected states. 1996-2021

Projected levels of TFR

Period	India	Uttar Pradesh	Haryana	Rajasthan
1996-2001	3.13	4.75	3.25	3.91
2001-2006	2.88	4.50	2.93	3.58
2006-2011	2.68	4.27	2.63	3.30
2011-2016	2.52	4.05	2.47	3.06
2016-2021	2.39	3.87	2.27	2.85

Assumptions regarding mortality.

The expectations of life at birth based on SRS mortality rates were projected separately for each state, using log regression/logit models. While projecting the expectation of life at birth, an upper limit of 70 years was recommended for all the major states, except Kerala. The same methodology was followed to estimate the expectation of life at birth to the period 2016-21. The projected expectation of life at birth for India and relevant states are shown in statement 2:

Statement 2: Projected levels of expectation of life at birth (e00) India and selected states 1996-2021

Year	Haryana		Rajasthan		Uttar Pradesh	
	Males	Females	Males	Females	Males	Females
1996-2001	63.87	67.39	60.32	61.36	61.20	61.10
2001-2006	64.64	69.30	62.17	62.80	63.54	64.09
2006-2011	65.50	70.00	63.79	65.22	65.48	66.60
2011-2016	66.03	70.00	65.21	66.84	67.10	68.72
2016-2021	66.23	70.00	66.46	67.66	68.48	70.00

Population for the year 2021 was projected by component method using Demproj software. The projected population for the states of Haryana, Rajasthan and Uttar Pradesh in 2021 are expected to be 26.64 million, 76.95 million, and 271.68 million respectively. India's population would be around 1341 million. The population of the NCR would increase to 16.40% of the total population of 4 states.

B. Population projection for NCT of Delhi.

As explained in chapter 1, section on population projection, the population of NCT Delhi was projected by mathematical method. This was due to the fact that separate estimates of fertility, mortality and migration, the last one being more important in case of Delhi were not available. To extend the population projection of NCT Delhi to 2021 the following steps were adopted.

1. The total population of the 15 major states for the years 1991, 1996, 2001, 2006, 2016 were calculated.
2. The population of the population living in the 15 major states to Indian population was worked out.
3. This ratio was then extrapolated to the year 2021, assuming constant second order difference.
4. Using the ratio so extrapolated in step(111), the population of 15 major states for the year 2021 was estimated.
5. Using the projected population of India for the year 2021 and that of 15 states arrived at in step(5), the population of the 10 states and 7 union territories were obtained by subtraction, as was done by the technical group for years period up to 2016.
6. Using the above population as constant the population projection for NCT Delhi was worked out as 22.418 million for the year 2021.

ANNEXURE-III

MINUTES OF THE REVIEW MEETING FOR THE PREPARTION OF RP-2021 HELD ON 26.10.99 UNDER THE CHAIRMANSHIP OF MEMBER SECRETARY AND CRP.

MINUTES OF THE REVIEW MEETING FOR THE PREPARATION OF REGIONAL PLAN - 2021 HELD ON 26.10.1999 UNDER THE CHAIRPERSONSHIP OF MEMBER SECRETARY, NCR PLANNING BOARD.

1. A Review meeting for the preparation of Regional Plan 2021 was held on 26.10.99 under the Chairpersonship of Member Secretary.
2. List of participants is at Annexure I.
3. Record minutes of the meeting are as follows:
 - 3.1 PO'C'(M) informed that in the 24th Board Meeting of the NCR held on 23.3.99, the Board directed NCRPB to go ahead with the preparation of RP-2021. In view of this, Member Secretary constituted an Inhouse Committee for preparation of RP-2021 on 13th May, 1999. The Committee had 5 meetings till now as under:
 - (i) First two meetings were held before the formal constitution of the Internal Committee on 3.5.99 and 11.5.99 respectively. The meetings were introductory in nature and chaired by PO'C'(M). The broad issues discussed in the meetings were:
 - a) Population projections for NCR Region, Sub-region (townwise)
 - b) Whether RP-2021 is to be prepared for present NCR or for the additional areas which may form part of NCR as a result of the decision in the last Board Meeting?
 - c) Status of landuse data/maps from NRSA and their likely time of availability with NCR.
 - d) Preparation of an activity chart.
 - e) Seminar to be organised on critical analysis of RP-2001 and directions for RP-2021.
 - (ii) In the meeting, it emerged that due to pre-occupation of the Technical Officers with the routine official work it may not be possible devote much time on the plan work as it needs exclusive and full time attention. Accordingly a draft proposal for fanning out the work to a consultant firm was worked out in the meetings held on 30.6.99 and 16.7.99, which indicated minimum time required for completion of various studies to supplement the additional inputs for RP-2021 as 12-18 months simultaneously. A tender document consisting of compiled terms of reference for the consultant was prepared. During the subsequent meetings taken by the CRP, in August, 1999 it was brought out that earlier when RP-2001 was prepared by the Board, it was having a base i.e. Draft Regional Plan 1973 on which TCPO with its full team had worked since year 1967. Even after formation of NCRPB in 1985, it took 2-3 years to finalise RP-2001 when NCRPB was working exclusively on the Regional Plan. In view of the review exercise undertaken by the Board for RP-2001, RP-2021 will need to be a de-novo plan to give policy direction for the future growth of the Region., which may be entirely different from the earlier policy of containment of Delhi and dispersal into the region based on Delhi Master Plan 1962-81.

- 101
- (iii) It was decided to constitute various sub-groups consisting of one or two experts including participation of representatives from NCR Planning Cells and a Steering Committee to oversee and provide overall guidance for the preparation of RP-2021.
 - (iv) It was also decided that the amended tender document may be put up to the Member Secretary for perusal.
- 3.2 Project Officer 'C'(M) further informed that demographic projections for RP-2021 have been got done through Prof. Natarajan and NRSA is in advance stage of analysing the landuse data for the year 1999 for the region which will be available by December, 1999
4. Member Secretary desired to know about how the Plan preparation was done earlier and the various sub-groups constituted for the purpose, the ongoing exercise of MPD-2021 and a comparative statement giving the Sub-groups/ modalities of plan preparation viz a viz sub-groups for RP-2021 suggested by the Internal Committee.
5. Project Officer 'C'(M) informed that earlier RP-2001 was done inhouse and a comparative statement giving various sub-groups involved in preparation of RP-2001, as proposed in RP-2021 and MPD-2021 under preparation by DDA was also provided. Copy of the same is at Annexure II.
6. Member Secretary after reviewing the work done so far in the preparation of RP-2021 directed that the Plan has to be done inhouse as was done earlier and the available material which can be used as a base for the preparation of the Regional Plan has to be used. She further gave following directions:
- (i) New strategies and policies should be formulated on the basis of past experience and recommendations of the review report. Besides, policies formulated so far and their relevance for future, the impact of NCR funded schemes may also be considered.
 - (ii) All the background material available in study reports with the Board should be taken into consideration and if required their data could be updated and used for the preparation of RP 2021.
 - (iii) The basic concept of attempting to decongest Delhi, contain its growth & deflect/disperse activities, needs a fresh look in the light of the past experience & political compulsion of various Govts./agencies and in order to give a direction to the New Plan-2021..
 - (iv) The concept of DMA/Priority and Counter Magnet Towns in relation to the NCR need to be studied in detail and alternate solutions should be brought out in the RP-2021. It has been found that Priority Towns and Counter Magnet Towns could not come up to the expected level and their assigned job. They are still at their preliminary stage of growth centres. The piecemeal development of residential, commercial and industrial areas could provide only local impact instead

112 ✓

of regional thrust. They failed to take load from the mother city. This aspect has to be examined and new strategies like development of new township, activities in their areas, assignment of population, and its financial implications have to be worked out.

7. While summing up, Member Secretary directed that we may go ahead with the preparation of RP-2021, to be done inhouse utilising the Review Report of RP-2001 (including reports of various sub-groups constituted for the review), studies undertaken so far (listed at Annexure III) supplemented by the comparative landuse data available from GIS/Remote Sensing Data for 1993 and 1999, demographic projections done by the expert (Prof. Natrajan), Fact Sheet on Delhi - 1999, NCR Directory, the Functional Plans on power, telecommunication, industry, transportation and the Fiscal Plan prepared by the Board, without further delay.

8. Meeting ended with a vote of thanks to the Chair.

LIST OF PARTICIPANTS:

1. Smt. Sarita J. Das,
Member Secretary,
NCR Planning Board
In chair
2. Shri Rajeev Malhotra,
Project Officer 'C'
3. Shri V.K. Thakore,
Project Officer 'B'
4. Shri J.N. Barman,
Project Officer 'B'
5. Shri P. Sisupalan,
Project Officer 'A'
6. Shri Manmohan Singh,
Project Officer 'A'
7. Shri Utpal Deka,
Project Officer 'A'
8. Shri S. K. Rohilla,
Project Officer 'A'

**COMPARATIVE STATEMENT OF VARIOUS SUB-GROUPS FOR PLAN PREPARATIONS
(MASTER PLAN DELHI-2021, REGIONAL PLAN-2001 AND SUGGESTED SUB-GROUPS FOR REGIONAL PLAN-2021)**

RP-2021:NCRPB	RP-2001:NCRPB	MPD-2021:DDA
<p>Sub-Groups on -</p> <ol style="list-style-type: none"> 1. NCR Policy Zones, Demographic profile and Settlement pattern. (Chairman, Prof. J.H. Ansari, S.P.A.) 2. Regional Landuse, Environment & Eco-development and Rural Development (Chairman, Prof. A.K. Maitra, Director, S.P.A) 3. Physical Infrastructure. (Chairman, Shri O.P. Chadha, former Chief Engineer, Public Health, Haryana) 4. Transport and Telecommunication. (Chairman, Prof. N. Ranganathan, Retd. S.P.A) 5. Social Infrastructure. (Chairman, Prof. Subir Saha, S.P.A) 6. Economic Profile, Fiscal Plan and Development Resources. (Chairman, Prof. M.C. Purohit, NIPFP) 7. Management Structure for Plan Implementation, Strategies and Development Priorities (Chairman, Shri. D.S. Meshram, Chief Planner, TCPO) <p>• Each sub-group shall consist : a) Chairman/Group Leader- a renowned/Eminent person of the subject from public/private sector. b) Co-convenor officer : of NCRPB not below the rank of Project Officer 'B' c) Members : Representatives from participating state (four) and one-two experts from the respective field.</p>	<p>Sub-Groups/Study Groups on -</p> <ol style="list-style-type: none"> 1. Economic Profile and Fiscal Measures. 2. Landuse and Settlement System. 3. Regional Transport. 4. Physical Infrastructure. 5. Power Development. 6. Social Infrastructure. 7. Environment. 8. Telecommunication. 	<p>Sub-Groups on -</p> <ol style="list-style-type: none"> 1. Regional and Sub-Regional Aspects of MPD-2021. (Chairman, Prof. R.C. Gupta) 2. Demographic Profile. (Chairman, Prof. Ashis Bose) 3. Physical Infrastructure. (Chairman, Shri H.U. Bijlani, retd. CMD HUDCO) 4. Mixed Landuse. (Chairman, Shri D.D. Mathur, former Town Planner, MCD) 5. Industry. (Chairman, Shri Dilip Biswas, Chairman, CPCB) 6. Transportation. (Chairman, Dr. T.S. Reddy, CRR) 7. Shelter. (Chairman, Shri M.N. Jogelkar, Architect Planner) 8. Environment and Pollution. (Chairman, Shri Anil Agarwal, CSC) <p>Each sub group shall consist : a) Chairman/Group Leader- a renowned/Eminent person of the subject from public/private sector. b) Co-Chairman/Convenor - Officer from DDA not below the rank of Director. c) Members :</p> <ul style="list-style-type: none"> * two representatives from concerned sector of Govt. Organizations/Semi-Govt./Pvt. Sector * one representative from academic/professional institute. * one representative from pvt. sector. * one representative from NGO/Voluntary Organization. * one representative from MPD-2021 <p>The chairman will also have the powers to invite one or two experts in any of the meetings subject to the maximum limits of five meeting.</p>

Annexure III
115

LIST OF STUDIES CONDUCTED WHICH ARE TO BE USED FOR PREPARATION OF REGIONAL PLAN 2021

I) TRANSPORTATION

- A) Feasibility Study for Expressways in the National Capital Region (Consulting Engineering Services India (P) Ltd.) Year 1989-90.
- B) Study on Improvement of Transport Facilities in Delhi Metropolitan Area (RITES), Year 1990-91
- C) Preparation of the Project Report for Implementation of Regional Roads in National Capital Region, (Intercontinental Consultants & Technocrats (p) Ltd., Year 1991-92.
- D) Study for identification of Rail development scheme for NCR Priority & DMA towns. (RITES) Year 1996-97.
- E) Study and Development of Integrated Plan for Rail Transport in NCR. (RITES) Year 1996-97.
- F) Preparation of bid documents for proposed FNG Expressway on Boot basis for NCRPB (RITES) Year 1997-98.

II) HOUSING (INCLUDING RESETTLEMENT OF SQUATTERS)

- A) Study on Informal Sector Housing & Economic Activities in NOIDA (Society for Development Studies) Year 1991-92.
- B) Preparation of the Projects Report for Development of Informal Sector Activities in Alwar (Society for Development Studies) Year 1991-92
- C) Study on Housing Development Strategy in priority Town Panipat. (Socio-economic Research Foundation, Kalkaji, New Delhi) Year 1991-92.
- D) Study on Housing Development Strategy in Priority Towns Alwar (Society of Development Studies) Year 1991-92.
- E) Study on Housing Development Strategy in Priority Town Meerut (School of Planning & Architects) Year 1991-92
- F) Strategies & Action Plan for Resettlement of squatters of Delhi in New townships of NCR. (Society for Development Studies) Year 1993-94

III) ECONOMICS & INDUSTRIES

- A) Study on the National Capital Region Economy and Industrial Development Potentials Operational Research Group, Baroda), Year 1992-93.
- B) Study on Promotion of employment generation activities in NCR town (Group for Rural Action and Management, New Delhi) Year 1990-91.

IV) GEOGRAPHIC INFORMATION SYSTEM

- A) Development of Geographic Information System for NCR (GIS) (National Remote Sensing Agency, Pegasus, Era Software, DTRL, Survey of India and Purchase of Computers) Year 1993-94

V) WATER RESOURCES

- A) Study on Drainage System and Flood Control including Water Resource in NCR (Water and Power Consultancy Services (India) Ltd., Delhi), Year 1993-94.

VI) ENVIRONMENT & ECOLOGY

- A) Study on Environment & Ecology (School of Planning & Architecture), Year 1993-94.
- B) Study on Solid Waste Management for Kota Town (Consulting Engg. Services India (P) Ltd., Year 1993-94.
- C) Study on Solid Waste Management for Faridabad Complex (NEERI, Nagpur), Year 1993-94.

VII) PHYSICAL INFRASTRUCTURE

- A) Study on Physical Infrastructure in DMA (Shri S.P. Misra), Year 1990-91.

VIII) RESOURCE MOBILISATION

- A) Study on Resource Mobilisation for VIII Plan (J.P.S. Consultants, Delhi), Year 1993-94.

IX) DEMOGRAPHY

- A) Review and Revision of RP2001 a paper on demographic features. (Task force finder, Dr. Ashish Bose), Year 1992-93.

X) DEVELOPMENT MODELS

- A) Study on alternative models for development of NCR Towns (Central Building Research Institute, Roorkee), Year 1993-94.

XI) PROJECT PLANS

- A) Study on Project preparation of Land Development Plan & Project Report for its implementation for Bhiwadi Town - (H.S. Mathur), Year 1995-96.
- B) Study on Formulation of Project Reports for Development of New Township along side Priority Town of Panipat, (Tata Consultancy Services), Year 1993-94.
- C) Study on New Township for Hapur (Tata Consultancy Services) , Year 1993-94.
- D) Study on New Township for Alwar, (Consulting Engineering Services India (P) Ltd.) , Year 1993-94.
- E) Study on Formulation of Project Report integrated Physical Financial & Management Plan for Bhiwadi, Dharuhera, Rewari. (Intercontinental Consultants & Technocrats (P) Ltd. Delhi) , Year 1994-95.

XII) FINANCING OF NCR PROJECTS

- A) Preparation of Report for financing of NCR Project (Delhi Financing Corporation), Year 1995-96.

XIII) OTHERS

- A) Fiscal Plan, Year 1997.
- B) Sub-Regional Plans (U.P., Rajasthan), June, 1992 & April 1994 respectively.
- C) Functional Plans -
 - * Power - August 1996
 - * Transport - Nov. 1995
 - * Telecommunication - March 1997
 - * Industry - June 1998
- D) Review of Regional Plan - 2001 (including Reports on 8 different sub-groups), Year 1998-99.
- E) Projections for Year 2021, a paper on Demographic Features (By Prof. Natrajan), Year 1999.

ANNEXURE-IV
POPULATION ASSIGNMENT IN RP-2001 VS. PROJECTED
POPULATION FOR 2001

Annexure-IV

IV

Population Assigned in RP-2001 vs. Projected Population for 2001

(Population In lakhs)

Sl. No.	Regional Centres	Population Assigned in RP-2001	Population Projection for 2001 As per Natrajan Report
1	Meerut	15.50	12.31
2	Hapur	4.50	1.90
3	Khurja	3.00	0.87
	Bulandshahar	5.00	1.43
4	Palwal	3.00	0.73
5	Rohtak	5.00	2.77
6	Panipat	5.00	2.62
7	Rewari	1.10	1.09
	Dharuhera	0.75	0.22
	Bhiwadi	1.15	0.21
8	Alwar	5.00	2.93

ANNEXURE-V

LUC PROPOSAL FOR EDUCATIONAL INSTITUTIONAL
(MEDICAL AND DENTAL COLLEGE) IN MEERUT MASTER
PLAN-2001.

121

रजिस्टर्ड डाक द्वारा

संख्या- 3662/9-आ-3-99-33एल0बू0सी0/96

प्रेषक,

अतुल कुमार गुप्ता,
तपिव,
उत्तर प्रदेश शासन ।

सेवा में,

सदस्य तपिव,
राष्ट्रीय राजधानी क्षेत्र, योजना बोर्ड,
I-कलौर ज़ोन -IV
इण्डियन हैबिटेड सेन्टर,
लोधी रोड,
नई-दिल्ली ।

आवास अनुभाग-3

लखनऊ: दिनांक 22 जनवरी,

25/01/99
25-1-99
34/01/99
25/1/99

विषय: ग्राम रामपुर पावटी, बागपत रोड मेरठ स्थित 11.71 हैक्टेयर भूमि मेरठ महायोजना में भू-उपयोग "कृषि/हरित बट्टी" से शैक्षणिक संस्थान" हेतु सुभारती के 0के0वी0 चैरिटेबिल ट्रस्ट, मेरठ की भूमि का भू-उपयोग परिवर्तन ।

महोदय,

अध्यक्ष, सुभारती के 0के0वी0 चैरिटेबिल ट्रस्ट, मेरठ द्वारा शासन से ग्राम रामपुर पावटी, मेरठ स्थित भूमि खसरा संख्या-189/2, 195, 193, 315, 316, 192, 305, 317, 300, 301, 302 व 304 का मेरठ महायोजना में भू-प्रयोग कृषि/हरित बट्टी से शैक्षणिक संस्थान में डेन्टल/मेडिकल कालेज की स्थापना किये जाने हेतु भू-उपयोग परिवर्तन का अनुरोध किया गया है । प्रस्तावित कालेज की स्थापना हेतु शासन के चिकित्सा विभाग अनुभाग-14 के पत्र संख्या-आर-168/1/सेक-14/पांच-सन-22/95-96, दिनांक 13 मार्च, 1996 प्रति संलग्न व पत्र संख्या-168/सेक-14/पांच-सन-22/95-96, दिनांक 13 मार्च, 1996 प्रति संलग्न द्वारा अनापत्ति प्रदान कर दी गयी है ।

25/1/99
25/1/99
25/1/99
25/1/99

2. प्रकरण में मेरठ विकास प्राधिकरण से आख्या प्राप्त की गयी । आख्या के अनुसार सुभारती के 0के0वी0 चैरिटेबिल ट्रस्ट द्वारा प्रस्तावित भूमि का क्षेत्र 11.71 हैक्टेयर है, तथा मेरठ महायोजना-2001 में भू-प्रयोग "कृषि हरित बट्टी" है । भू-उपयोग परिवर्तन का प्रस्ताव प्राधिकरण बोर्ड बैठक दिनांक 17.9.97 में रखा गया था । विचारोपरान्त भू-उपयोग परिवर्तन के सम्बन्ध में आयुक्त एन0सी0आर0सेल, गाजियाबाद से अनापत्ति प्राप्त कर बोर्ड के समक्ष प्रस्तुत करने का निर्णय प्राधिकरण

बोर्ड द्वारा लिया गया । आयुक्त, एन०सी०आर० तैल, गाजियाबाद के पत्र दिनांक-05-12-97 द्वारा उक्त भू-उपयोग परिवर्तित किया जाना महायोजना की माघना के विपरीत होने का उल्लेख करते हुए अनापत्ति नहीं दी गयी । मेरठ संशोधित महायोजना-2001 शासनादेश संख्या-2780/9-आ-3-96-05महा०/96, दिनांक-02-07-96 द्वारा स्वीकृति की गयी थी । संस्था का यह कथन है कि प्राप्त मेरठ महायोजना-2001 में जब उसने भूमि का क्रय हेतु रेगुलेशन जून, 1996 में किया था तब मेरठ महायोजना प्राप्त में उक्त भूमि "सामाजिक क्रियाएं" के सम दर्ज थी ।

3- प्रदेश सरकार द्वारा शिक्षा को रोजगारपरक एवं व्यावहारिक बनाने हेतु उसके तकनीकीकरण के सम्बन्ध में महत्वपूर्ण निर्णय लिये हुए निजी क्षेत्र में मेडिकल कालेज, डेंटल कालेज व इन्जीनियरिंग कालेज खोले जाने हेतु नीतिगत निर्णय लिया गया है । शासनादेश संख्या-2944/9-आ-3-98-32सं०यू०सी०/96, दिनांक-17-09-98 की प्रति संलग्न है । प्रस्तावित स्थल का भू-प्रयोग मेरठ महायोजना-2001 में "कृषि/हरित पट्टी" हेतु निर्दिष्ट है । अतः प्रस्ताव में जितनी कृषि भूमि "शैक्षणिक संस्थान" हेतु प्रस्तावित है उतनी भूमि महायोजना में बाद में यथा समय कृषि उपयोग में बढ़ाई जायेगी । संस्था द्वारा प्रदेश शासन के सम्बन्धित विभाग से अनापत्ति प्राप्त करने के उपरान्त जब सम्बन्धित काउंसिलों से अर्थात् आल इण्डिया काउंसिल फार टेक्निकल एजुकेशन, मेडिकल काउंसिल आफ इण्डिया आदि में अनुमति पत्र हेतु, आवेदन दिये जाते हैं तो उक्त प्रस्तावित भूमि का महायोजना में भू-प्रयोग वांछित भू-उपयोग के विपरीत होने के कारण अनुमति प्राप्त होने में विधिक कठिनाई होती है ।

4- शिक्षण संस्थान [डेंटल/मेडिकल कालेज] हेतु प्रस्तावित भूमि राष्ट्रीय राजधानी क्षेत्र से लगी है जिस पर राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के नियम प्रभावी होते हैं । अतः उपाध्यक्ष, मेरठ विकास प्राधिकरण से प्राप्त उनके पत्र संख्या-502/3 [नियोजन]/98, दिनांक-06-07-98 तथा प्रस्तावित स्थल ग्राम रामपुर पावटी के पार्सल तजरा मानचित्र एवं मेरठ महायोजना-2001 का मानचित्र स्थल की स्थिति के साथ तथा आवेदक डा० अतुल कृष्ण, अध्यक्ष, तुमारती के०के०वी० चेरिटेबल ट्रस्ट मेरठ

के प्रार्थना-पत्र दिनांक-27-05-97 की प्रति भेजते हुए मुझे यह कहने का निदेश हुआ है कि कृपया भू-उपयोग परिवर्तन प्रस्ताव पर स्न०सी० आर० प्लानिंग बोर्ड की अनापत्ति प्राप्त कर प्रदेश शासन को उपलब्ध कराने का कष्ट करें।

संलग्न - उपरोक्त प्रस्ताव

भवदीय,



॥अतुल कुमार गुप्ता॥
तथिध ।

संख्या-3662॥॥/9-आ-3-98-33स्न०यु०सी०/96, तददिनांक ।

उपरोक्त की प्रति निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- ॥१॥ उपाध्यक्ष, मेरठ विकास प्राधिकरण को उनके पत्र संख्या-502/3॥नियोजन॥ 1998, दिनांक-12-09-98 के संदर्भ में ।
- ॥२॥ आयुक्त, स्न०सी०आर० तेल, गाजियाबाद को उनके पत्र दि०-05-12-97 के संदर्भ में ।
- ॥३॥ डा० अतुल कृष्ण, अध्यक्ष, तुभारती के०के०पी० चैरिटेबल ट्रस्ट, 5 नौचंदीगढ़ रोड, मेरठ को ।

