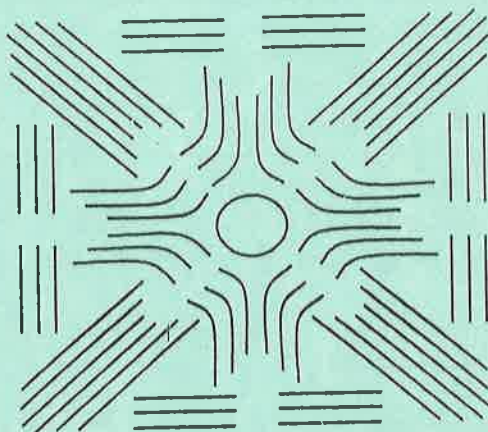


AGENDA NOTES

**52ND MEETING OF THE PLANNING COMMITTEE
TO BE HELD AT 3.00 P.M. ON 28.1.2005
IN THE OFFICE OF NCR PLANNING BOARD**



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

AGENDA ITEMS FOR THE 52ND PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 28.1.2005 IN THE OFFICE OF NCR PLANNING BOARD, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

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AGENDA NOTES FOR THE 52ND PLANNING COMMITTEE MEETING TO BE HELD AT 3.00 P.M. ON 28.1.2005 IN THE OFFICE OF NCR PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004

Minutes of the meeting of the 51st meeting of the Planning Committee held on 30.7.2004 vide letter No.K-14011/22/2004-NCRPB dated 5.8.2004 (Annexure-I) may be confirmed. p-15

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004.

i) Draft Regional Plan-2021.

- a) The NCR Planning Board in its 27th meeting held on 28.10.2004 approved the Draft Regional Plan-2021 for inviting objections/suggestions from public u/s 12 of the NCRPB Act, 1985. The Draft Regional Plan-2021 has been notified on 27.12.2004 for inviting objections/suggestions. The objections/suggestions are to reach to the office of the NCRPB within 45 days from the date of publication i.e. 9.2.2005. The notification has been published in the leading newspapers published from Delhi and the State Capitals of participating States. The copies of draft Regional Plan-2021 has also been circulated to the local authorities for representation as per requirement of the NCRPB Act, 1985. Twenty copies have also been sent to the NCR Cells so that in case any agency is left inadvertently that may also be provided with a copy. The copies of the Draft Regional Plan-2021 have been made available for inspection in the office of the NCRPB, India Habitat Centre, Lodi Road, New Delhi and offices of the NCR Planning & Monitoring Cells at Ghaziabad, Chandigarh, Jaipur and Delhi for the convenience of the public.
- b) The objections / suggestions once received will be scrutinized and will be placed before the Planning Committee for consideration. Thereafter, the draft Plan after modifications, if required, will be placed before the Board for final approval.

ii) Preparation of Sub-Regional Plans

In the last Planning Committee meeting, it was decided that the participating State Govts./ Planning Cells will initiate preparation of Sub-Regional Plans for their respective Sub-regions which can be fine tuned with reference to Final Regional Plan-2021. The Board has requested the NCR Planning Cells for obtaining data / maps pertaining to landuse / land cover; ground water quality, ground water prospects, ground water table etc. which are available in the NCRPB for preparation of Sub-Regional Plan. It was also suggested that the NCR Cells may undertake collection of socio-economic and other data in-house for preparation of Sub-Regional Plans. A request has been received from NCR Cell, Rajasthan for map data which were supplied to them on 30.9.2004. The representative from participating States may inform the Planning Committee the status of preparation of Sub-Regional Plans-2021.

iii) Eastern Peripheral Expressway (EPE)

- a) The matter of the implementation of Peripheral Expressway (Western and Eastern) is being heard in the Supreme Court. In the hearing held on 17.12.2004, the lawyers representing Govt. of U.P., Haryana and Delhi gave their consent for the alignment of Western Peripheral Expressway which was proposed by Govt. of Haryana.

- b) The Hon'ble Supreme Court directed the Cabinet Secretary, Govt. of India to convene a meeting of the Chief Secretaries and other officers to resolve the issue of land acquisition and financing of viability gap to implement the project on BOT basis. In compliance to the Hon'ble Supreme Court direction, a meeting was held under the Chairmanship of the Cabinet Secretary on 12.1.2005. As decided in the meeting, copies of the Study reports on Eastern Peripheral Expressway were provided to NHAI, Secretary, MORT&H, PWD, Govt. of Haryana and PWD, Govt. of UP and other concerned senior officers on 13.1.2005. Next meeting on this matter will be taken by the Cabinet Secretary on 24th January, 2005.
- iv) **Reconsideration of proposal for change of landuse for an area measuring 37.0 ha. (91.4 acres) in Zone 'O' of MPD-2001 from 'agriculture & water body' (A-4) to 'residential' for Slum Resettlement at Madanpur Khadar, Delhi.**
- a) The Ministry of Urban Development vide letter dated 18.10.2002 requested the NCRPB to examine the above mentioned proposal and send the recommendations of the NCRPB. The proposal was examined and placed before the 49th meeting of the Planning Committee held on 29.9.2003. The Planning Committee observed that the site falls in the Zone 'O' of MPD-2001 and the then Chairman, NCRPB and Hon. UDM in a meeting held on 4.1.2001 had taken a decision on the draft Zonal Development Plan for Zone 'O' and Part 'P' that no active no urban use was permitted in such eco-sensitive and fragile areas. After detailed discussions, it was decided that the Planning Committee would adhere to the earlier decision taken by the Chairman, NCRPB. Accordingly, the Planning Committee did not recommend the proposal. This proposal was sent to the Ministry for a decision of the Chairman, NCRPB and Hon. UDM.
- b) The Ministry vide note dated 22.1.2004 informed that this matter was raised by Commissioner (Planning) in the 26th Board meeting of NCRPB wherein the Chairman had directed that the proposal could be sent again by the DDA.
- c) The proposal was placed before the 51st meeting of the Planning Committee held on 30.7.2004 for reconsideration. After detailed deliberations, it was decided that a Group consisting of Commissioner (Planning), DDA, CCP, NCR Cell, UP and Haryana, CTP, NCR, Rajasthan, Director (IA), MoEF and CRP, NCRPB will be constituted. The Group will visit the site and also examine the proposal and give its recommendations / observations. The proposal along with the Report of the Group will be placed before the Planning Committee.
- d) Pursuant to the above decision of the Planning Committee, a Group was constituted under the chairmanship of Chief Town Planner (NCR), Rajasthan. The first meeting of the Group was held on 29.9.2004. The site was also visited on the same day. In the meeting it was decided that DDA will supply the following information of the Plan which will be circulated to the members of the Group for discussion in the next meeting:
- i) A Plan showing the area for which notification of change of landuse has been issued and the area proposed for change of landuse, with boundaries of the three phases.
 - ii) A map showing the status of development i.e. area acquired, developed, constructed in phase-I, II and III along with area figures.
 - iii) Information related to slum population shifted to this area.

- iv) A map showing the proposed site and the transport linkages including the proposed Kalindi Kunj-Faridabad bye-pass (NH-2) and the developments around the proposed site.
 - v) Hon'ble Supreme/High Court orders regarding resettlement by DDA of squatters occupying prime areas.
- e) Director, Ministry of Environment Forests, who is also the Member of the Planning Committee vide his letter dated 7.10.2004 suggested that Environmental Impact Assessment Study should be carried out before a proposal can be examined. The adverse impacts on ground water pollution should be assessed in view of the source for drinking water supply to Metropolitan city of Delhi. The letter of Director, MoEF was sent to DDA on 2.11.2004 for necessary action with a request to conduct a quick Environmental Impact Assessment Study.
- f) Information / Plan as suggested by the Group in its first meeting and EIA report are still awaited from DDA inspite of reminder sent on 22.12.2004. Once the information/ Environmental Impact Assessment Study report is received the proposal will be placed before the Group for consideration. The recommendations of the Group then will be placed before the Planning Committee for consideration. The recommendations of the Planning Committee will be sent to the Chairman, NCRPB and Hon. UDM for a decision.
- v) **Consideration of the proposals for permitting petrol pumps in the 'green buffer along the major transport corridors' RP-2001.**
- a) Proposal for setting up of a petrol pump measuring an area of 5,700 sq.mtrs. in Khasra No.63 at village Jojaka, tehsil Tijara, Distt., Alwar on SH-24.
 - b) Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs. in Khasra No.118, at village Odara, tehsil Kishangarhbas, Distt. Alwar in SH-24.

The proposals were approved by the Hon'ble UDM and Chairman, NCRPB which was communicated to the NCRPB vide letter dated 16.12.2004 (Copy is at Annexure-II). The same was communicated to the Govt. of Rajasthan. ϕ-26

vi) **Consideration of the draft Final Development Plan for Bahadurgarh-2021.**

The draft Final Development Plan for Bahadurgarh-2021 was approved by the members of the Board by circulation. The Board in its 27th meeting held on 28.10.2004 ratified the approval of the draft Final Development Plan for Bahadurgarh-2021. The approval was communicated to the Govt. of Haryana vide letter dated 2.11.2004 and also submitted to the Hon'ble High Court of Punjab & Haryana.

AGENDA ITEM NO.3: CONSIDERATION OF CHANGE OF LANDUSE MEASURING AREA OF 252.4 ACRES FROM 'RURAL USE' TO 'RESIDENTIAL USE' AT SAVDA-GHEVRA FOR RELOCATION OF SLUMS/SQUATTERS IN NCT-DELHI.

3.1 The proposal for change of landuse from 'rural use' to 'residential use' for an area measuring 252.4 acres at Savda-Ghevra for relocation of Slums/Squatters in NCT-Delhi prepared by MCD has been received from DDA vide letter dated 10.12.2004 and Ministry of Urban Development vide letter dated 29.12.2004. The detailed proposal has been submitted by the Additional Commissioner (Slums & JJ Department), MCD vide letter dated 22.12.2004. The proposal is at Annexure-III. The proposal is for change of landuse from 'rural use' to 'residential ϕ-27

use' for relocation of Slums/Squatters at Savda-Ghevra. The proposal has been examined and the observations are as under:-

- i) The resettlement of squatters have been taken up by DDA as per direction of the Hon. High Court of Delhi vide Order dated 3.3.2003 in a Public Interest Litigation titled Wazirpur Bartan Nirmata Sangh Vs. Union of India. The Court had directed all the authorities concerned i.e. DDA, MCD, PWD, DJB, Central Govt. to remove unauthorized structures/jhuggies etc. which are unauthorizedly put in the river Yamuna bed and its embankment.
- ii) The proposal has been approved by the DDA in its meeting held on 5.7.2004 and submitted to the NCRPB for approval.
- iii) MCD, DDA and DJB will provide drinking water supply, sewerage system and other essential infrastructure for the site.
- iv) As per the RP-2001 which is presently in force, the proposed site falls in 'green belt/wedge' where such residential use is not permissible. For change of landuse the matter will have to be placed before the Planning Committee and the approval of the Chairman, NCRPB and Hon. UDM will be required.
- v) As per the draft RP-2021 major part of the proposed site falls in the 'urbanisable area-2021' of Delhi where residential use is not permissible while the remaining part falls in the 'agriculture (rural zone)' within development / controlled area where such residential is not permissible use. In view of the above, the proposal may be considered with the following conditions:
 - a) The entire site should be brought under the 'urbanisable area' in the MPD-2021 and to be integrated with the service networks and urbanization plan of MPD-2021.
 - b) The draft RP-2021 will also incorporate the remaining portion of the proposed site which is about 40% of the total scheme area in the 'urbanisable area' of Delhi-2021.

Point for decisions:

3.2 The proposal for change of landuse from 'rural use' to 'residential use' for an area measuring 252.4 acres at Savda-Ghevra for relocation of Slums/Squatters in NCT-Delhi is placed before the Planning Committee for consideration.

AGENDA ITEM NO.4: CONSIDERATION OF CHANGE OF LANDUSE OF AN AREA MEASURING 1506.89 HA. FROM 'RURAL' TO 'RESIDENTIAL, COMMERCIAL, INDUSTRIAL, P&SP, RECREATIONAL, TRANSPORTATION & UTILITIES' IN NARELA-BAWANA INDUSTRIAL AREA.

4.1 The Board has received a proposal from the Ministry of Urban Development vide letter dated 15.1.2005 for change of landuse of an area measuring 1506.89 ha. from 'rural' to 'residential, commercial, industrial, P&SP, recreational, transportation & utilities' in Narela-Bawana Industrial Area. The Board had earlier received a proposal for change of landuse of an area measuring 1850 acres which was part of Structure Plan for development of industrial area at Bawana with a total area of 2366 ha.. Out of this 2366 ha. the Board had approved the landuse change 1850 acres (748.98 ha.) to facilitate relocation of industries in accordance with direction of the Supreme Court and an area of 778.17 ha. (1992 acres) was notified on 8.5.2001 by the

Ministry of Urban Development. The present proposal is for change of landuse of the balance area of 1506.89 ha. as under:

Table 4.1 Proposal for change of landuse

S.No.	Uses	Area (in Ha.)
1.	Residential	630.94
2.	Commercial	40.61
3.	Manufacturing	194.76
4.	Public & Semi Public (PSP)	69.44
5.	Recreational	347.64
6.	Utility	73.87
7.	Transportation	149.63
Total:		1506.89

p-41 4.2 The detailed proposal is at Annexure-IV.

4.3 The comprehensive proposal for the entire 2366 ha. area under the Structure Plan for Narela-Bawana area is as under :

S.No.	Uses	Total Area (in ha.)	Area (in ha.) LUC already notified	Area (in ha.) LUC proposed
1.	Residential	721	90.06	630.94
2.	Commercial	233	43.91	40.61
3.	Manufacturing	460.41	414.13	194.76
4.	Public & Semi Public (PSP)	104	34.56	69.44
5.	Recreational	454	106.36	347.64
6.	Utility	104	30.13	73.87
7.	Transportation	289.59	139.96	149.63
Total:		2366	859.1	1506.89

4.4 The observations are as under:

- The Structure Plan covering the total area of 2366 ha. was approved by the Authority and sent to the Ministry for final notification on 22.11.2000.
- The Board had received a proposal for change of landuse covering an area of 1850 acres (748.98 ha.) for new industrial areas at Bawana for relocation of shifting industries from non-conforming / residential areas of Delhi as per the direction of the Supreme Court. This area forms part of the Structure Plan for an area of 2366 ha. The Planning Committee in its 46th meeting recommended the proposal which was approved by the Ministry and notified on 8.5.2001.
- It is observed that the Planning Committee recommended the change of landuse for an area of 748.98 ha. (1850 acres) whereas the Ministry has notified an area of 778.17 ha. (1992 acres) vide notification dated 8.5.2001. In addition to the above, landuse change of a total area of about 81 ha. (200 acres) in 3 pockets has been notified which was not referred to the NCRPB for change of landuse.
- Out of the total 1506.89 ha. only 194.76 ha. in 2 pockets i.e. 175 ha. on the west of Delhi-Karnal railway line and a small pocket of 19.76 ha. in phase-I proposed to be

used for industrial purposes. With this addition a total area under industrial use would be about 609 ha. (1503 acres).

- e) 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.
- f) The proposed site of 1506.89 ha. also forms part of the total Urban Extension proposal of 35027 ha. submitted by the DDA which was considered in the 43rd Planning Committee meeting held on 12.2.99. The proposal was not recommended by the Planning Committee. The proposal was then submitted to the Ministry of Urban Development on 12.5.99 for final decision of the Chairman, NCRPB and Hon. UDM. In a meeting taken by the Chairman, NCRPB and Hon. UDM on 4.1.2001 the Urban Extension proposal which includes the proposed site was rejected.
- g) As per the draft Regional Plan-2021 which has been approved by the Board for inviting objections/suggestions, the proposed site falls within the 'urbanisable area' earmarked for NCT-Delhi.

Point for decisions:

4.4 The proposal for change of landuse for an area measuring 1506.89 ha. from 'rural' to 'residential, commercial, industrial, P&SP, recreational, transportation & utilities' in Narela-Bawana Industrial Area as indicated in Table 4.1 para 4.1 is placed before the Planning Committee for consideration.

AGENDA ITEM NO.5: CONSIDERATION OF DRAFT ZONAL DEVELOPMENT FOR ZONE 'O' AND PART 'P' OF MPD-2001

5.1 Delhi Development Authority has re-submitted the Draft Zonal Development Plan (ZDP) for Zone 'O' and Part 'P' (Yamuna River Bed Area) to the Board for reconsideration and approval. The background of the proposal is as follows:

5.2 Draft Zonal Development for river Yamuna Zone 'O' and Zone part 'P' received in 1998 was circulated to the participating States and concerned Central Ministries/agencies for their comments/observations. The comments/observations of the NCRPB along with the comments/observations of the departments/agencies were placed before the Planning Committee in its 43rd meeting held on 12.2.99. The Planning Committee decided that Environment Impact Assessment (EIA) may be conducted and a detailed Draft Zonal Development Plan on the eco-based concept may be prepared but no active urban uses like commercial and public & semi-public activities should be considered. DDA was requested to get the Zonal Development Plan prepared taking into account EIA report.

5.3 The recommendations of the Planning Committee for Draft Zonal Development Plan (DZP) for Zone 'O' and Zone part 'P' were submitted to the Chairman, NCRPB and Hon. UDM through the Ministry on 12.5.99 for a decision. In a meeting taken by the Chairman, NCRPB and UDM on 4.1.2001, the proposal was rejected.

5.4 The decision of the Chairman, NCRPB and UDM in this regard was placed in the 26th meeting of the Board held on 16.1.2004 for information. Representative from DDA requested in the meeting to re-consider the above mentioned Plan and it was decided that DDA will resubmit the Plan to the NCRPB for re-examination. Accordingly, DDA has re-submitted the DZP for Zone 'O' & 'P' which is at Annexure-V/I.

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5.5 The Draft Zonal Development Plan of Zone 'O' and Part 'P' has been examined by the Board and comments/observations of the Board are as follows:

- i) DDA has submitted that the draft DZP for Zone 'O' and Part 'P' has been prepared based on "Environmental Management Study for Rejuvenation of river Yamuna" conducted by NEERI and the proposals in the DZP are based on conservation of natural flood plains and not based on the channelisation of the river. However, no Environmental Impact Assessment (EIA) has been done as suggested by the Planning Committee earlier. Environmental Management Plan (EMP) which has been referred in the Plan is only one component of EIA report.
- ii) As per the draft DZP, total area of river Yamuna bed is 9700 hectare, of which 1600 ha. area is under water and 8100 ha. area is the dry land. The length of the DZP area is 50 km and its width varies from 1.03 km to 3.0 km. The width of the river flow in the river bed has been reported is 550 mtrs. Out of the total length of the 50 km., 22 km. stretch from Wazirabad barrage to Okhla has been indicated as extremely vulnerable to activities causing pollution.
- iii) The DZP area has been divided into 8 sub-zones (Ref. P.10 and Map at P.19 of DZP at Annexure-V/I). p-70 p-78
- iv) The activities proposed in this Plan are recreational, pondage for water harvesting, public & semi-public facilities, transport, agriculture and water body. The public & semi-public and recreational facilities have been proposed in the sub-zones from 4 to 8 i.e. from old railway bridge to UP border.
- v) The permissible activities in the 'recreational area' as per the Master Plan-2001 are:
- Regional Park
 - District Park
 - Play Ground, Stadium & Sport Complex
 - Historical Monuments

Permissible activities in the 'Public & Semi-public area' as per the Master Plan-2001 are:

- Hospital
- Education & Research (Including university and specialized education institutes)
- Social and Cultural
- Police Headquarter & Police Lines
- Fire Station
- Communication
- Cremation and Burial
- Religious

Permissible activities in the 'Transportation' as per the Master Plan-2001 are:

- Airport
- Rail Terminal
- Rail Circulation
- Bus Terminal & Depot
- Truck Terminal
- Road Circulation

Many of these activities will require large constructions and will attract large population causing pollution and traffic problems for which mitigation measures need to be proposed through EIA.

