



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

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

शहरी विकास एवं गरीब उपशमन मंत्रालय
Ministry of Urban Development
& Poverty Alleviation

Fax No. : 4642163

Date : 15.2.2001

No.K-14011/78AP/2000-NCRPB

MEETING NOTICE

Sub: 46th meeting of the Planning Committee of NCR Planning Board to be held on 23.2.2001 at 11.00 A.M. in the Office of NCR Planning Board, IHC, New Delhi.

The 46th meeting of the Planning Committee which was postponed (vide letter of even number dated 9.11.2000) will now be held on 23.2.2001 at 11.00 A.M. in the Office of NCR Planning Board, India Habitat Centre, Core-IV B, 1st Floor, Lodi Road, New Delhi-110003. The list of Agenda Items is enclosed. The details of the Agenda Notes will follow.

2. You are requested to kindly make it convenient to attend the meeting. Please confirm your participation by **FAX/Telephone**.


(B.C. DATTA)

**CHIEF REGIONAL PLANNER
MEMBER-CONVENOR**

Ph.: 4642289

Encl : As above.

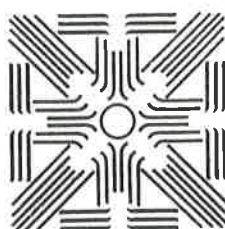
To:

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

Sh. S. Surendra
Dy. Director

AGENDA NOTES

**46TH MEETING OF THE
PLANNING COMMITTEE
TO BE HELD
AT 11.00 A.M. ON 23.2.2001
IN THE OFFICE OF THE
NCR PLANNING BOARD**



*Cat-928
Acc 1054
MC(46)-2001*

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

AGENDA ITEMS FOR THE 46TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.00 A.M. ON 23.2.2001 IN THE OFFICE OF THE NCR PLANNING BOARD CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

Agenda Item No.	Item	Page No.
Agenda item No.1	Confirmation of the minutes of the 44th & 45th meeting of the Planning Committee held on 14.1.2000 and 22.5.2000 respectively.	1
Agenda item No.2	Review of the action taken of the last meetings of the Planning Committee held on 14.1.2000 and 22.5.2000.	1 - 5
Agenda item No. 3	Follow up Actions taken on the decisions of the 25th Board meeting held on 12.7.2000.	5 - 16
Agenda item No.4	Consideration of the Base Paper for High Level Group under the Chairmanship of Union Development Minister & Poverty Alleviation for preparation of Regional Plan-2021	17
Agenda item No.5	Landuse change proposals received from Govt. of Uttar Pradesh.	—
	(i) Consideration of the proposal of change of landuse measuring an area of 32,630 sq. ft. (0.749 acres) in Khasra No. 2751 in village Bhurgarhi tehsil Dasna, Ghaziabad from 'Agriculture' to 'Industrial' use in Ghaziabad Master Plan	17 - 19
	(ii) Landuse change proposals of Uttar Pradesh Housing & Development Board (UPHDB)	19 - 21
	(a) Change of landuse of an area measuring 3062 acres from 'agriculture' to 'residential use' on Delhi-Saharanpur road near Tronica city in Ghaziabad - Loni Master Plan area.	—
	(b) Change of landuse of an area measuring 340 acres from ' agriculture use' to 'residential use' on Loni-road near Pasanda village in Ghaziabad-Loni Master Plan area.	—
Agenda Item No.6	Consideration of the Development Plan of new industrial areas of Delhi in Bawana area prepared by Delhi State Industrial Development Corporation.	21 - 22
Agenda item No.7	Consideration of the proposal of treating the students of schools in Noida at par with Delhi students for the purpose of seeking admission in professional colleges of Delhi.	22 - 24
Agenda item No.8	Consideration of Revised Guidelines for Financing Jointly funded Projects by NCR Planning Board.	24 - 25
Agenda item No.9	Any other item with the permission of the chair.	

LIST OF ANNEXURES

		Page No.
Annexure-I	Minutes of the 44th Planning Committee held on 14.1.2000.	26-44
Annexure-II	Minutes of the 45th Planning Committee held on 22.5.2000	45-57
Annexure-III	Base Paper for preparation of Regional Plan-2021 for High Level Group under Chairmanship of UDM&PA.	--
Annexure-IV	Proposal change of landuse measuring an area of 32,630 Sq.Ft. (0.749 acres) in Khasra No.2751 in village Bhurgarhi tehsil Dasna, Ghaziabad, UP.	58-71
Annexure-IV-A	Copy of the letter addressed to the Secretary, Housing, Govt. of UP dated 15.12.2000.	72-73
Annexure-V	Change of landuse of an area measuring 3062 acres on Delhi-Saharanpur road near Tronica City in Ghaziabad-Loni Master Plan area.	74-76
Annexure-V-A	Change of landuse of an area measuring 340 acres on Loni Road near Pasanda village in Ghaziabad-Loni Master Plan area.	78-80
Annexure-V-B	Copy of the letter of Commissioner NCR, UP dated 1.8.2000.	81-84
Annexure-V-C	Copy of the letter of Commissioner, NCR UP dated 17.11.2000.	85-115
Annexure-VI	Copy of the letter from Chairman, DUAC dated 29.9.2000 for No Objection on the proposal of "Development of Industrial Area at Bawana" (Conceptual Stage).	116-131
Annexure-VII	Copy of the appeal from All Noida Schools regarding Eligibility to Professional colleges in Delhi.	132-133
Annexure-VII-A	Copy of the letter received from Secretary, Department of Secondary Education, Govt. of UP.	134-135
Annexure-VIII	Guidelines (Existing) for Financing Urban Development Schemes by NCR Planning Board.	136-150
Annexure-VIII-A	Revised Guidelines for Financing Joint Sector projects by NCR Planning Board.	151-174

AGENDA NOTES FOR THE 46TH PLANNING COMMITTEE MEETING TO BE HELD AT 11.00 A.M. ON 23.2.2001 IN THE OFFICE OF THE NCR PLANNING BOARD, ZONE IV, FIRST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 44TH AND 45TH MEETINGS OF THE PLANNING COMMITTEE HELD ON 14.1.2000 AND 22.5.2000 RESPECTIVELY.

Minutes of the meeting of the 44th Planning Committee held on 14.1.2000 vide letter No.K-14011/88/AP/99-NCRPB dated 23.2.2000 (Annexure-I) and 45th meeting of the Planning Committee held on 22.5.2000 vide letter No.K-14011/45/AP/2000-NCRPB dated 23.5.2000 (Annexure-II) may be confirmed.

AGENDA ITEM NO.2: REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 44TH AND 45TH MEETINGS OF THE PLANNING COMMITTEE HELD ON 14.1.2000 AND 22.5.2000 RESPECTIVELY.

I. 44TH PLANNING COMMITTEE

1. Sub-Regional Plan NCT-Delhi / Haryana

The status of non-preparation and non-publication of Sub-Regional Plans Haryana and Delhi were informed in the 25th meeting of the NCR Planning Board held on 12.7.2000.

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

The recommendations of the 43rd Planning Committee in respect of 9 landuse change cases were sent to the Ministry for final decision of the Chairman, NCRPB and the Minister of Urban Development & Poverty Alleviation on 12.5.99. As per the communication received from the Ministry decisions on the landuse change cases are as under :

- i) The change of landuse of an area measuring 1996 ha. from 'rural use / agriculture green' to 'urban uses' in Dwarka Phase-II, Delhi has been approved and notified on 16.10.2000.

- So id
Sd be
located
in Haryana
ii) The change of landuse of an area measuring 133 ha. from 'rural use' to 'commercial' (Oil Storage terminal complex) at Holambi Kalan, in Narela, Delhi has been rejected. Relocation at Haryana

- iii) The change of landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in South of Mehruoli-Mahipalpur Road, Delhi has been approved and notified on 29.10.1999.

The decisions in respect of the remaining six landuse change cases are awaited.

3. Follow-up Actions Taken on the decisions of the 24th Board meeting held on 23.3.99.

i) Common Economic Zone

The matter was raised by Chief Minister, Delhi in the 25th meeting of the NCR Planning Board held on 12.7.2000. The Ministry has been requested to convene a meeting of the State Chief Secretaries and Secretaries of MOST, Telecommunications and Power and Chairman, Railway Board.

ii) Rationalisation of Tax Structure

This matter has been reported at para 3.2 in the Agenda item No.3 i.e. Follow up Action of the 25th Board meeting held on 12.7.2000.

iii) FNG Expressways

This matter has been reported at para 3.3 in the Agenda item No.3 i.e. Follow up Action of the 25th Board meeting held on 12.7.2000.

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

This matter has been reported at para 3.5 in the Agenda item No.3 i.e. Follow up Action of the 25th Board meeting held on 12.7.2000.

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

The Board's decision on the selection of gauge system of DMRC i.e. the gauge of Delhi MRTS Phase-I should be broadgauge only, so that there is flexibility for inter-running of trains between MRTS and Northern Railway was conveyed to DMRC vide our letter no.K-14011/37/ATN/99-NCRPB dated 13.5.99. A reply was received on 7.6.99 from the Managing Director of DMRC, wherein it was stated that Delhi MRTS was approved by the Union Cabinet as a stand-alone system and it was also stated that inter-running is neither technically nor operationally feasible. However, in view of acceptance of broad gauge track recently, issue of inter-running of trains may further be taken up by Railways.

vi) Linking of Bhiwadi with Rewari-Gurgaon railway line.

This matter has been reported at para 3.6.3 in the Agenda item No.3 i.e. Follow up Action of the 25th Board meeting held on 12.7.2000.

viii) Extension of MTNL boundary to cover the entire NCR.

Ministry on the request of NCRPB has taken up the following issues with the M/o Communication through their letter dated 17.6.98 and 7.6.99. The issues taken up are as follows :

- i. Uniform local call system in the NCR.
- ii. Extension of MTNL Boundaries to cover the NCR.
- iii. Telephone on demand.
- iv. Single STD Code.

The local system between Delhi and DMA Towns has already been implemented. The M/o Communication is 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 M/o Communication vide their letter dated 24.12.99 have informed that "Telephone on Demand" will be available in all DMA Towns of NCR by March, 2000. Telephone on demand is envisaged by the end of year 2002 in the country with the participation of private sector in basic telecom service. The Ministry of Communication has expressed its inability to extend MTNL Boundary to entire NCR and to provide Single STD Code due to administrative and operational reasons. The matter was discussed in the 25th meeting of the Board held on 12.7.2000. Secretary, M/o Communication assured that their department would ensure the region as cohesive & holistic and other value added services such as pager, cellular, digital network and internet had been provided at par with that of Delhi. This matter is being further pursued by DOT.

4. Preparation of Regional Plan-2021.

This matter has been reported at para 3.4 in the Agenda item No.3 i.e. Follow-up Action of the 25th Board meeting held on 12.7.2000.

5. Development of Integrated Regional Rapid Transit System in NCR.

This matter has been reported at para 3.6.1 in the Agenda item No.3 i.e. Follow-up Action of the 25th Board meeting held on 12.7.2000.

6. Consideration of proposals for landuse change received from participating States are as under:

a) Change of landuse of an area measuring 11.711 ha. from agricultural / green belt to educational institution (Medical & Dental College) in the Meerut Master Plan-2001.

The Planning Committee decided in its 44th meeting that the permission for setting up of Medical and Dental College in Meerut might be got revalidated. The revalidation of permission has not been received from the Govt. of U.P.

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 Planning Committee recommended for change of landuse of an actual area of 212 acres. The proposal has been submitted to the Ministry for final decision of the Chairman, NCRPB and Union Minister of Urban Development & Poverty Alleviation on 9.3.2000. The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 19.1.2001.

c) Change of landuse of an area measuring 510 ha. (modified area 460.10 ha.) for development of industrial / commercial and institutional area along G.T. Road in the Greater Noida notified area.

The matter has been reported at para II (c) in this agenda item.

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 proposal was not recommended by the Planning Committee and the same was submitted to the Ministry for final decision of the Chairman, NCRPB and Union Minister of Urban Development & Poverty Alleviation on 9.3.2000. The matter was discussed in a meeting taken by the Chairman, NCRPB & UDM on 4.1.2001. The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 19.1.2001. However, the UP Govt. is to ensure that the ROW all along the proposed alignment of FNG Expressway remain free from encroachment and 200 acres of land that were reserved under BOOT may also be kept reserved to facilitate implementation of Expressway.

(e) Sub-Regional Plan for Haryana (Supplementary Agenda Item No.1)

The status of non-preparation and non-publication of Sub-Regional Plan of Haryana was placed for information of the Board in its 25th meeting held on 12.7.2000.

(f) Change of landuse (2001.72 ha.) from 'rural use' to 'urbanisable use' for industrial purpose at Chopanki, Kushkhera and Tapookra in Tijara tehsil of Rajasthan Sub-region { Supplementary Agenda Item No.2 (A)}.

The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 18.1.2001.

(g) Change of landuse from 'rural use green buffer / green belt / green wedge' to 'industrial use in villages - Thara, Banmbeerpur, Jeewana, Khajooriwas and Maseet' of Tijara tehsil of Alwar district, Rajasthan { Supplementary Agenda Item No.2 (B)}.

The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 18.1.2001.

(h) Consideration of the Revised Draft Development Plan for Rewari-2021 prepared by Town & Country Planning Department, Govt. of Haryana { Supplementary Agenda Item No.3}.

The proposal was reconsidered in the 45th Planning Committee meeting after incorporating suggested modification. The proposal was considered by the Board in its 25th Board meeting and the view was taken that this proposal would be considered by the High Level Group constituted for the preparation of RP-2021.

(i) Proposals submitted by participating State Govts. for inclusion of additional areas in the National Capital Region { Supplementary Agenda Item No.4}.

The matter has been reported at para 3.12 in the Agenda item No.3 i.e. Follow-up Action taken on the decision of the 25th Board meeting held on 12.7.2000.

II. 45TH PLANNING COMMITTEE

(a) Agenda item No.1: Consideration of the Draft Development Plan for Rewari-2021

This has been reported under para 6 (h) above in this agenda item.

(b) Agenda item No.2 : Consideration of the proposal for declaration of "Bhiwadi-Tapookra-Kushkhera" as Regional Complex in Regional Plan-2001-NCR.

The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 18.1.2001. Declaration of Bhiwadi-Tapookra-Kushkhera as Regional Complex has been approved.

(c) Consideration of the proposal for change of an area measuring 510 ha. (modified area 460.10 ha.) for development of industrial / commercial and institutional area along G.T. Road in the Greater Noida notified area, UP Sub-Region { Supplementary Agenda Item No.1 }.

The modified proposal was placed before the 45th Planning Committee meeting held on 22.5.2000 and the meeting of the NCR Planning Board held on 12.7.2000 has approved the proposal. The proposal has been approved by the Ministry vide letter No.K-13011/10/2000-DDIB dated 19.1.2001.

AGENDA ITEM NO.3: FOLLOW UP ACTIONS TAKEN ON THE DECISIONS OF THE 25TH BOARD MEETING HELD ON 12.7.2000.

The Action taken on the various decisions of the 25th Board meeting held on 12.7.2000 are placed below for information of the Planning Committee :

S.NO.	ISSUES FOR ACTION	ACTION TAKEN/STATUS
3.1	Review of NCR Planning Board Funded Projects: The Chairman while showing his concern regarding delays, cost overruns, non-starting of projects etc. in the implementation of NCR funded projects stated that out of the 138 projects 57 had been completed, out of ongoing 81 projects 35 projects had time overrun ranging from one year to seven years and 15 had not yet started.	The Board has been taking up the matter of delays, cost overruns, non-starting of projects etc. with the respective State Govts./ implementing agencies, NCR Planning & Monitoring Cells in the three Sub-regions emphasising the need for timely completion of the projects

The Board has also taken up the matter relating to the said issues earlier with the Chief Secretaries of the participating States at the level of Secretar (UD) (vide D.O. No. 14011/17/2000/PMC/NCRPB dated 25.4.2000.

Out of the 14 State Govts/implementing agencies the required information has so far been received from RIICO, UIT, Alwar, BKDA & HPDA who have sent part of the information which is being examined in the Board. The revised date of completion of the projects submitted by the RIICO has been approved by the PSMG-I in its 27th meeting held on 13.3.2000. The progress of the various schemes were reviewed in a meeting taken by Member Secretary on 17.1.2001.

3.2 Rationalisation of Tax Structure:

Minister for Town and Country Planning & Urban Estates pointed out that there was no sales tax in Delhi on wheat flour, rice and maida whereas in Haryana 4% sales tax was being levied and perhaps 2% CST also. He wanted that the uniform tax structure being called off, be implemented and this was the responsibility of the NCR.

Minister for Urban Development U.P. agreed with the minister of Haryana and stated that the biggest mandi of U.P. was Hapur, this was now deserted as the trade had shifted to Delhi because of unequal tax rates.

Chief Minister, Delhi stated that Delhi Govt. had not imposed any tax on the grains because of the policy of Govt. of India and hence, Delhi markets became attractive and it was just a problem which existed.

The status with regard to the implementation of the recommendations of the Chief Ministers and Finance Ministers Conference held on November 16, 1999 for adoption of minimum floor level of taxes at the National level by the States, including the NCR States, was noted by the Board.

As regards sales tax on wheat, flour, rice etc., these commodities have been exempted from tax as per the recommendations mentioned above. However, the states have been given the freedom to adopt higher rate on any of these commodities. Since these commodities are exempted from tax in Delhi no CST is charged on them.

It may be mentioned herein that the matter regarding introduction of VAT and phasing out of levy of CST is under active consideration of the Empowered Committee of State Finance Ministers constituted by the

Ministry of Finance, Govt. of India. The Committee has already recommended levy of VAT by all states by April, 2002. Also, it has recommended reduction of CST to 3 percent by April 2001 and to 1 percent by April 2003. Once these reforms are adopted the states of Haryana, UP would reduce the rate of sales tax on foodgrains to the level of CST rate. It is felt that the introduction of these reforms at the national level will go a long way in achieving the objectives of the balanced and harmonised development of NCR.

3.3 Construction of Expressways:

The Chairman stated that none of the six Expressways proposed in the Transport Sector Functional Plan had been started on the ground (Para 3-iii). Chief Engineer, M/o Surface Transport stated that MOST could not take further development in NCR region as it was committed to golden quadrilateral and other corridors. He submitted that NCR would have to think of other innovative methods to fund its expressway.

The meeting of the Steering Committee for FNG was held on 23.3.99 and its minutes were circulated on 26.4.99. As a follow-up action on the minutes of the Steering Committee letters were issued to NBCC & NHAI on 11.5.99 and a letter was sent to MOST through the Secretary, UD. NHAI/MOST had expressed their inability to take-up the project. To initiate the process of re-tendering, the Board had placed two studies for updating of Bid Documents and Review of Traffic Assignment etc., before the PSMG-II held on 8.9.99 for approval. The review exercises were kept in abeyance by PSMG-II.

Meanwhile, the alternative methods of funding the NCR Expressways, particularly the FNG Expressway project was also explored with private investors by the way of Public Private Partnership (PPP) approach. IL&FS vide their letter dated 28.9.99 had submitted a proposal to take up the project by forming a Special Purpose Vehicle (SPV) wherein the proposed equity share for NCRPB was 2.5% of the landed project cost i.e. approximately Rs. 38 Crs. for FNG Expressway.

The matter was placed before the PSMG-I held on 13.3.2000 for an in principle approval. It was noted by the Group that large and complex projects of this nature which are heavily dependant on support and active participation of multiple Government agencies can be successfully implemented on the commercial basis lies only in a PPP format. It was decided in the 27th PSMG-I meeting to call for the next Steering Committee meeting to discuss the proposal.

A Steering Committee Meeting was held under the Chairmanship of the Secretary (UD) on 30.6.2000 wherein the various options for implementing the expressway projects were discussed in detail. It was decided by the Steering Committee to explore the possibilities of amalgamating the expressway corridors in NCR with the National Highway Development Project presently undertaken by the Infrastructure Group under PMO.

The matter was again discussed in the 25th Board Meeting of NCRPB held on 12th July, 2000 and emphasis was given on the need for alternative strategies for implementing the expressways in and around Delhi.

As per the decisions of the Steering Committee, a detailed proposal was submitted to the Ministry vide our letter of even number dated 30.8.2000 for further necessary action. The proposal was also discussed with Senior Officers of NHAI by NCRPB officers in the presence of OSD, Ministry of Urban Development. The matter was again taken up with the Ministry vide our letter of even number dated 10.10.2000 & 2.11.2000. Meanwhile, Secretary UD had taken a meeting to discuss the implementation mechanism of the NCR Expressways on 20.11.2000, wherein it was decided to carry forward the updation of the FNG Feasibility study report, which was done in 1994-95. In this regard, a DO letter is again written

to the Ministry on 13.12.2000 and the matter was further discussed in a meeting taken by UDM on 4.1.2001 and with the Secretary on 5.1.2001.

Secretary (UD) had further taken a meeting on 23.1.2001 to discuss the issue of Integration of NCR Expressways with GQ/NHDP. MOST is ready to take up the implementation of Western Peripheral Expressway only as a part of NHDP provided the Delhi Govt. handover the entire 100 mt. ROW along the route. It was decided in the meeting that the NCR Expressways needed to be looked at as National Priority and MoUD&PA agreed to take the issue of implementing the Eastern & Western Expressway as a outer ring around Delhi with the PMO for their consideration.

3.4 Preparation of Regional Plan - 2021:

Reacting to various responses for the Plan 2001-2021, Chairman stated that with the permission of the Board he was willing to constitute a Group under his own chairmanship and he would take one representative from each State as recommended by the States and a representative from all the Central Ministries and would try to resolve all differences of views at his level and if required at Prime Minister's level.

"Draft Base Paper for the preparation of Regional Plan-2021" has been prepared for discussion in the Planning Committee meeting as an Agenda item (No.4) and it has been circulated to all the participating States vide letter No.K-14011/32/99/NCRPB dated 21.12.2000.

On the basis of the note sent to the Ministry vide U.O. No.K-14011/69/2000/PMC-NCRPB for obtaining the approval, the Ministry had finalised the list of members of the High Level Group with the Minister as Chairman.

The Board noted the progress made towards preparation of RP-2021 and decided to constitute a High Level Group under the Chairmanship of the Minister for Urban Development and Poverty Alleviation with representatives from participating States, Central Ministries and experts from the relevant field, who would go into the details and prepare the Plan 2021. The Board also empowered the Chairman to take all necessary

decisions and undertake work studies to prepare the Plan with the help of reputed consultants, if necessary. The expenditure would be borne by the NCR Planning Board.

3.5 Captive Power Plants:

Minister of Town & Country Planning, Haryana stated that M/o Power had not made any progress on the proposal to install the proposed captive power plant in Manesar. He requested the Chairman to issue the orders to the M/o Power and NCRPB in this regard.

Joint Secretary M/o Power informed that his Ministry had set up a Committee for Power sector development i.e., setting up of Captive Power Plants at Manesar, Bhiwadi and Ghaziabad with a prespective of 15-20 years and Central Electricity Authority (CEA) was carrying out study in this regard. CEA had made the draft report for Manesar and Bhiwadi and report regarding Ghaziabad would be made soon after the data was made available.

The matter was pursued with CEA through the Ministry and a review meeting was taken on 7.8.2000 with CEA by the Jt. Secretary, Ministry of Power and Chairman of the Committee. Another review meeting was taken by the Chairman, CEA on 30.8.2000 followed by a meeting taken by Member, CEA with the Chief Engineers of concerned states to discuss the line of action, data gaps and to firm up the target dates for completion of the Pilot Studies. The draft final report for Bhiwadi (Rajasthan), Manesar (Haryana) and Ghaziabad (U.P.) has been received from CEA vide their letters dated 4.10.2000, 10.11.2000 and 29.12.2000. All the three reports of Bhiwadi, Manesar and Ghaziabad had been circulated to all the members of the Committee. NCRPB has requested the Chairman of the committee to indicate a suitable date to convene the meeting. A meeting of the Committee has been convened on 24.02.2001.

3.6. Railways:

3.6.1 Regional Rapid Transit System (RRTS) for NCR

Shri Dhirpal, Minister of Town & Country Planning and Urban Estates, Govt. of Haryana highlighted the need for high speed trains between Delhi and adjoining areas in order to facilitate the movement within the region.

M/s RITES conducted a study commissioned by Northern Railway for the Identification of Rail Projects for Commuter Travel in NCR and Delhi (RRTS). The proposal consist of activating the Delhi rail network and the regional corridors connecting Delhi and Narela-Sonepat-Panipat, Bahadurgarh-Rohtak, Gurgaon-Rewari, Ghaziabad-Meerut, Hapur, Khurja, NOIDA, Faridabad-Palwal and Shahdara-Shamli for an estimated total cost of Rs.5242 crs.

Chairman, Railway Board informed that as the Govt. started funded railway projects, funds became scares as the lines were not financially viable and railway faced criticism because development was not taking place at the required pace in various States. He emphasised the need for inputs in this area and cited example of Bombay area where investment was being shared equally by railways, State Govt. and local authorities. He emphasised the need of sharing the investment and requirment of integrated approach.

The cost sharing for the projects identified in the RITES study were intimated to the participating State Govts. of NCR as well as Ministry of Railways vide letter No.K-14011/24/96-NCRPB (Vol.II) dated 7.6.99. The Ministry of Railways had called a meeting on 6.7.99 to discuss the issue with the Minister for Urban Development and the Chief Ministers of U.P. & Haryana. The meeting could not take place on the proposed date on a request of UDM. Subsequently, the State Govts. of U.P. & Haryana had expressed their inability to share the cost suggested in the RITES report due to the financial constraints.

Reacting to this, Chairman said that he would take these suggestions, difference of views of various Ministries and then he would take the initiatives to take the decision so that the matter is finally decided.

Citing an example of 1/3rd sharing of cost of Railway Project by NCRPB he stated that for the Plan 2001-2021 with the permission of Board he was willing to constitute a Group under his own Chairmanship and he would take one representative from each State as recommended by States and representatives from all Ministries, Railway Board and other concerned and he would try to resolve at his level and if required, at Prime Minister's level. He mentioned that there was no use allowing things to continue in the same way rather it was better to clinch the issue and take a decisions so that everybody knew what was the current status.

The matter of cost sharing was again taken up in the 44th Planning Committee meeting held on 14.1.2000 and it was decided that the beneficiary State Govts. should send a formal request to the Ministry of Railways to exclude the cost of rolling stock in the cost sharing formula by which the net cost to be shared between various govt. agencies could be brought down to Rs.2180 crs. in place of Rs.5254 crs. It was also decided in the Planning Committee meeting to explore the possibilities of innovative finance mechanism such as creation of a Special Purpose Vehicle (SPV) for the implementation of the identified schemes, which will facilitate the raising of money from the capital markets as well as from foreign sources. M/s RITES has submitted a proposal to form a SPV for a particular corridor connecting Tilak Bridge with Greater Noida.

3.6.2 Rail line to connect Hansi-Rohtak, Palwal-Rewari, Gurgaon-Palwal and Rewari-Jhajjar-Rohtak

Shri Dhirpal, Minister for Town & Country Planning & Urban Estates, Govt. of Haryana requested to connect Hansi-Rohtak, Palwal-Rewari, Gurgaon-Palwal and Rewari-Jhajjar-Rohtak by Rail line.

Regional Plan - 2001 of NCRPB has identified a regional railway bypass passing through Meerut-Hapur-Bulandshahr-Khurja-Palwal-Rewari-Rohtak and Panipat surrounding Delhi. This regional bypass would provide a tremendous boost to the economy of the Region by opening up of new areas and help in fulfilling the national objectives of movement of bulk goods. Part of this link already exists between Meerut-Hapur-Bulandshahr-Khurja and Rohtak-Panipat and new lines are to be laid between Khurja-Palwal-Rewari-Jhajjar and Rohtak for about 205 kms.

Preliminary engineering-cum-traffic survey for Khurja-Palwal-Rewari-Rohtak Rail Link was conducted by Northern Railway in 1994-95. A Feasibility Study of alternative alignment between Sohna and Jhajjar via Ghari Harsaru (near Gurgaon) was also carried out.

As per the discounted cash flow technique carried out by Northern Railway, the rate of return of the project comes to less than 2% by taking the life of the project as 30 years. The project was not found financially viable and Northern Railway had concluded that the railway line was not justified.

3.6.3 Linking of Bhiwadi with Rewari-Gurgaon railway line.

Minister for Urban Development, Rajasthan indicated that no decision had been taken.

Chairman, Railway Board informed that main reason for this was lack of funds and if the cost was shared, railway would bear its share and the project could be executed.

Earlier, a letter sent on 19.4.99 to Addl. Member (Projects) Railway Board. A meeting was held with RIICO, IL&FS & NCRPB on 17th Sept., 1999 to discuss the details of taking up the project on a public private partnership pattern and subsequently another meeting was held on February 16, 2000 at Jaipur wherein it was decided to form a Joint Venture Company. PDCOR

Limited will prepare a draft MoU towards the development of the rail link between the State Govts. of Haryana, Rajasthan and Railways with IL&FS as associate so that the project could be implemented on BOT basis. It was also decided on the aforesaid meeting to associate NCRPB at the project development as well as implementation stage as rail linkage would be of immense importance for developing NCR region.

3.6.4 Parallel Rail Line between Delhi-Meerut

Shri Lal Ji Tondon, Minister for Urban Development, UP highlighted the need for a parallel rail line between Delhi and Meerut to facilitate the commuters.

M/s RITES conducted a study commissioned by Northern Railway for the Identification of Rail Projects for Commuter Travel in NCR and Delhi (RRTS). The proposal consist of activating the Delhi rail network and the regional corridors connecting Delhi and Narela-Sonepat-Panipat, Bahadurgarh-Rohtak, Gurgaon-Rewari, Ghaziabad-Meerut, Hapur, Khurja, NOIDA, Faridabad-Palwal and Shahdara-Shamli for an estimated total cost of Rs.5242 crs.

For the section between Ghaziabad and Meerut, the Report suggested:

Phase-I (2005) - The provision of automatic color light signalling and strengthening of double BG line from Ghaziabad to Meerut (48 kms.).

Phase-II (2011) - Addition of third electrified BG line.

Phase-III (2025) - Addition of fourth electrified BG line and making dedicated double line corridor available. MOR is to inform the action taken.

3.7 Declaration of "Bhiwadi-Tapookra-Kushkhera" as Regional Complex in Regional Plan-2001-NCR submitted by Govt. of Rajasthan:

Govt. of Rajasthan submitted the proposal for Declaration of Bhiwadi-Tapookara-Kushkhera as a Regional Complex in the Regional Plan-2001 with the inclusion of the revenue area of 94 villages in Development Control Area of proposed complex and to earmark 29,342 acres (11,879 ha.) of land under urbanisable use including the revenue area of 5 villages for the assigned population of 11.00 lakhs by the year 2021. The proposal was considered in 45th Planning Committee meeting which recommended the proposal with certain conditions for the consideration of the Board.

This had been discussed in the meeting taken by UDM on 4.1.2001. Declaration of Bhiwadi-Tapookra-Kushkhera as Regional Complex has been approved.

The representative of the Govt. of Haryana who was a member of the 45th Planning Committee opposed this proposal. The Chairman suggested that the High Level Group proposed to be constituted for Regional Plan-2021 would also examine this matter and resolve the differences of perception.

3.8 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 submitted by Govt. of UP:

Board approved the modified proposal for change of landuse of an area measuring 460.10 ha. from 'rural use' to 'industrial/ institutional/ commercial use' with all the conditions.

The modified proposal has been approved by the Ministry.

3.9 Draft Development Plan for Rewari-2021 submitted by Govt. of Haryana:

Chairman suggested that since the Plan relates to development of Rewari for the perspective year 2021, it would be appropriate to consider this issue in the High Level Group proposed to be constituted for preparation of Regional Plan 2021 along with the proposal of the Govt. of Rajasthan for Regional complex.

The proposal was considered by the Board in its 25th Board meeting and a view was taken that this proposal would be considered by the High Level Group. Accordingly, a High Level Group has been constituted under the Chairmanship of Minister for UD&PA for the preparation of RP-2021 vide letter No.K-14011/1/2001-DDIB dated 18.1.2001.

3.10 Commitment Charges/ Deferment Charges for non-drawal of Loan:

Board approved the decision taken by PSMG-I and agreed to levy the commitment charges for new projects @ 1% on the undrawn loan instalment after one year from the date of sanction of loan and deferment charges @ 0.5% of the loan amount to be levied in case any State Govt./agency wants to defer the drawal of the instalment of the loan amount.

Decision taken by the Board has already been conveyed to all the implementing agencies, Secretaries of the participating State Govts. and Chief Coordinator Planners of NCR Cells vide Board's letter No.B-20018(5)/99-2000 dated 21.11.2000 for information and necessary action.

3.11 Reduction of Interest Rates:

Board approved the reduction in the interest rates for the new infrastructure projects from 12% to 10% p.a. for the current financial year. NCRPB should work on concept of basket proposal ensuring cross subsidy within the basket.

Decision taken by the Board has already been conveyed to all the implementing agencies, Secretaries of the participating State Govts. and Chief Coordinator Planners of NCR Cells vide Board's letter No.B-20018(5)/99-2000 dt. 21.11.2000 for information and necessary action.

3.12 Proposal for inclusion of additional areas in the NCR:

Chairman stated that this proposal had been approved in principle in the 24th Board meeting and there would be no change in the decision already taken, however, while preparing Regional Plan-2021, the views of the Haryana Govt. would be kept in mind by the High Level Group. The earlier proposal of Govt. of Haryana examined and recommended by the 44th Planning Committee would be treated as withdrawn. The issue of inclusion of the additional areas of U.P., Rajasthan and M.P. raised in the meeting would also be considered by the High Level Group.

Draft notification regarding inclusion of additional areas sent to the Ministry vide our D.O. No. K-14011/75/99-NCRPB dt. 8.12.2000 with the request to notify the same in the official gazette.

The matter was discussed in the meeting taken by Chairman, NCRPB & Hon. UD&PAM on 4.1.2001 where in it was decided that the proposal for inclusion of all additional areas would be considered and during the preparation of RP-2021. The draft minutes of the meeting held on 4.1.2001 was sent to the Ministry for approval on 9.1.2001.

3.13 Issues related to Human Resource Development and Personnel Management:

Board approved the Recruitment Rules for the posts of Director, Joint Director (Technical) and Joint Director (Finance) ex-post facto, re-designation of officers and the Revised Assessment Scheme for the Technical Officers in the Recruitment Rules.

Draft notifications reg. (i) Recruitment Rules for the posts of Director, JD(Tech) & JD(Fin), and (ii) Redesignation of officers and Revised Assessment Scheme for the Technical Officers in the Recruitment Rules have been prepared for notification.

3.14 Payment of Honorarium to the Chairman, Steering Committee and the Charmen of 7 Sub-groups for Review of Regional Plan-2001:

The matter was discussed and Board authorised the Chairman to take a decision in the matter.

A note has been prepared and sent to the Chairman, NCRPB and Union Minister of UD&PA on 6.12.2000 for consideration and decision. In the meeting taken by the Hon. UDM&PA on 4.1.2001, the proposal was not acceded to.

AGENDA ITEM NO.4 : CONSIDERATION OF THE BASE PAPER FOR PREPARATION OF REGIONAL PLAN-2021 FOR HIGH LEVEL GROUP UNDER THE CHAIRMANSHIP OF UNION MINISTER OF URBAN DEVELOPMENT & POVERTY ALLEVIATION.

A Base Paper has been prepared for discussion and submission to the Chairman, NCRPB and Union Minister of Urban Development & Poverty Alleviation. The Base Paper for preparation of Regional Plan-2021 vide letter No.K-14011/32/99-NCRPB dated 21.12.2000 to State Govts. / Planning Cells for suggestions is placed at Annexure-III

AGENDA ITEM NO.5 : LANDUSE CHANGE PROPOSALS RECEIVED FROM GOVT. OF UTTAR PRADESH

(i) Consideration of the proposal of change of landuse measuring an area of 32,630 Sq. Ft.(0.749 acres) in Khasra No. 2751 in village Bhurgarhi tehsil Dasna, Ghaziabad from 'agriculture' to 'industrial' use in Ghaziabad Master Plan

A proposal has been received from Govt. of U.P. for change of landuse of 32,630 sq. ft. (0.749 acres) for setting up of a Leather Processing & Tanning Unit in the Khasra No.2751 in village Bhurgarhi tehsil Dasna, Ghaziabad from 'Agriculture' to 'Industrial' use in Ghaziabad Master Plan Area. The proposed site is located more than 2 km. from the urban area and about 500 to 600 mt. from main road. The detailed proposal received from Govt. of U.P. is at Annexure-IV.

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

- i) The Leather Processing & Tanning Unit was located at village Nangloi in Delhi which had to be closed down in pursuance of the directions of Hon'ble Supreme Court. The owner of the closed unit made personal efforts to relocate this Unit outside Delhi and approached the Govt. of U.P.'s "Single Table under One Roof System" for expediting the relocation of industries in U.P. As the area needs approval of change of landuse from the competent authority, GDA showed its inability to approve the building plan submitted by M/s Tri-Yash Enterprises a year ago without changing the landuse.
- ii) As per the provisions of the Ghaziabad Master Plan-2001 (GMP-2001) this area falls in the 'agriculture' use zone within the Regulated Area of Ghaziabad. The Zoning Regulations as contained in the GMP-2001, permits 'Slaughter house' under agriculture use with the approval of the Controlling Authority / Board under the special condition. There is no provision for 'Tanning Unit' in the Zoning Regulations in the GMP-2001.
- iii) As per the Regional Plan-2001 (RP-2001) the proposed site is under green belt / green wedge where such activities (industrial units) are not permitted.
- iv) As per the information and maps furnished by the Govt. of U.P., it is observed that about 22 authorised / unauthorised industries other than the industrial plot in question, are located around the proposed site. These industries are producing large range of industrial products i.e. processed meat, processed leather, chemicals, textile, cement, paints and paper etc.

- v) Many of these industries are of polluting nature and have come up in and around the proposed site in a hapazard manner in this area. Planning of this area as industrial zone is very important for improving environment as well as improving employment opportunities.
- vi) The clearances from the concerned departments / agencies such as registration with the Industries Department, No Objection Certificate (NOC) from UP Pollution Control Board, Air Force Hindon, and landuse change permission under Section 143 Z. A.L.R. Act and sanction of the Electricity Board were already obtained.
- vii) A notification was published in two newspapers on 16.9.2000 and 17.9.2000 for inviting public objections / suggestions on the proposal of change of landuse for the proposed site 'agriculture' to 'industrial (light industry M-II)'. No objection / suggestion was received from the public within the stipulated time of 30 days.

3. This case came up in the "Interface amongst the Industrialists of Delhi and the NCR States of Haryana, Rajasthan and Uttar Pradesh" which was organised on 30.9.2000 at Vigyan Bhawan, New Delhi and chaired by Union Minister for Urban Development in connection with the shifting / relocation of polluting industries. The deliberation in the 'Interface' had caused much embarassment because of delay in gettingp clearances- specailly with regard to the "Single Window clearances". Assurance was given to take up the case promptly.

4. NCR Planning Cell vide letter dated 30.9.2000 in reply to the NCRPB's letter dated 28.9.2000 stated that GDA was requested to provide information regarding 23 authorised / unauthorised industries functioning in the adjoining areas of the proposed unit, in absence of which the Cell could not offer their comments. Member Secretary, NCRPB requested the Secretary Housing Deptt., UP on 20.10.2000 for expeditious supply of the information sought by Planning Cell from GDA to enable the Planning Cell to send comments to the NCRPB so that the matter can be placed before the Planning Committee.

5. The proposal was processed and draft Agenda notes prepared for the 46th Planning Committee meeting which was scheduled to be held on 15.11.2000 but postponed for some unavoidable reason. It may not be possible to hold the meeting immediately as all the members of the Planning Committee from Haryana are on official tour abroad and would be back not before the 4th week of December thereby further delaying the matter.

6. The Hon'ble Union Minister for Urban Development & Poverty Alleviation and Chairman, NCR Planning Board received a request from M/s Tri Yash Enterprises during the Interface on 30.9.2000. After the Interface the Board also received several reminders on 16.10.2000, 14.11.2000, 29.11.2000 and 13.12.2000 from the affected factory owner for expeditious clearance of the case.

7. The matter was discussed with the Union Minister for Urban Development & Poverty Alleviation and Chairman, NCRPB who was of the view that NCRPB should not have any objection in view of Supreme Court directions for closure of polluting industries under the category H (a) and H (b). Hence the proposal which is cleared by the State Govt. subject to approval of NCRPB, the same was approved (copy of the letter dated 15.12.2000 at Annexure-IV A) with the conditions that the Ghaziabad Development

Authority will take necessary action in consultation with the concerned agencies for planned development of the total area where already a large number of authorised / unauthorised industrial units are operating.

8. Point for decision :

The proposal is placed before the Planning Committee for ratification of the above decision.

apmud

Agenda Item No. 5 (ii) Landuse change proposals of Uttar Pradesh Housing & Development Board (UPHDB)

(a) Change of landuse of an area measuring 3062 acres from 'agriculture' to 'residential use' on Delhi-Saharanpur road near Tronica city in Ghaziabad - Loni Master Plan area.

The proposal for change of landuse of an area measuring 3062 acres from 'agriculture use' to 'residential use' on Delhi-Sharanpur Road, near Tronica City, Loni, has been received from the Govt. of Uttar Pradesh. The proposed site is located about 4 km. from Delhi-UP border falling in the villages of Nanu, Mandola, Masudabad and Agarula. The proposal is at Annexure-V.