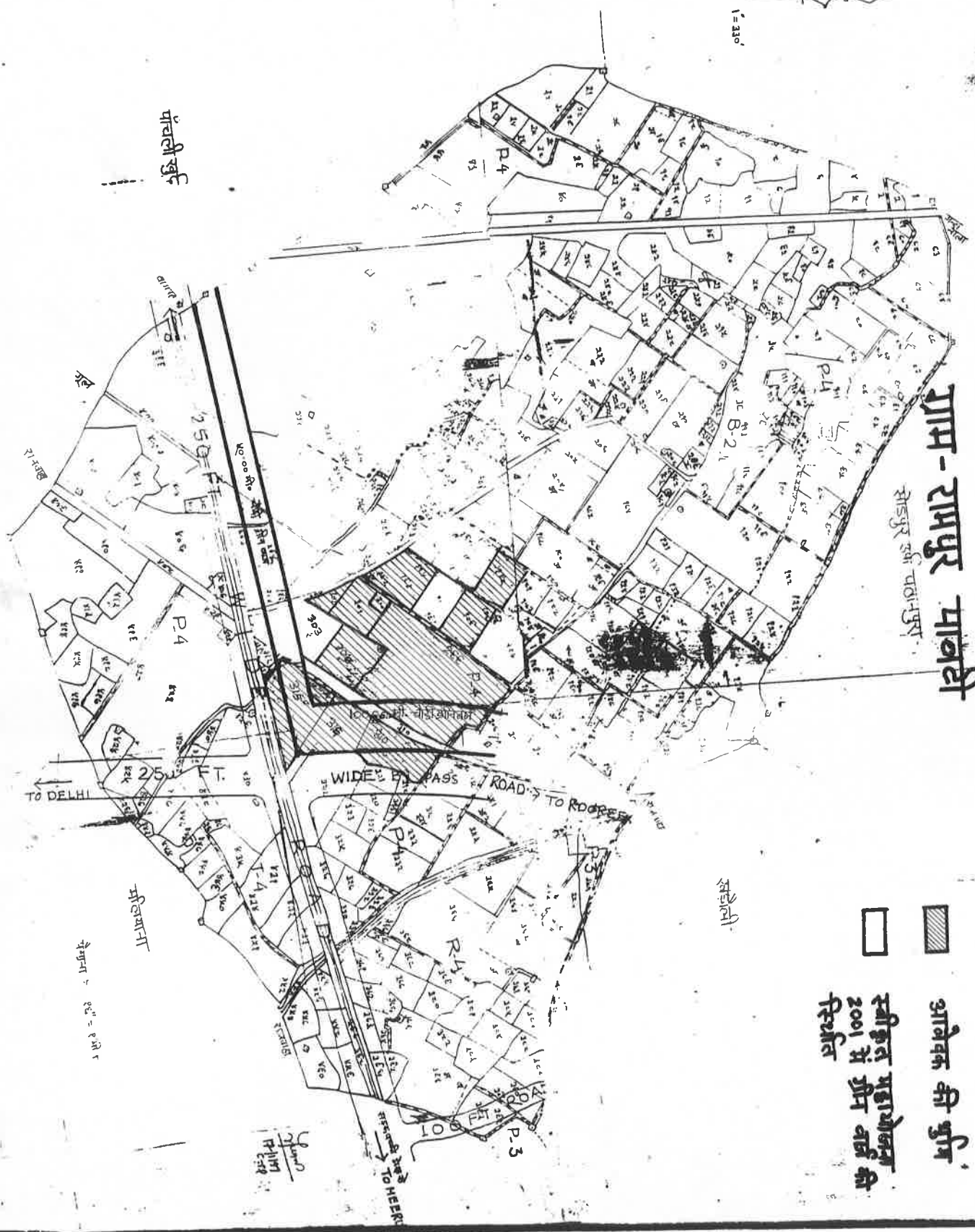
आज्ञा से,

॥यशवीर सिंह चौहान॥
विशेष तथिध ।

ग्राम-रामपुर पावडी

सोडपुर री चतानपुर

SCALE 1"=330'



आवेक की भूमि



स्वीकृत महाभोक्ता की 2001 में ग्रीन वर्ड की स्थिति

मीलमाना

वेक्टर - 80" = 1 मी

पावली खुर्द

726 4

उत्तर प्रदेश शासन

चिकित्सा अनुभाग- 14/22/15

संख्या- R/168(1) स.क-14/पा.वि-1996

दिनांक: 13 मार्च, 1996

आवश्यकता/अनापत्ति प्रमाण- पत्र

(R/168(1) S.K-14/PA.VI-1996) दिनांक: 13 मार्च, 1996

जनपद... में निजी क्षेत्र में... मेडिकल... कालेज खोलने हेतु प्रस्तुत
आवेदन पर सम्बन्धित अधिकारियों द्वारा यह पाया गया है कि जनपद... में
... मेडिकल... कालेज की आवश्यकता है। अतः श्री राज्यपाल महोदय उक्त संस्था
को पंजीकृत... है, को जनपद... में नया... मेडिकल... कालेज
खोलने हेतु अनापत्ति/आवश्यकता प्रमाण पत्र निम्नलिखित शर्तों के साथ निर्गत किये
जाने के आदेश देते हैं:-

- 111 संस्था को मेडिकल... कालेज खोलने की अनुमति तभी होगी, जब सरकार
... द्वारा ... काउन्सिल ऑफ इड्युकेशन की संस्थाओं पर उनके
पक्ष में इस आशय का स्पष्ट आदेश प्राप्त हो।
- 121 संस्था द्वारा शासन, विश्वविद्यालय जिससे यह सम्बन्ध हो, और मेडिकल...
काउन्सिल ऑफ इड्युकेशन द्वारा समय पर दिये गये आदेशों का पालन
किया जायेगा।
- 131 प्रत्येक मेडिकल... कालेज में छात्रों की निर्धारित संख्या का 50%
राज्य सरकार द्वारा नियुक्त रक्षक अधिकारी अथवा सम्बन्धित विश्वविद्यालय
द्वारा गृहे जायेंगे और ये भी सीट्स कहलायेंगी। इन सीटों पर योग्यता
के आधार पर प्रवेश परीक्षा द्वारा चयन किया जायेगा। शेष 50% सीटों
पेमेंट सीट्स होंगी और यह भी पेमेंट सीट्स के अभ्यासियों की योग्यता
क्रम में भरी जायेंगी। विश्वविद्यालय की प्रबन्ध समिति या प्रबन्ध समिति के
परिवार के सदस्यों या प्रबन्ध समिति की जाति के व्यक्तियों के लिए
कोई सीट आरक्षित नहीं होगी। दोनों प्रकार की सीटों के लिए अर्हता
एक समान होगी। संस्थान के गठन जो आरक्षण उपलब्ध कराया गया
है, उसको रखे जाने की अनुमति होगी।

- 5- મહાનિદેશક, ચિકિત્સા શિક્ષા સ્વ પ્રશિક્ષા, ૩૦૪૧૦, ભરૂચ. ।
 6- ચિકિત્સા અભ્યાસ-૨

જાણી મેં

સહી/ ૧૩/૩/૨૬

। આશીશ કુમાર ।

અભ્યાસી ।

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1287

उत्तर प्रदेश शासन

विक्रिया अनुभाग- 14

क्रमांक- R/68 शक-14/पाप-1996

दिनांक: 13 मार्च, 1996

आय्यक्तता/अनापत्ति प्रमाण- पत्र

गुभारती के०के०वी० चैरि टेबिल ट्रस्ट, मेरठ

.....
द्वारा जनपद..... में निजी क्षेत्र में डेन्टल... कालेज खोलने हेतु प्रस्तुत
आवेदन पर सम्बन्धित विद्यार्थीपरान्त यह पाया गया है कि जनपद.....
में डेन्टल कालेज की आय्यक्तता है। अतः श्री राज्यपाल महोदय उक्त संध्या
को पंजीकृत डेन्टल ट्रस्ट है, को जनपद..... में नया डेन्टल... कालेज
खोलने हेतु अनापत्ति/आय्यक्तता प्रमाण पत्र निम्नलिखित शर्तों के साथ निर्गत किये
जाने के आदेश देते हैं :-

- 1.1 संस्था को डेन्टल... कालेज खोलने की अनुमति तभी होगी, जब भारत
सरकार द्वारा... डेन्टल... काउन्सिल ऑफ इण्डिया की संस्तुति पर उनके
पक्ष में इस आशय का स्पष्ट आदेश प्राप्त हो।
- 1.2 संस्था द्वारा शासन, विश्वविद्यालय जिससे यह सम्बद्ध हो, और... डेन्टल...
काउन्सिल ऑफ इण्डिया द्वारा समय समय पर दिये गये आदेशों का पालन
किया जाएगा।
- 1.3 प्रत्येक डेन्टल... कालेज में छात्रों की नियमित स्थिति का 50 %
राज्य सरकार द्वारा नियुक्त सधम अधिकारी अथवा सम्बन्धित विश्वविद्यालय
द्वारा गेरे जायेंगे और ये श्री सीट्स कहलायेंगी। इन सीटों पर योग्यता
के आधार पर प्रवेश परीक्षा द्वारा चयन किया जायेगा। शेष 50 % सीटें
वेमेन्ट शीट्स होंगी और यह भी वेमेन्ट शीट्स के अभ्यर्थियों की योग्यता
क्रम में करी जायेंगी। विद्यालय की प्रबन्ध समिति या प्रबन्ध समिति के
परिवार के सदस्यों या प्रबन्ध समिति की जाति के व्यक्तियों के लिए
कोई सीट आरक्षित नहीं होगी। दोनों प्रकार की सीटों के लिए अर्हता
एक समान होगी। विधान के अंतर्गत जो आरक्षण उपलब्ध कराया गया
है, उसको रखे जाने की अनुमति होगी।

131. कि... प्रयोग के लिए खोजी जायेगी प्रत्येक राज्य सरकार द्वारा नियुक्त प्राधिकारी द्वारा होगा। विचारणीय प्रमाण सामग्री को... को प्रदान करने का कोई अधिकार नहीं होगा। 144. कोई विचारणीय निजी रूप से प्रयोग के लिए आवेदन-पत्र प्राप्त नहीं करेगा। समस्त विचारणीयों के लिए प्रार्थना-पत्र राज्य सरकार द्वारा नियुक्त सक्षम प्राधिकारी द्वारा अंगीकृत किये जायेंगे। उदाहरणार्थ, राज्य के समस्त डेन्टल... कॉलेजों के लिए सीटें रूप से सक्षम प्राधिकारी द्वारा एक ही नियुक्ति जारी करके प्रार्थना-पत्र प्राप्त किये जायेंगे।

151. प्रत्येक विद्यालय की प्रमुख समिति अपने द्वारा ली जाने वाली कीस की सूचना राज्य सरकार द्वारा नियुक्त सक्षम प्राधिकारी को शिक्षण सत्र प्रारम्भ होने से पूर्व ही सूचित करेगी।

161. राज्य सरकार कीस नियंत्रित करने के लिए एक समिति बनायेगी और यह समिति ही प्रत्येक विद्यालय द्वारा ली जाने वाली कीस की सूचना नियंत्रित करेगी।

171. प्रयोग परिवारा का परिणाम दो स्थानीय समाचार पत्रों में छपाना आवश्यक होगा जिनमें से एक उर्दू भाषा का और दूसरा हिन्दी भाषा का होगा।

184. अनामिका प्रमाण-पत्र निर्मित होने की तिथि से यदि अधिकतम दो वर्ष की अवधि में डेन्टल कॉलेज की स्थापना नहीं की जाती है, तो राज्य सरकार द्वारा प्रदत्त अनामिका रकम निरस्त हो जायेगी।

रोगा यादव
सचिव, चिकित्सा शिक्षा।

स्थान:- 111 रोड-14/पश्चिम-96, राहद्विर्ग

प्रतिनिधि निम्नलिखित को सूचना दी एवं आवश्यक कार्यवाही हेतु प्रेषित:-

- 1- सम्बन्धित संस्था।
- 2- सचिव, डेन्टल... कॉलेज ऑफ इण्डिया, सेवान स गान्धि मार्ग, कोटला रोड, नई दिल्ली।
- 3- सचिव, स्वास्थ्य एवं परिवार कल्याण मंत्रालय, भारत सरकार, निर्माण भवन, नई दिल्ली।
- 4- महा निदेशक, चिकित्सा स्वास्थ्य एवं परिवार कल्याण विभाग, (उ०प्र०), लखनऊ।

130 9

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- 5- મહાનિદેશક, ચિકિત્સા શિક્ષા મંડળ પ્રાધિક્ષક, ૩૦૩૧૦, ભરૂચ ।
- 6- ચિકિત્સા અજ્ઞાત-૨

આજ્ઞા રે,

31/5/11
13/3/11

। અમીર કુમાર ।
અલ સતિય ।

प्रेषक,

अतुल कुमार गुप्ता,
सचिव,
उत्तर प्रदेश शासन ।

131

सेवा में,

1. उपाध्यक्ष,
समस्त विकास प्राधिकरण,
उत्तर प्रदेश ।

2. अध्यक्ष,
समस्त विशेष क्षेत्र विकास प्राधिकरण,
उत्तर प्रदेश ।

आवास अनुभाग-3

लखनऊ : दिनांक : 17 सितम्बर, 1998

विषय :- निजी क्षेत्र में इंजीनियरिंग कालेज, मेडिकल कालेज तथा डेन्टल कालेज को स्थापना हेतु मानक सिद्धान्त ।

महोदय,

प्रदेश सरकार द्वारा शिक्षा को रोजगारपरक एवं व्यवहारिक बनाये जाने हेतु उसके तकनीकीकरण के सम्बन्ध में महत्वपूर्ण निर्णय लेते हुए निजी क्षेत्र में मेडिकल कालेज, इंजीनियरिंग कालेज तथा डेन्टल कालेज खोले जाने का नोतिगत निर्णय लिया गया है। उक्त नोति की घोषणा के पश्चात् प्राविधिक शिक्षा विभाग तथा चिकित्सा शिक्षा विभाग द्वारा निजी क्षेत्र में इंजीनियरिंग कालेज व मेडिकल कालेज को स्थापना हेतु अनापत्ति प्रमाण-पत्र जारी किए गये हैं जिसके आधार पर सम्बन्धित संस्थाओं द्वारा सम्बन्धित काउन्सिलों अर्थात् आल इण्डिया काउन्सिल फॉर टेक्निकल एजुकेशन, मेडिकल काउन्सिल ऑफ इण्डिया तथा डेन्टल काउन्सिल ऑफ इण्डिया में अनुमति पत्र हेतु आवेदन दिये गये हैं। सम्बन्धित काउन्सिलों द्वारा यह अपिष्टि की गयी है कि संस्था को भूमि महायोजना में वांछित भू-प्रयोग के विपरीत है।

इंजीनियरिंग कालेज व मेडिकल कालेज के लिए निर्धारित मानक के अनुसार न्यूनतम 25 एकड़ भूमि की आवश्यकता होती है। स्पष्ट है कि नगर के विकसित क्षेत्र में इतनी भूमि एक साथ उपलब्ध होना गठित है। इस अतः इन संस्थाओं द्वारा अधिकांशतः नगरीयकरण क्षेत्र से बाहर कृषि भू-उपयोग की भूमि क्रय की गयी है। इस दृष्टिकोण से भी कि इन कालेजों के लिए सघन क्षेत्र से दूर शौक्षिक एवं शान्त वातावरण उपलब्ध हो सके इन संस्थाओं द्वारा भूमि का क्रय किया गया है। अतः राज्य सरकार के सम्बन्धित विभाग प्राविधिक शिक्षा एवं चिकित्सा शिक्षा विभाग ने जिन संस्थाओं को निजी क्षेत्र में इंजीनियरिंग अथवा मेडिकल कालेज हेतु अनापत्ति प्रमाण-पत्र जारी कर दिया गया है

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किन्तु उनकी भूमि महायोजना में भू-उपयोग के विपरीत होने के कारण अनुमति पत्र भारत सरकार को काउन्सिलों से नहीं प्राप्त हो पा रहे हैं, उनके मामलों में महायोजना में भू-उपयोग परिवर्तन की कार्यवाही उदारतापूर्वक एवं समय-समय से किए जाने का निर्णय शासन द्वारा लिया गया है।

अतः इस सम्बन्ध में पूर्व में जारी किए गये शासनादेश संख्या- 511/9-आ-3-98-32एल0यू0सी0/96, दिनांक 20 अप्रैल, 1998 के क्रम में श्री राजपाल महोदय उ0प्र0 नगर योजना एवं विकास अधिनियम 1973 की धारा-4(1) के अधीन निर्माण निदेश देते हैं:-

- 1.1 सम्बन्धित संस्था द्वारा मेडिकल कालेज, डेंटल कालेज व इंजीनियरिंग कालेज के निर्माण हेतु महायोजना में भू-उपयोग परिवर्तन का प्रस्ताव चिकित्सा शिक्षा विभाग व प्राविधिक शिक्षा विभाग द्वारा जारी किये गये अनापत्ति प्रमाण-पत्र को संलग्न कर प्रस्तुत किया जायेगा। उन्हीं प्रस्तावों पर विचार किया जायेगा जिनमें राज्य सरकार का अनापत्ति प्रमाण-पत्र जारी हो चुका है।
- 1.2 भू-उपयोग परिवर्तन के आवेदन पत्र पर सम्बन्धित विकास प्राधिकरण द्वारा आवेदन पत्र प्राप्त होने की तिथि से 15 दिन के अन्दर आख्या प्रस्ताव शासन को प्रेषित किया जाये। इन प्रस्तावों पर प्राधिकरण बोर्ड के अनुमोदन की आवश्यकता नहीं होगी।
- 1.3 प्रस्ताव पर मुख्य नगर एवं ग्राम नियोजक को आख्या आवश्यकतानुसार हो प्राप्त की जायेगी।
- 1.4 शासन द्वारा भू-उपयोग परिवर्तन के प्रस्ताव पर निर्णय प्राधिकरण की आख्या प्राप्त होने के पश्चात् एक माह के अन्दर ले लिया जायेगा।
- 1.5 प्रस्ताव में जितनी कृषि भू-उपयोग की भूमि का भू-उपयोग परिवर्तन प्रस्तावित है, उतनी ही भूमि महायोजना में जाद में यथासमय कृषि उपयोग में बढ़ाई जायेगी।
- 1.6 भू-उपयोग परिवर्तन की अधिसूचना जारी होने के पश्चात् मानचित्र स्वीकृति के समय वर्तमान आवासीय सेक्टर दर अथवा सर्किल दर दोनों में से जो अधिक हो, का 10 प्रतिशत भू-उपयोग परिवर्तन शुल्क के रूप में सम्बन्धित संस्था द्वारा विकास प्राधिकरण में जमा करना होगा। यह शुल्क निर्मित क्षेत्र पर आगणित किया जायेगा। इन कालेजों हेतु जितने क्षेत्र में निर्माण किया जाना है यदि कुल क्षेत्र में से उतने क्षेत्र या उससे कम निर्मित क्षेत्र है तो उस कमी तक ही भू-उपयोग परिवर्तन शुल्क लिया जायेगा। भू-उपयोग परिवर्तन शुल्क को धनराशि शहर के विकास हेतु सम्बन्धित विकास प्राधिकरण के अधीन गठित विकास निधि में जमा की जायेगी।
- 1.7 निर्मित किये जाने वाले क्षेत्रफल पर सामान्य विकास शुल्क भी देय होगा।

अतुल कुमार गुप्ता
सचिव।

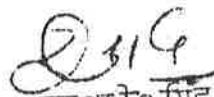
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संख्या- 2944/9-आ-3-98 तददिनांक

उपरोक्त की प्रति निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. प्रमुख सचिव, प्रा विधिक शिक्षा विभाग, उत्तर प्रदेश शासन ।
2. सचिव, विक्तित्वा, शिक्षा विभाग, उत्तर प्रदेश शासन ।
3. मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उत्तर प्रदेश लखनऊ ।
4. उत्तर प्रदेश आवास वन्द्य ।

आज्ञा से,



सचिव
अनु सचिव।

कोई बैठक दि. 17-9-9 की कार्यवृत्त

134
13

प्रस्तावना पर जोरना के प्रस्तावित समारंभ पट्टी से भू-उपयोग एवं आवास विकास कार्य के निर्धारण के सम्बन्ध में।

प्रस्ताव पर विचारोपरान्त विचार - 2 के अनुसार कार्यवृत्त की अनुमोदन किया गया तथा प्रस्तावानुसार अवशेष धनराशि रुपये २६६.४६ लाख नागरिक उद्बोधन विभाग से प्राप्त किये जाने की स्वीकृति प्रदान की गई।

मद संख्या - ६

व्यवसायिक उपयोग से भू-विकास की अनुमति के लिये अनुमति एफ० ए० आर० तथा भू-आच्छादन के सम्बन्ध में।

प्रस्ताव पर विचार विमर्श के दौरान वरिष्ठ नियोजक, नगर एवं ग्राम नियोजन विभाग द्वारा २ एफ० ए० आर० अनुमति देने की स्थिति के भू-आच्छादन को कम रके जाने का सुझाव प्रस्तुत किया गया। प्रस्ताव पर निम्न संशोधन के साथ स्वीकृति प्रदान की गई कि जोमर शार्पिंग केन्द्र/सेन्ट्रल बिजनेस डिस्ट्रिक्ट तथा एक हजार वर्ग मीटर तक के वाणिज्य केन्द्र/उपकेन्द्र के भू-खण्डों पर भू-आच्छादन ४० प्रतिशत के स्थान पर ३५ प्रतिशत रखा जाये।

मद संख्या - ७

सुभारती के०के०बी० चेरिटेबल ट्रस्ट का मेडिकल कॉलेज की स्थापना के लिए वेदव्यासपुरी योजना में भूमि आवंटन के सम्बन्ध में।

प्रस्ताव पर विचार से विचार किया गया। विचारोपरान्त निर्णय लिया गया है कि आवंटन की शर्तों पर निर्णय पूर्वक रखते हुए योजना के सैक्टर रेट में हुई वर्तमान वृद्धि के अनुसार सुभारती के०के०बी० चेरिटेबल ट्रस्ट को आवंटित भूमि की दर में भी समानुपातिक वृद्धि करते हुए भूमि मूल्य का पुनः मूल्यांकन किया जाये। पुनः मूल्यांकित भूमि मूल्य तथा आवंटन की तिथि से देय ब्याज को आंकलित करते हुए पुरानी दर पर देय ब्याज सहित भूमि मूल्य में से जो भी कम हो, वह वसूल किया जाये तथा बचका भूमि की २५ प्रतिशत धनराशि वसूल होने के बाद ही संस्था को हस्तागत किया जाये।

मद संख्या - ८

इन्स्टीटयूट ऑफ एड्युकेशन द्वारा ग्राम जोधपुर में क्रय किये जाने वाली भूमि पर "मेडिकल कॉलेज" की स्थापना के सम्बन्ध में।

प्रस्ताव निरस्त किया गया।

मद संख्या - ९

ग्राम जोधपुर गांवडी, जामवाल रोड में लगभग २१-७२२ हेक्टेयर भूमि का भू-उपयोग परम महायोजना-२००१ में निर्दिष्ट "ग्राम जमिनी पट्टी" से "शैक्षिक संस्था" भू-उपयोग परिवर्तन के सम्बन्ध में।

प्रस्ताव पर विचारोपरान्त निर्णय किया गया कि राज्य द्वारा वेद व्यासपुरी योजना में क्रय की जाने वाली भूमि पर मेडिकल/सेन्ट्रल कॉलेज की स्थापना का निर्णय नगरपालिका के उपरान्त भू-उपयोग परिवर्तन पर ही विचार किया जा सकता है। साथ ही भू-उपयोग परिवर्तन किये जाने के लिये कम्युनिटी आयुक्त एन० सी० आर० गाजियाबाद से सहा. ओ० सी० प्राप्त कर प्रस्तुत किया जाये। उपरान्त ही भू-उपयोग परिवर्तन पर विचार किया जायेगा।

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14

17.9.97

संस्था - २

ग्राम रामपुर पावटी, जामपत रोड में लगभग ११-७११ हैबटेअर भूमि का भूउपयोग मेरठ महायोजना-२००१ में निर्दिष्ट "कृषि हरित पट्टी" से "शैक्षिक संस्था" भूउपयोग परिवर्तन के माध्यम से।

ग्राम रामपुर पावटी में सुभास्ती के०के०बी० चैरिटेबिल ट्रस्ट द्वारा कय की गयी लगभग ११-७११ एकड़ भूमि को डिग्री कालेज" के निर्माण हेतु मेरठ महायोजना में "कृषि हरित पट्टी" से "शैक्षिक संस्था" भूउपयोग में परिवर्तन के अनुरोध पर प्राधिकरण की बोर्ड बैठक दिनांक ५-११-९६ के अनुपूरक मद सं०-३ पर प्रस्ताव प्रस्तुत किया गया था। उक्त प्रस्ताव की बोर्ड द्वारा स्थिति किये जाने का निर्णय लिया गया था। शासन के पत्र सं०-८२५/९आ-३१७-३३३०/१६ दिनांक २५-२-९७ द्वारा संस्था के भूउपयोग परिवर्तन के प्रस्ताव को प्राधिकरण बोर्ड बैठक में पुनः रखे जाने एवं बोर्ड के निर्णय से शासन को अवगत कराने हेतु निर्देशित किया गया तदनुसार उपरोक्त भूउपयोग परिवर्तन का प्रस्ताव प्राधिकरण की बोर्ड बैठक २५-३-९७ में पुनः विचारार्थ रखा गया, जिस पर विचारोपरान्त प्रस्ताव पुनः स्थिति किया गया।

संस्था द्वारा अवगत, मेरठ विकास प्राधिकरण को पत्र दिनांक १४-५-९७ प्रेषित करते हुए पुनः भूउपयोग परिवर्तन के सम्बन्ध में अनुरोध किया गया है। संस्था के पत्र में उल्लेख किया गया है कि मेरठ महायोजना प्राकम-२००१ में स्थल का भूउपयोग "सामुदायिक क्रियायें" होने के कारण उसके द्वारा प्रयुक्त भूमि कय की गयी थी। महायोजना प्राकम - २००१ को अंतिम रूप देने समय स्थल का भूउपयोग प्राप्त सुझावों/आपत्तियों की सुनवाई के उपरान्त "कृषि हरित पट्टी" निर्दिष्ट किया गया। उल्लेखनीय है कि मेरठ महायोजना-२००१ में "सामुदायिक क्रियायें" भूउपयोग हेतु बाईपास के किनारे पट्टीनुमा प्रस्ताव के स्थान पर बाईपास पर एक ही स्थान की ओर लगभग ३२५ हेक्टेअर भूमि "सामुदायिक क्रियायें" हेतु प्रस्तावित की गयी है। संस्था द्वारा "मेडिकल एवं डेंटल कालेज" की स्थापना हेतु ८५ एकड़ की आवश्यकता दर्शाते हुए ३० एकड़ भूमि कय की गयी है तथा अवशेष ५५ एकड़ भूमि संस्था द्वारा वेदव्यासपुरी योजना में आवंटित किये जाने हेतु प्राधिकरण से अनुरोध किया गया है। उपरोक्त ५५ एकड़ भूमि संस्था को कतिपय प्रतिबन्धों/शर्तों के साथ आवंटित किये जाने का निर्णय लिया गया है तथा आर्थिक समस्याओं के कारण प्राधिकरण में जमा की गयी है। प्राधिकरण की बोर्ड बैठक दिनांक १७-२-९७ के अन्तर्गत लिखे गये निर्णय में धनराशि जमा किये जाने की वृद्ध हेतु प्राधिकरण से अनुरोध किया गया है जिसके माध्यम से संस्था प्रस्ताव मद सं०-३ पर अलग से प्रस्तुत है।