- vi) Existing land use analysis and existing land use map showing various uses such as agriculture, residential, commercial, institutional, recreational, transport, water bodies, plantations, water sources viz. ranney wells and other natural / manmade features, etc. need to be provided in the Plan along with their areas under various uses and exact boundary of Zone 'O' & 'P'.
- vii) The impact of the proposed land uses on the river eco system, drainage, floods, ground water recharging, river water quality, etc. also need to be assessed and it should be ensured that proposed developments will not add to any pollution to the river and its eco system.
- viii) The policies of draft RP-2021 should be incorporated in the Zonal Plan which proposes to protect natural conservation areas and water bodies.

5.6 The Draft Zonal Plan was circulated to the constituent States and the concerned Ministries/agencies for their comments. The comments have been received from School of Planning & Architecture, Ministry of Water Resources (Central Water Commission & Yamuna Standing Committee), Central Pollution Control Board, Ministry of Environment & Forest, Irrigation Department-Govt. of Haryana, Central Ground Water Board, NCR Cell (U.P.), and Housing & Urban Development Department-Govt. of U.P. The comments received are at Annexure-V/II. However, agency wise some of the major points raised are as follows:

School of Planning & Architecture

- Section 8 of the DDA act clearly specifies as to the contents of the Zonal Plan since the Zonal Plans are considered as the 'real executants' of the Master Plan. ZDP thus is required to get to the level of the use premise. The terms like '*limited public semi public use*' and '*not to much extent*' without providing a detailed Land use Plan have been used in ZDP. It has been suggested in the Plan that the sub zones identified in the proposal will be detailed out later. To undertake detail scheme at a later date circumvents legally bound procedure of public notice. Consequently the absence of detailed Zonal Plan is not in accordance of section 8 and it also prevents the citizens to object in an informed manner to the contents of the ZDP.
- EIA has not been done and the Plan does not include the land use impacts and its siting considerations.
- The Plan does not adequately addresses to the issue of ecological sustainability.
- The river bed is not in the list of Ramasar list of sites but India as a signatory is obliged to the 'wise use' of the wetlands in the territory.
- Public & Semi-public (PSP) use will generate employment and further linked employment and data on any such change is not provided. The plan does not provide any data on the status of current area under PSP use in Delhi, taking into account various changes in land uses as well as areas developed in urban extension.

- Delineation criteria for the sub-zones is not clear.
- The plan has main objective as pollution abatement, however, no specific proposal or the status of existing actions has been provided.
- The proposal needs large scale modifications.

Ministry of Water Resources

- The usage of land that is cleared from the encroachment has not been spelled out.
- The filling of land to raise its level amounts to channelisation of the river which would reduce the flood moderation capacity of the flood plains. It may also affect the natural behavior of the river and would require strong river training measures for the protection of such areas.
- The proposed dredging to reclaim the land for specific uses would also result in channelisation of the river.
- The comments sent vide letter dated 22.10.1998 and 30.3.2001 have not been complied with by the DDA so far.

Central Pollution Control Board

- There is hardly any difference between the Zonal Development Plan proposed in March, 1998 and now proposed.
- ZDP does not reflect with clarity what is expected to be done in the ZDP area.
- No reclamation of land in the river flood plain should be taken up for any developmental activities.
- The areas falling in flood plains may address mainly to:
 - a) Restoring and maintaining wholesomeness of water in River Yamuna so as to meet the requirements of the designated use (bathing) and fit for supporting natural aquatic habitat.
 - b) Handling the flood discharges
 - c) Allowing evolution of the natural habitat with suitable environment while taking all precautions to prevent pollution problems and manmade interferences (to the highest extent possible).
- As per NEERI report, Delhi Jal Board is initiating steps to install about 500 tube wells in Yamuna River bed to get yield of 103 MGD. This needs aquifer charging regularly from storm water. Hence, groundwater replenishment through water from Yamuna and water harvesting may be essential.
- It should incorporate the requirements of Yamuna Action Plan.
- It is advisable to revise the ZDP taking the above comments into consideration.

Ministry of Environment & Forests (NRCD)

- Channelisation is not advisable.

- Bio-assessment of benthic habitat of Yamuna River-bed must be done.
- Rejuvenation of river Yamuna should be coordinated with activities under Yamuna Action Plan.
- Ground water recharging can be augmented by restoration of natural ponds and manmade water bodies across the entire landscape of Delhi.

Government of Haryana (Deptt. of Irrigation)

- It has been found that the purpose of the revised proposal is to encroach upon river Yamuna bed in Delhi.
- Acceptance of the proposal will have serious repercussions in the five districts of Haryana i.e. Sonapat, Rohtak, Jhajjar, Gurgaon and Faridabad as further rise in the water level in river Yamuna during floods.
- Alternatively, it has been proposed to pursue the plan storage of river Yamuna in Uttranchal and Himachal Pradesh.

Central Ground Water Board

- The proposed development plan envisages subzone-wise development activities in entire stretch of river Yamuna in NCT-Delhi. The ground water recharge activities proposed in sub zone 1,2 & 3 are not feasible in view of shallow water level in the area, which may create water logging conditions in and around the area. Moreover, on holistic consideration proposed creation of restricted/isolated recharge zones may not facilitate sustainable recharge of entire flood plain aquifers in NCT-Delhi.
- Hydrologically, river Yamuna flowing in NCT-Delhi is effluent, being fed by ground water. Proposed Channelisation/lateral confinement of river to accommodate the proposed infrastructures in subzone 4 to 8 may cause reversal in hydrological regime of the polluted river, which may induce ground water pollution in the adjoining areas.
- To meet the water supply requirement for various recreational and public utilities proposed in sub zone 4 to 8, committed source of water supply has not been indicated in the Development Plan. In case ground water withdrawal is considered, the additional pumpage from Yamuna flood plain aquifers without sustainable recharge may cause overdevelopment of ground water resources, and even up-coming of saline water interface in the area.
- Proposed Utilisation/disposal of flyash in the western bank of river Yamuna needs to be planned on scientific considerations, as the flyash is potential source of Flouride and Heavy metals which may cause pollution of ground water in the underlying flood plain aquifers in NCT-Delhi.

Government of U.P.

- EIA has not been done.
- ZDP do not provide the existing landuse analysis and details of proposed land uses.

- In the eco-sensitive zones, public & semi-public uses should not be proposed.
- As the preparation of MPD-2021 is in final stages, the ZDP should be prepared after MPD-2021 is approved.

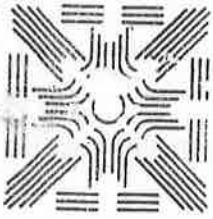
5.7 In the light of the above, there is a need to have a re-look on the DZP.

Point for decisions:

The proposal for Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001 is submitted for consideration of the Planning Committee.

Annexures

Annexure-I
Minutes of the 51st Planning
Committee held on 30.7.2004

BY COURIER

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

1st Floor, Zone-IV,
India Habitat Centre,
Lodhi Road, New Delhi-110003
शहरी विकास एवं गरीबी उपशमन मंत्रालय
Ministry of Urban Development
& Poverty Alleviation
Fax : 24642163

No.K-14011/22/2004-NCRPB

Dated : 5.8.2004

Sub: Minutes of the 51st meeting of the Planning Committee held on 30.7.2004 in the office of the NCR Planning Board, 1st Floor, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 51st meeting of the Planning Committee for information and necessary action.

(Rajeev Malhotra)
Chief Regional Planner

Encl : As above.

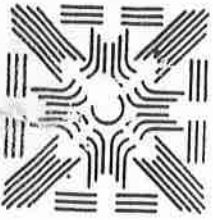
To :

1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri J.S. Mishra, Principal Secretary, Housing Deptt., Govt. of U.P., Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Mrs. Usha Sharma, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Madhukar Gupta, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri N.C. Wadhwa, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri O.P. Kelkar, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri V.K. Gupta, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri U.K. Srivastava, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. Shri A.K. Mishra, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Dr. P.S. Rana, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.

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बारी/Issue.....
दिनांक/Date..... 6/8/04
हस्ताक्षर/Signature.....

14. The Chief Engineer (Planning), Min. of Road Transport and Highways. Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power. Shram Shakti Bhavan, New Delhi.
18. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority. Vikas Minar, New Delhi.
19. Shri D.S. Mathur, Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Shri K.V.S. Sandhu, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Shri S.P. Goyal, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Smt. Nisha Singh, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri A.K. Garg, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
27. Smt. Shashi B. Srivastava, Director, NCRPB.
28. Shri Rajeev Chadha, Joint Director, NCRPB.
29. Shri J.N. Barman, Joint Director, NCRPB.
30. Shri K.S. Chandrashekar, Joint Director, NCRPB.
31. Shri R.C. Shukla, Joint Director, NCRPB.
32. Shri V.K. Thakore, Joint Director, NCRPB.
33. Shri D.R. Sarin, Deputy Director (Admn.), NCRPB.
34. Shri S. Surendra, Dy. Director, NCRPB.
35. Ms. Anjali Pancholy, Asstt. Director, NCRPB.
36. Shri Dinesh Arora, Asstt. Director, NCRPB.
37. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
38. Shri Bhowmik, Consultant, NCRPB.
39. P.S. to M.S.
40. P.S. to CRP.



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

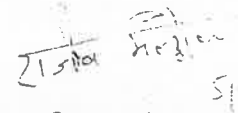
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Fax : 24642163

सं० के-14011/22/2004-रा०रा०क्षे०यो० बोर्ड

दिनांक : 5.8.2004

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड नई दिल्ली में
दिनांक 30.7.2004 को आयोजित की गई योजना समिति की 51 वीं बैठक का
कार्यवृत्त।

कृपया इसके साथ संलग्न योजना समिति की 51 वीं बैठक का कार्यवृत्त सूचना एवं
आवश्यक कार्रवाई हेतु प्राप्त करें।


(राजीव मल्होत्रा)
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।

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MINUTES OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD AT 12.00 NOON ON 30.7.2004 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.

A list of the participants is enclosed.

The Chairman welcomed the members of the 51st meeting of the Planning Committee and requested the Chief Regional Planner, NCRPB to take up the Agenda items for discussion.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 50TH MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004.

It was informed that there were no comments / objections received in regard to the minutes of the 50 meeting of the Planning Committee held on 13.2.2004. The minutes were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 50TH MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004

- (i) **The change of landuse for an area measuring 252 ha. from "agriculture use" to "recreational use" in Greater Noida, UP.**

The Planning Committee noted that the Chairman, NCRPB and Hon. UDM had approved the proposal.

- (ii) **Consideration of land use change proposal received from DDA.**

Change of landuse for 37.0 ha. (91.4 acres) in Zone 'O' from "agriculture and water-body (A-4)" to "residential" for Slum Resettlement at Madanpur Khadar, Delhi.

The proposal was discussed in the meeting as Agenda item no. 3

- (iii) **Draft Regional Plan-2021**

The Chief Regional Planner while explaining the status of preparation draft Regional Plan-2021 informed the Committee that as per decisions of the 26th Board meeting comments on the draft Regional Plan were sought from the participating State Govts. Comments from Govts. of UP, NCT-Delhi and part comments from Govt. of Haryana were received. Govt. of Rajasthan informed recently that it would take about a month's time to send the comments.

The Chief Regional Planner, NCRPB further added that comments received from State Govts. should be first examined by the NCR Planning Cells and then forward only those comments/suggestions which have not been discussed/deliberated earlier as they were associated in all stages of preparation of draft RP-2021. Planning Committee agreed with the suggestion.

All the representatives of participating States stressed that DDA should expedite finalization of MPD -2021 before the next Board meeting in view of the urgency that a number of Master/Development Plans for the perspective year 2021 has been prepared and are pending finalization because of non-finalization of draft RP-2021. Representatives of the States were of the opinion that the Regional Plan is an umbrella plan and all the Master Plans/Development Plans in the Region should be

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formulated under the policy directions of the Regional Plan-2021. Even the DDA Master Plan should also follow the policy directions of Regional Plan and should synchronize their plan with Regional Plan. The Members of the Planning Committee appealed the Board to consider the draft Regional Plan-2021 for approval for inviting suggestions/objections under Section 12 of NCRPB Act, 1985.

Chairman, Planning Committee requested Commissioner (Planning), DDA to inform the Committee the status of preparation of MPD-2021. Commissioner (Planning)-DDA, while giving the status mentioned that the DDA had prepared the draft MPD-2021 and submitted to a Consultant for fine tuning. He informed that the draft MPD-2021 would be ready by October 2004.

Chairman-Planning Committee informed that as per the Board's decisions in its last meeting, to have a synergy between RP-2021 and MPD-2021, NCRPB has already requested DDA to incorporate the policies of RP-2021 while preparing MPD-2021. He further suggested that the officers from NCRPB and DDA will discuss the various policies of both the Plans and identify areas of differences.

Director, T&CP, Govt. of Haryana stated that the policies and proposals of MPD-2021 would have an impact on the policies of the NCR areas outside Delhi and suggested that concerns of the participating States should be taken into account while synchronizing the provisions of RP-2021 and MPD-2021. No modifications should be carried out in draft RP-2021 for the purpose and it should be submitted to the Board as it is.

Secretary (Housing), Govt. of UP suggested that RP-2021 should be finalized within the year 2004 on priority which should be followed by finalization of Sub-regional Plans and Master / Development Plans including that of Delhi.

It was decided by the Planning Committee after detailed discussions that the draft Regional Plan-2021 will be submitted to the Board in its forthcoming meeting along with the suggestions/views of all the State Governments and comments of the NCRPB on the same without carrying out any modifications as was placed in the last Board meeting. Based on the suggestions/directions of the Board in its forthcoming meeting, the draft RP-2021 will be modified and published under Section 12 of the NCRPB Act, 1985.

(iv) Preparation of Sub-Regional Plans

The Secretary (UD), Govt. of Rajasthan mentioned that the process of preparation of Sub-Regional Plans - 2021 for Rajasthan will be initiated very soon. Director, T&CP, Haryana mentioned that the process of preparation of Sub-Regional Plan - 2021 for Haryana has already been initiated. Commissioner, NCR UP Sub-region mentioned that Committees were being constituted for preparation of Sub-Regional Plan-2021 for UP, on the lines of Study Groups constituted by the NCR Planning Board for preparation of RP-2021. Since the process of preparation of Sub-Regional Plan has already started, he requested for funds to conduct the studies to prepare exhaustive and meaningful Sub-Regional Plan.

Secretary (Housing), UP felt that since the policies of MPD-2021 affects the policies of Sub-Regional Plans and Master Plans, the finalization of the Sub-Regional Plans in the absence of approved Regional Plan -2021 would not be a meaningful exercise.

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Secretary (UD) Rajasthan and Director, T&CP Govt. of Haryana agreed with the views of Secretary (Housing), UP.

Chief Regional Planner, NCRPB explained that preparation of Sub-Regional Plan requires huge data collection, compilation and was a time consuming process and stressed that participating States may initiate preparation of Sub-Regional Plan. By the time the draft Sub-regional Plan will be ready, the approval of Regional Plan-2021 will be available and draft Sub-regional Plans can be fine tuned with reference to Final Regional Plan-2021. This will save a lot of time. This was agreed by the Planning Committee. Chairman, Planning Committee suggested that the Board will examine the issue of providing funds for preparation of Sub-Regional Plan raised by Commissioner, NCR, UP separately.

(v) Eastern Peripheral Expressway (EPE)

Chief Regional Planner, NCRPB informed that the proposal for modification of alignment of EPE was just received. He further informed that the Hon'ble Supreme Court had made National Highway Authority of India (NHAI) as a Nodal Agency for bypasses and expressways around Delhi and directed it to chalk out schedule of completing the construction.

Director, T&CP, Haryana mentioned that new alignment of Western Peripheral Expressway (WPE) passes entirely through Haryana State and Govt. of Haryana had decided to construct the same from their own funds if it is not taken up by Government of India. Chairman stated that Bhure Lal Committee appointed by the Hon'ble Supreme Court while discussing the matter of alignment of Western Expressway in a meeting held on 17.7.2004 directed the representative of Government of Haryana to finalise within a weeks time whether they will bear the cost of land for the alignment of the Expressway which is passing through the State of Haryana or not. The minutes of this meeting are still awaited.

Chairman requested that the copy of the reply sent to the Bhure Lal Committee on the issue of alignment and construction of WPE may be sent to the NCRPB. The Director, T&CP, Haryana had agreed to send the same to the Board.

(vi) Change of Landuse of an area measuring 531.62 ha. from "Rural Use" to "Industrial Use" at Neemrana in Rajasthan Sub-Region.

The Planning Committee noted that the Chairman, NCRPB and Hon. UDM had approved the proposal.

(vii) Consideration of the proposals for permitting Petrol Pumps in the "Green Buffers along the major transport corridors".

The Planning Committee noted that Chairman, NCRPB and Hon. UDM had approved the proposal.

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AGENDA ITEM NO. 3: RECONSIDERATION OF PROPOSAL FOR CHANGE OF LAND USE FOR AN AREA MEASUREING 37.0 HA. (91.4 ACRES) IN ZONE 'O' OF MPD-2001 FROM "AGRICULTURE & WATER BODY" (A-4) TO "RESIDENTIAL" FOR SLUM RESETTLEMENT AT MADANPUR KHADAR, DELHI.

Chief Regional Planner, NCRPB explained the proposal. The members of the Committee felt that since the proposed area falls in Zone 'O' of MPD-2001 which is eco-sensitive and fragile area, the construction activity will affect the whole of eco-system. The representative from Ministry of Environment and Forests suggested that a small Group may be constituted to study the proposal after site visit. After detailed deliberations, it was decided by the Planning Committee that a Group consisting of Commissioner (Planning)-DDA, CCP-NCR Cell (UP), CCP-NCR Cell (Haryana), CTP (Rajasthan), Shri Shiv Kumar, Director (IA), MoE&F and Chief Regional Planner, NCRPB will be constituted. The team will visit the site and also examine the proposal and give its recommendations/observations. The proposal along with the Report of the Group will be placed before the Planning Committee.

The representative of Ministry of Environment Forests informed that MoE&F had recently issued amendments in the notification no.S.O.60(E), dated 27.1.1994 on 7.7.2004 regarding environmental clearance from Ministry of Environment & Forests for taking up of construction of new townships, industrial townships/estates, settlement colonies, commercial complex, hotel complexes, hospitals, office complexes, etc. residential & industrial projects. A copy of the above mentioned Notification was also circulated in the meeting and is also enclosed for reference. Planning Committee requested the representatives of the constituent States to follow the same.

AGENDA ITEM. 4 : CONSIDERATION OF THE PROPOSALS FOR PERMITTING PETROL PUMPS IN THE "GREEN BUFFER ALONG THE MAJOR TRANSPORT CORRIDORS" RP-2001.

Chief Regional Planner, NCRPB mentioned that the Board had received following two proposals for setting up of petrol pumps in the 'green buffers along major transport corridors' from Government of Rajasthan.