(b) Change of landuse of an area measuring 340 acres from 'agriculture use' to 'residential use' on Loni-road near Pasanda village in Ghaziabad-Loni Master Plan area.

The proposal for change of landuse of an area of 340 acres from 'agricultural' to 'residential use' on Loni Road near Pasanda village in Loni, Ghaziabad has been received from the Govt. of Uttar Pradesh. As per the proposal this area includes 227.5 acres of land owned by 12 Coopeative Housing Societies who are willing to get their land developed by U.P. Housing Development Board. The proposed scheme covers the villages of Pasanda, Bhopura, Nistauli, Sikanderpur and Behta Hajipur. The proposal is at Annexure-V-A.

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

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

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

- iii) The Commissioner NCR, UP vide letter dated 1.8.2000 {Annexure-V-B} submitted the above for change of landuse and implementation of the schemes. The Commissioner, NCR also sent a Report on "Policy on Balanced Development - Ghaziabad -2021" prepared by RG Micro Planners wherein Ghaziabad-Loni was proposed to be developed covering a total area of 30,000 ha. of which residential use was proposed to be 13,500 ha. to accommodate a population of 30 lakhs by 2021.
- iv) The Commissioner, NCR UP vide letter dated 17.11..2000 {Annexure-V-C} has sent the status of development of residential areas in Ghaziabad-Loni. The analysis of the above information reveals the following :
 - a) As regards the status of development of residential land in the **amended Ghaziabad-Loni Master Plan-2005**, out of the total area approved for residential use of 16,133 acres by 2005, **11,674** acres (72%) has been developed, 2,290 acres (14%) is under development, 1,062 acres (7%) is yet to be developed and 950 acres (6%) pertaining to the proposed Garden City is yet to be acquired and 157 acres (Hastinapuram area) proposed to be re-converted from "residential to agriculture".
 - b) The Board so far had approved change of landuse of a total area of 12,291 acres from rural / green belt / green wedge / recreational etc. to urban use in the Ghaziabad Master Plan-2001 including Garden City area of 8000 acres. Out of the total 12,291 acres, for residential use 4,200 acres, industrial 1,725 acres, institutional 1,275 acres, transport nagar 911 acres and commercial 700 acres.
 - c) As per the information supplied, the Board has approved change of landuse for residential use of about 4,180 acres of which 2,655 acres falls in Ghaziabad and 1,525 acres in Loni. Of the total area of 4,180 acres, **541 acres (12%)** has been developed 2170 acres (52%) is under development and 950 acres (36%) is yet to be acquired. Thus, there is still undeveloped land available within the Master Plan area.
- iv) The development of these areas in isolated pockets in the agricultural land when sizeable land is available within the Master Plan area will require further development of off-site infrastructure facilities costing heavy expenditure which could be otherwise used for development purpose within the Master Plan area. This tendenancy to effectuate change of landuse in rural areas for urban uses to be reviewed in a holistic manner otherwise the very purpose of Master Plan for planned development will be defeated.
- v) The change of landuse from agricultural uses for such a large residential uses would require other associated infrastructure facilities in this schemes. The infrastructural facilities particularly the trunk services to be integrated with the other Master Plan Development Schemes being developed by GDA / UPSIDC etc. . The source of water supply in the two schemes has been mentioned as tubewell and Ganga canal.

- vi) The development trend of Ghaziabad-Loni shows that the areas all along the Delhi-UP boundary are more attracted and prone to development. The Ghaziabad-Loni Master Plan-2001 kept a gap (agriculture use) between the Ghaziabad and Loni towns where unauthorised developments have taken place. While, the areas far away from the Delhi boundary namely, Kirpuripuram and Govindpuram located in between Ghaziabad-Meerut and Ghaziabad-Hapur road have not been developed since there is no demand for the same.
- vii) In the Loni-road scheme area, about 12 Group Housing Societies formed by the Govt. employees have purchased land from the farmers and are in the process of developing their land as residential complexes. The Ghaziabad Co-Operative Housing Society Federation and other Group Housing Societies have requested the Chairman, NCRPB and Hon'ble Minister of Urban Development & Poverty Alleviation vide letter No.1/2001 dated 13.1.2001 for change of landuse proposal.
- viii) Lands for the above mentioned schemes have been notified under section 28 of UP Avas Vikas Adiyaniyam 1965, for acquisition
- viii) The proposed residential development on Loni-road is adjacent to the Hindon Airbase and No Objection will be required from the Hindon Airforce Station for such a residential development subject to development controls.
- ix) As the Ghaziabad-Loni Master Plan for the perspective year - 2021 is under preparation by the Govt. of Uttar Pradesh under the provision of the prevailing Acts land requirements for various uses may be worked out for - 2021 wherein proposed residential schemes may be incorporated.

Points for Decision :

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

AGENDA ITEM NO.6 : CONSIDERATION OF THE DEVELOPMENT PLAN OF NEW INDUSTRIAL AREAS OF DELHI IN BAWANA AREA PREPARED BY DELHI STATE INDUSTRIAL DEVELOPMENT CORPORATION.

The Board has received a request from the Delhi Urban Arts Commission (DUAC) on 6.10.2000 for the NCR Planning Board's views on the proposal for "Development of industrial area at Bawana" (Conceptual Stage) which was directly forwarded by the DSIDC to the Commission for scrutiny. Copy of the D.O. letter No. 27(3)/2000/DUAC dated 29.9.2000 is placed at Annexure-VI.

DSID 98
DDA Sep 99
DDA Dec 2000
Mar 2000 DUAC
Nov 2000 M/2000

2. Observations on the proposal are as under :

- i) The proposed site falls outside the urbanisable area of Regional Plan-2001 and in the green belt / green wedge where such urban activities are not permitted.
- ii) The proposed site also forms part of the total Urban Extension proposal of 35027 ha. submitted by the DDA which was considered in the 43rd meeting of the Planning Committee held on 12.4.99. The proposal was not recommended by the Planning Committee. The proposal has been submitted to the Ministry of Urban Development & Poverty Alleviation on 12.5.99 for final decision of Chairman, NCRPB and Minister of Urban Development & Poverty Alleviation. The final decision is still awaited.

3. DSIDC also submitted the proposal of Bawana Industrial Area to the NCR Planning Board directly. In pursuance of the directions of the Supreme Court in the case of shifting / relocation of industrial units from residential / non-conforming areas, the NCRPB had conveyed No Objection to the proposal subject to Development Controls of Master Plan for Delhi-2001 (copy of the letter No.K-14011/75/AP/2000-NCRPB dated 27.11.2000 at Annexure-VI-A). Further a clarification has also been sent to the DUAC vide letter No.K-14011/75/AP/2000-NCRPB dated 5.2.2001 in response to DUAC's letter No. 27 (3) / 2000-DUAC dated 28.11.2000 (copy enclosed at Annexure-VI-A) stating that in view of the Supreme Court deadline and the fact that Supreme Court had permitted acquisition of land for relocation there was no scope to disobey the orders of the Supreme Court and the NCRPB had conveyed its No Objection.

4. The final Development Plan for the industrial area of 1850 acres for relocation of non-conforming at Bawana after approval by the Local Body / Authority need to be submitted to the NCR Planning Board for formal approval of change of landuse.

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

**AGENDA ITEM NO.7 : CONSIDERATION OF THE PROPOSAL OF
TREATING THE SCHOOLS OF NOIDA AT PAR WITH DELHI STUDENTS
FOR THE PURPOSE OF SEEKING ADMISSION IN PROFESSIONAL
COLLEGES OF DELHI.**

The Regional Plan for NCR envisages, inter-alia, planned distribution of various social infrastructural facilities at convenient locations to facilitate a harmonised and balanced development of the entire Region. Alongwith the development of physical infrastructure of transport, communications and power and economic infrastructure of industry, trade and commerce, the provision of social amenities of educational, medical, recreational and shelter in adequate measures in the regional centres and other hierarchy of settlements is expected to enhance the quality of life in these settlements and help them to attract more population and economic activities towards them and thus facilitate the

reduction of potential migration towards Delhi. The provision of adequate educational facilities is also expected to provide the vital input of trained & skilled manpower and better health care facilities would improve the physical quality of the workforce - both of which are essential for the region's accelerated growth. The Plan, therefore, envisages the distribution of social infrastructure not only on the basis of population size of settlements but also on the basis of development of catchment areas for each level of infrastructure-providing institution as proposed norms as follows :

TYPE OF FACILITY	NORMS	
	Rural	Urban
Nursery School	One in each Village	One for 2,500 popln.
Primary School (also upto VIII Standard)	One in each Village	One for 5,000 popln.
Higher Secondary	One in each Village with a population 10,000 - 15,000.	One in each town with a population of 10,000 - 15,000.
College	-	One for each town with population of 80,000 - 1,00,000.

2. Restrictions in securing admission to professional institutions of Delhi.

2.1 The Principals of ten Public Schools in NOIDA (in U.P. Sub region of NCR) have appealed to the Board for the removal of restrictions on their students in obtaining admission to professional institutions in Delhi. They pointed out that though a large number of students residing within Delhi join their schools because of their good academic environment, many of them prefer to migrate back to some schools in Delhi itself for their Plus 2 courses so as to become eligible for admission to Delhi's colleges where 85% of the seats are reserved for Delhi-based students and only 15% are available for the students qualifying from outside. They feel that the restriction on students from NOIDA schools in securing admission to Delhi-based institutions cause heavy financial losses as the infrastructure created by them for senior classes lie idle. They also feel that the restrictive policy in Delhi go counter to the concept of 'dispersal' and rather cause further mushrooming of a large number of schools within Delhi itself and increase the pressure on the existing schools especially in higher classes. Copy of the Appeal is at Annexure-VII.

2.2 Though the memorandum and the issues raised therein are about the NOIDA-based schools only, apparently, the students in the Haryana and Rajasthan subregions also might be facing a similar situation of disadvantage vis - a - vis the Delhi students. It is therefore necessary to resolve these issues on the basis of equal opportunity and no restriction in securing access to admission to professional institutions without discrimination of domicile and also to encourage the educational institutions to develop more educational infrastructure to improve quality of education in various hierarchy of settlements. In this context, it may be necessary to bring about changes in the rules in force in Delhi so that the students from NCR having fulfilled the Delhi Schools' requirement, may get opportunity for admission in Delhi. Otherwise, there may be a cross-flow of population from NOIDA and other areas to settle in Delhi, thus defeating the concept of dispersal of population from Delhi.

2.3 The Secretary of Secondary Education, Govt. of Uttar Pradesh vide letter No.165/2000-2001 dated 14.11.2000 (Copy of the Annexure-VII-A) submitted that NOIDA had served the purpose of decongesting Delhi and had developed into a beautiful township. The residents of Delhi particularly in the periphery of NOIDA such as Sarita Vihar, Mayur Vihar and other East Delhi areas are keen to send their wards to NOIDA schools as NOIDA has prestigious schools with good reputation and excellent academic record. The students who pass + 2 stage from NOIDA schools are debarred from seeking admission under Delhi quota (upto 85% reserved seats) in professional colleges of Delhi which defeats the very purpose of decongesting Delhi. The scope and prospects of entrance for a student passing out from a Delhi school vis-a vis NOIDA is much brighter. The Govt. of UP suggested to treat the students studying NOIDA at par with the students of Delhi for the purpose of seeking admission in the professional colleges of Delhi as most of the students studying in NOIDA are residential. It was stressed that this would avoid heavy wastage of resources used in setting up of infrastructure by NOIDA schools to impart quality education at the senior secondary level. This would also reduce the increasing pressure for admission on the Delhi schools.

2.4 The matter is placed for the deliberation of the Planning Committee.

AGENDA ITEM NO.8: CONSIDERATION OF REVISED GUIDELINES FOR FINANCING JOINTLY FUNDED PROJECTS BY NCR PLANNING BOARD

The Board, as per the Section-8, Sub-section (e) of the NCRPB Act, 1985, select and approve comprehensive projects and provide financial assistance in the form of loan for the implementation of those projects which are in conformity with the Regional/Sub-regional Plans for balanced development of the National Capital Region. The Board has been following a set of guidelines which were formulated in 1991 for sanctioning of various development projects and releasing of financial assistance. Subsequently, changes such as creation of Project Sanctioning & Monitoring Group-II, revision of sanctioning powers of PSMG-II, interest rates, etc. have been made in these guidelines from time to time. The existing guidelines are given at Annexure-VIII.

2. The financing pattern by the Board has since undergone a change and currently the Board is extending upto 75% of the project cost as loan assistance. The Board has also started mobilising additional resources from the capital market through taxable & taxfree bonds and institutional borrowings. The interest rates have also been revised in the last i.e. 25th Board meeting for infrastructure projects. These changes have necessitated a need revision in the existing set of guidelines in order to make them more comprehensive, up-to-date and self-explanatory. The revised guidelines are given at Annexure-VIII-A.

3. It may be clear that the revised guidelines have retained the basic principles as they appear in the 1991 guidelines, various aspects have been made more comprehensive to facilitate the agencies who are drawing-up the projects. These include:-

- Streamlining the procedure for the submission of projects
- Eligibility of borrowing agencies/projects
- Appraisal of projects
- Mode of sanction
- Release of loan instalments
- Periodic monitoring & evaluation
- Submission of quarterly progress reports by the Implementing Agencies
- Imposition of Commitment payment charges
- Terms & conditions for release of loan for land acquisition and development

The revised guidelines also attempts to rectify an apparent deficiency by suggesting to include the Chief Regional Planner, NCRPB as a member of PSMG-I and as the Member-Convenor of PSMG-II in place of Sr. Planning Engineer, the position of which is now non-existent in the Board.

The revised guidelines would not affect the projects which have already been sanctioned by the Board and for which loan instalments have either already been released or to be released in future.

Points for Decision :

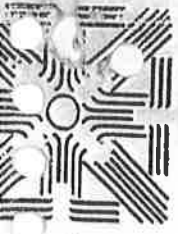
The revised guidelines as given at Annexure-VIII-A are placed before the Planning Committee for consideration and approval.

ANNEXURES

LIST OF ANNEXURES

		Page No.
Annexure-I	Minutes of the 44th Planning Committee held on 14.1.2000.	26-44
Annexure-II	Minutes of the 45th Planning Committee held on 22.5.2000	45-57
Annexure-III	Base Paper for preparation of Regional Plan-2021 for High Level Group under Chairmanship of UDM&PA.	--
Annexure-IV	Proposal change of landuse measuring an area of 32,630 Sq.Ft. (0.749 acres) in Khasra No.2751 in village Bhurgarhi tehsil Dasna, Ghaziabad, UP.	58-71
Annexure-IV-A	Copy of the letter addressed to the Secretary, Housing, Govt. of UP dated 15.12.2000.	72-73
Annexure-V	Change of landuse of an area measuring 3062 acres on Delhi-Saharanpur road near Tronica City in Ghaziabad-Loni Master Plan area.	74-76
Annexure-V-A	Change of landuse of an area measuring 340 acres on Loni Road near Pasanda village in Ghaziabad-Loni Master Plan area.	78-80
Annexure-V-B	Copy of the letter of Commissioner NCR, UP dated 1.8.2000.	81-84
Annexure-V-C	Copy of the letter of Commissioner, NCR UP dated 17.11.2000.	85-115
Annexure-VI	Copy of the letter from Chairman, DUAC dated 29.9.2000 for No Objection on the proposal of "Development of Industrial Area at Bawana" (Conceptual Stage).	116-131
Annexure-VII	Copy of the appeal from All Noida Schools regarding Eligibility to Professional colleges in Delhi.	132-133
Annexure-VII-A	Copy of the letter received from Secretary, Department of Secondary Education, Govt. of UP.	134-135
Annexure-VIII	Guidelines (Existing) for Financing Urban Development Schemes by NCR Planning Board.	136-150
Annexure-VIII-A	Revised Guidelines for Financing Joint Sector projects by NCR Planning Board.	151-174

Annexure-I
Minutes of the 44th Planning
Committee held on 14.1.2000.



Annexure-I

**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

BY COURIER

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 MINTUTES OF THE 43RD MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99.

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

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

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

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

2. Review of Regional Plan -2001

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

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

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

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

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

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

1. Expansion of areas of NCR

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

2. Change of landuse.

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

3. Common Economic Zone

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

4. Rationalisation of Tax Structure

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

5. FNG Expressways.

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

6. Preparation of Regional Plan for NCR-2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Information is noted by the Planning Committee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Agenda Item No.6 (b)

Change of landuse of an area measuring 250 acres from rural zone to public and semi-public offices in Surajpur-Kasna Sub-Regional Centre (Greater Noida) Development Plan.

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

Agenda Item No.6 (c)

Change of landuse of an area measuring 510 ha. for development of industrial/commercial and institutional area along G.T. Road in the Greater Noida notified area.

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

Agenda Item No. (d)

Change of landuse for an area measuring 700 acres from recreational to residential use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad.

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

Agenda Item No.6 (e)

Change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Saharanpur Road, near Tronica City, Loni, Ghaziabad.

The Agenda item has been deferred.

Agenda Item No. (f)

Change of landuse of an area of 345.30 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad.

The Agenda item has been deferred.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


(B.C. DATTA)

Chief Regional Planner

Date:

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

List of Participants

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

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

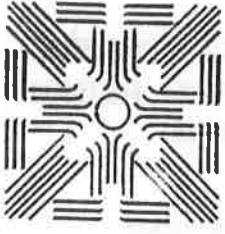
33. Shri S. Surendra
Project Officer 'A'

34. Shri Suresh Rohilla
Project Officer 'A'

35. Shri Utpal Deka
Project Officer 'A'

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

Annexure-II
Minutes of the 45th Planning
Committee held on 22.5.2000



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

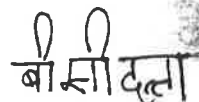
1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No.: 4642163

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

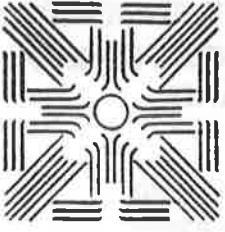
दिनांक : 24.5.2000

विषय : दिनांक 22.5.2000 को रा०रा०क्षे०यो०बोर्ड, भारत पर्यावास केन्द्र, प्रथम तल, कोर-IV बी, लोधी रोड, 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
India Habitat Centre,
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 - Kushkhera 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 persuing 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

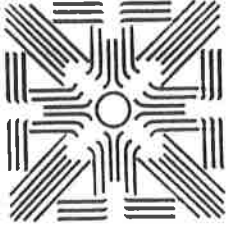
1. Mrs. Sarita J. Das
Member Secretary
NCR Planning Board
New Delhi.
2. Shri Atul Kumar Gupta
Principal Secretary
Housing Deptt., Govt. of U.P.
Secretariat Lucknow,
Uttar Pradesh.
3. Shri G.S. Sandhu
Secretary
Urban Development Department.
Govt. of Rajasthan
Secretariat, Jaipur,
Rajasthan.
4. Shri N.C. 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,
IInd 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



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

Annexure-IV

**Proposal change of landuse measuring
an area of 32,630 Sq.Ft. (0.749 acres)
in Khasra No.2751 in village
Bhurgarhi tehsil Dasna, Ghaziabad,
UP.**

प्रेषक,

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

सेवा में,

सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड,
इण्डिया हेवीटेड सेन्टर, प्रथम तल जोन-4,
लोधी रोड, नई दिल्ली।

आवास अनुभाग-3

विषय:-

ग्राम भूङ्गदी, तहसील डासना, गाजियाबाद के भूमि खसरा सं०-2751. गाजियाबाद महायोजना में भू-प्रयोग "कृषि" से औद्योगिक भू-उपयोग में परिवर्तन।

लखनऊ: दिनांक: 24 अगस्त, 2000

महोदय,

उपर्युक्त विषय पर मुझे यह कहने का निदेश हुआ है कि श्री विकास गुप्ता, मैसर्स त्रिवस इण्टरप्राइजेज द्वारा गाजियाबाद विकास क्षेत्र के अन्तर्गत ग्राम भूङ्गदी, डासना के भूमि खसरा संख्या-2751 क्षेत्रफल 32,630 वर्ग फीट पर लैटर प्रोसेसिंग एवं टेनरी उद्योग की स्थापना हेतु भू-उपयोग परिवर्तन का अनुरोध किया गया है।

2- प्रसंगत औद्योगिक इकाई की स्थापना के सम्बन्ध में निवेशकर्ता द्वारा उद्योग विभाग से समस्त औषचारिकताएं पूर्ण करते हुए इकाई का पंजीकरण दिनांक 08-4-2000 को करा लिया गया है तथा जेड0ए0एल0 आर0 एक्ट की धारा-13 के अन्तर्गत प्रस्तावित भूमि अकृषक उपयोग हेतु दिनांक 29-10-1999 को प्रख्यापित करा लिखा गया है इसके अतिरिक्त इकाई द्वारा प्रदूषण नियंत्रण बोर्ड, हिन्दन एयर फोर्स, गाजियाबाद का अनापत्ति प्रमाण-पत्र तथा विद्युत कनेक्शन की स्वीकृति दिनांक 13-1-2000 को प्राप्त कर ली गयी है परन्तु प्रस्तावित स्थल का भू-प्रयोग गाजियाबाद महायोजना में "कृषि" उपयोग होने के कारण गाजियाबाद विकास प्राधिकरण द्वारा इकाई का मानचित्र स्वीकृत नहीं किया जा सका है। गाजियाबाद महायोजना जोनिंग रेगुलेशनस से भी यह प्रकरण आच्छादित नहीं होता है। प्रसंगत स्थल नगरीय क्षेत्र से लगभग 02 कि० मीटर से भी अधिक दूर है तथा मुख्य मार्ग से भी लगभग 500-600 मीटर की दूरी पर स्थित है।

3-

श्री विकास गुप्ता, मैसर्स त्रिवस इण्टरप्राइजेज, गाजियाबाद द्वारा

इकाई का मानचित्र स्वीकृति हेतु उद्योग बन्धु, उत्तर प्रदेश के समक्ष श्री प्रार्थना पत्र प्रस्तुत किया गया था। उद्योग बन्धु, उत्तर प्रदेश द्वारा प्रस्तावित इकाई की समस्या के निस्तार हेतु आवास विभाग का ध्यान आकृष्ट किया गया है। अतः सम्यक विचारोपरान्त शासन द्वारा ग्राम - भूङ्गदी, गाजियाबाद के भूमि खसरा संख्या-2751 गाजियाबाद महायोजना में भू-प्रयोग "कृषि" से "औद्योगिक/लघु उद्योग;एम-1" भू-प्रयोग में परिवर्तन की सैद्धान्तिक सहमति इस शर्त के साथ प्रदान की गयी है कि एन0सी0आर0 प्लानिंग बोर्ड को भी सहमति प्राप्त हो जाये।

अतः गाजियाबाद विकास प्राधिकरण के पत्र संख्या-215/नियो0 अनु0/2000, दिनांक 06-06-2000 व पत्र संख्या-595/एम0पी0/2000, दिनांक 14-3-2000, स्थल की स्थिति अंकित कर महायोजना मानचित्र एवं सजरा मानचित्र तथा श्री विकास गुप्ता, मै0 त्रियस इण्टरप्राइजेज, गाजियाबाद के पत्र दिनांक 23-3-2000 की प्रति भेजते हुए अनुरोध है कि कृपया प्रस्ताव पर सहमति उपलब्ध कराने का कष्ट करें।
संलग्नक: उपरोक्तानुसार।

भवदीय,

23/5

॥ अतुल कुमार गुप्ता ॥
सचिव।



गाजियाबाद विकास प्राधिकरण

गाजियाबाद

प्रमाणित : 21/3/2000

दिनांक : 14/3/2000

प्रेषक,

उपाध्यक्ष,

गाजियाबाद विकास प्राधिकरण,

गाजियाबाद ।

तेवा में,

विशेषा सचिव, आवास,

आधाराती निवेशक, आवास कन्दा,

उत्तर प्रदेश शासन,

लखनऊ ।

5 न

580/PS/RS-1/2000 विषय:- मै0 त्रिषा इन्टरप्राइजेस द्वारा खतरा नं0 2751 ग्राम झुंडगढी, डातना जिला-गाजियाबाद पर तैवर प्रोत्तेतिग स्पड टैनिंग को औद्योगिक इकाई स्थापित किये जाने के सम्बन्ध में ।

महोदय,

कृपया उपर्युक्त विषयक अपने पत्र नं0 75/अ10बड-अ0न0/त्रिषा

2000 दि0 28 अप्रैल, 2000 का संदर्भ ग्रहण करने का कष्ट करें । पूर्व

में प्राधिकरण द्वारा सचिव, आवास को प्रेषित पत्र नं0 595/रम0पी0/2000

दिनांक 14-3-2000 जिसकी प्रतिलिपि शासन द्वारा मांगी गयी है, तलमने

कर प्रेषित है ।

आवास में शासन के पत्र द्वारा अर्पित कृतकार्य जो मांगी गयी है, उनका

विवरण निम्न प्रकार है :-

- 1- गाजियाबाद विकास क्षेत्र के मानचित्र पर प्रस्तावित इकाई का स्थान दर्शा दिया गया है । इसमें गाजियाबाद विकास प्राधिकरण एवं औद्योगिक विकास निगम द्वारा विकसित योजनाएं/अविकसित योजनाएं भी दर्शा दी गयी हैं ।
- 2- गाजियाबाद महायोजना को विकास क्षेत्र के मानचित्र पर दर्शाते हुए प्रस्तावित स्थल की स्थिति भी दर्शा दी गयी है ।
- 3- ग्राम -डातना/झुंडगढी के स्थान आवास-आवास के सम्बन्ध में आवास मानचित्र पर प्रस्तावित स्थल की स्थिति आवास-आवास विकास/विशेषा जो अवस्थापित/अवस्थापित औद्योगिक इकाईओं के रूप में हैं, आवास ग्रामोण आवासों की स्थिति आवास-आवास आवास की स्थिति समस्त रूप से दर्शा दी गयी है । इन औद्योगिक इकाईयों में मुख्यतः तैवर मोट



गाजियाबाद विकास प्राधिकरण

गाजियाबाद

4

-2-

दिनांक.....१९९९

प्रोत्तेतिंग, कैमिकल, वस्त्र, सीमेंट, पेंट और पेपर मिल आदि हैं।

4. स्थल के आस-पास भौतिक फील्ड तथा नाले, डिस्ट्रीब्यूटरी तथा अपर गंगा कैनाल की स्थिति भी दर्जा दी गई है।
5. प्रस्तावित स्थल महाप्लान-2001 के अनुसार ह्यूमिड क्षेत्र में है। महाप्लान सर्वेक्षित क्षेत्र के मानचित्र से स्पष्ट है कि प्रस्तावित स्थल, इस्तांबुल नगरिक क्षेत्र से लगभग 2 कि०मी० से भी अधिक दूर है तथा नाला मार्ग से भी 500-600 मीटर की दूरी पर है। स्थल की स्थिति से स्पष्ट है कि उद्योगों को कामपैक्ट क्षेत्र के रूप में औद्योगिक विकास निगम की माध्यम से तैयार करवाकर औद्योगिक विकास हेतु विचारणीय हो सकता है।

संलग्न: उपरोक्तानुसार।

अधीक्षक,

1808/2000
उपाध्यक्ष।

पृष्ठांकन सं०

दिनांक:

प्रतिलिपि:

1. सचिव, आवास, उत्तर प्रदेश शासन, लखनऊ को उनके पत्र संख्या 2723/पी० एस०एस०एस०/2000 ओटीएस दिनांक: 1.5.2000 के क्रम में सूचनाार्थ प्रेषित।
2. अधिष्ठाता निदेशक, उद्योग वन्धु को उनके पत्र संख्या 3080/जी०टी०एस०/99-2000/23 दि० 26.4.2000 के क्रम में सूचनाार्थ प्रेषित।

1808/2000
उपाध्यक्ष।



गाजियाबाद विकास प्राधिकरण

गाजियाबाद

पञ्चाङ्ग: 595/02.P/2000

दिनांक 14/2/2000 ई.स.स.

9889- m-3-202

516

—

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: a control group and an experimental group. The control group received a standard 12-week training program, while the experimental group received a 12-week training program with a 4-week detraining period. The subjects were then divided into two subgroups: a control subgroup and an experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a 12-week training program with a 4-week detraining period. The subjects were then divided into two subgroups: a control subgroup and an experimental subgroup. The control subgroup received a standard 12-week training program, while the experimental subgroup received a 12-week training program with a 4-week detraining period.

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

—

10. 11. 1954

2000

संलग्न द्वारा बताया गया सर्वोच्च न्यायालय के अनुसार कृषि क्षेत्र के अन्तर्गत विशेष परिस्थितियों में प्राधिकरण द्वारा पशु चरशाला की अनुमति दी जा सकती है। इस जोर्निंग पैगुलैशन में टेनरी शब्द का प्रयोग नहीं किया गया है, जिस कारण एक प्रकरण में तैपम प्रिपरा इन्स्टीट्यूट द्वारा खसरा नं० 233/डामना की लगभग 2012 वर्ग मीटर भूमि पर टेनरी लगाने के लिये प्रमाणिकरण में जो मानचित्र स्वीकृति हेतु दिया गया था वह खराब हो चुका था। प्रसन्न क्षेत्र महापौराजना 2001 में कृषि क्षेत्र में उपयोग के अन्तर्गत था।

[illegible]

1. 1. The first part of the paper is a review of the literature on the effects of the 1997 Asian financial crisis on the Asian economies.

[The page contains several lines of extremely faint, illegible handwriting.]

प्रत्यक्षीय

17 NOV 1974

30
6

प्रेषक:-

संयुक्त निर्देशक उद्योग,
परिचयनी सेवा,
मेरठ

सेवा में,

उपायक्षा,
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद

पत्र संख्या ए-50 / 4050/99-2000 दिनांक 31.1.2000
नहोदवा,

अवगत कराना है कि जनपद गाजियाबाद की औद्योगिक इकाई में 0 त्रि-पेशा सफ्टवेयर, ग्राम भूइगदी, डातना, जिला गाजियाबाद में प्रोसेसिंग स्पेड डेनिंग से रा-त्किन के लिए औद्योगिक इकाई स्थापित कर रही है। उद्योग विभाग द्वारा इकाई को प्रस्तावित रूप में पंजीकृत किया जा चुका है। प्रदूषण नियंत्रण बोर्ड, 3090 द्वारा इकाई को अनापत्ति प्रमाण पत्र दिया जा चुका है, हिन्दन एयरपोर्ट, गाजियाबाद द्वारा इकाई को अनापत्ति प्रमाण पत्र दिया जा चुका है। उप-जिलाधिकारी, गाजियाबाद द्वारा इस भूमि का भू-उपयोग परिवर्तित कर औद्योगिक भूमि घोषित किया जा चुका है। वर्तमान में इकाई का मानचित्र गाजियाबाद विकास प्राधिकरण द्वारा पारित किया जा जाना है। गाजियाबाद विकास प्राधिकरण द्वारा यह अवगत कराया गया है कि इस स्थान पर पशु-वधाला निर्मित हो सकती है, डेनिंग की इकाई नहीं लग सकती क्योंकि गाजियाबाद नगर योजना में डेनिंग के लिए स्थान आरक्षित नहीं है।

मुझे यह अवगत कराना है कि पशु-वधाला से अधिक प्रदूषण होता है जबकि डेनिंग इकाई से केवल जल प्रदूषण होता है और जल प्रदूषण रोकने के लिए इकाई द्वारा जल-शुद्धिकरण के माध्यम से जल पशु-वधाला के स्थान पर नहर डेनिंग इकाई बनाने की अनुमति प्राप्त होगी।

आपसे अनुरोध है कि इकाई पर आवश्यक हो तो इस मामले को बोर्ड की प्रस्तावित आगामी बैठक में विचार करने की कृपा करें।

संयुक्त निर्देशक उद्योग, मेरठ

To,
✓ The Secretary,
Department of Housing,
Govt. of Uttar Pradesh,
Lucknow.

From: Vikas Gupta
Prop. Triyash Enterprises
D-37, Ramprastha
P.O. Chandra Nagar,
Ghaziabad.

Sub.: Regarding non-sanction of Building Plan by GDA Ghaziabad
of "Triyash Enterprises" - Leather processing unit
at Khasra No. 2751, Vill. Bhurqarhi (Dasna), Ghaziabad.

Sir,

The GDA is not granting the sanction of building plan of my unit on the plea that this industry is not mentioned in the list of Zoning Regulations for agriculture land whereas, surprisingly, a more hazardous unit of slaughter house is permitted. Thus, the GDA has referred the case to you seeking clarification if my unit can also be permitted with the provision of slaughter house.

From the following you would be kind enough to judge my pitiable plight in which I have been thrown and brought to financial collapse after spending lakhs of hard earned money of my parents :

1. I am an unemployed graduate engineer and thus got inclined to set up an industry in Ghaziabad Distt. in view of the flowery slogans/assurances of all kind of assistance given by the district authorities for which "Single Table Under One Roof" system in pursuance of new industrial Policy '98 announced by the Hon'ble Chief Minister of U.P. in September 1998 (copy enclosed) ④
2. Before the purchase of land, I contacted all the authorities of the said system and the officials of Pollution Control Board, Gzb. physically inspected the site and after satisfying all the parameters required for such an industry he finally concented for the location.

The Nodal Officer of the Collectorate also accorded his consent after scrutinising the relevant land records of the site.

:: 2 ::

3. The said unit was registered with the Deptt. of Industries Ghaziabad (copy enclosed) under the said "Single Table Under One ^(B)Roof" System having GDA representative ^{and} the following conditions were laid:

- (a) N.O.C. from Pollution Control Board. Lucknow.
- (b) Change of land use to be obtained.

4. For (a) above NOC from Pollution Control Board, Lucknow has been obtained (copy enclosed) (C)

AND

For (b) above the S.D.M. Ghaziabad under orders of D.M. Ghaziabad accorded the change of land use under section 143 after consulting GDA, Ghaziabad and personally hearing the GDA Lawyer (copies enclosed) (C) & (E)

GDA had no objection to this change for setting up my unit and insisted only for having the plan sanctioned by GDA which was laid down as a condition while granting change of land use (copy enclosed).

5. I have also obtained NOC from Air Force Authorities Hindon for the unit (copy enclosed) (F)
6. I have been granted electricity connection for my unit by Electricity Deptt. Ghaziabad for Leather Processing (copy enclosed) (G)
7. // Consequently, a building plan was submitted with GDA on 03.12.99 and after removing of ^{initial} objections raised by GDA re-submitted on 6.1.2000. I had to seek the intervention of udhyog Bandhu/ D.I.C. Ghaziabad who took up the matter with GDA. This time a fresh reason intimated to them by GDA was that this industry is not included in the list of uses mentioned in the said "Zoning Regulations".
8. Perhaps it will be relevant to mention here that a Meat Processing Unit 'Al Nafees Frozen Food Industries'

Contd.....3..

9

:: 3 ::

is already operating in the area which also does not find mention in the said Regulations and this is in the knowledge of GDA.

Thus, the omission of my industry in the list is a matter of interpretation and could be covered for approval by GDA being the only Water Polluted Industry for which Effluent Treatment Plant is to be installed and NOC by Pollution Control Board, Lucknow, has been granted.

9. The reason of GDA at the final stage of plan submission is not only unfortunate but also unreasonable. Had their representatives on the "Single Table Under One Roof" System and subsequently by their lawyer at the time of land use change by SDM raised such an objection, I would have saved huge investment. Now, I should not be disowned and thrown in the middle of ocean to cry helplessly.

In view of the above, I pray that the above points may kindly be kept in view while giving clarification to the said reference so that my plan of building is approved.

Thanking you in anticipation,

Yours faithfully,

Vikas Gupta
23/03/2000
(VIKAS GUPTA)

Encls.: As above.

*Encls. (I) + (II) + (III)
for the copies of letters
from Dept. of Industries, Government
of U.P.*

INDUSTRIAL PROMOTION IN GHAZIABAD

Ghaziabad is one of the major industrial towns of Uttar Pradesh located in NCR. Today we are launching "Single Table Under One Roof" system for time bound sanction of clearances for setting up of industrial units. This was one of the major steps announced as new Industrial Policy '98 by the Hon'ble Chief Minister of U.P. in September 1998.

To put it simply, all clearances necessary to set up a new unit with an investment upto Rs. 25 crores will now be made available at the District Industries Centre itself. All the requisite forms are now available in the form of a priced booklet at DIC which the entrepreneur can fill up and handover to General Manager, District Industries Centre which will be scrutinized by the nodal officers of respective departments. If there is any deficiency, it can be made up in the following week on a fixed day. Thereafter the concerned department will be bound to take appropriate decision in laid down time limit without raising any more objections. These sanctions will be communicated to entrepreneur by G.M., DIC. If the decision is not communicated in the time limit, General Manager will issue "deemed approval" and action will follow against the defaulting official. In short, the entrepreneur will get the services of all the concerned departments at one place, through one single individual and in time bound manner. The entire system will be regularly monitored by District Magistrate in Udhog Bandhu. It is expected to accelerate the pace of new investment in this area.

It is relevant to point out other measures announced in the policy which have already been implemented.

1. 'Inspector Raj' has been effectively abolished by making it mandatory for all the concerned departments to take prior written permission of the District Magistrate before they inspect an industrial unit.

A representative of DIC is directly accompanying the vigilance squad of UPSEB.

2. Law and order problems of industrial units are being taken up separately every month in a meeting with DM & SSP. An officer of SP rank is nodel officer for quick attention to day - today problems.
3. In order to facilitate the access to developed industrial land, UPSIDC has already slashed the transfer levy on industrial plots by half. These have been further reduced to one fourth for totally export oriented units.
4. Power supply feeders having more than 75% industrial load are being developed as independent industrial feeders in order to improve the power supply to industrial units. Three new substations are being set up for industrial areas which will be energised by the end of March 1999.
5. Trade tax exemption has been made admissible even on the investment for expansion within first five years. The ceiling of 5% for trade tax exemption has also been done away with.

We are also happy to inform that Delhi - Meerut Road (Delhi - Nitipass State Highway) has already been upgraded as National Highway. The Government of India has accepted a proposal of Rs. Five Crores in principle for upgrading the Modinagar stretch. Another proposal for strengthening its Ghaziabad part costing about Rs. Five crores has also been submitted for approval.

City road, Street lighting, traffic signals will be improved significantly in next four months under NCR project of Ghaziabad Municipal Corporation.

It is heartening to note that even in current economic scenario, Ghaziabad has added an industrial investment of about Rs. 700 crores in last three years. With the new industrial policy in place, it is likely to improve.

14
प्रेषक,

महाप्रबन्धक,
जिला उद्योग केन्द्र,
आजियाबाद।

सेवा में,

सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र, प्लानिंग बोर्ड,
इण्डिया हेवीट्रेड सेन्टर, प्रथम तल, जेन-4,
लोदी रोड, नई दिल्ली

पत्रांक: 2152 / जितके/आ0बाद/उ0ब0/2000-01 दिनांक 4-9-2000
महोदय,

कृपया सचिव, आवास विभाग, उत्तर प्रदेश शासन, लखनऊ के पत्र सं0 2743 /9-आ0-3-2000-83 कैम्प/ 2000 दिनांक 24-8-2000 का संदर्भ लेने का कष्ट करें। उक्त पत्र द्वारा सचिव महोदय ने मैसर्स त्रियश इन्टरप्राइजेज, द्वारा आ0 भूडगढी, डायना, आजियाबाद के स्तरा सं0 2751 क्षेत्रफल 32,630 वर्ग फीट पर लैन्डर प्रोसेसिंग एवं टेनरी कार्य करने के लिये अर्थात् उक्त कार्य के लिये भू-प्रयोग में परिवर्तन के लिये शैक्षणिक रूप से शासन द्वारा की गयी सहमति से अकमत कराया है। शासन द्वारा उक्त सहमति इस शर्त के साथ प्रदान की गयी है कि एन0सी0आर0 प्लानिंग बोर्ड की भी सहमति प्राप्त कर ली जाये।

उल्लेखनीय है कि उद्योगों को त्वरित स्वीकृति प्रदान करने के लिये शासन द्वारा एकल मेज व्यवस्था चलाई जा रही है और उक्त इकाई द्वारा उद्योग स्थापित करने के लिये भवन के मानचित्र के अनुमोदन का प्रार्थना पत्र लगभग एक वर्ष पूर्व प्रस्तुत किया गया था, परन्तु कुछ प्राविधिक समस्याओं के कारण आजियाबाद विकास प्राधिकरण द्वारा मैप अनुमोदित नहीं किया गया। उक्त समस्या के निराकरण के लिये इकाई के प्रत्यावेदन पर राज्य स्तरीय उद्योग बन्धु द्वारा उपरोक्त निर्णय लिये गये है। इकाई का उक्त मामला काफी समय से लंबित है तथा यह इकाई मा0सर्वोच्च न्यायालय, दिल्ली के आदेश से प्रभावित होकर नागलौड दिल्ली से जनपद आजियाबाद में स्थान्तरित हो रही है और इस प्रकार की इकाइयों की स्थापना के सम्बन्ध में मा0 न्यायालय का यह भी आदेश है कि दिल्ली के बाहर एन0सी0आर0 क्षेत्र में उद्योगों को स्थापित कराया जाये, परन्तु उपरोक्त परिस्थिति के कारण उद्योगी का उद्योग स्थापना में अभी तक काफी समय व्यतीत हो गया है। अतः आपसे अनुरोध है कि इकाई के भू-प्रयोग परिवर्तन में एन0सी0आर0 प्लानिंग बोर्ड की सहमति भी शीघ्र प्रदान कराने का कष्ट करें।

भवदीय,

(के0एन0बाल)

महाप्रबन्धक,

जिला उद्योग केन्द्र, आजियाबाद।

पत्रांक: / तद दिनांक

प्रतिलिपि

- 1- चीफ को-ऑर्डिनेटर प्लानर, एन0सी0आर0सेल, द्वितीय तल, नगर निगम भवन, आजियाबाद को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।
- 2- विकास भुप्ता, मैसर्स त्रियश इन्टरप्राइजेज, डी-37, रामप्रस्थ कालोनी, चन्द्रनगर, आजियाबाद को सूचनार्थ प्रेषित।

महाप्रबन्धक,

जिला उद्योग केन्द्र, आजियाबाद।

सरिता जयन्त दास

ए. एल. एल. बी.