उल्लेखनीय है कि संस्था द्वारा कय की गयी लगभग ११-७११ हैबटेअर भूमि का भूउपयोग मेरठ महायोजना-२००१ में मुख्यतः "कृषि हरित पट्टी" एवं आंशिक भाग महायोजना मार्ग विस्तार एवं "ग्रीन चर्ज" के अन्तर्गत दर्जित है। संस्था द्वारा पूर्व में प्रयुक्त भूमि का भूउपयोग "स्नातक महाविद्यालय" हेतु किये जाने का अनुरोध किया गया था तथा यह स्पष्ट रूप से किया गया था कि संस्था द्वारा निराचारकण हेतु स्नातक विद्यालय की स्थापना की जायेगी तथा संस्था द्वारा वेदव्यासपुरी योजना में आवंटित भूमि उपलब्ध नहीं होने की वजह से प्रयुक्त भूमि "मेडिकल कालेज" की स्थापना किये जाने हेतु विकल्पस्वरूप अपने पत्र दिनांक ३-३-९७ में उल्लेख किया गया था जबकि संस्था द्वारा अपने पत्र दिनांक १४-५-९७ में उल्लेख किया गया है कि प्रयुक्त भूमि का भूउपयोग परिवर्तन न किये जाने की वजह से मेडिकल एंडिगेंटल कालेज की स्थापना में अनेक कठिनाईयों का सामना करना पड़ रहा है।

अतः उपरोक्त वर्णित स्थिति में ग्राम रामपुर पावटी में संस्था द्वारा कय की गयी ११-७११ हैबटेअर भूमि में से कृषि हरित पट्टी, भूउपयोग के अन्तर्गत दर्जित भूमि का भूउपयोग मेरठ महायोजना-२००१ में "शैक्षिक संस्था" में परिवर्तित किये जाने का प्रस्ताव पुनः प्राधिकरण बोर्ड के विचारार्थ प्रस्तुत है।

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प्राधिकरण बोर्ड बैठक दि. 30.3.98 की कार्यवाही की उद्घरण 15

प्रस्ताव पर विचार विमर्श किया गया। प्रस्तावना के अन्तर्गत प्रस्तावित सामग्रीजमा मार्ग की चौड़ाई तथा तीन वर्ग की सेवा में किसी प्रकार के निर्माण की अनुमति नहीं दी जाएगी और प्रस्तुत किए गए कोल्ड स्टोरेज निर्माण के दो प्रस्तावों पर परीक्षण महायोजना मार्ग, ग्रीन वर्ग, सीट बीच, परिसर के अन्दर निर्माण की पर्याप्त व्यवस्था, दूरारे कोल्ड स्टोरेज से दूरी तथा लोक निर्माण विभाग की अनापत्ति की दृष्टि से करते हुए उपाध्यक्ष द्वारा मानचित्र स्वीकृत करने हेतु निर्णय लिया गया। इसके अतिरिक्त यह भी निर्णय लिया गया कि भविष्य में कोल्ड स्टोरेज निर्माण के प्रस्तावों पर उचित दृष्टियों से पूर्ण परीक्षण कराने के उपरान्त ही बोर्ड बैठक में स्वीकृति हेतु प्रस्ताव रखे जाएंगे।

गव संख्या - 10

श्रीमान राजेश्वर भावटी, बागमल रोड में लगभग 12.02 हेक्टेयर भूमि का भू-उपयोग गैरठ महायोजना-2002 में निर्दिष्ट "भूमि उर्वर पट्टी" से "शैक्षिक संस्था" में परिवर्तन के सम्बन्ध में।

प्रस्ताव पर विचारविमर्श किया गया कि क्षेत्र में मैट्रिकल कॉलेज की आवश्यकता/माहुरता की दृष्टि में रखते हुए भूतः निरस्त प्रस्ताव अनुसूच, राष्ट्रीय राजधानी क्षेत्र की पुनर्विचार हेतु प्रेषित किया जाये और उनकी आस्था प्राप्त होने पर आली बोर्ड बैठक में प्रस्तुत किया जाये।

(C.I.P)

गव संख्या - 10

नगर निगम प्राधिकरण, गैरठ में अकादमीय सेवा के कर्मचारियों को पेन्शन, ग्रेजुटी एवं सेवा निवृत्ति के समय वेतन आर्जित अवकाश के नगदीकरण की सुविधा उपलब्ध कराया जाना।

प्रस्ताव पर विचार-विमर्श किया गया। कर्मचारियों के हित को दृष्टि में रखते हुए नगर निगम गैरठ में पेन्शन एवं ग्रेजुटी से संबंधी लागू नियमावली को निम्न काली के साथ गैरठ निगम प्राधिकरण के अकादमीय सेवा के कर्मचारियों हेतु अंगीकृत किया जाये का निर्णय लिया गया :-

- 1- यह नियमावली गैरठ निगम प्राधिकरण में 8.4.98 से लागू मानी जायेगी और एतद्विषयक पाराना का औपचारिक अनुमोदन भी प्राप्त कर लिया जायेगा। यदि पाराना स्तर से इस सम्बन्ध में कोई सुझाव प्राप्त होते हैं तो उनका समावेश नियमावली में किया जायेगा और यदि पाराना स्तर से एतद्विषयक नियमावली पूर्णतः से लागू नहीं जाती है तो तद्विषयक से का नियमावली नियमावली को जायेगी।
- 2- गैरठ निगम प्राधिकरण का जो एक कर्मचारी वर्ष 1997 में सेवानिवृत्त हो चुका है, यदि उसके द्वारा उसे भुगतान किये गये सीनियोरिटी के अनुसार गम निगमद्वारा देय व्यय कागिरा कर भी जाये तो उसे भी इस नियमावली का लाभ उपलब्ध होगा।

11/4
 23/2

प्राधिकरण बोर्ड बैठक दि. 30.3.98 का सजेन्डा

मह. संख्या-७

ग्राम रामपुर पावटी, बागपत रोड में लगभग ११.७१ हेक्टेयर भूमि का भू-उपयोग मेरठ महायोजना-२००१ में निर्दिष्ट "कृषि हरित पट्टी" से "शैक्षिक संस्था" में परिवर्तन के सम्बन्ध में।

ग्राम रामपुर पावटी में गुभारती के०के०बी० चैरटेबल ट्रस्ट द्वारा ११.७१ (एकड़) भूमि को मेरठ महायोजना-२००१ में "कृषि हरित पट्टी" से "शैक्षिक संस्था" भू-उपयोग परिवर्तन सम्बन्धी प्रस्ताव प्राधिकरण की विगत बोर्ड बैठक दिनांक १७.९.९७ में प्रस्तुत किया गया था। बोर्ड द्वारा प्रस्ताव पर विचारोपरान्त संस्था द्वारा वेद व्यासपुरी योजना में क्रय की जाने वाली भूमि पर मेडीकल/डेंटल कॉलेज की स्थापना का कार्य प्रारम्भ करने के उपरान्त भू-उपयोग परिवर्तन पर विचार किये जाने एवं आयुक्त, एन०सी०आर० गाजियाबाद से एन०ओ०सी० प्राप्त कर प्रस्तुत किये जाने का निर्णय लिया गया था। प्राधिकरण के निर्णय के अनुपालन में प्रश्नगत भू-उपयोग परिवर्तन सम्बन्धी प्रस्ताव को आयुक्त, एन०सी०आर० गाजियाबाद को अनापत्ति हेतु प्रेषित किया गया था जिस पर विचारोपरान्त आयुक्त, एन०सी०आर० की ओर से पत्र दिनांक ५.१२.९७ प्राप्त हुआ है जिसमें भू-उपयोग परिवर्तन किया जाना महायोजना की भावना के विपरीत होने का उल्लेख करते हुए भू-उपयोग परिवर्तन हेतु अनापत्ति पत्र नहीं दिये जाने हेतु सूचित किया गया है। संस्था को वेद व्यासपुरी योजना में मेडीकल/डेंटल कॉलेज की स्थापना हेतु आवन्ति की जाने वाली भूमि हेतु देय धनराशि जमा करने हेतु सूचित किया गया है। अतः आयुक्त, एन०सी०आर० गाजियाबाद द्वारा प्रेषित पत्र दिनांक ५.१२.९७ को दृष्टिगत करते हुए भू-उपयोग परिवर्तन प्रस्ताव पर विचार किया जाना सम्भव नहीं प्रतीत होता है।

उपरोक्त विवरण एवं प्रस्ताव प्राधिकरण बोर्ड के समक्ष अवलोकनार्थ एवं विचारार्थ प्रस्तुत है।

प.स.र.

2180 (9-84-348) 77000

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meerut development authority

मेरठ विजयस्य प्राधिकरण

ମହାବଳ: - ୭/୭/୫୫ ମିଳିମିଟର ୫୫

दिनांक :- 6-7-64

शेखर म.

श्री ५५० पी० तिस.
अनुसंधान,
उ० प्र० शक्ति,
मजिमा।

KIND ATTENTION

SHRI H. P. SING Dy. Sec.

334.4.e/96 AVAS

5.4-22

मित्रपः--रामपुर पायली नागपुर रोक मारु स्थित ॥ ७१॥ कुट्टेयर मारु
का कुपि सारु मरुती ते शिखि तैत्था मे मुजुपयिग परिपत्तु

महोदय,

उपरोक्त विषयक सुपरा अपने पत्रों के 1332/93A-3-98-33 एन. यू. सी. 496 दिनांक 26.6.98 का सम्बन्ध में का कण्ट्रोल प्रस्तावत भूमि के भूउपयोग परिवर्तन के सम्बन्ध में अपना कराना है, कि प्रस्तावत भूमि के भूउपयोग परिवर्तन के बारे में प्राधिकरण कोई बैठक दिनांक 17.9.97 में प्रस्ताव विचारार्थ रखा गया था, जिस पर विचारोपरांत मायुक्त, एन. सी. आर. माजिषाबाबा ने अनाप रित प्राप्त कर प्रस्तुत किये गये हेतु निर्णय लिया था था। मिकान प्राधिकरण द्वारा तत्कालीन प्रेषित प्रस्ताव मायुक्त राष्ट्रीय राजधानी क्षेत्र, माजिषाबाबा के पत्र संख्या 1890/एन. सी. आर./98-98 दिनांक 5.12.97 के द्वारा उक्त भूउपयोग परिवर्तन किया जाना महायोजना की भावना के विपरीत होने का उल्लेख करते हुए भूउपयोग परिवर्तन हेतु अनप रित नहीं दिये जाने हेतु सूचित किया गया। प्रतिनिधि संलग्न 1 वाली मध्य राष्ट्रीय राजधानी क्षेत्र के आयुक्त आने वाली भूमि का भूउपयोग परिवर्तन के सम्बन्ध में शासनादेश संख्या 3320/7-आ-3-98-60/एन. यू. सी./97 दिनांक 6.10.97 प्रतिनिधि संलग्न 2 प्राप्त हुआ जिसमें भूउपयोग परिवर्तन प्रस्तावों पर शासन भूमि/जमुगोदन के विषय कोई निर्णय न लिये जाने तथा साथ ही जहाँ महायोजना के जोड़ने से पुनर्गठन में कोई परिवर्तन करना प्रस्तावित हो तो एन. सी. आर. कोई की पूर्ण अनुमति से ही किये जाने हेतु निर्दिष्ट किया गया है।

उपरोक्त प्रकरण की प्राधिकरण बोर्ड की अगली बैठक दिनांक 98 के पुनः सूचनाएँ रका गया इस पर बोर्ड ने पुनः विचार कर लीय विधा कि शिक्षण कानून की आवश्यकता/महत्ता की दृष्टि से रहते हुए पुनः प्रस्ताव आयुक्त, राजस्थान राजधानी क्षेत्र को पुनर्विचार हेतु प्रेषित किया जाये। राजस्थान गूजमयोग परिषद् के सम्मान्य मंत्री पुनर्विचार करते हुए निर्णय से अज्ञात कराने हेतु आयुक्त, वन-सी.आर. से पत्र संख्या 501/38 दिनांक 12.5.98 द्वारा अनुरोध किया गया। प्रतिलिपि संपन्न प्रस्ताव गूजमयोग परिषद् के सम्मान्य मंत्री प्रस्ताव अविचार तलित प्रेषित किया जाये हेतु चीफ कोऑर्डिनेटर/गूजमयोग परिषद्, वन-सी.आर. से पत्र द्वारा प्राधिकरण से अनुरोध किया गया है।

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उपरोक्त के अतिरिक्त शासन का ध्यान इस ओर भी आकर्षित करना है कि निजी क्षेत्र के इंजीनियरिंग कालेज/मेडिकल कालेज एवं हेल्थ कालेज की स्थापना हेतु महायोगीक्षा के भूउपयोग परिवर्तन के सम्बन्ध में नीति विद्यमान शासनादेश संख्या-511/9-आ-3-98-32एन.यू.सी./96 दिनांक 20-4-98 [प्रतिलिपि संलग्न] के द्वारा उपरोक्त प्रकार के भूउपयोग परिवर्तन के प्रस्तावों पर प्राधिकरण बोर्ड का अनुमोदन आवश्यक नहीं होने का उल्लेख करते हुए सीधे शासन को प्रेषित किये जाने के निर्देश दिये गये हैं। उक्त शासनादेश के क्रम में ही प्राधिकरण द्वारा सम्पूर्ण तथ्य स्पष्ट करते हुए पत्र दिनांक 12-5-98 [प्रतिलिपि संलग्न] शासन को प्रेषित किया गया है।

जहाँ तक भूउपयोग परिवर्तन के प्रस्ताव पर एन. आर. बोर्ड के अनुमोदन की प्रक्रिया में विचार किये जाने का प्रश्न है, इस सम्बन्ध में अज्ञात कराना है कि शासन के आदेश संख्या-511/9-आ-3-98-32/रम.यू.सी./96 दिनांक 20-4-98 की दृष्टिगत रहते हुए इस प्रकरण में निर्णय शासन स्तर पर लिया जा सकता है।

संलग्न नकः उपरोक्तानुसार

भूवर्गीय,

4/7/98

जितेंद्र मिश्रा,
उपाध्यक्ष,

क. ज. म. म. म.
C.S.P.

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SUBHARATI K.K.B. CHARITABLE TRUST

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Medical Education Establishments

- ★ Netaji Subhash Chandra Bose Memorial Subharati Medical College
- ★ Sahibzade Fateh Singh Memorial Subharati Dental College
- ★ Panna Dhai Memorial Subharati College of Nursing
- ★ Jyotirao Phule Memorial Subharati Techno-Medical Institute

Medical Establishments

- ★ Veer Savarkar Memorial Subharati Hospital
- ★ Khudiram Bose Memorial Subharati Hospital
- ★ Dr. Jagat Narain Memorial Subharati Mission Hospital
- ★ Chandra Sheakhar Azad Memorial Subharati Hospital
- ★ Col. Shaukat Ali Memorial Subharati Hospital

Educational Establishments

- ★ Samrat Chandragupt Memorial Subharati High School
- ★ Prathivi Singh Memorial Subharati Junior High School
- ★ Vijay Singh Pathik Memorial Subharati Junior High School
- ★ Eklavya Memorial Subharati Junior High School

Other Establishments

- ★ Subharati Kalyan Ashram (For Elderly Persons)
- ★ Subharati Karn Ashram (Ashram for New Born Babies)

Dr. Atul Krishna
M.S.
President

No. P.Med-Den La RPP 29/97

1107/PSHS/97
28-5-97

Date 27.5.97

सेवा में,

श्रीमान अतुल गुप्ता
आवास सचिव
उत्तर प्रदेश सरकार
लखनऊ

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विदाय-गाम रामपुर पावटी के खसरा नं० 189/2 195, 193, 315, 316, 192, 305, 317, 317, 300, 301, 302, 304 के भू उपयोग परिवर्तन के सम्बन्ध में।

महोदय,

उपरोक्त विदाय में प्राची का निवेदन है कि प्राची मैसर्स सुभारती केप केप बीप चैरिटेबल ट्रस्ट, गढ़ रोड, मेरठ का अध्यक्ष है तथा उक्त ट्रस्ट का उद्देश्य राष्ट्रीय हित में स्कूल, कालेज, ट्रेनिंग सेंटर, संस्था, मेडिकल कालेज इन्जिनियरिंग कालेज आदि खोलना/शुरू करना है जिससे राष्ट्रीय कल्याण में विद्यार्थियों का अधिक से अधिक प्रयोग हो सके तथा राष्ट्र प्रत्येक क्षेत्र में आत्मनिर्भर हो सके।

इसी उद्देश्य को ध्यान में रखते हुये प्राची ने मेरठ में एक मेडिकल कालेज एवं डेंटल कालेज की स्थापना का निश्चय किया, जिससे इस क्षेत्र की अधिकांश ग्रामीण आबादी को अधिक से अधिक चिकित्सा सुविधा मिल सके।

क्रम से पेज 2...

नेपाल
अनु क्रमिक (वि. 102)
1. V.C. मेरठ के भू उपयोग
परिवर्तन पर जाका मंजी
10/12/97
2. (अतुल कुमार गुप्ता)
3. (अतुल कुमार गुप्ता)
4. (अतुल कुमार गुप्ता)
5. (अतुल कुमार गुप्ता)
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8. (अतुल कुमार गुप्ता)
9. (अतुल कुमार गुप्ता)
10. (अतुल कुमार गुप्ता)

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हमारे द्वारा खरीदी गयी उक्त भूमि का उपयोग न बदलने की वजह से हमें अपने मेडिकल एवं डेंटल कालेज की स्थापना में अनेकों कठिनाइयों का सामना करना पड़ रहा है। हम आपका ध्यान इस ओर भी लाना चाहते हैं कि कुल आवधिक 85 एकड़ भूमि में से हमने रामपुर पावटी में 30 एकड़ भूमि ही कस की है तथा बाकी 55 एकड़ भूमि हेतु हमने प्राधिकरण की निकटवर्ती वेद व्यास पुरी योजना में भूमि आवंटित करने के लिये प्राधिकरण को आवेदन किया। प्राधिकरण द्वारा हमें वेद व्यास पुरी योजना में 55 एकड़ भूमि आवंटित हो गयी है जिसका कुछ पैसा भी हम लोग जमा कर चुके हैं।

इस सम्बन्ध में हम आपका ध्यान एक बिन्दु पर और दिलाना चाहते हैं कि एक अन्य पार्टी इंटरनेशनल इन्स्टीट्यूट ऑफ एजुकेशन, मेरठ द्वारा भी मेरठ में मेडिकल कालेज खोलने के लिये भूमि खरीदने का प्रस्ताव था, जो दिल्ली रुड़की बार्डपास पर गजन 20आपुर में स्थित है। मेरठ महानगर के पूर्व प्रारूप एवं वर्तमान महानगर 2001 दोनों में ही इस भूमि को कूटा योग्य दर्शाया गया है। उक्त पार्टी के अनुरोध पर प्राधिकरण द्वारा अपनी बैठक दिनांक 13.3.96 में उक्त भूमि को कूटा योग्य से शैक्षणिक संस्थाओं में परिवर्तित कर दिया गया है।

उपरोक्त परिस्थितियों को देखते हुये आपसे पुनः अनुरोध है कि हमारे द्वारा रामपुर पावटी में खरीदी गयी 30 एकड़ भूमि का भू उपयोग पूर्वतः अर्थात् सामुदायिक कियारें कर दिया जाये। मेरठ की गामीण आबादी को जो हमारा चिकित्सा प्रदान करने का प्रयास है उसे प्रदान करने की दिशा में प्राधिकरण द्वारा दिया गया यह निर्णय सराहनीय एवं प्रशंसनीय होगा।

आपसे पुनः निवेदन है कि इस सम्बन्ध में उचित कार्यवाही कर 2तिष्ठ अनुज्ञा प्रदान करवाने का कट करे।

धन्यवाद सहित

भवदीय



डा० अतुल कटुण

अध्यक्ष

सुभारती के०के०बी० चेरिटेबल ट्रस्ट, मेरठ

हमें माननीय राज्यपाल महोदय, उत्तर प्रदेश से दिनांक 13.3.1996 को मेरठ में मेडिकल एवं डेंटल कॉलेज खोलने के लिये अनापत्ति पत्र इस शर्त के साथ दिया गया कि हम मेडिकल एवं डेंटल काउन्सिल के नियमों के अनुरूप ही कॉलेज की स्थापना करेंगे। हमने अपने प्रस्ताव में 85 एकड़ भूमि में दोनो विद्यालय बनाने की योजना प्रस्तुत की थी।

उपरोक्त आवश्यकता को देखते हुये हमने मेरठ विकास प्राधिकरण को भूमि उपलब्ध कराने के लिये निवेदन किया, प्राधिकरण ने हमें शताब्दी नगर योजना में भूमि उपलब्ध कराने का आश्वासन दिया। जब काफी समय बीत जाने पर भी हमें जमीन उपलब्ध नहीं करायी गयी तो हमने स्वयं ही भूमि खरीदने का फैसला किया क्योंकि बिना भूमि कय किये हमें मेडिकल/डेंटल काउन्सिल ऑफ इण्डिया की स्वीकृति नहीं मिल पा रही थी। जिसके लिये हमने प्राधिकरण से उस समय उपलब्ध मेरठ महानगर का प्रारूप नक्शा प्राप्त किया, जिसका अध्ययन करने के उपरान्त रामपुर पावटी की उपरोक्त जमीन का एग्रीमेंट हमने जून 96 में किया तथा हमने जुलाई एवं अगस्त 96 में भूमि खरीद की जो उस समय उपलब्ध प्रारूप में सामुदायिक कियारों के रूप में दर्ज थी।

कुछ समय के पश्चात ही प्राधिकरण द्वारा मेरठ महानगर 2001 का जो नक्शा छोटित किया गया उसमें रामपुर पावटी की उक्त जमीन को सामुदायिक कियारों से कृषि भूमि में परिवर्तित कर दिया गया। जब हमने इस परिवर्तन का पता चला तो हमने माननीय उपाध्यक्ष महोदय को अपने पत्रों द्वारा यह निवेदन किया कि जब हमने उपरोक्त भूमि खरीदी थी तो उस समय उपलब्ध प्रारूप में उसे सामुदायिक कियारों के रूप में दर्शाया गया था, अन्यथा हम उक्त भूमि को न खरीदकर अन्य कोई भूमि खरीदने जो कृषि भू उपयोग की नहीं होती। हमारे भूमि खरीदने के उपरान्त ही मेरठ महानगर 2001 का नक्शा पास किया गया है। अतः हमारी उपरोक्त भूमि को सामुदायिक कियारों से कृषि करने का कोई औचित्य नहीं बनता है। हमने इस सम्बन्ध में उपाध्यक्ष महोदय को अपने पत्रों के माध्यम से कई बार निवेदन किया, जिसके उपरान्त हमारे प्रस्ताव को प्राधिकरण की बैठक दिनांक 5.11.96 एवं 17.3.97 में रखा गया, परन्तु प्राधिकरण द्वारा उक्त प्रस्ताव को स्थागित कर दिया गया। इस सम्बन्ध में न तो हमें कोई सूचना दी गयी और न ही कोई कारण बताया गया। इस सम्बन्ध में हमने माननीय राज्यपाल महोदय को दिनांक 23.8.96 को एवं आवास सचिव को निवेदन किया है।



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मेरठ विकास प्राधिकरण

पत्रांक:- 616/38 नियोजन/98

दिनांक:- 10.8.98

प्रेषक,

उपाध्यक्ष,

मेरठ विकास प्राधिकरण,

मेरठ।

सेवा में,

अनुसचिव,

आवास अनुभाग-3,

उ०प्र० शासन,

लखनऊ।

33202/98

प.सं-24

विषय:- रामपुर पावटी बागवत रोड स्थित 11.711 हेक्टेयर भूमि का "कृषि हरित पट्टी" से "शैक्षिक संस्थान" में भूउपयोग परिवर्तन

महोदय,

उपरोक्त विषयक कृपया अपने पत्र संख्या-2180/9-आ-3-98-33 एन०सी०आर०/96 दिनांक 30.7.98 का सन्दर्भ लेने का कष्ट करें। उपरोक्त के सन्दर्भ में निवेदन है कि महायोजना में भूउपयोग परिवर्तन के सम्बन्ध में शासनादेश संख्या-3320/9-आ-3-96-60 एन०सी०आर०/97 दिनांक 6.10.97 में शासन की पूर्ण अनुमति/अनुमोदन के बिना कोई निर्णय न लिये जाने तथा साथ ही यदि जोनिंग रेग्युलेशन में कोई परिवर्तन करना प्रस्तावित हो, तो एन०सी०आर० बोर्ड की पूर्ण अनुमति से ही किये जाने हेतु निर्देशित किया गया है।

उपरोक्त के अतिरिक्त प्राधिकरण बोर्ड बैठक दिनांक 30.3.98 में भी प्रश्नगत प्रकरण पर विचार कर क्षेत्र में मेडिकल कालेज की आवश्यकता/महत्ता को दृष्टिगत रखते हुए पुनर्विचार हेतु एन०सी०आर० सेल को प्रस्ताव पुनः प्रस्तुत करने का निर्णय लिया गया था। तदनुसार एन०सी०आर० सेल को प्रस्ताव प्रेषित किया जा चुका है। अतः एन०सी०आर० बोर्ड के अनुमोदन की प्रत्याशा में भूउपयोग परिवर्तन के प्रस्ताव पर शासन द्वारा निर्णय लिया जा सकता है अथवा नहीं, इस पर निर्णय शासन द्वारा ही लिया जाना समीचीन होगा। कदाचित् इस स्तर से कोई टिप्पणी अथवा राय व्यक्त करना श्रेयस्कर न होगा।

भवदीय,

जितेन्द्र विष्णु,
उपाध्यक्ष,
मेरठ विकास प्राधिकरण,
मेरठ।

744

ANNEXURE-VI

**LUC FOR PUBLIC AND SEMI PUBLIC OFFICE IN SURAJPUR-
KASNA SUB-REGIONAL CENTRE (GREATER NOIDA)
DEVELOPMENT PLAN-2001.**



2
145

To.

