

AGENDA NOTES

45TH,

MEETING OF THE PLANNING COMMITTEE TO BE HELD

**AT 4.00 P.M. ON 22 MAY , 2000
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 PLANNING COMMITTEE MEETING TO BE HELD AT 4.00 P.M. ON 22.5.2000 IN THE OFFICE OF THE NCR PLANNING BOARD, ZONE IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

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AGENDA ITEM NO. 1: CONSIDERATION OF THE DRAFT DEVELOPMENT PLAN FOR REWARI - 2021

- 1.1 Draft Development Plan for Rewari - 2021 has been received from Town & Country Planning Deptt, Govt. of Haryana vide letter No.CCP/NCR(P)2000/12 dated 6.1.2000 A copy of the Draft Development Plan-2021 is at **Annexure-1/I**. A brief note on the Draft Development Plan - Rewari-2021 is at **Annexure -1/ II**.
- 1.2 The proposal was examined in the Secretariat of the Board and was submitted to the 44th Planning Committee with their observations. As this plan was received just one week before the meeting and the observations raised by the Secretariat of the Board were not answered by the State Govt. till that time, the Committee suggested that the State Govt. officers to hold discussions with the officers of the Secretariat of the Board and appropriately modify the Plan. The Committee authorised the Member Secretary to approve the Plan for the consideration of the Board. Minutes of the 44th Planning Committee Meeting are at **Annexure - 1/III**.
- 1.3 Draft Development Plan has been prepared for the projected population of 5 lakhs for the year 2021 and with a density of population as 110 persons per hectare. Landuse area details proposed in the draft of Development Plan for Rewari 2021 are as follows:

Land Use	Area within M.C. Limit (Hect.)	Area outside M.C. Limit (Hect)	Total Area (Hect)	%
Residential	350	2220	2570	53.00
Commercial	52	353	405	9.00
Industrial	68	130	198	4.00
Transport and Communication	92	410	502	10.00
Public & Semi- Public	44	311	355	7.00
Public utilities	21	246	267	6.00
Open Spaces	18	507	525	11.00
Total	645	4177	4822	100.00

- 1.4 The Draft Development Plan for Rewari 2021 is recommended for approval of the *Planning Committee* with the following conditions:

- The landuse areas and the Draft Development Plan should be corrected as per details given in para 1.3 as above. Accordingly, the density of population should also be corrected. As per these details, now total area proposed to be developed for Rewari town upto the year 2021 is 4822 hect. instead of 4539 hect. as mentioned in the plan submitted by the State Govt. earlier and approved by the State level Committee. Similarly, the area under open spaces will be 525 hect. instead of 242 hect.
- It was agreed by the State Govt. officials during meeting held on 14.3.2000 that the junction between Rewari - Kot Quasim Road and NH-8 will be deleted and it will be connected to the service road on NH-8 in order to reduce the number of entry points on the NH-8. The Plan should be modified accordingly before publishing.

(iii) Govt. of Haryana has agreed to declare uncontrolled area between Rewari & Bawal towns and area on South of NH-8 as controlled area in order to avoid the illegal development. This should be done on priority basis.

(iv) Govt. of Haryana will incorporate the conditions given above in para (i) to (iii) before publishing the Draft Development Plan of Rewari-2021 under sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 to invite objections or suggestions within 30 days of publication.

- 1.5 The Plan has already been approved by the "State level Committee for the approval of Development Plans for the Controlled Areas" which was chaired by Shri S.C. Chaudhary, Commissioner & Secretary, Town & Country Planning Department, Govt. of Haryana held on 25.11.99.

Points For Decision:

The matter is placed before the Planning Committee for approval of the Draft Development Plan for Rewari -2021 with the conditions given in para 1.4.

ANNEXURES

निदेशक,
नगर तथा ग्राम आयोजना विभाग,
हरियाणा, हुडा कॉम्प्लेक्स सेक्टर-6
पंचकुला ।

में,

सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
प्रथम तल, बिल्डिंग-4, भारतीय पर्यावास केन्द्र,
लोधी रोड नई दिल्ली ।

यादि क्रमांक-सी.सी.पी/एन.सी.आर. 151-2000/12
दिनांक- 6-1-2000

विषय:-

प्रारूप विकास प्लैन, रिवाड़ी 2021 ई0 का राष्ट्रीय राजधानी क्षेत्र
योजना बोर्ड से अनुमोदन ।

जैसा कि आपको विदित हो है कि हरियाणा में प्रत्येक नियंत्रित क्षेत्र के लिए विकास प्लैन को वर्ष 2021 ई0 तक की समयावधि के लिए संशोधित किया जा रहा है इसी वृद्धि में विभाग द्वारा नियंत्रित क्षेत्र, रिवाड़ी के लिए संशोधित प्रारूप विकास प्लैन 2021 ई0 को अंतिम रूप दिया है । इस विकास प्लैन प्रस्तावना के अनुमोदन हेतु दिनांक 25.11.99 को राष्ट्रीय राजधानी क्षेत्र में पड़ने वाले नगरों के विकास प्लैन को अंतिम रूप देने हेतु गठित राज्य स्तरीय समिति की बैठक का आयोजन किया गया था इस बैठक में बोर्ड कार्यालय से भी प्रतिनिधि को आमंत्रित किया गया था परन्तु कोई भी अधिकारी इस बैठक में उपस्थित नहीं हो सके थे ।

उपरोक्त राज्य स्तरीय समिति की बैठक में कुछ सुझावों के साथ उपरोक्त विकास प्लैन प्रस्तावना को अंतिम रूप देने का फैसला किया गया था । बैठक को कार्यवृत्ति की प्रति साथ संलग्न की जा रही है । बैठक में दिये गये सुझावों अनुसार प्रारूप विकास प्लैन के मसौदे एवं ड्राइंग में आवश्यक संशोधन कर दिये गये हैं ।

क्योंकि रिवाड़ी राष्ट्रीय राजधानी क्षेत्र के तहत एक क्षेत्रीय केन्द्र प्रायोरिटाटा टाऊन है अतः इस प्लैन का अनुमोदन बोर्ड से भी करवाया जाना है । अनुरोध किया जाता है कि बोर्ड के अनुमोदन से पूर्व इस विकास प्लैन प्रस्तावना को आगामी होने वाली 44वां योजना समिति की बैठक में रखने का कष्ट करें । ताकि

योजना समिति को सिफारिशों पर बोर्ड की आगामी होने वाले बैठक में इसका अनुमोदन होना संभव हो सके। विकास प्लैन के मसौदे को प्रति/साथ संलग्न की जा रही है।

संलग्न/उपरोक्त

मुख्य संयोजक योजनाकार। एन. सी. आर.
कृते: निदेशक, नगर तथा ग्राम आयोजना
विभाग, हरियाणा, पंचकुला।

REVISED
DRAFT DEVELOPMENT PLAN
PROPOSED LAND USE FOR 2021 AD
(UNDER SECTION 154 OF ACT 10 OF 1963)



LEGEND:-
EXISTING FEATURES

	CONTROLLED AREA BOUNDARY
	MUNICIPAL LIMIT
	REVENUE BOUNDARY
	CANAL/DRAIN/DISTRIBUTARY
	VILLAGE AREA
	RAILWAY LINE
	MAJOR ROAD
	HEIGHT ABOVE MSL
	SECTION NUMBER
	LOCATION CODE

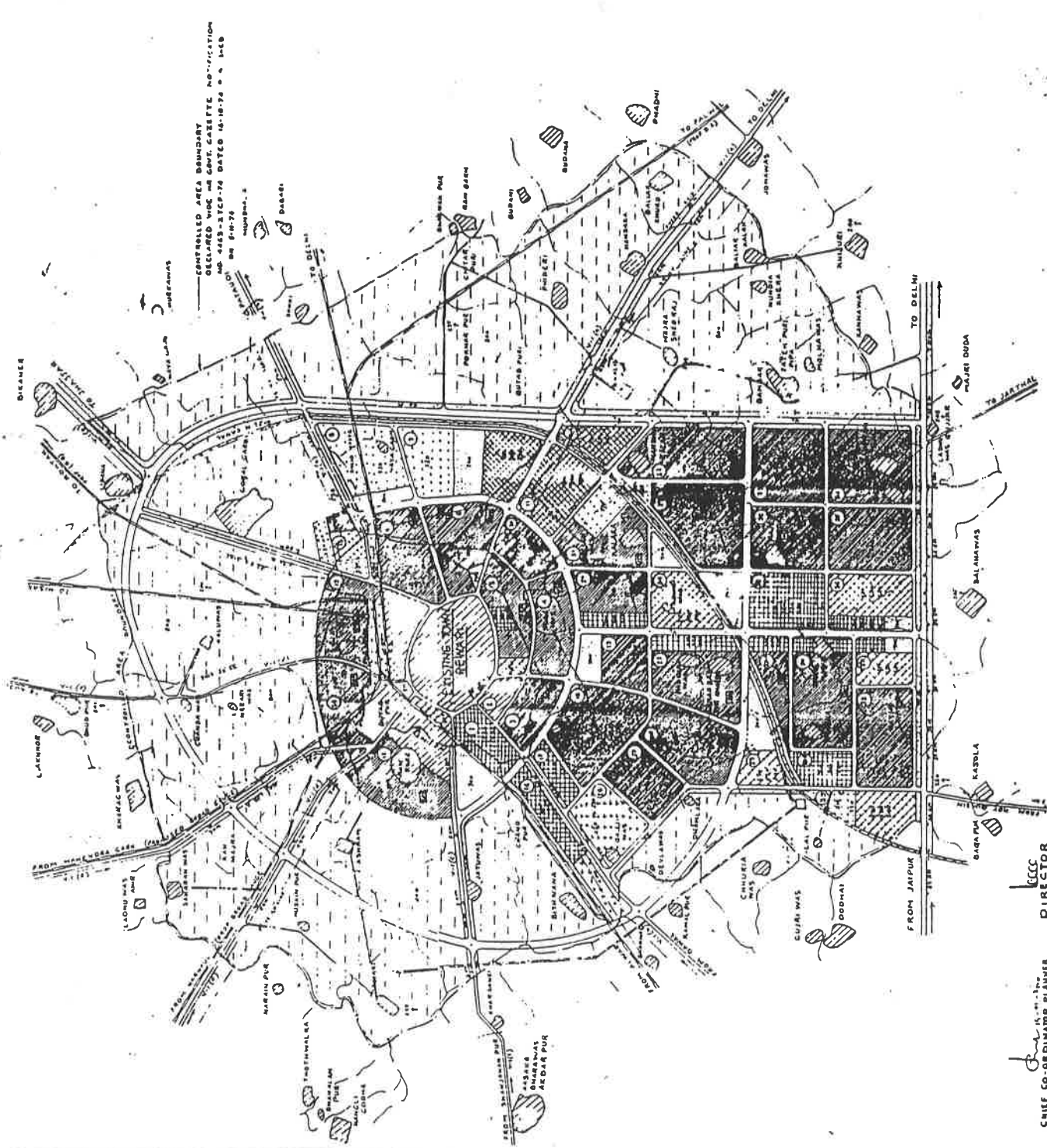
PROPOSALS

	100 RESIDENTIAL
	200 COMMERCIAL
	300 INDUSTRIAL
	400 TRANSPORT & COMMUNICATION
	500 PUBLIC & SEMI PUBLIC USES
	700 OPEN SPACES
	800 AGRICULTURE

DATE: 17.12.99

CHIEF CO-ORDINATOR PLANNING
M.C.R. MAYANA

DEPT. OF I & C. PLG. (HR)



CHIEF CO-ORDINATOR PLANNING
M.C.R. MAYANA

TOWN & COUNTRY PLANNING (HR)

DTP(R)
Endst. no. 1472
dt 18/12/99

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
NOTIFICATION

⑦

No. CCP(NCR)/Re.C.A.-1/99 _____ In exercise of the powers conferred by sub section (4) of the Section 5 of the Punjab Scheduled Roads and Controeld Areas Restriction of Unregulated Development Act, 1963(Punjab Act 4 of 1963), the Governor of Haryana publishes following Revised Draft Development plan in supercession of Final Development Plan published vide Haryana Government. Town and Country Planning Department notification No. 2389-2TCP-78 dated 18th July, 1978 alongwith restrictions and conditions as given in Annexures A and B proposed to be made applicable to the Controlled Area at Rewari.

Notice is hereby given that the Revised Draft Development Plan shall be taken into consideration by the government on or after expiry of a period of thirty days from the date of publication of this notification in the official gazette together with objections and suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, Aayojna Bhawan, Sector-18, Chandigarh from any person in writing in respect of this plan before the expiry of the period so specified.

DRAWINGS

1. Existing Land Use plan No. RTP/NCR/678/76 dated 7th August, 1976 (already published vide Hr. Govt. Town & Country Planning Notification No.2389-2TCP-78 dated 18th July, 1978.
2. Revised Draft Development Plan Drg.No. DTP(Re)362/99 dated 17th December, 1999.

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ANNEXURE-A

Explanatory note on the revised Draft Development Plan of Rewari.

INTRODUCTION

As far as Delhi(Capital City) and its environs are concerned, the National Capital Region Planning Board. Government of India in conjunction with the Town Planning Department of the adjoining states, namely U.P., Rajasthan and Haryana have brought out a National Capital Regional Plan in order to balance the Development of the Region vis-a-vis the Delhi metropolis.

Rewari town is the priority town, proposed in the Regional plan. The regional plan had anticipated a population of 1.10 lacs by 2001 A.D. The Development Plan published vide Haryana Government Notification No. 2389-2TCP-78 dated 18th July, 1978 had a provision of accommodating 75000 population by 1991 and 1.10 lacs by 2001 A.D. The population of Rewari will soon touch a figure of 1 lac which necessitated to revise the draft development plan of Rewari controlled area upto 2021 AD.

Rewari town lies in the extreme south of the state and is situated at a distance of 93 Kms from Delhi towards its south-west. Its distance ranges between 6 - 10 kms. from Delhi-Jaipur National Highway No.8. It is an important town on account of the following factors:-

- (i) Besides being a district headquarter it is the leading town of the region and caters to a large rural hinterland of Haryana & Rajasthan.
- (ii) It remained the biggest railway junction of the metre gauge in India connected with Delhi, Alwar, Narnaul, Mahendragarh and Hisar. It is very well connected by rail and road network with different important towns of the state as well as with Delhi and the important places of Rajasthan. Now most of the railway lines converging at Rewari have been converted in board gauge.

(iii) It is traditionally an industrial town and industrial activities are increasing day by day.

(iv) In the field of education, it excels many parallel towns having one Post Graduate Regional Centre. (Maharshi Dayanand University, Rohtak), 3 Degree Colleges, 13 High/Higher Secondary Schools, 2 B.Ed. colleges, one Industrial Training Institute and one footwear institute.

PHYSICAL FEATURES

The existing town can be divided into two components. One is bounded by the circular road and the other is outside the circular road. The town is very well connected by rail and road network. as five railway lines emerge out from here in different directions and a number of roads radiate to different points on the Circular road to the different places. namely Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mahendragarh. Like many other towns, it too presents a picture of mixed land uses, grain market near Bharawas chowk, vegetable market near Narnaul chowk, timber and stone market on Jhajjar road are all in residential areas. Religious buildings cover a sizeable area in the form of worship places like Ghanteshwar Temple at Moti Chowk and Hanuman Temple at Teja Singh tank.

The entire city is enclosed by a circular road. in fact this circular road is the dominating feature and is serving as a guideline for development. The total area of the town is 645 hectares.

There is an acute shortage of water supply at Rewari. The sub soil water in the town within the periphery of 8 Kms is mostly brackish, but there are certain confirmed areas along the bank of river Sahibi. where adequate potable water is available. The suburbs on the other side of the railway line comprising of railway colony, Rampura

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and Qutubpur village due to close physical setting, large population and unique infrastructure have become a part and parcel of the town.

PROPOSALS

Rewari town which was earlier a Tehsil head-quarter of District Mahendragarh was upgraded to the level of District Headquarter in the year 1989. Moreover, the Government of India has approved the development of an industrial growth centre at Bawal which is located on the National Highway No. 8 at a distance of 90 Kms from Delhi. For Bawal Growth centre, Approximately 1200 acres of land has been acquired and being developed rapidly and it is situated mainly in a linear belt along National Highway. The site of Industrial Growth Centre at Bawal is located at a distance of approximately 10 Kms from Rewari town.

In the recent past, Delhi-Jaipur railway line passing through Rewari and Bawal has been upgraded from Metre gauge to Broad gauge. The four oil companies have acquired land on Rewari-Bawal Road for setting up their oil depots and construction work has been completed. Haryana Warehousing Corporation has also been allotted a piece of land measuring 31.5 acres between Rewari-Bawal road and Rewari-Jaipur railway line for setting up of warehousing complex of regional level at Rewari.