एम. (लन्दन), आई. ए. एस.

सदस्य सचिव



Smt. SARITA J. DAS

M.A., L.L.B., D.P.M. (Lond), IAS

Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD

DO No.K-14011/64/AP/2000-NCRPB

Date : 15.12..2000

Dear Sir,

Please refer to your letter No. 2743/9 A-3-2000 - 83 Camp/2000 dated 24.8.2000 regarding change of landuse measuring an area of 32,630 sq.ft. (0.749 acres) in Khasra No.2751 in village Bhurgarhi tehsil Dasna, Ghaziabad from 'Agriculture' to 'Industrial' use in Ghaziabad Master Plan. On examination of the proposal it is observed that the site in question for which the Industries Department, UP / UP Pollution Control Board / Airforce Hindon have all given their clearance is in fact, falling in agriculture use zone where about 23 authorised / unauthorised industrial units functioning without any change of landuse. The Board requested Planning Cell to give their comments / views on the proposal.

2. In the meantime, this case came up in the "Interface amongst the Industrialists of Delhi and the NCR States of Haryana, Rajasthan and Uttar Pradesh" which was organised on 30.9.2000 at Vigyan Bhawan, New Delhi and chaired by Union Minister for Urban Development in connection with the shifting / relocation of polluting industries. The deliberation in the 'Interface' had caused much embarrassment because of delay in getting clearances-specially with regard to the "Single Window clearances". Assurance was given to take up the case promptly.

3. NCR Planning Cell vide letter dated 30.9.2000 in reply to the NCRPB's letter dated 28.9.2000 stated that GDA was requested to provide information regarding 23 authorised / unauthorised industries functioning in the adjoining areas of the proposed unit, in absence of which the Cell could not offer their comments. Member Secretary, NCRPB requested the Secretary Housing Deptt., UP on 20.10.2000 for expeditious supply of the information sought by Planning Cell from GDA to enable the Planning Cell to send comments to the NCRPB so that the matter can be placed before the Planning Committee.

4. The proposal was processed and draft Agenda notes prepared for the 46th Planning Committee meeting which was scheduled to be held on 15.11.2000 but postponed for some unavoidable reason. It may not be possible to hold the meeting immediately as all the members of the Planning Committee from Haryana are on official tour abroad and would be back not before the 4th week of December thereby further delaying the matter.

72

5. The Hon'ble Union Minister for Urban Development & Poverty Alleviation and Chairman, NCR Planning Board received a request from Shri Vikas Gupta, M/s Tri Yash Enterprises during the Interface on 30.9.2000. After the Interface the Board also received several reminders on 16.10.2000, 14.11.2000, 29.11.2000 and 13.12.2000 from the affected factory owner for expeditious clearance of the case.

6. The recent Supreme Court judgement on the relocation of non-conforming and polluting industries from Delhi focussed on this particular case even more sharply as here was a polluting unit which was willing to shift, the affected party had moved from pillar to post to get his clearances and yet inspite of his efforts and the clear assurances of the UP officials he could not get his Leather Processing & Tanning Unit started.

7. The matter was discussed with the Union Minister for Urban Development & Poverty Alleviation and Chairman, NCRPB who was of the view we should expedite such cases, as delays went counter to the Supreme Court directions the NCRPB should not have any objection. Accordingly, the matter was re-examined and the proposal for change of landuse of an area measuring 32,630 sq.ft. (0.749 acres) only in the Khasra No.2751 in the village Bhurgarhi tehsil Dasna, Ghaziabad from 'agriculture' to 'industrial use' in the Ghaziabad Master Plan was approved with the following condition that :

(i) The Ghaziabad Development Authority will take necessary action in consultation with the concerned agencies for planned development of the total area so that an unauthorised industrial conglomerate does not come up. This has reference to the GDA itself indicating that there were 23 other units also functioning in the area.

(ii) The clearance given by the Board was for only 32,630 sq. ft. viz. 0.749 acres in the instant case. Regarding the other 22 unauthorised units GDA may submit its explanation to the UP Govt. with a copy to the Board.

7. A Date Chart is attached below which will convey how a private party is harrassed for want of dedication of the GDA to the concept of National Capital Region.

Best w L

Yours faithfully

Sarita J. Das
(SARITA J. DAS)

Shri Atul Kumar Gupta
Secretary (Housing)
Bapu Bhawan
Uttar Pradesh Secretariat
Lucknow, Uttar Pradesh

73

श्री/Issue *Shashi*
दिनांक/Date 18/12/2000
हस्ताक्षर/Signature

Annexure-V

**Change of landuse of an area
measuring 3062 acres on Delhi-
Saharanpur road near Tronica City in
Ghaziabad-Loni Master Plan area.**

Annexure-V

दूरभाष { 331440, 382565,
382784, 382785,
382788

उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी काम्पलेक्स, इन्दिरा नगर, छवन्नज

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

लम्बनऊ, दिनांक 24 सितम्बर, 1998

सेवा में,

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

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

महोदया,

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

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

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

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

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

संलग्नक: उपरोक्तानुसार।

भवदीय,

(राकेश कुमार मित्तल)
आवास आयुक्त

तद दिनांक

प्र०सं०

/उक्त

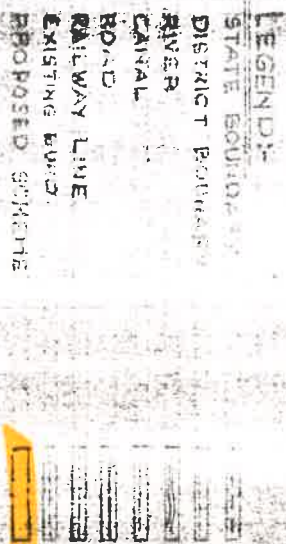
प्रतिलिपि :

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

संलग्नक: उपरोक्तानुसार।

(राकेश कुमार मित्तल)
आवास आयुक्त

P.K. M. (5)



CON. Div. - 10

U. P. AVAS EVAM VIHAS PARISHAD
VASUNDHRA, GHAZIABAD)

TRACED BY.

DIMA-31 NOV. 1952
 J.E.H. E. 1952

दूरभाष { 381440, 382565,
382784, 382785,
382788

45



उत्तर प्रदेश आवास एवं विकास परिषद

(वास्तुकला एवं नियोजन अनुभाग)

नीलगिरी कॉम्प्लेक्स, इन्दिरा नगर, लखनऊ

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

लखनऊ, दिनांक 2 नवम्बर, 1998

सेवा में,

सदस्य साचिव,
एन0सी0आर0 प्लानिंग बोर्ड,
इंडिया हैबिटेड सेंटर, लॉथी रोड,
नई दिल्ली-110003

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

महोदय,

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

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

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

संलग्नक: उपरोक्तानुसार

भवदीय,

78

(राकेश कुमार मित्तल)
आवास आयुक्त

46

(2)

पृ0सं0

/उपरोक्त
प्रातिलिपि :

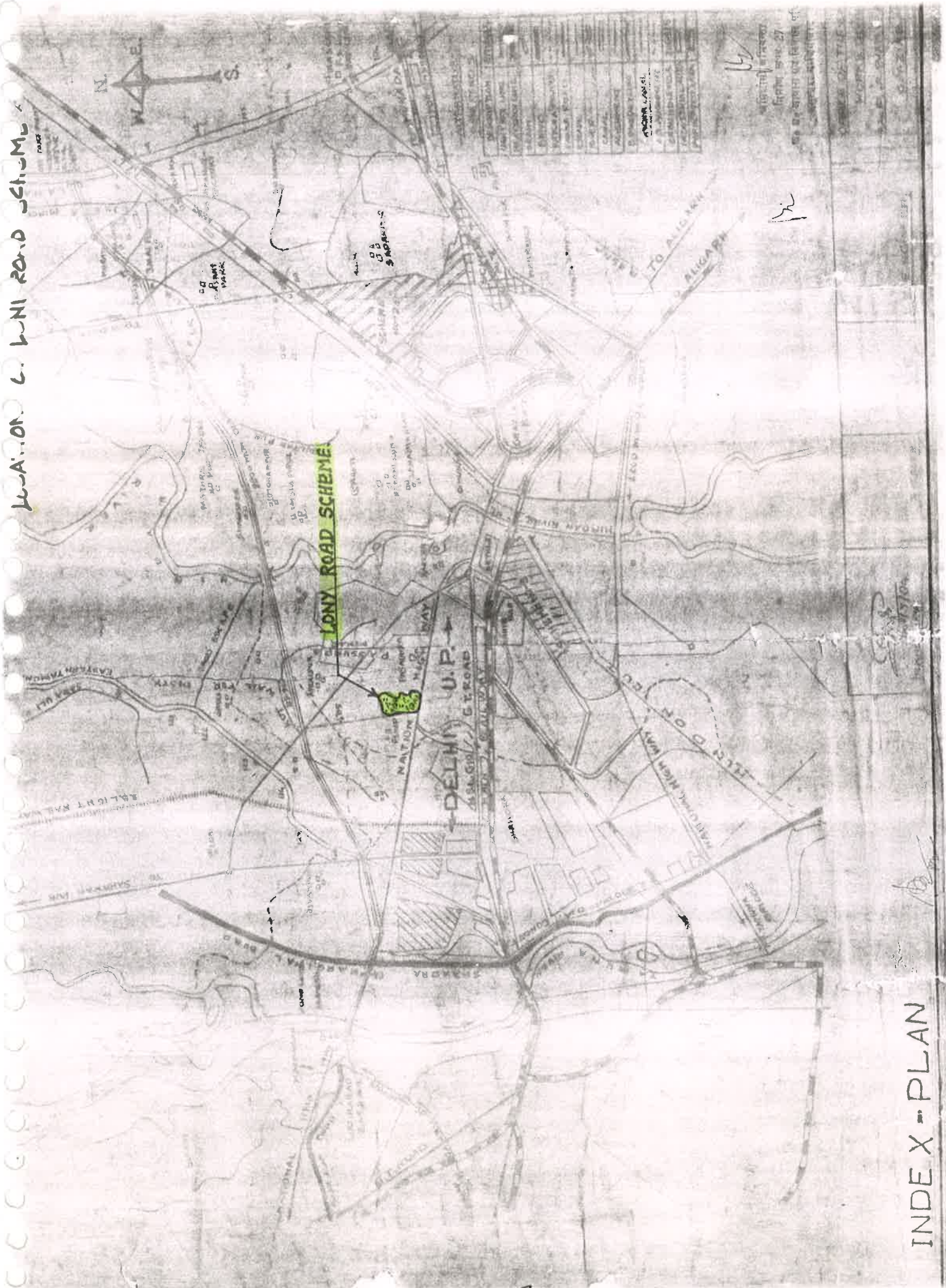
तद दिनांक

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

संलग्नक: उपरोक्तानुसार।

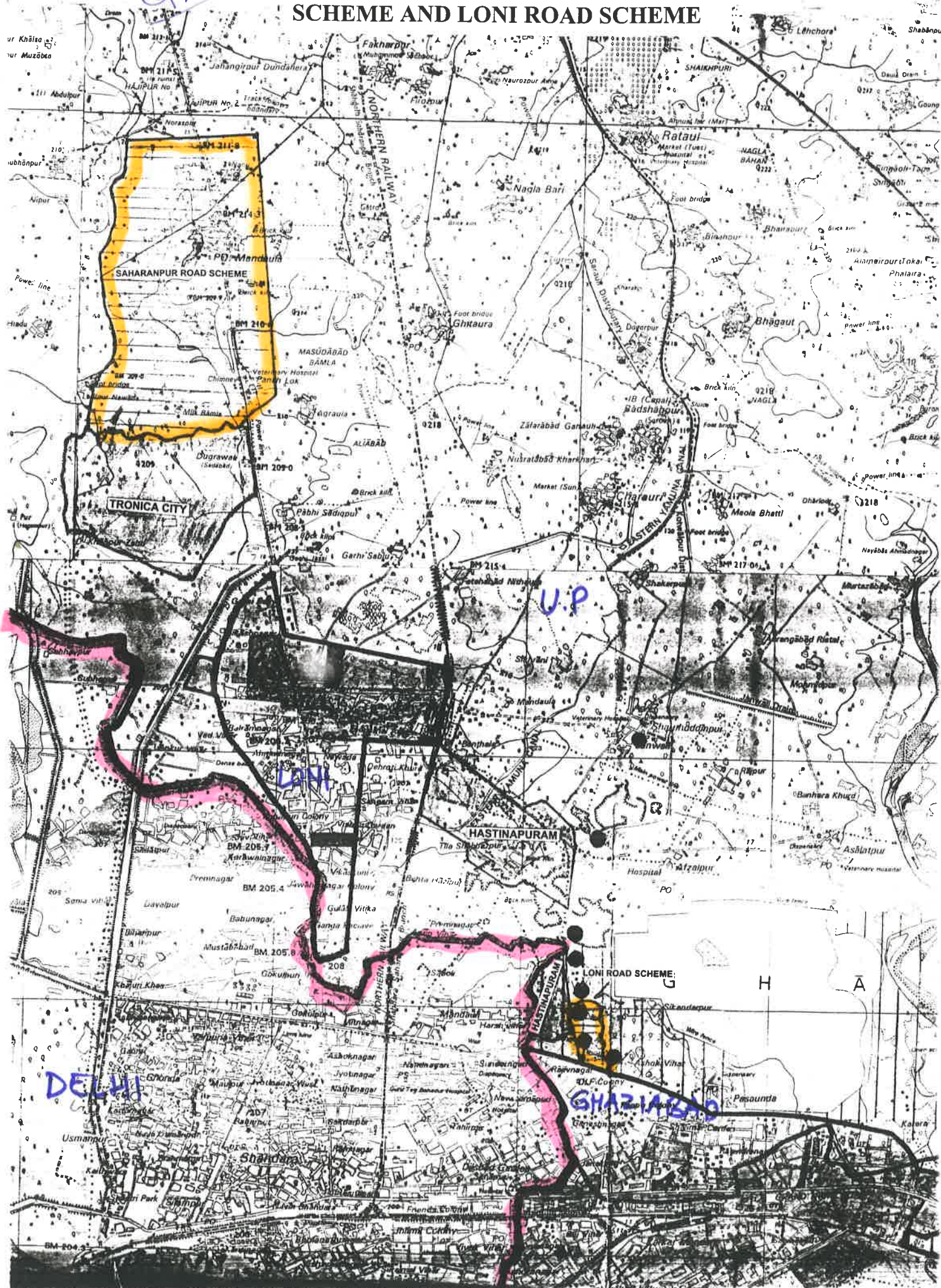
(राकेश कुमार मित्तल)
आवास आयुक्त

LOCATION OF LUNI ROAD SCHEME



INDEX X-PLAN

LOCATIONS OF SAHARANPUR ROAD SCHEME AND LONI ROAD SCHEME



डी0 एस0 बैन्स

D. BAINS

आयुक्त

COMMISSIONER

राष्ट्रीय राजधानी क्षेत्र (उप0 प्रभाग)

National Capital Region (U.P. Sub-region)



अर्द्ध शा0 पत्रांक: 436. /भू0प्र0/गाजि0/एन0सी0आर0/2000-2001 दिनांक : 1.8.2000.

प्रिय महोदय,

उप0 आवास एवं विकास परिषद द्वारा गाजियाबाद क्षेत्र में तीन आवासोपय परियोजनाओं के विकास के प्रस्ताव को सम्पूर्ण नगर के विकास की समग्र आवश्यकताओं के परिपेक्ष्य में विश्लेषित किये जाने हेतु परिषद द्वारा दिल्ली के मेजर आर.जी. मेक्रो प्लानर्स को अनुवधित किया गया था जिनके द्वारा तैयार की गयी अध्ययन रिपोर्ट का प्रस्तुतीकरण दिनांक 14.6.2000 को नख्खनऊ में किया गया। उक्त रिपोर्ट में तीनों योजनाओं की वर्ष-2021 की अनुमानित जनसंख्या 30 लाख के परिपेक्ष्य में वायबल पाया गया है।

उक्त तीनों परियोजनाओं का विस्तृत विवरण प्रतिवेदन में प्रस्तुत है। सचिव, आवास के अर्द्ध शा0 पत्रांक 1533/9-आ-2-2000, आवास अनुभाग -2 दिनांक 7 जुलाई, 2000 द्वारा उक्त अध्ययन रिपोर्ट प्रेषित कर यह सूचित किया गया है कि शासन ने उक्त तीनों परियोजनाओं के क्रियान्वयन की संस्तुति कर अध्ययन रिपोर्ट सहित एन.सी.आर. प्लानिंग बोर्ड से अनुमति प्राप्त करने के लिये प्रेषित किया जाना है। अतः आर.जी. मेक्रो प्लानर्स द्वारा तैयार रिपोर्ट एवं दिनांक 14.6.2000 के प्रजन्टेशन पर तैयार टिप्पणी इस पत्र के साथ संलग्न कर अग्रिम आवश्यक कार्यवाही हेतु प्रेषित की जा रही है।

संलग्नक: उपरोक्तानुसार

21-12-2000

श्रीमती सरिता जे0 दास

सदस्य सचिव,

एन.सी.आर. योजना बोर्ड,

ई दिल्ली।

9/8

भवानिष्ठ

डी0एस0 बैन्स
आयुक्त

उ०प्र० आवास एवं विकास परिषद की गाजियाबाद में विज्ञापित तीन आवासीय योजनाओं के क्रियान्वयन की अनुमति प्रदान किये जाने हेतु वायबिल्टी रिपोर्ट के संदर्भ में दि० 14.6.2000 को हुए प्रेजेन्टेशन का विवरण।

उ०प्र० आवास एवं विकास परिषद द्वारा गाजियाबाद नगर की गम्भीर आवासीय समस्या के निदान हेतु निम्नलिखित तीन आवासीय योजनाओं को विज्ञापित किया गया है :

1. दिल्ली सहारनपुर मार्ग योजना 1240 हेक्टेयर।
2. दिल्ली बुलन्दशहर बाईपास मार्ग योजना 230 हेक्टेयर।
3. लोनी रोड योजना 138 हेक्टेयर।

इन तीनों योजनाओं के भू-प्रयोग आवासीय न होने के कारण सर्वप्रथम इन्हें आवासीय में परिवर्तित किया जाना आवश्यक है। चूँकि गाजियाबाद नगर एन०सी०आर० क्षेत्र के अन्तर्गत आता है अतः भू-प्रयोग परिवर्तन हेतु एन०सी०आर० प्लानिंग बोर्ड की सहमति भी प्राप्त की जानी आवश्यक है। इस निमित्त शासन द्वारा यह निर्णय लिया गया है कि मुख्य अभियन्ता, उ०प्र० आवास एवं विकास परिषद तथा मुख्य वास्तुविद एवं नगर नियोजक, गाजियाबाद विकास प्राधिकरण की समिति द्वारा वायबिल्टी रिपोर्ट तैयार कराकर शासन को उपलब्ध करायी जाय। इस क्रम में उ०प्र० आवास एवं विकास परिषद द्वारा एक निजी परामर्शी मै० आर०जी० मैक्रो प्लानर्स (प्रा०) लि०, नई दिल्ली से गाजियाबाद नगर के समग्र विकास हेतु एक रिपोर्ट तैयार करायी गयी है। इस रिपोर्ट के संबंध में दि० 14.6.2000 को एक प्रेजेन्टेशन आयोजित हुआ जिसमें भाग लेने वाले अधिकारियों की सूची संलग्न है। यह प्रेजेन्टेशन मै० आर०जी० मैक्रो प्लानर्स (प्रा०) लि०, नई दिल्ली के निदेशक श्री आर०जी० गुप्ता द्वारा किया गया। प्रेजेन्टेशन के दौरान श्री गुप्ता ने अपनी रिपोर्ट के संबंध में विस्तार से चर्चा की है। इस दौरान निम्नोलीखित बिन्दुओं पर विशेष ध्यान अकृष्ट किया गया:

1. रिपोर्ट आगामी 20 वर्षों के विकास को ध्यान में रखकर तैयार की गयी है जिसमें गाजियाबाद तथा लोनी नगर के वर्तमान विकास तथा भविष्य की संभावनाओं का समावेश किया गया है।
2. इस नगर की जनसंख्या वृद्धि दर को धीरे-धीरे ही कम किया जा सकता है। तदनुसार रिपोर्ट में माना गया है कि वर्ष 2001 से 2011 की अवधि में वार्षिक वृद्धि दर 6% तथा वर्ष 2011 से 2021 की अवधि में वार्षिक वृद्धि दर 5.5 रहेगी। यह उल्लेखनीय है कि वर्ष 1971-81, 81-91 तथा 1991-2001 की अवधि में यह वृद्धि क्रमशः 12.4%, 10.0% तथा 8.1% रही है।
3. जनसंख्या वृद्धि के उक्त अनुमान के आधार पर वर्ष 2021 में इस नगर की जनसंख्या लगभग 30 लाख अनुमानित है।
4. यह प्रस्तावित है कि इस जनसंख्या हेतु उच्च स्तरीय सामाजिक, सांस्कृतिक एवं अवस्थापना सुविधाओं का प्राविधान किया जायेगा।
5. गाजियाबाद के वर्ष 2001 की महायोजना के अनुसार आवासीय भू-प्रयोग हेतु 4236 हेक्टेयर भूमि चिन्हित है जबकि वर्ष 2021 में आवासीय प्रयोग हेतु लगभग 13500 हेक्टेयर भूमि की आवश्यकता अनुमानित है। उपलब्धता तथा आवश्यकता के इस अन्तर को दूर करने के लिये लगभग 9000 हेक्टेयर अतिरिक्त भूमि को आवासीय प्रयोग हेतु निर्धारित किया जाना आवश्यक होगा।

प्रेजेंटेशन के दौरान हुए विचार-विमर्श में बताया गया कि यद्यपि एन0सी0आर0 प्लानिंग बोर्ड की अपेक्षा है कि दिल्ली तथा इसके आसपास के मेट्रोपॉलिटन क्षेत्र में जनसंख्या वृद्धि को घटाया जाय परन्तु जनसंख्या वृद्धि की विगत दशकों में हुई तीव्र वृद्धि को ध्यान में रखते हुए यकायक जनसंख्या वृद्धि को कम किया जाना संभव नहीं है। परन्तु निश्चित रूप से इस जनसंख्या वृद्धि को धीरे-धीरे कम किया जा सकता है। तदनुसार 2021 के लिये प्रस्तावित 5.5% वार्षिक जनसंख्या वृद्धि को स्वीकार्य पाया गया तथा इसके आधार पर आँगणित लगभग 1 लाख की जनसंख्या पर भी अन्तोगत्वा आम सहमति व्यक्त हुई। आयुक्त, एन0सी0आर0 उ0प्र0 द्वारा यह अपेक्षा की गयी कि फरीदाबाद तथा गुड़गाँव की जनसंख्या वृद्धि दर को जानकारी भी कर ली जाय क्योंकि इन नगरों की स्थिति लगभग गाजियाबाद के समरूप ही है।

इस रिपोर्ट में यह उल्लिखित है कि गाजियाबाद नगर के सामुदायिक एवं अन्य सुविधाओं का स्तर दिल्ली के स्तर के बराबर कर दिया जायगा। इस संबंध में अधिकारियों का यह मत था कि दिल्ली के देश को राजधानी होने के कारण इसका स्तर बहुत ऊँचा है तथा इस स्तर तक गाजियाबाद को ले जाना कदाचित संभव नहीं होगा। इस संबंध में श्री आर0जी0 गुप्ता द्वारा अवगत कराया गया कि गाजियाबाद में उच्च स्तरीय सुविधाओं का प्राविधान इसलिये प्रस्तावित किया जा रहा है जिससे कि दिल्ली की कतिपय जनसंख्या गाजियाबाद की ओर आकृष्ट होकर यहाँ बसे जिसके फलस्वरूप दिल्ली में जनसंख्या वृद्धि पर अधिकधिक रोक लग सके। उच्च स्तरीय सामुदायिक सुविधाओं आदि के संदर्भ में सचिव आवास ने मत व्यक्त किया कि महायोजना में जिस क्षेत्र में खुला स्थान अथवा मनोरंजन आदि प्रयोग के लिये निर्धारित किया जाता है उस भूमि के स्वामियों द्वारा इस भू-उपयोग को सरलता से स्वीकार नहीं किया जाता है जिसके कारण महायोजना में प्रस्तावित आकांक्षाओं की पूर्ति होने में कठिनाई होती है। अतः महायोजना के प्रस्तावों को तैयार करते समय व्यवहारिकता का भी ध्यान रखा जाना चाहिये।

आयुक्त, एन0सी0आर0 उ0प्र0 ने यह सुझाव भी दिया कि गाजियाबाद की प्रस्तावित महायोजना में इस बात का ध्यान अवश्य रखा जाय कि इसको अपनाने से इस नगर में अधिक से अधिक इम्प्लायमेंट जेनरेट हो सके।

सचिव आवास ने यह सुझाव दिया कि रिपोर्ट में योजनाओं के क्रियान्वयन के चरणों का निर्धारण भी कर दिया जाय जिससे कि सीमित संसाधनों के अन्तर्गत प्रस्तावित योजनाओं का वास्तविक रूप से क्रियान्वयन हो सके।

विचार-विमर्श के उपरान्त यह उचित पाया गया कि निजी परामर्शी के माध्यम से तैयार रिपोर्ट को एन0सी0आर0 प्लानिंग बोर्ड को इस अनुरोध सहित प्रेषित कर दिया जाय कि परिषद द्वारा प्रस्तावित तीनों योजनाओं के क्रियान्वयन हेतु अनुमति प्रदान की जाय।

दि० 14.6.2000 को सभा कक्ष में हुई बैठक में उपस्थित अधिकारियों की सूची।

1. श्री अतुल गुप्ता, आवास सचिव, उ०प्र० शासन।
2. श्री डी०एस० बेस, आयुक्त, एन०सी०आर०, उ०प्र०
3. श्री राकेश मित्तल, आवास आयुक्त।
4. श्री जावेद एतिशाम, उप सचिव, आवास।
5. श्री आर०जी० गुप्ता, निदेशक, मै० आर०जी० मैक्रो प्लानर्स प्रा०लि०, नई दिल्ली।
6. श्री वेद मित्तल, मुख्य वास्तुविद एवं नगर नियोजक, गाजियाबाद विकास प्राधिकरण।
7. श्री ए०के० भटनागर, इकनामिक प्लानर, एन०सी०आर० उ०प्र०
8. श्री ए०के० पचौरी, परामर्शी, उ०प्र० आवास एवं विकास परिषद।
9. श्री एस०के० वर्मा, मुख्य अभियन्ता, उ०प्र० आवास एवं विकास परिषद।
10. श्री सुबोध शंकर, मुख्य वास्तुविद नियोजक, उ०प्र० आवास एवं विकास परिषद।
11. श्री एस०एम०ए० बुखारी, अधीक्षण अभियन्ता (प्र०), उ०प्र० आवास एवं विकास परिषद।
12. श्री एन०सी० प्रधान, अधीक्षण अभियन्ता, सप्तम वृत्त, उ०प्र० आवास एवं विकास परिषद, गाजियाबाद।
13. श्री नरेन्द्र कुमार, संयुक्त आवास आयुक्त, उ०प्र० आवास एवं विकास परिषद।
14. श्री सी०एन० हर्डे, वास्तुविद नियोजक, उ०प्र० आवास एवं विकास परिषद।
15. श्री ए० मित्तल, वास्तुविद नियोजक, उ०प्र० आवास एवं विकास परिषद।
16. श्री बी०एस० दहिया, अधिशासी अभियन्ता, उ०प्र० आवास एवं विकास परिषद।

792/ms/vcr/d
29.11.2000



3376/CRP/2000

29-11-2000

744/AP/2000

30/11/2000

कार्यालय : 4791529 (गठ)

फैक्स : 4791529 (गठ)

Annexure-V-C

अर्द्ध शाओ पत्रांक : 947.1/मु.प्र.परि./एनसीआर/2000-01 दिनांक 17.11.2000

प्रिय

गाजियाबाद नगर में उओ प्रओ आवस विकास परिषद द्वारा प्रस्तावित तीन स्थलों के भू-प्रयोग परिवर्तन के सम्बन्ध में शासन द्वारा प्रेषित अर्द्ध शासकीय पत्र संख्या 1533/9-आ-2-2000 आओ आओ-2 दिनांक 07.07.2000 का संदर्भ ग्रहण करने का कष्ट करें। उक्त पत्र के अनुक्रम में एन.सी.आर. प्लानिंग बोर्ड के पत्रांक.के-14011/43/एपी/98/एनसीआरपीबी दिनांक 21.09.2000 द्वारा उक्त भू-प्रयोग परिवर्तन के समर्थन में तत्कालीनक प्रस्तुतिकरण करने की वांछना की गयी थी तथा उक्त प्रस्तुतिकरण में कुछ अतिरिक्त सूचनाओं के समावेश की वांछना भी की गयी थी, जिन्हें उओ प्रओ आवस एवं विकास परिषद द्वारा उपलब्ध करा दिया गया है। उक्त प्रकरण के सम्बन्ध में मेरी दिनांक 21.10.2000 की लगनऊ यात्रा के दौरान आपसे हुए विचार-विमर्श में यह तय किया गया था कि उक्त प्रस्तुतिकरण आवस आयुक्त एवं कमिशनर श्री आर.जी. गुप्ता द्वारा किया जायेगा, जिसमें आप, मैं और एन.सी.आर. कार्यालय के अधिकारी उपस्थित होंगे। उक्त प्रस्तुतिकरण के लिये अपनी सुविधानुसार कोई समय निर्धारित कर एन.सी.आर. कार्यालय को सूचित करने का कष्ट करें, ताकि तदनुसार एन.सी.आर. प्लानिंग बोर्ड में प्रस्तुतिकरण का समय निर्धारित कराया जा सके।

भवविष्ट

श्री अतुल कुमार गुप्ता,
सचिव आवस,
उओ प्रओ शासन, लगनऊ।

| दओएसओ बैन्स |

पत्रांक एवं दिनांक लगेलेख:-

प्रिय प्रहोदया,

कृपया आवस विकास परिषद, उओ प्रओ के भू-प्रयोग परिवर्तन के सम्बन्ध में मेरे उपरोक्त अर्द्धशासकीय पत्र का अवलोकन करने का कष्ट करें। आवस विकास परिषद द्वारा उपलब्ध करायी गयी सूचना सलग्न है।

श्रीमती सरिता जे. दाम,
सदस्य सचिव,
एन.सी.आर. प्लानिंग बोर्ड,
नई दिल्ली।

हस्ताक्षर

| दओएसओ बैन्स |

ms kas seen

29/11/2000

CR/P

हस्ताक्षर

29/11

sh Barman



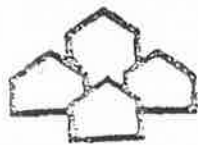
पत्रांक एवं दिनांक यथोक्त :-

प्रिय

गजियाबाद में भू-प्रयोग परिवर्तन के सम्बन्ध में मेरे उपरोक्त अर्द्धशताब्दीय पत्र का अवलोकन करने का कष्ट करें ।

श्री राकेश मित्तल,
आवास आयुक्त,
उ०प्र० आवास एवं विकास परिषद,
लखनऊ ।

(दी०प००वै०)



फोन : कार्यालय : 0575-4747553/4775675
निवास : 0575-4751698

कार्यालय अधीक्षण अभियंता, सप्तम् वृत्त
उ० प्र० आवास एवं विकास परिषद
गाजियाबाद

पत्रांक 3144
सेवा में,

4-14/23

दिनांक 6.9.2000

चीफ कोऑर्डिनेटर प्लानर,
राष्ट्रीय राजधानी क्षेत्र, नियोजन सेल,
नगर एवं ग्राम नियोजन विभाग,
उ०प्र० नगर निगम भवन, वि०बी. ब्लाक,
गाजियाबाद।

विषय: उ०प्र० आवास एवं विकास परिषद द्वारा गाजियाबाद में प्रस्तावित तीन आवासीय योजनाओं का सम्बन्ध

सहोदय,

उपरोक्त विषयक, आपके पत्रसंख्या-713/एन०रंग०आर०/गा०न०ग०/आ०वि०नरि०-भू०उप०परि०/2000-
01 दिनांक 27.9.2000 के संदर्भ में संश्लिष्ट सूचनाएँ निम्नवत् प्रेषित की जा रही हैं:-

उ०प्र० आवास एवं विकास परिषद द्वारा गाजियाबाद में प्रस्तावित तीन आवासीय योजनाओं के सम्बन्ध में प्रोफाइल परिशिष्ट-1 पर प्रस्तुत है। इन योजनाओं में सृजित कुल 100 एकड़ प्रति एकड़ की दर से निम्नवत् जनसंख्या लक्ष्यित होने का अनुमान है:-

योजना का नाम	क्षेत्रफल	अनुमानित जनसंख्या (एकड़ प्रति एकड़)
दिल्ली-सहारनपुर मार्ग योजना	3100 एकड़	3.15
दिल्ली-मुक्तनगर मार्ग योजना	500 एकड़	0.70
लोनी रोड योजना	345 एकड़	0.35
कुल		4.15

गाजियाबाद महायोजना-2001 में आवासीय भू-उपयोग हेतु निर्धारित क्षेत्रफल का मानचित्रक संलग्न परिशिष्ट-2 पर दर्शाया गया है। इसमें समाविष्ट आवासीय भूमि का क्षेत्रफल तालिका-11 पर प्रस्तुत है जिसके अनुसार निर्धारित आवासीय क्षेत्र में से मात्र 700 एकड़ भूमि गाजियाबाद-नरि० एवं गाजियाबाद-हापुड रोड के मध्य गाजियाबाद विकास प्राधिकरण के द्वारा उपलब्ध अवगत करायी गयी है। इस क्षेत्र में योजना इस कारणवश प्रस्तावित नहीं की गयी कि यहाँ पर माँग अत्यन्त कम है। अतः इस क्षेत्र को गाजियाबाद विकास प्राधिकरण द्वारा निम्न प्राथमिकता की श्रेणी में रखा गया है। इसके अतिरिक्त लगभग सभी प्रस्तावित आवासीय क्षेत्र का उपयोग किया जा चुका है।

आवासीय विकसित क्षेत्र का विवरण संलग्न परिशिष्ट-3 पर मानचित्र के साथ ही तालिका-11 पर प्रस्तुत है।

वह क्षेत्र जिसका विकास किया जा रहा है, संलग्न तालिका-11 पर दर्शाया गया है।

वह क्षेत्र जिसका आश्रयण किया जा रहा है, का विवरण संलग्न तालिका-11 पर दर्शाया गया है।

वह क्षेत्र जिसका अभी विकास नहीं हुआ है, का विवरण संलग्न तालिका-11 पर दर्शाया गया है।

.....2/

76

उपरोक्त सूचनाओं के अतिरिक्त यह भी सुनिश्चनीय है कि नाजियावाद 2005 का प्रस्तावित नाम

[illegible]

उपरोक्तानुसार कवल गा.प.वा.व. शहर के उपलब्ध भूमि का उपयोग सखारनपुर रोड पर उपलब्ध भूमि का सुनियोजित विकास गाजिबाद शहर की 2021 की अनुमानित जनसंख्या तदनुसार आवासीय समस्या को दृष्टिगत रखते हुए उपलब्ध भूमि का भू-उपयोग परिवर्तन किया जाना आवश्यक है जिसके लिए परिषद द्वारा उक्त तीन योजनाएँ प्रस्तावित की गयी है।

संलग्नक:-उपरोक्तानुसार।

भयदाय
[एन०सी०एच०]
अधीक्षण अनियन्ता

713

दिना: 27. 9. 2020

हम लोग में विन्यासित सूचनाओं एवं अभिलेखों की तत्काल आवश्यकता
पिछले दिनों के अनुसार अग्रिम कार्यवाही की जा सके ।

1. व. ... विस्तृत कार्यक्रम, धुजित जी जाने

संज्ञितं एवं ताभाष्येभ्यो वा विवरणं आचार्यस्य ज्ञान-सुविधायां
विस्तारोक्तं मेव विस्तृतं कार्यं विवरणं सम्पन्नितं करोति ह्येव ।

2) नागविक्रम मासोपनिषद्-२९०१ में आध्यात्मिक भू-उपनिषद् के निर्धारित
केन्द्र का नामांकन एवं क्षेत्रफल का विवरण ।

आचार्यीय क्षेत्र चिह्नित एवं आचार्यीय-मान्यता, विवरण ।

एक ही विषयों निम्नलिखित विषयों का उदाहरण है-मानवता पर एक विवरण ।

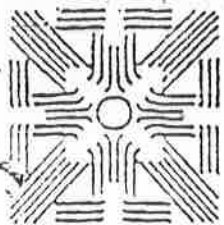
अभिप्रेत किया जा रहा है-मानविय पर एवं विवरण ।
अभिप्रेत करने विचारणीय नहीं हुआ है-मानवियपर एवं विवरण ।

71. राजस्थान सरकार की ओर से राजस्थान राज्य सरकार के द्वारा वर्ष में दिये आवासीय योजनाओं के लिए अनुषंगी परिधान किया गया है उनमें विकास कार्य की वर्तमान स्थिति उपरोक्त ताली सूचना सं. जी०एम०पी०-२००१ पर अंकित कर विवरण तालि उपलब्ध करायी जानी है।

प्रश्नकर्ता पर भी जाया प्रति आपको उपलब्ध करायी गयी है। सुवर्ण
पत्रिका में प्रकाशित सुवर्ण पत्रिका में प्रकाशित उपलब्ध करायी जा रहा है।

27151000

[illegible]



BY FAX

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

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

राष्ट्रीय कार्य एवं रोजगार मंत्रालय

Ministry of Urban Affairs & Employment

Fax No : 4642163

Dated : 21.9.2000

No.K-14011/43/AP/98-NCRPB

To

Shri D.S. Bains
Commissioner
NCR (UP Sub-region)

Town & Country Planning Deptt.

2nd Floor, Navyug Market, Commercial Building,

Ghaziabad, UP

Sub: Implementation of 3 proposed Residential Schemes of Delhi-Saharanpur Road Scheme, Delhi-Bulandshahr By-Pass Road Scheme and Loni Road Scheme in Ghaziabad prepared by UPHDB.

Sir,

Please refer to your D.O. Letter No.436/Bhu.Pra./Ghaziab./NCR/2000-2001 dated 1.8.2000 on the above mentioned subject. The above proposals are being examined in the Board. Member Secretary, NCRPB desired that a presentation on these proposals may be made by the Commissioner, National Capital Region (UP Sub-region) for making correct appraisal and better understanding of the proposals.

2. It will be appreciated if the presentation includes also the status of residential development as under:

- AP
NCRPB
re. 22
attached
m/s
21/9
- i) Area earmarked for residential use in Ghaziabad Master Plan-2001. 1953
 - ii) - Area developed and allotted. — ~~1953~~ 2000
 - iii) Area under development. — 2000
 - iv) Area under acquisition. — Nil
 - v) Area undeveloped. — 2000
 - vi) Status of development of all the residential schemes for which changes of landuse have been approved earlier by the NCRPB.

3. It is, therefore, requested that date for presentation may please be intimated to us so that necessary arrangements could be made.

Yours faithfully

B. C. Datta

Chief Regional Planner

Land Use : Residential

Proposed Land use 2005, Ghaziabad & Loni

Sl. Particulars	Details	Area (In acre)	Device	Under Dev.	to be to be acquired	Others Remarks
-----------------	---------	-------------------	--------	------------	----------------------------	----------------

A. Ghaziabad

(i) As per Master Plan 2001

G.D.A	3874.00	4620.00	-	-	-	as per list enclosed
U.P.H.D.B	1396.00	1276.00	120.00	-	-	as per list enclosed
Sub Total	10590.00	9770.00	120.00	-	-	Vasundhara

(ii) Land use changed or being changed by NCRP

Indira Park	1260.00	-	1240.00	20.00	-	G.D.A
Delhi Auto	80.00	80.00	-	-	-	Private
Maharaja	115.00	115.00	-	-	-	Private
Avanti	250.00	-	250.00	-	-	Private
Garden City	950.00	-	-	-	950.00	G.D.A under Proposed
Sub Total	2655.00	195.00	1490.00	20.00	950.00	-
Total	13245.00	9965.00	1610.00	20.00	950.00	-

B. Loni

(i) As per Master Plan 2001

Land use changed or being changed by NCRP	Tronika	605.00	-	605.00	-	UPSIDC land use
	Plasma Puram	574.00	-	75.00	342.00	157.00 proposed to be changed
	Loni Akasvani	346.00	346.00	-	-	from Res. To Agriculture
	Sub total	1525.00	340.00	680.00	-	157.00
	Total	2888.00	1709.00	680.00	342.00	157.00

Grand Total

16133.00	11574.00	2290.00	362.00	950.00	157.00
----------	----------	---------	--------	--------	--------

C. Land available with Residential land-use for future

700.00
1234.00

As per Demand, the area is of land presently for development with GP

Ghaziabad City

Ghaziabad City
City is consisting following localities developed earlier
in Cis hindon as well as Trans Hindo area.