Chief Regional Planner,
N.C.R. Planning Board,
1st Floor, Zone-IV,
India Habitat Centre,
Lodhi Road,
New Delhi.

No. Phg/9015-56/1241
dh- 24/12/98

Sir,

Kindly refer to letter 3918 77-4-98 dated 25.11.98 regarding setting-up of the District Headquarters for Gautam Budh Nagar district in Greater Noida notified area. The new District, Gautam Budh Nagar has been created in April 97 and appointment of District Magistrate and other staff has been done in the month of May 97. The decision has been taken by the U.P. Government to establish the District Headquarter in the notified area in Greater Noida because the area is centrally located with respect to the overall district. A letter dated 6.6.98 was received from the OSD, Chief Minister, U.P. Government (Copy enclosed) directing to Authority to allot land for District Administration on priority. It is proposed to allot 250 acres of land for offices of District administration and related offices, police lines, Judiciary and their related facilities including staff housing.

In the ODP-2001 approved by the NCR Planning Board in the year 1996, this activity was not envisaged because at that time, the notified area was part of Ghaziabad District and the district headquarter were located at Ghaziabad. District Administration is a new activity not provided for in the ODP-2001 approved by the NCR.

Hence there is an urgent need to set-up the office complex of the district administration and its related offices so that the district administration can function properly. The land has to be made available near the developed area, in the acquired land of the Authority. The District Administration has expressed its inability to acquire 250 acres land due to shortage of funds and is requesting the Authority to make available the already acquired land in possession of the Authority. In addition to the above wherever the LMC land (already under control of District Administration) is available in consolidated large pockets, the same can be readily used for activities of

District Administration. Accordingly about 250 acres of land has been identified in the following 3 locations as shown in the enclosed ODP:-

1. District Administration and related Offices, Judiciary to be located in 64 acres of land in village Surajpur.
2. 68 Acres LMC land in village Dadha for other departments of District Administration and related staff housing and other facilities for the employees of the District Administration.
3. 80 acres of land in village Tusiya which is in advance stage of acquisition to be earmarked for police lines, related offices and residential facilities for the staff.

The present land use of the above locations as per approved ODP-2001 is agriculture. The proposals of changing land use from Agriculture to District Administration offices, staff residences facilities has been approved in the 28th Board Meeting of the Authority due to urgent demand from U.P. Govt. The agenda and minutes of the meeting are enclosed for kind reference. It is requested that the proposals may kindly be considered for approval by the NCR Planning Board so that the same can be incorporated in the approved plan of the township. The detailed plans showing the above proposals are enclosed. An early action in the matter is requested.

Encl:- As above

Yours faithfully,

Rekha Deywani
29/12/98

(Rekha Deywani)

GM(Ptg & Arch.)

CM' letter

(4)
प्रति

कार्यालय
मुख्य मंत्री, उत्तर प्रदेश
सचिवालय एनेक्सी, लखनऊ

संख्या :- जी. 511/सी०एम०-2/98

दिनांक : 6.6.98

मा० मुख्यमंत्री जी द्वारा दिनांक 4.6.98 को दिल्ली भ्रमण के दौरान दिये
गये निर्देश ।

जिलाधिकारी/वरिष्ठ पुलिस अधीक्षक, गौतमबुद्ध नगर ने मा० मुख्य
मंत्री जी से भेंट की और उन्हें अवगत कराया कि गौतमबुद्ध नगर के
कलेक्ट्रेट के निर्माण का कार्य विचाराधीन है। इस संबंध में भूमि एक्सचेंज
किये जाने का प्रकरण अध्यक्ष, ग्रेटर नोएडा के स्तर पर लम्बित है। मा०
मुख्य मंत्री जी ने यह अपेक्षा की है कि शीर्ष प्राथमिकता के आधार पर इस
बिन्दु पर कार्यवाही कर निस्तारित कराया जाये एवं वस्तुस्थिति से दिनांक
20.6.98 तक अवगत भी कराया जाये ।


5.6.98

अध्यक्ष, ग्रेटर नोएडा

(लक्ष्मण शंकर पाण्डेय)
विशेष कार्यवाहक, मुख्य मंत्री
प्रति : देवा

Accd CM)

cc
23/6
L. H. P.
उत्तराखण्ड
24.6.98

संख्या: 3918/77-4-98

(5) (10)

प्रेषक,

लीना नन्दन,
विशेष सचिव,
उत्तर प्रदेश शासन।

सेवा में,

अध्यक्ष,
राष्ट्रीय राजधानी क्षेत्र परिषद,
दिल्ली।

औद्योगिक विकास अनुभाग-4 तखत दिनांक: 25 नवम्बर, 1998,

विषय:- जनपद गौतमपुर नगर, के जिला कार्यालय एवं तत्सम्बन्धित निर्माण कार्य हेतु ग्राम सरजपुर ग्राम-दादा, ग्राम-पुष्पाना की लगभग 212.0 एकड़ भूमि के भू-उपयोग परिवर्तन के सम्बन्ध में।

गहोदक,

उपरोक्त विषयक ग्रेटर नोड्डा प्राधिकरण के प्रस्ताव दिनांक 18-9-98 को तैलमजी सहित प्रेषित करते हुए मुझे यह ज्ञान का निर्देश हुआ है कि राज्य सरकार द्वारा गौतमपुर नगर जनपद के मुख्यालय का निर्माण ग्रेटर नोड्डा में किये जाने का निर्णय लिया गया है। प्रस्तावित भूमि जनपद के लगभग मध्य में पड़ती है, इस लिये मुख्यालय का निर्माण यहाँ प्रस्तावित किया गया है। सरकार द्वारा इस कार्य के शीघ्र निस्तारण का प्रयास किया जा रहा है, अतः कृपया इस भूमि के भू-उपयोग परिवर्तन की स्वीकृत शीघ्र प्रदान करने की कृपा करें।

भवदीया,

लीना नन्दन
विशेष सचिव।

संख्या: 3918/77-4-98 दिनांक:

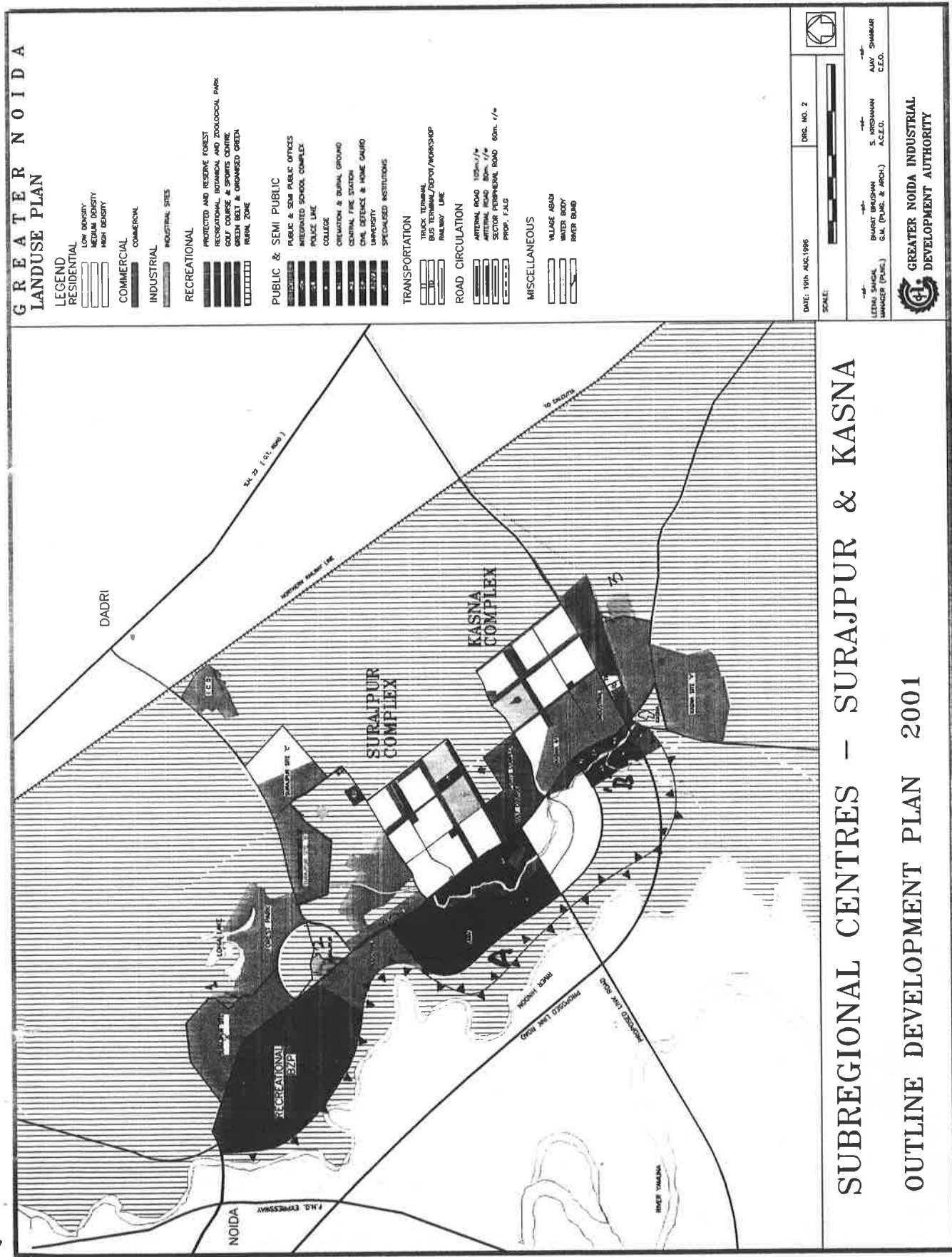
1. उपरोक्त की प्रतिलिपि मुख्यकार्यपालक अधिकारी, ग्रेटर नोड्डा को इस आशय से प्रेषित कि कृपया अपने स्तर से अनुस्मरण करने का करें।

आशा है,

लीना नन्दन
विशेष सचिव।

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17

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No.-Planning/J-56/99/76
Date - 22-1-99

To,
✓ Chief Regional Planner,
N.C.R. Planning Board,
1st floor, Zone IV,
Indian Habitat Centre,
Lodhi Road,
New Delhi.

Sir,

Kindly refer letter no. Plng/98/J-56/1241 dated 24.12.98 regarding location of District Headquarter offices in Greater Noida. Kindly recall discussions in this regard on 4.1.99 wherein it was desired that the proposed area for District Collectorate, its related offices, housing, police lines, etc. may be permissible by compensating an equivalent area from existing urbanisable area of ODP 2001. Hence the following adjustment of institutional area of ODP 2001 is proposed:-

- (1) An area of about 80.0 Ha earmarked for institutional use near the meeting point of Lohia drain and Cot escape may be converted to Agriculture use.
- (2) 20.0 Ha area is proposed to be compensated from the institutional area of 400 Ha earmarked for university by providing a 50.0 m wide green belt on its outer periphering.

223/CR/99
22-1-99

The above changes are earmarked on the enclosed plan of ODP-2001. The above proposal would meet the requirement for clearing the land use change for the District Collectorate proposal, submitted through the above referred letter. You are kindly requested to accord approval in the matter. An early action in the matter shall be appreciated.

Encl. - as above

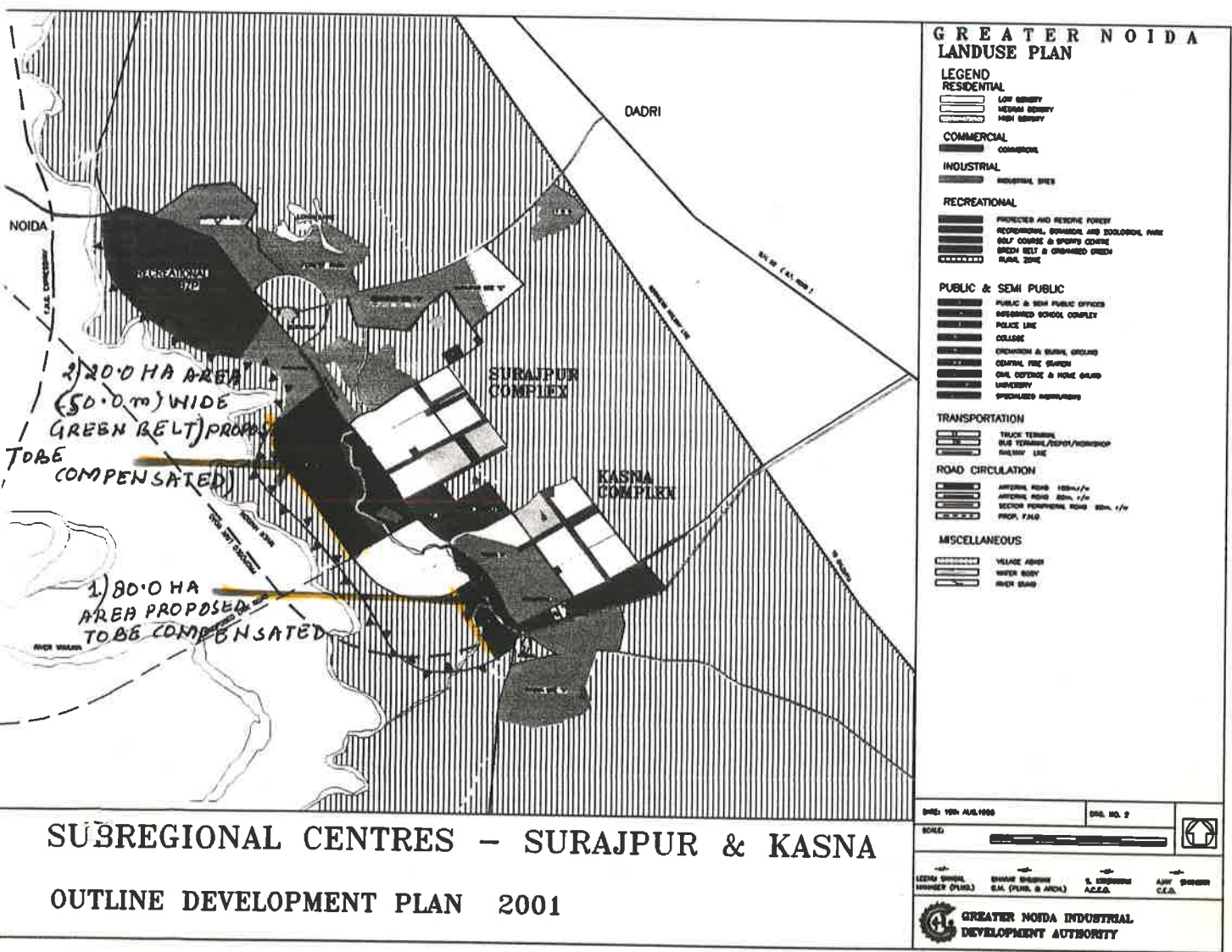
[Handwritten signature]

Yours faithfully,

[Handwritten signature]
(Rekha Deywani)
GM(Plng & Arch.)

151

18



SUBREGIONAL CENTRES - SURAJPUR & KASNA

OUTLINE DEVELOPMENT PLAN 2001

23 152

अतुल कुमार गुप्ता,
सचिव,
आवास विभाग,
उत्तर प्रदेश शासन ।

सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
१- फ्लोर, जोन-५,
इण्डियन हेविटेड सेन्टर,
नई दिल्ली ।

लखनऊ : दिनांक 15 अप्रैल, 1999

1454/CRR/99
20/4/99

उपरोक्त विषय पर मुझे यह कहने का निर्देश हुआ है कि अप्रैल, 1997 में जिला गौतमबुद्ध नगर के जिला मुख्यालय की स्थापना ग्रेटर नोएडा में किये जाने का निर्णय उत्तर प्रदेश सरकार द्वारा लिया गया था। ग्रेटर नोएडा विकास प्राधिकरण द्वारा जिला मुख्यालय हेतु 250 एकड़ भूमि आवंटित किये जाने का निर्णय प्राधिकरण की 26 वीं बैठक में लिया जा चुका है। जिला मुख्यालय के साथ ही साथ विभिन्न प्रकार की सामुदायिक सुविधाओं के विकास हेतु सम्बद्ध कार्यालयों की स्थापना की जानी है। अतः तात्कालिकता को देखते हुए प्राधिकरण की 28 वीं बैठक दिनांक 18-9-98 कार्यवृत्त संलग्न में ग्राम सूरजपुर बाईपास पर स्थित 64 एकड़ भूमि, ग्राम-टांडा 68 एकड़ भूमि तथा तुसियाना की 80 एकड़ भूमि जिला मुख्यालय एवं जिला कार्यालय से संबंधित सुविधाओं एवं आवासीय सुविधाओं हेतु कुल 212 एकड़ भूमि का विभिन्न भू-उपयोग में परिवर्तन का प्रस्ताव पारित किया गया। प्रस्तावित ग्रामों की भूमि खसरा नम्बरान का विवरण संलग्न है।

2- जनपद मुख्यालय के लिए भूमि की तत्काल आवश्यकता को देखते हुए भूमि का चयन एक जगह पर उपलब्ध ग्राम सभा की भूमि का प्रस्ताव किया गया है, यह तीनों स्थल ओपीडी-2001 में क्रमशः इस प्रकार से स्थित है कि बृहत्तर नोएडा शहर की सामान्य गतिविधियों हेतु निम्नोक्त अन्य क्षेत्रों एवं

171.37 P.O. 104
only 100

RFJ/101 /Signature _____

..... 2/-

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§ 2 §

शहर में आवागमन पर प्रभाव नहीं पड़ेगा । वर्तमान में उक्त प्रस्तावित ग्रामों की भूमि का भू-उपयोग "कृषि" हेतु निर्धारित है जिसका उपयोग जिला मुख्यालय, संबंधित कार्यालय एवं संस्थागत/आवासीय सुविधाओं हेतु भू-उपयोग परिवर्तन किया जाना है । जिला मुख्यालय एवं उससे सम्बद्ध विभिन्न सुविधाओं आवासीय एवं कार्यालय भू-उपयोग में लायी जाने वाली भूमि का विवरण तथा सजरा प्लान पर प्रस्तावित ग्रामों की भूमि की स्थिति एवं अपर मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण का प्रस्ताव पत्र अर्द्ध. शा० पत्र संख्या-अमुका अ०/ए-7/98/69, दिनांक 30-9-98 की प्रति संलग्न है ।

जिला मुख्यालय हेतु प्रस्तावित स्थल राष्ट्रीय राजधानी क्षेत्र के अन्तर्गत आते हैं, जिन पर एन०सी०आर० प्लानिंग बोर्ड के नियम प्रभावी हैं । अतएव कृषया ग्राम सूरजपुर की लगभग 64 एकड़ ग्राम-ढाडा की लगभग -68 एकड़ एवं ग्राम तुस्थाना की 80 एकड़ कृषि भूमि का जनपद गौतमबुद्ध नगर के जिला मुख्यालय हेतु भू-उपयोग परिवर्तन प्रस्ताव पर एन०सी०आर० प्लानिंग बोर्ड की अनापत्ति प्राप्त कर प्रदेश शासन को उपलब्ध कराने का कष्ट करें ।

संलग्नक: उपरोक्तानुसार ।

भवदीय,

§ अतुल कुमार गुप्ता §
सचिव ।

संख्यास्वं दिनांक तदैव

§ 1 §

उपरोक्त की प्रति अध्यक्ष, बृहत्तर नोएडा, औद्योगिक विकास प्राधिकरण नोएडा को उनके अर्द्ध. शा० प० सं०-निर्बोजन/जे०-56/99/223, दिनांक 10-3-99 के संदर्भ में सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित ।

§ 2 §

सचिव, औद्योगिक विकास विभाग को भी उपरोक्त की प्रति सूचनार्थ एवं आवश्यक कार्यवाही हेतु ।

आज्ञा से,

§ यशवीर सिंह चौहान §
विशेष सचिव ।

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण की 28वीं बोर्ड बैठक दिनांक 18.9.98 का कार्यवृत्त

मद संख्या 1 प्राधिकरण के 27वीं बोर्ड बैठक के कार्यवृत्त की पुष्टि ।

कार्यवृत्त की पुष्टि की गयी साथ ही यह निर्देश दिया गया कि मद संख्या 5 पर स्वर्ण नगरी आवासीय योजना की आवंटन दर निर्धारित किये जाने विषयक प्रस्ताव के निर्णय में जहां यह उल्लिखित किया गया है कि प्रस्ताव को अवलोकित किया गया के स्थान पर प्रस्ताव का अवलोकन कर अनुमोदित किया गया कर दिया जाय।

मद संख्या 2 प्राधिकरण की 27वीं बोर्ड बैठक में पारित विभिन्न विषयों पर अनुपालन आख्या

अनुपालन आख्या का अवलोकन किया गया।

मद संख्या 3 प्राधिकरण की भौतिक एवं वित्तीय प्रगति रिपोर्ट (जून 1998 से अगस्त 1998 तक)

प्रगति आख्या अवलोकित की गयी।

मद सं. 4 जिला गौतम बुद्ध नगर के जिला मुख्यालय की स्थापना के संबंध ।

जिला गौतमबुद्ध नगर मुख्यालय (जिला कार्यालय, सम्बन्धित कार्यालय एवं सम्बन्धित आवासीय अन्य सुविधाओं) हेतु निम्न ग्रामों में पड़ने वाली भूमि का भू उपयोग परिवर्तन करने की सहमति दी गयी

1. ग्राम सूरजपुर में लगभग 64 एकड़ भूमि जिनके खसरा संख्या 463p, 464, 465, 466, 467p, 468p, 469p, 470p, 471p, 472, 473, 474, 475p, 476p, 477p, 478p, 479p, 480p, 605p, 606p, 607p, 608p, 609p, 610p, 615p, 616p, 617p, 654p, 655p, 674p, 675p एवं 678 p पड़ती है।

2. ग्राम ढाडा में गांव सभा की लगभग 68 एकड़ भूमि, जिनके खसरा संख्या 377, 378, 404 एवं 403 में पड़ती है।

3. ग्राम तुस्याना की लगभग 80 एकड़ भूमि, जिनके खसरा संख्या 1050, 1051, 1052, 1101, 1102, 1103, 1104, 1105/1130, 1105, 1106, 1107, 1108, 1109, 111 एवं 1112, में पड़ती है।

यह भी निर्णय हुआ कि उक्त प्रस्तावों पर राष्ट्रीय राजधानी क्षेत्र योजना परिषद से अनुमति प्राप्त करने हेतु शासन के माध्यम से प्रस्ताव राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड में भेजकर अनुमोदित कराने की कार्यवाही तुरन्त की जाये। यह भी निर्णय हुआ कि प्राधिकरण द्वारा जिला मुख्यालय हेतु उपलब्ध करायी गयी भूमि के लिए जिलाधिकारी द्वारा 5 गुना क्षेत्रफल ग्राम सभा की भूमि पुर्नग्रहित करके उपलब्ध करायी जायेगी।

मद संख्या 5 मै0 एन0पी0सी0एल0 द्वारा उधोग विहार के 33/11 के वी बिजली घर में किए गए निर्माण कार्य का नियमितीकरण ।

एन.पी.सी.एल. द्वारा किये गये अतिक्रमण को इस शर्त के साथ नियमितीकरण किया जाता है कि भविष्य में जब वह बिजलीघर में विस्तार करेंगे तो उक्त अतिक्रमण को हटाना सुनिश्चित करें। उक्त से शासन को भी अवगत कराने का निर्णय लिया गया ।

मद संख्या 6 औधोगिक भूखण्डों में सैट बैंक में मीटर रूम के प्रावधान के संबंध में ।

प्रस्ताव का अनुमोदन किया गया ।

मद संख्या- 7 वृहत्तर नोएडा औधोगिक विकास क्षेत्र (योजना को तैयार करना व अंतिम रूप देना) विनियमावली 1998 के संबंध में ।

प्रस्ताव का अनुमोदन किया गया

मद सं0 8 कतिपय इकाईयों को अनापत्ति प्रमाण-पत्र शुल्क वापस किए जाने के सम्बन्ध में

मै0 वेस्टाविजन एवं मै0 नागपाल प्लास्टिक को अनापत्ति प्रमाण पत्र शुल्क वापस किये जाने पर कार्योत्तर स्वीकृति प्रदान की गयी।

मद संख्या 9 ग्रेटर नोएडा की ध्वस्तीकरण विनियमावली के संबंध में ।

प्रस्ताव अनुमोदित किया गया।

मद संख्या- 10 वृहत्तर नोएडा अधिसूचित क्षेत्र में भवन निर्माण हेतु स्वीकृति/अध्यासन हेतु अधिकारों का प्रतिनिधायन ।

प्रस्ताव अनुमोदित किया गया।

मद संख्या 11 एकीकृत ग्राम्य विकास योजना

प्रस्ताव का अवलोकन किया गया। यह निर्णय भी लिया गया कि क्षेत्र के ग्रामों के पहुंच मार्गों के निर्माण के सम्बन्ध में जिलाधिकारी से भी समन्वय स्थापित किया जाये। इस हेतु पर्याप्त धनराशि आरक्षित रखी जाये।

नवयुजित जनपद गौतमबुद्धनगर के जनपद मुख्यालय के निर्माण एवं तत्संबंधी निर्माणों हेतु ग्रेटर नोएडा के ग्राम तुतिषाना, डाडा एवं सूरजपुर की लगभग 212 एकड़ भूमि के भू-उपयोग परिवर्तन हेतु दिप्लोमी