The development plan has been prepared in such a way so as to integrate the Rewari town with the National Highway at the shortest distance by providing the linkage of the existing town with the National Highway through a new proposed 60 metre wide central arterial road apart from other new major roads.

In order to avoid congested location of railway station and to provide smooth flow of passenger and goods traffic using railways, another city railway station has

been proposed on Rewari-Bawal Road which will also cater to the needs of warehousing, oil companies and growth centre, Bawal. The population of Rewari town in various decades is as shown below:-

Census Year	Population	Growth Rate
1951	34082	--
1961	36994	8.54
1971	43885	18.63
1981	51562	17.5
1991	75342	46.20

Average decadal growth 22.71%

If the decadal growth rate of 22.71% for projection of population by 2021 AD is taken, it will not be realistic. Keeping in view the various consideration i.e. induced industrial growth, induced economic activities and a town density of 110 persons per hectare, the population has been projected to 5 lacs by 2021 A.D.

Year	Projected Population
2001	1.50 lacs
2011	3.00 lacs
2021	5.00 lacs

AREA DETAILS OF VARIOUS LAND USES

Land Use	Area within M.C. Limit (Hect.)	Area outside M.C. Limit (Hect.)	Total Area (Hectares)	%
Residential	350	2220	2570	56.6
Commercial	52	353	405	8.9
Industrial	68	130	198	4.4
Transport & Communication	92	127	502	11.1
Public & Semi Public	44	311	355	7.8
Public Utilities	21	246	267	5.9
Open Spaces	18	507	242	5.3
	645	3894	4539	100.0

Total Proposed Area = 4539 Hectares
 Town Density 110 persons per Hectare (As per NCR norms)
 Proposed population = 4539 x 110 = 499290 Say 5 Lacs

DEVELOPMENT PROPOSALS

The revised draft development plan has been prepared for the projected population of 5 lacs by 2021 A.D. which will be implemented in a phased manner viz. Sectors 1,3 to 8,10,11 Part and 12 to 14, 14 A, 15, 20 and 21 in Phase I upto 2005 A.D. Sectors 9 and 11A, 16 to 21, 24 to 27 and 31 in phase - II upto 2015 AD. Sector 28, 29, 29A, 29B, 30 and 32 to 39 in phase - III upto 2021 AD.

In this revised draft development plan care has been taken on one side to maintain the existing character of the town, which is developed on a radial pattern & not the grid iron pattern & on the other side the existing town is linked, through the newly proposed 60 metres wide central arterial road with the National Highway by providing commercial areas and beautiful vista/street picture on both sides of this central arterial road as well as by providing beautiful land scaped garden at the entry point of this central arterial road on National Highway no.8. The future town is planned on grid iron pattern.

ROAD AND RAIL SYSTEM

The existing radial pattern of the town has been maintained upto the sector road of 60 metre wide passing over residential sector 3.4 and sector-1 which is commercial sector. Outer peripheral road of 60 metres width from Rewari - Jhajjar Road near Lisana village upto Rewari - Delhi Road at 3 km stone has been planned along the Jawahar Lal Nehru Canal for better circulation of heavy traffic. From this point this road has been extended upto National Highway No.8 near 82 km stone. Since a new National Highway No.71 has been notified passing through Rohtak, Jhajjar and Rewari upto National Highway No.8 near Bawal, this 60M wide road will be a part of National Highway No.71. This will cater to the needs of traffic coming from Western India leading to Haryana, Punjab, Jammu and Kashmir and other part of

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North India. This new proposed National Highway will take lead of the traffic passing through the congested town of Rewari. The new city railway station is on the Rewari-Bawal line which connects Rewari with Delhi-Jaipur National Highway via Bawal Growth centre.

Rail proposals in the revised draft development plan are based on NCR proposals i.e. proposed linkage of Rohtak and Palwal with Rewari which are shown diagrammatically in the plan. Delhi-Rewari, Rewari-Jaipur and Rewari-Hisar railway lines have already been converted from metre gauge to broad-gauge; while their doubling and electrification is yet to be taken up. With the conversion of Delhi-Jaipur railway line to broad gauge, development of Bawal Growth Centre and installation of oil depots; the rail traffic on this line is likely to increase manifolds, hence in order to cope up the goods & passenger traffic and in view of limitation of existing railway station, a new city railway station is proposed on Bawal line.

For providing free flow of traffic on 60 metre wide outer ring road six overhead bridges i.e. on Rewari-Mahendragarh, Rewari-Narnaul, Rewari-Alwar, Rewari-Hisar and Rewari-Delhi, Rewari-Rohtak railway lines are proposed for functioning of outer grid road and rail network.

In order to provide grand entrance to Rewari town from Delhi-Jaipur National Highway and to provide proper cloverleaf junction of N.H.8 and central arterial road, two large pockets have been reserved as green spaces so that the traffic of N.H.8 do not get effected by linking of Rewari town with National Highway.

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INDUSTRIAL

TRANSPORT & COMMUNICATION

In order to provide smooth flow of road and rail traffic an area of 502 hectares has been reserved under Transport and Communication zone.

An area of 355 hectares has been reserved for public & Semi Public Zone. The major portion of this area has been planned on Delhi-Jaipur National Highway No. 8 to

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accommodate international, national & state level institutions and Central Government Union Ministry offices. Sector 24, 29, 36, 37 and 39 all in parts & partly in other residential sector's. As per NCR norms 5 Colleges & 5 Hospitals are required for the proposed population of Rewari town by 2021 A.D.

PUBLIC UTILITIES

For providing good quality infrastructure facilities 267 hectares of land is reserved under Public utility zone in different sectors viz. 8, 9, 12, 21, 23 and 39. This area will provide for water supply installation and treatment plants, electric power plants, sub-stations drainage and sanitary installation including sewerage treatment plants, solid waste and disposal work and gas installation and gas depot. Land for solid waste has been proposed in the west of Rewari-Delhi railway line in Sector-8.

OPEN SPACES

An area of 242 hectares has been reserved for the open spaces including green belt along National Highway No.8, Jawahar Lal Nehru Canal and other roads.

ZONING REGULATION

The legal sancity to the proposals regarding land use is being given effect to by a set of zoning regulations, which form part of this Revised Draft Development Plan. The regulations will govern the change of land use and standards of development. They also very elaborately detail out and ancillary uses which will be permitted in various major land uses and stipulated that all development and change of land use shall be in accordance with the details shown in the sector plans of each sector, thereby ensuring the preparation of the detailed sector plans for each sector to guide the development and enforce proper control.

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ANNEXURE -B ZONING REGULATIONS

Governing uses and development of land in the controlled area around Rewari town as shown in Drawing No DTP(Re)362/99 dated 17th December, 1999.

GENERAL

These Zoning regulations forming part of the Revised Draft Development Plan for the controlled area around Rewari town shall be called zoning regulations of the Revised Draft Development Plan for Controlled Area, Rewari 2021 A.D

The requirements of these regulations, shall extend to the whole of the area covered by the Revised Draft Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and the Rules framed thereunder:-

II. DEFINITIONS

In these regulations:-

- a) 'Approved' means approved under the rules.
- b) 'Building Rules' means rules contained in part VII of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
- c) 'Drawing' means Drawing No 362/99 dated 17.12.99
- d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site.
- e) 'Group Housing' shall be buildings designated in the form of flatted development for residential purposes or any ancillary or apartment buildings including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

- (F) 'Light industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (G) 'Local Service Industry' means an industry the manufacture and product of which is generally consumed within the local area for example bakeries, ice cream manufacturing, aerated water, Atta chakkies with power laundry, dry cleaning and dyeing, repair and service of auto mobile, scooters and cycle repair of household utensils, shoe making and repairing fuel depots etc. Provided no solid fuel is used by them.
- (H) 'Medium industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours.
- (I) 'Extensive industry' means an industry set up with the permission of the government and is extensive employing more than 100 workers and may use any kind of motive power of fuel; provided they do not have any obnoxious features.
- (J) 'heavy industry' means an industry to be set up in public or semi public or private sector with the permission of the government (The cost of plant machinery etc. As defined in industry policy of Government).
- (K) 'Obnoxious or hazardous industry' means an industry set up with the permission of the government and is highly capital intensive associated with such features as excessive smoke noise vibration, stench, unpleasant or injurious effluent, explosive, inflammable material, etc. and other hazard to the health and safety of the community.
- (L) 'Material date' means the date of publication of notification of various controlled areas mentioned below:-

Sr.No. Name of Controlled Area and notification no.

1. Controlled area around municipal town, Rewari
declared vide notification no. 4463-2 TCP-74
dated 16.10.1974 and published in Haryana Govt.
Gazette dated 05.11.1974

Material Date
05.11.1974

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- (m) 'Non Conforming Use' in respect of any land or building in a Controlled Area means the existing use of land or building which is contrary to the major land use specified for that part of the area in the development plan.
- (N) 'Public Utility Service Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph & transport and for any municipal service including a fire station.
- (O) 'Rule' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 as amended upto date
- (P) 'Sector Density and Colony Density' shall mean the number of persons per hectare.
- (Q) 'Sector area' and 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on drawing.

EXPLANATION

1. In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major road surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
 2. For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/ group housing complex. In the case of the shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (r) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
 - (s) The term 'Act' 'Colony', Coloniser, 'Development Plan' Sector

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Plan, shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.

(T) 'Farm House' shall mean a house constructed by the owner of a farm at his own land for the purpose of

- i) Dwelling unit i.e. main use and
- ii) Farm shed i.e. ancillary use.

NOTES

1. The construction of the farm house shall be governed by the restrictions given under clause regarding 'Provision of farm house outside abadi deh in rural/agricultural zone.

2. The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications

(U) 'Ledge or Tand' A shelf like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

(V) 'Loft' an intermediary floor on a residential space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purpose.

(W) 'Mezzanine Floor' : an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.

(X) 'Subservient to Agriculture': shall mean development and activities which are required to assist in carrying out the process of 'Agriculture' such as tubewells, pump chambers, windmills, irrigation drains, pucca platform, fencing and boundary walls, water hydrants etc.

(Y) 'Rural industries' means industrial units which are registered under Rural Industries Scheme by the Industries department.

'Small Scale industries' means industrial unit which is registered as Small Scale Industry by the Industries Department.

'Agro based industries' means an industrial unit which uses foodgrains, fruits or waste as a raw material.

(Zb) Any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. MAJOR LAND USES/ZONES

- I. i) Residential zone
ii) Commercial zone
iii) Industrial zone
iv) Public and semi public uses (Institutional zone)
v) Public Utility zone
vi) Transport and Communication zone
vii) Public Open spaces and
viii) Agricultural zone

2. Classification of major land uses is according to annexure 'A'.

IV. Division into sectors:

Major land uses mentioned at serial nos. I Part (1) to (vii) in regulations-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. Detailed Land uses within Major uses:

Main ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules, may be permitted in the respective major land use zone as listed in Annexure B sub jointed to these regulations.

VI. Sectors not ripe for Development

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director, may not permit any changes in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII. Sectors to be Developed Exclusively through Government Enterprises

(1) Change of land use and development in sector which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through

the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

2) Notwithstanding the provision of clause(1) above the Government may reserve, at any time any other sector for development exclusively by it or by any of the agencies mentioned above.

VIII. Land Reservation for Major roads

(1) Land reservation for major roads shall be as under:-

(I) Major road indicated as:-

V-1(a) Rewari-Delhi Road	Outer Grid
V-1(b) Rewari-Bawal	State Highway Width
V-1(c) Rewari-Shahjahanpur	State Highway Width
V-1(d) Rewari Narnaul	State Highway Width
V-1(e) Rewari-Mahendergarh	State Highway Width
V-1(f) Rewari-Kosli	State Highway Width
V-1(g) Rewari-Jhajjar	National Highway width
V-1(h) Rewari-Pataudi	State Highway Width

V-2 Central Arterial road & outer peripheral road and National Highway indicated as V2 on the drawing (width 60 meters).

V-3 Major roads indicated on the drawing

(roads along the boundaries of Sectors) 30 M width

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. Industrial Non Confirming Uses

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned:-

(a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf and

- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- (C) No further expansion shall be allowed within the area of non-conforming use.

X. Discountinuanee of Non-Conforming uses:

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only accordingly to the conforming use.
- (2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be re-developed or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

Except as provided in regulations IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. Individual Site to form part of approved layout or zoning plan

No permission for erection or re-erection of building on a plot shall be given unless -

- i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII and
- ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Minimum size of plots for various types of buildings:-

(1) The minimum size of the plots for various types of uses shall be as below:-

- | | |
|--|--------------|
| i) Residential plot | 50 Sq.Meters |
| ii) Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the government | 35 Sq Meters |

(24)

- (iii) Shop-cum-residential plot : 100 Sq.Mtrs.
- (iv) Shopping booths including covered corridor or payment in front. : 20 Sq.Mtrs.
- (V) Local service industry plot : 100 Sq.Mtrs.
- (vi) Light Industry plot : 250 Sq.Mtrs.
- (vii) Medium Industry Plot : 8000 Sq. Mtrs.
- (2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres if it is developed independently.

XIV. Site coverage, height and bulk of building under various types of buildings
 Site coverage and the height upto which building may be erected within the independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the rule in the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under:-

Sr.No.	Type of use	Maximum Ground Floor Coverage	Maximum FAR	Remarks
1.	Group Housing	35%	175	
2.	Government Offices	25%	150	
3.	Commercial			
	a) Integrated corporate	40%	150	The total area of the commercial pocket is to be considered as plotable area while working the total plotted area of the sector.
	B) Individual Site	100%	300	Only 35% of the total area of commercial pocket in which those sites have been planned may be accounted for a plotted area for working out the plottable area of the sector.
4.	Ware Housing	75%	150	
N.B.	: Basement floor shall be permitted as approved in the zoning plan. The basement shall only used for storage purposes.			

XV. Building lines in front side and rear of buildings

These shall be provided in accordance with rule 51, 52 & 53 of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.

XVI. Architectural Control

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development rules, 1965.

XVII. Relaxation of land use within Agricultural zone

In the case of any land laying in rural zone, government may relax the provisions of this development plan:-

- a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.
- b) -for use of land as an individual site(as distinct from an industrial colony) provided that:-

- i) the land was purchased prior to the material date;
 - ii) the government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone
 - iii) the owner of the land secures permission for building as required under the rules and
 - iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.
- Explanations: The word 'purchase' in this regulations shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

XVIII. Density

Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX. Provision of Farm House outside Abadi-deh in Agricultural zone/rural zone

A farm house in rural zone outside abadi-deh may be allowed if the area of land is 2 acres or more on the following conditions:-

Size of Farm	Maximum coverage on ground for dwelling unit(main building)	Maximum coverage on ground for farm shed(ancillary building)
1. Site coverage 2 acres	100 Sq. Mtrs.	1 per cent of the farm land (not more than 40 per cent shall be used for labour/servant quarter)

For every additional 0.25 acres, 10 square metres in main building subject to maximum of 200 square metres.

MAXIMUM HEIGHT

	Main Dwelling Unit	Ancillary buildings
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed
(iii) Set Back		

It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

a) Where the road is bye-pass to a Scheduled road	100 Metres
b) Where the road is scheduled road	30 Metres
c) Any other road	15 Metres

(iv) Approach road

- The approach road to the farm shall have a minimum right of way to 13.5 metres(15 feet)
- When the approach road serves more than one farm then the minimum right of way should be 18.30 metres(60 feet)

(v) Basement

Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(Vi) Ledge, Loft and Mezzanine Floor

Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part II.

(Vii) Services-Water Supply and Drainage:

a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

b) Open sanitary drains or covered drains to be provided to clean the sheds in the case of Dairy Farms, Drains are to be provided for carrying rain water in case of all buildings.

c) Septic tank to be provided for disposal of human and animal waste as per provisions of the Controlled Areas Rules, 1965

d) The distance between the septic tank and open well or tube well shall be as provided in the Controlled Area Rules, 1965.

Government may however, amend the minimum size of the farm for any scheme sponsored by State Government/State Agency for the proper utilisation of the rural zone.

XX.. Relaxation of Development Plan:

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the development plan on principles of equity and justice on payment of such developoement charges and on such other conditions as it may deem fit or impose.