THA:

THA:
Surya Nagar, Rampuri, Bri; Vihar, Shahid Nagar, Shalimar
Garden, Shalimar Garden, Park, Park, Park, Park, Park, Park,
plaza, Rajendra Nagar, Park, Park, Park, Park, Park, Park,
Bagh, Shyam Park, Shyam Park, Park, Park, Park, Park,
Nagar, Ram Presth, Chander Park, BEL colony.

CHA:

CHA:
Sadiq Nagar, Harbans Nagar, Bhim Nagar, Sewa Nagar,
Mariyam Nagar, Hindor Vihar, Krishna Nagar, Maliwara, Lal
Kunwa, Vihar Nagar,
Town, Rly. colony, Turab Nagar, Gandhi Nagar, Kalka Garhi,
Dasnagate, Chaula, Islam Nagar. Kailesh Nagar, Bharat
Nagar, Prem Nagar, Naya ganj, Loha mandi.

villages:

Villages:
Prahlad garhi, Arthla, Shahibabad, Makanpur, Jhandapur,
Kanawani, Mirzapur.

App. Area 3874 Acres.

Schemes developed by G.D.A.

SL.NO.	NAME OF SCHEME	AREA IN ACRE
1.	NAVYUG MARKET	49.65
2.	NEHRU NAGAR	391.62
3.	VIVEKA NAND NAGAR	43.07
4.	PATEL NAGAR	126.07
5.	LOHIA NAGAR	113.15
6.	VICAY NAGAR	190.49
7.	PRATAP VIHAR	495.74
8.	SHASTRI NAGAR	278.90
9.	KAVI NAGAR	553.16
10.	RAJ NAGAR	749.95
11.	SANJAY NAGAR	211.39
12.	KAUSHALBI	217.25
13.	GOVIND PURAM	346.72
14.	GOVIND PURAM	346.72
15.	NANDGRAM BYEPASS	120.19
16.	YOJNA NO.10,T.H.A.	14.08
17.	KARPURI PURAM	189.47
TOTAL		4620.17
		Say 4620 Ac.

Population and Decadal Growth - Mandiabad City.

Year	Population	Rate of Growth
1981	287170	128.23
1991	575000	100.22
2001	1040000	80.86

Table A Proposed Projection of Population - Mandiabad City

Year	Total Population	Rate of Increase (%)
1981	287170	128.23
1991	575000	100.22
2001	1040000	80.86

Proposed Land Use of Ghaziabad 2001

Sl. No.	Land Use	Area (In acre)	Deve Land
01.	Residential	10590.18	31
02.	Commerce	687.44	
03.	Industrial	4909.48	
04.	Office	758.73	
05.	Community Services	573.73	
06.	Transportation	87.48	
	6.1 Roads	6.38	
	6.2 Railway	88.20	
	6.3 Transport Nagar	153.12	
	6.4 Bus & Truck Terminals	155.10	
07.	Entertainment	3855.88	11
	7.1 Park	260.89	
	7.2 Stadium	11.38	
	7.3 Green Verge	387.87	
	7.4 Entertainment Place	3715.97	
08.	Reserved Place for Govt. of India	554.00	
09.	P. A. C	64.42	
Total		31452.33	101

Proposed density of Residential Development for 2001

Sl. No	Type of Density	Density	Area in acre
01.	High Density	150	3270.42
02.	Medium Density	100	5131.31
03.	Low Density	75	2168.42
Total			10570.15

Existing Land Use of Loni Area - 1984

Sl. No	Type of Density	Area(In : ore)	Developed Land
01.	Residential	133.8	13.89
02.	Commerce	1.0	1.0
03.	Industrial	115.47	11.15
04.	Office	1.0	1.0
05.	Community Service	1.0	1.0
06.	Open Area	1.0	1.0
07.	Transportation	1.0	1.0
Total		253.27	28.14

Proposed Land Use of Loni Area - 2001

Sl. No	Type of Density	Area(In : ore)	Developed Land
01.	Residential	414.96	16.99
02.	Commerce	51.57	1.0
03.	Industrial	98.8	4.04
04.	Office	1.0	1.0
07.	Transportation	444.6	18.20
Total		2442.83	100

REQUIREMENT OF AREAS FOR 3M. POP.

CITY DENSITY TO 100 P/H DUE TO FOLLOWING REASONS:

- i ADJOINING AREAS OF RIVER HINDON INTO LARGE REC. USE.
- ii HI-TECH SOCIAL & ECONOMIC INFRASTRUCTURE.
- iii MORE ATTRACTIVE FEATURES THAN TYA OF NCTD.
- iv ESSENTIAL INFRASTRUCTURE FOR TYA OF NCTD. FOR THIS 2 POWER PLANTS EACH OF 200 MW ARE PROPOSED.
- v SIZEABLE AREA UNDER " FARM HOUSES "
- vi RURAL VILLAGES IN A PLANNED WAY.
- vii NON CONFORMING ACTIVITIES IN PLANNED SYSTEMS.
- viii IMPORTANT ZONING REGULATIONS.

PROPOSED LAND USE GHAZIABAD & LONI - 2001 & 2005 (AREA IN ACRE)

	2001	PC	2005	PC
RESIDENTIAL	11953	43.08	16133	43.08
COMMERCIAL	1302	4.78	2003	5.37
INDUSTRIAL	4961	18.23	6686	17.94
C.FACILITIES	445	1.65	1586	4.26
OFFICE USE	858	3.15	858	2.3
TRANSPORT	3245	11.8	3771	10.11
RECREATION	3856	14.15	5626	15.1
CENTRAL GOVT. USE	554	2.03	682	1.77
PAC	62	0.23	62	0.17
TOTAL	27236	100	32277	100

POPULATION EXPLOSION - 2021 AD

1971-81	124.28%
1981-91	100.22%
1991-2001	80.86%

IN LAKH

POPULATION OF URBAN AREAS - 2001

11

POPULATION OF RURAL AREAS - 2001

1

POPULATION -2011 BY 60% DECADAL RATE OF GROWTH = 19.2

POPULATION IN 2021 BY 65% DECADAL RATE OF GROWTH = 29.75

OR SAY 30 LAKH

NORMS & MEANS TO CONTROL POPULATION

- i MORE AREAS FOR P&SP USE, REC. & CIRCULATION SYSTEM
- ii PROVISION OF HI-TECH SOCIAL & ECONOMIC INFRASTRUCTURE
- iii CITY DENSITY, NOT MORE THAN 100 P/H
- iv ADMINISTRATIVE SET UP TO CONTROL PUBLIC, PRIVATE & CORPORATE DEVELOPMENT.
- v PLANNING IN SEQUENTIAL ORDER I.E. MASTER PLAN, ZONAL PLANS, SECTOR PLANS, DETAILED PROJECT REPORTS.
- vi IMPLEMENTATION AS PER COMPREHENSIVE PLANS.
- vii NO SUBSTANDARD DEVELOPMENT TO BE PERMITTED.
- viii EMPHASIS ON INFRASTRUCTURE & MEGA PROJECTS.
- ix PROPER COORDINATION BETWEEN ALL AUTHORITIES.

OTHER FACTORS.

- I POLLUTION
- II SICKNESS IN INDUSTRIES.
- III UNCONTROLLED GROWTH.
- IV OVER STRESSED INFRASTRUCTURE.
- V VACANT LAND, LARGELY FOR RECREATIONAL, INSTITUTIONAL & CIRCULATION PURPOSES.
- VI RIVER HINDON IS A SOURCE OF POLLUTANTS WITH RECREATIONAL USE.
- VII HIGHWAY PASSES THROUGH THE CITY
- VIII EXISTENCE OF TOO MUCH LOP SIDED LAND USES.

THE MOST IMPORTANT ^{IS} TO INTEGRATE NEW
SCHEMES, WHICH ARE IN THE PLANNING STAGE
WITH NCR PLAN & MPD-2001

BOUNDARY OF DEVELOPMENT AREA

PRINCIPLES

- I BUILT UP AREAS OF GHAZIABAD & LONI.
- II JURISDICTION OF AUTHORITIES LIKE OF NOIDA ETC.
- III FEATURES LIKE RIVERS, CANAL, ETC.
- IV ADMINISTRATIVE BOUNDARIES OF DISTRICTS.
- V LAND USE SHOWN IN MASTER PLAN - 2001 & OF 2005.
- VI ECOLOGICAL CONSIDERATIONS.
- VII BIOLOGICAL, PHYSIOLOGICAL & PSYCHOLOGICAL NEEDS OF S.M.
- VIII PASAUNDA AIR PORT.
- IX TO TAKE CARE OF EXISTING VILLAGES.
- X NO REGARDS TO UNAUTHORIZED CONSTRUCTION & COLONIES.
- XI HIGH TECH SOCIO-ECONOMIC FACILITIES.
- XII TRUCK INFRASTRUCTURE.
- XIII EXISTING COLONIES & SCHEMES.

BOUNDARY OF DISTRICT BAGHPAT & DISTRICT MEERUT IN THE NORTH,
UPPER GANGA CANAL IN THE EAST, NH-24 & BOUNDARY OF TEHSIL
DADRI IN THE SOUTH AND BOUNDARY OF NCTD/GHAZIABAD IN THE WEST.

MACRO LAND USE - 2021 AD.

I	GREEN BELT & RURAL USE	= 90 SQ. KM
II	RURAL USE	= 200 SQ. KM
III	URBAN USE, AIR PORT & OTHERS	= 300 SQ. KM

परीक्षा

SUGGESTED LAND USE GHAZIABAD - 2021 AD.

S.N.	USE	AREA IN HECTA S. ACRE	% AGE
1.	RESIDENTIAL	33345	45
2.	INDUSTRIAL	4446	6
3.	COMMERCIAL	2223	3
4.	PUBLIC & SEMI PUBLIC	8892	12
5.	RECREATIONAL	11115	15
6.	CIRCULATION	11115	15
7.	UTILITIES & SERVICES	1482	2
	GOVT. OFFICES	1482	2
TOTAL		741.00	100

- i RES., COMM., REC. & GOVT. OFFICES % ARE NEARLY THE SAME.
- ii % OF INDUSTRIAL USE IS 1/3RD TO MAKE THE CITY OF BETTER HEALTH. HOWEVER THE POSITION BE RIVIEWED AFTER 5 YEARS.
- iii P & SP. FACILITIES % IS MORE THAN 6 TIMES.
- iv 2% FOR UTILITIES & SERVICES, WHICH WAS NOT EARLIER.
- v CIRCULATION % IS INCREASED BY 4%.
- vi RECREATIONAL WITH COMM. COMPONENTS.
- vii "STREET FURNITURE" SHOULD BE FULLY TAKEN OF.

LAND USE OF GHAZIABAD - 2001, 2005 & 2021 AD

S.N.	USE	AREA IN ACRE		
		2001	2005	2021
1.	RESIDENTIAL	10590	16133	33345
2.	COMMERCIAL	1284.4	1976	2223
3.	INDUSTRIAL	4901.5	6604.8	4446
4.	COMMUNITY FAC.	439.66	1567	8892
5.	OFFICE USE	847.7	847.7	1482
6.	TRANSPORT	3206.1	3725.7	11115
7.	RECREATION	3809.7	5558.5	11115
8.	CENTRAL GOVT. USE	547.35	547.35	1482
TOTAL		25626.41	36960.05	7410

PRINCIPLES OF LOCATION OF LAND USES

I MAXIMUM WEIGHTAGE TO ECOLOGY / ENVIRONMENTAL FACTORS.

- a. 1 KM. GREEN BELT IN THE NORTH & EAST.
- b. 10-20 M GREEN BELT ALONG THE WESTERN BOUNDARY
- c. A SIZEABLE AREA ALONG RIVER HINDON.
- d. 10-20 M GREEN BELT ON EITHER SIDE OF HIGHWAYS.
- e. 10-20 M GREEN BELT ON EITHER SIDE OF EXISTING & PROPOSED RAIL LINES INCLUDING MRTS.
- f. 25 M WIDE GREEN BELT ON THE PERIPHERY OF PASONDA AIR PORT.

II WATER FEATURES.

III NON CONFORMING UNITS ARE TO BE SHIFTED INC. NON CONFORMING TRUCKS & TRANSPORTATION UNITS.

IV ABOUT 20,000 HECT. OR 200 SQ.KM LAND UNDER RURAL USE NEED TO BE PLANNED, ON THE SOUND PLANNING PRINCIPLES.

V ALL THE EXISTING LAND USES EXCEPT NON CONFORMING WOULD BE KEPT AS IT IS.

VI LOCATION OF OTHER LAND USES WOULD BE DECIDED AT THE TIME OF PREPARATION OF MASTER PLAN & PLANNING AT MESO LEVEL.

BASED ON ABOVE PRINCIPLES A SYMBOLIC MACRO LAND USE MAP HAS BEEN PREPARED.

**SCHEME OF DELHI SAHARANPUR MARG BHOOMI VIKAS
EVAM GRIHASTHAN YOJNA, CHAZIABAD**
(Proposed by U.P. Housing & Development, as on Jan 2000)

A PROFILE

U.P. Housing & Development Board is proposing to develop a major residential scheme of 3110.00 Acre site located on both sides of Delhi Saharanpur National Highway and is situated in north of Tronica City developed by U.P. State Industrial Development Corporation. This scheme is hardly 5 km from Delhi Border. Due to its special situation on both sides of Delhi Saharanpur Road. It is very convenient for transportation from Delhi. Construction activities in Tronica city are already under progress.

The land for this scheme has already been notified under section-28 of U.P. Avas Vikas Parishad Adhiniyam, 1965. A Niyojan samiti has been constituted for disposing of the objections filed by the land owners. Date of hearing the objections under section 30 will be fixed soon.

A main road to connect the Tronica city from Delhi is under construction by U.P. State Industrial Development Corporation which is very much beneficial for this scheme as the scheme will be directly connected from Delhi.

The physical infrastructures for basic amenities of urban living like electricity, water supply, sewage, storm water drainage, roads parks will be provided as per standards of the Parishad scheme. Provision of city level social and physical infrastructures - Educational, Health, Recreational, Sport, Tele-communication, Cultural and Transportation facilities of very high order will be made in this scheme. All the development works shall be taken as per norms of the Master Plan - 2001.

Water Supply: Water supply shall be from deep tube wells and also as an alternate arrangement from Ganga Water Canal.

Sewage: The scheme area will be having sewage system. The Parishad shall construct sewage treatment plant of its own for the scheme. However,

efforts are being made to coordinate development activities with UPSIDC as UPSIDC has its scheme known as Tronica city. This Tronica scheme is having app. 600 acres residential area for which UPSIDC will provide S.T.P.

Drainage: The scheme is near by the Yamuna River and slope of entire scheme is also towards Yamuna River. By constructing the Nala the storm water is to be disposed of in Yamuna River for which separate land acquisition as well as permission to disperse in the river shall have to be taken from concerning department.

Effort is also being made to coordinate the activity with other departments.

Electrification: Since Tronica city scheme of UPSIDC is nearby scheme in which by providing a sub station the electricity has been provided. Similarly this scheme will have its own electric sub station to provide the electricity.

FINANCIAL VIABILITY OF DELHI SHARANPUR MARG BHOOMI VIKAS EVAM GRAHSTHAN YOJNA, GHAZIABAD

1.	Area of Scheme	3100 Acres (app.) as proposed.
2.	Land Acquisition Cost	
S1.	Villages Concerned with	Effectuated rates as fixed by Dy. Registrar, Ghaziabad.
		Rs. in lakh/ acre
a.	Lutfullapur Narada	Rs. 3.20
b.	Agrola	Rs. 4.00
c.	Mandola	Rs. 3.60
d.	Nanu	Rs. 2.16
e.	Milak Bamala	Rs. 3.20
f.	Masudabad Bamla	Rs. 1.60

Rates for framing the Scheme taken as
Rs. 4.00 lac per acre.

		Rs. in lakh/ acre
i.	Land Acquisition Cost @	Rs. 4.00
ii.	For Legal Claims @ 100%	Rs. 4.00

iii.	Solchum @ 30%	Rs. 240
iv.	Amount payable to Govt. @ 10%	Rs. 100
v.	Adm. Charges @ 12%	Rs. 137
vi.	Add. Compensation @ 12% for 3 years	Rs. 144
vii.	Simple Int. @ 12% for avg. 3 yrs.	Rs. 5.99
		<u>Rs. 20.24</u>

Total Land Cost Rs. 20.30 lac (Say) per acre.

1. Development cost

Development rate per acre Rs. 3.60
(as fixed vide C.E.U.P.A.V.P O/O No. 851/M-20/1 dt. 14.3.1990)

effected for year 1989-90, including 12 % contingencies but excluding the cost of S.T.P. and electric Sub Station.

Increase in rates from 1989-90 as per price index enclosed (Ann. 1) for Ghazipur

2. The evaluated rates as per calculations for the year 2000-2001 comes out to be Rs. 10.00 lac / acre

b. Add. For S.T.P and Electric Sub Station Rs. 3.00 lac/ acre

c. Additional cost due to the specifications of development at Ghazipur less equivalent to Delhi area and also due to flood protection work supposed carried out due to near by Yamuna River. Rs. 9.00 lac /acre

Total development cost Rs. 22.00 lacs per acre

i. Development Cost @ Rs. 22.00 lac/ acre
ii. Adm. Charges @ 12% @ Rs. 2.64 lac/ acre

Rs. 24.64 lac/ acre

iii. Simple Int. @ 14% @ for avg. 1 year Rs. 3.45 lac per acre

Rs. 28.09 lac/ acre or say Rs. 28.00 lac/acre

Such that Development cost Rs. 28.00 lac/ acre

4. Land + Development Cost Rs. (20.30 + 28.10) = Rs. 48.30 lac/ acre

Rs. 45.30 lac/ acre

Normally in a scheme 30% land is used in Trunk roads and open spaces and 60% of remaining 70% area comes out to be a salable land i.e. 42% of gross area

42% of 4000 sqm. = 1680 sqm.

Salable cost : $48,30,000 / 1680 = \text{Rs. } 2875.00 \text{ per sqm.}$

Say Rs. 2900/- per sqm.

U.P.S.I.D.C. is selling their residential land at present @ Rs.2400/- per Sqm. After 4 years if we take an average increase @ 18% per year, it becomes Rs 3552/- i.e. Rs 3550/-

Therefore, the proposed scheme under present circumstances as above having developed land rate at Rs. 2900/- per Sqm. Therefore, the proposed scheme is quite 'Viable'.

**SCHEME OF DELHI BULANDSHAHR BYE PASS BHOOMI
VIKAS EVAM GRIHASTHAN YOJNA, GHAZIABAD.**
(Proposed by U.P. Housing & Development Board)

A PROFILE

U.P. Housing & Development Board is proposing to develop a major residential scheme of 832 acres site located on NH-24 Bye Pass road in Trans Hindon Area Ghaziabad. This scheme is located hardly at 5 kms distance from Delhi state boundary and 16 kms from Connaught Place, Delhi. Being located on Delhi U.P. state boundary this scheme is connected at very reasonable distance from Anand Vihar, Delhi, Sahababad and Ghaziabad railway station as well as from Anand Vihar Inter State Bus Terminus Delhi.

The land for this scheme was notified on 23.11.93 under section 28 of U.P. Avas Vikas Parishad Adhiniyam 1965. Noyojan Samiti already has been constituted for disposing recommending & action on the objections filed by the land owners. Date of hearing the objections under section-30, will be fixed very soon.

Proposed Faridabad Noida Ghaziabad Meerut (FNG) Express Highway planned by National Capital Region Planning Board under the Ministry of Surface Transport Govt of India is passing through this scheme. This Express Highway will add new dimensions in providing the better linkage among important urban centers of the Region. In front of the scheme Santosh Medical College has already been set up and is functioning. 15 prestigious Group Housing Societies having land of 120 acres have already given their consent for adjusting their land in layout of this scheme and being developed by Parishad on deposit basis.

- ✓✕ The Physical Infrastructures for basic amenities of urban living like electricity, water supply, sewage, storm water drainage, road, parks will be provided as per standard of the Parishad scheme. Provision of city level social and physical infrastructure. Educational, Health, Recreational, Sport, Telecommunication, Cultural and Transportation facilities of very high order will be made in this scheme. ✓

Water Supply: Water supply shall be from deep tube wells and also as an alternative arrangement from Ganga Water Canal.

Sewage: Scheme shall have sewage system, sewage disposal shall be through sewerage treatment plant for this scheme itself if it is not connected with the main S.T.P. under construction in Yamuna Action Plan in nearby area Indrapuram of G.D.A.

Drainage: Since the Hindon river is just adjacent to the scheme the drainage disposal shall be in the river through main drain which is already passing through the scheme.

Electricity connection: Since the Pratap Vihar Scheme of G.D.A. is a scheme which a sub station electricity has been provided similarly this scheme will have an electric sub station to provide electricity to some H.T. lines which are passing from the scheme

FINANCIAL VIABILITY OF BULANDSHAHAR BYE PASS MARG SHOONI VIKAS EVAM GRAHSTHAN YOJNA, GHAZIABAD

1. Area of Scheme	700 Acres (app) as Proposed
2. Land Acquisition Cost	
3. Villages Concerned with	Effectuated rates as fixed by Deputy Registrar, Ghaziabad
	Rs. In lakh/acre
a. Bahi	Rs. 6.50
b. Mirzapur	Rs. 8.00
c. Akbarpur Behrampur	Rs. 8.00
d. Mithe Pur	Rs. 6.00

Rates for the Scheme being taken as Rs. 8.50 lac/ acre

	Rs. In lakh/ acre.
i. Land Acquisition Cost @	Rs. 8.50
ii. For Legal Claims @ 100%	Rs. 8.50
iii. Soleitium @ 30 %	Rs. 5.10
iv. Amount payable to Govt. @ 10 %	Rs. 2.21
v. Adm. Charges @ 12%	Rs. 2.78
vi. Add. Compensation @ 12% for 3 yers	Rs. 3.06
vii. Simple Int. @ 14% for avg. 3 yrs	Rs. 12.00

Rs. 42.81

Rs. 43.00 lac/ acre.

Total Land Cost Rs. 43.00 lac (Say) per acre

3. Development Cost	
Development rate per acre	Rs. 3.60 lac/acre

(as fixed vide C.E.D.P.A V.P. O/O No. 851/M-20/I dt. 14.3.1990)...

effected for year 1989-90, including 12% contingencies but excluding the S.T.P. and electric sub Station.

Increase in rates from 1989-90 in price index (enclosed in Annex 1) for Ghaziabad.

The evaluated rates as per calculations for the year 2000-2001 comes out to be

Rs. 10.00 lac/acre

Add for S.T.P and Electric Sub station

Rs. 3.00 lac/acre

Additional cost due to development specification more or less equivalent to Delhi area and also due to flood protection work due to nearby Hindon River

Rs. 9.00 lac/acre

Total development cost Rs. 22.00 lac/acre

Rs. In lakh/acre

i. Development cost (a)

Rs. 22.00

ii. Adm. Charges @ 12% @

Rs. 2.64

Rs. 24.64 lac/acre

iii. Simple Int. @ 12% @
for average 1 year

Rs. 3.45

Rs. 28.09 lac/acre

Such that

Development cost Rs. 28.00 lac/acre

4. Land + Development Cost Rs. (43.00+ 28.00) = Rs. 71.00 lac/acre

Say Rs. 71.00 lac/acre

5. Normally in a scheme only 42% land comes out as salable land. Because 30% land app. shall be used in Trunk Roads, Master Plan Roads (FNG) in open spaces and 60% of remaining 70% land will be salable i.e. 42%

42% of 4000 sqm = 1680 sqm.

Salable Cost : $71,00,000/1680 = \text{Rs. } 4226.00$

Say Rs. 4250/- per sqm.

- 7 a. The rates in nearby Indira Puram Scheme is Rs. 2700.00 per sqm.
- b. The FNG (Faridabad, Noida, Ghaziabad) Express Highway is passing through this scheme its cost is supposed to be met out on BOT basis from the nearby commercial area of scheme but the scheme will be much popular with the proposed FNG Express Highway.
- Such that the rates app. Rs. 4250.00 per sqm. Will be viable as there will be no problem in selling on their rates.
- Therefore, the proposed scheme is quite VIABLE.

**SCHEME OF LONI ROAD BHOOMI VIKAS EVAM
GRIHASTHAN N.A. GHAZIABAD**
(Proposed by U.P. Housing & Development Board)

A PROFILE

U.P. Housing & Development Board is proposing to develop residential scheme of 115 acres site located along Loni Road 7 kms from ISBT Delhi. The scheme is hardly 1 km from Delhi boundary 5 kms from Sahibabad Railway Station and 10 kms from Meerut Nagar Bus Stand.

On opposite of this scheme Ghaziabad Development Authority has proposed a residential scheme named Hastinapur Residential Scheme. Due to close vicinity from Delhi scheme will gain wide popularity.

The land for this scheme was notified under section 23 of L.P. Act, 1965. Parishad Adhivasi 1965, Noyojan Samiti constituted for disposing of the scheme. The land owner has already completed the hearing of objections. The scheme is under approval of section-31(1) and 31(2) from Parishad as well as from U.P. Govt.

The land of 14 Housing Societies is vested in this scheme. The representative have not given any objection for adjusting their land in layout & these societies have given their consent to develop this area as their deposit work by Parishad.

The Physical Infrastructures for basic amenities of urban living like electricity, water supply, sewage, storm water drainage, road, parks will be provided as per standard of the Parishad schemes. Provisions of city level social and physical infrastructures, Educational, Health, Recreational, Sports, Tele-communication, Cultural and Transportation facilities of very high order will be made in this scheme. All the development works shall be taken as per norms of the Master Plan 2001.

Water Supply: Water supply shall be from deep tube wells and also as an alternate arrangement from Ganga Water Canal.

Sewage: Parishad is making effort to connect the sewage system with G.D.A. scheme or Nagar Nigam area. This is a small scheme of 300 acres only. If the sewage disposal & treatment is not connected with any other area / deptt. Parishad will have its own arrangement of S.T.P.

Drainage: The drainage is to be connected by making 3 km drain in to the river for which separate land acquisition as well as permission to dispose in the river shall have to be taken from concerning department. The effort is also being made to coordinate the activity with other departments.

Electricity: The scheme will have its own electric sub station to provide the electricity.

Master Plan: The entire development of the scheme shall be in accordance of Master Plan.

FINANCIAL VIABILITY OF LONI ROAD DHOOHI VIKAS EVAM GRAHSTHAN YOJANA CHIAZIABAD

1.	Area of Scheme	24.5 acres (approx) Proposed
2.	Land Acquisition Cost	
3.	Villages Concerned with	Effectd rates as fixed by The Registrar, Chiazabad
		Rs. in lakh/ acre
4.	Pasaunda	Rs. 5.76
5.	Dhopura (Brihampur)	Rs. 4.48
6.	Sikandarapur	Rs. 1.15

Rates for the Scheme being taken as Rs. 6.00 lac per acre

		Rs. in lakh/ acre
i.	Land Acquisition cost @	Rs. 6.00
ii.	For Legal claims @ 25%	Rs. 6.00
iii.	Soletium @ 30%	Rs. 3.60
iv.	Amount payable to Govt. @10%	Rs. 1.56
v.	Adm. Charges @12%	Rs. 2.06
vi.	Add. Compensation @12% for 3 year	Rs. 2.14
vii.	Simple Int. @ 12% for avg. 3 yrs.	Rs. 8.97
		<u>Rs.30.33</u>
		Rs. 30.33 lac/ acre

Total Land Cost Rs. 30.40 lac (say) per acre

3. Development Cost

Development rate per acre : Rs. 3.60 lac/acre
(as fixed vide C.E.U.P.A.V. O/O No. 80/25-20/1 dt 14.3.1990)

effected for year 1989-90, including 12% contingencies but excluding the cost of S.T.P. and electric Sub Station.

Increase in rates from 1989-90 as per price index (enclosed in Annex 1) for Ghazabad.

The evaluated rates as per calculations for the year 2000-2001 comes out to be

Cost for S.T.P. and Electric sub Station	Rs. 10.00 lac/acre
	Rs. 3.00 lac/acre

Cost for S.T.P. and Electric sub Station Rs. 13.00 lac/acre

Total development cost Rs. 13.00 lac/acre.

	Rs. in lac/acre
i. Development cost @	Rs. 18.00
ii. Adm. Charges @ 12% @	Rs. 2.16
	<hr/> Rs. 20.16
iii. Simple Int. @12% @ for Avg. 1 year	Rs. 2.82
	<hr/> Rs. 22.98 lac/acre

Such that

Development cost Rs. 23.00 lac/acre

4. Land + development Cost Rs. (30.40 + 23.00) Rs. 53.40 lac/acre
say Rs. 54.00 lac/acre.

5. Normally in a scheme 30% land is used in Trunk works and open spaces. 60% of remaining 70% area comes out to be a salable and i.e. 42% of gross area

42% of 4000 Sqm

1680 Sqm

Salable Cor $\frac{53,40,000}{1680} = \text{Rs. } 3179.00 \text{ per Sqm}$

Say Rs. 3200/- per Sqm

There are 14 Housing Societies, having land existing at the time of notification which shall be adjusted and developed for them. The development cost shall be borne by their societies as per their consent Housing Board is having of its own only app 100 acre land

Therefore, Board will not be having any difficulty or problem due to these societies and increasing its land @ 3200/- per Sqm. In this area.

Therefore, the scheme is quite VIABLE

**SCHHEMES OF IN BHOOMI KAS CRIHASTHAN YOJNA
NO.3 VASUNDHARA, GHAZIABAD**

A PROFILE

Location: This scheme is situated on Mohan Nagar Delhi Link Road 4 kms before Delhi Border, around Vihar Inter State Bus Terminus in between Hindon cut and Link Road. In East side of the scheme is Ghaziabad Delhi Railway line, in south Hindon Cut, in north Mohan Nagar Delhi Link Road and in West Delhi Darna Link Road.

Area: Total area notified under this scheme is 1396 acres out of which 1063.08 acres of land is under possession of Parishad.

Date of Awards - 27.11.1989

Water Supply system: This scheme has been designed and for 7 lakh population. At present water is being supplied through 6 No. 1000 wells located at 12 km away from the scheme in the Hindon area, as the water inside the scheme area is not sufficiently available and also not potable. However, 4 No. shallow tube wells have been developed in this scheme as an alternate measures. In addition to above for procuring 15 Cusecs water from Ganga Canal proposal is under progress. Housing Board with G.D.A. and Noida Authority has signed M.O.U. A loan of Rs. 72 crore for this proposal has been sanctioned from N.C.R. Board and Rs. 270 lakh has been released for this project by Parishad. The project is being executed by U.P. Jal Nigam.

5. **Sewage System:** Disposal of sewage of this scheme shall be done jointly with G.D.A. by constructing a combined Sewage Treatment Plant. Sewage Treatment Plant is being constructed by U.P. Jal Nigam in Indrapuram Yojana of G.D.A. in Yamuna Action Plan. Trunk sewer lines have been laid and construction of sump wells are under progress.

6. **Disposal of Storm Water:** Storm water of app. 50% area of this scheme is to be disposed in Hindon River by constructing a syphon aquaduct over Hindon Canal. This aquaduct is to be constructed by U.P. Irrigation Department as deposit work of Rs. 30 lakh as already been released to Irrigation Department by Parishad for starting of this work. The drainage of remaining 50% area is in nearby Nala which is already connected by a drain up to Nala.

7. **Electrification:** Many High tension Electric lines passing through scheme which has been accommodated in the layout of the scheme is green belt and trunk roads. Parishad has constructed 2 No. 33 KV sub station and Electric lines ha

seen in developed sectors. U.P. State Electricity Board is distributing electric supply and maintaining the system. As the demand will be there the 33 KV and 132 KV sub station shall be constructed.

C. **Other Important Features:**

A To keep the environment of the scheme clean and beautiful no. of green verge, parks, green belt etc. have been developed in which till date 92,400 plants have been planted.

In nursery named "Vasundhara Vatika" has been developed in this scheme in the year 1992-93. Supply of plants from this Vatika is being made to other sectors on a regular basis.

B Under alignment Department between Hindon Cut and Parishad scheme is lying vacant. It is proposed to develop the vacant land and logging strip green belt for beautification as well as popularity of the scheme. For this proposal sanction has already been given to Chief Engineer, U.P. Irrigation Department permission of U.P. Govt. is awaited.

C Provision of Post office, Police station, Hospital, Stadium, Gymkhana, swimming pool, fire station, Community center have been made in this scheme. A proposal of Railway Halt with in the scheme as "Vasundhara Halt" is under consideration.

Till date 6495 no. of properties which includes plots and houses have been constructed, 2742 no. of properties are under construction and 884 no. of properties are under proposal which shall be taken up very soon. The entire development of the scheme shall be in accordance of Master Plan.

Annexure-VI

**Copy of the letter from Chairman,
DUAC dated 29.9.2000 for No
Objection on the proposal of
"Development of Industrial Area at
Bawana" (Conceptual Stage).**



डा. जे. पी. सिंह
अध्यक्ष
Dr. J. P. SINGH
Chairman

Annexure-VI

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
भारत पर्यावास कन्द, कोर 6 ए
India Habitat Centre, Core 6A
लाधी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003
दूरभाष PHONE 4616391
फैक्स FAX 4648970
ई-मेल E-mail : duac74@hotmail.com

D.O.No.27(3)/2000-DUAC
September 27, 2000

The proposal for development of industrial area at Bawana (Conceptual Stage) had directly been forwarded by DSIDC to this Commission for conceptual examination and was considered in Commission's meeting held on May 23, 2000. (**Annexure-I**)

The Sub-Committee constituted by the Commission examined the proposal in its meeting held on June 8, 2000, June 20, 2000, July 3, 2000 and July 10, 2000. (**Annexure-II**) Subsequently this matter was considered in Commission's meeting of July 31, 2000. (**Annexure-III**) As decided by the Commission, the matter is referred to NCR Planning Board with the request that your view point may please be made available to this Commission at the earliest.

Regards,

Yours Sincerely,

(Dr. J.P. Singh)

Encl: As above

Ms. Sarita J. Das,
Principal Secretary,
NCR Planning Board,
1st Floor, Core-4B,
I.H.C., Lodhi Road,
New Delhi.



Annexure - I

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION

भारत पर्यावास केन्द्र, फ़ौर 6 ए
India Habitat Centre, Core 6A
लाधो राड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003
दूरभाष PHONE: 4611348, 4613593, 4613507, 4630821
फ़ैक्स FAX : 4648979
ई-मेल Email : duac@rediffmail.com

June - 2000

No 1773/2000-DUAC

Shri V. Kumar
Superintending Engineer (IE),
Housing Centre Building,
Kirti Industrial Area,
Delhi-55

17/25.04.2000.

The proposal under reference was considered by the Commission in its meeting May 23, 2000 and the observations of the Commission are reproduced below for necessary compliance at your end :-

"The above mentioned proposal has been received directly from the Delhi State Industrial Development Corporation Ltd. for conceptual consideration of the Commission. The proposed industrial area will accommodate about 15000 to 16000 industries in plot sizes ranging from 100 to 250 sq.m. The overall net area of the complex is 703 Hectares. The proposal has been considered by the Technical Committee in DDA who have suggested certain modifications suggestions which are stated to have been incorporated in the layout plan. Managing Director, DSIDC requested for permission to start work on the MP. Road. He was advised that the Commission can only consider the proposal formally when it is routed through the concerned local body. A brief account was given by the team comprising of officials from DSIDC on the proposal.

To save time on the examination consideration of the formal proposal (as and when it is sent by DDA) the Commission decided to constitute a Sub-Committee comprising of the following who would consider the conceptual proposal in detail :-

1. Prof. K.T. Ravindran,
Member, DUAC
2. Shri H.K. Yadav,
Member, DUAC
3. Mr. Charu Mittal,
Member, DUAC

117



दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
भारत पर्यावास केन्द्र, कोर 6 ए
India Habitat Centre, Core 6A
लोदी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003
दूरभाष PHONE: 4511141, 4515593, 4515597, 4530321
फैक्स FAX: 4548970
ई-मेल E-mail: duac74@gmail.com

No. 27(3)/2000-DUAC


श्री E.F.N. Ribari
Advisor

श्री B.M. Sharma
Advisor

श्री Mohd. Shahar
Advisor


अधिसूचना
The Hon'ble Member, DUAC, has directed the members of the DUAC to
attend waiting for formal confirmation of the minutes of this meeting.

Yours faithfully,


(Tribhuwan Singh)
Secretary

Copy to :

1. Prof. K. T. Ravindran, Member, DUAC, 20 SPA Housing & Hostel, Taimur Nagar Village, New Delhi for information.
2. Shri H.K. Yadav, Member, DUAC, 1/11 Kalkaji Extn., New Delhi for information.
3. Ms. Charu Mittal, Member, DUAC, C-1/1212, 1st Floor, Vasant Kunj, New Delhi for information.
4. Shri E.F.N. Ribari, Advisor, DUAC, 79, Gulmohar Enclave, New Delhi for information.
5. Shri B.M. Sharma, Advisor, DUAC, Speed Bird House, M-Block, Connaught Place, New Delhi for information.
6. Prof. Mohd. Shahar, Advisor, DUAC, 126, Zohar Bagh, Okhla Road (Surya Hotel), New Delhi for information.
7. Shri J.P. Singh, Chairman-cum-Managing Director, Commissioner of Industries, GNCTD, Delhi State Industrial Development Corp., Kashmere Gate, Delhi for information.
8. Shri G.D. Mathur, Consultant REDECON, Architect, 78-A, Zamrudpur, Greater Kailash-I, New Delhi for information.
9. Shri S.P. Mathur, General Manager (UD) RITES, Architect, 507, New Delhi House, Barakhamba Road, New Delhi for information.


(Tribhuwan Singh)
Secretary

118



बुनाईत के लिए
NATIONAL COMMISSION FOR WOMEN
ART FOR THE GIRL CHILD

**MINUTES OF THE MEETING OF THE SUB-COMMITTEE HELD ON
MONDAY JULY 10, 2000 IN RESPECT OF LAYOUT PLAN FOR
DEVELOPMENT OF INDUSTRIAL AREA AT BAWANA
(CONCEPTUAL STAGE).**

PRESENT :

1	Prof. K.T. Ravindran	Member (in Chair)
2	Shri R.K. Gupta	Member
3	Shri T.R. Bhat	Member
4	Shri N. Chakrapani	Member
5	Shri S.P. Pathak	Member
6	Shri S.C. Jain	Member
7	Shri G.D. Mathur	Member
8	Shri M. Shaheen	Advisor
9	Shri B.M. Singh	Advisor
10	Shri V.K. Singh	Secretary

ALSO PRESENT :

8	Shri R.K. Gupta	Chief Engineer, DSHDC
9	Shri T.R. Bhat	Director, RDI CON
10	Shri N. Chakrapani	Joint General Manager, RII, S
11	Shri S.P. Pathak	DGM (UD), RII, S
12	Shri S.C. Jain	Proprietor, Architects Bureau
13	Shri G.D. Mathur	Consultant, DSHDC

The proposal was presented to the Sub-Committee made in its meetings held. The DSHDC also submitted a note indicating the remarks on the observations of the Sub-Committee regarding the points raised by Shri T. Sankaran and Shri Durg Roy. A note indicating the important features of the proposal and also a paper on detail of facilities provided at cluster level (42 nos.) were also presented for consideration.

**MINUTES OF MEETING OF THE SUB-COMMITTEE HELD ON
MONDAY JULY 10, 2000 IN RESPECT OF LAYOUT PLAN FOR
DEVELOPMENT OF INDUSTRIAL AREA AT BAWANA
(CONCEPTUAL STAGE).**

PRESENT :

- | | | |
|----|----------------------|----------------------------|
| 1. | Prof. K.T. Ravindran | Member (In Chair) |
| 2. | Shri H.K. Yadav | Member |
| 3. | Ms. Charu Mittal | Member |
| 4. | Shri E.F.N. Ribeiro | Member |
| 5. | Shri M. Shaheer | Advisor |
| 6. | Shri B.M. Sharma | Advisor |
| 7. | Shri Vinod Kumar | Assistant Secretary (Tech) |

ALSO PRESENT :

- | | | |
|-----|--------------------|-------------------------------|
| 8. | Shri R.K. Gupta | Chief Engineer, DSHDC |
| 9. | Shri T.R. Bhau | Director, RI-DECON |
| 10. | Shri N. Chakrapani | Joint General Manager, RIHS |
| 11. | Shri S.P. Pathak | DGM (UD), RIHS |
| 12. | Shri S.C. Jain | Proprietor, Architects Bureau |
| 13. | Shri G.D. Mathur | Consultant, DSHDC |

The proposal was discussed keeping in view the observations of the Sub-Committee made in its various meetings held. The DSHDC had now submitted a Note indicating the remarks on the observations of the Sub-Committee including the points raised by Shri T. Sankaran and Shri Dunu Roy. A note indicating the important features of the proposal and also a paper on detail of facilities provided at cluster level (12 nos.) were also presented before the Sub-Committee. Besides the typical layout plan, the resolution vide item no. 39/99 was also submitted before the Sub-Committee at the meeting.