156

अप्रैल, 1997 में स्थापित जनपद गौतमबुद्धनगर के जिला मुख्यालय को स्थापना ग्रेटर नोएडा में किये जाने का उत्तर प्रदेश सरकार द्वारा निर्णय लिया गया है। ग्रेटर नोएडा प्राधिकरण द्वारा प्राधिकरण की 26वीं बैठक दिनांक 19.9.98 को जनपद कार्यालय हेतु 250 एकड़ भूमि आवंटित किये जाने का निर्णय लिया जा चुका है। उत्तर प्रदेश सरकार द्वारा जनपद गौतमबुद्धनगर में औद्योगिक विकास एवं अन्य गतिविधियों को देखाते हुए जिला मुख्यालय को तत्काल स्थापित करने का निर्णय लिया गया था। तदनुसार तात्कालिकता को देखाते हुए प्राधिकरण की 26वीं बैठक में निम्नलिखित भू-उपयोग परिवर्तन का प्रस्ताव पारित किया गया है:-

111 जिलाधिकारी कार्यालय व संबंधित कार्यालय हेतु सूरजपुर बाईपास पर स्थित 39 एकड़ जो कि प्राधिकरण के कब्जे में है, तुरन्त आवंटित कर दी गयी है। उक्त भूमि का भू-उपयोग पूर्व में कृषि था। इसी भूमि से लगभग 25 एकड़ भूमि, जिसकी भू-उपयोग प्राधिकरण की कार्यवाही की जा रही है। जिला कार्यालय से संबंधित सुविधाओं हेतु आवंटित किया जाना प्रस्तावित है।

121 ग्राम डाडा में गाँवतभा की 68 एकड़ भूमि, जिस पर जिला मुख्यालय के अन्य विभागों तथा उनके संबंधित आवासीय सुविधाएं दिया जाना प्रस्तावित है।

131 ग्राम तुतिषाना में लगभग 80 एकड़ भूमि, जिसमें धारा-4/17 की विनियमित जारी की जा चुकी है, जो भी जिला मुख्यालय से संबंधित कार्यालय तथा उनके संबंधित आवासीय सुविधाएं दिया जाना प्रस्तावित है।

2. जनपद मुख्यालय के लिए भूमि की तत्काल आवश्यकता को देखाते हुए प्राधिकरण की कब्जा प्राप्त भूमि, शीघ्र कब्जा प्राप्त होने वाली भूमि तथा एक जगह उपलब्ध गाँवतभा की भूमि में यह प्रस्ताव किया गया है। तीनों स्थान ओडीओ 2001 में प्रस्तावित उक्त प्रकार से स्थित हैं कि बृहत्तर नोएडा राह की सामान्य गतिविधियों हेतु

नियोजित अन्य क्षेत्रों पर तथा ग्राहक में आवागमन का प्रभाव नहीं पड़ेगा।

तदनुसार उपरोक्त वर्णित तीन स्थान जो उत्तमान में स्थित उपयोग हेतु निर्धारित है। जिला मुख्यालय, संबंधित कार्यालय, एवं संस्थानगत / आवासीय सुविधाओं में परिवर्तित किया जाना है। यह प्रस्ताव ग्रेडर नोरडा प्राधिकरण की 28वीं बोर्ड बैठक में अनुमोदित किया गया है तथा सन 01/04/00 के अनुमोदन हेतु निर्धारित है।

भू-संपादन परिवर्तन हेतु प्रस्तावित भूमि का विस्तृत विवरण उक्त प्रकार है:-

- 111 ग्राम तुरजपुर में लगभग 64 एकड़ भूमि, जो कि डाक्टर संख्या- 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 605, 606, 607, 608, 609, 610, 615, 616, 617, 654, 655, 674, 675 एवं 678 में पड़ती है।
- 121 ग्राम दाडा में गांवसभा की लगभग 68 एकड़ आकरा संख्या- 377, 378, 404, एवं 403 में पड़ती है।
- 131 ग्राम-तुलियाना की लगभग 80 एकड़ भूमि आकरा संख्या- 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1111 एवं 1112 में पड़ती है।

उक्त भूमि का विभिन्न विभागों/कार्यालयों हेतु आवंटन संग्रह सूची के अनुसार प्रस्तावित है। सूची-क।

उपरोक्त भूमि मानक संख्या-1, 2, 3 व 4 में दर्शायी गयी है।

कार्यालय का नाम	क्षेत्रफल § एकड़ में §
1- ज्यूडिशरी	9.75
2- कलक्ट्रेट	8.37
3- खाली प्लॉट	3.91
4- जी०एम०-डी०आई०सी०	0.95
5- सैनिक कल्याण	0.69
6- सेवायोजन कार्यालय	.02
7- प्रोसिक्यूशन	2.52
8- प्रोबेशन	2.25
9- फोरेस्ट	1.76
10-आर०पी०ओ०	4.05
11-पी०एण्ड टी०	1.78
12-हार्डडिल	5.00
13-आपिस्सार्ड हास्टल	3.06
14-इन्स्पेक्शन हाउस	3.78
15-कमर शिपल	2.68
16-सेल्स टैक्स आफिसर	2.86
17-जिला परिषद	2.96
18-इन्कमटैक्स/सैन्ट्रल एक्साइज	6.04
19-दूरदर्शन	2.03
20-एन०सी०सी०	.95
21-जिला विद्यालय निरीक्षक	1.12
22-होमगार्ड	1.22
23-जल निगम	0.40
24-सिपाई	1.45
25-पी०डब्ल्यू०डी०	2.03
26-पुलिस आफिस	2.91
27-एलाईड आफिस	2.08
28-विकास भवन	6.13
29-पुलिस लाईन/पुलिस आवासीय	70.00
30-सर्फिट हाउस	11.09
31-हार्ड स्कूल	7.14
32-सी०एम०ओ०	1.18
33-कर्मिषाथल	4.18
34-रेसीडेन्स पेस-11	12.00
	42.00
	2.96
	169.80

23

158.

प्रा.सं.सं-27 मा/99 टी.सी. -

- 2 -

30

- 35- कम्युनिटी सेन्टर
36- रेसीडेन्सल
37- पार्क, ग्रीन ब्लोट, प्लांट नर्सरी
आदि

2.91

63.00

50.00

115.00

284.96

160

23

मा-3-99-प0स0-27भा/99टी0सी. -
 मा. अनु-4

31

कार्यालय का नाम	क्षेत्रफल एकड़ में
1- सीवरेज पम्पिंग स्टेशन	2.47
2- सीवरेज फार्म	4.00
3- भिड़ गृह	1.28
4- सहकारिता केन्द्र	1.08
5- जेल	30.00
6- डिग्री कालिज	8.45
7- हास्पिटल	16.00
8- पृथ हास्पिटल	1.07
9- टैक्सी/बस स्टैण्ड	1.16
10- पेट्रोल पम्प	4.08
11- सिनेमा	1.59
12- स्टेडियम	21.00
13- नवोदय विद्यालय	2.05
14- टेलीफोन एक्सचेंज	2.05
	2.26

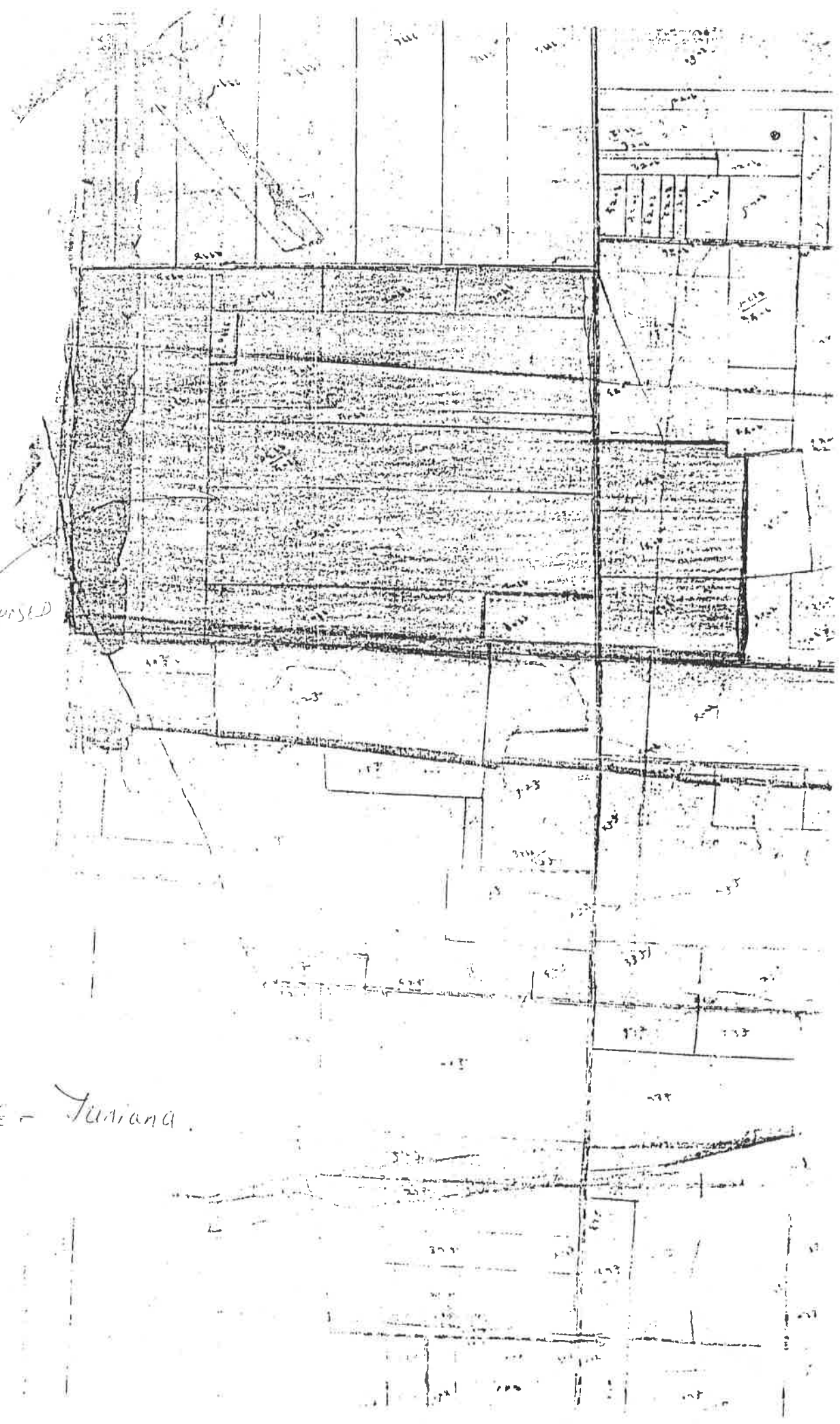
टाईप-1

11
 111
 112
 112

32 फाउंडर माटर पिलिथ ररिथा
 57 " "
 79 " "
 178 " "
 225 " "

LAND PROPOSED

Village - Tuniana



25

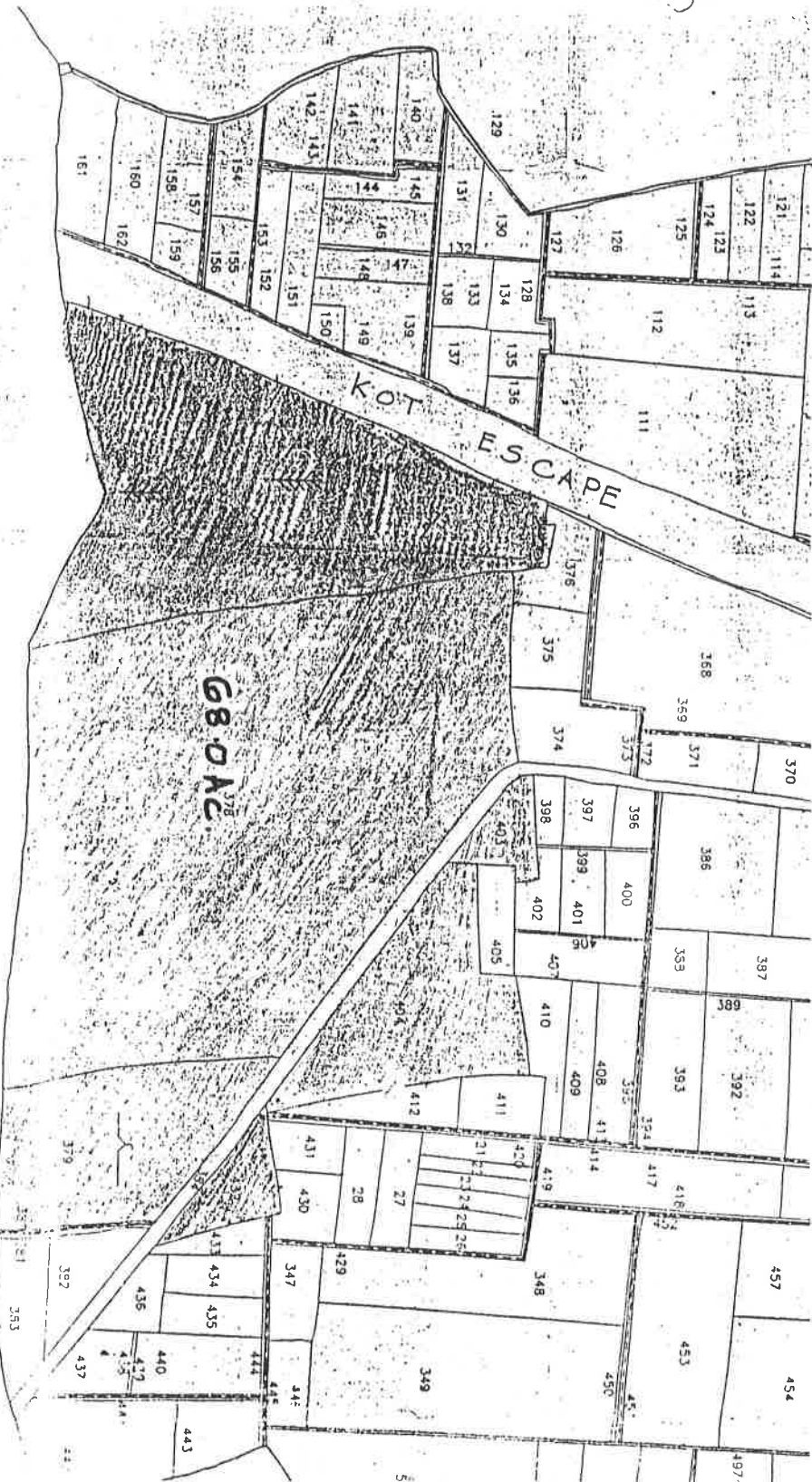
-3- 27/11/99 टी 0 सी. -

34/63

KASNA

VILLAGE-

DHADIHA



ANNEXURE-VII

LUC FOR INDUSTRIAL/COMMERCIAL/INSTITUTIONAL
AREA ALONG G.T. ROAD IN GREATER NOIDA NOTIFIED
AREA.



165
(10) by hand
No - Planning/M-31/98/1250
Date - 28-12-98

From: Brijesh Kumar
Chairman

To,

Ms. Sarita Dass
Member Secretary
N.C.R. Planning Board
1st Floor, Zone-iv,
Indian Habitat Centre
Lodhi Road
New Delhi.

1739/CRF/98
31-12-98

ms/567/D
31/12/98

Subject : Industrial land use along G.T. Road in Greater Noida Notified Area.

Madam,

You are aware that Greater Noida Industrial Development Area is located in the U.P. sub-region of N.C.R. and the Outline Development Plan-2001 for the area was approved by the N.C.R. Planning Board in the year 1996. However the land use of the area along G.T. Road which was earlier earmarked for industrial use in the Master Plan of Ghaziabad Development area, was shown as agriculture in the approved plan of Greater Noida which in an anomaly. A number of industries located in this industrial area cannot be considered for permitting expansion due to this anomaly.

Further, G.T. Road being a main transportation corridor there is a lot of pressure for development along the road and a number of industries are already functioning in this area. Hence there is an urgent need to plan the area on both sides of the G.T. Road. The proposal in this regard has been prepared on the basis of relocation of industrial land use within the notified area. A proposal is enclosed for your kind consideration and in principle approval. Thereafter a detailed proposal shall be submitted for approval.

Encl : As above

Yours sincerely,

(Brijesh Kumar)

The ODP-2001 of Greater Noida Industrial development area was approved by the NCR Planning Board in the 1996. The notified area of Greater Noida comprised of 110 villages in the year 1993. In the year 1994, 16 villages of Ghaziabad district were included in the notified area. The plans showing the notified area in 1993 and 1994 is enclosed at serial no. 1. A part of the 16 villages falling on either side of GT road and comprising an area of about 250 hectare was earmarked for industrial use in the Master Plan of Ghaziabad. After transfer of this area to the notified area of Greater Noida, the land use of the said area was shown as agriculture in the approved ODP-2001 plan of Greater Noida, although it should have been incorporated as industrial use. A number of industries have already been located on both sides of GT Road and there is tremendous pressure of unauthorised growth along the GT Road. Therefore, there is an urgent need to prepare the plan for the area on both sides of GT Road.

As per Master plan of GDA an area of about 250 hectare in between National Highway-24 Bypass and Dasna drain is earmarked for industrial use as shown in the enclosed plan at serial no. 2. To control the developments coming along the GT Road in an unauthorised manner, it is proposed to extend the 200.0 m wide industrial belt on east of GT Road up to the notified area boundry of the Authority. Also on the west of GT Road a 200.0 m wide belt is proposed to be earmarked for industrial use and its supporting commercial/Institutional uses.

167 (12) 118

Similarly along Bisrakh Road, on both sides of the road, industrial land use is proposed to be earmarked to ensure planned development. The area to be planned/controlled for development is shown the enclosed plan at serial no. 3. the total area of which is about 510 hectare. A stretch of about 700.0 m falling in village Badalpur is outside the notified area of the Authority.

In order to restrict the extent of industrial landuse within the provisions of the approved plan 2001 of the notified area, the following readjustment of land uses is proposed:-

- (1) An area of about 100 Ha along the railway line is being used by the Railways for their EMU car shed, staff quarter etc. This area can not be put to Industrial use). This area is proposed to be relocated along the Bisrakh road and GT Road.
- (2) An area of about 180.0 ha at Kasna is not envisaged to be developed upto 2001 . This area is proposed to be relocated along the GT Road.

The industrial area transferred from the Master plan of GDA would require supporting commercial/ facilities(institutional) area. In the present approved ODP 2001, the ratio of Industrial Area to Commercial/Institutional area is 3:1. The same ratio has been maintained and accordingly for in 250 ha. of industrial area about 80 ha of land is proposed for commercial/Institutional use. The tentative location of the same are earmarked on the enclosed plan

168

13

at serial no. 4 which is subject to relocation depending on the detailed survey of the area.

Thus the proposed land use of the area is as follows:-

- 1) Industrial area -430 ha(250 ha transfer from GDA + 180 ha relocated from Kasna)
- 2) Commercial/Institutional- 80 ha.

Total 510 ha.

LEGEND

- RECREATIONAL**
- RECREATIONAL & BZP
 - GOLF COURSE & SPORTS COMPLEX
 - AGRICULTURE
 - FOREST PARK
- TRANSPORTATION**
- TRUCK TERMINAL
 - BUS TERMINAL/DEPOT/WORKSHOP
 - ROAD CIRCULATION
- MISCELLANEOUS**
- VILLAGE ABADI
 - WATER BODY
 - RIVER BUND
- BOUNDARIES**
- GREATER NOIDA BOUNDARY
 - G.T. ROAD AREA

LANDUSE CHANGE PROPOSAL
OF G.T. ROAD.

DATE: 18th Aug. 1997

DRG. NO. 3

SCALE:

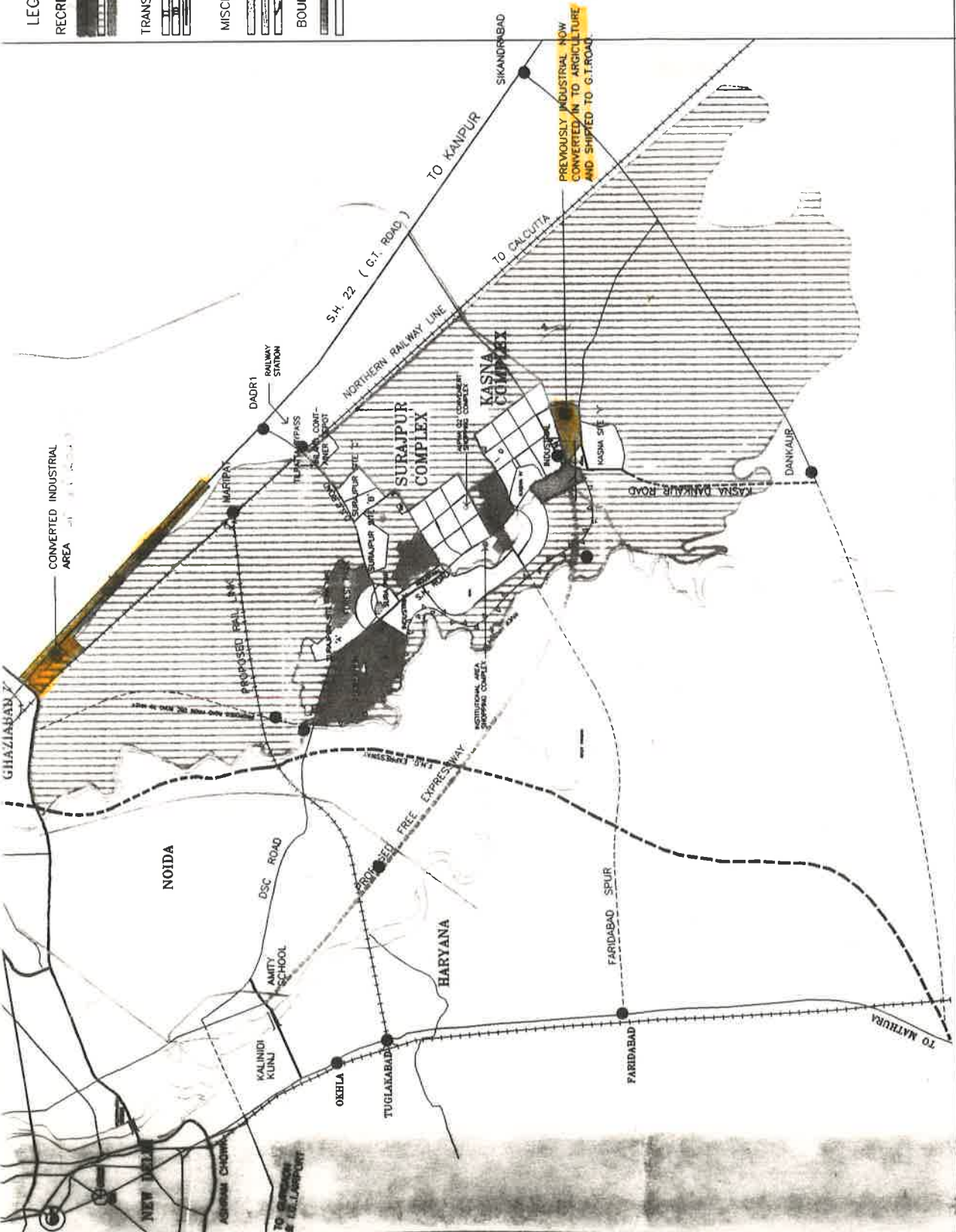
LEENU BHAGAL
MANAGER (PLNG.)

SHARAT BHUSHAN
G.M. (PLNG. & ARCH.)

S. KISHAN
A.E.O.

ANU SHANKER
C.E.O.

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY



SUBREGIONAL CENTRES - SURAJPUR & KASNA

LINKAGES

भतुल कुमार गुप्ता
आई.ए.एस.