JE DTP

APPENDIX-A
CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub Group
100		Residential	Residential sector on neighbourhood pattern.
200		Commercial	
	210		Retail trade
	220		Wholesale trade
	230		Warehousing and storage
	240		Office and banks including government offices.
	250		Restaurants, Hotels and Transit Boardings Houses including public Assistance institutions, providing residential accommodation like Dharamshalas
	260		Tourist houses etc.
	270		Cinema and other places of public assembly on a commercial basis.
			Professional establishments.
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive industry
	340		Heavy Industry
400		Transport and Communication	
	410		Railway Yards, Railway Stations and Sidings.
	420		Roads, Road Transport Depots and parking areas.
	430		Dock yards, Jettys
	440		Airport/Air Stations
	450		Telegraph Offices, Telephone Exchange etc.
	460		Broadcasting station.
	470		Television Station.

(2)

500	Public Utilities	
	510	Water supply installation including treatment plants.
	520	Drainage and sanitary installations including disposal works.
	530	Electric Power Plants, Sub Station etc.
	540	Gas Installation and Gas Work.
600	Public and Semi Public	
	610	Government, Administrative, Central Secretariate, Distt. Offices, Law Courts, Jails, Police Stations Governor's and President's residence.
	620	Education, Cultural and religious institutions.
	630	Medical and Health institutions.
	640	Cultural institution like theatres, Opera House etc. Of a predominantly non-commercial nature.
	650	Land belonging to Defence.
700	Open Spaces	
	710	Sports Grounds, Stadium, Play Grounds.
	720	Parks
	730	Other Recreational uses
	740	Cemeteries, Crematories etc.
	750	Fuel Filling Station and bus queue shelters.
800	Agricultural land	
	810	Market Garden
	820	Orchards and Nurseries
	830	Land under staple crops
	840	Grazing and land pastures
	850	Forest Land
	860	Marshy land
	870	Barren Land
	880	Land under water.
900	Non-Conforming Use	
	910	Existing industry/buildings within agriculture zone.
	920	Existing industries, public and semi-public within residential commercial and industrial zone.

APPENDIX 'B'

I. Residential Zone

- i) Residence
- ii) Boarding houses
- iii) Social Community, religious and recreational buildings.
- iv) Public Utility building.
- v) Educational Buildings and all types of schools and colleges where necessary.
- vi) Health institutions
- vii) Cinemas
- viii) Commercial and Professional Offices
- ix) Retail Shops and restaurants.
- x) Local service Industries
- xi) Petrol filling stations.
- xii) Bus Stops, Tonga, Taxi, Scooter and Rickshaw stand.
- xiii) Nurseries and green houses.
- xiv) Any other minor need ancillary to residential use.

As required for the local needs of major uses and needs of the town; at sites approved by the Director in the sector/ Colony Plan.

II. Commercial Zones

- i) Retail Trade
- ii) Wholesale trade
- iii) Warehouses and storages
- iv) Commercial offices and banks
- v) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist Houses etc.
- vi) Professional establishments.
- vii) Residence on the first and higher floors.
- viii) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, dramatic club etc. Run on commercial basis.
- ix) Local Service Industry
- x) Public utility buildings.
- xi) Petrol filling stations and service garages
- xii) Loading and unloading yards.

As required for the local needs of major uses and At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

- Xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand.
- Xiv) Town Parks
- xv) Any other use which the Director in public interest may decide.

III. Industrial Zone

- i) Light industry
- ii) Medium industry
- iii) Obnoxious and hazardous industry
- iv) Heavy industry
- v) Service industry
- vi) Warehouses and storages
- vii) Parking, Loading and unloading areas
- viii) Truck stands/bus stops, taxi, tonga and rickshaw stand
- ix) Public utility, community buildings and retail shops.
- x) Petrol filling stations and service garages.
- xi) L.P.G. Gas godowns permitted by the Director.
- xii) Any other use permitted by the Director

At sites earmarked for them in the sector plan
Or in the approved layout plan of the colonies.

IV. Transport and Communication Zone

- i) Railway yards, railway station and sidings.
- ii) Transport Nagar, Roads and Transport depots and parking areas.
- iii) Airports and Air station
- iv) Telegraph Offices and Telephone exchange
- v) Broadcasting stations.
- vi) Television station
- vii) Agricultural, horticulture and nurseries at approved sites and places
- viii) Petrol filling stations and service garages
- ix) Parking spaces, bus stops, shelter taxi, tonga and rickshaw stand

At sites earmarked in the sector plan.

- V. Public Utilities Zone
- I) Water supply installations including treatment plants At sites earmarked in the sector plan.
 - ii) Drainage and sanitary installations including disposal works
 - iii) Electric powers plants, sub station etc.
 - iv) Gas installations and gas works.
- VI. Public and Semi Public Uses Zone
- I) Government Offices, Govt. Administration centre, Secretariates and Police station. At sites earmarked in the sector plan.
 - ii) Educational, Cultural and Religious institutions.
 - iii) Medical Health Institutions.
 - iv) Civil, Cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature.
 - v) Land belonging to defence.
 - vi) Any other use which government in public interest may decide.
- VII. Open Space
- I) Sports ground, stadium and play grounds At sites approved by the Director, Town and Country Planning Department
 - ii) Park and green belts
 - iii) Cemeteries, crematories etc.
 - iv) Motor fuel filling station, bus queue shelter along road with the permission of Director.
 - v) Any other recreational with the permission of Director.
- VIII. Uses Strictly prohibited
- Storage of petroleum and other inflammable material without proper licence.
- IX. Agriculture Zone
- i) Agricultural, Horticultural, dairy and poultry farming
 - ii) Villages houses with abadi-deh.
 - iii) Farm houses outside abadi-deh subject to restrictions as laid down in zoning regulation XIX.
 - iv) Afforestation development of any of its part for recreation
 - v) Expansion of existing village contiguous to abadi-deh if undertaken as project approved or sponsored by the Central Government or State Government.
- 20

- vi) Milk Chilling station and
Pasterisation plant
- vii) Bus stand and railway station
- viii) Airports with necessary buildings
- ix) Wireless stations
- x) Grain godowns, storage spaces at
sites approved by the Director.
- xi) Weather station.
- xii) Land drainage and irrigation,
hydroelectric works and tubewell
for irrigation.
- xiii) Telephone and electric transmission
lines and poles.
- xiv) Mining and extraction operations
including lime and brick kilns
stones, quarries and crushing
subject to the rules and at approved
sites.
- xv) Cremation and burial grounds.
- xvi) Petrol filling station and
service garrages.
- xvii) Hydro electric thermal power plant,
sub station.
- xviii) L.P.G. gas storage godowns with
the approval of Director.
- xix) A) Non polluting industries registered
as RIS/SSI units subject to one of the
following conditions -
- 1) Located within half kilometre belt
encircling the existing village
abadi and approachable from a public
road/rasta other than scheduled road,
national Highway and state highway.
- 2) On public road/rasta not less than
30 ft. Wide (other than scheduled roads
national highway and state highway)
outside the half kilometre zone
referred to in (i) above, upto a
depth of 100 metres along the
approach road
- As approved by the
Director, Town &
Country Planning
Department.

- 3) Non polluting medium and large scale agro based industries on public road/revenue rasta not less than 30 ft. Wide other than scheduled roads, National Highway and State Highway.
- C) The site should not fall within 900 metres restricted belt around Defence Installations.
- (xx) Any other use which government may in public interest decide.

[Handwritten signature]

Commissioner & Secretary to Govt. Haryana
Town & Country Planning Department.

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PROCEEDINGS OF THE MEETING OF STATE LEVEL COMMITTEE FOR THE APPROVAL OF DEVELOPMENT PLANS FOR THE CONTROLLED AREAS KARNAL, REWARI & SIRSA HELD UNDER THE CHAIRMANSHIP OF SH. S. C. GLODHARI, I AS SPECIAL PRINCIPAL SECRETARY, TO CM HARYANA AND COMMISSIONER AND SECRETARY TO GOVT. HARYANA, TOWN AND COUNTRY PLANNING DEPARTMENT ON 25.11.1999 AT CHANDIGARH.

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The list of the members/officers present in the meeting is available at Annexure-'A'. The Chief Coordinator Planner, NCR, Haryana welcomed the members and informed that the Development Plans for ^{all} the controlled areas are being prepared/ revised for the perspective year 2021 A.D. The department has already published the plans for Rohtak, Bhiwani, Palwal and Draft Plans for Sonapat, Kundli, Naraingarh, Charkhi-Dadri Hansi & Mayyar. The notification for Tohana has been finalised. The Development Plans of Karnal, Rewari and Sirsa ~~which~~ ^{which} ~~are to be~~ ^{duly} being discussed in this meeting, have been approved by the District Level Committees of the respective Districts. These plans have been cleared by the Govt. for placement in the State Level Committee before their publication.

The Chairman directed to present each of the plan for discussion.

Karnal:

The District Town Planner informed that the Development plan for the Controlled area declared in the year 1971 was published in the year 1978 for the perspective year of 1991 for the population of two lakhs. The development plan for controlled area around the 'Badshahi Pul' near Madhuban declared in the year 1973 was published in 1976. Subsequently, additional controlled areas III, IV and V were also declared in the year 1984 to check the unplanned and haphazard construction ^{development} Number of times plans were prepared for these areas, but were not published.

The present plan has been prepared for all the controlled areas in an integrated manner. The Deputy Commissioner, Karnal and District Town Planner, Karnal explained the salient features of the plan proposals. The Chairman asked about the present status of planned development undertaken by different development agencies. The District Town Planner, Karnal explained that Sector 3, 4, 5, 6, 7, 8, 9, 12 Part I, Part II, 13, 14 Part I, Part II and sector 16 have already been developed as per plan proposals of earlier development plan. OSD- State Land use Board was of the view that the institutional areas which have been concentrated between the existing town and Madhuban complex needs to be spread. District Town Planner apprised that sufficient institutional area is available in Sector-30 i.e. towards Chandigarh side also. For commercial purposes, District Centres have been provided in Sector-28, 33 and 35 to accommodate the corporate offices. District Town Planner, Karnal also explained that for future needs of water supply; a canal based water works have been planned along the SYL canal. The availability of ground water in the areas east of Railway line is sufficient as these areas are adequately recharged due to their proximity to river Yamuna, hence these areas will be served through tubewell based water supply.

The plan was approved by the Committee for publication.

Rewari:

District Town Planner, Rewari apprised that controlled area around Rewari town was declared in ^{the} year 1974 for which development plan was published in 1978 for the perspective year 2001 A.D. The plan was published for ^a population of 1.90 lakh persons.

D.C. Rewari informed that the town has already touched a population of 1 lakh persons as per information gathered from the Municipal Committee.

The DTP Rewari, explained the salient features of the Development plan. The house was apprised that the plan has been finalised for an estimated population of 5 lakhs for year 2021 A.D. The town density has been kept at 110 persons per hectare. The total urbanisable area of the proposed plan is 4522 hectares. The OSD, State Land Use Board, Haryana apprehended that in view of the slow growth of the town, the population figures do not seem to be achievable.

District Town Planner, NCR explained, that the town has been designated as a priority town (Regional Centre) in the Regional Plan-2001 for NCR, hence the accelerated/induced growth is expected with the shift of Govt./Semi Govt. offices and industries in near future. Moreover, this town will also cater to the residential requirements of (growth centres), Bawal being developed adjacent to the Town.

The Chairman was of the view that the planning proposals of Rewari controlled area needs to be integrated with the plan for (growth centre Bawal. It was informed that the plan for (growth centre Bawal is being finalised. The area lying in between ^{the two towns which is uncontrolled} will be declared controlled area to achieve the above objectives. The DTP was also directed to prepare the proposal in this regard and after taking consent from D. C. Rewari should forward to the Directorate for notification immediately.

The OSD State Land Use Board apprehended that the present urbanisation proposals may face drainage problem. The Chief engineer, HUDA ^{explained from} ~~planned~~ a drainage plan and assured that the drainage can be taken care of in view of the available natural gradient and can be disposed of through an existing galla to Sahibi river. The Drainage for growth centre Bawal can be brought along the NH-8 and then disposed ^{of} in the Sahibi river itself.

The Chairman was apprised that the Rohtak-Jhajjan-Rewari road terminating at NH-8 near Bawal has been upgraded as National Highway. The Chairman directed that CCP, NCR, DTP Rewari and DTP H.SIDC should sit together and finalise the alignment of the National Highway in view of the plan of growth centre Bawal and after discussing it with the Deputy Commissioner and the local PWD (B & R) officers, should forward the alignment to MTC, PWD (B & R) for adoption of MOST. *Got. of India.*

On the recommendation of Deputy Commissioner, *Rewari* it was decided to provide more open spaces in Sector 34, 35 and 36.

It was also decided that the industrial Sector-9 may be partly merged with sector-8 to reduce the industrial area as the industrial area is already being developed in Bawal.

It was also decided to provide institutional area in Sector 31 and 32.

With these amendments the plan was approved for publication.

Sirsa:

The Senior Town Planner, Hisar apprised the Chairman that Controlled area around Sirsa town was declared in year 1976 and development plan was published for year 1984 for a population of 1.70 lakh persons. The present proposals are an estimated population of 3.90 lakhs with a town density of 100 persons. After discussion, decision was taken to approve the plan for publication.

The meeting ended with a vote of thanks to Chair.

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Subject: State Level Meeting for approval of draft development plans of Karnal, Rewari & Sirsa under the Chairmanship of Sh. S.C.Choudhary, IAS, Special Principal Secretary to Chief Minister Haryana and Commissioner and Secretary to Government Haryana, Town and Country Planning Department, held on 25.11.99 at 11:30 A.M.

List of the Members present for the meeting:

Sr.No.	Name	Designation
1-	Sh. Y.S.Malik	O.S.D., Land Use Board.
2-	Sh.N.C.Wadhwa	Director, Town & Country Planning, Haryana.
3-	Sh.Devender Singh	Deputy Commissioner, Karnal.
4-	Smt. Sumita Singh	Deputy Commissioner, Rewari.
5-	Sh.O.P.Thakral	Chief Co-ordinator Planner, NCR
6-	Sh.K.K.Bhugra	Chief Engineer, HUDA.
7-	Sh.S.S.Doon	Chief Engineer, (Yamuna) Irrigation Department.
8-	Sh.P.S.Dalia	Chief Engineer (Lift Canal), Irrigation Department.
9-	Sh.C.L.Garg	Chief Engineer, PWD(B&R).
10-	Sh.J.L.Gambhir	Chief Engineer (Beas) Irrigation Department.
11-	Sh.H.M.L.Miglani	Additional Excise and Taxation Commissioner.
12-	Smt. Asha Jairath	Joint Director, Industries.
13-	Sh.C.P.Taneja	Superintending Engineer(Urban) O/o Engineer-in-Chief PWD(B&R).
14-	Sh.C.L.Bali	Senior Town Planner, Hisar.
15-	Sh.Surjeet Singh	Distt.Town Planner, HSIDC.
16-	Sh. Raghuvir Singh	Research Officer, Rural Development
17-	Sh. K.K.Yadav	Distt.Town Planner, Rewari.

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- 18- Sh.J.S.Redhu Distt. Town Planner, Karnal.
- 19- Smt.Anjali Dewan Distt. Town Planner, Sirsa.
- 20- Sh.Jaswant Singh Distt.Town Planner, NCR.

A BRIEF NOTE ON THE REVISED DRAFT DEVELOPMENT PLAN REWARI - 2021

The Development Plan Rewari published vide Haryana Government notification no.2389-2TCP-78 dated 18th July, 1978 had a provision of accommodating 75000 population by 1991 and 1.10 lacs by 2001 AD. The present population of Rewari has already touched a figure of 1 lac, thus the revised draft development plan of Rewari controlled area has now been prepared for 5.0 lakh persons for perspective year 2021AD.

2. Rewari, a priority town of National Capital Region lies in the extreme south of the state and is situated at a distance of 93 kms from Delhi towards its southwest. It is 6 kms away from Delhi-Jaipur National highway No.8 towards its North-west. The town now districts headquarter, was sub-divisional headquarter prior to 1989. The town is important in its regional setting in terms of trade and commerce, education and transport and communication. It has a vast rural hinterland.
3. The town is very well connected by rail and road network, as five railway lines emerge out from here in different directions and a number of roads radiate to different points on the Circular road to the different places, namely Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mahendragarh. Like many other towns it too presents a picture of mixed landuses.
4. In the recent past, Delhi-Jaipur railway line passing through Rewari and Bawal has been upgraded from meter gauge to broad gauge. The four oil companies have acquired land on Rewari-Bawal Road for setting up of their oil depots and construction work has been completed. Haryana Warehousing Corporation has also been allotted a piece of land measuring 31.5 acres between Rewari-Bawal road and Rewari-Jaipur railway line for setting up of warehousing complex of regional level at Rewari.
5. The development plan has been prepared in such a way so as to integrate the Rewari town with the National Highway at the shortest distance by providing the linkage of the existing town with the National Highway through a new proposed 60 meter wide central arterial road apart from other new major roads.
6. In order to avoid congested location of railway station and to provide smooth flow of passenger and goods traffic using railways, another city railway station has been proposed on Rewari-Bawal Road which will also cater to the needs of warehousing, oil companies and growth centre, Bawal.