- (i) **Proposal for setting up of a petrol pump measuring an area of 5,700 sq. mtrs in Khasra No. 63 at Village Jojaka,, Tehsil Tijara, Dist. Alwar on SH 24.**
- (ii) **Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs in Khasra No. 118, at Village Odara, Tehsil Kishangarhbas, dist. Alwar in State Highway No.24.**

Chairman, Planning Committee mentioned that the fuel filling stations are part & parcel of the highway requirement and are essentially required to be located along side the highways as a part of road side facilities. He further added that as decided in the 49th meeting of the Planning Committee held on 29.9.2003, a Group under the Chairmanship of Commissioner (Planning), DDA was constituted on 20.10.2003 to prepare Guidelines for locating petrol pumps and other highway facilities / amenities in the "green buffer along the major transport corridors of RP-2001". The Group after detailed deliberations recommended that petrol pumps should be permitted in this zone in its guidelines. He further added that in the 50th meeting, the Planning Committee observed that the petrol pumps are part and parcel of highways and are required to be located along side highways as a part of road furniture and are essential. Keeping this in view, a

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provision had already been made for permitting fuel-filling stations in this zone in the draft Regional Plan-2021. He added that the Planning Committee considered the guidelines submitted by the Group and unanimously recommended six proposals for permitting petrol pumps in the said zone with the conditions laid down in the guidelines. Present two cases mentioned above were also on the same lines.

Commissioner, NCR (UP) suggested that the Zoning Regulations of RP-2001 may be modified so that States would not be required to send the proposals for permitting the petrol pumps in "green buffer along the major transport corridors" of RP-2001. Chairman informed that the draft Regional Plan-2021 was ready and had the provision for locating fuel filling station in green buffer along transport corridors. In the light of the above, the Planning Committee had recommended providing the permission for locating petrol pumps in the said zone. However, legal opinion as regard to modifications of Zoning Regulations of RP- 2001 and permission to be granted for construction of petrol pumps along the National Highways and State Highways vis-à-vis NCRPB Act 1985 would be taken and accordingly the matter will be examined.

Secretary, (UD) Govt. of Rajasthan mentioned that since the petrol pumps were need based and very much essential for the increasing traffic on these highways and requested the Planning Committee to consider and recommend the proposals for approval.

In a reply to a query of Chairman, Director, T&CP, Haryana mentioned that in Haryana they had been permitting petrol pumps in the "green buffers along the highways" as per their prevailing Acts and Rules. CCP, NCR, UP stated that they were not aware but petrol pumps had been set up in these green buffer zones.

Secretary, UD, Rajasthan submitted that Rajasthan should not be penalized for being sincere follower of the policies and proposals Regional Plan-2001.

After detailed deliberations, the Planning Committee unanimously recommended the above mentioned two proposals for permitting the petrol pump in the "green buffers along the major transport corridors of RP-2021" with the conditions that the petrol pumps will be constructed as per the guidelines and conditions mentioned in para 3.1 (i) to (iv) of the Agenda notes of this meeting. The proposal will be put up to the Chairman, NCRPB and Hon'ble Minister for Urban Development for a decision.

AGENDA ITEM NO. 5: CONSIDERATION OF DRAFT FINAL DEVELOPMENT PLAN FOR BAHADURGARH-2021.

After detailed deliberations, the Planning Committee unanimously recommended the draft Final Development Bahadurgarh – 2021 for approval subject to the observations/conditions mentioned in para 4 (i) to (vii) of the agenda which have been reproduced below and will be incorporated in the draft Final Development Plan:


- i) As per the draft RP-2021 hazardous & polluting industries are not allowed in CNCR. Since the Bahadurgarh falls in CNCR, no hazardous and polluting industries would be allowed in Bahadurgarh.
- ii) Hierarchy of Road Network must be mentioned in the Plan.
- iii) Water rechargeable areas such as flood plains, oxbow lakes, water bodies, etc. have to be demarcated in the Plan and conserved.

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- iv) A Green buffer of 60 mtr. width on either side of ROW along the National Highways may be kept as against the proposed 50 mts. The width of 30 mts. green buffer for State Highways and 30 mts. green buffer for Railway Lines will have also to be provided in the Plan.
 - v) Detailed Master Plan for water supply, sewage, drainage, and solid waste along with action plan / programme / investment Plan to be prepared and annexed to the Development Plan.
 - vi) The approval of the Draft Development Plan 2021 will be subject to the finalization and approval of Regional Plan -2021 and Sub-Regional Plan 2021 of Haryana sub-region. The Draft Development Plan will have to be modified, if required, in the light of the proposals of the Final Regional Plan 2021 and Sub Regional Plan for Haryana sub-region 2021.
 - vii) Development Plan should be in conformity with Zoning Regulations of Regional Plan – 2021 (This has to be incorporated in Annexure 'B' Zoning Regulations of Final Development Plan).

The draft Final Development for Bahadurgarh-2021 will be placed before the Board along with the observations of the Planning Committee for consideration and approval.

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

No. K-14011/22/2004-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Zone-IV-B
Lodhi Road, New Delhi-110 003


(Rajeev Malhotra) 5/8/04
Chief Regional Planner
5.8.2004

Copy to:

1. Chairman, Planning Committee.
2. Members of the Planning Committee.
3. Participants.
4. All officers of the Board.

List of Participants

- | | |
|--|--|
| <p>1. Shri B.K.S.Ray - Chairman
Member Secretary
NCRPB
Tel No.24642285</p> | <p>8. Shri S.P. Goyal,
Commissioner,
NCR Planning Cell, Town & Country
Planning Deptt., Navyug Market,
Commercial Building,
IInd Floor, Ghaziabad, U.P.
Tel No.951202791529</p> |
| <p>2. Shri J.S. Mishra,
Secretary, Housing Deptt., Govt. of U.P.,
Bapu Bhawan, Uttar Pradesh Secretariat,
Lucknow, U.P.
Tel No.0522-2237161</p> | <p>9. Shri Rajeev Malhotra
Chief Regional Planner,
NCRPB
Tel No.24642289</p> |
| <p>3. Mrs. Usha Sharma,
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Housing Deptt., Govt. of Rajasthan,
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| <p>4. Shri N C Wadhwa,
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| <p>5. Shri U.K. Srivastava, Chief Town Planner
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| <p>6. Shri S.S. Batra
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Tel No.23096608</p> | <p>13. Shri R.S. Thind,
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Punjab Urban Development Authority
Department of Housing and Urban
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Tel No.0172-5090426</p> |
| <p>7. Shri A.K. Jain
Commissioner (Planning)
Delhi Development Authority
Vikas Minar, I.P. Estate, New Delhi.
Tel No. 23378085</p> | <p>14. Shri U.M. Shambhaukau
Executive Engineer,
Min. of Road Transport and Highways,
Transport Bhawan, Parliament Street, New
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Tel No: 23718574</p> |

15. Ms. Manorama Dutta,
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16. Shri Anil Bhatnagar
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NCR Planning Cell, Town & Country
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22. Shri Vijay Kumar,
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Tel No.0172-2578086

Officers of the NCRPB

23. Smt. Shashi B. Srivastava, Director (A&F)
24. Shri J.N. Barman, Jt. Director
25. Shri R.C. Shukla, Jt. Director
26. Shri Chandrasekhar, Jt. Director
27. Shri Rajeev Chadha, Jt. Director (F)
28. Shri V.K. Thakore, Jt. Director
29. Shri D.R. Sarin, Dy. Director (Admn.)
30. Shri S. Surendra, Dy. Director
31. Ms. Anjali Pancholy, Asstt. Director
32. Shri Dinesh Arora, Asstt. Director
33. Ms. Meenkashi, Asstt. Director
34. Shri Bhowmik, Consultant.

THE GAZETTE OF INDIA

EXTRAORDINARY

PART II – Section 3 – Sub-section (ii)

MINISTRY OF ENVIRONMENT AND FORESTS

NOTIFICATION

New Delhi, the 7th July, 2004

S.O.801(E), dated 7th July, 2004 - Whereas a draft of certain amendments to the notification of the Government of India in the Ministry of Environment and Forests number S.O.60 (E), dated the 27th January 1994 was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii) vide number S.O.1236 (E), dated the 27th October, 2003 inviting objections and suggestions from all persons likely to be affected thereby within a period of sixty days from the date on which copies of the Gazette containing the said notification were made available to the public:

And whereas, copies of the said notification were made available to the public on 27th October, 2003:

And whereas, the Orders of the Hon'ble Supreme Court in the Writ Petition (C) No.725 of 1994 with I.A. No.20, 21, 1207, 1183, 1216 and 1251 in Writ Petition (C) No.4677 of 1985 in the matter of news item published in Hindustan Times titled "And Quiet Flows the Maily Yamuna" vs. Central Pollution Control Board and Others have been duly considered:

And whereas, the Orders of Hon'ble High Court of Madras in W.P. (C) No.33493 of 2003 and W.P. Nos.35205, 35517, 35691, 35692 and 35825 of 2003 and W.P. M.P. Nos.40556, 42562, 43720, 45348 to 45350, 42791, 42792, 43882, 43181, 43366 to 43369, 43544 and 43545 of 2003 between C.S. Kuppuraj and others Vs. the State of Tamil Nadu and others have also been duly considered:

And whereas, all objections and suggestions received have been duly considered by the Central Government:

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) read with clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby makes the following further amendments in the notification number S.O. 60 (E), dated the 27th January 1994, namely:-

In the said notification, -

- I. in paragraph 3-
 - (i) in item (a), for the letters, word and figures "Nos.3.18 and 20": the letters, word and figures "Nos.3,18.20.31 and 32" shall be substituted:

- (ii) after sub-para (f), the following shall be inserted, namely:-
- “(g) any construction project falling under entry 31 of Schedule-I including new townships, industrial townships, settlement colonies, commercial complexes, hotel complexes, hospitals and office complexes for 1,000 (one thousand) persons or below or discharging sewage of 50,000 (fifty thousand) litres per day or below or with an investment of Rs.50.00.00.000/- (Rupees fifty crores) or below.
- (h) any industrial estate falling under entry 32 of Schedule-I including industrial estates accommodating industrial units in an area of 50 hectares or below but excluding the industrial estates irrespective of area if their pollution potential is high.

Explanation.-

- (i) New construction projects which were undertaken without obtaining the clearance required under this notification, and where construction work has not come up to the plinth level, shall require clearance under this notification with effect from the 7th day of July, 2004.
- (ii) In the case of new Industrial Estates which were undertaken without obtaining the clearance required under this notification and where the construction work has not commenced or the expenditure does not exceed 25% of the total sanctioned cost, shall require clearance under this notification with effect from the 7th day of July, 2004.
- (iii) Any project proponent intending to implement the proposed project under sub-paras (g) and (h) in a phased manner or in modules, shall be required to submit the details of the entire project covering all phases or modules for appraisal under this notification”:

II. in Schedule-I, after item 30 and the entry relating thereto, the following shall be inserted, namely:-

- “31. New construction projects
32. New industrial estates.”:

III. in Schedule-II, -

(i) in para 5, for sub-para (f), the following shall be substituted, namely:-

- “(f)(i) The quantum of existing industrial effluents and domestic sewage with incremental load to be released in the receiving water body due to the proposed activities along with treatment details;
- (ii) The quantum and quality of water in the receiving water body before and after disposal of solid wastes including municipal solid wastes, industrial effluents and domestic sewage;

(iii) The quantum of industrial effluents and domestic sewage to be released on land and type of land;";

(ii) in para 6, for sub-para (a), the following shall be substituted, namely:-

“(a) Nature and quantity of solid wastes generated including municipal solid wastes, biomedical wastes, hazardous wastes and industrial wastes.”.

[No. Z-11011/1/2002-IA-I]
R. Chandramohan. Jt. Secy.

Note: The principal notification was published in the Gazette of India vide number S.O.60 (E) dated 27-1-1994 and subsequently amended *vide*:

- 1) S.O. 356 (E) dated 4th May, 1994,
- 2) S.O 318 (E), dated 10th April, 1997,
- 3) S.O. 73 (E) dated 27th January, 2000,
- 4) S.O. 1119 (E) dated 13th December, 2000,
- 5) S.O. 737(E) dated 1st August, 2001,
- 6) S.O.1148 (E) dated 21st November, 2001,
- 7) S.O. 632 (E) dated the 13th June, 2002,
- 8) S.O. 248 (E) dated the 28th February, 2003,
- 9) S.O. 506 (E) dated the 7th May, 2003,
- 10) S.O. 891(E) dated the 4th August, 2003,
- 11) S.O. 1087(E) dated the 22nd September, 2003.

Annexure-II

Letter No.K-11019/8/2004-DDVI dated 16.12.2004 from, US, MoUD reg. approval for setting up of petrol pumps in the 'green buffer along the major transport corridors of RP-2001'

No. K-11019/8/2004--DDVI
 Government of India
 Ministry of Urban Development & Poverty Alleviation
 (Delhi Division)

Nirman Bhawan, New Delhi
 Dated 16.12.2004

To

✓
 Shri P.K. Mishra,
 Member Secretary,
 NCR Planning Board,
 India Habitat Centre, Lodhi Road,
 New Delhi.

Sub: Proposal for setting up of petrol pumps in the "Green buffer along the major transport corridor of RP-2001" considered in the 51st Planning Committee meeting held on 30.7.2004.

Sir,

Reference is invited to NCRPB Note No. K-14011/30/2004-NCRPB, dated 19.8.2004 from Member Secretary, NCR Planning Board seeking approval of the Chairman, NCRPB for change of land-use/setting up of petrol pumps in the following two places:-

- i) Proposal for setting up of petrol pump measuring an area of 5700 sq.mts. in Khasra No.63 at Village Jokaka, Tehsil Tijara, Dist. Alwar on State Highway No. 24.
- ii) Proposal for setting up of an petrol pump measuring an area of 3760 sq.mts. in Khasra No.118 at Village Odara, Tehsil Kishangarhbas, Dist. Alwar on State Highway No.24.

In this regard I am directed to convey that the above proposals have been approved by the Minister for Urban Development/Chairman, NCR Planning Board.

The proposal for amendment to Zonal Regulations, by which the State Govt. would not be required to send the proposal for permitting petrol pumps in green belt, may await the notification of Regional Plan-2021.

Yours faithfully,

(J.S. Dua)

Under Secretary to the Govt. of India

Annexure-III

Change of landuse from 'rural use' to 'residential use' for an area measuring 252.4 acres at Savda-Ghevra for relocation of Slums/Squatters in NCT-Delhi



P.K.Pradhan
Joint Secretary (DL)
Tel.No.23018255
Fax No.23019028

भारत सरकार
शहरी विकास मंत्रालय
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

नई दिल्ली-110011, तारीख 200
New Delhi-110011, Dated the 200

D.O.No.K-13011/11/2004-DDIB
December 29, 2004

Dear Dr. P.K. Mishra,

Please refer to D.O. letter No.K-14011/92/2004-NCRPB dated 23.12.2004 regarding change of land use of 252.4 acres of land at Savda Ghevra for relocation of existing slum/JJ squatters.

2. Slum & JJ Deptt. of MCD vide their letter No.FAP/3127(45)/Arch.(s)/2003/(Part)D-1077 dated 22.12.2004 have sent a comprehensive proposal to NCRPB in this regard. The matter may kindly be examined urgently and placed before the Planning Committee for consideration.

With best regards,

Yours sincerely,

(Signature)
20/12/04
(P.K. Pradhan)

Dr. P.K. Mishra,
Member Secretary,
NCR Planning Board,
Zone-IV-B, 1st Floor,
India Habitat Centre,
Lodhi Road,
New Delhi.

What is
the position?

CEP
Dr. P.K. Mishra
H. P.K. Mishra
JD(ROR/y)

AD(PRB)
20/12/04

22/12/04
5-1-05

20/12/04
5/1/05

ए.के. जैन
A.K. Jain
आयुक्त (योजना)
COMMISSIONER (PLANNING)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार, इन्द्रप्रस्था एस्टेट
VIKAS MINAR, INDRAPRASTHA ESTATE
नई दिल्ली-110002
NEW DELHI-110002
Ph.(फोन) : 2337 8085, 23379536 ((Fax))

No.F.20(1)2001/MP/ 409

December 2004

To

Member Secretary
N.C.R.P.B.
1st Floor, Zone-IV. IHC
Lodhi Road
New Delhi

Sub : Change of land use of 252.4 acres of land at Savda Ghevra for
relocation Slum/Squatters

Sir,

This is with reference to our telephonic conversation on the above subject. I have requested Addl. Commr.(Slum&JJ) to send relevant details to your office so that the proposal for change of land use approved by the Authority in its meeting held on 5.7.2004 can be further considered by the NCRPB.

Thanking you,

Yours faithfully,

(A.K. JAIN)
Commissioner(Plg.)

Copy to:

1. Dir.(DD), MOUD, with reference to her DO No.K-13011/11/2004-DDIB dated 25.11.2004.
2. Addl. Commr.(Slum&JJ) alongwith a copy of this office letter dated 16.11.2004 and Authority agenda/Resolution with request to take further necessary action for submission of requisite documents/information to the Member Secretary, NCRPB.
3. PS to VC, DDA.

1332/2004 (L&U) / 04
31/12/04

डा. ए.के. जैन No. 8/2
दिनांक 24/12/04
हस्ताक्षर

MS/Pl / CRP
28

24/12
CRP

DDA (L&U) / 04
31/12/04



NO. F.20(1)2001/MP/386

FROM: A K MANNA
FI.DIR. (MP)

To
From
Year 2001

TO:

The Director (DD)
Govt. of India,
Ministry of Urban Development &
Poverty Alleviation, Human Habitat
New Delhi.

20/11/01
Joint Development Authority
From Mr.
VIKAS MINAR 100
No. 11, 1022
C.P. BASTAR
1st Floor-2
New Delhi-2

Date: 16-11-01
6th floor, Vikas Minar

Sub: Change of land use of 252.4 acres of land at Nayda Ghewra for
relocation Slum / Squatters

Sir,

This is with reference to your letter dated 3.11.2001 on the above subject.
In this regard the following may be considered:

1. As per the minutes of the Authority meeting held on 5.7.2004 the
proposal contained in the agenda item was approved by the Authority and the Vice
Chairman assured the Member Secretary of the NCR Planning Board that the
proposals shall be sent to the Board in addition to the Ministry of Urban
Development for their consideration.

In compliance of the Authority decision we had forwarded the proposal as
approved by the Authority to MOUD vide letter dated 10.8.2004 and a copy to
Chief Regional Planner NCRPB, and to Addl. Commr (Slum & JJ), MCD. Further,
as desired by Ministry letter dated 6.9.2004 the following documents are also
enclosed:

- (i) Site Plan
- (ii) Agenda / decision of the Technical Committee dated
12.5.2004.

Rest of the document/information may be obtained from
the land owning agency i.e. MCD (slum & JJ Wing)

Further attention is invited to National Capital Region Plan-2021, which
was approved in the meeting of the NCRPB dated 28.10.2001, wherein this area
appears to be part of the Urbanisable Zone. However, the position may be
confirmed by NCRPB.

Thanking you,

Yours faithfully,

(AK MANNA)

Copy to:

1. Commissioner MCD, with the request to take up the matter with the
NCRPB/MOUD and submission of necessary information / documents as
desired by MOUD vide its letter dated 6.9.2004 and 3.11.2001 (copy
enclosed)
2. Member Secretary, NCRPB, 1st floor, Zone IV, India Habitat Centre,
Lodhi Road, New Delhi.

ROD

OSD to Vice Chairman, DD, with the request to delete the TWR No
1781B dated 1.11.2001

Joint Director



Slums & J.J. Department

Municipal Corporation of Delhi

Punarvas Bhawan, Indraprastha Estate,
New Delhi-110002 (INDIA)

FAP/3127(45) Arch.(S)/2003
D.O.No. (Part)/D-107

Dated 22/12/04

To

✓ The Member Secretary,
N.C.R.P.B.,
1st Floor Zone-IV, IHC,
Lodhi Road,
New Delhi

✓ Subject: Change of land use of 252.4 acres of land at Sawda-Ghevara for relocation of Slums/squatters.