सचिव

आवास विभाग,

उत्तर प्रदेश शासन

बापू भवन,

लखनऊ-२२६ ००९

दिनांक २३-७-९९

प्रिय महोदय,

कृपया अपने अ०शा० पत्रांक - के-१४०११/२(एपी)/६६-एनसीआरपीबी दिनांक १७.७.६६ का संदर्भ लें जो ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के कतिपय भू-उपयोग परिवर्तन के प्रस्ताव विषयक था। इस सन्दर्भ में अवगत कराना है कि आवास विभाग द्वारा प्रस्तावों पर सहमति से शासन के औद्योगिक विकास विभाग को अवगत करा दिया गया था तथा उन्हें यह भी परामर्श दिया गया था कि प्रस्ताव को एन०सी०आर० समन्वय सेल गाजियाबाद के माध्यम से व सीधे राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड को उपलब्ध करा दें।

तलाशवाहक

भवदीय,

(Signature)

(अतुल कुमार गुप्ता)

श्री आर०सी० अग्रवाल,
चीफ रीजनल प्लानर,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
प्रथम तल, इण्डिया हैबिटेड सेन्टर,
लोधी रोड, नई दिल्ली।

प्रिय महोदय,

उपरोक्त की प्रतिलिपि आपको सूचनार्थ पृष्ठांकित कर रहा हूँ।

भवदीय,

(अतुल कुमार गुप्ता)

श्री ब्रजेश कुमार,
मुख्य अधिशासी अधिकारी,
ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण,
गाजियाबाद।

सुमिता काण्डपाल
SUMITA KANDPAL

आयुक्त
COMMISSIONER
राष्ट्रीय राजधानी क्षेत्र (उ०प्र० प्रभाग)
National Capital Region (U.P. Sub-region)



45

171
पञ्जीकृत
कार्यालय : 0575-791529 (गा०)
0118-532151 (नौएडा)
फैक्स : 0575-791529 (गा०)
0118-527536 (नौएडा)

दिनांक 7.8.99

सेवा में,

सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
इण्डिया हैवीटाट सेन्टर,
लोधी रोड़, नई दिल्ली।

25/9/99
218/99

विषय: ग्रेटर नौएडा विकास प्राधिकरण द्वारा प्रान्तीय उच्च मार्ग-22 के दोनों ओर प्रस्तावित भू-प्रयोग परिवर्तन के सम्बन्ध में।

महोदया,

उपरोक्त विषयक विशेष सचिव, उद्योग विभाग, उ०प्र० शासन के पत्रांक 2162/77-4-99 दि० 20 जुलाई, 1999 तथा मुख्य क्षेत्रीय नियोजक, एन.सी.आर. प्लानिंग बोर्ड के पत्रांक 14011/2 ए०पी०/99-एन सी आर पी बी, दिनांक 13.07.99 में उल्लेखित भू-प्रयोग परिवर्तन के प्रस्ताव पर निम्न तथ्य विचारणीय हैं :-

1. ग्रेटर नौएडा विकास प्राधिकरण द्वारा प्रान्तीय उच्च मार्ग सं०-22 के दोनों ओर उद्योग भू-प्रयोग परिवर्तन प्रस्तावित किया गया है। जी० टी० रोड़ ए०एस.एच.-22 के पूरब में प्रस्तावित 200 मी० की पट्टी का आंशिक भाग ग्रेटर नौएडा विकास प्राधिकरण द्वारा उपलब्ध कराई गई प्राधिकरण सीमा के अनुसार प्राधिकरण के विकास क्षेत्र से बाहर पड़ता है। अतः उन क्षेत्रों पर विधिक रूप से प्राधिकरण का कोई नियंत्रण नहीं होगा।
2. क्षेत्रीय योजना - 2001 एवं उपक्षेत्रीय योजना उ०प्र० उपक्षेत्र के प्राविधानों के अनुसार प्रत्येक प्रान्तीय राज्य मार्ग के दोनों ओर 60 मी० चौड़ी हरित पट्टी ग्रीन बफर छोड़ा जाना प्रस्तावित है। अतः क्षेत्रीय योजना - 2001 के प्राविधानों के अनुसार कोई भी प्रस्ताव प्रान्तीय राज्य मार्ग के दोनों ओर 60 मी० की हरित पट्टी छोड़कर ही प्रस्तावित किया जा सकता है।
3. उद्योग विभाग के सन्दर्भित पत्र के अनुसार आवास विभाग द्वारा सहमति प्रदान कर दी गई है। छाया प्रति संलग्न।

उपरोक्त बिन्दुओं के परिप्रेक्ष्य में आवश्यक कार्यवाही करने का कष्ट करें।

संलग्नक: उपरोक्तानुसार

प्रतिलिपि:

सचिव, आवास, उ०प्र० शासन को सूचनार्थ।

भवदीया
सुमिता काण्डपाल
आयुक्त

Diary No. 218
218/99

सुमिता काण्डपाल
आयुक्त

प्रेषक,

श्रीमती राधा रतुड़ी,
विशेष सचिव,
उत्तर प्रदेश शासन।

सेवा में,

अध्यक्ष,
एन.सी.आर. प्लानिंग बोर्ड,
एन.सी.आर. समन्वयन सेल,
गाजियाबाद।

औद्योगिक विकास अनुभाग-4, लखनऊ: दिनांक: 20 जुलाई, 1999

विश्व-मेटर नोस्टा के भू-उपयोग परिवर्तन के संबंध में।

महोदय,

उपर्युक्त विश्व पर मेटर नोस्टा के भू-उपयोग परिवर्तन के प्रस्ताव नियोजन/एम-31/99/484, दिनांक 3.5.99 को मानचित्र सहित भेजते हुए, मुझे यह कहने का निदेश हुआ है कि कृपया उक्त प्रस्ताव को राष्ट्रीय राजधानी क्षेत्र समन्वय सेल, गाजियाबाद के माध्यम से राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के अनुमोदनार्थ भेजने का कष्ट करें।

2. उक्त प्रस्ताव पर आवास विभाग की अनापत्ति प्राप्त कर ली गयी है।

भवदीय,

राधा रतुड़ी
विशेष सचिव।

पृष्ठतर नोएडा औद्योगिक विकास प्राधिकरण

वृजेश कुमार

आई. ए. एस.
अवकाशव्यावसायिक क्षेत्र, रोड नं. 20,
नोएडा - 201301

दूरभाष : 011-2621825

फैक्स : 011-262819

प्रिय श्री,

संख्या - नि.प्र.सं. / एत-31/99/प्र.प.
दिनांक - 03-05-99

कृपया पत्र के साथ संलग्न निम्न दो विषयों पर भू-उपयोग परिवर्तन से सम्बन्धित एजेण्डा का अवलोकन करने का कष्ट करें।

1. जी0टी0 रोड पर स्थित लगभग 510.00 हेक्टेयर भूमि का भू उपयोग परिवर्तन।
2. संस्थागत क्षेत्र के आंशिक भाग का व्यवसायिक भू-उपयोग हेतु भू-उपयोग परिवर्तन।

ये प्रस्ताव दिनांक 8.4.99 को प्राधिकरण बोर्ड बैठक में प्रस्तुत किये गये हैं। कृपया अनुरोध है कि उक्त प्रस्तावों पर शासन से स्वीकृति प्रदान करने का कष्ट करें तथा सदिव, आवास के नाख्यन से राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड में निजवाने तथा अनुमोदित करने का कष्ट करें।

नयानेष्ट,

(वृजेश कुमार)

श्री ए0पी0 वर्मा,
प्रमुख सदिव एवं आयुक्त,
औद्योगिक विकास विभाग,
उत्तर प्रदेश शासन,
लखनऊ - 226001

MR. R.C. Aggarwal
Chief Regional Planner (NCR)

371/AR/79
9-7-79

ANNEXURE-VIII

LUC FOR RESIDENTIAL SCHEME ON BULANDSHAHR BY
PASS (PRATAP VIHAR), GHAZIABAD.

Brijesh Kumar
I.A.S.
Chief Executive Officer

Commercial Complex
Sector-20, Noida - 201 301
Phone : 011-91-521829
Fax : 011-91-552619

D.O. No. : Planning/99/M-31/4
Dated : November 19, 1999

Dear Sh. Das,

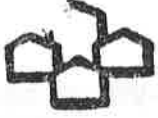
This is with reference to the proposal sent regarding change of landuse along G.T. Road in Greater Noida area and subsequent discussions on the same of General Manager (Planning & Architecture), Greater Noida with Chief Regional Planner, NCR Planning Board. As desired during discussions the Authority undertakes that in the industrial area to be planned along G.T. Road it will be ensured that proper drainage facilities will be provided. In case any industry is producing liquid waste care will be taken that the same will be treated either by individual effluent treatment plant set up by the concerned unit or by a common effluent treatment plant which may be required to be set up by the Authority. Hence, care will be taken that no unhygienic condition will be created, which may have an adverse effect on the open areas, or the adjoining surrounding areas.

I hope this will meet the requirement of NCR Planning Board.

Yours sincerely,

Brijesh Kumar

2/19/11
Smt. Sarita Das,
Member Secretary,
NCR Planning Board,
India Habitat Centre, Lodhi Road,
New Delhi - 110003



उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी कॉम्प्लेक्स, इन्दिरा नगर, लखनऊ

संख्या :

1845/041/बुलन्दशहर बाईपास मार्ग योजना/भू-प्रयोग परिवर्तन

लग्बनऊ, दिनांक 23 सितम्बर, 98

सेवा में,

सदस्य सचिव,
एन0सी0आर0 प्लानिंग बोर्ड
इन्डिया हैबिटेड सेंटर
लोधी रोड
नई दिल्ली।

विषय:-

बुलन्दशहर बाईपास मार्ग पर भूमि विकास एवं गृहस्थान योजना, गाजियाबाद (प्रताप विहार) के भू-प्रयोग के परिवर्तन के सम्बन्ध में।

महोदय,

उ0प्र0 आवास एवं विकास परिषद द्वारा गाजियाबाद में बुलन्दशहर बाईपास मार्ग पर लगभग 700 एकड़ क्षेत्रफल की एक भूमि विकास एवं गृहस्थान योजना प्रस्तावित की गयी है। इस योजना के उत्तर में गाजियाबाद दिल्ली रेलवे लाइन, पूर्व में मास्टर प्लान रोड, दक्षिण की ओर राष्ट्रीय राजमार्ग-24 तथा पश्चिम में हिन्दन नदी स्थित है। प्रस्तावित योजना के पूर्व की ओर गाजियाबाद विकास प्राधिकरण की प्रताप विहार आवासीय योजना संचालित है। इसके अतिरिक्त प्रस्तावित क्षेत्र के एक ओर राष्ट्रीय राजमार्ग संख्या-24 होने के कारण क्षेत्र दिल्ली से भली भाँति जुड़ा हुआ है। इस क्षेत्र के पूरब की ओर स्थित प्रताप विहार योजना गाजियाबाद शहर से जुड़ी है। इस क्षेत्र व प्रताप विहार के मध्य प्रस्तावित मास्टर प्लान रोड के बन जाने पर इसकी लोकप्रियता आवासीय योजना के रूप में बढ़ने की सम्भावना है। गाजियाबाद नगर में भवनों एवं भूखण्डों की अत्यधिक मांग की पूर्ति हेतु यह स्थल आवासीय योजना हेतु उपयुक्त है। गाजियाबाद नगर के मास्टर प्लान में यह क्षेत्र मनोरंजन स्थल दर्शाया गया है। इस योजना को परिषद अधिनियम की धारा-28 के अन्तर्गत राष्ट्रीय गजट में प्रकाशित कराये जाने एवं प्राक्कलन की स्वीकृति हेतु परिषद बैठक दि0 18.6.98 में प्रस्तुत किया गया था, जिसमें निम्नलिखित निर्णय लिया गया है:

"प्रस्ताव इस शर्त के साथ अनुमोदित किया गया कि एन0सी0आर0 बोर्ड की सहमति प्राप्त होने के बाद ही भूमि अधिग्रहण की कार्यवाही की जाये। इसके लिये कार्यवाही प्रारम्भ करने के निर्देश दिये गये।"

अवगत कराना है कि दिनांक 23-9-98 को सम्पन्न परिषद बैठक में एन0सी0आर0 प्लानिंग बोर्ड की सहमति प्राप्त होने की प्रत्याशा में योजना को परिषद अधिनियम की धारा-28 के अन्तर्गत राजकीय गजट में प्रकाशन हेतु सैद्धान्तिक स्वीकृति इस शर्त के साथ व्यक्त की गयी है कि भू-प्रयोग परिवर्तन की कार्यवाही उच्च प्राथमिकता पर करायी जाय।

(2)

उक्त पृष्ठभूमि में आपसे अनुरोध है कि प्रश्नगत योजना के भू-प्रयोग को मनोरंजन से आवास में परिवर्तित करने हेतु अपनी सहमति शीघ्रताशीघ्र प्रदान करने का कष्ट करें। प्रश्नगत भूमि की स्थिति दर्शाते हुए सिटी प्लान, खसरा वार, नम्बर वार एवं वर्तमान तथा प्रस्तावित भू-उपयोग की सूचना सहित 3 के मानचित्र की एक प्रति आवश्यक कार्यवाही हेतु संलग्न प्रेषित है। कृपया वांछित कार्यवाही शीघ्र कराने का कष्ट करें।

संलग्नक: उपरोक्तानुसार।

भवदीय,

(राकेश कुमार मित्तल)
आवास आयुक्त

दिनांक 28.9.98

पृ0सं0: / उपरोक्तानुसार /

प्रतिलिपि:

1. ✓ सचिव, आवास, उ0प्र0 शासन को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
2. उपाध्यक्ष, गाजियाबाद विकास प्राधिकरण को संलग्नकों सहित इस अनुरोध के साथ कि भू-प्रयोग परिवर्तन की संस्तुति शीघ्रताशीघ्र एन0सी0आर0 प्लानिंग बोर्ड को प्रेषित करने का कष्ट करें।
3. मुख्य नगर एवं ग्राम्य नियोजक, को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही प्रेषित।

संलग्नक: उपरोक्तानुसार।

(राकेश कुमार मित्तल)
आवास आयुक्त

योजना नाम -

दिल्ली कुलदशहर वाईपास मार्ग एन गृह स्थान

योजना गाजियाबाद

	क्षेत्रफल	एकड़
	वर्ग मीटर	एकड़
1. मिट्टीपुर। शाहवाड़पुर	180170 = 00	44.52
2. देला	1182940 = 00	292 = 00
3. अकबरपुर बहरामपुर	366590 = 00	90.60
4. मिर्जापुर	1634640 = 00	403.98
जम्मा	3364340 = 00 Sqm	OR 831.10 एकड़

P. S. ...
(N.E.)

...
(A.E.)

प्रेषक,

अतुल कुमार गुप्ता,
सचिव,
उत्तर प्रदेश शासन।

सेवा में,

सदस्य सचिव,
एन0सी0आर0 प्लानिंग बोर्ड,
इन्डिया हैबिटेड सेन्टर,
लोधी रोड, नई दिल्ली।

आवास अनुभाग-3

लखनऊ : दिनांक 9 मार्च, 1999

विषय: बुलन्दशहर बाईपास मार्ग पर भूमि विकास एवं गृहस्थान योजना,
गाजियाबाद प्रताप बिहार के भू-प्रयोग के परिवर्तन के संबंध में।

महोदय,

उत्तर प्रदेश आवास एवं विकास परिषद द्वारा गाजियाबाद में
बुलन्दशहर बाईपास पर लगभग 700 एकड़ भूमि का भू-उपयोग परिवर्तन
किये जाने के सम्बन्ध में कृपया आवास आयुक्त, उत्तर प्रदेश आवास एवं
विकास परिषद के आपको सम्बोधित पत्र संख्या-1845/41/बुलन्दशहर-
बाईपास मार्ग योजना/भू-प्रयोग परिवर्तन, दिनांक 28 सितम्बर, 1998
प्रति संलग्न का संदर्भ ग्रहण करें।

2- प्रश्नगत प्रकरण में मुझे यह सूचित करने का निदेश हुआ है कि उत्तर
प्रदेश आवास एवं विकास परिषद द्वारा जो भूमि वयनित की गयी है वह
फरीदाबाद-नोयडा-गाजियाबाद प्रस्तावित एक्सप्रेस-वे का एक भाग है तथा
एन0सी0आर0 प्लानिंग बोर्ड द्वारा प्रस्तावित एक्सप्रेस-वे प्रताप बिहार
योजना के मध्य लगभग 200 एकड़ भूमि बी0ओ0टी0 के आधार पर प्रस्तावित
टेण्डर का भाग है। अतः परिषद द्वारा इस भूमि को अर्जित कर कोई योजना
बनाया जाना सम्भव नहीं है। जहाँ तक एक्सप्रेस-वे के पश्चिम की ओर तथा
हिन्दन नदी के बीच की भूमि का प्रश्न है, उसका भू-उपयोग गाजियाबाद
महायोजना में "मनोरंजन" है तथा यह स्थल अधिकांशतः बाढ़ ग्रस्त प्रभावित
है। उपाध्यक्ष गाजियाबाद विकास प्राधिकरण द्वारा उपलब्ध करायी गयी

आख्या दिनांक 23-10-98 की प्रति भी आपके अवलोकनार्थ संलग्न है ।

संलग्नक: यथोक्त ।

भवदीय,



१ अतुल कुमार गुप्ता १
सचिव ।

संख्या-3425/9-आ-3-98-7। एल्यूसी/98 तददिनांक

प्रतिलिपि आवास आयुक्त को सूचनार्थ प्रेषित ।

आज्ञा से,

१ राज कुमार सिंह १
अनुसचिव ।

31/9-28-98

दूरभाष { 381440, 382565,
382784, 382785,
382788

उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी कॉम्पलेक्स, इन्दिरा नगर, छाननडा

115/81

1845/041/मुलन्दशहर बाईपास मार्ग योजना/भू-प्रयोग परिवर्तन

लगनऊ, दिनांक

28 सितम्बर, 98

सेवा में,

71 LCC/98

8/7

सदस्य सचिव,
एन0सी0आर0 प्लानिंग बोर्ड
इन्दिया हेमिटेड सेंटर
लोधी रोड
नई दिल्ली।

विषय:-

मुलन्दशहर बाईपास मार्ग पर भूमि विकास एवं गृहस्थान योजना, गजियाबाद (प्रताप विहार) के भू-प्रयोग के परिवर्तन के सम्बन्ध में।

महोदय,

उ0प्र0 आवास एवं विकास परिषद द्वारा गजियाबाद में मुलन्दशहर बाईपास मार्ग पर लगभग 700 एकड़ क्षेत्रफल की एक भूमि विकास एवं गृहस्थान योजना प्रस्तावित की गयी है। इस योजना के उत्तर में गजियाबाद दिल्ली रेलवे लाइन, पूर्व में मास्टर प्लान रोड, दक्षिण की ओर राष्ट्रीय राजमार्ग-24 तथा पश्चिम में हिन्दन नदी स्थित है। प्रस्तावित योजना के पूर्व की ओर गजियाबाद विकास प्राधिकरण की प्रताप विहार आवासीय योजना संयोजित है। इसके अतिरिक्त प्रस्तावित क्षेत्र के एक ओर राष्ट्रीय राजमार्ग संख्या-24 होने के कारण क्षेत्र दिल्ली से भली भाँति जुड़ा हुआ है। इस क्षेत्र के पूरब की ओर स्थित प्रताप विहार योजना गजियाबाद शहर से जुड़ी है। इस क्षेत्र व प्रताप विहार के मध्य प्रस्तावित मास्टर प्लान रोड के बन जाने पर इसकी लोकप्रियता आवासीय योजना के रूप में बढ़ने की सम्भावना है। गजियाबाद नगर में भवनों एवं भूखण्डों की अत्यधिक मांग की पूर्ति हेतु यह स्थल आवासीय योजना हेतु उपयुक्त है। गजियाबाद नगर के मास्टर प्लान में यह क्षेत्र मनोरंजन स्थल दर्शाया गया है। इस योजना को परिषद अधिनियम की धारा-28 के अन्तर्गत राष्ट्रीय गजट में प्रकाशित कराये जाने एवं प्राक्कलन की स्वीकृति हेतु परिषद बैठक दि0 18.6.98 में प्रस्तुत किया गया था, जिसमें निम्नलिखित निर्णय लिया गया है:

"प्रस्ताव इस शर्त के साथ अनुमोदित किया गया कि एन0सी0आर0 बोर्ड की सहमति प्राप्त होने के बाद ही भूमि अधिग्रहण की कार्यवाही की जाये। इसके लिये कार्यवाही प्रारम्भ करने के निर्देश दिये गये।"

अवगत करना है कि दिनांक 23-9-98 को सम्पन्न परिषद बैठक में एन0सी0आर0 प्लानिंग बोर्ड की सहमति प्राप्त होने की प्रत्याशा में योजना को परिषद अधिनियम की धारा-28 के अन्तर्गत राजकीय गजट में प्रकाशन हेतु सैद्धांतिक स्वीकृति इस शर्त के साथ व्यक्त की गयी है कि भू-प्रयोग परिवर्तन की कार्यवाही उच्च प्राथमिकता पर करायी जाय।

क्रमशः ---2

(2)

उक्त पृष्ठभूमि में आपसे अनुरोध है कि प्रश्नगत योजना के भू-प्रयोग को मनोरंजन से आसानी से परिवर्तित करने हेतु अपनी सहमति शीघ्रताशीघ्र प्रदान करने का कष्ट करें। प्रश्नगत भूमि की स्थिति दर्शाते हुए सिटी प्लान, खसरा वार, नम्बर वार एवं वर्तमान तथा प्रस्तावित भू-उपयोग की सूचना सहित भूमि के मानचित्र की एक प्रति आवश्यक कार्यवाही हेतु संलग्न प्रेषित है। कृपया वंछित कार्यवाही शीघ्र करने का कष्ट करें।

संलग्नक: उपरोक्तानुसार।

भवदीय,

(राकेश कुमार मित्तल)
आवास आयुक्त

दिनांक 28.9.98

पृ0सं0: 1845 / उपरोक्तानुसार /

प्रतिलिपि:

1. संचिव, आवास, उ0प्र0 शासन को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
2. उपाध्यक्ष, बाजियाबाद विकास प्राधिकरण को संलग्नकों सहित इस अनुरोध के साथ कि भू-प्रयोग परिवर्तन की संस्तुति शीघ्रताशीघ्र एन0सी0आर0 प्लानिंग बोर्ड को प्रेषित करने का कष्ट करें।
3. मुख्य नगर एवं ग्राम्य नियोजक, को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

संलग्नक: उपरोक्तानुसार।

(राकेश कुमार मित्तल)
आवास आयुक्त



34-25/9-2001-3-60
गाजियाबाद विकास प्राधिकरण

गाजियाबाद पत्रांक: 1231/वि.वि.0/अ.3/98

प्रेषक,

दिनांक 23/11/98

उपाध्यक्ष,
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

7/ 2001/901

सेवा में,

81-2

सचिव,
आवास विभाग,
उत्तर प्रदेश शासन,
लखनऊ।

11012/1845/अ.3/98
5/11/98

विषय:- बुलन्दशहर बाईपास मार्ग पर भूमि विकास एवं गृहस्थान योजना, गाजियाबाद प्रताप विहार के भू-प्रयोग परिवर्तन के सम्बन्ध में।

=====

वि.वि.0/अ.3/98
का.प.स.का.सी
(क)

महोदय,

उपर्युक्त विषयक आवास आयुक्त के पत्र सं० 1845/041/

बुलन्दशहर बाईपास मार्ग योजना/भू-प्रयोग परिवर्तन दिनांक 28.9.98 जो सदस्य सचिव, एन०सी०आर० प्लानिंग बोर्ड को सम्बोद्धित है तथा जिसकी प्रतिलिपि आपको भी पृष्ठठांकित है, के सम्बन्ध में अवगत कराना है कि परिषद् द्वारा जो भूमि चयनित की गयी है वह फरीदाबाद-नौखडा-गाजियाबाद प्रस्तावित एक्सप्रेस-वे का एक भाग है तथा एन०सी०आर० प्लानिंग बोर्ड द्वारा प्रस्तावित एक्सप्रेस-वे वह प्रताप विहार योजना के मध्य लगभग 200 एकड़ भूमि बी०ओ०टी० के आधार पर प्रस्तावित टैंडर का भाग है। अतः परिषद् द्वारा इस भूमि को अर्जित कर कोई योजना बनाया जाना सम्भाव नहीं है।

जहां तक एक्सप्रेस-वे के पश्चिम की ओर तथा हिण्डन नदी के बीच की भूमि का प्रश्न है, उसका भू-उपयोग मनोरंजन है तथा यह

3/11
(सत्यन कुमार गुप्ता)
अ.3/98
5/11/98

शील
अ.3/98
5/11/98

अ.3/98
5/11/98



गाजियाबाद विकास प्राधिकरण गाजियाबाद

दिनांक १६६

--2--

भूमि बाढ़ से भी प्रभावित होगी ।

उक्त के परिपेक्ष्य में इस स्थल पर परिषद द्वारा कोई योजना बनाया जाना समीचीन नहीं है । कृपया तदनुसार शासन स्तर से सदस्य सचिव, एन०सी०आर० प्लानिंग बोर्ड को पत्र प्रेषित करना चाहें ।

भावदीया,

~ ~ ~
॥ विभापुरी दास ॥
उपाध्यक्षा ।

पृ०सं० /

दिनांक :

प्रतिलिपि:- आवास आयुक्त, उ०प्र० आवास एवं विकास परिषद, नीलगिरी कॉम्पलेक्स, इन्दिरा नगर, लखनऊ को इस आशय के साथ कि पूर्व में भी उनसे इस प्रकरण पर वार्ता हुई थी और उन्हें अवगत कराया गया था ।

॥ विभापुरी दास ॥
उपाध्यक्षा ।

कार्यालय वीफ कोऑर्डिनेटर प्लानर, राष्ट्रीय राजधानी क्षेत्र, नियोजन क्षेत्र,
नगर एवं ग्राम नियोजन विभाग, उ०प्र०, नवपुन मार्फेट, व्यवसायिक भवन,
राईट विंग, द्वितीय तल, गाजियाबाद ।

पत्रांक 1412 /भू.प्र./आ.वि.परिषद्/एनसीआर/98 दि० 24-1

सेवा में,

मुख्य क्षेत्रीय नियोजक,
एन. तो. आर. प्लानिंग बोर्ड,
इण्डिया डेवीटाट सेंटर,
लोधी रोड, नई दिल्ली ।

विषय:- आवास विकास परिषद् उ०प्र० द्वारा एन. एव. 24 पर
तथा गंडारनगर रोड पर भू-उपयोग निर्धारण के संबंध में ।

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महोदय,

उपरोक्त विषयक एन. तो. आर. प्लानिंग बोर्ड के पत्रांक
के-14011/43 ए. वी. 1/98-एनसीआर की ति. दिनांक 14.12.98
के सन्दर्भ में अवगत कराना है कि तेल कार्यालय द्वारा उपरोक्त तीनों
प्रकरणों पर आठवा मुख्य नगर एवं ग्राम नियोजक उ०प्र० को प्रेषित की
जा चुकी है तथा उक्त आठवा को एक-एक प्रति उक्त पत्र के साथ संलग्न
कर आपसे अवलोकनार्थ प्रेषित की जा रहा है ।

संलग्नक: उपरोक्तानुसार ।

भवदीय

24/12/98

॥ एनसीओघिल्डियाल ॥
वीफ कोऑर्डिनेटर/मुख्य नगर नियोज

185

30/12/98

1729/cpr/98
30/12/98

18

30/12/98

कार्यालय चीफ कोऑर्डिनेटर प्लानर, राष्ट्रीय राजधानी क्षेत्र, नियोजन सेवा,
नगर एवं ग्राम नियोजन विभाग, उ०प्र०, नवपुंग गार्जेट, व्यवसायिक भवन,
राईट विंग, द्वितीय तल, गाजियाबाद ।

पत्रांक 1216 /गाजि.म.गो./भू.उप.परि./एन.सी.आर./98-99 दि०
लेखा में, 19-11-98

मुख्य नगर एवं ग्राम नियोजक,
नगर एवं ग्राम नियोजन विभाग, उ०प्र०,
7-बंदरिया बाग, लखनऊ ।