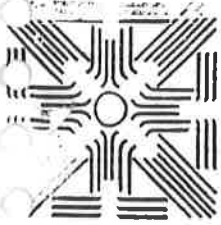
7. The details of landuses proposed is given as below:

Area details of various landuse

Land Use	Area within M.C. Limit (Hect.)	Area outside M.C. Limit (Hect)	Total Area (Hect)	%
Residential	350	2220	2570	53.00
Commercial	52	353	405	9.00
Industrial	68	130	198	4.00
Transport & Communication	92	410	502	10.00
Public & Semi- Public	44	311	355	7.00
Public utilities	21	246	267	6.00
Open Spaces	18	507	525	11.00
Total	645	4177	4822	100.00

8. In this revised draft development plan care has been taken on one side to maintain the existing character of the town, which is developed on a radial pattern & not the grid iron pattern & on the other side the existing town is linked, through the newly proposed 60 meters wide central arterial road with the National Highway by providing commercial areas and beautiful vista/street picture on both side of this central arterial road as well as by providing beautiful and landscaped garden at the entry point of this central arterial road on National Highway No.8. The future town is planned on grid on pattern.

9. The legal sanctity to the proposals regarding landuse is being given effect to by a set of zoning regulations, which form part of this Revised Draft Development Plan. The regulations will govern the change of landuse and the standards of development. They also very elaborately detail out all ancillary uses which will be permitted in various major landuses and stipulated that all development and change of landuse shall be in accordance with the detail shown in sector plan of each sector, thereby ensuring the preparation of the detailed sector plan for each sector to guide the development and enforce proper control.



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 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.

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

1(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. Corp'n. 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

**AGENDA ITEM NO.2 CONSIDERATION OF THE PROPOSAL FOR
DECLARATION OF "BHIWADI-TAPOOKARA -
KHUSHKHERA" AS REGIONAL COMPLEX IN
REGIONAL PLAN-2001-NCR**

1. Govt. of Rajasthan had submitted a proposal for change of landuse in 5 revenue villages namely, Thara, Maseet, Jhiwana, Banbeerpur and Khajooriwas vide letter No.TPR 0233/NCR/99/Part II/dated 28.12.99 (Annexure-2/I). The details of the landuse change proposal received is as under:

S.No.	Village	Area (in acres)/ bigha-biswa	Landuse as per RP/SRP- 2001	Change of landuse sought
1.	Thara	7-17 (5.20) 5-12 (3.73)	Rural	Industrial
2.	Maseet	11-6 (7.5)	Rural	Industrial
3.	Jhiwana	26-14 (17.80)	Rural	Industrial
4.	Banbeerpur	9-14 (6.4) (Addl. land)	Rural land & Green buffer along the major transport corridor	Industrial
5.	Khajooriwas	13-18 (9.26)	'Green belt' Bhiwadi Master Plan	Industrial
	Total	75.5 (49.82)	--	--

2. The Board's Secretariat after scrutinising the proposal, had placed it before the 44th Planning Committee meeting held on 14.1.2000. The observations were as under:

- i) The above villages do not fall even in the Basic village or Service Centres categories for development in the Sub-Regional Plan of Rajasthan Sub-Region.
- ii) As per the Regional Plan 2001 landuse Plan, the above mentioned areas falling within the cultivated land/rural land, 'green buffer along the major transport corridor'/green belt of Bhiwadi Master Plan where such industrial activities are not permitted.

- iii) The above mentioned agricultural lands owned by private entrepreneurs applied for conversion of land for industrial use . No information has been given on the type of industries, proposed to be located, their products, investments, employment, environmental pollution aspects etc.
- iv) The development of such industrial areas in the rural areas will hinder the development of planned industrial growth in the identified priority towns/sub-regional centres through planned industrial estates which are proposed to be developed for generating employment and others activities.
- v) If these proposals are considered, this will encourage many more such proposals for change of landuse for industrial development in Rajasthan Sub-Region whereas Rajasthan Sub-Region which may have impact on the viability of several industrial estates/industrial centres identified as Regional Centres and Sub-Regional Centres.
- vi) It is suggested that the proposed industrial activities may be located in the adjoining Sub-Regional Centres of Tijara, Khairtal and Shahjanpur and in the designated industrial estates etc.

3. The proposals were deliberated in the meeting of the Planning Committee and the following decision was taken:

"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".

4. The decision of the Planning Committee was sent to the Chairman, NCRPB and Union Minister for Urban Development on 9.3.2000, however, before the decision is communicated, the Govt. of Rajasthan vide letter No.TPR/0233/NCR/99/Part II dated 21.3.2000 (Annexure-2/I) had requested to the Board to reconsider the decision of the Planning Committee in the light of the industrial promotion policy and prevailing Rules and Regulations of Revenue Department and Industries Department of Govt. of Rajasthan. The decision of the Planning Committee, the State Govt. pointed out, would adversely affect the interest of the Government. The Govt. of Rajasthan vide letter No.TPR/0420/NCR/99/Pt-II dated 21.3.2000 had also submitted a proposal for declaration of "Bhiwadi-Tapookra-Kushkhera" as a Regional Complex in NCR Regional Plan-2001.

5. The Chief Secretary, Govt. of Rajasthan had a telephonic discussion with the Member Secretary requesting for urgent clearance of these proposals. He has followed up the discussion vide letter No. F.10 (18)/Navivi/3/91 dated 10.5.2000 (Annexure-2/I). Secretary, Urban Development, Govt. of Rajasthan had a detailed discussion on 17.5.2000 with the officers of the Board in the Board's office. He further deputed his staff and made necessary changes in the earlier Plans, made by Govt. of Rajasthan as per the norms prescribed and re-submitted the proposal vide letter No. No.TPR/0420/NCR/99-Part II dated 18.5.2000 (Annexure-2/I).

6. The Proposal

i) The proposal consist of the following:

- a) Declaration of Bhiwadi-Tapookara-Kushkhera as a Regional Complex in the Regional Plan-2001.
- b) Inclusion of the revenue area of 94 villages in Development Control Area of proposed complex.
- c) To earmark 29,342 acres (11,879 ha.) of land under urbanisable use including the area of 5 villages indicated in para 1 for the assigned population of 11.00 lakhs by the year 2021.

ii) Justification

- a) In the RP-2001, Rewari-Dharuhera-Bhiwadi was proposed to be developed as Regional Complex with strong industrial base. The objective was to relieve Delhi from additional pressure and to accommodate the Delhi bound migrants.
- b) To achieve the objectives it was necessary to encourage and accelerate the industrial development in Bhiwadi. With this consideration RIICO took the initiative to develop Bhiwadi as industrial centre on priority basis.
- c) Bhiwadi Master Plan-2011, approved by the Govt. of Rajasthan, proposed for a total urbanisable area of 6,300 acres. Out of this area 2,840 acres was allocated for industrial use and the remaining 3,460 acres was proposed for other uses. Of the 2,840 acres of industrial land, about 2,000 acres has already been developed by RIICO. The land earmarked for housing and other uses has also been utilised to a large extent. It is reported that about 80% of the land proposed under various uses has already been developed and about 4,000 acres is in the process of acquisition.
- d) To cope up with the increasing demand for industrial and other land, besides the development which has taken place at Bhiwadi, RIICO is in the process of developing industrial nodes at three places viz. Chopanki, Kushkhera and Tapookara. These areas are being developed with the financial assistance of NCRPB. In addition to the above, a large number of industrial units have also come up along Bhiwadi-Alwar road. In order to avoid haphazard development and ensure planning in Bhiwadi region, there is a need to prepare a Master Plan for Greater Bhiwadi. It is also envisaged that integrated development of this complex will be able to check haphazard industrial development coming along the Bhiwadi-Alwar road.

- iii) In order to conceptualise the proposal to develop Bhiwadi - Tapookara - Kushkhera in the form of a Regional Complex, RIICO got a study conducted through M/s Building and Environmental Consultants, A-237, Malviya Nagar, Jaipur called the "Master Plan for Greater Bhiwadi Integrated Development Area 1997-2021". The proposal as submitted by the Govt. of Rajasthan is based on the recommendations of this study. A brief note on the salient features of the recommendations of the study is at Annexure-2/II.

6. Comments/observations:

The comments/observations on the proposal submitted by the Govt. of Rajasthan are as under:

- i) In the RP - 2001, Bhiwadi has been proposed as part of the Bhiwadi-Dharuhera-Rewari complex wherein Bhiwadi falls in Rajasthan Sub-region and Dharuhera & Rewari are part of the Haryana Sub-region. This complex has been a total population of 3.0 lakhs by 2001, out of which Bhiwadi's share was 1.15 lakhs. Bhiwadi was proposed to have strong industrial base with 50% of the workforce engaged in the industrial activities.
- ii) It was in consonance with the RP - 2001 that in the Rajasthan Sub-regional Plan prepared by the State Government and subsequently approved by the Board in 1994, Bhiwadi was given the status of a Regional Centre (as part of Bhiwadi-Dharuhera-Rewari complex). In the Sub-regional Plan Bhiwadi has been proposed to be developed with strong industrial base with 50% of the workforce engaged in industrial activities.
- iii) The Bhiwadi Master Plan - 2011 while projecting Bhiwadi as a Regional Centre has proposed a total urbanisable area of 6,300 acres to accommodate a population of 2.25 lakhs by 2011.

- iv) Out of the three nodes viz Bhiwadi, Dharuhera and Rewari forming the complex, Bhiwadi has been developing at a much faster pace. Of the 2840 acres of industrial land, about 2000 acres have already been developed by RIICO. Similarly, the land earmarked for residential and other uses have also been developed to a large extent. In this way about 80% of the land proposed in the Master Plan under various uses have been reported to be developed by the various implementing agencies. However, there has not been commensurate development in the social and other higher order infrastructure facilities viz medical and educational facilities etc. The slow development of housing and social infrastructure facility is affecting the growth of the town. As per the 1991 census, the population of Bhiwadi was hardly about 15,000 and the population is not growing as estimated. However, the workforce in the industrial activities is estimated to be more than 25,000 persons. This reflects that workers are commuting from nearby towns and villages.
- v) Keeping in view the demand in this region, the industrial development is not confined to Bhiwadi township, RIICO is also developing Chopanki (820 acres), Kushkhera (638 acres) and Export Promotion Industrial Park (EPIP) at Tapookara on an area of about 543 acres outside Bhiwadi Master Plan limits. These industrial areas are being developed with the financial assistance of the NCR Planning Board.
- vi) Besides the development of these industrial areas it has also been reported that there is a considerable demand for conversion of agricultural land for industrial use, mostly along the Bhiwadi-Alwar Road.
- vii) It has been felt that further spurt of industrial activities to meet this demand may result into unplanned development of industrial activities causing environmental problems in this area. There is, thus a need for an integrated development of the entire area covering the development which has already taken place in the vicinity of Bhiwadi.

- viii) The need to have integrated development Bhiwadi alongwith the industrial areas viz. Kushkhhera, Chopanki and Tapookara subsequently development by RIICO outside Bhiwadi town was also felt while doing the statutory review of Regional Plan-2001. The Sub-Group on "NCR Policy Zone, Demographic Profile and Settlement Pattern" constituted for review of Regional Plan-2001, accordingly, has recommended that Bhiwadi should be developed as a Regional Centre (independent of Dharuhera-Bhiwadi). Consequently, the Sub-group has also recommended to develop Dharuhera and Rewari as a part of the Dharuhera - Rewari - Bawal Complex in the Haryana Sub-region of NCR.
- ix) It will not be out of place to mention here that in order to feed requirement of industrial activities taking place in and around Bhiwadi proposal for construction of a Broad Gauge railway line linking Bhiwadi with Rewari and Palwal is under active consideration. This railway line will improve the accessibility of this region from the point of view of freight and passenger movement by rail. The integrated development of Greater Bhiwadi Complex will further strengthen the viability of this proposal. The study has also proposed hierarchy road network linking six industrial complexes, two east-west roads having 60 mt. ROW and three north-south roads with 45 mt. ROW and number of link roads of 30 mt. ROW for direct and free movement of road traffic. Besides all the village settlements have been planned to be linked 'pucca' roads.
- x) Besides these, an Inland Container Depot is functioning at Bhiwadi and a site has also been identified and finalised for Dry Port. The proposal of an Air Strip in the complex alongwith these facilities will further give impetus to the industrial development.
- xi) As per the proposal overall density works out to about 93 persons per hectare. However, the Regional Plan-2001 recommended the desnsity of 125 persons per ha. for a city having a population of more than 5 lakhs.

7. In view of the above the following may be approved:-

- a) The Bhiwadi-Kushkhera -Tapookara (Greater Bhiwadi Complex) may be declared as Regional Complex (Regional Centre) in RP 2001 and also be incorporated as such in the proposed RP-2021. The urbanisable area will be 29,342 acres only.
- b) Govt. of Rajasthan may declare the revenue areas of 94 villages under the Development Control Area of the Bhiwadi-Tapookara-Kushkhera Regional complex.
- c) The Integrated Bhiwadi Complex may be planned for a urbanisable area of about 29,342 acres for a population of 11 lakhs with associated facilities and amenities. The change of land use of the five villages as indicated in para 1 is permitted. This shall stand incorporated in the Master Plan-2021.
- d) Master Plan for Bhiwadi-Tapookara-Kushkhera Complex-2021 should be undertaken immediately under the provisions of Rajasthan Urban Improvement Act, 1959 taking into consideration not only the development proposals on the Rajasthan side but also on the Haryana side and submitted to the Planning Committee for consideration. It is necessary that the areas which are separated by agricultural areas could be planned in an integrated and compact way without disturbing the rural settlements, otherwise such agricultural areas will be under tremendous pressure and will attract unauthorised change of landuse. An exercise for investment requirements and funding possibility in the overall State scenario, as a part of the integrated development studies will further help in concretising the programmes for implementation.

Points for Decision:

8. The proposal is placed before the Planning Committee for consideration and approval as indicated at para 7 above.

ANNEXURES

Government of Rajasthan
Urban Development Department

No. TPR 0420/NCR/99/Pt.II

Jaipur, dated : 18.05.2000

**The Member Secretary,
NCR Planning Board,
1st Floor, Zone IV,
India Habitat Centre,
Lodhi Road, New Delhi-110 003**

**Sub :- Declaration of Bhiwadi – Tapookara and Kushkhèra as Regional Complex
in NCR Regional Plan 2001 and change of land use from Rural land to
Urbanisable area.**

Ref :- Discussions of the undersigned with Member Secretary, NCRPB on
17.05.2000.

Madam,

Kindly refer to my discussion on the above mentioned subject in your chamber with reference to this office letter No. TPR 0420/NCR/99/Pt.II/1220 dated 21.03.2000. As can be seen with the fast development of Bhiwadi in an industrial location in the past 20 years Bhiwadi has been a preferred location for setting industries by the entrepreneurs in the NCR Region around Delhi. The industrial areas proposed under the Master Plan for Bhiwadi are almost saturated and to cope with the increasing demand of industrial development RIICO had developed industrial areas at Chopanki, Kushkhèra and Tapookara for financial assistance from NCRPB.

With the decision of shifting of industries and to cater to the needs of those entrepreneurs who want to set up their industries in this area the role of Bhiwadi industrial centre becomes very significant. RIICO has already undertaken the development of EPIP area with the support of Govt. of India in this area besides identifying a site for dry-port for which land for its development has already been identified and finalised. With the fast development of Bhiwadi a need to provide Rewadi – Bhiwadi rail link has always been impressed upon by Govt. of Rajasthan.

It is for the above reasons that the concept of greater Bhiwadi incorporating therein Chopanki, Kushkhèra and Tapookara industrial areas and areas for supporting urban use such as residential, commercial, Govt. offices and other service facilities was developed by RIICO.