Sir,

This has reference to the letter of the Commissioner (Planning) of December 10, 2004 whereby the Commissioner (Plg) has asked the Slum & JJ Department to furnish certain information to the NCRPB on the subject cited above.

566/MS/D

23.12.04

22/12
C/P

In this connection, it is stated that the Site Plan and the Agenda/decision of the Technical Committee dated 12.05.2004 have already been sent to you by the Joint Director (MP), DDA. However, copies of these documents are again enclosed herewith for your ready reference.

U. exam

As regards the information with regard to the Hon'ble High Court of Delhi orders and the availability of infrastructure etc., the factual position is as under:

The Hon'ble High Court of Delhi vide Order dated 03.03.2003 in a Public Interest Litigation titled Wazirpur Barton Nirmata Sangh Vs Union of India, has directed

as follows:

23/12/04

MS pl.

1327/JA(RP&L)/04

24/12/04

Please mark the site as per RP Landuse MS 4/1/05

Planning Assistant

हस्ताक्षर/Signature

30

803
23/12/04...

..2/-



Slums & J.J. Department

Municipal Corporation of Delhi

Punarvas Bhawan, Indraprastha Estate.
New Delhi-110002 (INDIA)

D.O.No. _____

Dated _____

: 2 :

"We, therefore, direct all the authorities concerned, i.e., DDA, MCD, PWD, DJB as well as the Central Government to forthwith remove all the unauthorised structures, jhuggies, places of worship and/or any other structure which are unauthorisedly put in Yamuna bed and its embankment within two months from today."

A copy of the order of the Hon'ble High Court of Delhi is also enclosed herewith for your ready reference.

- (ii) ***As far as provision of various infrastructure in the proposed complex of Sawda and Ghevra is concerned, it may be pointed out that the site covering an area of 252.4 acres is located between the Rohini Project Scheme and NCT Boundary. It forms part of Planning Zone "N" for which no Zonal Development Plan has yet been prepared by the DDA. The location of the site has been identified on the Survey of India sheet which is enclosed. The location of the site partly overlaps the proposed alignment of 80 metre road (i.e., UER-1) which connects NH-1, GT Karnal Road NH-10 i.e., Rohtak Road. The alignment plan is yet to be finalized. As per the Master Plan 2001, the site is part of rural area which needs integration with the Urban Extension Plan. The proposed alignment of the 80 metres road i.e., UER-1 is passing through the middle of the site, thus bisecting it into two equal parts.***

..3/-



Slums & J.J. Department

Municipal Corporation of Delhi

Punarvas Bhawan, Indraprastha Estate,
New Delhi-110002 (INDIA)

D.O.No. _____

Dated _____

: 3 :

Presently, the proposed site is abutting 5.8 metre wide road connecting Sawda and Ghevra village. This has to be widened as per requirement of the relocation scheme. We have proposed the access road 30 metres RW in the proposed development plan maintaining equal widening on both the sides of the existing road.

There are no peripheral services available in the area as of now. For drinking water supply we will provide deep water Tubewell as an interim arrangement which will eventually be connected with the neighbourhood network of the Delhi Jal Board as and when it comes in the periphery.

For sewerage system, we have proposed Community Toilet Complexes with septic tanks as an interim measure. This shall be eventually connected to two Mini Sewage Treatment Plants for which provision has already been made in the layout plan. Copy of the tentative proposed development Plan which is yet to be approved by the Competent Authority is also annexed herewith for perusal and ready reference.

It shall be very pertinent to mention here that the slum & JJ Department, MCD is under pressure of about 13 Government agencies for relocation of jhuggies existing on their lands for which they have also paid the relocation charges to the MCD. All these government agencies need the lands for various public interest projects which are delayed due to non-relocation of jhuggies and non-relocation of jhuggies is due to non-availability of land. Further, to emphasis the urgency of the matter, it is stated that

..4/-



Slums & J.J. Department

Municipal Corporation of Delhi

Punarvas Bhawan, Indraprastha Estate.
New Delhi-110002 (INDIA)

D.O.No. _____

Dated _____

: 4 :

as many as 3454 jhuggies are required to be removed/shifted from the Safety Zones of the Railways for which the MCD is under tremendous pressure from the Ministry of Railways. This shall be possible only after the land at Sawda-Ghewara is developed after the change of land use is permitted.

In view of the position explained above, it is requested that expeditious decision may kindly be taken in the matter to enable the Ministry of Urban Development to notify the change of land use enabling the MCD to carryout out its obligation.

(K.D. AKOLIA)
Addl. Commissioner (S&JJ)

The court case titled as public interest litigation and in the matter of Wazirpur Barton Nirmata Sangh Vs Union of India. The Hon'ble High Court of Delhi vide orders dated 3.3.2003 directed as follows :

We, therefore, direct all the authorities concerned, i.e. DDA, MCD, PWD, DJB as well as the Central Government to forthwith remove all the unauthorised structures, jhuggies, places of worship and/or any other structure which are unauthoriseldly put in Yamuna bed and its embankment within two months from today.

Orders

03.03.2003

Present: Mr. Anand Yadav for the petitioner,
Mr. Harjit Singh for counsel for UOI.
Ms. Geeta Mittal for the DDA.
Ms. Avnish Ahlawat for the DVB.
Ms. Geeta Luthra for NCT of Delhi.
Mr. M.Chand for MCD.
Ms. Aruna Tikku for Railways.

43/c

CW No. 2112/2002

In CWP 4441/84, this Court passed a judgment dated 29.11.0 and considering all the aspects and taking relevant material into consideration, it was observed that pursuant to the scheme which has been formulated by the respondents, that is, the Union of India as well as the Government of NCT of Delhi, and the yardsticks for allotment of land to the jhuggi dwellers, the Government would require approximately 3,000 hectares of land, and land to that extent, is not available in Delhi. It was also observed that the tardy nature of progress for re-allocation would require almost 272 years to resettle the slum dwellers taking into consideration the persons who are squatting up to 1998. What has happened from 1998 till date may make this figure of 272 years even more. The judgment has also taken into consideration that for requirement of 3,000 hectares of land, the Delhi Development Authority has acquired only 7,500 acres of land and whopping sum of acquisition cost of the said 7,500 acres of land is approximately Rs. 1,72,500,00,000 and development cost for the said required land would be Rs. 42 thousand crores.

We have been told that the Government of NCT of Delhi and the Union of India have filed an SLP against the said judgment. Therefore, we are not passing any order with that aspect of the matter

What is required to be done in the present situation in this never ending drama of illegal encroachment in this capital

city of our Republic? River Yamuna which is a major source of water has been polluted like never before. Yamuna Bed and both the sides of the river have been encroached by unscrupulous persons with the connivance of the authorities. Yamuna Bed as well as its embankment has to be cleared from such encroachments. Rivers are perennial source of life and throughout the civilised world, rivers, its water and its surroundings have not only been preserved, beautified but special efforts have been made to see that the river flow is free from pollution and environmental degradation. The Yamuna River has been polluted not only on account of dumping of waste, including industrial waste, medical waste as well as discharge of unhygienic material but the Yamuna Bed and its embankment have been unauthorisedly and illegally encroached by construction of pucca houses, jhuggies and places for religious worship, which cannot be permitted any more. As a matter of fact, under the garb of reallocation, encroachers are paid premium for further encroachment. Delhi with its present population of twenty million people can take no more. In view, of the encroachment and construction of jhuggies/pucca structure in the Yamuna Bed and its embankment with no drainage facility sewerage water and other filth is discharged in Yamuna water. The citizens of Delhi are silent spectators to this state of affairs. No efforts have been made by the authorities to remove such unauthorised habitation from Yamuna Bed and its embankment.

We, therefore, direct all the authorities concerned, i.e., DDA, MCD, PWD, DIB as well as the Central Government to forthwith remove all the unauthorised structures, jhuggies, places of worship and/or any other structure which are unauthorisedly put in Yamuna Bed and its embankment within two months from today.

Orders

411/4

Renotify on 14th of May, 2003 for reporting compliance.

Mr. Amarjit Singh Chandhok, Senior Advocate, who is present in Court is appointed as amicus curiae to assist this Court. DASTI to all the concerned parties.

March 03, 2003

sd/-

VIJENDER JAIN
Judge

sd/-

D.N. CHATURVEDI
Judge.

True copy

Vijender
C.A. 51



विकास एवं जल संयोजन विभाग
नगरपालिका कार्यालय
विकास प्राधिकरण
DEVELOPMENT AUTHORITY
विकास भवन
VIKAS SADAN
मार्ग. एन. ए.
I. N. A.

201/0
28/0

संख्या: E.3(10)2000-MP/697

सेवा: R.K. Jain
From: Jt. Director (MP)

दिनांक: Dy. Director (LA) L&B Deptt.,
To: G.N.C.T.D., Vikas Bhawan,
New Delhi.

R.1.188.16.4/1000
19/7/01

नई दिल्ली Dated: 16.7.2001
New Delhi-23.....19...

Sub: Acquisition of land at Savda & Gavera and Kudnapur (Jahangirpuri and Bhalswa).

Madam

This is with reference to your letter No. E.11(81)/2000/L&B/LA/3612 dt. 13.6.01 and other references for issue of notification u/s 4, 6, & 17(1) of L.A Act in respect of the following lands:-

- Kadipur (Bhalswa & Jahangirpuri) Area - 65 Acres.
- Savda & Gavera area - 257 acres
- Hirankudna alias - Jattarpur - area 225 acres

The above proposals were discussed in a meeting under the chairmanship of JS (DL) MOUD & PA, which was held on 5.7.2001 and it was decided that the DDA will process the issue of NOC for acquisition of lands at 'a' & 'b' above, while Land & Building Department will forward the proposal for acquisition of land at Hirankudna.

I am to convey the NOC for acquisition of proposed lands at Kadipur and Savda/Gavera subject to the following:-

- For land at Kadipur, proper linkages/road network and services may be developed integrating other adjacent lands.
- The site at Savda/Gavera is to be integrated with the urban extension plan where a 60 mtr. wide road linking NH-10 (Rohrak Road) and NH-1 (GT Karnal Road) is proposed. The proposed area under road may be reserved as open/green.
- The proposals for change of land use may be referred to DDA on the basis of actual acquisition of land by Shan & JJ Wing.

This is done with the approval of V.C. (DD)

Courteously,

(R.K. JAIN)
Jt. Director (MP)

Director (DD, MOUD & PA)
Addl. Commissioner, Shimla
Secretary to Lt. Governor with reference to P.O. No. 1005/2001-RN/L&B dated 25.6.2001
P.S. to Minister of Urban Development, Environment, Forest, Wildlife and Election - with reference to his letter dated 26.6.2001

Jt. Director (MP)

24

No. K-20013/13/97-DDVA
Government of India
Ministry of Urban Development & Poverty Alleviation
Delhi Division

Nirman Bhawan, New Delhi
Dated the 10th, July 2001

Sub:- Minutes of the Meeting.

A meeting was held on 5.7.2001 at 5.00 P.M. in the chamber of Jt. Secretary (DL), Ministry of Urban Development and Poverty Alleviation to discuss the present position of the acquisition of land at Kadipur- Bhalswa Jahangirpuri, Savda Gavera and Hiran Kudana Zafarpur, Delhi. The representative of L & B Deptt., GNCTD, DDA and Slum & J.J. Deptt. The list of participants is enclosed at "A".

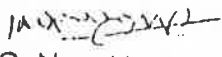
2. The Addl. Secretary L&B Deptt., GNCTD informed that that they have approached DDA for the issue of No Objection Certificate (NOC) in respect of land Acquisition at Savda Gavera and Jahangirpuri Bhalswa. The requisite NOC is awaited from DDA. So far the acquisition of land at Hiran Kudana is concerned, she informed that the draft notification from the office of the Divisional Commissioner is awaited. As soon as it is received, DDA would be moved for issue requisite NOC in respect of this land. In the meantime, DDA may examine the issue of NOC in respect of this land.

3. Jt. Secretary (DL) emphasized the urgent need of taking immediate action for the acquisition of land in these areas in the context of relocation of JJ dwellers from Yamuna bank by the Slum & JJ Deptt. This has to be done on priority basis in view of the commitment made before the Supreme Court on Yamuna Mailey case.

4. The pros & Cons different land sites proposed to be acquired and the manner in which the land is to be acquired at Savda Gavera and Bhalswa Jahangirpuri was discussed with the Addl. Commissioner (Plg) of DDA. The Additional Commissioner (Planning) explained as per the Urban Extension Plan there is provision that 60 mtr. wide strip joining NH 10, Rohtak Road, GT Karnal Road at Savda Gavera should be reserved for the future development of infrastructure such as Road. The Addl. Commissioner (JJ & Slum) agreed with the proposal. However, it was finally agreed that DDA should issue NOC on these lands immediately to enable the land and Building Deptt. to issue further notification for acquisition the land.

25/4

5. The letter of the Chief Secretary, GNCTD in which he has approached this Ministry to file an application in the Supreme Court where the High Court has given stay orders in the land Acquisition cases was also discussed. The Addl. Secretary, GNCTD was given a list of such case and requested to give the details of these cases along with a draft application to be filed in the Supreme Court by this Ministry.


(R.C. Nayak)
Under Secretary to the Govt. of India

As per the list of Participants:-

DELHI DEVELOPMENT AUTHORITY
(PR. COMM. CUM. SECY.OFFICE)

No. 2(2) 2004/MC/DDA/66

Dated: 16.7.2004

Sub: Minutes of the Authority's
meeting held on 5.7.2004.

Please find enclosed herewith minutes of the
Delhi Development Authority's meeting held on 5.7.2004
on each Item (s) pertaining to your department for
information and necessary action.

It is requested that necessary action taken
note may kindly be sent at the earliest so that it
may be placed in the next meeting of the Authority.

By: Director (P&C)

Copy to:

- | | | |
|------|-----------------------------|-----------------------------|
| 1. | Chief Vigilance Officer. | Item No. 26/2004. |
| 2. | Commissioner (Pers.) | Item No. 24, 28/2004. |
| 3. | Commissioner (LD). | Item No. 35/2004. |
| 4. ✓ | Commissioner (Plg.) | Item No. 27, 29 to 31/2004. |
| 5. | Financial Adviser (Housing) | Item No. 23/2004. |
| 6. | Director (Works). | Item No. 25/2004. |
| 7. | Director (PR). | |

JDCMP) 16.7.04

180
1.6.1.
ITEM NO. 30/2004

Sub: Change of landuse of 252.4 acres of land at Savda-Ghevra for relocation of
Shim/J.J. Squatters.
F.20(1)2000/MP.

Proposals contained in the agenda item were approved by the Authority. The Vice-Chairman assured the Member Secretary of the NCR Planning Board that the proposals shall be sent to the Board in addition to the Ministry of Urban Development for their consideration.

ITEM NO. 31/2004

Sub: Change of landuse for an area of 3.36 Ha. from 'Recreational' to 'Commercial' in Tri Nagar for DMRC Project.
F.20(2)2000/MP/Pt. II.

The Lt. Governor mentioned that the lands to be used for commercial purposes by DMRC should be based on their specific requirement at each location rather than uniform requirements being followed for every station. It was pointed out that the DMRC proposals were in pursuance of the approved pattern of financing where under-revenues have also to be raised from property development, and the area involved in respect of different stations was different. However, the observations of Lt. Governor would be duly kept in view when fresh proposals are received.

The Chief Planner (TCPD) was of the view that a detailed study should be conducted to assess the quantum of additional traffic likely to be generated in the area as well as the impact of reduction in the green cover in the area after permitting the change of land use. The Vice Chairman mentioned that these issues are discussed in detail in the Technical Committee meeting, where representatives of all the concerned agencies are invited.

After detailed deliberations, it was decided to leave out the un-acquired land portion measuring 3585 sq.mtr. from the process of change of land use and to recommend the change of land use from 'recreational' to 'commercial' for the remaining area, which had already been acquired.

The Lt. Governor further advised that the DMRC should be asked to keep the ecological aspects in mind while developing their commercial areas/stations and the DMRC must provide adequate green cover at all locations.

[seen signed]

11.01.2004

Sub : Change of landuse of 252.4 acres of land at Savda Ghevra for relocation of Slum/JJ Squatters.
(File No.F20(1)2004/MP)

1.0 Background

In pursuance of the orders of Hon. High Court for the purpose of relocation of existing Slum/Squatters, the MCD had identified some lands at Savda Ghevra and requested the DDA for issuance of NOC for acquisition of land measuring 252.4 acres (approx.) accordingly.

Upon examination, DDA vide his letter dated 16.7.2001 conveyed the NOC for acquisition under the following conditions:-

- i) The site at Savda Ghevra is to be integrated extension plan while a 80 mts. Wide road linking Road) and NH-1 (GT/Karnal Road) is proposed.
- ii) The area under road may be reserved as open proposals for change of landuse may be referred on actual acquisition of land by Slum & JJ Wing.

Director (Town Planning), Slum & JJ Deptt. MCD vide his letter dated 7.8.2003 confirmed that 252.4 acres of land has been made available by Lands and Building Deptt. of GNDI at Savda/Ghevra after acquiring the same for slum/JJ relocation under Section 46 and 17(I) of Land Acquisition Act, 1894. It has been requested to expedite the proposal for change of landuse of the said site so that implementation of the scheme can be undertaken in a time bound manner.

2.0 The Site and Present Status

The site covering an area of 252.4 acres is located between the Rohini Project Scheme and NCT Boundary. It forms part of Planning Zone 'N' for which no Zonal Development Plan has yet been prepared. As identified by the Slum & JJ Deptt. MCD, the site has been marked on the Structure Plan (of rural area) along with physical references (aid on table).

The location of site partly overlaps the proposed alignment of 80 mts. Road (i.e. UER-I) which connects NH-1 (i.e. GT/Karnal Road) and NH-10 (i.e. Rohtak Road). The alignment plan is yet to be finalised.

3.0 Planning Observations & Technical Committee Recommendation

As per MPD-2001, the site is part of rural area and needs integration with the urban extension plan as per condition attached with NOC. In the absence of the Zonal Development Plan of the area, however, it is not possible to firm up the same presently.

The proposed alignment of 80 mts road (i.e. UER-I) is passing through the middle of the site, thus bisecting it in two equal parts. Based on the tentative alignment of the road, the area to be covered by it, and infrastructure within the site are required to be maintained as green, so that the same can be developed/accommodated later. The Technical Committee also considered the proposal in its meeting on 12.5.2004 vide item No.17/2004 and recommended approval subject to the above condition.

4.9 Recommendation

Being a priority matter, also being monitored by the Court, the proposal for change of land use of the site measuring 252.4 acres from "Rural" to "Residential" is recommended for the approval of the Authority with the condition that the layout plan be prepared for the site in a manner that the area under proposed for the 80 mts. Road is to be kept as green all in accordance of its alignment.