As per DDA's resolution the 'Authority' has accepted the change of land use from residential to industrial in 15 pockets of industrial concentration out of the 23 industrial area concentration pockets identified by the committee set up by Delhi Government. As per the Note submitted by the DSIDC the facilities to be provided at clusters level would be 12 in nos. It will include

• General shops 10 to 15

• Multi-storey 10

• High shelter 10

• Cinema 10

• Parks or groups of 2 facilities

• Toilets

• Day care centre for 50 children

The facilities at sector level are to be provided in 8 nos. The list also included facilities at complex level

Shri R K Gupta, Chief Engineer, DSIDC highlighted that the proposal has been revised keeping in view the observations of the Sub-Committee with regard to green areas, facilities and other issues. It was claimed that 65% of water being released by the industries will be recycled and used for various activities including for development of greens etc. It was stated that the water will be treated up to tertiary level and that no water polluting industries will be permitted in this area. The Sub-Committee was also informed that in the next stage DSIDC would be submitting to the Commission the three dimensional form of the scheme prescribing the built bulk/volume of the buildings. After detailed examination and discussion with the Chief Engineer DSIDC and the Project Consultants, the following observations were made :-

1. The Sub-Committee still feel that the gap between the data/survey conducted and the plan produced persists. Further the complex should have preferably been developed on the basis of mixed uses including higher as well as lower category of plots for all type of units and other facilities and land uses.
2. The effort should continue to increase the affordability of the plots for the smaller existing units in spite of the difficulties explained by the Chief Engineer, DSIDC.

3. The number of workers which is going to be very large will include the registered workers as well as informal workers like in transport sector and other ancillary activities like supplying of envelopes, strings etc etc. Therefore the margin for increasing the social infrastructure for them be kept besides the facilities as per the list submitted being provided in the scheme. Shri G.D. Mathur, Consultant DSIDC put some figures justifying that the number of workers per unit has shown a falling trend over the years.

4. As regards providing of more number of plots in the category of 70 sq mts Shri R.K. Gupta made a statement that he has discussed the matter with the 'committee' of Delhi Government as well as with the industries people and there are literally no takers for smaller size of plots of 50 sq mts or so and the committee of Delhi Government feel that such complexes with 50 sq mts plots are likely to turn into slums. He also quoted the example of the flatted factory sites developed by DSIDC at various places in the city like Jhandewalan, Narela, Jhilmil etc which are lying vacant since there are no takers. Therefore, they are not in favour of proposing smaller size plots less than 100 sq mts in size. However, how the proposed scheme would meet the requirements of the displaced non-conforming uses was not clarified.

5. The Sub-Committee was informed that the margin has been kept that if there are takers for smaller units of flatted factories they will be in a position to put them up. The Sub-Committee observed that such a proposition is not visible in the plans.

6. The proposed road network was advised to be revised as follows -

- 28 mt. wide roads may be reduced to 24 mts. to enable the increase of the main roads with loading/unloading etc. from 10 mt to 15 mts and the feeder roads be increased from 10 mt. to 12 mts.

This will be subject to the condition that no plot whatsoever be increased and if there is any surplus land the same will be used for open green or social infrastructure facilities only.

7. The location of Sub-Stations transformers near the road sections were considered undesirable and were advised to be removed and located at some unimportant locations.
8. It was informed that sufficient provision for parking had been made in the scheme including for the cycles and that in a cluster of 250 to 300 industrial units as per Master Plan requirements provision has been made for 62,000 sq. ft. area, the 500 sq. ft. plot will also provide facilities for parking of about 400 to 500 cars and that the ample parking areas for the units will be provided in the detailed cluster plans
9. As regards the provision of section 85 of the Factories Act (as per the Note of Shri T. Sankaran) it was informed that the action will be taken by the Government of NCT of Delhi to implement the same
10. The Sewage Treatment Plant (STP) of sector-4 was advised to be relocated at some other place keeping in view the existing topography of this area next to the recreation green and the water channel etc
11. It was observed that the existing depression of the land should be maintained and the artificial lake shown in the plan should remain
12. A detail proposal for solid waste collection and removal should be made part of the plan

The Sub-Committee decided to recommend to the Commission the conceptual approval of the scheme subject to above conditions and observations being incorporated. The DSIDC/Consultants were requested to submit the accordingly revised plans, so that the recommendations of the Sub-committee could be placed before the Commission

(Prof. K.T. Ravindran)
Member, DCAC

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
भारत पर्यावास केन्द्र, कोर 6.ए
India Habitat Centre, Core 6A
लोधी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003
दूरभाष PHONE : 4511948, 4515593, 4618607, 4590821
फैक्स F A X : 4 6 4 8 9 7 0
ई-मेल ई-मेल : duac74@hotmail.com

4519593

Shri R.K. Gupta,
Chief Engineer,
DSIDC, Block 7,
Bombay Life Bldg,
Connaught Circle,
New Delhi.

Sub: Layout plan for development of Industrial Area at Bawana (Conceptual Stage).

Ref: DUAC's letter of even number dated 02.06.2000 and dated 20.07.2000 & DSIDC's letter no. DSIDC/EE(CD)-H/RL/DUAC(LP)/2000/162/1171 dated 17/25.04.2000 & letter no. DSIDC/EE(CD)-H/RL/LAYOUT PLAN/99/90/141 dated 07.06.2000 and letter no. DSIDC/SE-H BAWANA 179/D dated 10.08.2000 & RITES's letter no. nil receiving date 29.06.2000 and letter no. RITES UD/DSIDC dated 06.07.2000 and letter no. RITES DSIDC/duac/2 dated 16.08.2000 and letter no. RITES UD/DSIDC/2000 dated 22.08.2000.

Sir,

The proposal under reference was considered by the Commission in its meeting held on August 31, 2000 and the observations of the Commission are reproduced below for further necessary compliance at your end -

"This proposal had directly been submitted by the architect for conceptual consideration which was considered by the Commission in its meeting held on May 23, 2000 when a Sub-Committee had been constituted.

The Sub-Committee's last meeting was held on July 29, 2000.

On the basis of observations made in Sub-Committee's meetings, the architects have now submitted some revised plans alongwith a letter of point wise clarifications on the observations/recommendations of the Sub-Committee.

उत्तर
27/9/2000

124

-2-



दिल्ली नगर कला आयोग-

DELHI URBAN ART COMMISSION

भारत पर्यावास केन्द्र, कोर 6 ए

India Habitat Centre, Core 6A

लोधी रोड, नई दिल्ली - 110003

Lodi Road, New Delhi - 110003

फ़ोन: 4511349, 4515553, 4512597, 4590821

फैक्स: 4548970

ई-मेल: duc74@hotmail.com

No. 27(3) 2000-DUC

Subject: Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

Commission of Services

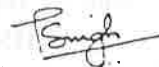
Commission of Services

Commission of Services

It was decided that in the meantime, the Planning Board to seek their viewpoint, which will be considered by the Commission at the time of formal consideration of the proposal.

(The recommendations of the Sub-Committee are placed at Annexure)

Yours faithfully,



(Tribhuvan Singh)

Secretary

Encl: As above

Copy alongwith Sub-Committee's recommendations to

1. Shri J.P. Singh, Chairman cum-Managing Director, GNC ID, Delhi State Industrial Development Corp. Bldg, Connaught Circle, New Delhi
2. Shri G.D. Mathur, Consultant REEDICON, "8-A-7" Indraprastha Kalash-I, New Delhi
3. Shri N. Chakrapani, Jr. General Manager, RILS, New Delhi House, 27 Barakhamba Road, New Delhi
4. Shri V. Kumar, Superintending Engineer (IE), Technical Centre Building, Wazirpur Industrial Area, Delhi-52



(Tribhuvan Singh)

Secretary

125





DSIDC

दिल्ली राज्य औद्योगिक विकास निगम
DELHI STATE INDUSTRIAL DEVELOPMENT CORP. LTD.
(A Government Undertaking)

N-BLOCK, BOMBAY LIFE BUILDING, CON. CIRCUS, NEW DELHI-110 001
Phone : 3314231-34 ★ Gram : LAGHUNIGAM ✉ Fax : 91-11-3315067

TECHNICAL CENTRE BUILDING, WAZIRPUR INDUSTRIAL AREA, DELHI-110052
OFFICE OF THE SUPERINTENDING ENGINEER-II

Dated: 13/10/2000

The Chief Regional Planner,
National Capital Region Planning Board,
1st Floor, Zone-IV, India Habitat Centre,
Lodhi Road,
New Delhi-110003.

**Subject:- The Relocation of Industries Project, Udyog Vihar,
Bawana, Delhi.**

Dear Sir,

You are aware that the Supreme Court of India in 1996 had ordered shifting of all industries in non-confirming area of NCT of Delhi to the developed industrial area. Govt. of NCT of Delhi had identified land for development of new industrial areas in Delhi and appointed DSIDC as executing agency.

Delhi Development Authority was requested to provide structure plan for integrating the proposed industrial area with other development in the Urban Extension as per Master Plan for Delhi-2001. Technical Committee of DDA, in its 33rd meeting held on 13/01/99 has approved the structure plan for relocation of non-confirming industries in Bawana-Narela Areas.

DSIDC with the help of RITES and Associates have prepared a detailed scheme for Bawana industrial area covering an area of about 1500 acres. The scheme has been prepared keeping in mind the provisions in MPD-2001. Structure plan prepared by DDA and environmental considerations. Our consultants have gone into all the aspects of services like power, water etc. and we have already submitted the preliminary schemes for approval to the respective agencies.

DSIDC had submitted the Layout Plan to DDA for its approval. Technical Committee of DDA, in its 4th meeting held on 23/05/2000 vide item no. 34/2000 has principally approved the layout plan (copy enclosed).

In view of the urgency of relocation, the plans were submitted simultaneously for conceptual approval to the Delhi Urban Art Commission. DUAC in its meeting held on 31/08/2000 has considered the

10
राज्य औद्योगिक विकास निगम
DEVELOPMENT CORP. LTD.



DSIDC

11
दिल्ली राज्य औद्योगिक विकास निगम
DELHI STATE INDUSTRIAL DEVELOPMENT CORP. LTD.
(A Government Undertaking)
N-BLOCK, BOMBAY LIFE BUILDING, CON. CIRCUS, NEW DELHI-110 001
Phone : 3314231-34 ★ Gram : LAGHUNIGAM ★ Fax : 91-11-3315067

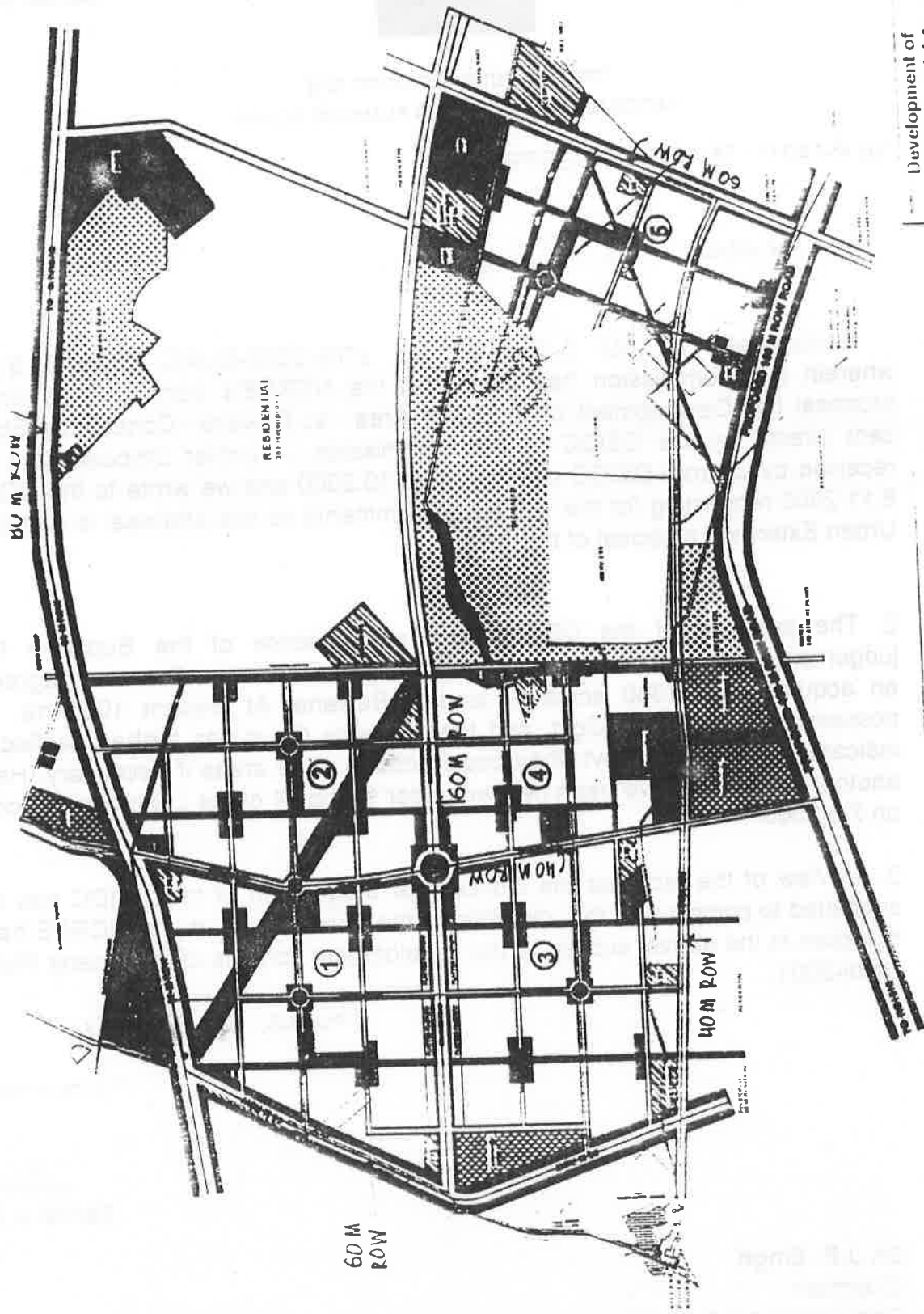
proposal and provided reservation for the same (copy enclosed).

Please find enclosed herewith the copy of Report, Land Use Plan and ...

Thanking you.

Encls.:As above.

V. Kumar
(V. KUMAR)
SUPERINTENDING ENGINEER-II



Development of New Industrial Areas - Bawana, Delhi.

Proposed Landuse Plan

Scale	1:10,000
Date	18.12.2008
Prepared by	DRDC
Checked by	
Approved by	
Project No.	
Sheet No.	
Project Name	

- LEGEND**
- Scheme Boundary
 - Light & Service Industries
 - Wholesale
 - Commercial
 - Public & Semi-Public
 - Utilities
 - Transport
 - Proposed Green
 - Green Belt
 - Residential
 - Water Bodies
 - Existing Road
 - Proposed Road
 - Bawana Escape
 - HT Line
 - Gas Pipe Line
 - Existing Structure

Delhi State Industrial Development Corporation

Rail India Technical and Economic Services Ltd
(A Government of India Enterprise)
LARC/STCIS BUREAU BUILDING, 11, HUDA, Gurgaon
Urban Development Group
New Delhi, India

श्रीमती सरिता जयन्त दास

एम. ए., एल. एल. बी.,
डॉ. पी. एम. (लन्दन), आई. ए. एस.
सदस्य सचिव



Smt. SARITA J. DAS

M.A., L.L.B., D.P.M. (Lond), IAS

Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD

No.K-14011/ 75/AP/2000-NCRPB

Date: 27.11.2000

Respected Dr. Singh

Please refer to your D.O. letter No. 27(3)/2000-DUAC dated 29.9.2000 wherein the Commission has asked for the NCRPB's point of view on the proposal for "Development of Industrial Area at Bawana (Conceptual Stage)" sent directly by the DSIDC to the Commission. A similar proposal was also received by us from DSIDC directly on 25.10.2000 and we wrote to the DDA on 6.11.2000 requesting for the views and comments as this proposal is part of the Urban Extension proposal of the DDA.

2. The proposal of the DSIDC is a consequence of the Supreme Court judgement for relocation of industries. Initially, the Supreme Court had agreed to an acquisition of 1300 acres of land in Bawana. At present 1050 ha. is in possession of the Delhi Govt. and the Supreme Court has further clarified and indicated to the Delhi Govt. they could acquire more areas if necessary. Hence, another 800 acres have been notified under section 4 of the Land Acquisition Act on 7.8.2000.

3. In view of the fact that the Conceptual Stage Plan of the DSIDC has been submitted to comply with the direction of the Supreme Court, the NCRPB has no objection to the above, subject to the development controls of the Master Plan for Delhi-2001.

With regards.

Yours sincerely

(Sarita J. Das)

Dr. J.P. Singh
Chairman
Delhi Urban Art Commission
India Habitat Centre, Core 6 A,
Lodi Road, New Delhi-110003.

श्रीमती सरिता जयन्त दास

एम. ए., एल. एल. बी.
डॉ. पी. एम. (लन्दन), आई. ए. एस.
सदस्य सचिव



Smt. SARITA J. DAS

M.A., L.L.B., D.P.M. (Lond), IAS

Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD

D.O. No. K-14011/75 AP/2000-NCRPB

Dated: 5.2.2001

Please refer to your D.O. letter No. 27(3)/2000-DUAC dated 29.9.2000 wherein the proposal for "development of industrial area at Bawana" (conceptual stage) forwarded directly by the DSIDC to the Commission for conceptual examination was sent to the NCR Planning Board for our views and the copy of letter No. 27(3)/2000-DUAC dated 28.11.2000 sent by the DUAC to the DSIDC.

2. The same proposal was also sent by the DSIDC vide letter No. DSIDC/CD-II/RL/201/2000 dated 23.10.2000 to us directly. We had referred the matter to the DDA and asked for their comments vide our letter No. K-14011/75/AP/2000-NCRPB dated 6.11.2000. The Board has not yet received any comments from the DDA.

3. The DDA had included the above in their proposal for landuse change measuring 2366 ha. (5844 acres) vide their letter No. 20(5)97-MP/2330 dated 8.11.2000. The NCRPB had filed objections to the Public Notice No. 20(5)/97-MP of the DDA vide our letter No. K-14011/84/AP/2000-NCRPB dated 13.12.2000.

4. You may kindly recollect that the Supreme Court had passed a series of Orders on non-conforming and polluting units starting with Orders in Writ Petition (C) No. 4677/85 on 8.7.1996 - M.C. Mehta vs. Union of India & Others as also on 6.9.96, 10.10.96, 26.11.96, 26.11.96, 19.12.96. On 10.3.2000, in Writ Petition (C) No. 4677/85 read with IA 1206 in IA 22 in WP(C) 4677/85 (Reg.: Govt. of NCT of Delhi), IA 1208 in IA 22 in WP(C) 4677/85 (Reg.: Laghu Udyog Bharti), IA 1204 in IA 22 in WP(C) 4677/85 (for directions) (on behalf of Delhi Manufacturers Federation), IA 1205 in IA 22 in WP(C) 4677/85 (for clarification of the order dated 8.9.99) (on behalf of Delhi Manufacturers Federation) with WP(C) No. 98/2000 (Poorvi Vishwas Ngr. S. Kalyan Samiti) (Regd.), the Supreme Court had clarified that the Delhi Government could acquire any additional land that they may require for any public purpose, including the implementation of the Supreme Court orders.

5. The Supreme Court has since the last four months, been monitoring the relocation of industries very closely and has created a Nodal Agency under the Chairmanship of the Urban Development Minister to ensure implementation of its Orders. The Nodal Agency has been having regular meetings in the Ministry with the Chief Secretary, Officers of the NCT Delhi, and its agencies to ensure implementation of its orders.

6. In one such meeting, the officers of the Delhi State, brought to the notice of the Minister, the fact that their proposal had not been cleared by the Delhi Urban Arts Commission (DUAC) and hence, matters were being delayed. The matter was discussed on policy level as it was brought to the notice of the Nodal Agency that the DSIDC had not followed the prescribed procedures in submission of their proposal which was only at the conceptual stage. Hence, as the proposal was not fully worked out, no agency could give a clearance. However, in view of the

52

Supreme Court deadlines and the fact that the Supreme Court had permitted acquisition of land for relocation: there was no scope to disobey the orders of the Supreme Court. Hence, the NCRPB had no objection to the above, subject to the development controls of the Master Plan for Delhi-2001. The rider was placed by the NCRPB to ensure that the controls of the MPD-2001 were observed while formulating the detailed plan.

7. The letter No. 27(3) 2000-DUAC dated 28.11.2000 sent by the DUAC to the DSIDC states as follows:-

"We would like to inform that the Member Secretary, NCR Planning Board vide her letter No. K-14011/75/AP/2000-NCRPB dated 27.11.2000 has conveyed the "No Objection".

This is unfortunate and completely leaves out the rider placed by NCRPB regarding following the controls of MPD-2001. This was extremely important in the context of the Delhi Development Authority's proposal for land use change pertaining to 1366 ha. 5:44 acres) which include not only the relocation of existing industries in Gurgaon-Banara area but also include clearances for residential, commercial, manufacturing, public and semi-public uses, etc. This particular proposal in its entirety was placed before the 43rd Statutory Planning Committee of the Board held on 12.2.99, and the Board in its 24th meeting held on 23.3.99. Subsequently has been sent to the Chairman, NCRPB and Hon'ble Minister for UD&PA through Secretary, Urban Development on 12.5.99 and is awaiting decision.

9. It is, in this context, that the letter of DUAC can cause utmost confusion. It is a well-known fact that it is only after the Supreme Court strictures that some relocation of industries is taking place. Had it not been for the Supreme Court, the concept of the NCR itself had not been implemented, inspite of the infrastructure already created and the investments made by the participating states of Uttar Pradesh, Haryana and Rajasthan in the respective sub-regions. Out of total 6,000 industrial plots in varying sizes from 500 sq. mtrs. to 25 acres lying vacant in the NCR sub-regions, it is only now that approximately 5,500 industrial plots have been purchased by the entrepreneurs.

10. Could I kindly suggest, therefore, that the DUAC clarifies the above position so that there is no misnomer on the above.

Yours Sincerely,

Sd/-

(SARITA J. DAS)

Dr J.P. Singh,
Chairman,
Delhi Urban Arts Commission,
Core-6A, India Habitat Centre,
Lodhi Road,
New Delhi.

Copy to:

Shri Ashok Mattu, P.S. to Hon. UD&PAM, Ministry of Urban Development & Poverty Alleviation, Nirman Bhawan, New Delhi.

(Signature)
(SARITA J. DAS)

जादा/Issue
दिनांक/Date 6/2/2001
हस्ताक्षर/Signature

Annexure-VII

**Copy of the appeal from All Noida
Schools regarding Eligibility to
Professional colleges in Delhi.**

iv
Appeal from All Noida Schools regarding Eligibility to Professional Colleges in Delhi.

June 12, 2000

Mrs. Sarita Das,
Member Secretary,
National Capital Region,
Planning Board,
(Ministry of Urban Development),
Zone-IV, Core-B, 1st Floor,
India Habitat Centre,
New Delhi.

Dear Madam,

As you are aware, Noida has developed into a green, clean, beautiful township which has served the purpose of decongesting Delhi. Noida today provides all amenities that any resident could wish for including quality education. The schools set up in Noida have developed into well-known, prestigious institutions enjoying good reputation and excellent academic record, with the result that even residents of Delhi, particularly in the periphery of Noida, are keen to send their wards to Noida schools. Some residents of Sarita Vihar and East Delhi areas, Mayur Vihar etc. interested in sending their children to good schools in Delhi find that they do not come within the stipulated kilometer range. They opt for well-known institutions in Noida which are comparable to the best schools in Delhi where they also fit into the requisite kilometer range. Therefore, a large number of students studying in these schools are in fact residents of Delhi.

But the purpose of decongesting Delhi, providing an excellent Satellite township and accepting the National Capital Region (which includes Noida) as one unit gets defeated because the students studying in Noida are debarred from seeking admission under Delhi quota (upto 85% reserved seats) in professional colleges of Delhi. This affects the future of almost ~~35000~~ students studying in 15 or more recognised schools of Noida. The scope and prospect of entrance for a student passing out from a school in Delhi vis-a-vis Noida is therefore, much brighter. This is leading to an exodus of bright students from Noida schools after they pass Class X. They have to, at times, compromise on the quality of education by migrating to any Delhi school which accepts them and are not really happy at having been forced to shift because of the domicile factor.

Contd....2/..

You would appreciate how demotivating it is for Principals of schools in Noida to see the children they have nurtured for over twelve years leave for this reason. It also leads to heavy wastage of resources used in setting up infrastructure by Noida schools to impart quality education at the Senior Secondary level besides increasing pressure for admission on the Delhi Schools.

It is therefore requested that students studying in Noida be treated at par with Delhi students for the purpose of seeking admission in professional colleges particularly as most of them also happen to be residents of Delhi. This would help relieve Delhi schools of some of the unnecessary pressure at the plus-two level as well as remove disparity between students studying in Delhi and Noida separated at times by just a kilometer. In for some financial reasons (funding etc.) students qualifying from Noida are to be treated differently, a slightly enhanced fee structure and a clearly demarcated kilometer range may be considered to make the proposal viable.

We hope our above submission will receive sympathetic consideration.

Hoping for a favourable response.

Yours sincerely,

Principals of Noida Schools

- ✓ Delhi Public School
- ✓ Vishwa Bharti Public School
- ✓ Apeejay Public School
- ✓ Ryan's International
- ✓ Cambridge School
- ✓ Sommerville School
- ✓ Amity International
- ✓ Modern School
- ✓ Rockwood Public School

Signature

[Handwritten Signature]

School Seal



[Handwritten Signature]

Ryan International School
D-46, Sec 39,
NOIDA



[Handwritten Signature]
Amity International School
Noida

795/ms/NCR/S

29.11.2000

3379/CRP/2000
29-11-2000

From,

P.k. Jha,
Secretary,
Department of Secondary Education,
U.P. Government
Sachivalaya, Lucknow.

To,

Mrs. Sarita Jayant Das,
Member Secretary,
National Capital Region,
Planning Board,
(Ministry of Urban Development)
Zone IV, Core-B, 1st Floor,
India Habitat Centre,
New Delhi.

Letter No/ 165 /2000-2001 Dated Nov.14 2000

**Subject:-Appeal from All Noida Schools regarding
Eligibility to Professional Colleges in Delhi.**

Dear Madam,

This is with reference to your letter No. D.O.K-14011/56/2000-NCRPB(ROS) dated 3.11.2000 and the memorandum dated 12.6.2000 submitted by the NOIDA schools regarding the above mentioned subject. The letter was addressed to Sri Sudhir Kumar, Secretary Higher Education, who forwarded it to me as the subject matter pertains to Secondary Education.

I would like to attract your kind attention towards the fact that NOIDA (NCR area comprising 10,853 sq kms) has served the purpose of decongesting Delhi and has developed into a beautiful township. The residents of Delhi particularly in the periphery of Noida (such as residents of Sarita Vihar, East Delhi areas, Mayur Vihar etc) are keen and very much interested in sending their

520012
29/11
Ms. Getha

wards to Noida schools because of the reason that Noida has prestigious schools with good reputation and excellent academic record. The parents of Delhi opt for well-known schools in Noida which are equal in quality to the best known schools in Delhi and they are situated in the periphery of Delhi.

The students who pass the +2 stage from Noida schools are debarred from seeking admission under Delhi quota (upto 85% reserved seats) in professional colleges of Delhi, and this defeats the very purpose of decongesting Delhi because the products of Noida schools apprehend that they will not get admission in professional colleges of Delhi after passing +2 stage. The scope and prospect of entrance for a student passing out from a school in Delhi vis-à-vis Noida is, therefore, much brighter. It is therefore, necessary, to avoid heavy wastage of resources used in setting up infrastructure by Noida schools to impart quality education at the senior secondary level besides increasing pressure for admission on the Delhi Schools.

I would therefore, request you to place the proposal before the planning committee of Board to treat the students studying in Noida at par with the students of Delhi for the purpose of seeking admission in professional colleges of Delhi as most of the students studying in Noida also happen to be residents of Delhi.

I hope that you will consider this proposal with favourable response. Due to unavoidable reason, I am unable to attend the meeting in person and Joint Director Education of Meerut will be there to assist you in the deliberations.

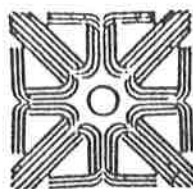
Yours sincerely,

(P.K. JHA)

Annexure-VIII
Guidelines (Existing) for Financing
Urban Development Schemes by NCR
Planning Board.

National Capital Region Planning Board

GUIDELINES FOR FINANCING URBAN DEVELOPMENT SCHEMES BY NCR PLANNING BOARD



June 1991

GUIDELINES FOR FINANCING URBAN DEVELOPMENT SCHEMES BY NCR PLANNING BOARD

1. INTRODUCTION

The Regional Plan 2001 for NCR has the twin objectives of achieving a manageable National Capital and balanced development of the National Capital Region. To achieve these core objectives, the Regional Plan envisages an inter-related policy framework relating to demography, settlement system, regional land use, economic activities such as industries, trade and commerce, government and public sector offices and, development of infrastructure both at the regional and local levels. The Plan envisages development of economic activities, upgradation of urban infrastructure in identified Priority Towns located away from Delhi. The programme would include creation of employment opportunities which must be linked with shelter.

2. OBJECTIVES & ELIGIBILITY OF SCHEMES

The objectives of the NCR schemes would broadly be as indicated below and selected schemes out of these would be considered for financing by the NCR Planning Board depending on the availability of resources:

- i) To increase the supply of serviced land for residential, commercial, industrial use and formal and informal sector activities.
- ii) Land acquisition and development for economic activities such as industrial complexes, commercial complexes and institutional uses, informal sector activities and development of market yards.
- iii) Employment generation schemes in the Informal Sector:
- iv) Schemes designed to provide development of objective oriented projects for employment generation in the informal sector and formal sector with special emphasis on economically weaker sections and lower income groups.
- v) Upgradation and augmentation of infrastructure schemes like water supply, sanitation, sewage disposal, drainage, solid waste management, local roads and bridges and, improvement of local transport facilities. Financing for these schemes would be arranged through HUDCO.

vi) Infrastructure development and employment generation schemes in rural and rural areas.

vii) Such other schemes as the Project Sanctioning and Monitoring Group may find compatible with the objectives of the NCR Plan.

3. PRIORITY FOR FINANCING

Looking to the critical resource position of funds available with the Board, the following priorities would be observed:-

- (a) Schemes relating to employment generating economic activities - both in formal and informal sectors relating to industries, trade and commerce, and development of Institutional Areas.
- (b) Informal Sector activities in the form of work-cum-shelter projects.
- (c) Projects yielding quick returns say within 2 to 3 years.
- (d) Employment Generation Schemes in rural areas.
- (e) Land acquisition for all the above objectives would get the same priority.

Note: These schemes should be in the identified regional centres namely, Meerut, Hapur, Bulandshahr, Khurja; Panipat, Rohtak, Rewari, Palwal, Dharuhera; Alwar and Bhiwadi. Schemes in Rural and Rural areas would be in addition.

Schemes for upgradation and augmentation of infrastructure for DMA towns would also be eligible.

4. ELIGIBLE AGENCIES TO BORROW

- i) The Board may sanction loans to the State Governments and the Union Territory Administration or the local authorities, Urban Development Authorities, Housing Boards or such other authorities of the State Government or the Union Territory as the case may be, which are implementing the Sub-regional Plans and the Project Plans or developing a Counter-magnet Area.
- ii) Voluntary agencies or other Public Sector Bodies with proven record of work duly recommended by the State Government.

GENERAL GUIDELINES FOR SCHEMES

5. PROJECT REPORT should contain the following:

i) A brief note describing *the status of the project* in terms of meeting the over-all objectives laid down for the town in the NCR Plan and conformity with the Master Plan.

ii) *General description of the site* in terms of its topography, soil condition, natural and manmade features, contours and available transport and other infrastructure supported by a map.

iii) *Service Availability*

Availability and supply of water and power duly supported by the concerned agencies of the State Government.

iv) *Justification*

Justification for the project duly supported by demand survey findings.

v) *Project Period*

Project period, as far as possible, should be two to three years and not exceeding five, in any case.

vi) *Viability of the Project*

The cost of the serviced land per unit area on the basis of cost of acquisition, development etc. and, the reserve price/auctionable rate/unit area should be taken for working out the viability of the project. Reserve price should include provision for maintenance of services for 2-3 years and cost of construction of community buildings like primary school, health centre, community centre and fire station.

vii) *Plot Size*

Plot size should be restricted for residential purpose to a maximum of 200 sq mtr and to an average of 100 sq mtr for the entire project. In case of deviations, specific reasons have to be indicated.

viii) *Saleable Area*

The saleable area should be a minimum of 60% to 70% . Non-saleable area covering roads, open spaces, and parks should be restricted to 30% of the project area. This may be marginally relaxed in the case of infrastructure projects such as Transport Nagar, Truck Terminus and the like.

ix) *Cash Flow*

The Project report should include Cash Flow chart giving year wise expenditure and returns. If the project area is part of a bigger scheme the major land use pattern and the plot schedule of the scheme should be indicated.

x) *Layout Plan:*

The project report should be accompanied by detailed layout plan showing the plots, community facilities and other uses such as residential, commercial industrial, and institutional, The sites for water supply head works, sewage treatment plant and disposal area, solid waste collection and disposal points, electricity sub-stations, bus depot and stands should be indicated. Specific areas should be dedicated for being used for informal sector activities. The layout plan should also show contours at suitable intervals depending upon the slope of the ground.

6. **FILLING UP OF PROFORMAE:**

The two enclosed proformae for *Physical and Financial Appraisal* should be sent along with the Project Proposal.

7. **IMPLEMENTING AGENCY**

Implementing Agency / Agencies for the project / project components should be indicated.

8. **FINANCIAL**

i) *Interest on loans:*

Interest is charged at such rate as may be specified by the Board for any particular loan or the class of loan concerned and the rate of interest

prescribed by the Central Government from time to time is invariably adopted by the Board. At present, interest rate is 10.25% in respect of loan sanctioned to State Government and 11.00% for loans sanctioned direct to the implementing agencies.

ii) *Loan agreements:*

In case of loans to Local Authorities, Urban Development Authorities, Housing Boards and such other authorities other than the State Governments and the Union Territory Administration, a loan agreement in the form prescribed by the Board is required to be executed.

iii) *Security for loans:*

Loans to Local Authorities, Urban Development Authorities, Housing Boards and such other authorities other than the State Governments and Union Territory Administration are sanctioned only against adequate security. The security to be taken is ordinarily, at least 33.33% more than the amount of the loan; provided that the Board may accept the State guarantee in lieu of the security. Bank guarantee may also be accepted in special circumstances.

iv) *Default in payment:*

In case of any default in the payment of interest upon a loan or in the repayment of principal, penal interest as notified by the Central Government is charged over and above, the normal rate of interest. At present, the rate of penal interest is 2.75%.

v) *Moratorium towards payment of principal:*

The Board may also, in deserving cases, grant moratorium towards repayment of principal but not for the payment of interest. At present the period of moratorium is upto two years only.

vi) Such other pattern of financial assistance as may be prescribed by the Board.

2) **MONITORING:**

The Board office will monitor the progress in physical and financial terms on the project site regularly atleast twice every year.

NATIONAL CAPITAL REGION PLANNING BOARD

PROJECT	APPRAISAL	PROFORMA
PHYSICAL		
TOWN.....	DISTRICT.....	STATE.....

1. Name of the Scheme:
2. Type of Scheme: Residential/Industrial/
Commercial/Informal/Infrastructure/Other (Specify)
3. Name of Implementing Agency:
4. Details of Land:
 - a) Scheme Area: hectares
 - b) Status of Land:
 - i) In possession: hectares
 - ii) If notified under section Nos...../. on.....
 - iii) Area acquired: hectares
 - iv) Area under negotiation: hectares
 - v) Area under litigation: hectares
 - vi) Others (Specify) hectares

5. Project Land Use Details :

	Area in Ha	Distribution (%)	Saleable Area In the category (%)
a) Residential			
b) Commercial			
c) Industrial			
d) Community Facilities			
e) Roads			
f) Group Housing			
g) Sites and Services			
h) Parks & Open Spaces			
i) Horticulture/Arboriculture			
j) Others (Specify)			

TOTAL

6. Status of infrastructure:

I. Off-site Infrastructure:	Availability (Yes/No)	Extent (%)	Remarks
a) Roads			
b) Water Supply			
c) Electrification			
d) Sewerage			
e) Drainage			
II. On-site Infrastructure:			
a) Roads			
b) Water Supply			
c) Electrification			
d) Sewerage			
e) Drainage			

7. Plot Schedule:

	Plot Size (sq m)	No. of Plots plots	% to total area	% to total plotted category	Average Plot size in each (sq m)
Residential					
1.					
2.					
3.					
Commercial					
1.					
2.					
3.					
Industrial					
1.					
2.					
3.					
Institutional					
1.					
2.					
3.					
Others (Specify)					

8. Special information on the project if any:

PROJECT

APPRAISAL

PROFORMA

FINANCIAL

1. Estimated cost of the project:

Project Area/Length:..... ha/metres

		Rate Rs. in lakhs/ ha/metre/unit	Total Rs. lakhs
A)	Land Acquisition:	.....	.....
B)	Land Development:	.....	.....
1)	Survey and levelling	.....	.....
2)	Water Supply	.....	.....
a)	Source Development	.....	.....
b)	Construction of over head Tank/Reservoir	.....	.....
c)	Provision of Trunk mains- off site/on site	.....	.....
d)	Laying of Distribution units	.....	.....
3)	Sewerage	.....	.....
a)	Laying of Trunk Sewers	.....	.....
b)	Laying Sewer Lines	.....	.....
c)	Treatment of sewage	.....	.....
d)	Provision of Sewage disposal mains	.....	.....
4)	Storm Water Drainage	.....	.....
a)	Laying of roadside drains	.....	.....
b)	Laying of main drains	.....	.....
c)	Provision of outfall main drains	.....	.....
5)	Roads	.....	.....
6)	Culverts	.....	.....
7)	Horticulture	.....	.....
8)	Arboriculture	.....	.....
9)	Electrification	.....	.....
10)	Community Facilities	.....	.....
11)	Contingencies (Upto 3%)	.....	.....
12)	Design, supervision and management charges (Upto 10%)	.....	.....
13)	Escalation, maintenance cost during construction	.....	.....
14)	Others (Specify)	.....	.....
	Grant Total (LA+LD)	.....	.....

2. Work Programme and Phasing of Expenditure

Years	Work Components	Estimated Expenditure Rs. in 'a
---	-----	-----
---	-----	-----
---	-----	-----
---	-----	-----

3. A Cash Flow Matrix for the scheme

REVENUE						EXPENDITURE						(Rs lakhs)	
Year	Loan from NCRPB	Loan from State Govt	Sale proceeds of developed plots/ constructed super structures etc	Other receipts (to be specified)	Total receipts	Land acquisition	Land development	Interest on loans	Repayment of loan instalment	Other expenditure (to be specified)	Total expenditure	Net surplus or deficit	Remarks (Explain here how the surplus is being used or the source from which deficit would be met)
1	2	3	4	5	6	7	8	9	10	11	12	13	14

3.B. Disposal of Plots, superstructure etc.:

Year of disposal	Method of Disposal (by auction/ allotment by draw of lots or discretion)	Plot Size	No. of Plots or constructed super structure	Reserve price (Size-wise) Rs. (Sq m)	Sale price Rs. (Sq m)	To whom being sold or allotted (give full details)	A. Jun realised (i.e. sale price) Rs.
1	2	3	4	5	6	7	8

(Note:- Please make separate entry under each year for each type of sale)

3.C Area Details:

- I Total area of the scheme ha
 II Saleable area of the Scheme ha
 III Details of saleable area:

a) Residential:

- i) Group Housing: ha
 ii) Individual Plots: ha
 iii) Work cum shelter: ha
 iv) Informal Sector: ha

- b) Industrial: ha
 c) Commercial: ha
 d) Institutional: ha
 e) Community facilities ha

4. Reserve Price :

Reserve price per Sq m. in each use area:

- a) Residential: Rs.....
 b) Commercial: Rs.....
 c) Industrial: Rs.....
 d) Institutional: Rs.....
 e) Others (specify): Rs.....

5. Loan required from the NCRPB on 50:50 basis:

Year	Amount Rs. in lakhs (NCRPB)	Period for which loan is required	Moratorium period required if any for repayment of principal	Remarks
Total				

6. Maintenance of the Accounts of the Project & Furnishing of Utilisation Certificate:

Separate accounts of the project are to be maintained in the Form A & B enclosed. These accounts should be got audited from the auditors of the Implementing Agencies. For drawal of Second and Subsequent loan instalments, an utilisation certificate has to be furnished in Form 'C'. (proforma enclosed) alongwith Statment of Accounts in Form 'A' to this Board. Accounts of the Project in Form 'B' are to be submitted to this Board on completion of the Project.