Under the above plan the RIICO has proposed six industrial complexes as under :-

1. Khajuriawas village part of Bhiwadi Complex.
2. Chopanki – Sarekhurd Complex
3. Tatarpur – Banbirpur Complex
4. Marchooni – Meethawas Complex
5. Tapookara – Kushkhèra Complex
6. Budhi Bawal – Kotkasim Complex

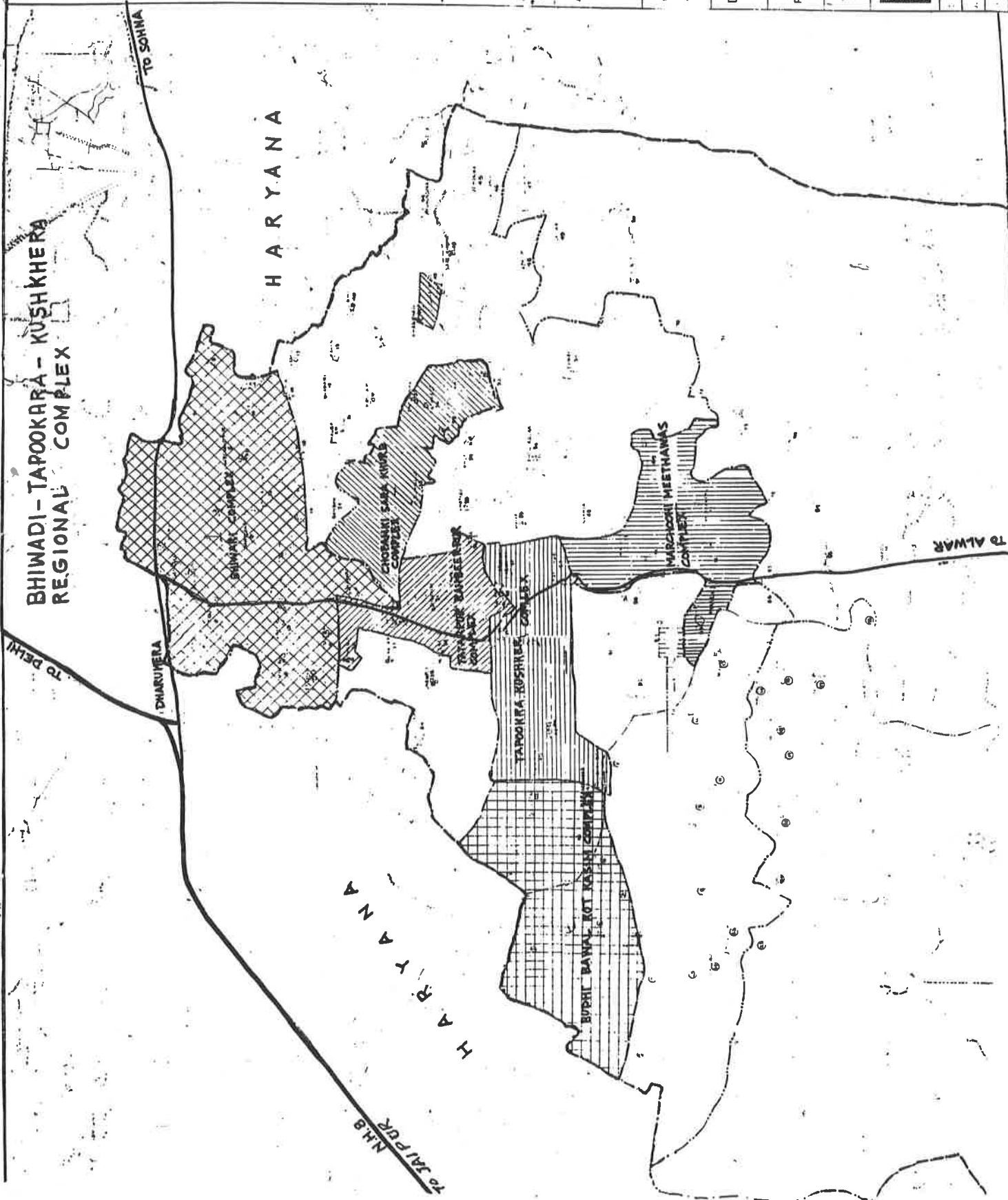
A plan is being attached indicated therein the contiguity of these industrial complexes into one urbanisable area.

It is therefore requested that NCR Planning Board may consider the proposal of the State Govt. to declare Bhiwadi, Tapookara and Kushkhera as Regional Complexes and also consider the proposal of change of land use of the areas as indicated in the plan attached from rural area to urbanisable area.

Yours sincerely,



(G. S. Sandhu)
Secretary to Govt.
Rajasthan, Jaipur



BHIWADI-TAPOOKARA-KUSHKHERA REGIONAL COMPLEX

- BHIWADI COMPLEX
- CHOKANKI SARDA KOURS COMPLEX
- TAPOOKARA BHIWADI COMPLEX
- TAPOOKARA KUSHKHERA COMPLEX
- BHIWADI SARDAR KOUR COMPLEX

DEVELOPMENT COMPLEXES

ENCLOSURE TO THE CHIEF ENGINEER
STATE OF RAJASTHAN
JAIPUR

DATE: 10/10/2021

DEVELOPMENT COMPLEXES

RIICO LTD, JAIPUR

B E CONSULTANTS
B E CONSULTANTS
B E CONSULTANTS

68



273/ms/NCR/D

19.5.2000

Tel. Nos.

(O) 0141-380254

(R) 0141-561324

FAX :0141-380114

INDERJIT KHANNA

CHIEF SECRETARY

GOVT. OF RAJASTHAN

D.O. No. F10(18)Navivi/3/91

JAIPUR-302 005

Jaipur, Date: 10.5.2000

Dear Mrs Das

The NCRPB has been extending financial assistance to RIICO for its projects in and around Bhiwadi in the Rajasthan Sub-Region of NCR. Under the NCR Plan and the Rajasthan Sub-Regional Plan, Bhiwadi has been identified as a Regional Centre and the development proposals for the same under the above plans are in the form of Bhiwadi-Dharuhera-Rewari Industrial Complex.

The policy of NCR to contain the growth of Delhi and also shift some of the economic activities outside Delhi in the NCR, and a decision of the Hon'ble Supreme Court ordering the shifting of industries out of Delhi a few years back, a demand was projected by RIICO as an impact of this decision and expansion of Bhiwadi was envisaged. It is for this reason that RIICO approached NCRPB for financial assistance for 6 of their industrial areas in and around Bhiwadi namely:

1. Bhiwadi Complex.
2. Chopanki - Sarekhurd Complex.
3. Tapookara - Kushkhara Complex.
4. Tatarpur - Banbirpur Complex.
5. Marchooni - Meethawas Complex.
6. Budhi Bawal - Kotkasim Complex.

A total area of approximately 14585 acres is to be developed for industrial use. Once the industries come up in these areas, a commensurating infrastructural set up will be required in terms of residential, commercial offices and other services & facilities for an assigned population of 11 lacs by the year 2020.

The concept of Greater Bhiwadi has therefore been mooted by RIICO and after a discussion at the level of Secretary, Urban Development and the same has been forwarded to NCRPB vide their letter No. 0420/NCR/99/PT.II/1222 dated 21.3.2000 for declaring Bhiwadi, Tapukara, Kushkhara areas as a Regional Industrial Complex in NCR Regional Plan. The proposals of RIICO encompasses 94 villages in the development control area of this proposed complex. (Drawing enclosed). It is requested that the proposal of RIICO may please be got processed and dovetailed in the NCR Plan and the Rajasthan Sub-Regional Plan at an early date as it would facilitate proper development of the area.

Collector Alwar had referred six cases of conversion of land from Agriculture to Industrial as they could not be decided by his office for want of the change in land use in Rajasthan Sub-Regional Plan of NCR (A list of these cases is being enclosed herewith). I have been given to understand that these cases when referred to NCRPB office have not been agreed to. It is a State Govt. policy that in order to promote industrial development, an option is open to entrepreneurs to get agricultural land converted for industrial purposes under the State Revenue Rules. It appears that this situation has not been appraised properly while taking this decision. The Urban Development Department has referred these cases once again vide their letter No. TPR 223/NCR/99/PT.II/1209 dated 21.3.2000.

I request you to please look into both the above important issues and have these expedited.

With best wishes,

Yours sincerely,

(Inderjit Khanna)

Smt. Sarita J Das,
Member Secretary,
National Capital Regional Planning Board,
1st Floor, Zone-IV, India Habitat Centre
Lodhi Road, New Delhi - 110 003

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**List of cases referred to MGRP for
change in land use from Agriculture
to Industrial.**

the table.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari	K. Nos. 318,320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd.	K. Nos.60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd.	K. Nos.1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd.	K. Nos. 988-991 & 1000-1002 Village Khijooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd.	K. Nos. 576,586-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

Government of Rajasthan
Urban Development Department

No. TPR 0420-1 NCR/SS A II

Jaipur, Dated: 21 MAR 2000

Member Secretary,
National Capital Region Planning Board,
1st Floor, Zone-IV,
India Habitat Centre, Lodi Road,
New Delhi-110003

Sub :- Declaration of Bhiwadi-Tapookara and Kushkhera as Regional Complex in NCR Regional Plan 2001.

Madam,

In the NCR Regional Plan 2001 Rewari Dharuhera-Bhiwadi are proposed to be developed as Regional Complex with strong industrial base. To relieve the NCT Delhi from additional pressure and to accommodate the Delhi bound migration it becomes necessary to encourage and accelerate the industrial development in Rajasthan sub-region. With this consideration RIICO took the initiative to develop Bhiwadi as industrial centre on priority basis.

For integrated and balanced development of Bhiwadi town the Master Plan was prepared and approved by the Government for the horizon year 2011. In this Master Plan the total Urbanisable area was 6300 acres of which 2840 acres of land was allocated for industrial development and remaining 3460 acres of land was proposed under other uses. Out of 2840 acres of land 2000 acres of land has already been developed by RIICO for industrial purposes and about 4000 acres is in process of acquisition. Similarly the land earmarked for housing and other uses has also been utilised to a large extent. Thus as far as Master Plan proposals are concerned about 80% of the land proposed under various uses has already been developed by the implementing agencies by the year 1998.

To cope with the increasing demand for industrial, housing and social infrastructure land, RIICO is developing industrial areas at Chopanki, Kushkhera and Tapookara with the financial assistance from NCRPB. Besides this a large number of industrial units have also come up along Bhiwadi-Alwar road. Thus in order to avoid haphazard development and ensure planning in Bhiwadi Region, Greater Bhiwadi Draft Master Plan has been prepared by RIICO for the horizon year 2021. A copy of the Draft Master Plan was also sent to NCRPB for approval. In this Master Plan additional 16197 acres of land has been proposed under urbanisable use.

The total urbanisable area under the proposed Draft Master Plan is proposed to be developed in following six planning zones/ complexes i.e.,

- Bhiwadi Complex,
- Chopandi-Sarekhurd Complex,
- Tapookara-Kushkhera Complex,
- Tatarpur-Banbeerpur Complex,
- Marchooni-Meetawas Complex,

- Bhudhi Bawal-Kotkasim Complex.

To maintain the relationship between environment and development, special consideration has been given to preserve the natural features and to have sufficient rural belt around these industrial complexes so as the same may act as buffer zone.

To give impetus to the development of regional complex through provision of adequate infrastructure and services, it is envisaged that Greater Bhiwadi would be able to attract and absorb the Delhi bound migrants and also help the shifting of industries from the metropolis. With this strategies it is expected that Greater Bhiwadi area would accommodate about 11,00,000 persons by the year 2021 on 24,982 acres of urbanisable area. The list of villages which are to be included in the development control area of proposed regional complex is given in the document of Greater Bhiwadi Master Plan.

Thus on the basis of above mentioned facts, following proposals may kindly be examined by NCRPB for considering the same in the forthcoming meeting of the Board.

1. Declaration of Bhiwadi-Tapookara and Kushkhera as Regional Complex in NCR Regional Plan 2001.
2. Inclusion of the revenue area of 94 villages in Development Control area of proposed Complex.
3. To earmark 24,982 acres of land under urbanisable use for the assigned population of 11 lakh by the year 2021.

Sincerely yours,



(G.S. Sandhu)
Secretary to Govt.
Urban Development Deptt.
Rajasthan, Jaipur

Government of Rajasthan
Urban Development Department

No. TPR. 0223 / NCR/99 / 14 II

Dated: 21 MAR 2000

Member Secretary,
National Capital Region Planning Board,
New Delhi

Sub :- Supplementary Agenda Item No. 2(B) of 44th Planning Committee meeting held on 14.01.2000 initiated by Govt. of Rajasthan and decision thereon of the Planning Committee.

Madam,

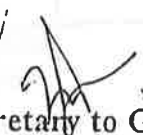
Kindly refer to the cases submitted under the above mentioned Agenda Item by Government of Rajasthan for a decision in the matter.

The cases were moved for a request for Land Use Change after a proper consideration by the Urban Development Department in light of the Industrial promotion policy and the prevailing rules and regulations of Revenue Department and Industries Department of the State.

The decision of not approving these cases would adversely affect the interest of the Government.

It is therefore requested that the merits of the cases as explained in the agenda may kindly be appreciated in the interest of the State Government and reconsider the decision.

Yours faithfully,


Secretary to Government,
Government of Rajasthan,
Jaipur

Encl.  as above

Supplementary Agenda Item No. 1 (B)

Change of land use from Rural Lands to Industrial use in villages - Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil.

Some Industrial entrepreneurs opt to set up their industrial units on agricultural lands owned by them. This has been provided under the provisions of the Rajasthan Land Revenue Act, 1959. Therefore, some of these entrepreneurs having agricultural lands in rural areas of Tijara Tehsil applied for conversion of agriculture land for non-agricultural use i.e. industrial purposes. The same are pending with the Collector, Alwar who is the competent authority to convert these lands for want of change in land use in the Sub Regional Plan of Rajasthan Sub Region of NCR.

In order to promote the industrial development in Rajasthan Sub-Region, it is essential that all possible options and incentives are open to the entrepreneurs in Rajasthan Sub-Region. This is as per the Industrial Promotion Policy of the State.

Collector, Alwar has referred the following cases for consideration as they can not be decided by his office for want of a change in land use in the Sub-Region Plan following.

The matter is placed before the Planning Committee to consider the cases for change of land use from rural land to industrial use in respect of the lands of entrepreneurs details of which is given in the Table.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari	K. Nos. 318, 320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd.	K. Nos. 60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd.	K. Nos. 1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd.	K. Nos. 988-991 & 1000-1002 Village Khajooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd.	K. Nos. 576, 586-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

**GOVERNMENT OF RAJASTHAN
URBAN DEVELOPMENT DEPARTMENT**

✓No.F. ()UD/99

Jaipur, dated the 27th Dec., 1999

To

The Member Secretary,
NCR Planning Board,
1st Floor Zone IV,
India Habitat Centre,
LODI ROAD, NEW DELHI

28 DEC 1999

Sub: Proposal for inclusion of Supplementary Agenda
Items No.1(A) & 1(B) in the 44th Planning Committee
meeting of NCR Planning Board to be held on 29.12.1999

Sir,

Please refer to your agenda for the said meeting to be held on 29.12.1999. I am enclosing herewith supplementary agenda item No.1(A) regarding change of land use from rural lands to urbanisable use for industrial purpose at Chopanki, Kushkhera and Tapukara in Tijara Tehsil of Rajasthan Sub-region, and supplementary agenda item No.1(B) for change of land use from rural lands to Industrial use in villages, Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil, in duplicate. It may please be considered in the next meeting of the NCR Planning Board.

Yours faithfully,

(G.S. SANDHU)

Secretary to Government.

Encl: as above.

Proposed agenda for 44th Planning Committee meeting of NCRPB to be held on 29.12.99.

Supplementary Agenda Item No. 1 (A)

Change of Land Use from Rural Lands to Urbanisable Use for Industrial Purpose at Chopanki, Kushkhera and Tapukara in Tijara Tehsil of Rajasthan Sub-Region

In the Rajasthan Sub-Region of NCR, with the objective to provide infrastructure for industrial development to accommodate the industrial units which were to be shifted from NCT- Delhi, RIICO took up the initiative to develop the industrial areas in Rajasthan Sub-Region.

As per NCR Regional Plan, the entire area of Rajasthan Sub-Region is situated beyond Delhi Metropolitan Area (DMA) i.e. 3rd policy zone and the NCR Plan also provides for the incentives for industrial development outside the DMA but within the NCR.

The Industrial Policy of Government of Rajasthan also aims to provide infrastructure facilities to the entrepreneurs who are interested in establishing their industrial units in Rajasthan.

RIICO had developed Industrial Area at Bhiwadi and it emerged as a successful industrial centre in Rajasthan Sub-Region. As per Regional Plan 2001 of NCR, Rewari, Dharuhera, Bhiwadi are identified as Regional complex where large-scale industrial development can be proposed.

With the result entrepreneurs had started to purchasing agriculture land in and around Bhiwadi and stated applying for conversion from Agriculture to Industrial use under the provisions of Land Revenue Act of Rajasthan.

To check the haphazard development of industries and other allied activities, RIICO took the initiative to develop new industrial areas at Kushkhera, Chopanki and Tapukara. These projects were submitted to NCR Planning Board for obtaining financial assistance.