RESOLUTION

URBAN EXTENSION PLAN

- SHOWING THE SITE OF SAWDA AND CHEYRA / ALLOTTED TO SLUM JJ DEPT. FOR RELOCATION OF THUGGIES

• TOTAL AREA OF SITE - 251.40 ACRES

• SITE BOUNDARIES

NORTH - MANGOL PUR DRAIN

SOUTH - NO. KH 21/8, 9 & 10 VILL

EAST - TIKRI KALAH AND SULTAN PUR MINAR NIZAMPUR SAWDA CHEYRA ROAD

WEST - 458, 459, 439, 438, 464, 465 OF VILL SAWDA

THE LANDUSE REQUIRED TO BE CHANGED

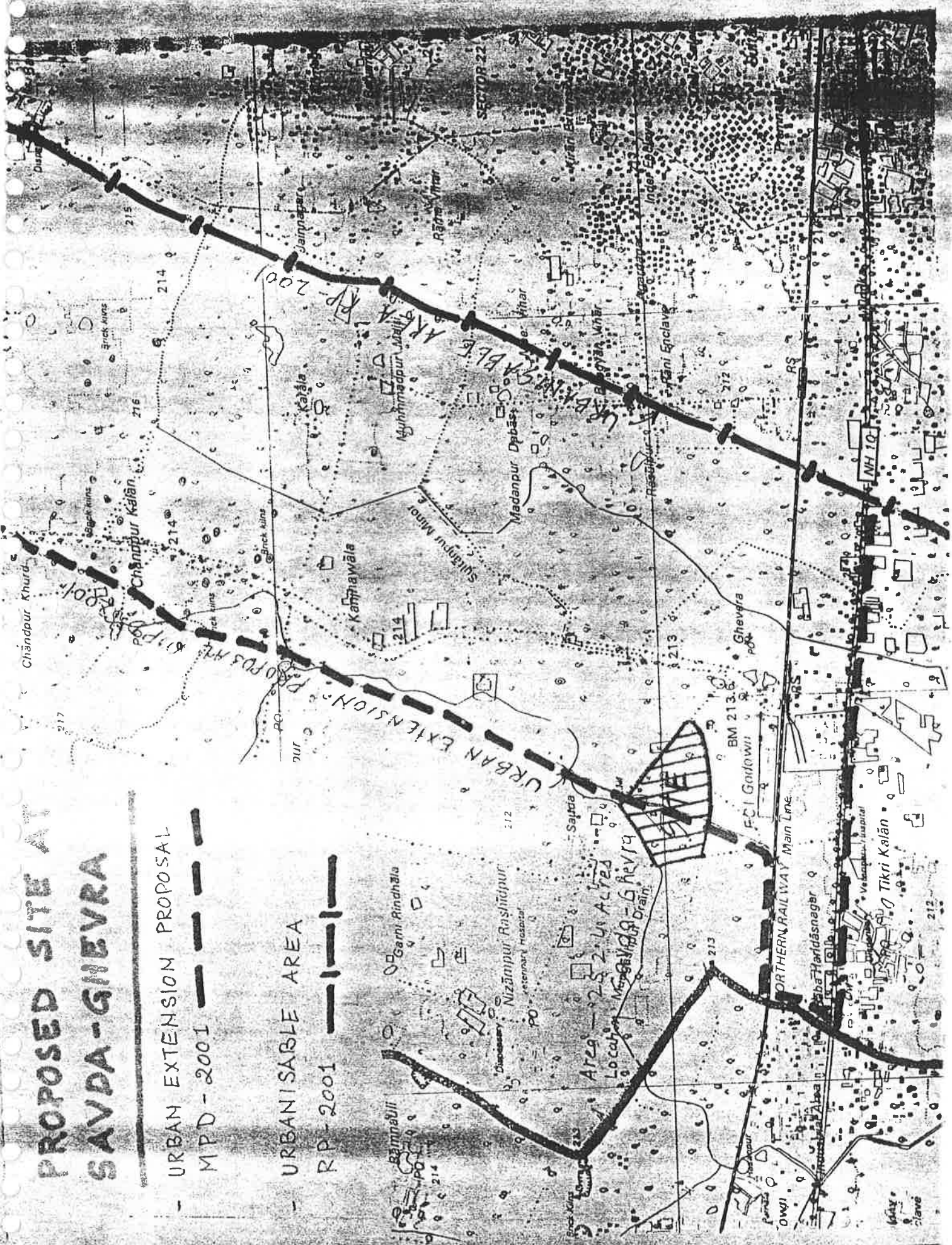
PROPOSED SITE AT SAVDA-GHEVRA

- URBAN EXTENSION PROPOSAL

MPD - 2001

- URBANISABLE AREA

RP - 2001



Annexure-IV

Change of landuse of an area measuring 1506.89 ha. from 'rural' to 'residential, commercial, industrial, P&SP, recreational, transportation & utilities' in Narela-Bawana Industrial Area.



P.K.Pradhan
Joint Secretary (DL)
Tel.No.23018255
Fax No.23019028

भारत सरकार
शहरी विकास मंत्रालय
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

नई दिल्ली-110011, तारीख 200
New Delhi-110011, Dated the 200

D.O.No.K-13011/5/2000-DDIB(Vol.IV)
January 15, 2005

Dear Dr. Mishra,

Please find enclosed a copy of letter No.F.4(3)98/MP/1283-EP dated 22.11.2004 from Vice-Chairman, DDA regarding change of land use of an area measuring 1506.89 ha. In Narela-Bawana industrial area.


2. It may kindly be recalled that originally DDA had proposed change of land use for an area of 2366 ha. In the above mentioned area from rural to various other uses. The Planning Committee in its 46th meeting held on 23.02.2001 had agreed to the change of land use of 1850 acres (778.17 ha.) only out of 2366 ha. to facilitate relocation of industries in accordance with the directions of the Hon'ble Supreme Court. In the present proposal the DDA has proposed for change of land use of the balance area of 1506.89 ha. which includes 194.76 ha. for industrial use.

3. As you are aware, in accordance with the Supreme Court's order dated 7.5.2004 the Govt. of NCT of Delhi is required to relocate the industries from the residential and non-conforming areas in a time bound manner. Availability of the above mentioned land for the purpose will help considerably in their efforts to implement the judgement.

4. I shall, therefore, be grateful if necessary views/clearance of the NCR Planning Board may be communicated at the earliest for further consideration of the matter.

With best regards,

Yours sincerely,


15/1/05
(P.K.Pradhan)

Dr. P.K. Mishra,
Member Secretary,
NCR Planning Board,
India Habitat Centre,
New Delhi.

15/1

CR/P on Town
50/PP/60

R. Pradhan
2005/18/1/05
46



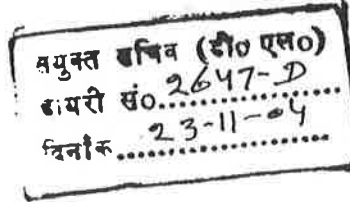
Madhukar Gupta, IAS

उपाध्यक्ष

Vice - Chairman

दिल्ली विकास प्राधिकरण

Delhi Development Authority



विकास न
Vikas Sadan
नई दिल्ली - 110023
New Delhi - 110023
Ph. : 2469 7900
Fax : 2462 3968

D.O.No.F.4(3)98/MP/1283-L
Dated: November 22, 2004

Dear Shri Pradhan,

This is regarding change of landuse of an area measuring 1506.89 ha. in Narela-Bawana industrial area Phase-II, which is part of the Zonal Development Plan of Narela Subcity project and the same stands referred to the Ministry of Urban Development for final notification on 20.11.2000 (Annexure-A). As per the instructions received from the Ministry of Urban Development, the change of land use of the area would be taken only after the land is notified for acquisition.

2. Thereafter, a notification inviting for objections/suggestion was published for 2366 ha. of land, referred as Narela Bawana Industrial area Phase-II on 23rd November, 2000 for change of landuse (Annexure-B). Out of this, an area of about 859.1 ha. in 4 different pockets was notified for change of land use on 8.5.01 (Annexure-C). A copy of the draft plan of zone M, N, P (Pt.) showing the above is enclosed (Annexure-D).

3. In the plan approved by the Authority and referred to the Ministry, the landuse of 175 ha. of land in the west of Delhi Karnal railway line was proposed for warehousing and depot (WD). However, as per the letter dated 11.09.2001 of Director (DD) MOUD (Annexure 'E'), it has been desired to withdraw the proposal for warehousing from the site at Holambi-Kalan for shifting of oil depot to Tikri Kalan. As such the land use of this site has been proposed as 'Manufacturing' keeping in view the Hon'ble Supreme Court orders regarding shifting of industries from non-conforming areas. This site for industrial use was identified by the Technical Committee in its meeting held on 3.11.01.

In view of the notification of the balance land for acquisition in Narela-Bawana Phase-II area and various development activities in this area, it is proposed to change the landuse of this balance area of 1506.9 ha. from 'rural' to residential, commercial, industrial, Public and Semi Pubic, recreational, transportation and utility as per the details given below:-

Residential	630.94 hectares
Commercial	40.61 hectares
Manufacturing	194.76 hectares
Public & Semi Public (PSP)	69.44 hectares
Recreational	347.64 hectares
Utility	73.87 hectares
Transportation	149.63 hectares

Total:

1506.89 hectares

Contd.....2

A copy of the composite structure plan of 2366 ha. earlier sent to Ministry for final notification on 20.11.2000 showing various land uses (Annexure-F) and a copy of the same showing 4 pockets already notified on 8.5.2001 along with the balance land of 1506.9 hectares to be notified with the landuses (Annexure-G) are annexed herewith. The Zonal landuse distribution is subject to the availability of land.

4. Keeping in view the Supreme Court directions regarding shifting of industries, development of activities at Bawana Industrial Area, Slum & JJ Scheme, development of sanitary landfill site as well as linking of GT Karnal Road with Rohtak Road through UER-I & UER-II via Rohini and Narela Project, an early change of landuse is required.

5. It is requested that the change of landuse as explained under Para 3.0 above may kindly be notified at the earliest.

With best wishes

Yours sincerely,

C. Gupta

(MADHUKAR GUPTA)

Encl. As above.

Shri P.K. Pradhan,
Jt. Secretary (D&L),
Ministry of Urban Development
& Poverty Alleviation,
Nirman Bhawan,
New Delhi-110001.

F.4(3)98/MP/ 2353

R.K. JAIN
JT.DIR.(MP)

दिनांक

Date

20/11/2K

The Under Secretary (DD)
Govt. of India,
Ministry of Urban Development &
Poverty Alleviation, Nirman Bhawan
New Delhi.

Sub: Zonal Development plan for zones M, N & P (Part)
Narela sub-city.

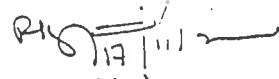
.....

Sir,

The Zonal Development plan of zones M, N & P (Part) was considered in the Authority's meeting held on 18.10.2000 vide item no.77/2000, for final notification. The minutes are still awaited. However, I am directed to enclose two copies of the text of Zonal Development plan of zone M, N & P (Part) alongwith plans with the request to process the case for final notification. The minutes of the Authority meeting will be sent separately.

Thanking you,

Yours faithfully,


(R.K. JAIN)
JT.DIR.(MP)

Encl: As above (two copies of the text of ZDP of zone M, N & P alongwith plans).

Copy to: Jt.Dir.(MC), DDA, Vikas Sadan with the request to send the minutes of the Authority meeting in respect of item no.77/2000.



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

नई दिल्ली, बुधवार, नवम्बर 23, 2000/अग्राहायण 2, 1922
NEW DELHI, THURSDAY, NOVEMBER 23, 2000/AGRAHAYANA 2, 1922

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 23 नवम्बर, 2000

का.311. 1045(अ)।—केन्द्र सरकार का दिल्ली मुख्य योजना-2001/प्रयोग विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव निम्न जगहों पर प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो तो वह अपनी आपत्ति/सुझाव योजना के जारी होने की तारीख से 30 दिनों की अवधि के अन्दर आयुक्त-एवं-सचिव, दिल्ली विकास प्राधिकरण, "बी" ब्लॉक, आई.एन.ए., नई दिल्ली को लिखित रूप में भेज सकता है। आपत्ति करने/सुझाव देने वाला व्यक्ति अपना नाम और पता भी दे।

संशोधन—

"जंगल भूखण्ड, प्लॉट नंबर बी-1 (नोला उप नगर) में आने वाले लगभग 2366 हेक्टेयर (5844.02 एकड़) क्षेत्रफल, जो पूर्व में विद्यमान जंगल क्षेत्र के साथ, दक्षिण-पश्चिम में प्रस्तावित 100 मीटर चौड़ी राष्ट्रीय राजमार्ग कलां सड़क, पश्चिम में प्रस्तावित मवाला गेट नदी से (60 मीटर चौड़ाई) और उत्तर में प्रस्तावित 80 मीटर चौड़ी राष्ट्रीय राजमार्ग नाले/गेट बाइपास से घिरा हुआ है, के भूमि उपयोग को "सार्वजनिक उपयोग क्षेत्र" से निम्नलिखित में बदला जाया प्रस्तावित है—

1. आवासीय
2. व्यावसायिक
3. औद्योगिक
4. प्राकृतिक भू-और सार्वजनिक सुविधाएं
5. पार्क/बगीचा
6. सार्वजनिक
7. पार्क

721 हेक्टेयर प्लॉट-11

233 हेक्टेयर (प्लॉट-1 में 37.34 हेक्टेयर)

460.41 हेक्टेयर (प्लॉट-1 में 460.41 हेक्टेयर)

104 हेक्टेयर (प्लॉट-1 में 29.06 हेक्टेयर)

454 हेक्टेयर (प्लॉट-1 में 111.20 हेक्टेयर)

104 हेक्टेयर (प्लॉट-1 में 39.20 हेक्टेयर)

282.59 हेक्टेयर (प्लॉट-1 में 25.39 हेक्टेयर)"

2. उपरोक्त संशोधन को सभी माता काश निरीक्षण के लिए 7/11/00 तक अवधि के अंदर सभी कार्य दिये में मंजूर निदेशक, मुख्य न्यायाधीश, सभी मंत्रालय, विभाग मंत्रालय, आई.पी. एस्टेट, नई दिल्ली के कार्यालय में उपलब्ध रहेगा।

[No. F. 20(5)97/MP.]

विश्व मोहन बंसल, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 23rd November, 2000

S.O. 1015(E). —The following modification which the Central Government propose to make in the Master Plan for Delhi 2001 Zonal Development Plan, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner cum Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objection/suggestion should also give his/her name and address.

MODIFICATION

The Land use of an area measuring about 2366 ha (5844.02 acres) falling in Zone M, N & P Part (Narela Sub-City) and bounded by existing North Zone Railway line in the east, proposed 100 mt. wide road Holambi Kadan Road in the South/South East, proposed to Dawaan Pooth Elrud Road (60 mt. R/W) in the West, and proposed 30 mt. wide road/Darya Pur Drain/has pipe line in the North, is proposed to be changed from "Rural Use Zone - 60

- | | |
|------------------------------------|------------------------------------|
| 1. Residential | 721 ha. Phase II |
| 2. Commercial | 233 ha. (37.34 ha. in Phase I) |
| 3. Manufacturing | 460.41 ha. (460.41 ha. in Phase I) |
| 4. Public & Semi Public facilities | 104 ha. (29.06 ha. in Phase I) |
| 5. Recreational | 454 ha. (111.20 ha. in Phase I) |
| 6. Utility | 104 ha. (39.20 ha. in Phase I) |
| 7. Transportation | 289.59 ha. (25.39 ha. in Phase I) |

2. The plan indicating the proposed modification will be available for inspection at the office of the Joint Director, Master Plan Section, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days, during the period referred above.

[No. F. 20(5)97/MP]

V. M. BANSAL, Commissioner-cum-Secy.



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 298]

नई दिल्ली, बृहस्पतिवार, मई 10, 2001/वैशाख 20, 1923

No. 298]

NEW DELHI, THURSDAY, MAY 10, 2001/VAISAKHA 20, 1923

शहरी विकास और गरीबी उपशमन मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 8 मई, 2001

का. आ. 412(अ).—यतः यहां नीचे उल्लिखित क्षेत्र के संबंध में दिल्ली के मास्टर प्लान/आंचलिक विकास योजना में केन्द्र सरकार का जिन कुछ संशोधनों का प्रस्ताव है उन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1956 (1957 का 61) के खण्ड 44 के प्रावधानों के अनुसार दिनांक 23 नवम्बर, 2000 को नोटिस सं. एफ 20(5)97-एमपी द्वारा सार्वजनिक सूचना के रूप में प्रकाशित किया गया जिसमें उक्त नोटिस को तारीख के तीस दिन के भीतर उक्त अधिनियम के खण्ड 11-ए के उपखण्ड (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए।

2. यतः प्रस्तावित संशोधन के संबंध में केवल एक आपत्ति/सुझाव प्राप्त हुआ और यतः केन्द्र सरकार में मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद मास्टर प्लान को संशोधित करने का निर्णय लिया है।

3. अतः अब, उक्त अधिनियम के खण्ड 11-ए के उपखण्ड-2 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार, भारत के राजपत्र में अधिसूचना के प्रकाशित होने की तारीख से दिल्ली के उक्त मास्टर प्लान में एतद्वारा निम्नलिखित संशोधन करती है।

उपांतरण

1. नरेला प्रोजेक्ट में पड़ने वाले अधिसूचित खसरों के अनुसार और उत्तर में बवाना गांव/दरयापुर नाला/मौजूदा नरेला बवाना रोड, पीएसपी सहित प्रस्तावित 100 मीटर आर/डब्ल्यू रोड और सन्निकट रिहायशी पाकेट, पश्चिमी यमुना नहर/ईएसएस 220 कि. वो./गैस पाइप लाइन मौजूदा/मुख्य पावर लाइन/प्रस्तावित 100 मीटर (एम पी-1), 60 मीटर (एमपी-4), 60 मीटर (एम पी-5), आर/डब्ल्यू रोड सीईपीटी सहित जिला केन्द्र प्लैटेड फैक्टरी पूर्व में और पश्चिम में 60 मीटर आर/डब्ल्यू रोड-100 मीटर आर/डब्ल्यू रोड को जोड़ने वाली बवाना पूठ खुर्द रोड से घिरे 778.17 हैक्टेयर माप के क्षेत्र का भूमि उपयोग "ग्रामीण उपयोग जोन" से बदलकर निम्नलिखित ब्यौरे के अनुसार रिहायशी, वाणिज्यिक, औद्योगिक समूह, सार्वजनिक एवं अर्ध सार्वजनिक सुविधाएं मनोरंजन, यूटिलिटी और सरकुलेशन किया जाता है।

1. रिहायशी	9.13 है.
2. वाणिज्यिक	43.91 है.
3. औद्योगिक समूह	414.13 है.
4. सार्वजनिक एवं अर्ध सार्वजनिक सुविधाएं	34.56 है.
5. मनोरंजन	106.36 है.

6. युटिलिटी	30.13 है.
7. सरकूलेशन	139.96 है.
कुल	778.17 है.