NAME OF IMPLEMENTING AGENCY MONTH 19

STATEMENT OF ACCOUNTS OF N.C.R. SCHEMES

RECEIPTS				PAYMENTS		
S.NO.	SUB-HEAD	DURING THE MONTH Rs. in lakhs	PROGRESSIVE UPTO THE END OF THE MONTH Rs. in lakhs	S.NO.	SUB-HEAD	DURING THE MONTH Rs. in lakhs
						PROG. UP TO THE END OF THE MONTH Rs. in lakhs
1.	Loan assistance received from NCRI'B			1.	Acquisition of land	
2.	Grant-in-aids other receipts from the Board			2.	Development of land (Component wise as per approved estimate)	
3.	State Government's Implementing Agencies share paid into the Fund			3.	Construction of flats/shops/ sheds etc.	
4.	Sale proceeds of flats, plots, shops, sheds etc.			4.	Payment of Interest on loans taken from I) NCRI'B II) other sources	
5.	Interest on Bank deposits			5.	Repayment of Instalment of loan taken from: I) NCRI'B II) Other sources	
6.	Other receipts (residual head of Misc. receipts to be indicated objectwise)			6.	Other expenditure (residual head for Misc. expenditure to be indicated object wise)	
7.	Transfer of Funds from other sources/schemes			7.	Transfer of funds to other sources/schemes	
				8.	Balance in hand	
Total				Total		

Note: Receipts and payments would include book adjustments also

ANNUAL STATEMENT OF COMPLETED SCHEMES

NAME OF IMPLEMENTING AGENCY

1. Name of the Scheme:

2. Estimated Cost : Date of Start: Date of Completion
Rs.....lakhs

3. Total Expenditure:

i) a) Cost of Acquisition of land: Rs Lakhs

b) Cost of Development of Land: Rs Lakhs

c) Cost of Constn. of flats/shops/
sheds etc.: Rs Lakhs

Total i) Rs Lakhs

ii) Departmental charges levied
on percentage basis as per
rules of the Agency: Rs Lakhs

iii) Interest on borrowed Capital Rs Lakhs

iv) Other Misc. expenditure:

Total i), ii), iii) & iv) Rs Lakhs

4. Amount of Revenue generated:

a) Sale of Plots/Flats/Shops etc. Rs Lakhs

b) Misc. receipts Rs Lakhs

Total receipts (a+b) Rs Lakhs

5. Net financial Implication
(difference of Col. 3 & 4) Rs Lakhs

UTILISATION CERTIFICATE

1. Certified that out of loan of Rs.....lakhs sanctioned by the NCR Planning Board vide letter No.....dated.....for the scheme an amount of Rs..... lakhs has been utilised for the purpose for which it was sanctioned and that the balance of Rs.....lakhs remaining unutilised as on..... has been adjusted towards next instalment of loan has been refunded to the Board vide Demand Draft/Cheque No.dt.

2. Certified that I have satisfied myself that the conditions on which the loans was sanctioned have been duly fulfilled and I have exercised the following checks to see that the money was actually spent for the purpose for which it was paid:

Kinds of checks exercised:

- a.
- b.
- c.
- d.
- e.

3. It is also certified that the State Government/Implementing Agency has spent an amount not less than the loan assistance received from the NCR Planning Board on the execution of the schemes for which the loan assistance was obtained from the NCR Planning Board.

Signature.....

Designation.....

Annexure-VIII-A
**Revised Guidelines for Financing Joint
Sector projects by NCR Planning
Board.**

REVISED GUIDELINES FOR FINANCING JOINT SECTOR PROJECTS BY NCR PLANNING BOARD

1. Introduction

The Regional Plan 2001 for NCR has the twin objectives of achieving a manageable National Capital and balanced development of the National Capital Region. To achieve these core objectives, the Regional Plan envisages an inter-related policy framework relating to demography, settlement system, regional land use, economic activities such as industries, trade and commerce, government and public sector offices and, development of infrastructure both at the regional and local levels. The Plan envisages development of economic activities, upgradation of urban infrastructure in identified Priority Towns located away from Delhi. The programme would include creation of employment opportunities which must be linked with shelter.

2. Type of Projects eligible for funding

The following projects would be considered for financing by the NCR Planning Board depending on the availability of resources:

- i) Land acquisition and development for residential, industrial, commercial, infrastructure and institutional uses.
- ii) Upgradation and augmentation of infrastructure projects like water supply, sanitation, sewage disposal, drainage, solid waste management, Master plan roads & bridges, expressways, parks & playgrounds, stadia, etc.
- iii) Infrastructure and other development projects identified in the counter magnet towns with stress on schemes of regional importance.
- iv) Such other schemes as the Project Sanctioning and Monitoring Group may find compatible with the objectives of the NCR Plan.

Preference would be given to the integrated projects with 'basket of proposals' including a mix of remunerative and non-remunerative projects with stress on infrastructure including roads, drainage, sewerage, bus shelter/terminal, etc. so as to ensure integrated development of the town.

3. Eligible agencies to borrow

The Board may sanction loans to the State Governments and their agencies including local bodies, Development Authorities, Housing Boards, Industrial Development Corporations or such other agencies of the State Governments as the case may be, which are implementing the Sub-Regional Plans and the Project Plans in NCR or developing a counter-magnet town/city.

4. Project Report

The borrowing agency should submit a Detailed Project Report (DPR) alongwith Feasibility study report if any to the NCR Planning Board. The DPR should contain the following aspects.

a) Technical Aspects

i) General Information

A brief note describing the status of the project in terms of meeting the over-all objectives laid down for the town in the NCR Plan and conformity with the Master Plan.

ii) Justification of the Project

Justification for the project duly supported by demand survey findings. Status of the existing schemes of similiar nature if any alongwith its utilisation level may be given.

iii) Conformity to the Regional Plan/Master plan/Local Planning Laws

The project should be in conformity with the Regional Plan 2001/2021 and also with the Master Plan of the town/city. The layout plan as submitted must follow the local building bye-laws and also should be approved by the competent authority.

iv) Site Conditions

General description of the site in terms of its topography, soil condition, natural and manmade features, contours and available transport and other infrastructure supported by a map.

v) Service Availability (offsite)

Availability and supply of water and power duly supported by the concerned agencies of the State Government. It should also contain the availability off-site infrstructure.

vi) Layout Plan

A detailed layout plan alongwith site plan in appropriate scale duly approved by the local planning agency should be submitted alongwith the project report.

vii) Project Components

Various components of the scheme like land acquisition, land development including survey and levelling, water supply, sewerage, storm water drainage, solid waste management, roads, culverts, landscaping, electrification, community facilities etc. should be given in quantitative terms.

viii) Details of plots

Details of plots including number alongwith sizes should be given. The plot sizes should be in accordance with the local planning laws and a provision of atleast 10-15 % of plots should be earmarked for economically weaker sections to be allotted at subsidised rates.

ix) Project period & phasing

The project period should be limited to maximum of five years.

x) Implementing agency

Implementing agency(s) for the project/project components should be indicated. The other details of the organisation including its functions, powers to raise resources, organisational chart alongwith present position of the staff and also the staff proposed for execution of the project being submitted should be given.

xi) Implementing Schedule

An Implementation Schedule as per management practice should be prepared showing linkages and dependence of various activities. Schedule for supporting activities should also be prepared. Detailed and realistic implementation schedule of all project components taking into consideration stage of preparation of detailed design and drawings, additional field investigations, time required for preparing tender documents, award of work, actual development/construction period, period required for procurement of material & equipment and commissioning of facilities.

b) Financial Aspects

i) Cost Estimates

The rates adopted for preparing all the cost estimates are required to be as per the latest PWD Schedule of Rates (SOR) applicable in the concerned State alongwith a provision for cost escalation, if any. The implementing

agency must certify that the estimates are approved by the competent authority.

ii) Sources of Finances

All sources of funds for implementation of the project to meet the expenditure as planned for completing the project should be indicated.

iii) Expected Returns

The details like the total saleable area, the reserve price, the sale price along with the expected amount to be realised from the scheme should be given. The cost of the serviced land per unit area and the reserved price/unit area should also be indicated.

iv) Cash Flow Statements

The Project report should include Cash Flow statement indicating year-wise revenue & expenditure as per Proforma-4A of Annexure-II.

v) Financial Viability

The financial viability of the projects should be calculated based on the discounted cash flow techniques and must give the Net Present Value (NPV), Benefit Cost Ratio (BCR) and Internal Rate of Return (IRR). In case of non-remunerative projects, the agency should indicate the sources of returns so as to make the scheme financially viable and also in a position to service the loan amount. The implementing agencies should try to formulate integrated projects including basket of proposals for the overall development of the township.

vi) Loan drawal & Repayment Schedule

Year wise amount of loan to be drawn from the Board alongwith repayment schedule for principal and interest should be indicated.

c) Annexures

Besides the above information, the Technical Appraisal Proforma as given at Annexure-I and Financial Appraisal Proforma as given at Annexure-II should also be annexed to the project report.

5. Submission of Project Reports

The Borrowing/Implementing Agency should submit the project proposals to the Board through the respective NCR Planning & Monitoring Cells of the participating States. The Cells after appraising the project, in terms of its

conformity with the Regional/Sub-regional/Functional Plan and Master Plan of the town and also the relevance and utility of the project in the context of Regional Plan, submit the project report alongwith their observations to Board through the respective State Governments.

6. Project Appraisal

The detailed project appraisal in terms of technical feasibility, financial viability, organisational capacity for implementation of the projects etc. would be done by the Board.

Technical & Financial Appraisal

The Board will scrutinise the project reports in terms of technical feasibility and financial viability. While appraising the projects, the Board will ensure that:-

- the proposed projects will help in achieving the objectives of the Regional Plan,
- the projects are in conformity with the Regional/Sub-regional/Functional Plan and the Master Plan proposals,
- they meet the present and future requirements of the town in terms of services and utilities,
- the specifications of technical parameters are sound, realistic and technically feasible,
- the cost estimates are prepared as per the latest PWD Schedule of Rates (SOR) of the respective States,
- the returns from the project are properly accounted, the project as a whole is financially viable and the implementing agency would be in a position to repay the loan,
- the organisational capacity of the Implementing agency is sound to execute the project as per the implementation schedule given in the report, and
- the environmental impacts if any are being taken care off to minimise such adverse impacts.

The summary of the appraisal report alongwith the Technical & Financial appraisal formats as given at Annexures-I&II, would be placed before the Project Sanctioning & Monitoring Group for consideration and approval.

7. Mode of Sanction

The appraisal reports would be considered by the Project Sanctioning and Monitoring Group at two levels as per delegation of financial powers given below:-

The Project Sanctioning and Monitoring Group-I (PSMG-I) is empowered to sanction loans for the projects with an estimated cost of over Rs. 500 lakhs as per the proposals submitted by the States/Implementing Agencies and also for the development of the Counter Magnet towns identified by the Board in accordance with the rules. The Group will also exercise the powers to commission, surveys and studies costing over Rs. 10 lakhs on behalf of the Board. The PSMG-I meets frequently depending on the need, atleast once in a year. Apart from sanctioning new and revised projects, the Group is also empowered to review the progress of the ongoing projects.

The composition of PSMG-I is as follows:-

- | | |
|--|------------|
| i) Secretary, Urban Development, Govt. of India | - Chairman |
| ii) Secretary (Expenditure) or/his Representative | - Member |
| iii) Advisor (HUD&WS), Planning Commission or his Rep. | - Member |
| iv) Secretaries Incharge of the NCR in the States of U.P.,
Haryana, Rajasthan and Delhi | - Members |
| v) Jt. Secretary Incharge of NCR, M/o UD&PA | - Member |
| vi) Chief Planner, TCPO, New Delhi | - Member |
| vii) Chief Regional Planner, NCRPB | - Member |
| viii) Member Secretary, NCRPB | - Convenor |

The Project Sanctioning and Monitoring Group-II (PSMG-II) is empowered to sanction development projects upto Rs. 500 lakhs and also towards conducting studies upto Rs. 10 lakhs. Apart from sanctioning new and revised projects, the Group is also empowered to review the progress of all the ongoing projects.

The composition of PSMG-II shall consists of:

- | | |
|---|------------|
| i. Member Secretary, NCRPB | - Chairman |
| ii. Jt. Secretary(Finance), M/o UD or
his Representative | - Member |
| iii. Director (UD) - Incharge of NCR | - Member |
| iv. Dy. Advisor (HUD), Planning Commission | - Member |
| v. Secretaries in-charge of NCR
in the States of UP, Haryana,
Rajasthan and Delhi | - Members |
| vi. Chief Regional Planner, NCRPB | - Convenor |

8. Release of Funds

After sanctioning the projects by the PSMG-I&II, Board would issue sanction letters to the State Govt./Implementing Agencies giving the details of loan sanctioned alongwith the terms & conditions. The State Govt./Implementing Agencies are required to complete all the formalities including the execution of loan agreements alongwith the submission of State Govt. guarantee within 30 days from the date of issue of sanction letter to the Board. Thereafter, the Board would release the first instalment of loan to the State Govts./ Implementing Agencies.

Release of Subsequent Instalments

The subsequent instalments of loan assistance would be released by the Board, with the approval of the Member Secretary, subject to the following conditions:-

- i) The implementing agency should submit Utilisation Certificate in the prescribed form as given at Annexure-III for the loan amount already released by the Board.
- ii) Submission of physical and financial progress report in the prescribed format as given at Annexure - IV, and
- iii) Physical verification of the progress by the Board officials and submission of a certificate to the effect that physical progress is in commensurate with the financial progress.

9. Financial Terms & Conditions

i) Financing Pattern

The Board would provide loan for the development projects upto 75 percent of the estimated cost, while the rest 25 percent to be contributed by the State Government or the Implementing Agency.

ii) Rate of Interest

Interest shall be charged at such rates as may be prescribed by the Board from time to time for any particular loan or for the class of loans. However, the interest rates for individual projects is decided by the Project Sanctioning & Monitoring Group depending on the nature of project. The prevailing rate of interests are as follows:-

<u>S.No.</u>	<u>Nature of Scheme</u>	<u>Rate of Interest</u>
1.	Infrastructure Schemes	10% (for 2000-01 only)
2.	Residential Schemes	13%
3.	Industrial Schemes	13%
4.	Commercial Schemes	14-15%

The Board reserves the right at any particular time to vary the interest rates on the loan amount or a part thereof yet to be released subject to the approval by PSMG depending upon its tending interest rate for development projects at the time of release of such amounts by giving prior written notice to the borrower of such variation.

iii) Repayment of loan & interest

The loan amount alongwith interest will have to be repaid within a maximum period of 10 years for infrastructure projects and 8 years for remunerative projects. The Board may also, in deserving cases, grant a moratorium upto maximum three years for remunerative projects and five years for infrastructure projects towards repayment of principal amount only but not on the interest. The repayment would be on annual basis and the period would be reckoned from the date of release of loan amount.

iv) Loan agreements

In case of loans to Local Authorities, Urban Development Authorities, Housing Boards and such other agencies other than the State Governments, a loan agreement in the form prescribed by the Board would require to be executed.

v) Security for loans

Loans advanced to Local Authorities, Urban Development Authorities, Housing Boards and such other agencies other than the State Governments would be released only against the State Government guarantee.

vi) Default in payment

In case of any default in the payment of loan or interest, a penal interest as notified by the Central Government is charged over and above, the normal rate of interest. At present, the rate of penal interest is 2.75%.

vii) Commitment charges

The State Govts/Implementing agencies are required to draw the funds as per the approved schedules. If any agency do not draw the committed funds after

the issue of the sanction letter, the Board would charge commitment charges as per the details given below:-

- The Commitment charges shall be applicable to new sanctions only.
- No Commitment charges shall be levied for one year from the date of sanction of loan amount. After the expiry of this period commitment charges to the extent of 1% on the loan instalment shall be charged.
- If any State Govt./Agency wanted to defer the drawal of instalment of loan amounts, deferment charges to the extent of 0.5% of the loan amount shall be charged.

viii) **Pre-payment Charges**

The pre-payment of loan would not be allowed by the Board. However, if any State Government or the Implementing agency wish to pre-pay the loan amount in advance, than the agreed time schedule, the borrowing agency shall pay prepayment charges @ 1% of the loan amount.

10. **General Terms & Conditions**

The following terms and conditions would be followed for drawing loan assistance from the Board by the State Govt. and/or their implementing agencies.

a) **Land Acquisition**

- i) Funds for land acquisition would not be considered in case the land is already acquired by the Agency and the compensation towards such acquisition has already been paid by the agency. However, funding can be considered for repayment of loans taken from any other financial institution towards land acquisition.
- ii) For projects which requires land acquisition, the same may be approved in-principle and the funds for land acquisition would be released after the requisite notifications under the Land Acquisition Act have been issued and the State Government/implementing agencies certify that they are required to make advance payments to the extent of 80 per cent cost of land with the L.A.O. A copy of the land acquisition award published by the competent authority be submitted to the Board.

b) **Land Development**

In case of land development, the loan amount would be released subject to the following conditions :

- i) State Government/Implementing Agency has to certify that 100% land has been acquired and complete physical possession was taken. In cases where amount for land acquisition has been drawn for 100% of the land and if the actual acquisition is less than the amount drawn, the excess amount would be adjusted while releasing the funds earmarked for development works.
- ii) The implementing agency has to furnish a certificate to the effect that detailed estimates for all the components of the scheme have been technically sanctioned by the competent authority (A copy of such letter to be submitted).
- iii) The implementing agency has to furnish a certificate to the effect that tenders for all the components have either been invited or are in the process of being called.

c) General

- i) The borrower shall maintain separate accounts of receipts and expenditure in respect of all these schemes and shall furnish to the Board every year till the loan is fully repaid with all other dues, the annual report of accounts as per the Form given at Annexure V.
- ii) The borrower shall not invest any part of the loan amount advanced by way of deposits, loans, share capital or otherwise, without the prior permission of the Board.
- iii) The borrower shall make available for inspection of the Board and/or its nominee(s) all its books of accounts and other books and documents as mentioned by it and/or required to be maintained by it under any law, bye-laws or rules of the borrower and provide all facilities to the Board and/or its nominee(s) for carrying out such inspection and render such explanation or elucidation as may be required by the Board and/or its nominee(s) and allow the taking of any copies of /or extracts thereof, the Board and/or its nominee(s) shall have the right to inspect any or all locations of the schemes and all the Bank account records and documents relating thereto at any time. The Board reserves the right to recover in full from the borrower all the expenses incurred by it in connection with the inspection of the schemes, books of accounts etc. by it and/or its nominee(s).
- iv) The funds released for one scheme should not be diverted to other scheme and the borrowing agency must maintain separate books of accounts for each scheme.
- v) The Implementing Agencies shall ensure that deviations from the sanctioned schemes are not permitted except with the prior approval of

the Board. In case the completion of the scheme is delayed due to reasons beyond the control of the Implementing Agencies, they shall submit a revised project estimates and obtain sanction of the Board.

- vi) During the course of execution or on completion of the project, whichever is earlier, if the Implementing Agency comes to know that there is likely to be reduction in the sanctioned cost estimates of the various components, it shall be the obligatory on the part of the Implementing Agency to refund immediately the excess amount of loan obtained from the Board calculated on the pro-rata basis in respect of the decreased cost of the project, failing which the implementing agency shall be liable to pay penal interest at the rate notified by the Central Government from time to time, over and above the normal rate of interest for period for which the excess amount of loan has been retained by it in contravention of the terms and conditions of the Agreement.
- vii) The Implementing Agency shall submit periodical progress reports on quarterly basis in the prescribed form as given at Annexure - VI for all the ongoing schemes, and the Completion Certificate in the form as given at Annexure-VII after the completion of the project.
- viii) The Borrower shall give preference to the employees of the Board in allotment of created properties by them at its normal terms & conditions without insisting on the formal registration with the agency.

11. Monitoring and Evaluation

The monitoring and evaluation of projects would be carried-out by the NCR Planning Cells of the respective State Governments. The quarterly progress reports should be submitted by the implementing agencies in the prescribed formats to the Board through the NCR Planning Cells of the participating States. Periodical inspection of projects would be carried out by the officials of Board. In addition, the Board ^{shall} also carry out the inspection of books of accounts alongwith expenditure verification from time to time. Besides, the physical and financial progress will be reviewed at regular intervals by the Board. In addition, the Board may also conduct or got conducted through any external agency, the impact evaluation studies of the completed projects to examine the utility of such projects and impact of such projects on overall development of the region.

NATIONAL CAPITAL REGION PLANNING BOARD

TECHNICAL	APRAISAL	PROFORMA
TOWN.....DISTRICT.....STATE.....		

1. Name of the Scheme
2. Type of Scheme: Residential/Industrial/Commercial/Infrastructure/Others (Specify)
3. Name of Implementing Agency:
4. Details of Land;
 - a) Scheme Area:.....acres
 - b) Status of Land:
 - i) In possession:acres
 - ii) If notified under section Nos...../on
 - iii) Area acquired :.....acres
 - iv) Area under negotiations :.....acres
 - v) Area under litigation:.....acres
 - vi) Others (Specify).....acres

5. Project Land Use Details :

	Area in acres	Distribution (%)	Saleable Area in the category (%)
a) Residential			
b) Commercial			
c) Industrial			
d) Community Facilities			
e) Roads			
f) Parks & Open Spaces			
g) Horticulture/Landscaping			
Arboriculture			
h) Others (Specify)			

Total

162

6. Status of Infrastructure :

I.	Off-Site Infrastructure:	Availability (Yes/No)	Remarks
a)	Roads		
b)	Water Supply		
c)	Electrification		
d)	Sewerage		
e)	Drainage		
f)	Solid Waste		
II.	On-site Infrastructure (Details of the infrastructure to be developed as a part of the scheme alongwith physical targets in quantitative terms to be given)		
a)	Roads		
b)	Water Supply		
c)	Electrification		
d)	Sewerage		
e)	Drainage		
f)	Solid Waste		

7. Plot Schedule:

	Plot Size (sq m)	No.of Plots	% to total area	% to total plotted category	Average each	Plot size in (Sq.M)
Residential						
1.						
2.						
3.						
Commercial						
1.						
2.						
3.						
Industrial						
1.						
2.						
3.						
Institutional						
1.						
2.						
3.						
(Others (Specify)						

8. Special information on the proejct if any:

163

NATIONAL CAPITAL REGION PLANNING BOARD

FINANCIAL	APPRAISAL	PROFORMA
TOWN.....	DISTRICT.....	STATE.....

1. a) Estimated cost of the project:
b) Project Area acres

Rate Rs.in lakhs/
acre/metre/unit

Total Rs. in
lakhs

A) Land Acquisition:

B) Land Development

1) Survey and levelling

2) Water Supply

a) Source Development

b) Construction of over head
Tank/Reservoir

c) Provision of Trunk mains-
off site/on site

d) Laying of Distribution lines

3) Sewerage

a) Laying of Trunk Sewers

b) Laying Sewer Lines

c) Treatment of sewage

d) Provision of Sewage
disposal mains

4) Storm Water Drainage

a) Laying of roadside drains

b) Laying of main drains

c) Provisions of outfall
main drains

5) Roads

6) Culverts

7) Horticulture

8) Electrification

9) Community Facilities

10) Contingencies (Upto 3%)

- 11) Design, supervision and management charges (Upto 10%)
- 12) Escalation during construction
- 13) Others (Specify)

Grand Total (LA + LD)

2. Work Programme and Phasing of Expenditure

Years	Work Components	Estimated Expenditure Rs. in Lakhs)
—	—	—
—	—	—
—	—	—
—	—	—

3. Loan drawal & repayment schedule

Year	Amount of Loan to be drawn	Repayment schedule for NCRPB's loan amt.		
	NCRPB State Govt/ other source	Principal	Interest	Total
	—	—	—	—

4A. Cash Flow Statement for the Scheme

(Rs. in lakhs)

REVENUE						EXPENDITURE						Net surplus or deficit	Remarks (Explain how the surplus is being used or the source from which the deficit would be met)
Year	Loan from NCRPB	Sale proceeds	Loan from State Govt.	Other receipts (to be specified)	Total receipts	Land acquisition	Land development	Interest on loan	Repayment of principal	Other expenditure (to be specified)	Total expenditure		
1	2	3	4	5	6	7	8	9	10	11	12	13	14

166

4B. Disposal of Plots, superstructure etc.:

Year of disposal	Method of Disposal (by auction/ allotment by draw of lots or discretion	Plot Sizes	No. of Plots constructed super structure	Reserve price (Size-wise) Rs./ Sq m	Sale price Rs./ Sq m	Amount realised (i.e,units X sale price) Rs.
1	2	3	4	5	6	7

4C. Area Details:

- I Total area of the scheme.....ha
 II Saleable area of the Scheme.....ha
 III Details of saleable area:

a) Residential :

- i) Group Housing.....ha
 ii) Individual Plots:.....ha
 iii) Work cum shelter:.....ha
 iv) Informal Sector.....ha

- b) Industrial:.....ha
 c) Commercial:.....ha
 d) Institutional.....ha
 e) Community facilities.....ha

5. Reserve Price :

Reserve price per Sq m. in each use area:

- a) Residential: Rs.....
 b) Commercial: Rs.....
 c) Industrial: Rs.....
 d) Institutional Rs.....
 e) Others (specify): Rs.....

UTILISATION

CERTIFICATE

1. Certified that a loan amount of Rs.....lakhs was released by the NCR Planning Board vide letter No..... dated....., out the total sanctioned amount of Rs.lakhs for the project.
2. It is also certified that the State Govt. has released an amount of Rs. lakhs vide letter No. dated.....and/or the implementing agency has contributed an amount of Rs.lakhs from the internal resource for the execution of the scheme. Out of this total amount of Rs: lakhs, (loan released by NCRPB and the loan/grant released by the State Government (or) the amount contributed by the Implementing agency), an amount of Rs.....lakhs has been utilised for the purpose for which it was sanctioned.
3. Certified that I have satisfied myself that the conditions on which the loans was sanctioned have been duly fulfilled and I have exercised the following checks to see that the money was actually spent for the purpose for which it was released.

Signature.....
Name & Designation along
with official stamp

168

Annexure - IV

Physical & financial progress report to be submitted for the release of subsequent instalments of loan by NCRPB for ongoing Schemes.

1. Name of the Implementing Agency :
2. Name of the project :
3. Total estimated cost of the project : Rs.....lakhs
4. Total amount of loan sanctioned : Rs.....lakhs
5. Details of loan amount released by NCRPB :

Instalment	Date of release	Amount (Rs. in lakhs)
First Instalment		
Second Instalment		
Third Instalment		

6. Details of contribution by the State Govt./ Implementing agency :
7. Details of repayment to NCRPB alongwith default in payment if any

Date of Instalment	Amount to be paid to NCRPB	Actual amount paid	Penal Interest paid if any	Total amount paid

8. Total expenditure incurred as on : Rs.....lakhs
9. Percentage of expenditure to total amount released (NCRPB + State/Agency share) :
10. Amount of loan required for next instalment :
11. Repayment Schedule for NCRPB loan :

Year	Repayment towards previous instalments			Repayment towards current instalment			Grand Total
	Principal	Interest	Total	Principal	Interest	Total	

12. Physical and Financial Progress
(As per the format given at Annexure VI)

169

STATEMENT OF ACCOUNTS OF NCR SCHEMES

NAME OF IMPLEMENTING AGENCY..... YEAR.....

				(Rs. in Lakhs)			
S.No	Sub-Head	Receipts	Progressive upto the end of the month	S.No	Sub-Head	Payments	Progressive upto the end of the month
		During the Month				During the Month	
				1.	Acquisition of land		
1.	Loan assistance received from NCRPB			2.	Development of land (Component wise as per approved estimate)		
2.	Grant-In-aids other receipts from the Board			3.	Construction of flats/shops/sheds etc.		
3.	State Govts. Implementing Agency's share paid into the Fund			4.	Payment of interest on loan taken from i) NCRPB ii) other sources		
4.	Sale proceeds of flats, plots, shops sheds, etc			5.	Repayment of Instalment of loan taken from: i) NCRPB ii). Other sources		
5.	Interest on Bank deposits			6.	Other expenditure (residential land for Misc. expenditure to be indicated object wise).		
6.	Other receipts (residual head of Misc. receipts to objectwise)			7.	Transfer of funds to other sources/schemes be indicated		
7.	Transfer of Funds from other sources/schemes			8.	Balance in hand		

Total

Total

Note : Receipts and payments would include book adjustments also.

170

STATEMENT OF PHYSICAL & FINANCIAL PROGRESS REPORT FOR THE QUARTER ENDING.....

Name of the Implementing Agency:

Part I

S. No.	Name of the Project	Estimated Cost	Date of Commencement	Name of the components	Sanctioned cost Component-wise	Physical Targets (In Quantitative Terms)	Date of commencement Component wise	Total Expenditure incurred component wise	Actual Expenditure during the Quarter
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
	171								

Physical Progress during the current Quarter (%) (component wise)	Cumulative Physical Progress (component wise)	Target fixed for the current Quarter	Progress adhered upto the end of this quarter	Target fixed for the next Quarter	Target date of Completion componentwise	Revised likely date of completion component wise	Stipulated date of completion component wise	Reasons for delay, if any in completion as per targets	Reasons for actual and/or likely excess, if any over the sanctioned estimate component wise
11.	12.	13.	14.	15.	16.	17.	18.	19.	20.

472

Part II Yearwise and Progressive Total of Financial assistance received from NCRPB for each scheme	Yearwise and Progressive Total of Financial assistance received from the State Government for each scheme	Unpent balance from the laon assistance received from NCRPB with the Implementing Agency at the end of the Quarter which the report relates	Whether the scheme meets the expectations and objectives of the Regional Plan - 2001	Remarks
173				

NATIONAL CAPITAL REGION PLANNING BOARD

COMPLETION CERTIFICATE

NAME OF THE IMPLEMENTING AGENCY

1. Name of the Scheme.....
2. Estimated Cost Date of Commencement Date of Completion
Rs.....lakhs.....
3. Total Expenditure:
 - i)
 - a) Cost of Acquisition of land: Rs.....Lakhs
 - b) Cost of Development of land: Rs.....Lakhs
 - c) Cost of Constn. of flats/shops/
Sheds etc. Rs.....Lakhs
 - Total i) Rs.....Lakhs
 - ii) Administrative charges levied
on percentage basis as per
rules of the Agency: Rs.....Lakhs
 - iii) Interest on borrowed Capital Rs.....Lakhs
 - iv) Other Misc. expenditure:
Total i), ii, iii) & iv) Rs.....Lakhs
4. Amount of Revenue generated:
 - a) Sale of Plots/Flats/Shops etc. Rs.....Lakhs
 - b) Misc. receipts Rs.....Lakhs
 - Total receipts (a + b) Rs.....Lakhs
5. Net financial implication
(difference of Col. 3&4) Rs.....Lakhs
6. Assets created (in quantitative terms)
7. Employment generation
 - a) During construction/development
 - b) After Allotment (potential employment to be generated)

SUPPLEMENTARY AGENDA ITEM NO.1

**DEVELOPMENT OF MASURI-GULAWATI
SUB-REGIONAL CENTRE AS "AGRO-
INDUSTRIAL PARK" IN THE UP SUB-
REGIONAL PLAN PERMITTING NON-
POLLUTING INDUSTRIES OTHER THAN
AGRO-INDUSTRIES.**

SUPPLEMENTARY AGENDA ITEM NO.1

DEVELOPMENT OF MASURI-GULAWATI SUB-REGIONAL CENTRE AS "AGRO-INDUSTRIAL PARK" IN THE UP SUB-REGIONAL PLAN PERMITTING NON-POLLUTING INDUSTRIES OTHER THAN AGRO-INDUSTRIES.

The Uttar Pradesh State Industrial Development Corporation (UPSIDC) has submitted that the Corporation is developing and integrated industrial township in about 900 acres of land in Masuri-Gulawati Sub-Regional Centre. Out of 900 acres, the UPSIDC has provided 400 acres to M/s WISE Industrial Parks Ltd. (WIPL), a joint venture company of UPSIDC and WISE Infrastructure Ltd., for development of good quality infrastructure facilities of an Agro Industrial Park and marketing of developed plots to entrepreneurs. WIPL has been working to provide infrastructure facilities in the proposed Agro-Industrial Park and has committed 112 acres of land for Food Park for which Common Infrastructure Facilities are being developed with the assistance of Department of Food Processing Industries, Govt. of India. The WIPL has approached UPSIDC for permitting to set up non-polluting industries other than agro-industries in 200 acres of land out of 400 acres allotted to WIPL by UPSIDC. Copy of UPSIDC's letter No.928/SIDC/WIPL.393 dated 31.1.2001 is at Appendix-I.

2. The UPSIDC has requested NCRPB to clarify whether the request of WIPL for setting up non-polluting industries in the sector other than agro-sector on a 200 acres of land may be permitted by UPSIDC within the norms of land utilisation for the Sub-Regional Centre.

3. The WISE Industrial Park Ltd. a joint venture company of UPSIDC in their letter dated 20.2.2001 indicated that the UPSIDC has already allotted their entire area to industrial units other than agro industries and have no more land to allot in the area. As a consequence, the WIPL is also under great pressure to allot land to non polluting industries in addition to agro industries. The present layout plan and infrastructure of roads, drains, electric sub-station, street lighting etc. is in a position to accommodate such non polluting industries in the Park. Copy of the WISE Industrial Park Limited dated 20.2.2001 is at Appendix-II.

4. It may be noted that in the 38th meeting of the Planning Committee held on 10.4.96 the proposal of inclusion of Masuri-Gulawati Township (Agro-Industrial Park) as Sub-Regional Centre in UP was discussed and it was decided that Masuri-Gulawati Township may be developed (into Agro-Industrial Park) Sub-Regional Centre. This township would be developed for a population of 1.5 lakhs by 2001. Relevant extracts from the Agenda notes and minutes of the 38th Planning Committee are placed at Appendix-III and IV respectively. The proposal was approved in the 20th meeting of the Board held on 19.8.96. Relevant extracts from the Minutes of the 20th meeting is at Appendix-V.

5. Observations are as under :

- i) As per the provisions of Regional Plan-2001 NCR and Sub-Regional Plan of Uttar Pradesh the Sub-Regional Centres are proposed to be developed for a population ranging from .5 - 3.0 lakhs each and proposed to serve as a focal point for development and resume functions as that of Sub-Divisional Headquarters with corresponding facilities. In addition they will also serve as first stage industrial centres with agricultural marketing facilities. Relevant extracts from the Regional Plan and Sub-Regional Plan are placed at Appendix-VI and Appendix-VII respectively.
- ii) The development of Masuri-Gulawati as a Sub--Regional Centre and as "Agro-Industrial Park" was approved by the Board in its 20th meeting held on 19.8.96 and it is to be planned for 1.5 lakhs population.
- iii) The Master Plan for the Masuri-Gulawati Sub-Regional Centre has not been prepared. However, UPSIDC had acquired about 900 acres of land for development of "Agro-Industrial Park". The location of industrial units may create adequate impetus for achieving the target population of Sub-Regional Centre. UP Govt. has to initiate preparation of a Master Plan keeping in view the UPSIDC's planned development of industrial land for location of industrial units.
- iv) It may be pointed out that during the last 4 1/2 years Masuri-Gulawati Sub-Regional Centre could attract only 3 agro-industries which were developed by WIPL. Thus, the objectives of development of this Sub-Regional Centre as agro-based industries could not be achieved.
- v) Because of Supreme Court directions for shifting and relocation of industrial units from non-conforming / residential areas of Delhi, the UPSIDC has allotted about 1455 plots in the Masuri-Gulawati Sub-Regional Centre.
- vi) This proposal for development of Masuri-Gulawati Sub-Regional Centre as "Agro-Industrial Park" in the UP Sub-Regional Plan permitting non-polluting industries other than Agro-Industries, has not been received from the Secretary (Housing), Govt. of Uttar Pradesh.

Points for Decision :

6. The Planning Committee may consider for permitting the non-polluting industries in the sector other than agro-industries in the Masuri-Gulawati Sub-Regional Centre.

State Industrial Development Corporation Ltd.

The Member Secretary
NCR Planning Board
Zone-IV, First Floor,
India Habitat Centre
Lodhi Road
NEW DELHI 110003

011- 1642161
1642163

UPSIDC Complex
A-1/4, Lakhanpur
Post Box No. 1050
Kanpur-208 024
Phone : 582851-53 (PBX)
Fax : 0512-580797
Website : www.upsidcltd.com.
E.Mail : feedback@upsidcltd.com



Reference No. 928 /SIDC/ WIPL-393

Dated 31-01-2001

Dear Madam,

You are aware that UPSIDC is developing an integrated industrial township in about 900 acres of land in Masuri Gulawati, Ghaziabad which falls within the UP Sub Regional plan of NCR. Planning Committee of NCR Planning Board has approved the proposal for inclusion of this township as a Sub Regional Centre in its 38th meeting held on 10th April, 1996. In this meeting of Planning Committee of NCR Planning Board, it was agreed to develop this Sub Regional Centre into an Agro Industrial Park for a population of 1.5 Lacs.

In order to mobilise resources from Private Sector for the development of this township, UPSIDC has provided 400 acres of land of this township to M/s.WISE Industrial Parks Ltd. (WIPL) for development of good quality infrastructure facilities of an Agro Industrial Park and marketing of developed plots to entrepreneurs. WIPL has been working to provide infrastructure facilities in the proposed Agro Industrial park and has committed 112 acres of land for Food Park for which Common Infrastructure Facilities are being developed with the assistance of Department of Food Processing Industries, Govt. of India.

WIPL has approached the Corporation to allow it to set up non polluting industries in the sector other than agro industries in 200 acres of land out of 400 acres of land provided to them for setting up Agro Industrial Park.

In this regard, it is requested that NCR Planning Board may clarify whether the request of WIPL for setting up non polluting industries in the sector other than agro industries in 200 acres of land out of 400 acres of land provided to them for setting up Agro Industrial Park may be permitted by UPSIDC within the norms of land utilisation for this Sub Regional Centre. It is requested that an early clarification in the matter may be provided to us so that the efforts may be made by WIPL to accommodate some of the industries required to shift out of Delhi

डायारी सं./Diary No. 102
दिनांक/Date 31/01/2001
हस्ताक्षर/Signature



Upside

Continuation Sheet No.....

in the proposed Agro Industrial Park being developed by WIPL in Masuri Gulawati, Ghaziabad.

Thanking you,

Yours faithfully,

(RAJIVE KUMAR)
Managing Director



WISE INDUSTRIAL PARK LIMITED

23, Basant Lok, Vasant Vihar.
New Delhi-110 057
Phone: (011) 614 0796, 614 6214
Fax: (011) 614 6184
E-mail: wise@del3.vsnl.net.in

February 20, 2001

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

780/CRP/2001
22/2/2001

Dear Madam,

This is with reference to MD, UPSIDC's letter No. 929/SIDC/WIPL-293 dated 31.01.2001, copy of which was marked to us with a request to follow up the matter with NCR Planning Board. Copy of letter enclosed for your ready reference.

Wise Industrial Park Ltd.(WIPL) is a joint venture company of UPSIDC and Wise Infrastructure Ltd. The company is developing an Industrial Park on 400 acres of land at Masuri Gulawati industrial area. This 400 acres is part of the 900 acres integrated industrial township at Masuri Gulawati Road, Ghaziabad which falls within the UP Sub-Regional Plan of NCR.

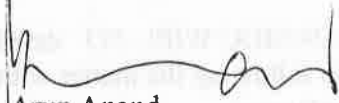
As per the NCR Directory, pages 271, 272 and 273(copy enclosed for ready reference), para b clearly states that the **900 acres of land at Masuri Gulawati is proposed to be equipped with all industrial infrastructure facilities for non polluting industries** to be accommodated in the area. Further, at para c it states that Wise Park will attempt to develop an **Industrial Park** with a focus on agro industries. With this focus in mind Wise Park is developing common infrastructure such as cold storages, warehouses, packing and grading centre, waste management etc. so as to attract agro and food processing units in the Park. The company has committed to the Department of Food Processing Industries 112 acres exclusively for Food Park and we envisage that the agro and food processing industries would consume about 200 acres of land. The company has already allotted 47 acres of land to three units including a bottling plant of Coca Cola which is in operation. The company is hopeful of bringing a few more food processing units once the common infrastructure is completed by March 2001.

Owing to the Supreme Court's order for shifting of industries from Delhi, UPSIDC has already allotted their entire area to industrial units other than agro industries and have no more land to allot in the area. **As a consequence, we are also under great pressure to allot land to non polluting industries in addition to agro industries.** Our present layout plan and infrastructure of roads, drains, electric sub-station, street lighting etc. is in a position to accommodate such non polluting industries in the Park. Though our preference and focus will remain on agro and food processing industries(which can use the common infrastructure being developed by us) we request the NCR Planning Board for allowing us the flexibility to allot developed land to non polluting industries as well.

It is therefore requested that NCR Planning Board permit WIPL also to allot land to non polluting industries at Wise Park, Masuri Gulawati industrial area up to an extent of 200 acres out of the total 400 acres of land. In doing so NCR Planning Board will enable us to accommodate some of the industries shifting from Delhi on almost an immediate basis.

Thanking you,

Yours sincerely,
For Wise Industrial Park Ltd.


Arun Anand
Director

Encl: as above.

Copy to: MD, UPSIDC: with a request to indicate directly to NCR Planning Board about the number of units and total area already allotted to industrial units by UPSIDC in Masuri Gulawati industrial area.

**P. State Industrial
Development Corporation Ltd.**

The Member Secretary
NCR Planning Board
Zone-IV, First Floor,
India Habitat Centre
Lodhi Road
NEW DELHI 110003

Fax 011-6146184

UPSIDC Complex
A-1/4, Lakhnampur
Post Box No. 1050
Kanpur-208 024
Phone : 582851-53 (PBX)
Fax : 0512-580797
Website : www.upsidcltd.com.
E-Mail : feedback@upsidcltd.com



Dated 31.1.2001

Reference No.

928

/SIDC/ G.M. P. 293/

Dear Madam,

You are aware that UPSIDC is developing an integrated industrial township in about 900 acres of land in Masuri Gulawati, Ghaziabad which falls within the UP Sub Regional plan of NCR. Planning Committee of NCR Planning Board has approved the proposal for inclusion of this township as a Sub Regional Centre in its 38th meeting held on 10th April, 1996. In this meeting of Planning Committee of NCR Planning Board, it was agreed to develop this Sub Regional Centre into an Agro Industrial Park for a population of 1.5 Lacs.