विषय:- एच.एच-24 बार्डपास मार्ग पर भूमि विकास एवं गृह स्थान
योजना गाजियाबाद प्रताप विहार के भू-उपयोग के परिष्करण
के सम्बन्ध में ।

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महोदय,

उपरोक्त विषयक आपके पत्र संख्या 11027 व.नि.121/गाजि.
भू.उप.1ग1/98-99 दिनांक 16.10.98 के तदर्थ में वांछित आख्या निम्नवत् है ।

1. प्रस्तापित भूमि विकास एवं गृह स्थान योजना गाजियाबाद में राष्ट्रीय
मार्ग संख्या-24 के बार्डपास पर हिन्डन नदी के पूर्व में बार्डपास तथा
रेलवे लाईन के मध्य स्थित है । इसके पूर्व में महायोजना मार्ग तथा गाजि-
बाद विकास प्राधिकरण की प्रताप विहार आपातीय योजना है । प्रस्तापित
स्थल का क्षेत्रफल 700 एकड़ है ।
2. एन.सी.आर. क्षेत्रीय योजना 2001 में उक्त का भू-उपयोग क्षेत्रीय मनोरंजन
है तथा गाजियाबाद महायोजना में भी इसका भू-उपयोग मनोरंजन एवं
व्यवसायिक है । वर्तमान भू-उपयोग में भूमि विकास एवं गृहस्थान योजना
के लिए आपातीय भू-उपयोग अनुमत्य नहीं है ।
3. एन.सी.आर. क्षेत्रीय योजना 2001 में प्रस्तापित स्थल के पश्चिम में फरीदाबाद
नोयडा-गाजियाबाद एक्सप्रेस-वे प्रस्तापित था, परन्तु अब एन.सी.आर.
बोर्ड द्वारा उपलब्ध करायी गयी सूचनाओं के आधार पर उक्त एक्सप्रेसवे
का एलाइनमेंट प्रस्तापित स्थल के मध्य भाग से ही है । उक्त एलाइनमेंट
के आधार पर ही एन.सी.आर. प्लानिंग बोर्ड द्वारा एफ.एन.जी.के क्रिय
न्वयन हेतु निविदाये आमंत्रित की जा रही है ।
4. प्रस्तापित एक्सप्रेसवे के निर्माण के उपरान्त तथा निर्माणकारी संस्था को
प्राधिकरण द्वारा दी जाने वाली लगभग 200 एकड़ भूमि भी कदाचित्त उ

स्थल पर ही दिये जाने के प्रस्ताव है, 3090 आवासीय एवं विकास परिषद के लिए आवासीय विकास हेतु रिक्त भूमि की उपलब्धता अनुपयुक्त होगी। यदि कुछ भूमि अवशेष बचती है तो उसे मनोरंजन के लिए आरक्षित रखना भी आवश्यक होगा। इसके साथ-साथ प्रस्तावित स्थल के अग्रभाग में बाई-पास के समीप दिल्ली आटो लिमिटेड के स्थल का भू-प्रयोग शासन द्वारा परिवर्तित किया गया है।

गाजियाबाद-लौनी महायोजना में पहले भी कई भू-प्रयोग परिवर्तन किये गये हैं। इस स्थल के भू-प्रयोग परिवर्तन का सम्पूर्ण महायोजना के परिप्रेक्ष्य में आकलित किया जाये तो यह स्पष्ट है कि पूर्व में तृप्ति आवासीय सम्पत्ति भी अभी पूर्ण रूप से विकसित/भरी नहीं है।

दिल्ली के निकट इस प्रकार बड़े पैमाने पर नगरीय विस्तार से क्षेत्रीय योजना के भू-प्रयोग का उल्लंघन होगा। अतः इस सम्बन्ध में एन.टी.आर. प्लानिंग बोर्ड से अनापत्ति प्रमाण पत्र भी प्राप्त किया जाना आवश्यक है।

सहायक - मूल योजना एवं
सहायक प्रमाण

भयदीय

1 एस.टी. फिलिडयाल 1
चीफ कोऑर्डिनेटर/मुख्य नगर नियोजक



ANNEXURE-IX

LUC FOR RESIDENTIAL SCHEME ON DELHI-SAHARANPUR
ROAD, LONI, GHAZIABAD.

उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी काम्पलेक्स, इन्दिरा नगर, छत्तनग

120

ख्या : 1822 /041/दिल्ली-सहारनपुर मार्ग योजना/भू-प्रयोग परिवर्तन

लखनऊ, दिनांक 24 सितम्बर, 1998

सेवा में,

सदस्य सचिव,
एन0सी0आर0 प्लानिंग बोर्ड,
इन्डिया हैबिटेड सेन्टर,
लोधी रोड,
नई दिल्ली - 110003

विषय: ट्रानिका सिटी के निकट दिल्ली सहारनपुर रोड, लोनी गाजियाबाद पर प्रस्तावित आवासीय योजना के संबंध में।

महोदया,

उ0प्र0 आवास एवं विकास परिषद द्वारा दिल्ली सहारनपुर मार्ग, लोनी गाजियाबाद पर 2787.12 एकड़ क्षेत्रफल की एक भूमि विकास एवं गृहस्थान योजना प्रस्तावित की गयी है। यह योजना दिल्ली सहारनपुर रोड पर दोनों तरफ प्रस्तावित है। योजना के पूरब में उ0प्र0 राज्य औद्योगिक विकास निगम द्वारा संचालित ट्रानिका सिटी स्थित है एवं दक्षिण में यमुना नदी के किनारे (मीरपुर हिन्दू गांव अल्लीपुर), पश्चिम में मेरठ/दिल्ली का भू-भाग तथा उत्तर की तरफ दिल्ली सहारनपुर मार्ग स्थित है। वर्तमान समय में योजना स्थल का भू-उपयोग कृषि है। इस योजना को परिषद अधिनियम की धारा 28 के अन्तर्गत राजकीय गजट में प्रकाशित कराये जाने एवं प्राक्कलन की स्वीकृति हेतु परिषद बैठक दि0 18.6.98 में प्रस्तुत किया गया था जिसमें निम्नलिखित निर्णय लिया गया :

"प्रस्ताव इस शर्त के साथ अनुमोदित किया गया कि एन0सी0आर0 बोर्ड की सहमति प्राप्त होने के बाद ही भूमि अधिग्रहण की कार्यवाही प्रारम्भ की जाय। इसके लिये कार्यवाही प्रारम्भ करने के लिये निर्देश दिये गये।"

अवगत कराना है कि इस योजना में 1000 एकड़ भूमि दिल्ली सरकार को मूल्य के आधार पर उपलब्ध कराने हेतु मा0 मुख्य मंत्री दिल्ली सरकार एवं अपर सचिव, शहरी कार्य एवं रोजगार मंत्रालय, भारत सरकार से पत्र प्राप्त हुआ है। इस संदर्भ में मा0 मंत्री आवास एवं नगर विकास, उ0प्र0 शासन द्वारा मा0 मुख्य मंत्री दिल्ली सरकार को अवगत कराया जा चुका है कि परिषद द्वारा इस योजना में भूमि अर्जित करने के संबंध में कार्यवाही प्रारम्भ कर दी गयी है जिसमें कुछ समय लग सकता है। इसके साथ ही इस भूमि का भू उपयोग भी राष्ट्रीय राजधानी क्षेत्र की सहमति से परिवर्तित कराया जाना होगा।

उक्त की पृष्ठ भूमि में आपसे अनुरोध है कि प्रश्नगत योजना के भू-उपयोग को कृषि से आवासीय में परिवर्तित कराने हेतु अपनी सहमति शीघ्रताशीघ्र प्रदान करने का कष्ट करें। प्रश्नगत भूमि की स्थिति को

दर्शाते हुए सजरा प्लान, सिटी प्लान, खसरा नम्बरवार क्षेत्रफल एवं वर्तमान तथा प्रस्तावित भू-उपयोगों की सूचना की एक प्रति आवश्यक कार्यवाही हेतु संलग्न की जा रही है। कृपया वांछित कार्यवाही अतिशीघ्र करवाने का कष्ट करें।

संलग्नक: उपरोक्तानुसार।

भवदीय,

(राकेश कुमार मित्तल)
आवास आयुक्त

प्र०सं०

/उक्त

तद दिनांक

प्रतिलिपि :

1. सचिव आवास, उ०प्र० शासन को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
2. उपाध्यक्ष, गाजियाबाद विकास प्राधिकरण, गाजियाबाद को संलग्नकों सहित इस अनुरोध के सहित कि प्रयोग परिवर्तन हेतु प्राधिकरण की संस्तुति शीघ्रताशीघ्र एन०सी०आर० प्लानिंग बोर्ड को प्रेषित करने का कष्ट करें।
3. मुख्य ग्राम एवं नगर नियोजक, उ०प्र० लखनऊ को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

संलग्नक: उपरोक्तानुसार।

(राकेश कुमार मित्तल)
आवास आयुक्त

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CITY PLAN OF HENT

LEGEND
 STATE BOUNDARY
 DISTRICT BOUNDARY
 RIVER
 CANAL
 ROAD
 RAILWAY LINE
 EXISTING TOWN
 PROPOSED SCHEME

OFFICE OF THE DISTRICT
 COMMISSIONER
 U.P. AND EVAM RIKAS
 VASUNDHARA, GHAZIABAD

TRACED BY

DATE: 10/10/1952



192

193

ANNEXURE-X

LUC FOR RESIDENTIAL SCHEME ON LONI ROAD NEAR
PASANDA VILLAGE IN LONI, GHAZIABAD.

दूरभाष { 381440, 382565,
382784, 382785,
382788

45



उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी कॉम्प्लेक्स, इन्दिरा नगर, लखनऊ

संख्या : 2078 / 41/लोनी रोड योजना/भू-प्रयोग परिवर्तन

लखनऊ, दिनांक ०१ नवम्बर, 1998

सेवा में,

सदस्य सचिव,
एन0सी0आर0 प्लानिंग बोर्ड,
इंडिया हैबिटेड सेंटर, लोधी रोड,
नई दिल्ली-110003

विषय:

उ0प्र0 आवास एवं विकास परिषद द्वारा विज्ञापित लोनी रोड भूमि विकास एवं गृहस्थान योजना, गाजियाबाद के भू-प्रयोग को कृषि से आवासीय में परिवर्तित किया जाना।

महोदय,

गाजियाबाद नगर की गम्भीर आवासीय समस्या के समाधान हेतु उ0प्र0 आवास एवं विकास परिषद द्वारा लोनी रोड पर " लोनी रोड भूमि विकास एवं गृहस्थान योजना" प्रस्तावित की गयी है। इस योजना का कुल क्षेत्रफल 345.3 एकड़ है जिसमें 12 सहकारी आवास समितियों की लगभग 227.5 एकड़ भूमि सम्मिलित है। यह सभी समितियाँ अपनी भूमि का विकास परिषद से कराना चाहती हैं।

अवगत कराना है कि लोनी मार्ग के दूसरी तरफ गाजियाबाद विकास प्राधिकरण की तुलसी निकेतन योजना स्थित है तथा हस्तिनापुर योजना में कार्य प्रगति पर है। परिषद द्वारा प्रस्तावित प्रश्नगत योजना के दक्षिण में पसौड़ा नामक गाँव है तथा सड़क के दूसरी तरफ डी0एल0एफ0 की आवासीय कालोनी एवं प्राइवेट कालोनीआईर्ज की अनेकौनेक आवासीय कालोनियाँ स्थित हैं। इसके अतिरिक्त प्रस्तावित योजना के उत्तर पर गाँव टीला शहबाजपुर व ग्राम अफजलपुर स्थित है। इससे स्पष्ट है कि परिषद द्वारा प्रस्तावित योजना के आसपास के सम्पूर्ण क्षेत्र का स्वरूप लगभग आवासीय हो चुका है। अतः इस स्थिति को ध्यान में रखते हुए तथा गाजियाबाद नगर की गम्भीर आवासीय समस्या के समाधान हेतु यह समीचीन प्रतीत होता है कि परिषद द्वारा प्रस्तावित योजना का भू-प्रयोग जोकि वर्तमान में कृषि है, परिवर्तित करके आवासीय कर दिया जाय। यह उल्लेखनीय है कि दि0 28.6.97 को सम्पन्न परिषद की 166वीं बैठक में लिये गये निर्णय के क्रम में परिषद अधिनियम की धारा 28 के अधीन इस योजना का प्रकाशन उ0प्र0 राजकीय गजट एवं समाचार पत्रों में किया जा चुका है।

आपसे अनुरोध है कि प्रश्नगत योजना के भू-प्रयोग को कृषि से आवासीय में परिवर्तित कराने हेतु अपनी सहमति शीघ्रतिशीघ्र प्रदान करने का कष्ट करें। प्रश्नगत भूमि की स्थिति को दर्शाते हुए मास्टर प्लान, सजरा प्लान, इन्डेक्स प्लान तथा खसरावार क्षेत्रफल एवं वर्तमान तथा प्रस्तावित भू-उपयोगों की सूची की आपको सूचना एवं आवश्यक कार्यवाही हेतु संलग्न की जा रही है। कृपया वांछित कार्यवाही अतिशीघ्र कराने का कष्ट करें।

संलग्नक: उपरोक्तानुसार

भवदीय,

(राकेश कुमार मित्तल)
आवास आयुक्त

185

पृ०सं०

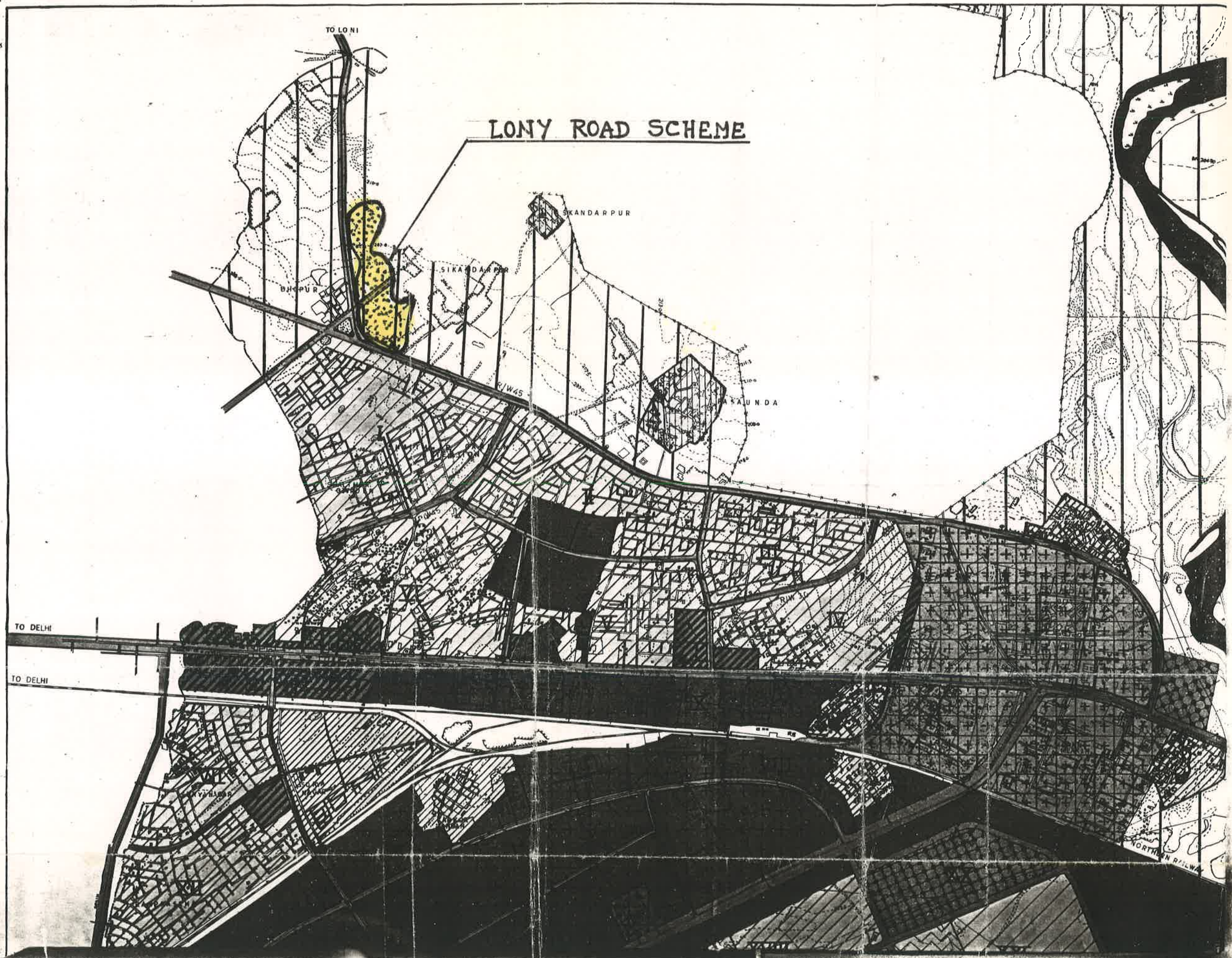
/उपरोक्त
प्रतिलिपि :

तद दिनांक

1. सचिव आवास, उ०प्र० शासन को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
2. उपाध्यक्ष, गाजियाबाद विकास प्राधिकरण, गाजियाबाद को संलग्नकों सहित इस अनुरोध के साथ कि भू-प्रयोग परिवर्तन हेतु प्राधिकरण की संस्तुति शीघ्रातिशीघ्र एन०सी०आर० प्लानिंग बोर्ड तथा शासन को प्रेषित करने का कष्ट करें।
3. मुख्य नगर एवं ग्राम नियोजक, उ०प्र० को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

संलग्नक: उपरोक्तानुसार।

(राकेश कुमार मित्तल)
आवास आयुक्त



187

MEMBERS

1. MRS. SARITA J. DAS
MEMBER SECRETARY
NCR PLANNING BOARD
NEW DELHI. CHAIRPERSON
2. SHRI S.C. CHAUDHARY
COMMISSIONER & SECRETARY
TOWN & COUNTRY PLANNING DEPTT.
GOVT. OF HARYANA, HARYANA CIVIL SECRETARIAT
CHANDIGARH, HARYANA. MEMBER
3. SHRI G.S. SANDHU
SECRETARY
URBAN DEVELOPMENT AND HOUSING DEPTT.
GOVT. OF RAJASTHAN SECRETARIAT,
JAIPUR, RAJASTHAN. MEMBER
4. SHRI ATUL GUPTA
PRINCIPAL SECRETARY
HOUSING DEPTT., GOVT. OF U.P.
U.P. SECRETARIAT
LUCKNOW. MEMBER
5. SMT. KRISHNA SINGH
PRINCIPAL ADVISOR (HUD)
PLANNING COMMISSION
YOJNA BHAWAN
NEW DELHI-110003 MEMBER
6. SHRI P.C. SEN
ADDITIONAL SECRETARY
URBAN DEVELOPMENT
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN
NEW DELHI MEMBER
7. SHRI R. CHANDRA MOHAN
COMMISSIONER & SECRETARY (LAND & REVENUE)
GOVT. OF NCT-DELHI
'B'BLOCK, VIKAS BHAWAN
I.P. ESTATE,
NEW DELHI MEMBER

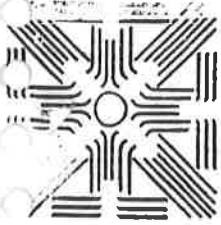
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|-----|--|--------|
| 8. | SHRI V. SURESH
CHAIRMAN & MANAGING DIRECTOR
HOUSING & URBAN DEVELOPMENT CORPN.,
HUDCO HOUSE, LODHI ROAD,
NEW DELHI-110 003. | MEMBER |
| 9. | SHRI P.K. GHOSH
VICE-CHAIRMAN
DELHI DEVELOPMENT AUTHORITY
VIKAS SADAN NEAR INA COLONY
NEW DELHI-110 023. | MEMBER |
| 10. | SHRI D.S. MESHRAM
CHIEF PLANNER
TOWN & COUNTRY PLANNING ORGANISATION
GOVT. OF INDIA, VIKAS BHAWAN,
I.P. ESTATE, NEW DELHI. | MEMBER |
| 11. | SHRI Y.K. BHATT
CHIEF TOWN PLANNER (NCR)
TOWN & COUNTRY PLANNING DEPARTMENT
GOVT. OF RAJASTHAN
NAGAR NIYOJAN BHAWAN
JAWAHARLAL NEHRU MARG
JAIPUR, RAJASTHAN-302 004. | MEMBER |
| 12. | SHRI M.P. ANEJA
CHIEF TOWN & COUNTRY PLANNER
TOWN & COUNTRY PLANNING DEPTT.
GOVT. OF U.P.
7, BANDARIA BAGH
LUCKNOW | MEMBER |
| 13. | DR. S. MAUDGAL
ADVISOR (IA-1)
DEPARTMENT OF ENVIRONMENT,
MINISTRY OF ENVIRONMENT & FOREST,
PARYAVARAN BHAWAN,
CGO COMPLEX, LODHI ROAD,
NEW DELHI-110 003. | MEMBER |
| 14. | SHIR S.C. SHARMA,
CHIEF ENGINEER (PLANNING)
MIN. OF SURFACE TRANSPORT
TRANSPORT BHAWAN, PARLIAMENT STREET,
NEW DELHI-110 011. | MEMBER |

198

15. SHRI N.C. WADHWA MEMBER
DIRECTOR
TOWN & COUNTRY PLANNING & URBAN ESTATE
AND CHIEF ADMINISTRATOR
HARYANA URBAN DEVELOPMENT AUTHORITY
SECTOR-18, MADHYA MARG, CHANDIGARH-160018.
16. ASSTT. SECRETARY, MEMBER
BMCC, MIN. OF POWER,
F-WING, IIND FLOOR,
NIRMAN BHAWAN
NEW DELHI.
17. SHRI S.K. JAYASWAL MEMBER
DY. SECRETARY (OM)
MIN. OF POWER
F-WING, IIND FLOOR,
NIRMAN BHAWAN
NEW DELHI.
18. THE EXECUTIVE DIRECTOR (PROJECT) MEMBER
RAILWAY BOARD
RAIL BHAWAN
NEW DELHI-110 001.
19. SHRI R.K. PANIKER MEMBER
DIRECTOR (TPS)
DEPTT. OF TELECOMMUNICATION
SANCHAR BHAWAN
NEW DELHI
20. SHRI R.C. AGGARWAL MEMBER-CONVENOR
CHIEF REGIONAL PLANNER
NCR PLANNING BOARD.
21. DR. NIVEDITA HARAN SPECIAL INVITEE
DIRECTOR, DELHI DIVISION'
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN, NEW DELHI
22. SHRI O.P. THAKRAL SPECIAL INVITEE
CHIEF CO-ORDINATOR PLANNER
(NCR PLANNING CELL)
C/O CHIEF ADMINISTRATOR
HUDA, SCO, SECTOR-6,
PANCHKULA, HARYANA.

188

23. SHRI VIJAY RISBUD
COMMISSIONER (PLG.)
DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR
NEW DELHI-110002. SPECIAL INVITEE
24. SHRI S.K. ZAMAN
CHIEF CO-ORDINATOR PLANNER
NCR PLANNING CELL
TOWN & COUNTRY PLANNING DEPTT.
NAVYUG MARKET, COMMERCIAL BUILDING,
IIND FLOOR, GHAZIABAD. SPECIAL INVITEE
25. SHRI CHANDU BHUITA
ASSOCIATE TOWN & COUNTRY PLANNER
NCR PLANNING CELL,
LAND & BUILDING DEPTT.
GOVT. OF NCT-DELHI.
VIKAS BHAWAN, I.P. ESTATE,
NEW DELHI. SPECIAL INVITEE
26. SHRI BRIJESH KUMAR
CHAIRMAN,
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
COMMERCIAL COMPLEX , SECTOR-20,
NOIDA. SPECIAL INVITEE
27. VICE-CHAIRMAN,
MEERUT DEVELOPMENT AUTHORITY,
MEERUT, U.P. SPECIAL INVITEE
28. COMMISSIONER,
U.P. HOUSING DEVELOPMENT BOARD,
NILGIRI COMPLEX,
INDRA NAGAR,
LUCKNOW
UTTAR PRADESH. SPECIAL INVITEE
29. VICE-CHAIRPERSON
GHAZIABAD DEVELOPMENT AUTHORITY
GHAZIABAD
UTTAR PRADESH SPECIAL INVITEE



BY COURIER

**राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD**

1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

No.K-14011/88/AP/99-NCRPB

Dated : 23.2.2000

**Sub: Minutes of the 44th meeting of the Planning Committee held on 14th January, 2000
at NCRPB office, IHC, Lodhi Road, New Delhi.**

Enclosed please find the minutes of the 44th meeting of the Planning Committee
for information and perusal.

(B.C. DATTA)

CHIEF REGIONAL PLANNER

To

1. All the members of the Planning Committee.
2. All Special Invitees.
3. P.S. to M.S., NCRPB.
4. P.S. to CRP, NCRPB.
5. All officers of the NCRPB.

MINUTES OF THE 44TH MEETING OF THE PLANNING COMMITTEE HELD AT 12.00 NOON ON 14.1.2000 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.

List of the participants is enclosed.

The Member Secretary welcomed the members to the 44th meeting of the Planning Committee. The Chairperson while initiating the proceedings of the Planning Committee wanted to place on record the appreciation of commendable work done by Shri R. C. Aggarwal, former Chief Regional Planner, as a Member-Convenor of the Committee and then requested the new Chief Regional Planner to take up the agenda items for discussion.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 43RD MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99.

The minutes of the 43rd meeting of the Planning Committee held on 12.2.99 were confirmed.

AGENDA ITEM NO.2 : REVIEW OF THE ACTION TAKE ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99.

1. Sub-Regional Plan for NCT-Delhi and Haryana Sub-Region

The matter of finalisation of Haryana Sub-Regional Plan was discussed as separate Supplementary Agenda Item No.1. The Planning Committee noted that the Sub-Regional Plan for NCT-Delhi had not been finalised by the Govt. of NCT-Delhi. The Committee decided that this might be expedited.