2. नरेला प्रोजेक्ट में पड़ने वाले अधिसूचित खसरों के अनुसार और उत्तर पश्चिम में मौजूदा बवाना रोड़/प्रस्तावित 80 मीटर रोड़, पश्चिम में पश्चिमी यमुना नहर, पूर्व/दक्षिण मौजूदा कच्ची रोड़/गांव बवाना के रेवन्यू क्षेत्र से पिरे 40.46 हैक्टेयर माप के क्षेत्र का भूमि उपयोग "ग्रामीण उपयोग जोन" से बदलकर रिहायशी किया जाता है।

3. नरेला प्रोजेक्ट में पड़ने वाले अधिसूचित खसरों के अनुसार और उत्तर में गांव होलंबी कलां और सोनठ के रेवन्यू क्षेत्र, पश्चिम में 400 कि. वो. हाई टेंशन लाइन, दक्षिण पश्चिम में मौजूदा होलंबी कलां रेवन्यू क्षेत्र और पूर्व में गांव होलंबी कलां के रेवन्यू क्षेत्र से घिरे 28.33 हैक्टेयर माप के क्षेत्र (मौजूदा होलंबी/सोनठ रोड़ से लगा भूमि का तिकोना टुकड़ा) का भूमि उपयोग "ग्रामीण जोन" से बदलकर रिहायशी किया जाता है।

4. नरेला प्रोजेक्ट में पड़ने वाले अधिसूचित खसरों के अनुसार और उत्तर में 400 कि. वो. हाई टेंशन/मौजूदा होलंबी कलां सोनठ रोड़, दक्षिण में गांव होलंबी कलां के रेवन्यू क्षेत्र, पूर्व में होलंबी कलां के रेवन्यू क्षेत्र और पश्चिम में प्रस्तावित सीईटीपी/प्रस्तावित 60 मीटर चौड़ी रोड़ से घिरे 12.14 हैक्टेयर माप के क्षेत्र का भूमि उपयोग "ग्रामीण उपयोग जोन" से बदलकर रिहायशी किया जाता है।

[सं. के-13011/5/2000-डीडी 1 बी]

देवेन्द्र कुमार गोयल, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 8th May, 2001

S.O. 412(E).—Whereas certain modifications which the Central Government proposes to make in the Master Plan for Delhi 2001/Zonal Development Plan regarding the area mentioned hereunder were published as a Public Notice with No. F. 20(5)97/MP dated the 23rd November, 2000 by Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas only one objection/suggestion was received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan.

3. Now, therefore, in exercise of the powers conferred by Sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India.

MODIFICATIONS:

1. "The land use of an area measuring 778.17 hectares as per notified khasras falling in Narela Project and bounded by Bawana Village/Daryapur drain/existing Narela Bawana Road in the North, proposed 100 mt. R/W Road, including P.S.P. and adjoining residential pocket, Western Yamuna Canal/E.S.S. 220 KV/Gas Pipeline existing/main power-line/proposed 100 mt. (MP I), 60 mt. (MP 4), 60 mt. (MP 5), R/W Road including CETP, District Centre flatted factory in the East and proposed 60 mt. R/W Road—Bawana Pooth Khurd Road connecting 100 mt. R/W Road in the West is changed from "Rural Use Zone" to Residential, Commercial, Industrial Clusters, Public and Semi Public facilities, Recreational, Utility and Circulation as per details given below:

1. Residential	9.13 ha.
2. Commercial	43.91 ha.
3. Industrial Clusters	414.13 ha.
4. Public and Semi Public facilities	34.56 ha.
5. Recreational	106.36 ha.

-67-

19 22
ans

6. Utility	30.13 ha.
7. Circulation	139.96 ha.
Total	778.17 ha.

2. "The land use of an area measuring 40.46 hectares as per notified khasras falling in Narela Project and bounded by existing Bawana Road/proposed 80 mt. Road in the North-West, Western Yamuna Canal in the West, existing Katcha Road/revenue area of Village Bawana in the East/South is changed from "Rural Use Zone" to Residential.
3. "The land use of an area measuring 28.33 hectares (Triangular piece of land abutting existing Holambi/Sanoth road) as per notified khasras falling in Narela Project and bounded by the revenue area of Village Holambi Kalan and Sanoth in the North, 400 KV H.T. line in the West, existing Holambi revenue area in the South-West and revenue area of Village Holambi Kalan in the East is changed from "Rural Use Zone" to Residential.
4. "The land use of an area measuring 12.14 hectares as per notified khasras falling in Narela Project and bounded by 400 KV H.T./existing Holambi Kalan Sanoth road in the North, Revenue area of village Holambi Kalan in the South, Revenue area of village Holambi Kalan in the East and proposed CETP/proposed 60 mt. wide road in the West is changed from "Rural Use Zone" to Residential.

[No. K-13011/5/2000-DDIB]

DEVENDRA KUMAR GOEL. Under Secy.

1. I received 110011, dated 2001
 110011, Dated the 2001

D.O. No. K-13011/15/86-DDIB

September 11, 2001

Door Gini Hols.

1. This is with reference to the discussion held in the office of Secretary (U.D.) in the weekly review meeting regarding change of land use of an area measuring 97.07 acres from 'agricultural green belt' to 'warehousing and storage' as well as the proposal of shifting of oil depot from Shakurbasti to Tilai Kutan which has been intimated by the Lt. Governor, Delhi in his letter No 100(3)2001-RN/1220/7590 dated July 4, 2001.

2. As regards the proposal of change of land use at Tikri Kalan for the bottling plant, it is requested that it may be intimated whether the land got after the shifting of this bottling plant has been utilised or given for circulation or development of greens as per the resolution No. 113 of September 21, 1937 of 1935.

7. For the other proposal of oil depot, it may kindly be made clear whether said land has been acquired for this purpose and also whether the land available after the shifting of the oil depot would be put to use by the DDA or by the land owning agency for green and circulation as in the earlier case. DDA may also accordingly send a proposal for withdrawing its earlier proposal for change of land use at Holambi Kalan for shifting of oil depot as now, as indicated in the LC's letter, the site is proposed to be at Tikri Kalan.

It is also requested that status of land ownership in both cases be given

With regards,

Yours sincerely,

(Nisha Singh)

[illegible]

⊗ be exact by
prop. 2.2

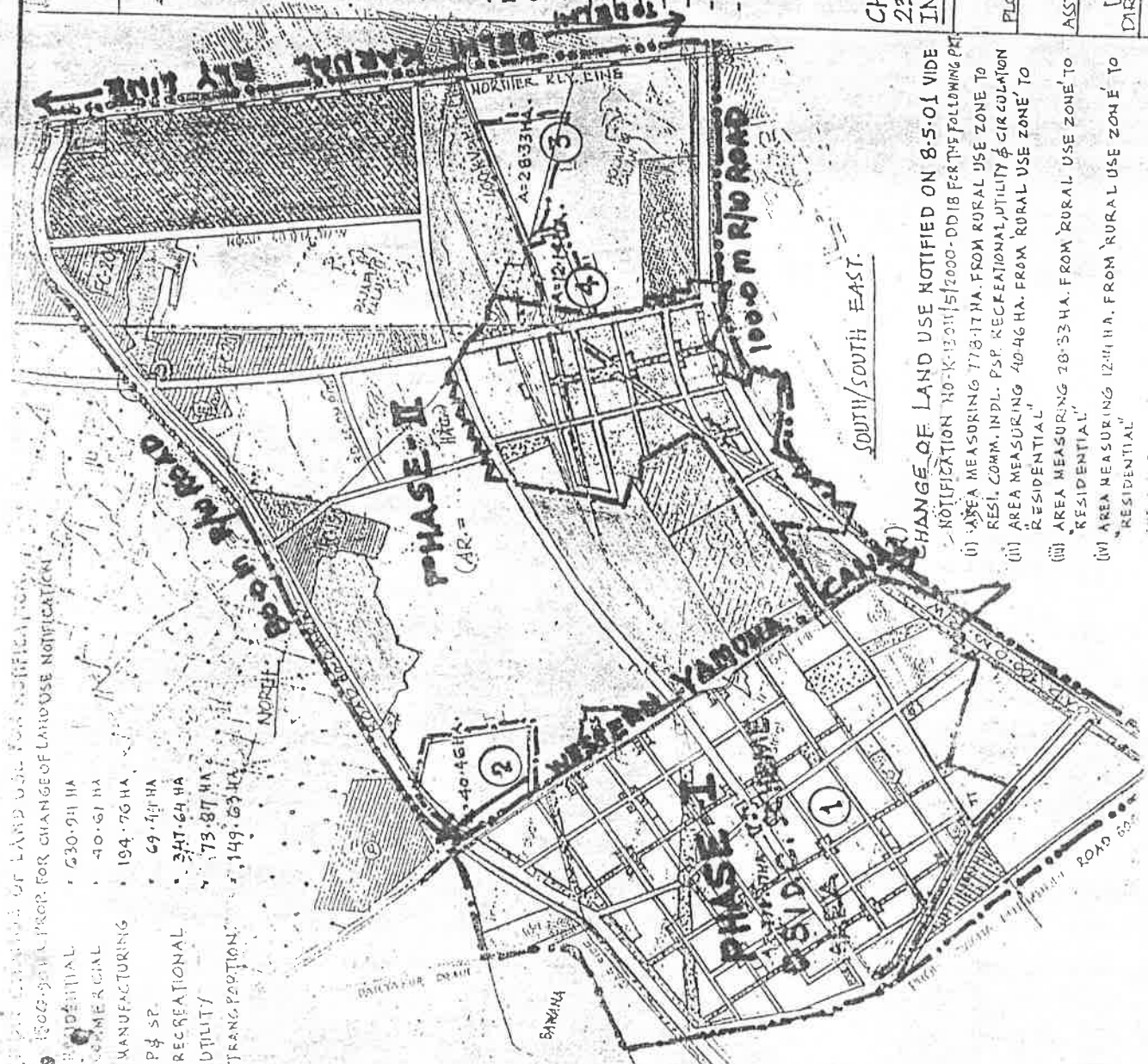
UDX-mp)

28/5/07

Pl. p. 100

1. PROPOSED CHANGE OF LAND USE FOR NOTIFICATION NO. 12011/15/2000-DDIB FOR THE FOLLOWING PLOT

- RESIDENTIAL : 230.91 HA
- COMMERCIAL : 40.61 HA
- MANUFACTURING : 194.76 HA
- P&S : 69.41 HA
- RECREATIONAL : 347.64 HA
- UTILITY : 173.87 HA
- TRANSPORTATION : 149.63 HA



- CHANGE OF LAND USE NOTIFIED ON 8.5.01 VIDE NOTIFICATION NO-K-12011/15/2000-DDIB FOR THE FOLLOWING PLOT
- (i) AREA MEASURING 773.17 HA. FROM RURAL USE ZONE TO RESI. COMM. INDL. PSP. RECREATIONAL, UTILITY & CIRCULATION
 - (ii) AREA MEASURING 40.46 HA. FROM RURAL USE ZONE TO RESIDENTIAL
 - (iii) AREA MEASURING 28.33 HA. FROM RURAL USE ZONE TO RESIDENTIAL
 - (iv) AREA MEASURING 12.44 HA. FROM RURAL USE ZONE TO RESIDENTIAL

ANNEXURE 12 NARELA PROJECT

DESCRIPTION:-

- NORTH :- PROP. 80M. ROAD/DAEYA PUR DRAIN/GAS PIPE LINE.
- WEST :- PROP. BAWANA PUTH KHURD ROAD 60.0 M. R/W.
- SOUTH/SOUTH EAST-PROP. 100M-WIDE ROAD/ JOLAMBI KALAN ROAD I/C A TRIANGULAR PIECE OF LAND.
- EAST :- EXISTING NORTHERN RLY. LINE.

AUTHORITY VIDE RESOLUTION NO. 61/99 DT. 26.10.99 RECOMMENDED THE FOLLOWING CHANGE OF LAND USES FROM RURAL USE TO :-

- RESIDENTIAL :- 721 HAC. PH-II
- COMMERCIAL :- 233 HAC (3734 HA IN PH-I)
- MANUFACTURING :- 460 HA HAC (460-41 HA IN PH-I)
- PSP FACILITIES :- 104 HAC (29.06 HA IN PH-I)
- RECREATIONAL :- 454 HAC (11.20 HA IN PH-I)
- UTILITY :- 104 HAC (39.20 HA IN PH-I)
- TRANSPORTATION :- 28959 HAC (25.39 HA IN PH-I)

CHANGE OF LAND USE PLAN OF 2366.0 HAC. OF BAWANA-NARELA INDUSTRIAL AREA.

PLG. D/MAN/10	SP. TWO	NORTH
ASST. DIR.	PLG. ASST. (A.C. PWD) JT. DIR.	
DIR. (PLG)	DATE: 21/2/2K. 04/9/2K.	SCALE:- 371/1

DELHI DEV. AUTHORITY NARELA PROJECT


DESCRIPTION:-

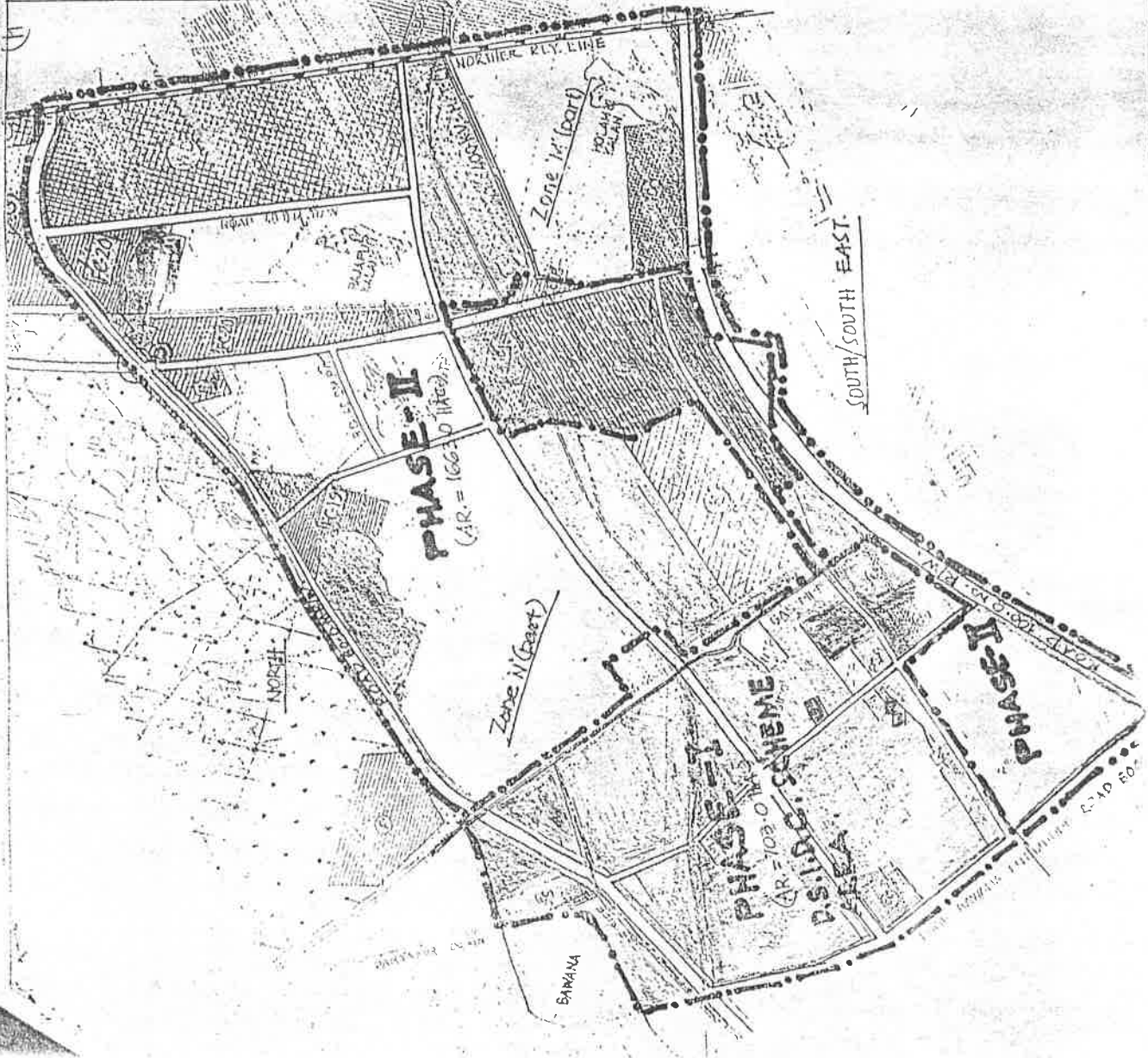
- NORTH :- PROP. 80M. ROAD/DARYA PUR DRAIN/GAS PIPE LINE.
- WEST :- PROP. BAWANA PUTH KHUD ROAD 60.0 M. R.W.
- SOUTH/
SOUTH EAST-PROP. 100M-WIDE ROAD/
HOLAMBI KALAN ROAD 1/2
A TRIANGULAR PIECE OF LAND.
- EAST :- EXISTING NORTHERN
RLY. LINE.

AUTHORITY VIDE RESOLUTION NO. 61/99
DT. 26-10-99 RECOMMENDED THE FOLLOWING
CHANGE OF LAND USES FROM RURAL
USE TO :-

- RESIDENTIAL. = 721 HAC. PH-II.
- COMMERCIAL. = 233 HAC. (37.34 HA. IN PH-I)
- MANUFACTURING = 460.41 HAC. (460.41 HA. IN PH-I)
- PSP FACILITIES = 104 HAC. (29.06 HA. IN PH-I)
- RECREATIONAL = 454 HAC. (111.20 HA. IN PH-I)
- UTILITY. = 104 HAC. (39.20 HA. IN PH-I)
- TRANSPORTATION. = 269.59 HAC. (25.39 HA. IN PH-I)

CHANGE OF LAND USE PLAN OF
2366.0 HAC. OF BAWANA-NARELA
INDUSTRIAL AREA.

PLG. D/MAN/10	PLG. ASSTT.	NORTH
ASST. DIR.	PLG. ASSTT. for (A.C. P.W.)	
DIR. (PLG)	21/2/2K. 04/9/2K.	SCALE:-



Annexure-V/I
Draft Zonal Development Plan for
River Yamuna of Zone 'O' and Part
'P'



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार
VIKAS MINAR
इन्द्रप्रस्थ एस्टेट
INDRAPARASTHA ESTATE
नई दिल्ली-2
NEW DELHI-2

संख्या

No. F.4(2)98/MP/226

No.

B.K.JAIN

प्रेषक :

DIRECTOR (DC & RYP)

From :

सेवा में,

To,

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

दिनांक

Dated.....29-07-2004

Sub : Draft Zonal Development Plan for River Yamuna of Zone 'O' and Part 'P'.

Ref : (i) Minutes of the 26th Meeting of NCR Planning Board held on 16.1.2004 - Agenda Item No.13. ✓

(iv) Minutes of the 43rd Meeting of the NCR Planning Board held on 12.9.1999 - Item No.7.

Sir,

Kindly refer to the Minutes of the 26th meeting of the NCR Planning Board held on 16.1.2004, referred to above, vide which NCR Planning Board has decided to re-examine the land use proposals earlier submitted by the DDA.

2. The Draft Zonal Development Plan of Zone 'O' and Part 'P' (Yamuna River Area) was considered in the NCR Planning Board in its 43rd meeting. With regard to the observations made in the Agenda and Minutes of the said meeting, the para-wise observation of DDA is placed at Annexure-A.

(i) River Yamuna is the lifeline of Delhi, it is a source of water supply for Delhi's population of 1.37 million (2001) and acts as a drainage and flood channel. It is also a major lung space between urban mass on two sides. However, indiscriminate urban growth and using the river for disposal of sewage and waste have disrupted environmental balance and today the river is virtually converted into a dirty drain. The river Yamuna in Delhi has a high level of water pollution, which is mainly from the untreated sewage and waste flowing from the surrounding urban areas. Besides the need to enforce Pollution Control Act, there is a need to evolve an environmentally appropriate strategy of land use and conversion of the riverfront, covering about 9,700 ha. of area with following objectives:-

- Linking the river with the population of Delhi.
- Landscape development of the river-front as a recreational buffer.
- Control of pollution due to drainage, sewage, flyash, garbage and waste dumping.
- A drainage and flood control strategy linked with water supply.
- Control of land uses which are environmentally hazardous, e.g. sanitary landfills, industry, garbage and waste dumping etc.

The environmental issues concerning regeneration of river Yamuna need to be addressed in an integrated manner, which relate to the following major components:

- Landuse Planning & Urban Design.
- Pollution Abatement Programme.
- Flood Control Strategy.
- Water Supply Augmentation.