The projects of development of industrial areas at Kushkhera and Chopanki were approved by the PSMG in its 24th meeting held on 20.03.96 and EPIP Tapookara was sanctioned by PSMG in its 25th meeting held on 26.03.98.

As per NCR Regional Plan and Sub-Regional Plan of Rajasthan Sub-Region the lands under these industrial areas falls under rural land. The brief of these areas is as below: -

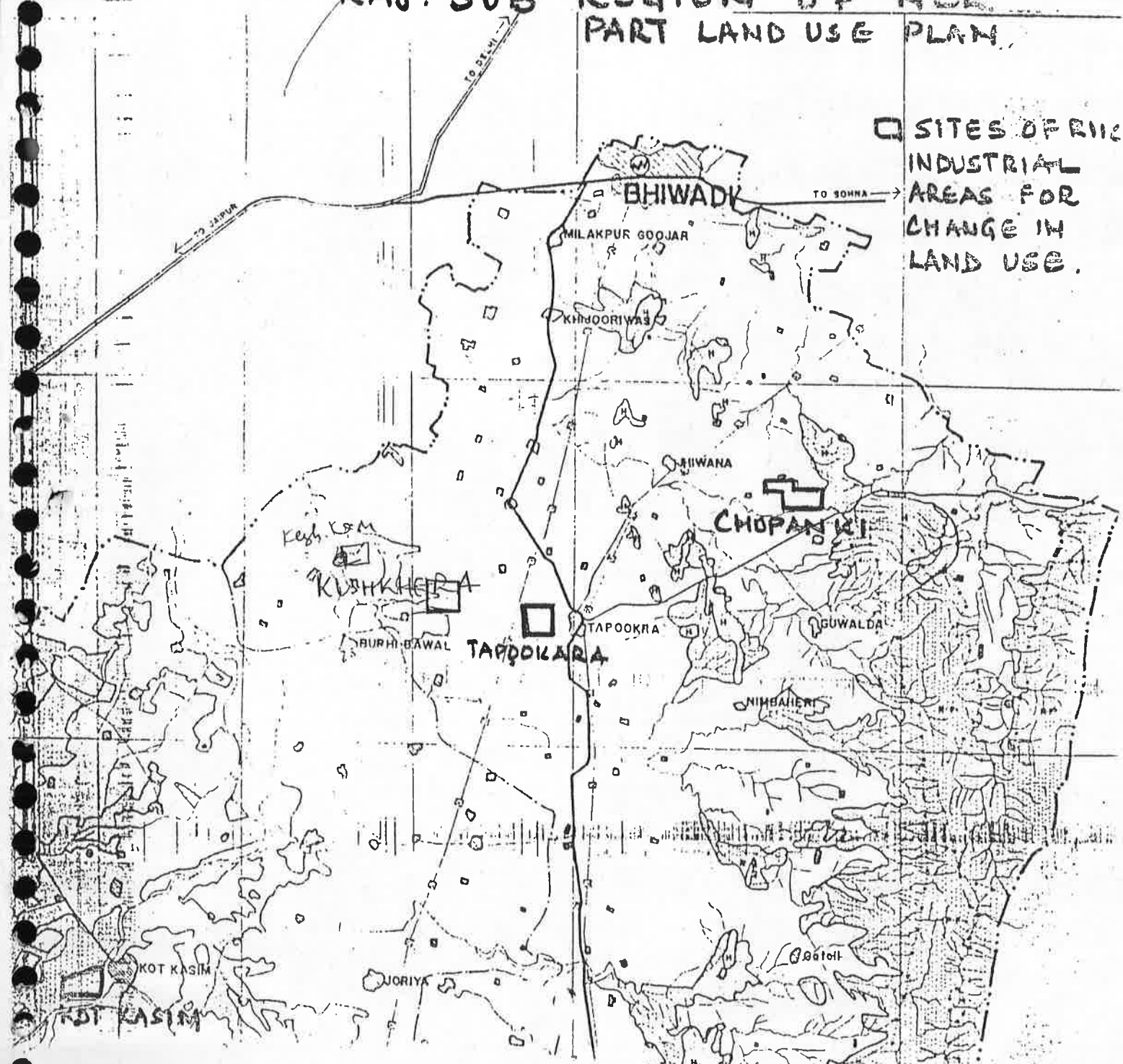
S. No.	Name of Project/ Industrial Area	Year of sanction	Area in Acres	Estimated cost (in lakhs)	Financial Assistance provided by NCRPB (in lakhs)	Use as per Regional Plan	Change of Land Use sought	Remarks
1.	Development of industrial area Chopanki	1995-96	820	4410.00	550.00	Rural land	Urbanisable for industrial purpose	Project approved for financial assistance in the 24 th PSMG meeting held on 20.03.96
2.	Development of Industrial Area Kushkhera	1995-96	656	3,632.87	1,700.00	- do -	- do -	- do -
3.	EPIP Tapukara	1997-98	292	5,827.51	1,000.00	- do -	- do -	Projects approved for financial assistance in the 25 th PSMG meeting held on 26.03.98

Since these projects are financed by NCR Planning Board and are under implementation, therefore, Planning Committee may consider the proposal to accord ex-post-facto sanction for change of land use from rural land to urbanisable use i.e. industrial use.

2001.21-

RAJ. SUB REGION OF NCR PART LAND USE PLAN.

□ SITES OF RMC
INDUSTRIAL
AREAS FOR
CHANGE IN
LAND USE.



Supplementary Agenda Item No. 1 (B)

Change of land use from Rural Lands to Industrial use in villages – Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil.

Some Industrial entrepreneurs opt to set up their industrial units on agricultural lands owned by them. This has been provided under the provisions of the Rajasthan Land Revenue Act, 1959. Therefore, some of these entrepreneurs having agricultural lands in rural areas of Tijara Tehsil applied for conversion of agriculture land for non-agricultural use i.e. industrial purposes. The same are pending with the Collector, Alwar who is the competent authority to convert these lands for want of change in land use in the Sub Regional Plan of Rajasthan Sub Region of NCR.

In order to promote the industrial development in Rajasthan Sub-Region, it is essential that all possible options and incentives are open to the entrepreneurs in Rajasthan Sub-Region. This is as per the Industrial Promotion Policy of the State.

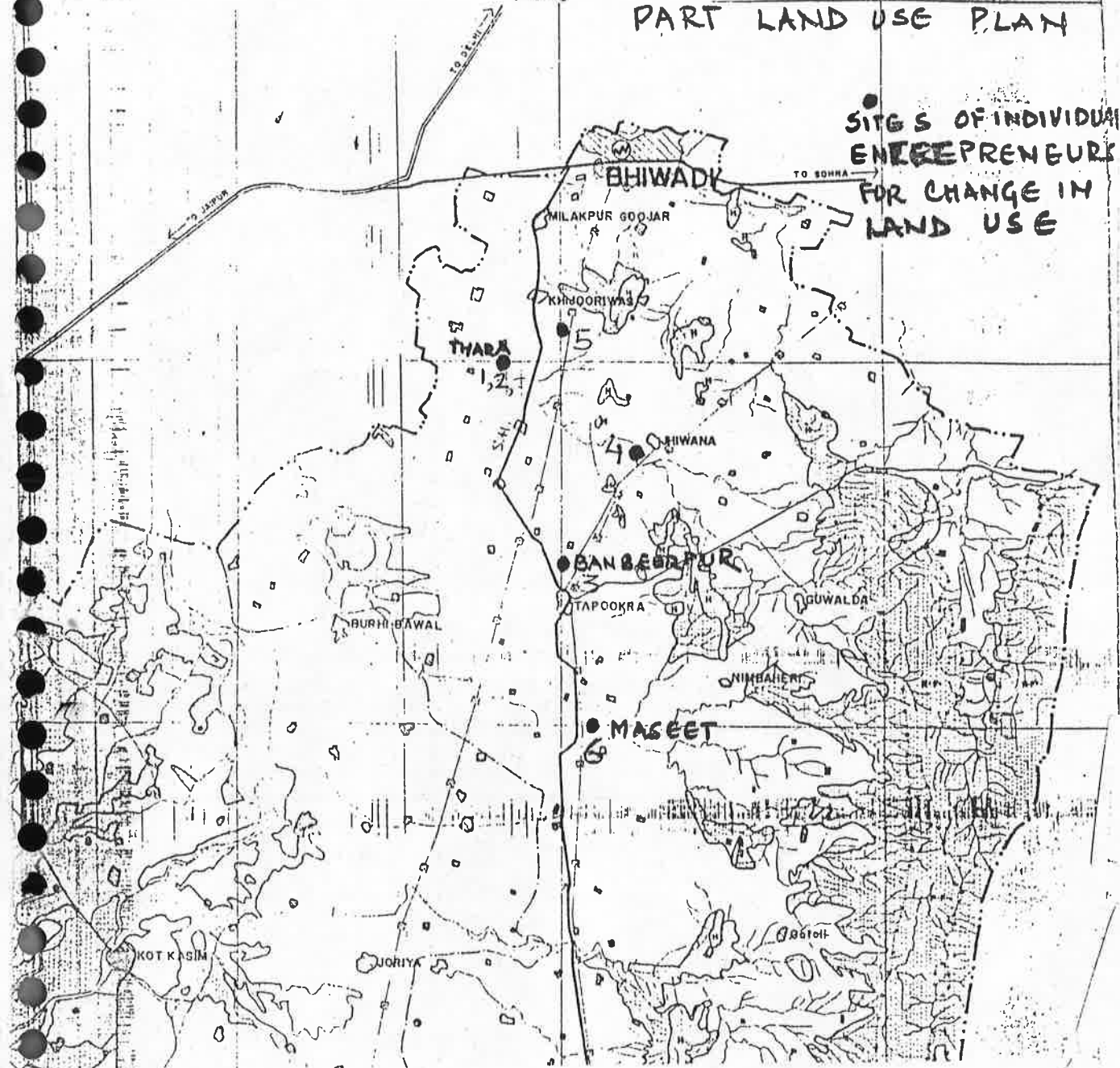
Collector, Alwar has referred the following cases for consideration as they can not be decided by his office for want of a change in land use in the Sub-Region Plan following.

The matter is placed before the Planning Committee to consider the cases for change of land use from rural land to industrial use in respect of the lands of entrepreneurs details of which is given in the Table.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari	K. Nos. 318, 320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd.	K. Nos. 60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd.	K. Nos. 1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd.	K. Nos. 988-991 & 1000-1002 Village Khajooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd.	K. Nos. 576, 586-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

RAJASTHAN SUB REGION OF NCR PART LAND USE PLAN

SITGS OF INDIVIDUAL
ENTREPRENEURS
FOR CHANGE IN
LAND USE



SALIENT FEATURES OF THE "MASTER PLAN FOR GREATER BHIWADI INTEGRATED DEVELOPMENT PLAN 1997-2021" PREPARED BY BUILDING AND ENVIRONMENTAL CONSULTANTS.

The salient features of the "Master Plan for Greater Bhiwadi Integrated Development Area 1997-2021" prepared by the "Building and Environmental Consultants" engaged by RIICO, are as under:

- 1) The proposed Development Control Area of the Regional Complex includes 94 revenue villages and Bhiwadi town covering a total area of 64,200 acres (22,992 ha.). The total urbanisable area proposed for the Regional complex is 24,982 acres (10,114 ha.). The complex is proposed to accommodate 11 lakhs population by 2021. The total urbanisable area - 2021 is proposed to be developed in six Planning Zones as under:

	Planning Zones	Area (in acres)
a)	Bhiwadi Complex	8785.00
b)	Chopanki-Sarekhurd Complex	1275.00
c)	Tapookara-Kushkhera Complex	2832.00
d)	Tatarpur-Banbeerpur Complex	1975.00
e)	Marchooni-Meetwas Complex	3605.00
f)	Bhudhi Bawal-Kotkasim Complex	6510.00
	Total	24,982.00

2. Land Use:

The total proposed urbanisable area of the Greater Bhiwadi Complex is 24982.0 acres. The break-up of the various land uses is as under:

(Areas in Acres)

Uses	Total	Percentage of Total Urbanisable Area
Residential	5,215.00	20.88
Commercial	588.85	2.36
Industrial	11,816.15	47.30
Governmental	275.00	1.10
Recreational	1,773.90	7.10
Public & Semi Public	1,350.25	5.40
Circulation	3,962.85	15.86
Total	24,982.00	100.00

The land use pattern of the complex has been defined in three categories as under:

- a) Land use in Bhiwadi Urban Complex.
- b) Land use in Industrial Node Centres.
- c) Land use in Rural Areas.

a) Land use in Bhiwadi Urban Complex.

In the Bhiwadi Urban Complex total urbanisable area proposed is 8,785 acres. It will accommodate city level facilities like City Centre Specialised markets, Govt. offices, Stadium, Hospital, Colleges and Professional Institutions. Out of the total urbanisable area 4,350 acres (49.52%) has been proposed for industrial use and 1,900 acres (21.63%) for residential use.

b) Land use in Industrial Nodes.

The total urbanisable area is 16,197.0 acres of which industrial area proposed to be 7,466.15 acres (46.10%), residential area 3,315.0 acres (20.47%) and recreational area 1318 acres (8.14 %). The industrial areas in these Nodes have been proposed to be developed for non-polluting small and medium sized units which will need small treatment plant for effluent treatment. The industrial nodes proposed to provide lower level facilities like secondary schools, health centre, dispensary, community centres, labour housing etc.

c) Land use in Rural Areas:

The land in the rural areas proposed to be used for agricultural related use, such as cultivation, dairy farming, orchards, nurseries, poultries, forestries and plantation etc. It has been proposed that no industrial land conversion should be allowed in the rural belt, which may be notified as periphery control area. The scattered hillocks in this area are proposed to be thickly planted and beautified. The hill range running in north-west, south-east direction has been proposed to the reserved for afforestation.

3. Physical Infrastructure

Road : -

a) Bhiwadi is located at the junction of Bhiwadi-Sohna-Palwal State Highway No.28 and Gangapur-Alwar-Bhiwadi State Highway No.23. A by-pass road from N.H. No. 8 as proposed in the Bhiwadi Master Plan has been included in the proposal of the Bhiwadi complex.

b) Two East- West roads have been proposed of Highway standard with 60 meter ROW so that the traffic from industrial use is diverted towards NH-8 in the West and Sohna, Palwal and Bharatpur in the east. The proposed roads are;

i) Sangwari (on NH-8)-Jorthal-Nandrapur (all in Haryana)-Tatarpur-Jiwana-Chaupanki-Sere-Khurd-Nsipur.

ii) Rewari-Kasaula-Bolni-Ujauli-Budhibawal-Tapookhra-Sare-khurd (Kharkhari)-Bhogipur-Taoru.

c) In addition to above, three North-South roads have also been proposed with 45 mts. to 60 mt. width; as under:

i) Dungarwa (On NH-8)-Jarthal-Ujauli-Kotqasim

ii) Daruhera-Nandrapur-Kushkheda-Budhibawal

iii) Harchandpur-Jodiya-Gandola.

d) Undertaking of feasibility study for introduction of Railway Tram System. connecting the industrial areas and other use areas has also been suggested.

4. Rail:

A Broad Gauge railway line is proposed to be constructed linking Bhiwadi with Rewari and Palwal on the outskirts of the Bhiwadi town parallel to by pass road.

5. **Air:**

An Air-strip on the South of Tapookara town and West of Bhiwadi - Alwar road has been proposed. This will cater to the needs of the people of the area. The terminal building is proposed towards Bhiwadi-Alwar road.

6. **Inland Container Depot / Dry Port:**

An Inland Container Depot under construction at Bhiwadi will cater to the needs of whole of the Integrated Development Area.

7. **Water :**

It is estimated that the water requirements of the Integrated Development Area will be about 1,000 gallon per acre per day. This shall be met from the available under-ground water in the region. Wells can also be bored in the Sahibi River Basin and the water reservoir near Sare-Kalan can be further strengthened to enable collection of larger quantity of water. Smaller check dams can be built to augment water supply.

8. **Other Facilities:**

It is expected that town level facilities proposed in the Bhiwad; Master Plan-2011 shall adequately serve the need of the area upto 2021. The hilly area in the west of industrial area have been proposed as green buffer zone for plantation and passive recreation. The area west and south of railway station has been earmarked for college and professional institutions. Provision of effluent Treatment Plant has also been made.

9. **Plan Implementation**

It has been suggested that Greater Bhiwadi Development Authority should be constituted to regulate, enforce and to carry out the development works for the entire area.

SUPPLEMENTARY AGENDA ITEM NO.1

CONSIDERATION OF THE PROPOSAL FOR 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, U.P. SUB-REGION.