2. Review of Regional Plan -2001

The Planning Committee noted that Review report of the Regional Plan-2001 was accepted by the Board in its 24th meeting held on 23.3.99. No further action is called for.

3. Change of landuse proposals received from DDA (including Urban Extension proposal and draft Zonal Development Plan for river Yamuna area) in Delhi.

The Planning Committee noted that the recommendations in respect of 9 landuse change cases were sent to the Ministry of Urban Development / Chairman, NCRPB on 12.5.99 for taking final decisions. The Committee was informed that reminders had been sent to the Ministry for final decision.

4. Report on setting up of motels and development growth centres (Mini Master Plan) in rural Delhi.

The Report of the Committee under the Chairmanship of Secretary (Land), Govt. of NCT-Delhi on setting up of Motels and Development of Growth Centres (Mini Master Plan) in rural Delhi was placed before the 24th meeting of the NCRPB for information. No further action is called for.

AGENDA ITEM NO.3: FOLLOW UP ACTIONS TAKEN ON THE DECISIONS OF THE 24TH BOARD MEETING HELD ON 23.3.99

1. Expansion of areas of NCR

The matter was discussed as a separate Supplementary Agenda (item no.4).

2. Change of landuse.

The Planning Committee noted the follow-up action taken by the Board as indicated in Agenda item No.2 Para 3 as above.

3. Common Economic Zone

The Planning Committee noted that this matter had been pending for a long period with the Planning Commission which could not decide about a date for holding the proposed meeting of the Chief Ministers and Union Ministers to consider the relevant issues. The representative from the Planning Commission informed that since the NCRPB was the coordinating agency for the planning and development of the NCR states, the Board itself might arrange to hold the meeting. However, the Planning Committee felt that the decision of a Common Economic Zone (CEZ) for NCR was taken by the Board in its special meeting chaired by the Prime Minister wherein the Planning Commission was requested to workout the requisite modalities. Further, in view of the fact that many complex issues related to budgetary provision and many others are involved in the CEZ, it would be yet another mother milestone if the meeting to resolve these issues is held under the aegis of the Planning Commission. The NCRPB, on its part, already submitted requisite agenda notes to the Commission and also would extend all logistic support for holding the meeting. The Planning Commission was accordingly requested to urgently decide a date for holding this meeting.

4. Rationalisation of Tax Structure

The Planning Committee noted that this matter had been included in the Agenda items sent to the Planning Commission regarding Common Economic Zone as indicated in the para 3 above.

5. FNG Expressways.

The Planning Committee noted that inspite of showing initial interest in the project, ultimately no serious response was received. A detailed note was prepared with the help of ILF&S for taking up new project on Public Private Partnership (PPP). A meeting of the Steering Committee to discuss the note may be convened.

6. Preparation of Regional Plan for NCR-2021

The matter was discussed as a separate Agenda (item no.4).

7. Payment of Interest on application money to private individual applications who could not be allotted Tax-free Bonds in the light of Ministry of Finance, Deptt. of Economic Affairs, Govt. of India, Guidelines of 25.5.98.

The Planning Committee noted that the payment was made on 7.5.99. No further action is called for.

8. Extending facilities to the officers and staff of the NCR Planning Board.

The Planning Committee noted that the decision of the Board could not be implemented.

9. Change of landuse measuring an area of 82 acres in village of Khijuriawas and Khampur from peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.

The Planning Committee noted that the decision of the Board was conveyed to the Govt of Rajasthan. No further action is called for.

10. Methodology to control of NCRPB over the NCR Cells in participating States.

The Planning Committee noted that the Board had not received concurrence from the Participating State Govts. regarding views of the PSMG-I that suitable column in the ACR of the concerned staff of the NCR Cells would be added for recording the observation of the Member Secretary of the Board.

11. Power sector, separate plans for Delhi as well as for the NCR.

The Planning Committee noted the progress of the Techno-Feasibility Study being carried out by CEA on Pilot Captive Power Plants including transmission and distribution for Bhiwadi, Manesar and Ghaziabad towns in NCR.

12. Railways Broad gauge for DMRC transit corridors for the convenience of commuters.

The Planning Committee noted that there were practical difficulties in adopting BG Transit Corridors for DMRC as suggested by the NCRPB.

13. Linking of Bhiwadi with Rewari-Gurgaon railway line.

The Planning Committee noted the action taken by the Board. Discussion is being held for exploring the possibilities of undertaking the project on a PPP basis.

14. Extension of MTNL boundary to cover the entire NCR.

Shri G.S. Sethi, Director (SBP), Deptt. of Telecom, mentioned that the NCR Planning Board rightly pointed out in the Agenda notes that the Ministry of Communication had already taken up several issues for the improvement and upgradation of telecom services in the NCR. It was informed that the Local Call System between Delhi and DMA Towns like Delhi-Faridabad, Delhi-Gurgaon, Delhi-Ghaziabad, Delhi-NOIDA etc. had been already implemented. He also informed that the Ministry of Communication had been taking steps on similar ground to charge call from one short Distance Call Area (SDCA) to the neighbouring SDCA on 3 minutes call basis with a inter-dialing facility.

The Ministry of Communication has assured that telephone on demand will be available in DMA Towns of NCR by March, 2000. Telephone on demand is envisaged by the end of the year 2002 in the country with the participation of the private sector in basic telecom services.

The Ministry of Communication has shown its inability to extend MTNL boundary to entire NCR on the reasons of administrative and operational problems in telecom services.

The Ministry of Communication has also shown its inability to provide single STD Code as it would lead to a number of difficulties and put a restriction on the number of subscribers that can be provided in Delhi and NCR area causing bottle neck in further extension of the system. But, it would ensure to provide telecom facilities at par with Delhi in the National Capital Region within the existing set up.

15. **Minister to call meeting of Chief Ministers of the participating State frequently with smaller group of members to resolve various issues.**

Information is noted by the Planning Committee.

AGENDA ITEM NO.4: PREPARATION OF REGIONAL PLAN-2021

i) After the brief introduction regarding the preparation of Regional Plan-2021. Chairperson informed that the basic concept of the Regional Plan had not really taken off. The population assigned to various Priority towns as per 2001 has not reached near to the assigned population except in case of Rewari. Therefore, it may be necessary to think of new strategies and policies in this regard and questions cropped up are whether the present concept of NCR should be retained as it is or a total new concept is to be thought of.

ii) She further informed that NCR was being criticised at various fora for not being effective to its charters. However, on the request from the participating States, the area of the NCR Region is proposed to be increased from 30242 sq.km. to 68643 sq.km. thus clearly showing State Governments have accepted the concept and strategy for planned regional development.

iii) She further informed that mapping of the present National Capital Region area through satellite imageries had been done and was being analysed at NRSA, Hyderabad. Fact Sheet Delhi - 1999 has already been printed highlighting the problems that Delhi has been facing and is likely to face in future. Preparation of NCR Directory is in progress. Data are being collected from all the participating States. Several studies that have been done including the Functional Plans on earlier occasions will be utilised for the preparation of RP-2021.

iv) Agencies who are implementing the NCR projects are very slow. Time & cost over-run are likely to take place due to delays in the implementation. Because of this possibly they have not been able to lift the funds that have been sanctioned thus requiring NCRPB to cough up lot of money for debt and interest servicing.

v) DDA is already going ahead with the preparation of MPD-2021. The phenomenon of migration to metro is not new and it continues in all the metros despite all efforts. DMA towns are more or less a part of Delhi now. It might be necessary to develop few large towns 80-100 Km. away from Delhi. She further added that this time RP-2021 would be prepared inhouse and observed that the members of the Committee should suggest how to go ahead with the preparation of RP-2021.

2. Representative of Planning Commission suggested that Delhi should be made less attractive. He further suggested that first of all existing area of RP-2001 should be developed before adding new additional areas.

3. Chief Coordinator Planner, UP suggested that various studies should be undertaken before going ahead with the preparation of RP-2021 on the lines with MPD-2021.

4. Chairperson suggested that development of 3 / 4 new townships of at least 2 million size could be explored with all the economic & physical infrastructure facilities at par with Delhi. These will act as counter magnets to Delhi. She felt that at the moment only Chandigarh was some what acting as a counter magnet whereas no counter magnet towns as proposed in the plan had really taken off.

5. Commissioner, DDA also highlighted the same line of thinking. He also further added that DDA was going ahead with a projected population of 224 million for the MPD-2021. He suggested that these towns should have better connectivity with Delhi and should be self-sufficient in all respects. These should not be planned for accommodating deflected population only.

6. District Town Planner, NCR Cell, Haryana informed that in Haryana so many industrial and residential areas have been developed with a view that while implementing the policies following the strategy of dispersal economic activities. Many such areas remained unoccupied. Thus crores of investment got locked up. Therefore detailed study should be done while developing land for such uses.

7. Chief Architect Planner, GDA was of the opinion that there should be a single Master Plan/Development Plan-2021 for Delhi and DMA towns in which potential economic activities can be located along with development of other infrastructure for integrated development of DMA.

8. Shri A.K. Bhatnagar, Economic Planner, NCR Cell, Ghaziabad, U.P. requested that a Steering Committee should be formed to look into all these aspects and take a decision in this regard. CCP, NCR Cell, Haryana was also of the same view and he further requested to have Sub-groups also for various fields.

9. CRP intervening pointed out it might be necessary to have more discussion on the subject and clear strategy is required to be worked out for preparation of NCR Plan-2021.

10. Chairperson, while reflecting on the views expressed, informed that a good deal of knowledge and materials were available with the Board which would be utilised for the preparation of RP-2021. Formation of Steering Committee and Sub-groups, did not serve the right purpose. NCR Board would prepare RP-2021 inhouse taking into consideration the review of RP-2001 and with the help of satellite imageries and GIS data base and DDA's Master Plan exercise for 2021 and other studies.

11. The Chairperson further mentioned that NCR Geomatics Centre (NNRMS) had already been set up for Remote Sensing and GIS technology application in the Board with an investment of Rs.1.0 crore of which Rs.30 lakhs have been received as grant from ISRO, Deptt. of Space for purchase of Hardware and Software. The Board has already mapped whole of National Capital Region for preparation of existing landuse map-1999. In addition 20 Image Atlases have been generated for further analysis.

AGENDA ITEM NO.5: DEVELOPMENT OF INTEGRATED RAPID TRANSIT SYSTEM IN NCR.

The Chairperson of the Planning Committee gave an overview of the above project that in order to achieve the objectives of RP-2001, one of the most important regional infrastructure requirements identified, was the development of transport network in the entire NCR and rail transportation was considered as a crucial part of the transport sector. She also informed that about 20 lakh trips (road and railway) were contributed daily from the NCR towns to Delhi and it is envisaged that there would be high transport demand between Delhi and DMA towns (Ghaziabad, Noida, Faridabad, Gurgaon). Demand from remaining part of NCR to Delhi such as Sonapat, Panipat, Bahadurgarh, Rohtak, Rewari, Palwal, Modinagar, Meerut, Hapur, Khurja etc. to NCT Delhi will also be increasing substantially.

2. The Chairperson of the Planning Committee had informed the members about the initiatives taken by NCR Planning Board in order to cope up with the type of demand, anticipated in Delhi as well as in the region. M/s RITES in their recently submitted report on the "Identification of Rail Projects for Commuter Travel in NCR and Delhi" had suggested an integrated system of augmenting and improving the existing rail system as well as adding new electrified tracks in six sections in Haryana and Nine sections in U.P. costing an amount of Rs.5242 Crs. with the following cost sharing formula:

SHARE BY	COST SHARING AS SUGGESTED BY RITES (Rs. crores)	COST SHARING EXCLUDING ROLLING STOCK (Rs. crores)
Ministry of Railways	1751	650
Ministry of Urban Development	1751	650
Government of NCTD	736	475
Government of Haryana	510	200
Government of Uttar Pradesh	506	195
TOTAL	5254	2180

3. Shri S.K. Jain, Executive Director (Projects) -Railway Board had indicated that beneficiary States of the identified projects have neither responded to this project nor offered any comments/observations on the concept, coverage, and the composition of the project and also sharing of the cost excluding the rolling stock. Chairperson. requested the representative of the Participating States to get the comments of the respective State Govts. and sent to the Board at the earliest.

4. Reacting to the views of Shri Jain, the Chairperson of the Planning Committee indicated that rolling stock if excluded the cost to be shared by the beneficiaries could be brought down to Rs.2180 Crs. from Rs.5242 Crs.

5. It was decided that the beneficiary State Govts. will come forward with a request to the Railways to provide the rolling stock requirements and take necessary steps to mobilise the balance amount as suggested in the cost sharing formula.

6. It was also decided to explore the possibilities of taking up commuter railway projects on a (Public Private Partnership) SPV basis.

AGENDA ITEM NO.6: CONSIDERATION OF PROPOSALS FOR LANDUSE CHANGE RECEIVED FROM PARTICIPATING STATE GOVTS.

Agenda Item No.6 (a) Change of landuse of an area measuring 11.711 ha. from Agricultural/green belt to Educational Institution (Medical & Dental Collge) in the Meerut Master Plan-2001

The proposal was presented by the Chief Architect Planner, Meerut Development Authority. The Planning Committee observed that the No Objection for setting up of Medical and Dental College in Meerut was granted in March 1996 on the condition that this College should be established within two years by the Planning Committee decided that the permission for setting up of Medical and Dental Colleges in Meerut may be got revalidaded and sent to the NCR Planning Board for consideration of Member Secretary who was authorised by the Committee to take the decision.

Agenda Item No.6 (b) **Change of landuse of an area measuring 250 acres from rural zone to public and semi-public offices in Surajpur-Kasna Sub-Regional Centre (Greater Noida) Development Plan.**

The General Manager (Planning and Architecture) Greater NOIDA, presented the proposal before the Committee. The Planning Committee considered the proposal and recommended the change of landuse of an area of 212 acres from 'cultivated land/remaining' 'rural land' to urbanisable area. (Public and Semi Public uses) in the villages of Surajpur, Dadha and Tusiya in Greater NOIDA.

Agenda Item No.6 (c) **Change of landuse of an area measuring 510 ha. for development of industrial/commercial and institutional area along G.T. Road in the Greater Noida notified area.**

The General Manager (Planning and Architecture) Greater NOIDA, presented the proposal before the Committee. The Planning Committee observed that the proposed development covers 7 Kms stretch along the GT Road in the form of ribbon development and would be prone to encroachment and suggested that a detailed comprehensive Plan might be prepared for development of the total 610 ha. including 250 ha. of land transferred from Ghaziabad Master Plan in consultation with UP NCR Cell and submit the same to the Board. The Planning Committee authorised the Member Secretary, NCRPB for taking decision based on the detailed proposal.

Agenda Item No. (d) **Change of landuse for an area measuring 700 acres from recreational to residential use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad.**

The Planning Committee considered the proposal and did not agree to proposed change of landuse.

Agenda Item No.6 (e) **Change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Saharanpur Road, near Tronica City, Loni, Ghaziabad.**

The Agenda item has been deferred.

Agenda Item No. (f) **Change of landuse of an area of 345.30 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad.**

The Agenda item has been deferred.

SUPPLEMENTARY AGENDA ITEM NO.1: SUB-REGIONAL PLAN FOR HARYANA

The issue of non-preparation & non-publication of Sub-regional Landuse Plan by Govt. of Haryana was discussed at length. The Chief Coordinator Planner, Haryana informed that as per the prevailing Act in Haryana there is no power to control the landuses for areas which are outside the Controlled Areas of Development Plans/Master Plan. And the Govt. of Haryana was not able to prepare the Sub-Regional landuse Plan for Haryana Sub-Region. Chairperson observed that this could be overcome through amendments in the prevailing Acts in the State. The Planning Committee decided that Haryana Sub-Regional Plan should be finalized by incorporating the Sub-Regional landuse Plan and provision of 2 Kms. Green belt to the extent possible. A final view was taken that Govt. of Haryana should prepare & publish Sub-Regional Plan as directed in the 20th Board meeting held on 19.8.96, 42nd Planning Committee held on 15.12.97 & 43rd Planning Committee held on 12.2.99, for guiding planned development.

SUPPLEMENTARY AGENDA ITEM NO.2 (A): CHANGE OF LANDUSE FROM RURAL LANDS TO URBANISABLE USE FOR INDUSTRIAL PURPOSE AT CHOPANKI, KUSHKHERA AND TAPUKARA IN TIJARA TEHSIL OF RAJASTHAN SUB-REGION.

The Chief Town Planner, (NCR) Rajasthan presented the proposal for change of landuse for development of industrial purposes. Since the conversion had already been taken place and NCRPB had also provided loan assistance, the Planning Committee recommended for change of landuse from 'rural use' to 'industrial use' for a total area of 2001.7 acres i.e. in Chopanki (820 acres), Kushukhera (638 acres) and Tapukhera (543.73 acres.) area in Rajasthan Sub-Region for ex-post-facto approval.

SUPPLEMENTARY AGENDA ITEM NO.2 (B) : CHANGE OF LANDUSE FROM RURAL LAND GREEN BUFFER/GREEN BELT/GREEN WEDGE TO INDUSTRIAL USE IN VILLAGES - THARA, BAMBEERPUR, JEEWANA, KHAJOORIWAS AND MASEET OF TIJARA TEHSIL

The Chief Town Planner (NCR) Rajasthan presented the proposal before the Planning Committee. The Planning Committee taking into consideration the views expressed by the Chief Regional Planner, NCRPB and other members observed that the development of such industrial areas in the rural areas would hinder the development of planned industrial growth in the identified priority towns/Sub-Regional Centres through planned Industrial Estates in Rajasthan Sub-Region. Such spot conversion will also encourage many more

such proposals for change of landuse for industrial development in the sub-region which may have adverse impacts on the viability of several industrial estates/centres identified as Regional and Sub-Regional Centres. The Planning Committee did not agree with this proposal of change of landuse and suggested that the proposed industrial activities may be located in the adjoining Sub-Regional Centres of Tijara, Khairtal and Shahjahanpur.

SUPPLEMENTARY AGENDA ITEM NO.3: CONSIDERATION OF THE REVISED DRAFT DEVELOPMENT PLAN FOR REWARI-2021 PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA.

The Draft Development Plan for Rewari-2021 was discussed in detail and a view was taken that as this Plan has been received just one week before the meeting and the queries raised by the Board are yet to be answered, it will be appropriate that State Govt. should reply to the queries raised by the Board and have detailed discussions after modifying the plan as suggested. The Draft Development Plan could only be considered for approval, when the signature of the Competent Authority would be inscribed on the map / plan and the observations of the Board would be duly taken into consideration. The Committee authorised the Member Secretary to approve the Plan after the requisite corrections were incorporated by Govt. of Haryana.

SUPPLEMENTARY AGENDA ITEM NO.4: PROPOSALS SUBMITTED BY PARTICIPATING STATE GOVTS. FOR INCLUSION OF ADDITIONAL AREAS IN THE NATIONAL CAPITAL REGION.

The Proposals for inclusion of additional areas to the tune of 38,401 Sq. Kms. submitted by the participating State Govts. of Haryana (12312 Sq. Km.), Rajasthan (15007 Sq. Km.) and UP (11082 Sq. Km.) were deliberated and their implications discussed. The broad implications for the inclusions of additional areas considered by the Planning Committee are as under :

- i) The total proposed additional area to be included in the three Sub-regions is 38401 Sq.Kms. Thus, total area will increase to 68,643 Sq. Km.. If the entire proposal is accepted, the total area of National Capital Region will increase by more than 125%.

- ii) In 1991, as per the Census of India, National Capital Region had a population of 264.46 lakhs out of which the population of the three Sub-regions of Haryana, Rajasthan and Uttar Pradesh was 170.26 lakh. With the inclusion of the proposed additional areas, the corresponding population of these three Sub-regions would increase to 332.7 lakh approx. i.e. an increase of more than 95%.
- iii) The number of urban settlements in the three Sub-regions of National Capital Region will increase from 100 to 199. The number of class-I cities/UA's will increase from thirteen to twenty and all these towns are potential Regional Centres.
- iv) At present Alwar is farthest town located at a distance about 140 Kms. from Delhi. As per the new proposed areas, the distance from Delhi to boundary of Dholpur in the South is approx. 250 Kms, tehsil of Karnal in the North is 150 Kms and tehsil of Bhiwani in the West is 150 Kms. The average radial distance from Delhi to National Capital Region boundary will increase from approx. 100 Kms. to approx. 200 Kms.
- v) The demand by the NCR Participating States for inclusion of additional areas in the NCR, the Planning Committee noted, was an indication that the States had accepted the concept of NCR being the viable solution for the pressing problems being faced by Delhi. It also shows the willingness on the part of the participating states to shoulder larger responsibility for the development of their enlarged areas falling under the NCR. The participating states, accordingly would have to come up with commensurate financial commitment as well as mobilisation of additional resources for the development of their respective areas.

2. Planning Committee suggested the inclusion of Agra District of Uttar Pradesh in order to maintain the contiguity with the administrative boundaries of Dholpur District of Rajasthan, in case, such a proposal is received from the State Govt.

The meeting ended with a vote of thanks to the Chair.

No.K-14011/88(AP)/99-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Zone-IV,
Lodhi Road, New Delhi-110 003



(B.C. DATTA)

Chief Regional Planner

Date:

- Copy to :
1. Chairperson, Planning Committee.
 2. Members of the Planning Committee.
 3. Special invitees/participants.
 4. All officers of the Board.

List of Participants

- | | | |
|------|--|-----------------|
| 1. | Mrs. Sarita J. Das
Member Secretary
NCR Planning Board
New Delhi. | Chairperson |
| 2. | Shri S.K. Jain
Executive Director (Projects)
Delhi Metro, Railway Board,
Rail Bhawan,
New Delhi-110 001. | |
| 3. | Shri S.M. Sharma,
OSD (Projects)
Railway Board,
Rail Bhawan,
New Delhi. | |
| 4. | Shri G.S. Sethi,
Director (SBP)
Deptt. of Telecom
Sanchar Bhawan,
New Delhi. | |
| 5. | Shri A.K. Kalia
Dy. Advisor
Planning Commission,
Yojna Bhawan,
New Delhi. | |
| 6. | Shri Amar Chand
Asstt. Secretary
BMCC, Min. Of Power,
F-Wing, IInd Floor,
Nirman Bhawan
New Delhi. | |
| 7.A. | Shri B.C. Datta,
Chief Regional Planner,
NCR Planning Board,
New Delhi. | Member-Convenor |
| 7. | Shri Vijay Risbud,
Commissioner, (Planning)
DDA, E-Block, Vikas Minar,
I.P. Estate,
New Delhi. | |

8. Shri B.K. Arora
Town & Country Planner,
Town & Country Planning Organisation
Govt. of India, Vikas Bhawan,
I.P. Estate,
New Delhi.
9. Shri Y.K. Bhatt
Chief Town Planner (NCR)
Town & Country Planning Department
Govt. Of Rajasthan
Nagar Niyojan Bhawan
Jawaharlal Nehru Marg
Jaipur, Rajasthan-302 004.
10. Shri O.P. Thakral
Chief Co-Ordinator Planner
(NCR Planning Cell)
C/O Chief Administrator
Huda, Sco, Sector-6,
Panchkula, Haryana.
11. Shri S.K. Zaman
Chief Co-Ordinator Planner
NCR Planning Cell
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
II nd Floor, Ghaziabad, U.P.
12. Shri Chandu Bhuita
Associate Town & Country Planner
NCR Planning Cell,
Land & Building Deptt.
Govt. Of Nct-Delhi.
Vikas Bhawan, I.P. Estate,
New Delhi.
13. Shri Chandra Ballabh
Addl. Commissioner (MPD-2021)
DDA, Vikas Minar, Near INA Colony,
New Delhi.
14. Shri Padamanabhan, S.D.
SRA, Planning Commission,
Vojna Bhawan,
New Delhi.

15. Shri Ved Mittal
Chief Architect Planner
Ghaziabad Development Authority
Ghaziabad, U.P.
16. Shri N.C. Pradhan
Superintending Engineer
U.P. Housing & Dev. Board
Ghaziabad, U.P.
17. Shri A.P. Verma
Chief Town Planner,
Meerut Development Authority,
Meerut, U.P.
18. Ms. Rekha T. Deywani
General Manager (Plg. & Arch.)
Greater Noida Ind. Dev. Authority
H-169, Sector-Gamma, Greater Noida City,
Greater Noida, Distt. Gautam Budh Nagar,
U.P.
19. Ms. Leenu Sahgal
Sr. Manager (Plg.)
Greater Noida Ind. Dev. Authority
H-169, Sector-Gamma, Greater Noida City,
Greater Noida, Distt. Gautam Budh Nagar,
U.P.
20. Ms. Manorama Dutta,
Regional Chief (NCR)
Housing & Urban Dev. Corpn. Ltd.
HUDCO House,
India Habitat Centre, Lodhi Road,
New Delhi-110003.
21. A.K. Bhatnagar,
E.P., NCR Cell,
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
II nd Floor, Ghaziabad, U.P.
22. Shri K.K. Yadav
Distt. Town Planner
Rewari (Haryana)

23. Shri Jaswant Singh
Distt. Town Planner,
NCR Cell,
C/o Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Haryana.

24. Shri Anil Barai,
Director (Plg.)
DDA, Vikas Minar,
New Delhi-110 002.

OFFICERS OF THE NCR PLANNING BOARD

25. Dr. N.B. Johri,
Project Officer 'C'

26. Shri Rajeev Malhotra,
Project Officer 'C'

27. Shri K.A. Reddy,
Jt. Director (T)

28. Shri N.K. Aneja,
Dy. Director (I)

29. Shri J.N. Barman,
Project Officer 'B'

30. Shri N.K. Bhardwaj,
Dy. Director (PMC)

31. Shri Manmohan Singh,
Project Officer 'A'

32. Shri P. Sisupalan
Project Officer 'A'

33. Shri S. Surendra
Project Officer 'A'

34. Shri Suresh Rohilla
Project Officer 'A'

35. Shri Utpal Deka
Project Officer 'A'

36. Shri P.K. Jain
Asstt. Accounts Officer