Pc

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The above activities involve inter departmental coordination, public participation and ties up of several programmes (like River Conservation and Cleaning programme) for which a comprehensive plan for integrated conservation and pollution abatement of the river Yamuna in the form of Zonal Plan is the starting point.

- ii) The National Environmental Engineering Research Institute, Nagpur (NEERI) has been assigned "Environmental Management Study for Rejuvenation of River Yamuna" by the DDA. They have submitted a draft report considering the environmental and hydrological studies, on the basis of work on draft proposals of Zonal Development Plan of Zone 'O' and Part 'P' have been worked out. A draft proposal of NEERI is enclosed.
- iii) The proposals in Draft Zonal Development Plan of Zone 'O' and Part 'P' is based on conservation of the Natural Flood Plains and not of the channelisation of the river. The river basin is not proposed to be Channelised and the Proposals are based on hydrological studies relating to ground water recharge and acceptable affects of change in water level upstream/downstream. Regarding Ramsar Convention etc., NEERI in its draft report (January, 1999), has pointed out the following :-

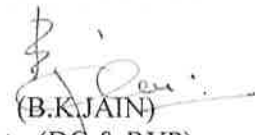
" The Yamuna river flood plains are considered amongst important wetlands in India. These flood plains are not in the list of wetlands identified in Ramsar Convention for protection and conservation."

- 3. As desired by NCR Planning Board, the Draft Zonal Development Plan of Zone 'O' and Part 'P' is re- submitted for its consideration and approval. Copy of the Draft Zonal Plan is placed at Annexure-C.

It may be emphasised that the early approval of the draft Zonal Plan will help in integrated conservation of this eco-sensitive area, which is continuously under the threat of encroachments and misuse.

Yours faithfully,

Encl.: As above


(B.K. JAIN)
Director(DC & RYP)

(2)

No F 4(2) Td/MP/226 Date 29.7.04

ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA (ZONE 'O' AND PART ZONE 'P')

DRAFT

DELHI DEVELOPMENT AUTHORITY

ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA (ZONE-O & ZONE - P - PART)

1.0 INTRODUCTION

- 1.1 As per MPD-2001 notified on 1.8.90, the National Capital Territory of Delhi has been divided into fifteen zones (Divisions), eight in Urban Delhi (A to H), six in Urban Extension and rural areas (I to N&P) and one Zone-O (River Yamuna and River Bed Area) which falls under the landuse category of A-4 (Agricultural and Water Body) as per MPD-2001 Landuse plan.
- 1.2 The present Zonal Development Plan is for River Yamuna Area (Zone-O and part of Zone-P) which has to be different from that of the other zones due to its special characteristics.
- 1.3 Based upon the various studies conducted so far, the Zonal Development Plan is conceived primarily as policy document and sets out strategies for formulation of action plans for ecofriendly development in the process of city building.

2.0 STATUTORY PROVISIONS AND OBJECTIVES

- 2.1 The Zonal (divisional) Plan of the area is prepared under Section-8 to be processed under section-10 of the Delhi Development Act, 1957, simultaneously, the modifications of landuse shall be processed under Section-11 (A).
- 2.2 MPD-2001 states that in the absence of a Zonal Plan of any area the development shall be in accordance with the Master Plan.
- 2.3 Section 8 of the Delhi Development Act also defines the contents of the Zonal Plan. As per the MPD-2001, a Zonal Development Plan means a plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provisions of social infrastructure, parks and open spaces and circulation system. The Zonal (divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.
- 2.4 MPD-2001 further states that:
 - a) A Zone could be divided into sub-zones by the Authority.
 - b) The Zonal (Divisional) plans shall detail out the policies of the Master plan, and act as a link between the layout plans and the Master Plan.
 - c) The development schemes, layout plans indicating use premises shall conform to the Master Plan/Zonal (divisional) plans.
- 2.5 As per MPD-2001 this Zonal Development Plan for River Yamuna area is for part of Zone -P (North of Wazirabad Road) upto the Northern boundary of National Capital Territory of Delhi) and and Zone-O, south of Wazirabad Road upto the Southern boundary of the National Capital Territory.
- 2.6 The area under reference bears a special character in terms of being a flood prone natural feature with large stretches of land available beyond the predominant water course and existing bunds on the banks of river Yamuna. All of these stretches may not used/usable for any kind of development and

therefore may not meet all the requirement/provisions of Section-8 of the DDA Act, but once approved could act as policy framework for formulating action plans for eco friendly development.

- 2.7 This being a policy document would work out development strategies for action plans of eco-friendly development of River Yamuna (Zone-O and Part Zone-P) and will detail out the policies of the Master Plan.

3.0 LOCATION, BOUNDARIES AND AREA

- 3.1 River Yamuna traverses through Union Territory of Delhi From Palla in the North to Jaitpur in the South.

- 3.2 River Yamuna is bounded as under:

- North : NCTD Boundary
- South : NCTD Boundary
- East : Marginal Bund and NCTD Boundary
- West : Marginal Bund, Ring Road and Proposed NH-2 along Agra canal.

- 3.3 The Total area is about 9700 Ha details given as under:-

i) Part of Zone -O 6100 Ha
(Area south of Wazirabad Barrage)

ii) Part of Zone-P 3600 Ha
(Area north of Wazirabad Barrage)

Total 9700 Ha.

Out of the total area of 9700 Ha, approximately 1600 Ha of land is under water and 8100 Ha is under dry land.

4.0 EXISTING CHARACTERISTICS / DEVELOPMENTS

- 4.1 The following are the predominant characteristics of River Yamuna and its environs:

- i) River Yamuna enters the Union Territory of Delhi at Palla, in the North and leaves at Jaitpur in the South after traversing a distance of about 50 kms. in the Union Territory of Delhi.
- ii) Its spread varies from 1.5 kms to 3.0 kms.
- iii) Nine Road Bridges and Two Railway Bridges and three fair weather Pontoon Bridges cross River Yamuna.
- iv) Seventeen major drains are discharging untreated effluents into the river.
- v) The river bed gently slopes from 210 MSL in the North to 199 MSL in the South.
- vi) The area has an assortment of authorized and unauthorized uses like ~~Deu~~ Samadhis, Cremation Grounds, Sports Complexes, Thermal Power Stations,

Bathing Ghats, Delhi Secretariat, Sewerage Treatment Plant, Unauthorised Colonies, other unauthorised uses and fly-ash dumping ponds mostly in the South of Wazirabad road i.e. zone 'O'.

Some of the pockets are also under thick plantation and most of the river bed area in zone 'O' being used for Agriculture, Horticulture and as a wealth of flora and fauna.

The continued encroachment in the River bed area aggravates the pollution in River Yamuna i.e. the land beyond the water course is being gradually filled up to carry out different kind of construction activity in an unplanned manner. Briefly, various stretches of River Yamuna and its adjoining areas on either side existing characteristic are as under: -

EXISTING LANDUSE IN & ALONG THE RIVER YAMUNA AREA IN DELHI

S.No	Zone		Development in & along River Yamuna Banks	
			West	East
1	NCTD Boundary	to Wazirabad Barrage	Agriculture	Agriculture, Water Works, Facility centre, CRPF camp, Delhi Police Firing Range, Unauthorised colony.
2	Wazirabad Barrage	to ISBT Bridge	Metcalf house, Chandrawal water works, Budh Vihar Camp, Bthing Ghat	220 KV ESS, water Pond, grass farms & Marshes
3	ISBT Bridge	to Old Yamuna Rail cum Road Bridge	Nigambodh Ghat, unauthorised development of yamuna Bazar, Salimgarh fort	Unauthorised encroachment, Agriculture
4	Old Yamuna Bridge	to ITO Barrage	Red Fort, Electric Crematorium, Vijay Ghat, Shanti Van, Shakti Sathal, Rajghat, I.G. Stadium, Power house, Delhi Secretariat, STP unauthorised encroachment	Unauthorised encroachment, Agriculture
5	ITO Barrage	to Nizamuddin Rly Bridge	I.P. Power house, Gas Turbine power house, STP, IP Depot, Exhibition ground	Unauthorised encroachment, Agriculture, Forest
6	Nizamuddin Rly Bridge	to N.H. 24	Fly ash pond, Fly ash Brick plant, unauthorised encroachment, Indraprastha Millenium park.	Unauthorised encroachment, Agriculture, PSP area Akshardham Temple Complex
7	NH-24	to Okhla Barrage	Electric crematorium, Rajiv Gandhi Smriti Van, unauthorised encroachment, Electric sub-station, Sarai kale Khan ISBT, Okhla STP, sarita Vihar Group Housing, Friends colony.	Agriculture, New Residential colonies along the embankment
8	Okhla barrage	to NCTD Boundary	Unauthorised colonies water Body, agriculture, Madanpur Khadar resettlement Scheme, LPG Bottling plant.	Agriculture, water body.

Certain other uses have been approved subsequent to the promulgation of MPD-2001 and are under process for change of use (refer Annexure-2).

STUDIES AND RECOMMENDATIONS ON RIVER YAMUNA MPD-62 Proposal.

The entire area north and south of Wazirabad barrage has been shown as floodable and has recommended development of District Parks, PlayGrounds.

Open Spaces on the western bank of River Yamuna in the area South of Wazirabad Barrage. *It further recommends shifting of existing Thermal Power Stations of Rajghat and Indraprastha after their machinery becomes obsolete and formulation of scheme for discontinuing sewage outflow into the River Yamuna.*

5.2 MPD-2001 Proposal

River Yamuna is to be made pollution free through various measures. On the big expanse of its banks large recreational areas are to be developed and to be integrated with other urban developments so that the river is an integral part of the city physically and visually.

It has also recommended channelisation of river and the recommendations for the same are as under:

- i) Rivers in the major metropolitan cities of the world like Thames in London and Seine in Paris have been channelised providing unlimited opportunities to develop the river fronts. After the result of the model studies for the channelisation of the river Yamuna become available, development of river front should be taken up, considering all the ecological and scientific aspects as project of special significance for the city.
- ii) River Yamuna now has high level of pollution which is mainly from untreated sewage and waste water from industrial areas. Strict enforcement of water pollution act is needed to keep the river clean. Channelisation of the river as proposed shall provide scope for a major River front Development scheme and shall further help in improvement of the river front.

5.3 DUAC - Conceptual Plan-2001

The Delhi Urban Arts Commission in its Conceptual Plan-2001, stipulates that, "the landscape potential of the Yamuna should be explored through proper channelisation. It can yield a sizeable area for recreation, activities such as a sports complex, a cultural centre, a bird sanctuary, a botanical garden, safari park, lakes, water sports facilities etc. A comprehensive river development scheme is thus essential". *It further recommends that some areas on either side of the river should be preserved for three dimensional development.*

5.4 NCR - Regional Plan-2011

The National Capital Region- Regional Plan - 2001 and the Sub Regional Plan-2001 provide for cultivated land use for the river bed in NCTD. A small portion of the river bed however, in the southern part is designated as Urbanisable Area. *The Plan also stipulates that river channelisation, pollution control and river front development is to be take up by the DDA as a project of special significance.*

5.5 Steering Committee Recommendations On Review of MPD-2001

On the recommendation of the Steering Committee, the Ministry of Urban Affairs and Employment, Govt. of India constituted eight Expert Groups on various aspects of Master Plan/Development Plan including the Group on Environment to critically appraise the existing provisions of MPD-2001.

The Expert Group on Environment has made the following observations on the River Yamuna. "The length of river Yamuna in the NCTD is about 48 km with 50% of the length in present urban limits and the balance is rural areas with a width varying between 1.5 km - 3 km. River Yamuna has been polluted to such an extent that in half of its length the quality of water is not even fit for animal consumption due to the untreated discharge of 17 large storm water drains. *It is essential to intercept all drains discharging pollution in the river.* This needs a complete review of the existing system of dealing with waste water and suitable land use revisions is called for. *A separate comprehensive plan considering the ecological and landscape value of the river needs to be prepared.*" It further observes that, *pollution concerning nature can be tackled to large extent by development of large projects like planning and development of River Yamuna.*

As a medium term strategy, it has been suggested that a detailed plan for the conservation of river Yamuna needs to be prepared.

5.6 Yamuna Action Plan for NCTD

Under the Yamuna Action Plan of Ministry of Environment and Forests, Govt. of India, the following components are funded by the Central Govt.:

- i) Low Cost Toilets
- ii) Sewage Treatment Plants
- iii) Electric Crematoria
- iv) Bathing Ghats
- v) Plantation

6.0 STUDIES UNDERTAKEN

6.1 CWPRS, Hydraulic Model Studies on Channelisation

In order to meet the requirement of planned development and meet the objective, as recommended by MPD-62, MPD-2001, DUAC Conceptual Plan etc. as mentioned above, DDA considered the possibilities of developing the areas on both sides of the river by channeling it. For this purpose DDA approached Central Water and Power Research Station, Pune way back in 1977 to conduct model hydraulic studies for channelising the river Yamuna, and finally conveyed its Terms of Reference in the year 1988. The CWPRS, Pune submitted its Technical Report No.3062 in May, 1993. The summary of findings and recommendations are given as under:

The Perspective Planning Division of the Delhi Development Authority (DDA) has been considering the possibility of developing river-front area on both sides of the river Yamuna by channelising the river. The project authorities desired that model

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studies be carried out at CWPRS to examine the technical feasibility of the channelisation proposal. Studies were carried out in mobile bed model of the river Yamuna at Delhi, constructed to a horizontal scale of 1:300 and vertical scale of 1:60. Studies were carried out by reproducing channelisation bunds from Palla to Okhla Barrage and with three discharges namely, 7,022 cum/s, 9,910 cum/s and 12,750, cum/s.

22 kms reach of the river Yamuna, from Wazirabad barrage to Okhla barrage is extremely vulnerable to the population pressure. The width of the river in this reach varies from 1 km to 3 kms. In this reach, several hydraulic structures, such as bridges, barrages, wier etc. are existing across the river which hold the river at their locations. Indraprastha barrage, Nizamuddin railway bridge and Nizamuddin road bridge are closely located in river reach of 3 kms. The waterways provided for these structure are around 550 m. The river flow between these structures is more or less confined in a width of 550 m. Therefore, by joining the guide bunds of these structures in this reach, it was seen that there was no increase in water level or change in flow conditions due to channelisation. Hence it is appeared technically feasible to chanelise the river in this reach.

Waterways of structure upstream of Indraprastha barrage upto Wazirabad barrage varied between 455 m and 800 m and downstream of Nizamuddin road bridge upto Okhla barrage varied between 552 m and 791 m. With further channelisation from Indraprastha barrage to Wazirabad barrage and from Nizamuddin barrage to Wazirabad barrage and from Nizamuddin road bridge to Okhla barrage by smoothly joining the guide bunds/abutments of the structures and from Wazirabad barrage to Palla with channelisation width of 550 m indicated maximum afflux of 3.5 m. at Palla with river discharge of 12,750 cum/s. Computation indicated that effect of this afflux would reach upto 20 to 30 km upsreatm of Palla. With increased channelisation width of 850 m in the reach from Wazirabad barrage to Palla, the afflux at Palla was 2.1 m whereas with channelisation width of 1000 m. the afflux at Palla came down to 1.35m.

The bottom of the old rail-cum -road bridge is at RL 206.3 m and it was seen that with discharges above 7,022 cum/s the bund was getting submerged with channelisation. With channelisation the water level observed at this bridge was RL 209.3 m when river discharge of 12,750 cum/s. In case of Wazirabad barrage the bottom of decking is RL 209.75 meter. With the channelisation, water level observed was RL 211.1 m with a discharge of 12,750 cum/s. *Thus channelisation between Indraprastha barrage and Wazirabad barrage could be taken up only after renovation of these two bridges.* Also the guide bunds of the structures which are not designed for water discharge of 12,750 cum/s will have to be strengthened as 17 drains discharging into the river Yamuna would face the problem of blockage due to increased water level in the river by channelisation. At the outfall of these structures cross regulators would have to be provided along with arrangements for pumping the drain water into the river, whenever water level in the river would be higher than the permissible water level in the drain. It may be mentioned that due to channelisation the storage capacity at the three barrages namely, Wazirabad Barrage, Indraprastha barrage and Okhla barrage would reduce. Overcoming all these limitation/ constraints, channelisation in three phases as mentioned below could be implemented.

- i) Phase - I : Indraprastha barrage to Okhla barrage
- ii) Phase -II : Indraprastha barrage to Wazirabad barrage

6.2 Inland Waterways Authority of India (IWAI)

The Inland Waterways Authority of India (IWAI), an autonomous body for the development, management, maintenance and better utilization of national waterways carried out a pre-feasibility study for navigational potential of River Yamuna for passenger service, cargo service, development of water sports, recreational facilities in River Yamuna in November/December, 1988 and submitted its report in January, 1989 to the Hon. Lt. Governor Delhi.

The study based on Talwegs Soundings Survey conducted between Wazirabad Barrage and Okhla Barrage noted that for the entire stretch, except for few isolated locations, a 2.0 m deep water channel is available. The study suggested that to make available a 300-450 m wide continuous channel of min 2.0 m depth, dredging efforts have to be made by excavating 90000 cu.m of earth every season, which is possible using a single portable cutter suction dredger.

The study recommended that instream navigation should be integrated with the scheme for development, pollution abatement and flood control.

6.3 SPA Study On Planning & Development of Yamuna River Bed

A study (presently nearing completion) was assigned to the School of Planning and Architecture, New Delhi for identifying alternative approaches to planning and development. Three alternative approaches have been suggested by this study. They are :

i) Ecosystem Based Concept Plan

This is purely an environmental approach to the river bed development and comprises of the following components.

- a) *Augmenting water recharge potential* - to be made possible by extended storage of water in the form of retention and detention ponds.
- b) *Reducing pollution of Yamuna water* - through installation of STP with detention facilities at the outfall points and effluent management of adjoining rural areas.
- c) *Conservation of Natural areas* - like natural swamps, marshes and special aggregation of flora and fauna, with proper mechanism, to inhibit misuse through protective barriers and sound management.
- d) *Hierarchy of Green Areas* - to be developed depending on existing accessibility and viability of development of areas with varying use intensities like remnant forests. Landscaped parks, zoological and botanical gardens with significant emphasis on pollution control.
- e) *Recreation* - to be limited to 'ecotourism' as in development of near passive greens and water sports facilities where environmentally viable.
- f) *Continuation and Renewal of existing Areas* is envisaged with special emphasis on improvement in the built environment, Agriculture and

allied activities like horticulture and floriculture is also proposed to be promoted in limited manner.

ii) Integrated Development Scenario

With proper use and integration of the river into the urban fabric development is to be accomplished through appropriate consideration of the local and transient requirements of facilities of adjoining areas and also through inclusion of such uses that would give citizens desirable proximity to the river. The various features of this scenario are:

- a) Retention of essential features of the Ecobased scenario such as augmentation of ground water recharge, pollution control and conservation of natural areas.
- b) Assignment of uses, according to demand and suitability, mainly incorporating those uses which are either presently under consideration or are derived to facilitate improvement of the perceived quality of life of other areas.
- c) Modification of certain existing /ongoing uses to improve their respective environmental qualities.
- d) Integrated Tourism development, through development of appropriate infrastructure, networks and facilities.
- e) Higher level of recreational activities are also proposed under the scenario. These will include, water sports and other recreational uses, which are presently wanting in the city.
- f) Inland water transportation is also envisaged for development, subject to feasibility.
- g) Management of higher order is also identified as a essential requirement to ensure economic viability and sustenance of integrated development.

iii) Post Channelisation Development Scenario

It is essentially an extension of the Integrated Development Scenario with partial / limited channelisation as a precondition. This Scenario also requires:

- a) Reduction of peak flood water release, as flow volumes are likely to increase on channelisation.
- b) Pumping regulation to prevent backflow of existing drains and consequent flooding in other areas of Delhi.
- c) Limited assignment of religious and other water bound facilities as channelisation will restrict the stream width, will not permit stream bifurcation and will permit limited instream uses.

iv) The study also outlines a Development Strategy which involves a substantial degree of alternatives models of public - private partnerships, and proposes a stronger land management system with a project based approach in the Development Plan.

v) *A significant observation of the study is that Channelisation (as envisaged in the CWPRS study) considering the enormous investments/ resource requirements, the adverse impacts on the areas upstream and downstream and the*

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major implementation constraints may not yield any justifiable benefit. It may therefore be more appropriate to adopt the Integrated Development Model, which foresees only partial channelisation.