1. The Greater Noida Development Authority vide letter No. Planning/M-31/98/1250 dated 28.12.98, had submitted a proposal for change of landuse from "rural use" to "industrial, commercial & institutional use" along the G.T. road within the Greater Noida notified area (Annexure-1). After obtaining the views of the Commissioner, NCR U.P. Sub-region and Govt. of U.P. the proposal was examined and was placed before the 44th meeting of the Planning Committee held on 14.1.2000 and the decisions of the Planning Committee is as under:

"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".

2. As per the decision of the Planning Committee, the modified proposal prepared by the Greater Noida Authority was received (Letter No. 3009/GNBP/NCR/99-2000 dated 18.2.2000 at Annexure-II). The total area of the proposal when placed in the 44th Planning Committee meeting after scrutiny by the Board, was 610 ha. including 100 ha. under Railways. The proposal was subsequently improved and revised by the Greater Noida Authority and the total area under the proposal for change of land use has now been reduced from 610 ha. to 460.10 ha. (Letter No. Planning/2000/M-31/1947 dated 15.4.2000 at Annexure-III). The Greater Noida Authority has submitted that out of the 250 ha. of industrial area which was transferred from Ghaziabad Master Plan only 150 ha. will be used for industrial purposes and the remaining 100

✓ ha. which are actually under railways (transport use) are not proposed to be adjusted. Thus, as per the revised proposal the total area under various uses as under:

Uses	Original Proposal Area in ha.	Modified Proposal	Remarks
1) Industrial	430	328.54	
2) Comm./Instt.	80	59.36	
3) Transportation	100	--	Not proposed to be adjusted under industrial use.
Sub-total urban use	610	387.90	
Green belt along the G.T. Road	60.0 m. on either side (area not shown)	72.20	
Total	610	460.10	

3. The concern for ribbon development which was mooted in the meeting has been taken care of by planned development and by provisions of 60 mt. green buffer along the State Highways as per RP-2001 provision, wherever possible, and also by provision of service road within right of way (ROW) of G.T. road that will be used for designing an appropriate cross-section in order to provide limited access to the G.T. road and to segregate internal (local) traffic with regional traffic to ensure free flow of freight and passenger traffic. The provision of adequate parking, loading and unloading areas, on-street and off-street parking will be incorporated by the Greater Noida Authority while preparing the detailed layout plan.

4. The modified proposal for change of land use measuring an area of 460.10 ha. as indicated in para 2 may be recommended for approval with the following conditions:

- i) A 60 meters wide "green buffer" on both sides of the State Highway/G.T. road as per the provision Regional Plan-2001 is to be kept wherever possible. However, "abadis" and existing structures falling within the "green buffer" are to be spot zone and to ensure that no new construction or extension in this green buffer is allowed.
- ii) Service roads are to be planned as a part of the comprehensive plan within the ROW of G.T. road.

- iii) An area of 180 ha. proposed for industrial use and 59.36 ha. for institutional use to be deleted from the earmarked 'industrial use' and institutional use in the Outline Development Plan for Surajpur and Kasna Sub-Regional Centres (Greater Noida) respectively for maintaining overall balance of landuse allocation.
- iv) Provision for Common Treatment Plants/ETPs to be incorporated in the layout plan and the same should be installed to ensure that the industrial effluents do not pollute the neighbouring settlements and agricultural lands.

5. Point for Decision:

The proposal for change of landuse is placed before the Planning Committee for approval with the conditions given in para 4.



ANNEXURE-I

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.

1739/98/98
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 Byepass 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.

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

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.

ANNEXURE-II

सुमिता काण्डपाल
SUMITA KANDPAL

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



कार्यालय : 0575-791529 (गा.)
0118-532151 (नोएडा)
फैक्स : 0575-791529 (गा.)
0118-527536 (नोएडा)

अर्द्ध शा0 पत्रांक : 3009. /ग्र0नो0भू0प्र0/एनसीआर/99-2000
प्रिय स्थापना,

दिनांक : 18.12.2000

एन.सी.आर. प्लानिंग बोर्ड की नियोजन समिति की दिनांक 14.1.2000 को सम्पन्न हुई बैठक में ग्रेटर नोएडा क्षेत्र में बुलन्दशहर रोड पर मार्ग के दोनों ओर औद्योगिक एवं संस्थागत/वाणिज्यिक भू-प्रयोग परिवर्तन के प्रस्ताव पर हुए विचार विमर्श के अनुक्रम में ग्रेटर-नोएडा विकास प्रधिकरण द्वारा संशोधित प्रस्ताव उपलब्ध कराया गया है, जिसमें क्षेत्रीय योजना के प्रस्तावों के अनुरूप प्रान्तीय राज्य मार्ग 22 के दोनों ओर 60 मी0 चौड़ी हरित पट्टी का प्राविधान कर दिया गया है।

पूर्व में प्रेषित प्रस्ताव में मार्ग के दोनों ओर ग्राम धूम मानिकपुर की सीमा तक 200 मी0 गहराई तक भू-प्रयोग परिवर्तन प्रस्तावित था, अब संशोधित प्रस्ताव में उक्त गहराई 250 मी0 तक बढ़ायी गयी है। ग्रेटर नोएडा क्षेत्र से बाहर पड़ रहे क्षेत्र को प्रस्ताव से निकाल दिया गया है।

दिनांक 18.1.2000 को मुख्य कार्यपालक अधिकारी श्री बृजेश कुमार से हुई बैठक में उनके द्वारा आश्वस्त किया गया कि प्रस्तावित क्षेत्र के ले आउट प्लान में खुले स्थल/पार्क तथा औद्योगिक भू-प्रयोग हेतु वांछित सामुदायिक सुविधाओं एवं उपयोगिताओं का व्यापक प्राविधान किया जायेगा। यह भी अवगत कराया गया कि प्रस्तावित हरित पट्टी में आ रहे निर्माणों को स्पॉट जोन किया जायेगा तथा हरित पट्टी क्षेत्र में नये निर्माण की अनुमति नहीं दी जायेगी।

उपरोक्त प्रस्ताव ग्रेटर नोएडा द्वारा उपलब्ध कराये गये मानचित्र पर अंकित किया गया है, जो पत्र के साथ आपके अनुमोदनार्थ संलग्न कर प्रेषित किया जा रहा है।

स्थिति 2.1

संलग्नक : उपरोक्तानुसार मानचित्र

भवनिष्ठ,

(सुमिता काण्डपाल)

श्रीमती सरिता जे. दास,
सदस्य-सचिव
एन.सी.आर. प्लानिंग बोर्ड,
इण्डिया हेवीटाट सेन्टर,
लोधी रोड, दिल्ली।

// 2 //

प्रिय

उपरोक्त पत्र की प्रतिलिपि आपके पत्रांक 2000/एम-31/1659 दिनांक 19.1.2000 अनुक्रम में सूचनार्थ प्रेषित कर रहे हैं।

(सुमिता काण्डा)

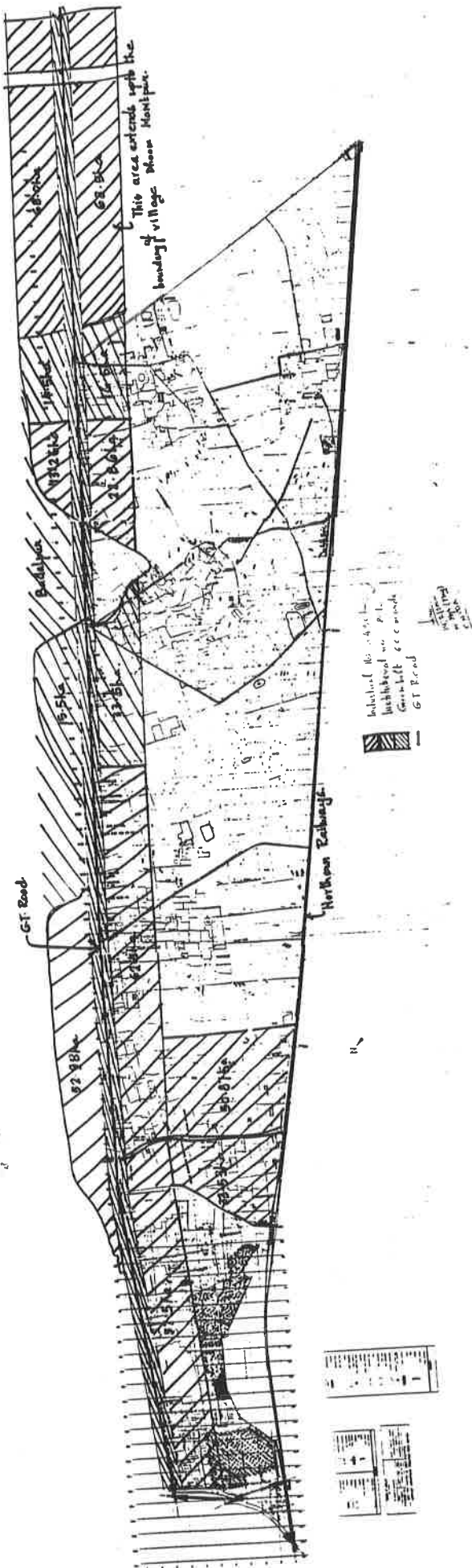
श्री नृजेश कुमार,
मुख्य कार्यपालक अधिकारी
वृहत्तर नोयडा विकास प्राधिकरण,
ग्रेटर नोयडा।

प्रिय

उपरोक्त पत्र की प्रतिलिपि एवं ग्रेटर नोयडा के पत्रांक 2000/एम-31/1659 दिनांक 19.1.2000 की प्रतिलिपि अवलोकनार्थ प्रेषित कर रही हैं।

(सुमिता काण्डा)

श्री अतुल कुमार गुप्ता
सचिव, आवास विभाग
उ०प्र० शासन,
बापू भवन, लखनऊ।





Office : H-169, Sector Gamma,
Greater Noida City-201 306

Phone : 011-91-4566137

Fax : 011-91-4566334

No. : Planning/2000/M-31/1947
Dated : April 15th, 2000

Chief Regional Planner,
NCR Planning Board,
India Habitat Centre, Lodhi Road,
New Delhi - 110003

Sub : Change of landuse on G.T. Road.

Sir,

With reference to the discussions held in your office on the above said proposal, the following corrections have been made/details incorporated.

- 1) The area of 60.0 m. wide green belt has been calculated after deducting the built up structures/industries in the green belt. These structures will be spot zoned as existing and no further expression on green belt will be permitted.
- 2) The 250.0 m. wide strip of land earmarked for industrial use has been worked out in detail. The abadi already existing have been retained as such and are not forming the part of industrial land use. The same shall be retained as such. The industries (existing) which are partly falling in this zone have been included fully. The industrial area has been recalculated on this basis.
- 3) The areas not falling under Greater Noida's notified area, have been earmarked as Agricultural.
- 4) Out of the 250 Ha. Of Industrial area which was transferred from Ghaziabad Development Authority, only 150 Ha. Is available for industrial use. The remaining 100 acres under transportation use is now not proposed to be adjusted. Accordingly proposed industrial land area has been reduced.

The revised drawings with above changes are enclosed for kind reference please. The change of landuse proposal may now be processed in light of the above changes. The detail area calculations are earmarked on the plan enclosed. Modified proposal is enclosed in annex 1.

Yours faithfully,

Rekha Deywani
15/4/2000

(Mrs. Rekha Deywani)
General Manager (Planning & Arch.)

MODIFIED PROPOSAL FOR CHANGE OF LANDUSE ON G.T. ROAD

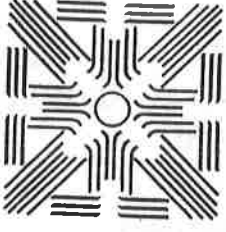
Uses	Area in ha.	Remarks
1) Industrial Use	328.54	430 ha. - 4.8 (abadi)-11.42 (built instt. + commercial)+14.76 (Ind. in green belt)
2) Institutional Use	59.36	80 ha. -20.64 (built up area)
3) Green Belt (60.0m wide along both sides of GT Road)	72.20	106.8 ha. - 14.76 (Industries) - 4.2 (abadi)-16.04 (other built up)
Total	460.10	

Rekha Dey
 15/4/2000
 (GM (Planning & Arch)
 Greater Noida.

LEGEND:

□	Industrial
□	Commercial
□	Build up
□	Empty
□	With up
□	Ready

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

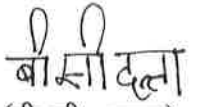
1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

सं० के०-14011/41/ए०पी०/2000-रा०रा०क्षे०यो०बोर्ड

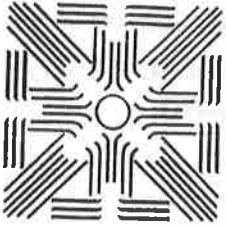
दिनांक : 24.5.2000

विषय : दिनांक 22.5.2000 को रा०रा०क्षे०यो०बोर्ड, भारत पर्यावास केन्द्र, प्रथम तल, कोर-IV बी, लोधी रोड़, नई दिल्ली-110003 के कार्यालय में आयोजित योजना समिति की 45वीं बैठक का कार्यवृत्त।

योजना समिति की 45वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्रेषित है।


(बी०सी० दत्ता)
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तानुसार



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

1st Floor, Zone-IV
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Lodhi Road, New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

No.K-14011/41/AP/2000-NCRPB

Date: 23.5.2000

Sub: Minutes of the 45th meeting of the Planning Committee held on 22-5.2000 in the office of the NCR Planning Board, India Habitat Centre, 1st Floor, Core-IV- B, Lodhi Road, New Delhi-110003.

Enclosed please find the minutes of the 45th meeting of the Planning Committee for information and necessary action.


(B.C. Datta)

Chief Regional Planner

Encl : As above.

MINUTES OF THE 45TH PLANNING COMMITTEE MEETING HELD AT 4.00 P.M. ON 22.5.2000 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 Chairperson welcomed all the members and mentioned that this meeting has been called at a short notice as per requests made by the Member States who sent their landuse change proposals to the Board which was now meeting on 20.6.2000.

The following proposals were discussed :

i) Govt. of Haryana

- a) Consideration of Draft Development Plan of Rewari-2021 prepared by the Govt. of Haryana in the light of the observations made in the 44th meeting of the Planning Committee held on 14.1.2000 with reference to Govt. of Haryana's request vide Memo No. CCP(NCR)-2000/829 dated 17.5.2000.

ii) Govt. of Rajasthan's New Proposal

- b) Re-consideration of change of landuse from "rural use/green belt/green buffer" with regard to six sites in five villages viz. Thara, Maseet, Jhiwana, Banbeerpr and Khajooriwas submitted by Govt. of Rajasthan which were not recommended by the 44th meeting of the Planning Committee held on 14.1.2000. The Govt. of Rajasthan had now come up with a proposal for the integrated development of "Bhiwadi-Tapookra-Kushkhera" as a Regional Complex, vide Govt. of Rajasthan's letter No. TPR/0233/NCR/99/Pt.II dated 21.3.2000, letter No. TPR/0420/NCR/99/Pt.II dated 18.5.2000 and letter No.F.19.(18)/Navivi/3/91 dated 10.5.2000 of the Chief Secretary, Govt. of Rajasthan.

iii) Govt. of Uttar Pradesh's modified proposal for Greater Noida

- c) Consideration of modified proposal of Govt. of U.P. for change of landuse from "rural use" to "industrial, commercial & institutional use" along the G.T. Road within the Greater Noida Notified Area as per the decisions taken in the 44th meeting of the Planning Committee held on 14.1.2000.

2.(i) Chairperson initiated the discussions on all the three. Regarding the proposal of the Govt. of U.P., this had been tentatively approved in the 44th meeting of the Planning Committee and Member Secretary had been authorised to take a final view after incorporating all the amendments. This had been done. Approval had been given, still then the proposal was being placed for final ratification.

ii) Regarding the propopsal of Govt. of Haryana she indicated that Haryana had still not submitted its Sub-Regional Plan and had instead gone ahead with presentation of a Plan for Rewari-2021 and this would be discussed in view of the importance attached by the Govt. of Haryana.

iii) Regarding the proposal of the Rajasthan Govt., she indicated that earlier as per Regional Plan-2021, the Rewari-Dharuhera-Bhiwadi Complex had been earmarked, however, whereas there was progress in the development of areas nearer to Delhi, the area of Rewari-Dharuhera-Bhiwadi Complex needed to come up faster and with the development of the new complex Bhiwadi-Tapookra-Kurshkhera proposed by the Govt. of Rajasthan, this would have the effect of a "Counter Magnet" and would help in checking migration at the Rajasthan and Haryana borders. Further the Govt. of Rajasthan was now going ahead with a massive drive for industrialisation and was attaching great importance to the development of this area as had been indicated by the Chief Secretary in his telecom and subsequent correspondence on the subject. She also indicated that the Govt. of Rajasthan already had an Inland Container Depot in the vicinity, they were going ahead with an SPV for a rail link and an Export Promotion Industrial Park was already in existence. All the above fitted in extremely well with the objectives of NCR.