In order to mobilise resources from Private Sector for the development of this township, UPSIDC has provided 400 acres of land of this township to M/s. WISE Industrial Parks Ltd. (WIPL) for development of good quality infrastructure facilities of an Agro Industrial Park and marketing of developed plots to entrepreneurs. WIPL has been working to provide infrastructure facilities in the proposed Agro Industrial park and has committed 112 acres of land for Food Park for which Common Infrastructure Facilities are being developed with the assistance of Department of Food Processing Industries, Govt. of India.

WIPL has approached the Corporation to allow it to set up non polluting industries in the sector other than agro industries in 200 acres of land out of 400 acres of land provided to them for setting up Agro Industrial Park.

In this regard, it is requested that NCR Planning Board may clarify whether the request of WIPL for setting up non polluting industries in the sector other than agro industries in 200 acres of land out of 400 acres of land provided to them for setting up Agro Industrial Park may be permitted by UPSIDC within the norms of land utilisation for this Sub Regional Centre. It is requested that an early clarification in the matter may be provided to us so that the efforts may be made by WIPL to accommodate some of the industries required to shift out of Delhi



in the proposed Agro Industrial Park being developed by WIPL in Masuri Gulawati, Ghaziabad.

Thanking you,

Yours faithfully,

(RAJIVE KUMAR)
Managing Director

N.O.C.C: Sh.Arun Anand, Director, M/s.WISE Industrial Parks Ltd., New Delhi
with the request to follow up the matter with NCR Planning Board.

(RAJIVE KUMAR)
Managing Director

Profile of Industrial Estates in Ghaziabad District

Sl. No.	Name of Industrial Estates	Location	Area in Acres Developed	No. of Plots/ Sheds	No. of Plots/ sheds Allotted	Management Agency
1	Site -I, BSR Road	Ghaziabad	421.68	683	674	UPSIDC
2	Site-II, Loni Road	Ghaziabad	231.69	98	96	UPSIDC
3	Site-III, Meerut Road	Ghaziabad	351	186	175	UPSIDC
4	Site-IV, Sahibabad	Ghaziabad	1679	942	942	UPSIDC
5	SSGT Road	Ghaziabad	474	260	249	UPSIDC
6	Sector-17, Kavi Nagar	Ghaziabad	218	183	177	UPSIDC
7	Sector -22	Ghaziabad	115	38	38	UPSIDC
8	Loha Mandi	Ghaziabad	52	418	418	UPSIDC
9	Udyog Kunj	Ghaziabad	42	122	122	UPSIDC
10	Loni Estate	Loni	5.44	32	32	UPSIDC
11	Loni (Tronica)	Loni	1285.58	313	74	UPSIDC
12	<u>Mussorie Gulawti</u>	Mussorie Gulaoti	<u>896.41</u>	<u>3</u>	<u>3</u>	<u>UPSIDC</u>
13	Industrial Estate	Loni	12	69	69	DIC
14	Modinagar I.E.	Modinagar	1482	13	13	Pvt.
NOIDA & Greater NOIDA						
15	Surajpur-Site-A	G. NOIDA	289	2	2	UPSIDC
16	Surajpur-Site-B	G. NOIDA	303.3	493	402	UPSIDC
17	Surajpur-Site-C	G. NOIDA	206.8	608	472	UPSIDC
18	Surajpur-Site-IV	G. NOIDA	135.2	338	300	UPSIDC
19	Surajpur-Site-V	G. NOIDA	360.9	953	684	UPSIDC
20	EPIP	G. NOIDA	200	404	42	UPSIDC
21	Udyog Vihar	G.NOIDA	623.8	@ 623.8	*186.6 (29)	G.NOIDA
22	Sector-31 Kasna	G. NOIDA	100.7	@ 100.7	*81.98 (47)	G.NOIDA
23	Sector 40-41	G. NOIDA	239.4	@ 239.4	*212.8 (3)	G.NOIDA
24	Udyog Kendra	G. NOIDA	452.5	@ 452.5	*207.5 (17)	G.NOIDA
25	Toy City	G. NOIDA	70.9	@ 70.9	*31 (121)	G.NOIDA
26	Mahila Udhya Park	G. NOIDA	13.3	@ 13.3	*10.7 (57)	G.NOIDA
27	Industrial Area Phase I, II & III	NOIDA	2432.95	7070	6895	NOIDA
28	NOIDA Export Processing Zone	NOIDA	310	251	200	Min. of Commerce
Total			13004.5	13479	12079	

development.

b) Mussorie Gulawti

UPSIDC has developed an Industrial Area on about 900 acres of land at Mussorie Gulawti in Ghaziabad District. The site is 14 kms. from Ghaziabad and about 35 kms. from Delhi and is located on Mussorie Gulawti road about 3 kms. from Delhi -Hapur Road. The site is proposed to be equipped with all industrial infrastructure facilities. Only non-polluting industries are proposed to be accommodated in the area.

c) WISE Industrial Park

UPSIDC, in collaboration with Wise Infrastructure Ltd.(WISE), a Private company, formed a joint venture company known as Wise Industrial Park Ltd. (WIPL) and have taken a joint venture project in an area of 400 acres. The company is the first Public-Private Sector initiative by the Government of U.P. Both the Government of Uttar Pradesh and UPSIDC have been playing a very supportive role in making WIPL a successful venture.

The concept of WISE PARK is inspired by the Israeli moshav system. It attempts to develop an industrial park with a focus on agro-industry. It aims at creating a common infrastructure which could be shared by the incumbents of the industrial park. In doing so, the individual units would not require to set up facilities which they do not use on a continuous basis, or for which they do not have economies of scale. For example, a common storage system or a common processing plant could serve the need of a number of units on a time sharing basis. Similarly, a common logistics centre could eliminate the need for individuals to worry about the transportation of their goods and raw materials.

For a decent quality of life for the entrepreneurs at Wise Park and their families, the social infrastructure envisaged comprises of a club house, a dispensary and a convenient store for

daily necessities. For the education and health requirements arrangement with the nearby institutions and hospitals is being worked out. A need based transport pool will also be set up to meet the requirements of the entrepreneurs at Wise Park.

For the benefit of small and medium units following facilities are being planned in the Park. These facilities will be maintained by the Company. These services will be available to units in cost/time share basis.

- Cold storage.
- Deep freezing
- Warehousing
- Logistic centre including Reefer transport
- A Common building with Material lab test, Finished product testing, Treated effluent testing, R&D Centre, Library, Exhibition Hall, Conference Hall
- Solid waste management
- Effluent treatment plant
- Grading & packing centre

d) Integrated Agro Park

With a view to provide ultra-modern infrastructure facilities for agro-based projects, one such state-of-the-art Integrated Agro Park at Masuri-Gulawati in district Ghaziabad on 400 acres of land, with a total cost of Rs. 1,000 million is being developed. Similar Agro Industrial Parks at other locations can also be set up by UPSIDC to boost the Agro-based and Food Processing industry.

Extracts from the Agenda notes of the 38th Planning Committee Meeting held on 10.4.96

AGENDA ITEM NO. 5 : CONSIDERATION OF THE PROPOSAL REGARDING LANDUSE CHANGE CASES/AMENDMENT OF U.P. SUB-REGIONAL PLAN - RECEIVED FROM GOVT. OF U.P.

- i) Proposal for inclusion of development of proposed Tronika City by UPSIDC in the U.P. Sub-Regional Plan and the Regional Plan-2001 for NCR.

The proposal received from the U.P. Govt. was discussed in the 34th meeting of the Planning Committee held on 9.11.1994. In the said meeting, it was decided that the U.P. Govt. will denotify the Industrial Area comprising of 1230 acres which could not be developed in Ghaziabad as per the Master Plan and an equivalent industrial area may be developed as Tronika City in Loni. A proposal has been received from the Govt. of U.P. (Annexure-II) wherein Govt. of U.P. proposed to develop 616 acres of area for Industrial use and an area of 690 acres as residential use and the total area proposed works out to be developed as 1306 acres.

The Govt. of U.P. has already submitted a proposal NCR Planning Board's financing for development of the Integrated Industrial Township at Loni over the said area of 1306 acres. However, the Board while placing the matter before the PSMG has restricted the project size to 1230 acres only. The Integrated Industrial Township project has been approved in principle by the Project Sanctioning and Monitoring Group-I meeting held on 20.3.96 for loan assistance by the NCRPB subject to the clearance and approval by the Planning Committee and the NCR Planning Board. The Govt. of U.P. will present the proposal in the meeting of the Planning Committee for consideration.

- ii) Inclusion of Masauri-Gulaothi Township (Agro Industrial Park) as Sub-regional Centre in the U.P. Sub-region of NCR.

The matter was discussed in the 34th meeting of the Planning Committee held on 9.11.94. The Secretary, Housing Deptt., Govt. of U.P. presented the proposal and requested that the Masauri-Gulaothi sub-regional centres where 946 acres of land has been acquired by UPSIDC may be included as a Sub-regional centre for induced development. Shri J.C. Gambhir, Commissioner (Planning), D.D.A. while agreeing with the development of Khurja Growth Centre as Sub-regional centre which is located far away from Delhi Metropolitan Area in the zones of induced development as prescribed in the Regional Plan-2001 expressed his strong reservation on development of Masauri-Gulaothi as Sub-regional Centres since it is located at the border of Delhi Metropolitan Area i.e., Controlled Area of GDA. The development of Masauri-Gulaothi industrial township by UPSIDC would lead to the continuous urban development which in turn would result in continuous urban expansion which is not desirable. It was decided that the proposal for Masauri-Gulaothi Sub-regional may be reviewed.

As per the decision of the 34th Planning Committee meeting, the Govt. of U.P. has submitted a revised proposal for development of Masauri-Gulaothi township as agro industrial park and as a Sub-regional Centre. The revised proposal is at Annexure-III. It is indicated that the Masauri-Gulaothi is located almost same distance from the DMA area as the other proposed sub-regional centre i.e. Surajpur and Pilakhua and service centre of Dadri, Moradnagar and Khekhra. This sub-regional distribution centre is proposed to develop as a industrial and agricultural development in the first phase which will help the agricultural development in the sub-region. The Masauri-Gulaothi-agro-industrial park is proposed to develop for a population of 1.5 lakhs. U.P. Sub-regional plan has identified 17 sub-regional centres. With this addition, the total number of sub-regional centres would be 18. The representatives from Govt. of U.P. may present the proposal in the meeting for consideration of the Planning Committee.

iii) Proposal for Land Use change from Agricultural to Transport Nagar in the Ghaziabad Master Plan.

In the Ghaziabad Master Plan-2001, two areas have been earmarked for Transport Nagar and Bus Terminal near Hapur road Railway crossing and the other falls in Noida. This necessitates an additional area for transportation use. The Govt. of U.P. is proposing to change of land use for an area of 161.62 acres from agricultural to transportation use. As per the Ghaziabad Master Plan, this area falls in the agricultural belt, Regional Plan-2001, this area has been shown as a green belt. In fact, the boundaries of this green belt are practically co-terminus with the development/controlled area of Ghaziabad.

In this area, the Regional Plan NCR shown the alignment of the FNG-Expressway. The detailed study has brought out that the actual alignment of the FNG-Expressway would be just abutting this particular site and in fact this would also act as a terminal facility of the Expressway which will include the truck terminal etc. as proposed by the GDA.

As per the Master Plan of Ghaziabad, this area is in the Agriculture zone. The Govt. of U.P. is now providing some additional mix use within this land use provided in the respective Master Plans (Annexure-IV). Accordingly, within the agricultural belts surrounding the urban centres, they are now permitted bus and truck terminals with the permission of competent authority under special circumstances. In fact, they have asked all the development authorities in U.P. state to adopt this land use zoning regulations in respect of their development/controlled areas after approval of their respective authorities. In view of giving this FNG-Expressway in a practical shape this proposal of land use change appears to be justified as the project forms a part of the FNG-Expressway.

LOCATION OF REGIONAL CENTRES

SUB REGIONAL CENTRES



संख्या: 1058/9-आ-3-96/50एल0यु0सी 0/95

प्रेषक,

जीवेश नन्दन,
संयुक्त सचिव,
उत्तर प्रदेश शासन।

सेवा में,

श्री उमेश तहगल,
सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्रीय योजना बोर्ड,
इण्डिया हेब्रीटेड सेन्टर, जोन-4, प्रथम तल,
लोधी रोड,
नई दिल्ली।

आवास अनुभाग-3

लखनऊ, दिनांक: 15 मार्च, 1996

विषय:-

उ०प्र० राज्य औद्योगिक विकास निगम के प्रस्तावित मन्तरी
गुलावटी टाउनशिप ऐसगो इण्डस्ट्रियल पार्क योजना को
राष्ट्रीय राजधानी योजना के अन्तर्गत उप क्षेत्रीय केन्द्र के
रूप में समायोजित करने के संबंध में।

महोदय,

उपरोक्त विषयक आवास अनुभाग-1, उ०प्र० शासन के पत्र संख्या:
3055/11.8/9-आ-94-3 स्नसीआर, दिनांक: 3.9.94 द्वारा इन योजना को
उ०प्र० उपक्षेत्रीय योजना में समायोजन की संस्तुति की गई थी। इन योजना
के प्रस्तावों पर राष्ट्रीय राजधानी योजना बोर्ड की दिनांक: 9.11.94 को
हुई नियोजन समिति की 34 वी बैठक में विचार-विमर्श किया गया था।
उक्त बैठक में यह आशंका व्यक्त की गयी थी कि यह परियोजना दिल्ली
महानगरीय क्षेत्र सीमा के निकट है जिस कारण इन क्षेत्र व दिल्ली के बीच,
दैनिक आवागमन की सम्भावना प्रबल होगी। उक्त बैठक में सदस्य सचिव
द्वारा यह मत व्यक्त किया गया था कि इन पहलुओं का परीक्षण कर
परियोजना पर पुनर्विचार कर लिया जाये।

परियोजना के उक्त पक्ष पर परीक्षण करने के उपरान्त यह
पाया गया है कि दिल्ली महानगरीय क्षेत्र सीमा के सन्दर्भ में इन परियोजना
क्षेत्र की दूरी उत्तर प्रदेश उप क्षेत्रीय योजना में प्रस्तावित अन्य उप क्षेत्रीय
केन्द्र मुरजपुर तथा उप क्षेत्रीय केन्द्र पिलखुआ के लगभग बराबर है तथा यह दूरी
सर्वोत्तम केन्द्र दादरी मुरादनगर खेकड़ा से महानगरीय क्षेत्र सीमा से दूरी के

इस टाउन क्षेत्र की सीधे सम्पर्क मार्ग पर न होने के कारण इस योजना क्षेत्र से दिल्ली महानगर के बीच आवागमन कम होगा अपितु इस परियोजना का क्रियान्वयन उप क्षेत्र के विकास में उत्प्रेरक का कार्य करेगा तथा प्रथम चरण में औद्योगिक केन्द्र एवं कृषि विपणन सुविधाओं से सम्पन्न होगा साथ ही साथ कृषि क्षेत्र के विकास में भी सहायक होगा।

उपरोक्त सन्दर्भ में राष्ट्रीय राजधानी बोर्ड की नियोजन समिति की 36 वी बैठक में प्रबन्ध निदेशक, उ०प्र० राज्य औद्योगिक विकास निगम द्वारा यह मत व्यक्त किया गया था कि इस योजना में उच्च तकनीकी कृषि विपणन तथा अनुसंधान सुविधाओं के विकास का प्रस्ताव है तथा निगम राष्ट्रीय राजधानी योजना बोर्ड को इस परियोजना के उ०प्र० उप क्षेत्रीय योजना में समायोजन हेतु प्रस्ताव रखेगा।

मसूरी गुलावटी टाउनशिप का 1.5 लाख जनसंख्या के उप क्षेत्रीय केन्द्र के रूप में उत्तर प्रदेश उप क्षेत्रीय योजना में समायोजन का प्रस्ताव पुनः किया जा रहा है उत्तर प्रदेश उप क्षेत्रीय योजना में यह अपेक्षा की गई थी कि उप क्षेत्रीय केन्द्रों हेतु ऐसे स्थलों का चयन किया जाये जो उप क्षेत्र के विकास में उत्प्रेरक हो सकें। तथा औद्योगिक क्षेत्र एवं कृषि संबंधी विपणन सुविधाओं के विकास का प्रस्ताव हो। मसूरी गुलावटी रसगो इण्डस्ट्रियल पार्क का प्रस्ताव उप क्षेत्रीय केन्द्रों के लिए नियत उद्देश्यों की पूर्ति करता है।

उपरोक्त योजना के उत्तर प्रदेश उप क्षेत्रीय योजना में 1.5 लाख जनसंख्या के उप क्षेत्रीय केन्द्र के रूप में समायोजन के लिए निम्न अतिरिक्त तथ्य तथा मसूरी गुलावटी टाउनशिप का उप क्षेत्रीय केन्द्र के रूप में प्रस्ताव का औचित्य संलग्न है।

उपरोक्त तथ्यों के परिप्रेक्ष्य में मुझे यह कहने का निर्देश हुआ है कि इस योजना को नये उप क्षेत्रीय केन्द्र के रूप में चयनित किये जाने का पूर्ण औचित्य बनता है। अतः कृपया राष्ट्रीय राजधानी योजना बोर्ड की नियोजन समिति की आगामी बैठक में विचारोपरान्त प्रस्ताव पर अनुमोदन प्रदान करने का कष्ट करें।
संलग्नक: यथोपरि।

भक्तेश्वर,

जी०

१ जीवेश नन्दन १
संयुक्त सचिव।

Extracts from the Minutes of the 38th Planning Committee Meeting held on 10.4.96

AGENDA ITEM NO.4 : IMPLEMENTATION OF THE FNG EXPRESSWAY PROJECT - APPROVAL OF THE FORMAT, ADVERTISEMENT, TENDER DOCUMENT ETC.

The various issues with regards to the Faridabad-NOIDA-Ghaziabad Expressway project were discussed and the members agreed to the basic proposal to get the project implemented through the NCRPB and for that purpose, the setting up of the Steering Committee, Tender Evaluation Committee and the Monitoring and Execution Committee.

Though, there was a broad agreement on the tender documents and the draft advertisement, however, it was pointed out by the representative of the Ministry of Surface Transport and the Special Secretary, PWD, Uttar Pradesh that they had some observations which they would like to make. It was, therefore, decided that both representatives would send their observations/comments to the National Capital Region Planning Board and wherever necessary the tender documents would be amended accordingly.

AGENDA ITEM NO.5 : CONSIDERATION OF THE PROPOSAL REGARDING LANDUSE CHANGE CASES/AMENDMENTS OF U.P. SUB-REGIONAL PLAN - RECEIVED FROM GOVT. OF U.P.

- (i) The proposal for inclusion of development of proposed Tronica City by UPSIDC in the U.P. Sub-Regional Plan for NCR.

The proposal was discussed in detail and it was decided that only 1230 acres of land to be developed for the integrated industrial township LONI.

- (ii) Inclusion of Masauri-Gulaothi township (Agro Industrial Park) as Sub Regional Centre in the U.P. Sub-Region of NCR.

The proposal was discussed in great detail. The representative from DDA suggested that the proposed township of Masauri-Gulaothi very near the Development Area boundary of Ghaziabad. Loni would lead extension of the development area of Ghaziabad-LONI and consequently the DMA. In view of this he suggested to review the DMA boundary because large number of development activities had already come up or would up near future adjacent to the boundaries of the DMA. It was agreed that the Masauri-Gulaothi township may be developed (into an Agro-Industrial Park) as Sub-Regional Centre. This township would be developed for a population of 1.5 lacs. With this the total number of sub-regional centres would be 18 in the U.P. Sub-Region.

- (iii) Proposal for landuse change from agricultural to transport nagar in the Ghaziabad Master Plan:

This proposal was agreed by the Planning Committee.

Extracts from the Minutes of the 20th Board Meeting held on 19.8.96

40,000 ha. acres of area as development area but while finalising the plans for the two Sub-Regional Centres namely Surajpur and Kasna, in this developed area, only around 5000 ha. area was earmarked for Urban Development. The rest of the 35,000 ha. was being retained under agricultural use. This proposal had been recommended for being placed before the Board by the Planning Committee, after obtaining the concurrence of the U.P. Govt. and the Committee of Experts who had held detailed deliberations in the matter.

All the issues/decisions of the Planning Committee taken in their 38th and 39th meetings were approved.

51. Agenda Item No. 9 : REVIEW OF LOANS AND ADVANCES RELEASED TO THE STATE GOVERNMENTS IMPLEMENTING AGENCIES DURING 1995-96.

The information in respect of this item was placed before the Board and the same was accepted as such.

52. Agenda Item No. 10 : RECRUITMENT RULES AND ASSESSMENT SCHEME FOR NCR PLANNING BOARD STAFF.

This item was withdrawn .

53. Agenda Item No.11: ARRANGING OF RESIDENTIAL ACCOMMODATION FOR OFFICERS ON DEPUTATION TO THE NCR PLANNING BOARD.

This item was approved. It was decided that the matter as such may be sent to the Government for its approval and necessary action.

54. Shri N.P. Singh, Secretary, Deptt. of Urban Development suggested that a Co-ordination Committee headed by the Minister of State for Urban Affairs and Employment and the Finance Ministers of the concerned NCR States may be set up to go into the following matters:

4.2 मुद्दे:

इस पृष्ठभूमि से निम्नलिखित मुद्दे उभरते हैं:-

i) दिल्ली की असाधारण वृद्धि 2001 तक 112 लाख तक सीमित की जाए और दिल्ली संघ राज्य क्षेत्र को निकाल कर दिल्ली महानगर क्षेत्र की वृद्धि का आकार 38 लाख तक नियंत्रित किया जाए। दिल्ली को अतिरिक्त 19 लाख शहरों आबादी को 2001 तक दिल्ली महानगर क्षेत्र से परे के शहरों इलाकों की ओर नोड़ा जाकर इन शहरों में वित्ताया जाए।

ii) दिल्ली महानगर क्षेत्र के परे के अधिकांश नगरों में गतिशीलता और कार्यात्मक स्वरूप में विभिन्नता का जभाव है। दिल्ली की वृद्धि पर नियंत्रण के उद्देश्य को पूर्ण के लिए और इस क्षेत्र के संतुलित विकास के लिए स्थान और कार्यात्मक दृष्टि से सुस्पष्ट बस्तो प्रणाली का विकास करना होगा जिससे दिल्ली महानगर क्षेत्र से परे इस क्षेत्र के शहरों इलाकों का सौदृश्य विकास हो। इस बात का महत्व इसलिए और भी बढ़ जाता है क्योंकि नेशनल इन्स्टीट्यूट आफ अर्बन अफेयर्स, नई दिल्ली द्वारा किए गए राष्ट्रीय राजधानी क्षेत्र में आप्रवासन पैटर्न पर एक अध्ययन में यह स्पष्ट बताया गया है कि इस समय राष्ट्रीय राजधानी क्षेत्र में बड़े पैमाने पर अंतः क्षेत्रीय आप्रवासन हो रहा है और इस क्षेत्र के संभावित आप्रवासियों में से 80% अंत में दिल्ली को ओर प्रयाण करेंगे।

iii) मुख्यतः रोजगार और सेवाओं के लिए एक बड़ी संख्या में संघटक राज्यों के ग्रामीण इलाकों से आप्रवासी दिल्ली जाते हैं। दिल्ली की ओर हो रहा यह ग्रामीण आप्रवासन रोका जाना चाहिए। इसके लिए बस्तो प्रणाली को कार्यानिर्भरता और अपनी समुचित सेवाओं से अपनी अर्थव्यवस्था सुधारने की स्वतंत्रता के साथ एकीकृत करना होगा, जिससे आबादी का दूसरे स्थानों को जाना रुक जाएगा।

4.3 कार्य नीतियां

i) पहली कार्य नीति निष्क्रिय विकास वाले क्षेत्रीय शहरी केंद्रों की अर्थव्यवस्था को पुनर्जीवित करना और उन्हें सुनियोजित बस्तियों से इस प्रकार एक दूसरे से मिलाना, जिससे आर्थिक कार्यकलापों के क्रमबद्ध विकास को बढ़ावा मिले और ये बस्तियां एक दूसरे की परिपूरक हो सकें।

ii) दूसरे, इस क्षेत्र के संतुलित विकास के लिए अग्रता प्राप्त नगरों के संदर्भ में छोटे शहरी केंद्रों और गांवों के विकास को एकीकृत किया जाना चाहिए। ऐसा बस्तियों

4.2 Issues

With this background, the issues that emerge are:

i) The extraordinary growth of Delhi is to be controlled at 112 lakh population and that of the DMA excluding Delhi UT to be moderated to a population size of 38 lakhs by 2001. The excess 19 lakhs of urban population of Delhi by 2001 would have to be diverted to and contained in the urban areas beyond the DMA.

ii) Most of the towns beyond the DMA are showing lack of dynamism and diversification in their functional character. A spatially and functionally articulated settlement system has to be evolved with purposive development of urban areas of the Region beyond DMA to meet the objective of controlling the growth of Delhi and achieving balanced development of the Region. This assumes additional importance as the study on 'migration pattern in the NCR' by the National Institute of Urban Affairs, New Delhi, clearly indicates that there is a large intra-regional migration taking place at present and, about 80% of the potential migrants within the Region would ultimately move into Delhi.

iii) The rural zones of the constituent States contribute greater number of migrants to Delhi mainly for employment and services. This rural out-migration to Delhi should be checked. This requires integration of the settlement system with functional dependence and independence with appropriate services to improve their economy which will dissuade the population to move to other places.

4.3 Strategies

i) The first strategy should be to revitalise the economy of the stagnating regional urban centres and to integrate them in a well-knit system of settlements with specific functions to encourage an orderly development of economic activities and increase their complementarity.

ii) Secondly, the development of small urban centres and villages should be integrated in relation to priority towns to achieve the objective of balanced development of the Region. These could be achieved by developing a four tier hierarchical

की चार स्तरीय व्यवस्था विकसित करके किया जा सकता है जिसके क्षेत्रीय केंद्र, उप क्षेत्रीय केंद्र, सेवा केंद्र और मूलभूत गांव आधार हों और जो अपने-अपने विशिष्ट कार्य की दृष्टि से संगठित हों। बस्ती के प्रत्येक स्तर पर वांछनीय जनसंख्या और संभावित कार्य निम्नलिखित होंगे:-

बस्ती केंद्र	जनसंख्या
1) क्षेत्रीय केंद्र	3.0 लाख और अधिक
2) उपक्षेत्रीय केंद्र	0.5 से 3.0 लाख
3) सेवा केंद्र	10 हजार से 50 हजार
4) मूल गांव	10 हजार से कम आबादी

सोपान प्रणाली में जो मुख्य क्षेत्रीय केंद्र और उप क्षेत्रीय केंद्र हैं उनमें कार्य-कलापों का अधिकतम केंद्रीयकरण होगा। सेवा केंद्र और मूल गांव एक दूसरे पर आश्रित हैं। स्वयं में पूर्ण होने के कारण क्षेत्रीय केंद्र इतने तक्षम होने चाहिए कि वे अंतः आश्रित व्यवस्था का निर्माण कर सकें और दिल्ली महानगर से काफी तीसरा तक स्वतंत्र हों।

iii) तीसरे, दिल्ली आने वाले 19 लाख संभावित आप्रवासियों को आकर्षित करने और उनके आप्रवातन को रोकने के लिए क्षेत्रीय केंद्रों के रूप में कुछ केंद्रों का चुनाव कर उन्हें तेजी से इस प्रकार विकसित किया जाएगा कि उनमें विभिन्न आर्थिक कार्यकलापों को सुनियोजित रूप से आरंभ किया जाकर उन्हें प्रोत्साहित किया जा सके जिससे कि लोग विभिन्न प्रकार के काम धन्धे कर सकें और उन्हें रोजगार के अनेक अवसर प्राप्त हों। ये केंद्र अग्रता के आधार पर विकसित किए जायेंगे। क्षेत्रीय केंद्रों का निर्धारण क्षेत्रीय योजना करेगी जबकि उप क्षेत्रीय योजनाएं यह निर्धारण करेंगी कि एक क्षेत्र में कितने उप क्षेत्र केंद्र, सेवा केंद्र और मूल गांव हों।

i) क्षेत्रीय केंद्र

ऐसी बस्तियों के निर्धारण के लिए, जो कि क्षेत्रीय केंद्रों के रूप में कार्य कर सकें, विकास अधिकृत का अनुसरण किया गया है। आबादी के आकार, क्षेत्र विस्तार और यातायात व्यवस्था के संदर्भ में स्थिति, सामाजिक सेवाओं की उपलब्धता और आर्थिक कार्यकलापों के आधार पर प्रत्येक बस्ती इस क्षेत्र के विकास अधिकृत में अपना स्थान रखती है। अपने आकार और प्रकार के अनुसार ये केंद्र अपने आस-पास की आबादी को जंचे दर्जे की सेवाएं प्रदान करेंगी।

कम्प्यूटर मॉडल पर आधारित भौतिकी अनुसंधान प्रयोगशाला, अहमदाबाद, द्वारा "राष्ट्रीय राजधानी क्षेत्र की बस्ती प्रणाली" पर एक अध्ययन में विकास केंद्रों के

system of settlements consisting of regional centres, sub-regional centres, service centres basic villages with functionally specialised organised structure. Desirable population size, probable functions of each tier settlements will as follows:

Level of settlement	Population size
1) Regional Centres	3.0 lakhs & above
2) Sub-Regional Centres	0.5 to 3.0 lakhs
3) Service Centres	10000 to 50000
4) Basic Villages	Less than 10000

The main centres of utmost activity concentration in this hierarchical system are the regional centres and sub-regional centres. The service centres and basic villages are mutually dependent upon each other. The regional centres being contained, should be capable enough to form inter-dependent system independent to a great extent of the Delhi metropolis.

iii) Thirdly, to attract and contain the Delhi bound potential migrants to the extent of 19 lakhs the selected regional centres would be developed on an intensified scale with conscious intervention to organise and stimulate economic activities offer a variety in occupational structure and opportunities. The regional centres are identified in the Regional Plan while Sub-regional plans identify Sub-regional centres. Service centres and Basic villages.

i) Regional centres

To identify such settlements which may function as regional centres, a development hierarchy has been followed. Every settlement, depending on its size in terms of population and areal spread, location with reference to transport network, availability of social facilities and concentration of economic activities, places itself, among others in the development hierarchy within the Region. In consonance with size and rank, these centres provide higher order services to the scattered population around them.

A study on 'Settlement System in the NCR' by the Physical Research Laboratory, Ahmedabad, based on computer model employed various parameters in selecting the regional centres such as revenue and development administration.

चयन के लिए विभिन्न मापदंडों जैसे राजस्व और विकास प्रशासन, जनसंख्या का आकार, पुरुष-महिला अनुपात तथा साक्षरता अनुपात 1951-81 के दौरान वृद्धि की प्रवृत्तियाँ, सहभागिता अनुपात और औद्योगिक श्रम शक्ति, आप्रवासन की दर तथा शिक्षा, स्वास्थ्य, सड़कें, रेलवे, जल आपूर्ति, विजली, विपणन सुविधाओं, वित्तीय संस्थानों जैसी विभिन्न सुविधाओं की अवस्थिति और जनसंख्या को देखते हुए मनोरंजन की सुविधाएं आदि को आधार बनाया जाए। कम्प्यूटर के मॉडल के लिए कुल 38 संसूचकों का सहारा लिया गया। इन 38 संसूचकों के संदर्भ में प्रत्येक बस्तों की धारण क्षमता निर्धारित करने के लिए जिस बुनियादी मॉडल का उपयोग किया गया वह सम्मिश्र सूची (कम्पाजिट इन्डेक्स) पर आधारित है। कम्प्यूटरीकृत मॉडल के अंतर्गत किसी भी केंद्र द्वारा प्राप्त किए गए उच्च सम्मिश्र मूल्य के 10 प्रतिशत से पहले स्तर की वस्तियों का निर्धारण किया गया है। दिल्ली को छोड़कर दिल्ली महानगर क्षेत्र के प्रस्तावित वृद्धि नियंत्रण के अनुसार क्षेत्रीय केंद्रों का निर्धारण उन केंद्रों में से किया गया है जो विकास अधिक्रम में आते हैं और दिल्ली महानगर क्षेत्र से परे स्थित हैं। इस प्रकार अध्ययन द्वारा अभिसापित क्षेत्रीय केंद्र निम्नलिखित हैं:

- | | |
|--------------|-----------|
| 1) मेरठ | 2) हापुड़ |
| 3) बुलन्दशहर | 4) खुर्जा |
| 5) पानीपत | 6) रोहतक |
| 7) रेवाड़ी | 8) पलवल |
| 9) अलवर | |

क्षेत्रीय नगरों का विकास दिल्ली आने वाले संभावित आप्रवासियों को बसाने के लिए दूसरे और तीसरे क्षेत्रक में रोजगार अवसरों को पैदा करके किया जाएगा और आर्थिक कार्यकलापों को आकर्षित करने के लिए ये नगर चुम्बक के रूप में कार्य करेंगे। क्षेत्रीय केंद्रों की योजना इस प्रकार की होगी कि वे दिल्ली की अतिरिक्त जनसंख्या को आत्मसात कर सकें। इसके लिए जनसंख्या के तर्कसंगत वितरण का प्रयास करना होगा। यह निर्धारित करने के लिए कि ये केंद्र किस सीमा तक संभावित आप्रवासियों को रोक सकेंगे और आकर्षित कर सकते हैं केंद्रीय भवन निर्माण अनुसंधान संस्थान, रुड़की ने राष्ट्रीय राजधानी क्षेत्र शहरी विकास के लिए वैकल्पिक विकास मॉडल पर एक अध्ययन में आवासीय, वाणिज्यिक तथा औद्योगिक विकास, सार्वजनिक और अर्द्ध-सार्वजनिक तथा सामुदायिक सुविधाओं की व्यवस्था, शहर की आधारभूत संरचना और दूर-संचार सुविधाओं के प्रावधान और प्रत्येक परिदृश्य की रोजगार प्रदान करने की क्षमता के अनुसार मिलने वाले लाभ, मान्य वृद्धि दर, जीवन स्तर और दिल्ली तथा परिदृश्य की बस्तियों के बीच स्वीकृत

population size, sex ratio, literacy level, growth trends during 1951-81, participation ratio and industrial work-force, rate of migration, location of various facilities such as educational, health, road and railway, water supply, power, marketing facilities, financial institutions and recreational facilities in relation to population size. A total number of 38 indicators were employed for the computer modelling. The basic model that has been used to identify relative weightages of each settlement in reference to the 38 indicators is based on composite index. By taking 10% of the higher composite value obtained by any centre, regional centres have been identified. Due to the proposed moderate growth of the DMA towns, Regional Centres have been identified from among the centres that rank in the development hierarchy, and are located beyond the DMA. The identified regional centres by the study are:

- | | |
|----------------|-----------|
| 1) Meerut | 2) Hapur |
| 3) Bulandshahr | 4) Khurja |
| 5) Panipat | 6) Rohtak |
| 7) Rewari | 8) Palwal |
| 9) Alwar | |

The regional centres would be developed primarily to accommodate the Delhi-bound potential migrants by creating employment opportunities in secondary and tertiary sectors and, they would act as magnet-centres to attract economic activities. In order that various regional centres are planned to accommodate the excess population of Delhi, a rational distribution has to be attempted. To decide the extent to which these centres should be equipped to attract and contain potential migrants, the Central Building Research Institute, Roorkee, in a study on 'Alternative Development models for urban development in the NCR' evaluated the various scenarios of differential population assignments against development costs for residential, commercial, industrial, public and semi-public and community facilities, city infra-structure and provision of telecommunication facilities and, benefits assessed in terms of employment absorption potentiality of each scenario, acceptable rate of growth, standard of living and an acceptable level of linkages between Delhi and the scenario settlements. Cost-efficiency ratios indicate desirability of developing all the eight Regional centres/complexes with appropriate additional population mix. Growth

मानक सम्बंध कड़ियों को विकसित करने की लागत की दृष्टि से विभिन्न परिदृश्यों के विभेदक जनसंख्या आवंटनों का मूल्यांकन किया है। कम लागत अनुपात सभी आठ क्षेत्रीय केंद्रों/काम्पलेक्सों को विकसित करने की वांछनीयता की ओर संकेत करते हैं जिनमें समुचित मिली जुली अतिरिक्त आबादी होगी। चुने गए क्षेत्रीय केंद्रों में से प्रत्येक केंद्र की वृद्धि प्रवृत्तियों और क्षेत्रीय क्षमताओं का मूल्यांकन किया गया है। बुलंदशहर और खुर्जा के क्षेत्रीय केंद्रों का काम्पलेक्स के रूप में विकास किया जाएगा जबकि रिवाड़ी को काम्पलेक्स के रूप में विकास को योजना दारुहंडा और भिवाड़ी औद्योगिक नगरों के संदर्भ में बनाया जाएगा। इस प्रकार निर्धारित किए गए क्षेत्रीय केंद्र (अग्रता नगर) और 2001 ई० में उनके लिए नियत जनसंख्या निम्नलिखित प्रकार से होंगी:

उप क्षेत्र	क्षेत्रीय केंद्र	जनसंख्या (लाखों में)	
उत्तर प्रदेश	1. मेरठ	5.36	15.50
	2. हापुड	1.02	4.50
	3. बुलंदशहर-	1.03	5.00
	खुर्जा काम्पलेक्स	0.67	3.00
हरियाणा	4. पलवल	0.47	3.00
	5. पानीपत	1.38	5.00
	6. रोहतक	1.68	5.00
	7. रेवाड़ी-	0.52	1.10
राजस्थान	दारुहंडा-	—	0.75
	भिवाड़ी काम्पलेक्स	—	1.15
	8. अलवर	1.47	5.00

चित्र-5 में अग्रता नगरों, जो क्षेत्रीय केंद्र होंगे, तथा दिल्ली महानगर क्षेत्र के नगरों को दर्शाया गया है।

इस त्तरतीय पद्धति में आने वाले अन्य केंद्रों का कार्यात्मक संरचना के संबंध में इस योजना में संक्षेप में विवेचना की गई है। इन केंद्रों के चुनाव व इनकी भूमिका के संबंध में उप क्षेत्रीय योजनाओं में विस्तृत विवरण दिया जा सकेगा। उप क्षेत्रीय केंद्र विकास के लिए फोकल प्वाइंट के रूप में कार्य करेंगे और उप मण्डलीय मुख्यालयों की तरह तदनुरूप सुविधाओं के साथ उसके कार्य कर सकें। इसके अतिरिक्त वे खेती संबंधी विपणन सुविधाओं के साथ पहले चरण के औद्योगिक केंद्र के रूप में भी काम करेंगे। सेवा केंद्र भीतरी ग्रामीण प्रदेशों के लिए कृषि माल के संग्रह, वितरण और विपणन तथा गोदाम और कोल्ड स्टोरेज की सेवाओं का प्रबंध करेंगे। मूल गांवों को अनेकों गांवों की रोजमर्रा की जरूरतों को पूरा करने के लिए विकसित किया जाएगा। इनमें उर्वरक तथा कृषि के काम आने वाले औजारों के वितरण और जंचे दर्जे के केंद्रों में विपणन के लिए कृषि संबंधी माल के संग्रह का कार्य सहकारी समितियां करेंगी।

trend and regional potentials of each of the selected regional centres have been assessed. The regional centres — Bulandshahr and Khurja would be developed as a complex while Rewari would be planned in relation to Dharuhera and Bhiwadi industrial townships in the form of another complex. The Regional Centres (priority towns) thus identified and their assigned population for 2001 AD are as under:

Sub-region	Regional Centre	Population (in lakhs)	
		1981	2001
Uttar Pradesh	1. Meerut	5.36	15.50
	2. Hapur	1.02	4.50
	3. Bulandshahr-	1.03	5.00
	Khurja Complex	0.67	3.00
Haryana	4. Palwal	0.47	3.00
	5. Panipat	1.38	5.00
	6. Rohtak	1.68	5.00
	7. Rewari-	0.52	1.10
Rajasthan	Dharuhera-	—	0.75
	Bhiwadi Complex	—	1.15
	8. Alwar	1.47	5.00

Fig 5. shows the priority towns which are the regional centres and the DMA towns.

The functional composition of the remaining hierarchical centres is being dealt with very briefly in this Plan since their identification and role would be spelt out in the Sub-regional plans.

The Sub-regional centres would serve as focal points with development and resume functions as that of Sub-divisional headquarters with corresponding facilities. In addition, they also will serve as first stage industrial centres with agricultural and marketing facilities. While the service centres would cater to the rural hinter-land as agro-service centres in the collection and distribution of agricultural goods and services with marketing, warehouses and cold storages, the basic villages would be developed to cater to the day-to-day needs of a cluster of villages with cooperatives for distribution of fertiliser, agricultural implements and also for collection of agricultural goods for marketing in higher order centres.

Extracts from the UP Sub-Regional Plan-2001

Sub-region उप-क्षेत्र	Regional Centres क्षेत्रीय केन्द्र	Population (In Lakhs) Existing जनसंख्या (लाख में) वर्तमान		Prop. प्रस्तावित
		1981	1991	2001
Uttar Pradesh उत्तर प्रदेश	1. Meerut मेरठ	5.36	8.47	15.5
	2. Bulandshahr बुलन्दशहर	1.03	1.27	5.0
	3. Hapur हापड़	1.02	1.47	4.5
	4. Khurja खुर्जा	0.67	0.80	3.0

Source: National Capital Region Plan—2001.
स्रोत: राष्ट्रीय राजधानी क्षेत्र की क्षेत्रीय योजना—2001.