AGENDA ITEM NO: 1 CONSIDERATION OF DRAFT DEVELOPMENT PLAN FOR REWARI-2021

The modified Draft Development Plan for Rewari-2021 was presented by the representative of Govt. of Haryana. While presenting the Draft Development Plan it was indicated that the Plan covers a total area of 4,822ha and proposed to accommodate 5 lakhs population by 2021.

2. After detailed deliberation the Draft Development Plan for Rewari-2021 was recommended for approval of the Board with the following conditions:

- i) A total area of 4,822 ha.. is proposed to be developed for Rewari town upto the year 2021, instead of 4539 ha. as mentioned in the Plan earlier submitted by the State Govt. and approved by the State level Committee. Similarly, the area under open spaces will be 525 ha. instead of 242 ha. Accordingly, the landuses proposed in the Draft Development Plan-Rewari and the population density may have to be modified.
- (ii) As Rewari - Kot-Quasim Road is an important artery in view of the integrated development of Bhiwadi - Tapookra - Kurshkhera complex with Rewari-Dharuhera-Bawal Complex, the same should be strengthened. Hence a Grade-separated Junction is required at the intersection of NH-8 and this road. This is required to be taken up by the Govt of Haryana in consultation with MOST to ensure free flow of the Regional traffic and better interaction between the emerging industrial complexes.
- (iii) Govt. of Haryana would declare areas between Rewari & Bawal towns and areas on South of NH-8 as controlled areas for checking/preventing the unauthorised development.
- (iv) Govt. of Haryana will incorporate the conditions given above in para (i) to (iii) while publishing the Development Plan of Rewari-2021.

**AGENDA ITEM NO: 2 CONSIDERATION OF THE PROPOSAL FOR
DECLARATION OF "BHIWADI-TAPOOKRA-KUSHKHERA" AS REGIONAL
COMPLEX IN REGIONAL PLAN-2001-NCR.**

Shri Y.K. Bhatt, Chief Town Planner (NCR), Rajasthan, while giving background of the proposal mentioned that out of the three nodes viz. Bhiwadi, Dharuhera and Rewari forming the complex, as recommended in the Regional Plan-2001, Bhiwadi had been developing at a much faster pace. Of the 2,840 acres earmarked in the Master Plan under industrial use, about 2,000 acres have already been developed by RIICO. About 80% of the land proposed in the Master Plan under various uses have been developed by the various implementing agencies. Keeping in view the demand in this region, and the industrial land already exhausted in Bhiwadi township, RIICO was developing Chopanki, Kushkhera and Export Promotion Industrial Park (EPIP) at Tapookara in an area of about 2,000 acres. These industrial areas are being developed with the financial assistance of the NCR Planning Board. Besides the development of these industrial areas, a number of entrepreneurs have also sought conversion of rural land to industrial use along the Bhiwadi-Alwar Road. Govt. of Rajasthan, therefore, felt the need for integrated development of the entire area to give fillip to industrial development alongwith supporting facilities and also to prevent the unplanned development.

2. In this context, Shri Bhatt, mentioned that the Govt. of Rajasthan had earlier submitted a proposal for change of landuse in 5 revenue villages namely, Thara, Maseet, Jhiwan, Banbeerpur and Khajooriwas. These proposals were deliberated in the 44th meeting of the Planning Committee held on 14.1.2000 and the Planning Committee did not agree to these proposals, mainly in view of the fact they are scattered and fall in the rural/green areas. Since these villages now form part and parcel of the Regional Complex, the earlier objections would not hold good.

3. During discussion, Shri N.C. Wadhwa, Director, Town and Country Planning Deptt., Govt. of Haryana expressed his fear that such large development of a complex in the close vicinity of Bawal industrial area being developed with huge investment by Haryana Govt with the assistance NCRPB and Govt. of India, would create unhealthy competition and affect the development of Bawal Growth Centre. The representative of HSIDC was of the view that this might also affect repayment of loans to the Board. Chief Co-ordinator Planner (NCR), Haryana mentioned that as the area of the complex fell was a part of the catchment area of Sahibi river and since the slope was towards Haryana side, it was to be ensured by Govt. of Rajasthan that no untreated industrial effluents were discharged within the catchment area of Sahibi river as it was there only source of water supply. He further emphasised that the industrial effluents before discharge needed to be atleast at 20 BOD level for avoiding danger of contamination of surface and ground water. The representatives of the State of Haryana also indicated that the cost of land was much more in Haryana compared to Rajasthan and nobody would want their plots.

4. Shri G.S. Sandhu, Secretary, Govt. of Rajasthan while clarifying the observations made by the representatives of Haryana Govt. mentioned that in Rajasthan side the nearest point from Delhi on NH-8 is at Shahajanpur, and that was their nearest National Highway at a distance of about 100 Kms.. The developments at Bhiwadi, at a distance of 75 Km. South-West of Delhi has taken place in areas about 4 Kms. away from NH-8, whereas, Haryana being located adjacent to Delhi on three sides has ample advantages to develop

industrial areas all around Delhi and also along the NH-8 from Gurgaon to Dharuhera and onwards upto Bawal. Hence, fear of unhealthy competition between the two States is unfounded. As in Bhiwadi there were no industrial land available for allotment, it would not be justifiable to deny industrial development in this area. He further mentioned that keeping in view the demand, the Govt. of Rajasthan had been actively pursuing the proposal of providing a rail link from Rewari to Bhiwadi, linking Palwal in phases. Besides this, in order to provide an access to the complex, RIICO has already strengthened the existing link from Dharuhera to Bhiwadi, in a stretch of 9 Kms., out of which about 4.4 Kms. of (1.1 Km cement concrete and 3.25 Km bitumen) road has been constructed in the Haryana portion by RIICO, without apportioning any cost to the Haryana State. In fact an amount of Rs. 4.50 crores were spent by the Govt. of Rajasthan in Haryana portion. As such, Haryana Govt. should not have any fear of competition. He also mentioned that industrial waste was now not discharged on Haryana side and that the river Sahibi was also their source of water supply. He agreed that all precautions would be taken by planning and constructing Effluent Treatment Plants before the industrial wastes would finally be discharged.

5. Shri Atul Kumar Gupta, Secretary (Housing) Govt. of Uttar Pradesh was of the view that if the proposal of the Rajasthan Govt. met the requirements of the Regional Plan-2021 there should not be any objection in permitting this development.

6. After detailed deliberation, the Planning Committee recommended the proposal for an approval in principle of the Board with the following conditions/observations:

- a) The Bhiwadi-Kushkhera -Tapookara (Greater Bhiwadi Complex) may be declared as Regional Complex (Regional Centre) in RP 2001 and also be incorporated as such in the proposed RP-2021. The total area will be 29,342 acres only.
- b) Govt. of Rajasthan may declare the revenue areas of 94 villages under the Development Control Area of the Bhiwadi-Tapookara-Kushkhera Regional complex.
- c) The Integrated Bhiwadi Complex may be planned for a urbanisable area of about 29,342 acres for a population of 11 lakhs with associated facilities and amenities. The change of landuse of the five villages as indicated in para 1 of the Agenda notes is approved and to be incorporated in the Master Plan for Bhiwadi-Tapookara-Kushkhera as a Regional Complex. This shall stand incorporated in the Master Plan-2021.
- d) The above decision consequently modified the decision taken in the 44th Planning Committee vis-a-vis the 5 villages of Thara, Maseet, Jhiwana, Banbeerpur and Khajooriwas which would now form part and parcel of the Bhiwadi-Tapookara-Kushkhera Complex and no further piecemeal conversion of private holding being used for industries will be allowed.
- e) The Master Plan for Bhiwadi-Tapookara-Kushkhera Complex-2021 should be undertaken immediately under the provisions of Rajasthan Urban Improvement Act, 1959 taking into consideration not only the development proposals on the Rajasthan side but suitable linkages in the Haryana side was necessary. The areas which are separated by agricultural areas could be planned in an integrated and compact way without disturbing the rural settlements, otherwise, such agricultural areas will be under tremendous pressure and will attract unauthorised change of landuse. An exercise for investment requirements and funding possibility in the overall State

scenario, as a part of the integrated development studies, will further help in concretising the programmes for implementation.

- f) An appropriate area needs to be defined along Alwar- Bhiwadi road, upto 100 meter depth, leaving aside 60 meter mandatory provision of green buffer being a State Highway road so that development can follow in planned manner along both sides. The open /rural areas are to be protected through development controls.
- g) While developing the Regional Complex, Govt. of Rajasthan is to follow the conditions as under:
 - i) The industrial effluent shall have to be fully treated, as per standard and norms of pollution control, before it is finally discharged. Adequate provision of Effluent Treatment Plants in the Regional Complex is to be ensured by the Govt.
 - ii) All the land use changes for industrial purposes are to be taken in the framework of integrated development and it will be ensured that no cases of landuse change is taken up outside the complex.

**SUPPLEMENTARY AGENDA ITEM NO.1 CONSIDERATION OF THE
PROPOSAL FOR 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, U.P. SUB-REGION.**

The proposal was earlier placed before the 44th meeting of the Planning Committee held on 14.1.2000. After detailed deliberation, the Planning Committee cleared the proposal and observed that the comprehensive modified proposal be prepared in consultation with the Planning and Monitoring Cell, U.P., and be re-submitted to the Board's Secretariat. The Planning Committee authorised Member Secretary to take a decision on the above. The Board's Secretariat had received the modified proposal from Greater Noida Authority through the Planning Cell. This was again examined and placed before the Member Secretary who approved with the following conditions:

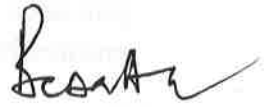
- i) A 60 meters wide "green buffer" on both sides of the State Highway/G.T. road as per the provision Regional Plan-2001 is to be kept wherever possible. However, "abadis" and existing structures falling within the "green buffer" are to be "spot zoned" and it is to be ensured that no new construction or extension in this green buffer is allowed.
- ii) Service roads are to be planned as a part of the comprehensive plan within the ROW of G.T. road.
- iii) An area of 180 ha. proposed for industrial use and 59.36 ha. for institutional use to be deleted from the earmarked 'industrial use' and institutional use in the Outline Development Plan for Surajpur and Kasna Sub-Regional Centres (Greater Noida) respectively for maintaining overall balance of landuse allocation.
- iv) Provision for Common Treatment Plants/ETPs to be incorporated in the layout plan and the same should be installed to ensure that the industrial effluents do not pollute the neighbouring settlements and agricultural lands.

2. The Planning Committee approved the above and ratified the decision taken as per delegation of power given to her in the 44th Planning Committee meeting.

3. The members of the Planning Committee expressed their gratitude to the Secretariat of the Board for clearing all the proposals in such a short time and hoped that the same would be placed before the Board on 20.6.2000.

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

**No.K-14011/45(AP)/2000-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Zone-IV,
Lodhi Road, New Delhi-110 003**



(B.C. DATTA)

Chief Regional Planner

Date: 23.5.2000

**Copy to : 1. Chairperson, Planning Committee.
2. Members of the Planning Committee.
3. All officers of the Board.**

LIST OF THE PARTICIPANTS

1. Mrs. Sarita J. Das
Member Secretary
NCR Planning Board
New Delhi.
2. Shri Atul Kumar Gupta
Principal Secretary
Housing Deptt., Govt. of U.P.
Secretariat Lucknow,
Uttar Pradesh.
3. Shri G.S. Sandhu
Secretary
Urban Development Department.
Govt. of Rajasthan
Secretariat, Jaipur,
Rajasthan.
4. Shri N.C. Wadhwa
Director
Town & Country Planning & Urban Estate
and Chief Administrator, HUDA,
Sector-18, Madhya Marg,
Chandigarh-160018
5. Shri M.P. Aneja
Chief Town & Country Planner
Town & Country Planning Deptt.
Govt. of U.P., 7, Bandaria Bagh
Lucknow, Uttar Pradesh
6. 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.
7. Shri S.K. Jain
Executive Director (Project)
Railway Board
Rail Bhawan, New Delhi-110 001.
8. Shri Vijay Risbud
Commissioner (Plg.)
Delhi Development Authority
Vikas Minar, New Delhi-110002.

9. **Shri K.T. Gurumukhi**
Additional Chief Planner
Town & Country Planning Organisation
Govt. of India, E-Block, Vikas Bhawan,
I.P. Estate, New Delhi.
10. **Shri Rakesh Gupta**
Addl. Secretary (L&B)
Govt. of NCT-Delhi
'B'block, Vikas Bhawan
I.P. Estate, New Delhi
11. **Shri B.C. Datta**
Chief Regional Planner
Member- Convenor
NCR Planning Board
12. **Shri D.S. Bains**
Commissioner,
NCR U.P. Sub-Region
Navyug Market, Commercial Building,,
II nd Floor, Ghaziabad, Uttar Pradesh.
13. **Shri R.C. Aggarwal**
Chief Co-Ordinator Planner
NCR Planning Cell, Haryana
C/O Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Haryana.
14. **Shri S.K. Zaman**
Chief Co-Ordinator Planner
NCRPlanning Cell (U.P.)
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
II nd Floor, Ghaziabad, U.P.
15. **Shri F. Chand**
Suptd. Engineer
Ministry of Surface Transport
Transport Bhawan, Parliament Street,
New Delhi.
16. **Ms. Manorama Dutta**
Regional Chief (NCR)
Housing & Urban Development Corpn.,
HUDCO House, Lodhi Road,
New Delhi-110 003.

17. Shri S.M. Sharma,
Joint Director (Projects)
Railway Board
Rail Bhawan, New Delhi-110 001.
18. Mrs. Rekha Devyani
General Manager (Plg. & Arch.)
Greater Noida Industrial Development Authority
H-169, Sector Gamma,
Greater Noida City-201 306
19. Shri A.K. Bhatnagar,
Economic Planner,
NCRPlanning Cell (U.P.)
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
IInd Floor, Ghaziabad, U.P.
20. Shri S. R. Agarwal
Sr. Town Planner,
Town & Country Planning Department,
Govt. of Haryana
Sector- , Gurgaon
Haryana.
21. Shri Jaswant Singh
Distt. Town Planner
(NCR Planning Cell)
C/O Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Haryana
22. Shri K. Surjit Singh
Distt. Town Planner,
HSIDC
SCO 40-41, Sector-17A
Chandigarh-160017
23. Shri K.K. Yadav
Distt. Town Planner
Town & Country Planning Deptt.
Govt. of Haryana
Rewari, Haryana.
24. Shri Sudhir Kshyap
Asstt. Town Planner
NCRPlanning Cell (U.P.)
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
IInd Floor, Ghaziabad, U.P.

OFFICERS OF THE NCR PLANNING BOARD

25. Dr. N.B. Johri,
Project Officer 'C'
26. Shri Rajeev Malhotra,
Project Officer 'C'
27. Shri V.K. Thakore
Project Officer 'B'
28. Shri J.N. Barman,
Project Officer 'B'
29. Shri N.K. Aneja,
Dy. Director (I)
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



No.K

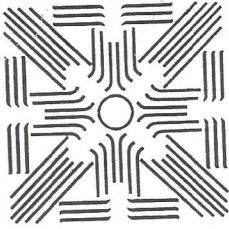
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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

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
Date : 11.7.2000

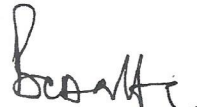
No.K-14011/41/AP/2000-NCRPB

**SUB: ADDENDUM TO THE MINUTES OF THE 45TH MEETING OF THE
PLANNING COMMITTEE HELD ON 22.5.2000**

Sir,

In continuation of the letter of even number dated 23.5.2000 enclosing therewith the minutes of the 45th meeting of the Planning Committee held on 22.5.2000, I am to send an Addendum as a part of the proceedings of the Committee in response to Memo No.CCP(NCR)-2000/1010 dated 23.6.2000 from the Chief Coordinator Planner (NCR), Govt. of Haryana. The views as under are circulated for information:

1. The State Government is opposed to large scale urbanisation close to Industrial Growth Centre, Bawal as well as Rewari Town. This may be read with para 3 on page 3 of the minutes of the 45th Planning Committee.
2. Haryana Govt. also suggested that para 6 (g) on page 5 may be documented as follows:
 - i) BOD level of discharge from the industries / industrial areas should not exceed twenty and the effluent should be of stream quality.
 - ii) No individual change of land use will be allowed within this complex and only organised industrial estate will come up which will be developed by public sector agencies / Govt. of Rajasthan.


(B.C. Datta)

Chief Regional Planner