6.6.3 उपक्षेत्रीय केन्द्र

उपक्षेत्रीय केन्द्र, विकास के लिये फोकल बिन्दु के रूप में कार्य करेंगे तथा उप-मण्डलीय मुख्यालय के सुविधाओं के अनुरूप कार्य करेंगे। इसके अतिरिक्त ये केन्द्र प्रथम चरण के औद्योगिक केन्द्रों के रूप में भी कार्य करेंगे जो वांछित कच्चे माल तथा विपणन सुविधाओं से युक्त होंगे। मुख्य सामिश्र पद्धति की सहायता से कम्प्यूटर मॉडल के आधार पर 10 केन्द्रों में से 4 केन्द्रों को चयनित किया गया है। मीनू 1 एवं 2 के अनुसार उपक्षेत्रीय केन्द्र के अन्तर्गत 16 बस्तियों को अभिज्ञात किया गया। मीनू 3 व 4 के अनुसार क्रमशः 18 तथा 13 बस्तियों को अभिज्ञात किया गया है। उपक्षेत्रीय केन्द्रों का अभिज्ञान विकास पदानुक्रम बस्तियों की श्रेणी में से किया गया है। ये सभी दिल्ली महानगरीय क्षेत्र से बाहर स्थित हैं। उपक्षेत्रीय केन्द्रों के क्षेत्रीय स्थिति-प्रणाली अध्ययन से यह ज्ञात हुआ कि दादरी व गुलावठी दिल्ली महानगरीय सीमा के समीप स्थित हैं, तथा क्योंकि ये दिल्ली महानगरीय सीमा के समीप स्थित हैं अतः दिल्ली तथा इन उपक्षेत्रीय केन्द्रों में नित-प्रतिदिन के आवागमन से गाजियाबाद तथा नोयडा के विकास पर प्रभाव पड़ सकता है। तथा उनकी सेवाओं पर अतिरिक्त दबाव पड़ सकता है। अतः ये उपक्षेत्रीय केन्द्र, सेवा केन्द्र के रूप में बदल दिये गये हैं। कम्प्यूटर द्वारा विश्लेषण में डिबाई उपक्षेत्रीय केन्द्र की श्रेणी में आ रहा था परन्तु इसके नरौरा सेवा केन्द्र के समीप स्थित होने के कारण यह अनुभव किया गया कि डिबाई को सेवा केन्द्र में परिवर्तित कर दिया जाये। नरौरा में जल आधारित परमाणु शक्ति प्लांट है इसको सेवा केन्द्र की श्रेणी में रखे जाने के फलस्वरूप इसे केवल सेवा केन्द्र के स्तर की सुविधाएं उपलब्ध करायी जाएंगी जबकि परमाणु बिजली घर के स्थित होने के कारण भावी विकास का इस नगर में उपलब्ध करायी गयी सुविधाओं पर अत्यधिक प्रभाव पड़ेगा। अतः यह प्रस्तावित किया गया है कि नरौरा को सेवा केन्द्र के बजाय उप-क्षेत्रीय केन्द्र की श्रेणी में रखा जाए। यह भी देखा गया है कि खुर्जा तहसील के पश्चिम में कोई सेवा केन्द्र स्थित नहीं है, लेकिन खुर्जा से होकर जेवर के मध्य से बड़ी रेलवे लाइन का एक आन्तरिक ग्रिड राष्ट्रीय राजधानी क्षेत्रीय योजना में प्रस्तावित किया गया है। इस रेल लाइन के प्रस्ताव से इस क्षेत्र के विकास की अत्यधिक क्षमता बढ़ जायेगी। इस तथ्य को ध्यान में रखते हुए जेवर को उपक्षेत्रीय केन्द्र की श्रेणी में रखा गया है। उ०प्र०

6.6.3. Sub-regional Centres

The Sub-regional Centres would serve as focal point for development and resume functions as that of sub-divisional headquarters with corresponding facilities. In addition, they will also serve as first stage industrial centres with required raw material and marketing facilities. Based on a computer model with the help of Principal Component method, four centres have been selected out of 10 centres. According to Menu-I and Menu-II there were 10 settlements, identified under Sub-regional centres. 18 settlements in Menu-III and 13 settlements in Menu-IV. The Sub-regional centres have been identified from among the centres that rank in the development hierarchy and are located beyond Delhi Metropolitan Area. The Sub-regional Centres study by locating on regional spatial pattern revealed that Dadri and Gulaothi are adjoining to the limits of DMA. Since these are located close to DMA the daily interaction between Delhi and these Sub-regional centres may affect the growth of Ghaziabad and NOIDA and their services may get strained. Thus, these Sub-regional Centres have been converted to service centres. In the analysis through computer, Dibai was coming under the category of Sub-regional centre but due to its location near Narora Service Centre, it is also felt that the status of Dibai should be changed to that of a service centre. Narora is a hydro based Atomic Power Plant may be affected by making it as a service centre, predicting that there may be a developmental impact on the facilities and services of Narora. Hence, it is proposed that Narora may be kept as Sub-regional centre instead of a service centre. It is also observed that on the west of Tehsil Khurja there is no service centre situated, but there is an inner grid broad gauge railway line passing through Jewar, which was proposed in NCR Plan. This area has become highly potential for development due to the proposal of this railway line. Keeping this in mind Jewar has been identified as a sub-regional Centre. There are 17 Sub-regional Centres identified in the U.P. Sub-region, the names

7
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

**Minutes of the 46th meeting of the Planning
Committee held on 23.2.2001.**

MINUTES OF THE 46TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.00 AM ON 23.2.2001 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 the members and the invitees to the 46th meeting of the Statutory Planning Committee. The Chairperson mentioned that the 46th Planning Committee meeting was scheduled to be held on 15.11.2000 and was postponed for unavoidable reasons.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 44TH AND 45TH MEETINGS OF THE PLANNING COMMITTEE HELD ON 14.1.2000 AND 22.5.2000 RESPECTIVELY.

The minutes of the 44th and 45th meetings of the Planning Committee held on 14.1.2000 and 22.5.2000 respectively were confirmed.

AGENDA ITEM NO.2: REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 44TH AND 45TH MEETINGS OF THE PLANNING COMMITTEE HELD ON 14.1.2000 AND 22.5.2000 RESPECTIVELY.

I. 44TH PLANNING COMMITTEE

1. Sub-Regional Plan NCT-Delhi and Haryana

The Planning Committee noted the status of non-preparation and non-publication of Sub-Regional Plans of Haryana and Delhi.

2. 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 the communications received in respect of 4 landuse change cases out of 9 landuse change cases, from the Ministry were as follows :

- i) Change of landuse of an area measuring 1996 ha. from 'rural use / agriculture green' to 'urban uses' in Dwarka Phase-II, Delhi was approved and notified on 16.10.2000.
- ii) Change of landuse of an area measuring 133 ha. from 'rural use' to 'commercial' (Oil Storage terminal complex) at Holambi Kalan, in Narela, Delhi was rejected.
- iii) Change of landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in South of Mehrauli-Mahipalpur Road, Delhi was approved and notified on 29.10.1999.
- iv) Change of landuse of an area measuring 28.3 ha. from 'agricultural and water body' (A-4) 'public and semi public facilities' (Police Firing Range) at Wazirabad, Delhi was approved subject to the condition that no permanent structure for administrative or other allied uses would be allowed.

3. Follow-up Actions Taken on the decisions of the 24th Board meeting held on 23.3.99.

i) Common Economic Zone

The Planning Committee noted that the Ministry was requested to convene a meeting of the State Chief Secretaries and Secretaries of MOST, Telecommunications and Power and Chairman, Railway Board. The Planning Committee was informed that a Note in this regard was sent to the Ministry and now the meeting would be held shortly.

Action : NCRPB

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

The Committee noted the acceptance of broad gauge track recently. Issue of inter-running of trains may further be taken up by Railways. The Chairperson mentioned that the participating State Govts. should write to the NCRPB for taking up the matter with the Railway Board and the DMRC.

Action : State Govts.

iii) Extension of MTNL boundary to cover the entire NCR.

The Planning Committee was informed that Subscriber Dialing facility was available to DMA & Priority town subscribers and also to all those subscribers who were located in vicinity of DMA and Priority towns. For example, Ghaziabad town is having subscriber dialing facility for its own subscribers who are located in the nearby adjacent areas, smaller towns and villages viz. Kaushambi, Pratap Vihar, Shahdara East etc. It was further informed that since January 26, 2001, the NCR towns of Rewari, Panipat, Rohtak, Palwal, Dharuhera, Bulandshahr, Khurja, Bhiwadi, Alwar, MIA Alwar, Hapur, Modinagar and Secundrabad were accessible on local dialing from Delhi on code '95' followed by area code, in addition, to extension of uniform local dialing facility to all DMA towns and Meerut.

2. It was noted that BSNL had also extended local call facility in their respective telecom circles within the NCR as well as outside the NCR. This has facilitated the inter-connectivity between the various towns of same telecom circles within/outside the NCR. For example, a person sitting in Gurgaon or Faridabad can use local telephone to call Panipat/Karnal/Kurukshetra. BSNL will take necessary action to extend this facility in entire NCR as a special case as it will be inter circle connectivity and the question of single STD for NCR needs to be taken up.

Action : MTNL / NCRPB

4. Consideration of proposals for landuse change received from participating States are as under:

a) Change of landuse of an area measuring 11.711 ha. from agricultural / green belt to educational institution (Medical & Dental College) in the Meerut Master Plan-2001.

The Planning Committee noted that the revalidation of permission for setting up of Medical & Dental College had not been received from the Govt. of U.P.. The Govt. of UP, if necessary, would take up the matter.

Action : Govt. of UP

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 Planning Committee noted that the proposal was approved. The Govt. of UP would take further necessary action.

Action : Govt. of UP

c) 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 noted that the proposal was approved. The Govt. of UP was to ensure that the ROW all along the proposed alignment of FNG Expressway remained free from encroachment and 200 acres of land that were reserved under BOOT was also to be kept reserved to facilitate implementation of FNG Expressway. It was informed by the Chief Coordinator Planner, NCR Cell, UP that necessary action in this regard had already been taken on the basis of Agenda Note circulated.

Action : Govt. of UP

(d) Change of landuse (2001.72 ha.) from 'rural use' to 'urbanisable use' for industrial purpose at Chopanki, Kushkhera and Tapookra in Tijara tehsil of Rajasthan Sub-region { Supplementary Agenda Item No.2 (A)}.

The Planning Committee noted that the proposal was approved. The Govt. of Rajasthan would take further necessary action.

Action : Govt. of UP

(e) Change of landuse from 'rural use green buffer / green belt / green wedge' to 'industrial use in villages - Thara, Banmbeerpur, Jeewana, Khajooriwas and Maseet' of Tijara tehsil of Alwar district, Rajasthan { Supplementary Agenda Item No.2 (B)}.

The Planning Committee noted that the proposal was approved. The Govt. of Rajasthan would take further necessary action.

Govt. of Rajasthan

25

(f) Consideration of the Revised Draft Development Plan for Rewari-2021 prepared by Town & Country Planning Department, Govt. of Haryana { Supplementary Agenda Item No.3}.

The Planning Committee noted that the proposal would be considered by the High Level Group constituted under the Chairmanship of Union Minister of Urban Development & Poverty Alleviation for preparation of Regional Plan-2021. Also refer para II (a) below.

II. 45TH PLANNING COMMITTEE

(a) Agenda item No.1: Consideration of the Draft Development Plan for Rewari-2021

The Secretary to the Govt. of Haryana observed that when the change of landuse in Bhiwadi area could be taken up and changed, Rewari Plan- 2021 should have been approved. The Planning Committee noted that the proposal would be considered by the High Level Group constituted under the Chairmanship of Union Minister of Urban Development & Poverty Alleviation for preparation of Regional Plan-2021. Member Secretary clarified that the decision had already been taken to take up the proposal.

Action : NCRPB

(b) Agenda item No.2 : Consideration of the proposal for declaration of "Bhiwadi-Tapookra-Kushkhera" as Regional Complex in Regional Plan-2001-NCR.

The Planning Committee noted that the proposal of declaration of Bhiwadi-Tapookra-Kushkhera as Regional Complex was approved. The Govt. of Rajasthan would take further necessary action, keeping in view with the conditions mentioned in the minutes of the 45th Planning Committee.

Action : Govt. of Rajasthan

(c) Consideration of the proposal for change of an area measuring 510 ha. (modified area 460.10 ha.) for development of industrial / commercial and institutional area along G.T. Road in the Greater Noida notified area, UP Sub-Region { Supplementary Agenda Item No.1}.

The Planning Committee noted that the proposal was approved with the conditions mentioned in the minutes of the 45th Planning Committee meeting held on 22.5.2000. The Govt. of UP would take further necessary action.

2. The Chairperson requested the members for their observations, if any, on the Agenda item. The Commissioner & Secretary, Town & Country Planning Department, Govt. of Haryana mentioned that since the proposal for change of landuse for setting up of Oil Storage Terminal at Holambi Kalan at Narela in Delhi by the Indian Oil Corporation had been rejected, NCRPB might take up the matter with the Indian Oil Corporation for locating the same at the earliest at Kundli in Haryana. Chairperson suggested that the Govt. of Haryana might send a fresh proposal offering land and other facilities for location of the Oil Terminal at Kundli to the Board so that the Board could take up the matter with Indian Oil Corporation.

Action : Govt. of Haryana / NCRPB

AGENDA ITEM NO.3: FOLLOW UP ACTIONS TAKEN ON THE DECISIONS OF THE 25TH BOARD MEETING HELD ON 12.7.2000.

3.1 Review of NCR Planning Board Funded Projects

The Planning Committee noted that the Board had taken up the matter of delays, cost overruns, non-starting of projects etc. with the respective State Govts./ implementing agencies. NCR Planning & Monitoring Cells in the three Sub-regions emphasising the need for timely completion of the projects. It was also pointed out that the Board had also taken up the above issues earlier with the Chief Secretaries of the participating States at the level of Secretary, Urban Development, Govt. of India. The progress of the various schemes were also reviewed in the last meeting taken by Member Secretary on 17.1.2001. She also expected that the member States should co-operate and release their share of funds on time.

(Action : State Govts. / NCRPB)

3.2 Rationalisation of Tax Structure:

The Planning Committee noted the status of the implementation of the decisions on the rationalisation of the tax structure in the NCR. List of items with the floor rates and the note prepared by NCRPB sent to the Ministry were given to the State Govt. representatives for further necessary action.

Action : State Govts.

3.3 Construction of Expressways:

The Planning Committee noted the status of the implementation of the Expressways in NCR. The necessity of the implementation was highlighted. Chairperson informed the members that the possibilities for implementation are being explored. One possibility of implementation of the projects is through the amalgamation of the Eastern and Western Peripheral Expressway with NHDP / Golden Quadrilateral. In this connection, Chairperson informed that Secretary UD had taken a meeting on 23.1.2001 with the representatives of the MOST, NHAI, Delhi Govt. and NCRPB on the issue of Integration of NCR Expressways with GQ/NHDP and updation of Studies. MOST had indicated that they were ready to take up the implementation of Western Peripheral Expressway as a part of NHDP, provided the Delhi Govt. handover the entire 100 mt. ROW along the route. It was also decided that MoUD&PA would take up with the PMO the issue of implementation of the Eastern & Western Peripheral Expressway as a composite project to act as a third ring around Delhi. Feasibility reports for Western Peripheral and updation of FNG study were to be undertaken.

Action : MOUD&PA/ GNCTD/NCRPB

3.4 Preparation of Regional Plan - 2021:

The Planning Committee noted that the Draft Base Paper for the preparation of Regional Plan-2021 had been prepared and circulated to all the participating States. Haryana/Rajasthan informed that they would soon give their observations in writing and also would prepare a base Paper / Concept Paper for their Sub-regions. The members were also informed that a High Level Group with the Hon. UD&PAM as Chairman, NCRPB had already been constituted. The first meeting would be held on 7.3.2001.

Action State Govts. & NCRPB

3.5 Captive Power Plants:

The Planning Committee noted that all the three reports of Bhiwadi, Manesar and Ghaziabad had been prepared and circulated to all the members of the Committee. It was informed that a meeting of the Committee was scheduled to be held on 2.3.2001.

Action : NCRPB

3.6. Railways:

3.6.1 Regional Rapid Transit System (RRTS) for NCR

The Planning Committee noted that the RITES's proposal consist of activating the Delhi rail network and the regional corridors connecting Delhi and Narela-Sonepat-Panipat, Bahadurgarh-Rohtak, Gurgaon-Rewari, Ghaziabad-Meerut, Hapur, Khurja, NOIDA, Faridabad-Palwal and Shahdara-Shamli for an estimated total cost of Rs.5242 crs.

2. The cost sharing for the projects identified in the RITES study were intimated to the participating State Govts. of NCR as well as Ministry of Railways. The State Govts. of U.P. & Haryana had expressed their inability to share the cost suggested in the RITES report due to the financial constraints. It was further noted that M/s RITES has submitted a proposal to form a Special Purpose Vehicle (SPV) for two particular corridors : (i) connecting Tilak Bridge with Greater Noida and (ii) Delhi with Gurgaon.

3. There is a need for augmentation of funds for the project. The Chairperson emphasised on equity participation from the private sector through the involvement of Chambers of Commerce, CII and PHDCC.

3.6.2 Rail line to connect Hansi-Rohtak, Palwal-Rewari, Gurgaon-Palwal and Rewari-Jhajjar-Rohtak

The Planning Committee noted that the Preliminary engineering-cum-traffic survey for Khurja-Palwal-Rewari-Rohtak Rail Link that was conducted by Northern Railway in 1994-95 did not find the alignments viable. No action therefore is called for immediately.

3.6.3 Linking of Bhiwadi with Rewari-Gurgaon railway line.

The Planning Committee noted the status. State Agencies (PDCOR) to take further initiatives to implement the projects under BOT.

Action : Govt. of Rajasthan

3.6.4 Parallel Rail Line between Delhi-Meerut

The Planning Committee noted that M/s RITES conducted a study commissioned by Northern Railway for the Identification of Rail Projects for Commuter Travel in NCR and Delhi (RRTS). For the section between Ghaziabad and Meerut, the Report suggested the provision of automatic colour light Signalling and strengthening of double BG line from Ghaziabad to Meerut (48 kms.) in the Phase-I (2005), addition of third electrified BG line in the Phase-II (2011) and addition of fourth electrified BG line and making dedicated double line corridor available in the Phase-III (2025).

Action : Govt. of UP & Railways

3.7 Declaration of "Bhiwadi-Tapookra-Kushkhera" as Regional Complex in Regional Plan-2001-NCR submitted by Govt. of Rajasthan:

The Planning Committee noted that the proposal of declaration of Bhiwadi-Tapookra-Kushkhera as Regional Complex was approved by the Hon. UD&PAM and Chairman, NCRPB.

Action : Govt. of Rajasthan

3.8 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 submitted by Govt. of UP:

The Planning Committee noted that the proposal was approved with the conditions mentioned in the minutes of the 45th Planning Committee meeting held on 22.5.2000.

Action : Govt. of UP / Greater NOIDA

3.9 Draft Development Plan for Rewari-2021 submitted by Govt. of Haryana:

The Planning Committee noted that the proposal would be considered by the High Level Group constituted under the Chairmanship of Union Minister of Urban Development & Poverty Alleviation, for preparation of Regional Plan-2021.

Action : NCRPB/ Haryana Govt.

3.10 Commitment Charges/ Deferment Charges for non-drawal of Loan:

The Planning Committee noted that the decision taken by the Board was conveyed to all the implementing agencies, Secretaries of the participating State Govts. and Chief Coordinator Planners of NCR Cells.

3.11 Reduction of Interest Rates:

The Planning Committee noted that the decision taken by the Board was conveyed to all the implementing agencies, Secretaries of the participating State Govts. and Chief Coordinator Planners of NCR Cells.

3.12 Proposal for inclusion of additional areas in the NCR:

The Planning Committee noted that the draft notification regarding inclusion of additional areas was sent to the Ministry on 8.12.2000 with the request to notify the same in the official gazette. It was further noted that in a meeting taken by the Hon. UD&PAM and Chairman, NCRPB on 4.1.2001, it was decided that the proposal for inclusion of all additional areas would be considered during the preparation of RP-2021.

Action : NCRPB / High Level Group

29

3.13 Issues related to Human Resource Development and Personnel Management:

The Planning Committee noted that the draft notifications regarding Recruitment Rules for the posts of Director, JD (Tech.) & JD (Fin.) and Redesignation of technical officers under the Revised Assessment Scheme in the Recruitment Rules was prepared and to be notified.

Action : NCRPB

3.14 Payment of Honorarium to the Chairman, Steering Committee and the Charmen of 7 Sub-groups for Review of Regional Plan-2001

The Planning Committee noted that the proposal was not acceded to in the meeting taken by Hon. UD & PAM and Chairman, NCRPB on 4.1.2001. No action is called for.

AGENDA ITEM NO.4 : CONSIDERATION OF THE BASE PAPER FOR PREPARATION OF REGIONAL PLAN-2021 FOR HIGH LEVEL GROUP UNDER THE CHAIRMANSHIP OF UNION MINISTER OF URBAN DEVELOPMENT & POVERTY ALLEVIATION.

It was informed that the Base Paper was submitted to the State Govts. for their perusal. Some observations from UP have been received, other States are yet to react. The salient features of the base paper along with the genesis of NCR Concept, aims and objectives, issues that need to be considered for RP-2021, findings of the statutory review, alternative models of settlement structure, etc. were highlighted

2. Chairperson suggested that State Govts. should examine various options of development of the Region e.g. one large new town in each of the sub-regions with well developed infrastructure, housing and other facilities so that these can match with development of Delhi and thus attract people and economic activities. State Govts. may also examine the potential of Chandigarh, Jaipur, Gwalior etc. as counter magnet towns. Certain regional polarisation has been taking place in and around these towns which need to be studied and plans prepared so that these areas could hold back people from migrating to Delhi and help ushering development in these areas which, in turn, would help in reducing out-migration.

3. Chairperson requested the participating State Govts. to provide inputs for the Working Group on Urban Development, Water Supply, Sewerage, Solidwaste Management and Environment to help them to prepare report for the Tenth Five Year Plan, the work of which is to be completed in 3 months on a priority. In this context she informed that she had written to the State Secretaries vide DO letter No. K-14011/10/2001-NCRPB dated 14.2.2001. Copies were provided to the State Representatives on request.

Action : State Govts. / NCRPB

AGENDA ITEM NO.5 : LANDUSE CHANGE PROPOSALS RECEIVED FROM GOVT. OF UTTAR PRADESH

(i) Consideration of the proposal of change of landuse measuring an area of 32,630 Sq. Ft.(0.749 acres) in Khasra No. 2751 in village Bhurgarhi tehsil Dasna, Ghaziabad from 'agriculture' to 'industrial' use in Ghaziabad Master Plan

Chairperson expressed her anguish on the development and functioning of 23 authorised / unauthorised units in an around Bhurgarhi Village in the Ghaziabad Development Area falling in the green belt / green wedge of Regional Plan-2001 and not permitting to set up a tannery unit shifted from Delhi in pursuance to the order of the Hon'ble Supreme Court for closure of hazardous and noxious industries. The whole gamut of the issue of change of landuse was deliberated in details. The Planning Committee approved the change of landuse on the basis of fact that the unit had got clearance from all the concerned State agencies and the State Govt also gave clearance subject to approval of NCRPB, for change of landuse. The matter was also raised in the "Interface amongst the Industrialists of Delhi and the NCR States of Haryana, Rajasthan and Uttar Pradesh" organised by NCRPB and chaired by Hon. UD&PAM and Chairman, NCRPB. In view of the facts above and its closure because of Supreme Court directives, 22 units already functioning in the same area and no public objections received for change of landuse, Planning Committee with the exception of Advisor (HUD), Planning Commission who observed that this should not be permitted, finally approved and recommended the landuse change proposal formally for the area measuring 32630 sq.ft. (0.749 acres) in Khasra No.2751 in the village Bhurgarhi, tehsil Dasna on the following conditions :

- (i) The Ghaziabad Development Authority would take necessary action in consultation with the concerned agencies for planned development of the total area where already 23 authorised / unauthorised industrial units are operating after undertaking detailed studies & surveys and made available the findings alongwith the Plan for approval of NCRPB through the State Govt. and to form part of the Ghaziabad Master Plan.
- (ii) The Planning Committee discussed the whole issue of unauthorised landuse change in this area and observed that in future the State Govt. should take all remedial measures for not repeating such unauthorised development and might take such action / measures as they deem fit, under intimation to NCRPB, to fix responsibilities for such large scale change of landuse outside the urbanisable limits but falling within the development area of Ghaziabad Master Plan.

2. The above recommendations of the Planning Committee would be sent to the Ministry for formal approval of the Hon. UD&PAM and Chairman, NCRPB.

Action : NCRPB

Agenda Item No. 5 (ii) Landuse change proposals of Uttar Pradesh Housing & Development Board (UPHDB)

- (a) Change of landuse of an area measuring 3062 acres from 'agriculture' to 'residential use' on Delhi-Saharanpur road near Tronica city in Ghaziabad - Loni Master Plan area.
- (b) Change of landuse of an area measuring 340 acres from 'agriculture use' to 'residential use' on Loni-road near Pasanda village in Ghaziabad-Loni Master Plan area.

The two proposals were presented by the Chief Architect Planner, UP Housing & Development Board who mentioned that the population of Ghaziabad-Loni was projected to be 30 lakhs and the land requirement for the residential use would be 13,500 ha. by 2021. The residential areas proposed in the above mentioned two proposals covering an area of 3402 acres would be required to meet the demand of the projected population.

2. After detailed deliberations the above mentioned two landuse change proposals from 'agricultural' to 'residential use' for a total area of 3402 acres were approved and recommended by the Planning Committee on the condition that the above landuse changes would be incorporated in the Ghaziabad Master Plan-2021 and 15-20% of the total land are to be earmarked for EWS / LIG. This was acceptable to the UP Housing Board.

3. The above recommendations of the Planning Committee would be sent to the Chairman, NCRPB and Hon. UD&PAM for approval.

Action : NCRPB

AGENDA ITEM NO.6 : CONSIDERATION OF THE DEVELOPMENT PLAN OF NEW INDUSTRIAL AREAS OF DELHI IN BAWANA AREA PREPARED BY DELHI STATE INDUSTRIAL DEVELOPMENT CORPORATION.

Initiating discussions, Chairperson mentioned that the Delhi State Industrial Development Corporation (DSIDC) submitted the proposal (Conceptual Stage) to the DUAC and NCRPB directly without being examined and recommended by the Local Bodies / DDA and had been insisting the Agencies for clearing the proposal. Chief Engineer, DSIDC submitted that since it was a Supreme Court direction to relocate the industrial units from non-conforming / residential areas to the Bawana area, DSIDC had no option but to prepare a conceptual proposal and sent to DUAC for advance action. Chief Engineer further submitted that the present proposal covering 1865 acres is a part of the larger plan for an area of about 2366 ha. which had been notified for inviting public suggestions / objections for change of landuse from 'agriculture / rural use' to 'urban use'.

2. Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana expressed his serious concern over relocation of industries from non-conforming residential areas from Delhi to the green belt / green wedge areas at Bawana within Delhi itself. He was of the view that the proposed relocation of large number of industries would result in a massive development as the other necessary infrastructural facilities would be required by them. He was emphatic that the green belt around Delhi's urbanisable area should not be surrendered for such large scale development as this was against the tenets

of RP-2001. Similar views were expressed by the UP Chief Coordinator Planner. He mentioned that because of such action on the past by Delhi Govt., towns like Meerut, Hapur, Bulandshahr-Khurja, etc. in the UP Sub-region where infrastructure had been developed through the loan assistance from NCRPB, were not getting potential entrepreneurs.

3. Even Chief Coordinator Planner. Haryana voiced its absolute opposition to this relocation of industries within Delhi. On the contrary Delhi, he said, should improve its infrastructure facilities like water supply, power etc. Since it was as per the Supreme Court direction, the development for Bawana Industrial Area be restricted to 1850 acres and no further increase in area should be permitted. The Chief Coordinator Planner further mentioned that about 560 acres of land at Rai (Sonipat) had been transferred to HSIDC by Haryana Agricultural Marketing Board for location of industries.

4. Commissioner (Plg.) DDA mentioned that DDA had approved a Structure Plan for 2366 ha of which the industrial area 1850 acres developments undertaken by DSIDC is a part, in order to develop this area in an integrated manner. He further mentioned that the area of 1850 acres can not be developed in isolation and it should be developed along with the other areas within the frame work of a Structure Plan. He suggested that a presentation would be made, if necessary, to the Planning Committee in this regard.

5. After detailed deliberation, it was decided that in view of the Supreme Court direction, the change of land use of an area measuring 1850 acres at Bawana area for relocation of industries shifted from non-conforming / residential areas of Delhi may be recommended for formal approval subject to the following of development norms of MPD-2001. It was also clarified that this approval was only meant for the proposal of an area of 1850 acres submitted by DSIDC and not for the Structure Plan of an area of 2366 ha. for which DDA needs approval of the Board.

Action : NCRPB

**AGENDA ITEM NO.7 : CONSIDERATION OF THE PROPOSAL OF
TREATING THE SCHOOLS OF NOIDA AT PAR WITH DELHI STUDENTS FOR
THE PURPOSE OF SEEKING ADMISSION IN PROFESSIONAL COLLEGES OF
DELHI.**

Initiating discussions, Chairperson stated that good educational infrastructure in the areas outside Delhi in NCR is a crucial factor for dispersal of population and activities from Delhi. She stressed that NCR be treated as a common planning, economic and opportunity zone. She felt that restriction for admission to professional colleges of Delhi for the students from the NCR areas was against the interest of the NCR Concept. The Board in the past made serious efforts to create facilities for the university and unrestricted use of such facilities by people in NCR. The issues raised by the 10 Principals of NOIDA schools need to be taken seriously.

2. Dy. Secretary, Deptt. of Secondary & Higher Education, Ministry of HRD, Govt. of India, mentioned that though the Central Govt. appreciated the concern of NCRPB and considered the proposal very important in the concept of NCR and decongestion of Delhi, she felt that the university Act is supreme. She further stated that the IP University has jurisdiction of entire NCR and two private colleges one each from UP and Haryana have been affiliated to the Indraprastha University.

3. Principal, DPS, NOIDA mentioned that in Delhi 85% seats were reserved for Delhi students and only 15% for UP and other States. She mentioned that about 60% of the students studying in NOIDA were from Delhi because of the excellent school infrastructure developed in NOIDA which she claimed were better than that of the schools located in the East Delhi. She also indicated that the good infrastructure developed by the NOIDA schools remained unutilised as the students from Delhi after class-X went back to Delhi schools as they were not eligible for admissions to the professional colleges in Delhi. Referring to the domicile factor, she further mentioned that in UP, the place of residence of the students is considered as the place of domicile whereas in the case of Delhi the place of study i.e. school is considered to identify domicile status. Thus, the students who resides in Delhi and study in NOIDA or in any other place in UP loses the advantage of domicile status of both Delhi and UP.

4. Chairperson stated that the domicile factor in the NCR States should be removed and NCR should be treated as one unit as Common Education Zone for admission purposes and there should not be any restriction for admissions in the colleges located within NCR.

5. The representative of Human Resource Development Ministry was of the view that Delhi schools should also be treated at par with students of NCR and should get the benefit of domicile. She was of the view that the schools of NCR should be eligible for all professional colleges in NCR.

6. The representative from the Directorate of Technical Education, Govt. of NCT-Delhi stated that at present 15% seats in the professional colleges are reserved for students from outside Delhi. It would not be possible to extend the jurisdiction of Delhi to the NCR. The representatives from the DSIDC, GNCT-Delhi suggested in that circumstances Delhi students should also get admission in the professional colleges of NCR in a reciprocal basis. They were of the opinion that facilities for opening private educational institutions may be created to help tide over the difficulty of getting admission in professional colleges. The Executive Director (DM), Railway Board suggested that seat reservations for admissions in the professional colleges in NCR should be on reciprocal basis.

7. Commissioner & Secretary (Education), Govt. of Haryana appreciating the proposal, mentioned that as the member States are extending full cooperation to accomodate polluting industrial units being shifted from Delhi to the NCR Towns, Govt. of NCT-Delhi should also extend facilities for admission in the professional colleges of Delhi which infact, he said, would encourage the population to get settled in the NCR towns and thus helping decongestion of Delhi. .

8. After detailed deliberations, it was unanimously resolved that there must be a Common Education Zone which would help in achieving the objectives of the Regional Plan of NCR and NCR States including Delhi should immediately take necessary action to facilitate admission on a reciprocal basis, if necessary judicious quota system may be introduced. The State Govts. and Central Govt. representatives were requested to take necessary action and send their proposal to NCRPB, so that NCRPB might pursue the matter with the Central Government and the State Govts..

Action : MHRD/State Govts./NCRPB

AGENDA ITEM NO.8: CONSIDERATION OF REVISED GUIDELINES FOR FINANCING JOINTLY FUNDED PROJECTS BY NCR PLANNING BOARD

The Planning Committee approved the Revised Guidelines for Financing jointly funded projects by NCR Planning Board with the following observations :

- i) Since the NCR is situated in the High Damage Risk Zone-IV all the structures (buildings) must be in conformity with the National Building/BIS code quake resistance structure.
- ii) The PSMG-II under the chairmanship of Member Secretary, NCRPB should be empowered to sanction the development projects with the total estimated cost upto Rs.10 crores instead of Rs.5 crores and Feasibility Studies upto Rs.25 lakhs instead of Rs.10 lakhs as at present.
- iii) The actual cost of LA incurred by the State Agencies should qualify for funding by NCRPB. Further, it was decided that the subsequent release of installment of loan would be considered and the State Agencies submit the UC indicating that 70% of funds already released by the NCRPB and the State Govts. / Agencies's share taken together have been utilised.
- iv) The period of moratorium on principal amount to be limited to a maximum of two years.

SUPPLEMENTARY AGENDA ITEM NO.1 : DEVELOPMENT OF MASURI-GULAWATI SUB-REGIONAL CENTRE AS "AGRO-INDUSTRIAL PARK" IN THE UP SUB-REGIONAL PLAN PERMITTING NON-POLLUTING INDUSTRIES OTHER THAN AGRO-INDUSTRIES.

While presenting the proposal, Regional Manager, UPSIDC mentioned that the UPSIDC had allotted 400 acres of land out of 900 acres with them, to M/s WISE Industrial Parks Ltd. (WIPL), a joint venture company for development of infrastructure facilities of an agro-industrial park. The WIPL has been working to provide infrastructural facilities in the proposed agro-industrial park with the assistance of Department of Food Processing Industries, Govt.of India. The WIPL had proposed to accommodate the non-polluting industries other than agro-industries in 200 acres of land out of 400 acres allotted to WIPL by UPSIDC. He further mentioned that the UPSIDC had no land available in the subregional centre because they already allotted 1455 plots to non-polluting industries shifted from Delhi under directions of SC in the Masuri-Gulawati Sub-Regional Centre.

2. After detailed deliberations the proposal of development of Masuri-Gulawati Sub-Regional Centre as agro-industrial park permitting non-polluting industries other than agro industries in the rest of 200 acres of land out of 400 acres of land allotted to WIPL by UPSIDC was approved subject to the condition to that the State Govt. would initiate preparation of the Master Plan for the Masuri-Gulawati Sub-Regional immediately.

While concluding the Chairperson mentioned that the next meeting of the Board would be held shortly. All the State Govts. were requested to send their follow-up actions on the decisions of the 25th Board meeting as early as possible alongwith new agenda items which the State Govt. would like to be taken up for the next Board meeting. In this regard it was observed that the Board had also written to the Secretaries of the Town & Country Planning Deptt. / Urban Dev. Deptt./Housing Deptt. of the participating States vide letter No.K-14001/75/2000 (PMC)-NCRPB dated 19.2.2001.

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

**No.K-14011/78/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: 8.3.2001

- 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. In Chair
2. Shri Bhaskar Chatterjee
Commissioner & Secretary
Town & Country Planning Department
Govt. of Haryana, Haryana Civil Secretariat
Chandigarh, Haryana.
3. Shri P.S.S. Thomas
Advisor (HUD)
Room No.259,
Planning Commission.
Yojna Bhawan,
New Delhi.
4. Shri S.K. Jain
Executive Director (Projects)
Railway Board,
Rail Bhawan,
New Delhi-110 001.
5. Shri S.M. Sharma.
OSD (Projects)
Railway Board.
Rail Bhawan.
New Delhi.
6. Shri U.K. Srivastava
Chief Town Planner (NCR)
Town & Country Planning Department
Govt. of Rajasthan
Nagar Niyojan Bhawan
Jawaharlal Nehru Marg
Jaipur, Rajasthan-302 004.
7. Shri K.T. Gurumukhi
Additional Chief Planner
Town & Country Planning Organisation
Govt. of India, Vikas Bhawan,
I. P. Estate, New Delhi.

8. Shri Vijay Risbud
Commissioner (Planning)
Delhi Development Authority
Vikas Minar, New Delhi-110002.
9. Shri P.K. Chaudhary
Financial Commissioner & Secretary (Education)
Govt. of Haryana.
New Secretariat, Sector-17.
Chandigarh, Haryana.
10. Shri Rajendra Bhanwal
Commissioner
UP Housing & Development Board
104, Mahatma Gandhi Marg,
Lucknow, Uttar Pradesh.
11. Ms. Madhu Arora
Dy. Secretary
Deptt. of Secondary & Higher Education
Ministry of HRD
Shastri Bhawan, New Delhi.
12. Shri Amar Chand
Asstt. Secretary
BMCC, Min. Of Power,
F-Wing, IInd Floor,
Nirman Bhawan
New Delhi.
13. Shri Ashok Bakshi
Special Secretary (H)
GNCT-Delhi
14. Shri R.S. Chaudhary,
OSD,
Technical Education
Delhi.
15. Shri B.C. Datta.
Chief Regional Planner,
NCR Planning Board,
New Delhi.
16. Shri R.C. Aggarwal
Chief Co-Ordinator Planner
(NCR Planning Cell)
C/O Chief Administrator
HUDA, Sco, Sector-6,
Panchkula, Haryana.

17. 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.
18. Shri Chandu Bhuita
Associate Town & Country Planner
NCR Planning Cell,
Land & Building Deptt.
Govt. of NCT-Delhi.
Vikas Bhawan. I.P. Estate.
New Delhi.
19. Shri A.K. Bajpai
Regional Manager
UPSIDC
R-13/112, Raj Nagar,
Ghaziabad, Uttar Pradesh.
20. Shri R.K. Gupta
Chief Engineer
Delhi State Industrial Development Corporation Ltd.
Block No.36, N-Block, Bombay Life Building,
Connaught Circus, New Delhi-110001
21. Sh. Anand Ballabh Tiwari
Joint Director of Education
Meerut Regional
Meerut, Uttar Pradesh
22. Shri Ved Mittal
Chief Architect Planner
Ghaziabad Development Authority
Ghaziabad Uttar Pradesh.
23. Shri Subodh Shankar
Chief Architect Planner, UP
Nilgiri Complex, Indra Nagar
Lucknow, Uttar Pradesh
24. Ms. Usha P. Mahavir
Senior Project Appraisal Officer
Housing & Urban Dev. Corpn. Ltd.
HUDCO House,
India Habitat Centre, Lodhi Road,
New Delhi-110003.

25. A.K. Bhatnagar,
Economic Planner, NCR Cell,
Town & Country Planning Deptt.
Navyug Market, Commercial Building,
II nd Floor, Ghaziabad, U.P.
26. Shri Jaswant Singh
Distt. Town Planner,
NCR Cell.
C/o Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Haryana.
27. Ms. N. Sehgal
Principal
Delhi Public School
Sector-30,
Noida, UP.
28. Shri C.N. Harde
Architect Planner
UP Housing & Development Board
Nilgiri Complex, Indra Nagar,
Lucknow, Uttar Pradesh.
29. Shri Pravendra Kumar
Executive Engineer
CD-16, UP Housing & Development Board
Ghaziabad, U.P.
30. Sh. Chandu
Asstt. Engineer
CD-16, UP Housing & Development Board
Ghaziabad. Uttar Pradesh
31. Shri Sanjeev Kashyap
Asstt. Architect Planner
Brindavan Sub-city
UP Avas Vikas Parisad
Nilgiri Complex, Indira Nagar,
Lucknow, Uttar Pradesh.

OFFICERS OF THE NCR PLANNING BOARD

32. Dr. N.B. Johri.
Joint Director
33. Shri Rajeev Malhotra,
Joint Director

34. Shri K.A. Reddy,
Jt. Director (T)
35. Shri V.K. Thakore
Joint Director
36. Shri J.N. Barman.
Joint Director
37. Shri N.K. Aneja,
Dy. Director (I)
38. Shri N.K. Bhardwaj,
Dy. Director (PMC)
39. Shri Manmohan Singh,
Dy. Director
40. Shri S. Surendra
Dy. Director
41. Shri Suresh Rohilla
Assistant Director
42. Shri Utpal Deka
Assistant Director
43. Shri P. Sisupalan
Consultant (Planning)
44. Shri P.K. Jain
Asstt. Accounts Officer