7.0 OBJECTIVES AND FRAMEWORK FOR THE ZONAL DEVELOPMENT PLAN

7.1 Keeping in view the recommendation made in the various statutory plans, studies undertaken and the conclusions arrived at, the Zonal Development Plan for River Yamuna has to address for the following objectives:-

- a) Water Supply Augmentation
- b) Pollution Abatement
- c) Land Utilization/Management
- d) Eco-friendly development. ✓

7.2 A few other critical concerns for the development of the river areas are as under:-

- a) Involvement of multiple agencies
- b) High resource requirement
- c) ✓ Special significance of the area and its linkage with the other states upstream and down stream, development / re-development of the existing areas.

7.3 The development should not increase the pollution within the River Yamuna area rather it should regenerate a healthy environment.

7.4 Any kind of development should be safe from flood damage even at peak flood level.

7.5 The resource requirement is partially recovered with the development of land in the River Bed Area without imposing compromises on the quality of the environment.

7.6 Identifying the stretches which can be/should be developed on priority and which do not require large financial resources and are prone to encroachments.

7.7 To mitigate the constraints of land for public and semi-public uses in the adjoining areas more so particularly on the eastern banks of River Yamuna.

8.0 PROPOSAL

8.1 Amalgamation of Zone-O and part of Zone -P

At present as per MPD-2001 the designated river area is contained in Zone-O and Zone-P (Part). Keeping in view the fact that the whole river Yamuna area in the NCTD is to be treated as one entity, it is proposed that boundaries of Zone -O with an area of 9700 Ha. should read as under :

North	:	NCTD Boundary
South	:	NCTD Boundary

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East : NCTD Boundary, Eastern Marginal Bund.
 West : Marginal Bund, Existing Ring Road & proposed NH-2 alignment along Agra Canal.

8.2 Delineation of Sub-Zones

Keeping in view the magnitude of the area and the nature of the problems which different stretches of river Yamuna are exposed to in its different reaches, it is proposed to divide the entire area into sub zones keeping in view the following.

- i) Natural and man-made features/barriers.
- ii) Recommendation/conclusions arrived at by the statutory plans and studies made so far.

Accordingly following are the broad sub zones:

Sub Zone	Reach	Approx. Area (Ha.)
O1	UP Border - Wazirabad Barrage	3620.0
O2	Wazirabad Barrage - ISBT Bridge	1100.0
O3	ISBT Bridge - Old Rly Bridge	225.0
O4	Old Rly. Bridge - I.P. Barrage	800.0
O5	IP Barrage - New Rly. Bridge	365.0
O6	New Rly. Bridge - NH 24 Bridge	390.0
O7	NH24 Bridge - Okhla Barrage	1300.0
O8	Okhla Barrage - Haryana Border	1900.0
Total	River Yamuna Area (NCTD)	9700.0

8.3 River Yamuna is the perennial source of water for meeting the water requirement of the city. The area north of Wazirabad Barrage is presently being used for storing water which is allowed to be continued and if feasible the storage capacity of this area should be increased through adoption of suitable measures in consultation with the neighbouring states.

In addition to the above it is proposed that the area between ITO Barrage and Wazirabad Barrage is predominantly used for water harvesting and pondage etc. so as to suitably recharge the ground water. This could be achieved by adopting appropriate technologies.

8.4 Pollution Abatement

Pollution in River Yamuna Area is mainly on three counts: first, due to falling of 17 large water drains with high BOD resulting in the quality of water to be of category 'E' (even unfit for animals consumption); second, on account of unauthorised development taken place/taking place within the River Area without service/infrastructure; and thirdly, due to large amount of fly ash being emitted by 3 power plants located along River Yamuna Bed.

In order to take care of pollution due to out falling of storm water drains it is proposed that an action plan to develop sewage treatment facility at the outfall points of the drains or at suitable location be drawn up on priority so that the River water is made fit for atleast bathing purposes and the sanctity of River Yamuna is restored to its pristine glory.

In the River Bed Area large scale unauthorised construction/ colonies have come up mostly in the reach South of Wazirabad Barrage due to its easy accessibility along the important transport corridors. In order to tackle this problem it is proposed that these areas should be cleared of the encroachment in a phased manner within the framework of the existing policy and the land so vacated be suitably utilised even in the first phase of proposed development.

NTPC and the Delhi Vidyut Board are making efforts to set up Flyash Brick Manufacturing Plants, to utilise the large quantity of flyash being generated by the Thermal Power Stations on the Western Bank of River Yamuna. This needs to be expedited on experimental basis and can act only as short term measure for disposal/utilisation of flyash. However, as long term measure there is need to set up more eco-friendly power plants to meet the growing requirement of power in Delhi so as to phase out the existing power plants in a planned manner.

8.5 Land Management

For the purposes of management of the vast stretches of land in the river bed area having without any kind of flood protection measures the following short term measures could be adopted till the planned schemes are finalised and ready for implementation.

- i) Short-term leasing of the land to policing agencies like S.P.G., C.I.S.F., C.R.P.F., Delhi Police, B.S.F., I.T.B.P., etc. for care and maintenance and development of vast stretches of green areas at their own cost.
- ii) The existing use of Agriculture/Horticulture be allowed to continue in a planned manner. The component of plantation forming part of Yamuna Action Plan should be expeditiously implemented and the scope be suitably revised.

8.5 Land Utilization

Keeping in view the existing development in the various sub zones, their proximity to the transportation network and other essential infrastructure, land availability and suitability and flood zoning etc. the following uses are proposed in the various sub zones. (Refer Annexure - I for summary of land utilisation proposals) The

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extent of land which can be utilized for various uses/activities can be determined at the time of the formulation of detailed schemes.

Uses proposed are as follows:-

Sub-Zone	Segment	Proposed Predominant use
01	East	Recreation, Pondage (Water Harvesting).
	West	-do-
02	East	-do-
	West	-do-
03	East	-do-
	West	-do-
04	East	Public & Semi Public Facilities
	West	-do-
05	East	Recreation, Public and Semi Public Facilities
	West	-do-
06	East	Recreation, Public and Semi Public Facilities, Transport.
	West	-do-
07 (NH 24 to IL&FS Bridge)	East	-do-
	West	Recreation, Public and Semi Public Facilities.
07 (IL&FS Bridge to Okhla Wier)	East	-do-
	West	-do-
08	East	Public and Semi Public Facilities, Agriculture and Water Body.

The above landuse distribution and carefully worked about detailed layout plans in time bound manner would be able to address the other critical issues to a large extent.

The area known as Yamuna Bazar located south of Nigam Bodh Ghat is to be considered for redevelopment/ urban renewal within the framework of Govt. policies.

The existing Jhuggies and Unauthorised Colonies in the river bed area shall also be dealt with as per Govt. policy, but in no case should be allowed to continue to exist in river bed area.

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As development is a continuous process and has to appropriately respond to the needs and aspirations of its beneficiaries, the Zonal Plan does not limit the variety of possible uses. However, it is absolutely necessary that any future use / activity has to be in keeping with the overall spirit of this Zonal Plan i.e., all uses / activities should be either environment regenerating or atleast should not degrade the existing environment on any count and this may be interpreted to include even social and other physical aspects like safety, aesthetics etc.

8.6 Urban Design

The River Front Development provides a unique opportunity for developing a strong city image on the pattern of River Thames in London, and River Seine in Paris, etc. Keeping this in view, broad urban design guidelines have been formulated.

Two level of urban design inputs are envisaged:

i) *River Front Development*: At present the width of the river bed varies between 1.5 kms to 3.0 kms. and at most sections neither the water course nor the opposite banks are visible. In order to integrate the river within the larger framework of the city and to bring the river closer to the citizens, at certain stretches, 'aesthetic' and 'active' river front development is desirable. These stretches may comprise of

a) Bathing Ghats

b) Pedestrian Boulevards

c) Landscaped Avenues

with full complement of recreational activities for all sections of citizens. Wherever feasible, for short stretches of 2-3 kms light motorways may be developed, suitably grade separated from the pedestrian corridors to provide exclusively for pleasure drives. Strong emphasis needs to be given to selection and design of appropriate hard and soft landscapes, signage system and outdoor furniture. Outdoor publicity in the form of large hoardings should be totally discouraged. It is envisaged that a continuous strip of about 0.5 km depth along the water channel should be reserved for this purpose.

ii) *Development of other areas within existing bounds*: In keeping with the vision of the MPD 2001 and DUAC (Conceptual Plan 2001) restricted three dimensional development is envisaged in the central areas which have good locational potential and are either comparatively free from inundation or can be made free from inundation expeditiously and / or at low cost. This area designated as the 'Umbral Zone', will have a high degree of urban design controls. The adjoining areas designated as 'Penumbral Zones' will have a lower degree of design/development controls thus enabling the development of an interesting variety in urban form.

Various categories of uses that will require three dimensional development have been identified

To preserve the few brief stretches where the river bed is 'transparent' i.e. developments on either banks are visible along existing corridors of movement, suitable treatment should be given which will permit continuity of vision. The possibility of achieving another long standing aspiration in the city's development of extending the 'central vista' may be explored by creating another vista across the river bed. This may be defined by appropriate landscape and built landmarks in keeping with the existing built heritage of the city.

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3.8 Development Phasing

Keeping in view the fact that the area presents different characteristics in different proposed sub-zones and also that the total area which is to be judiciously planned is more than 9000 Ha phasing of development is imperative. The phasing of the development works could be on the following bases:

- Certain proposals may not require any major development works and have relatively low financial implications. Some such proposals also covered under the Yamuna Action Plan like afforestation and plantation etc.
- Certain pockets in the zone are outside the designated River Bed area and therefore, will not require technical clearances of CWC (Yamuna Committee).
- Land under public ownership, with no specific assignment of uses and having good accessibility is highly susceptible to encroachment and unauthorised development and construction. Priority development of such lands will ease stress on the land management system.

The suggested phasing is as follows:

Proposed Development Phasing

Phase	Stretch	Segment	Sub Zone	Approx Area (Ha)	Suggested Predominant Use
1	i) New Rly Bridge - NH 24 Bridge	East & West	O6	310	Recreation, P&SP, Large Idle Parking
	ii) NH24 Bridge - Proposed IL&FS Bridge	West	O7	277	P&SP, Recreation, Utilities
2	i) ITO Barrage - New Rly Bridge	East	O5	193	P&SP
	ii) Okhla Barrage - UP Border	West (Part)	O8	788	P&SP
	iii) Wazirabad Barrage - ISBT Bridge	East & West	O2	720	P&SP, Recreation, Water Harvesting
3	i) IL&FS Bridge - Okhla Barrage	West	O7	144	Recreation, Transport
	ii) ISBT Bridge - ITO Barrage	East & West	O3&O4	676	Recreation, Water Harvesting
4	i) Wazirabad Barrage - Haryana Border	East & West	O1	750	Water Harvesting, Recreation
	ii) Okhla Barrage - UP Border	West (Part)	O8	370	Recreation

However, all areas susceptible to encroachments and / or unauthorised developments will be taken up for planning and development on priority irrespective of the phasing suggested above.

9.0 MASTER PLAN MODIFICATIONS

9.1 The area of Zone-O would increase from 6081 Ha to 9700 Ha and that of Zone- P will reduce from 15707 Ha to approx. 12107 Ha, and the northern boundary of Zone-O will be the Haryana-NCTD border.

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SUMMARY OF LAND UTILISATION PROPOSALS

Annexure - I

Sub Zone	Reach	Approx Area (ha)	Landuses as per MPD	Predominant existing landuse/activity	Proposed Predominant Landuse		Proposed Phase of Dev.
					East	West	
01	Haryana Border - Wazirabad Barrage	3620.0	Rural	Agriculture	Recreation	Recreation	4
02	Wazirabad - ISBT Bridge	1100.0	Recreational, Dist. Park) rural & Water Body		Recreation, Pondage	Recreation, Pondage	2
03	ISBT Bridge - Old Railway Bridge	225.0	Recreational (Dist. Park) Transportation & Water Body, Public & Semi Public		Recreation, Pondage	Recreation, Pondage	3
04	Old Railway Bridge - IP Barrage	800.0	Transportation, Recreational (Dist. Park) commercial River & Water body	Samadhi-JJ clusters, Gaushtala Agriculture	Public & Semi Public Facilities	Public & Semi Public Facilities	3
05	IP Barrage - New Railway Bridge	365.0	Electric Power House, Transportation Recreational (Dist. Park) River & Water Body	Power House, Gas Power Station, Nurseries. (Nurseries)	Recreational, Public Semi Public Facilities	Recreational, Public Semi Public Facilities	2
06	New Railway Bridge - NH 24 Bridge	390.0	Recreational (Dist. Park) River & Water Body	Fly ash ponds, Agricultural - Ramney Wells, JJ Clusters	Recreational, Public & Semi Public Facilities	Recreational, Public & Semi Public Facilities	1
07	NH 24 Bridge - Okhla Wier	1300.00	Recreational (Dist. Park) River & Water Body	Unauthorised colonies Utilities, Smriti Van	Recreation, Public & Semi Public Facilities	Recreation, Public & Semi Public Facilities	Partly 1 (upto IL & FS Bridge) and partly 3 (beyond IL & FS Bridge)
08	Okhla Wier - UP Border	1900.0	River & Water Body	Bottling Plant, Flyash Ponds, unauthorised colonies	Public & Semi Public Facilities	Public & Semi Public Facilities	Partly 2 (outside Bunds) and partly 4 (inside the Bunds)

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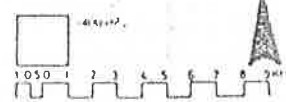
Authority Approved Uses

<u>S.No.</u>	<u>Use</u>	<u>Location</u>
1.	Bathing Ghat	Near Wazirabad Barrage
2.	Flyash Brick Plants	i) near Rajghat Power Station ii) near I.P. Power Station iii) near Badarpur Power Station
3.	Electric Crematorium	i) near Geeta Colony ii) near Sarai Kale Khan
4.	Burial Ground	near Geeta Colony
5.	Botanical Garden, Camping	Pocket III, Phase-I near NH24 Bridge.
6.	Convention Centre & other P&SP	Pockets I, II, III Phase-I between New Railway Bridge and Sarai Kale Khan Pontoon Bridge
7.	Race Course/Pole Ground	Pocket-II, Phase-I, near Sarai Kale Khan
8.	400 KV Electric Sub- Station	near Sarai Kale Khan
9.	Parking	Pocket I, II, III, Phase-I between New Railway Bridge and Sarai Kale Khan Pontoon Bridge
10.	LPG Bottling Plant	near Madanpur Khadar
11.	42.5 ha for Public & Semi Public use	Pocket-3, Phase-I, River front developing
12.	DMRC Shastri Park Property developing for Depot & IT Park	Land between ISBT Bridge & old Rail cum-road bridge in the eastern bank of River Yamuna. At Shastri Park.
13.	ha 510/resettlement scheme	Madanpur Khadar

NATIONAL CAPITAL TERRITORY ZONES (DIVISIONS)

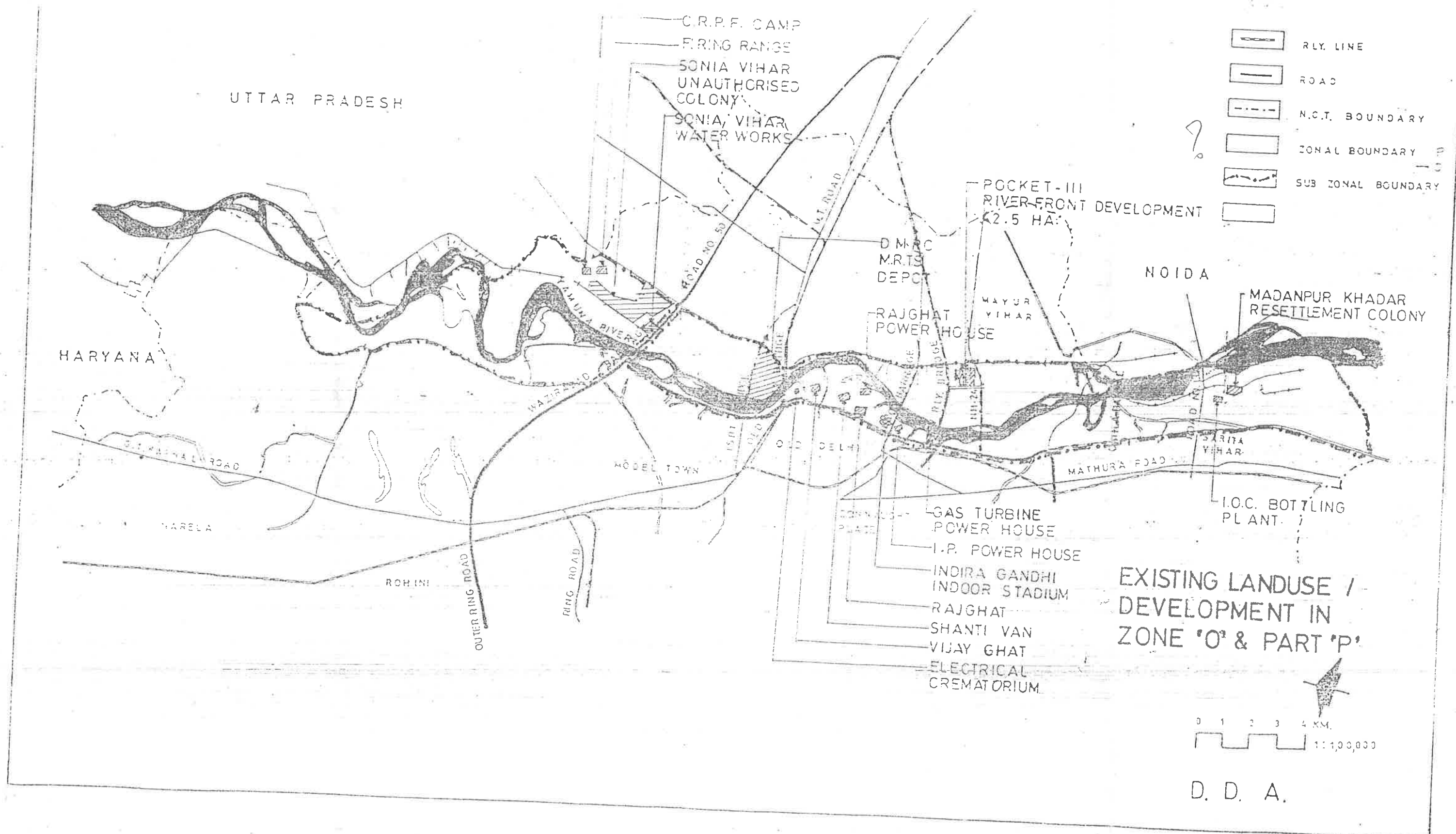


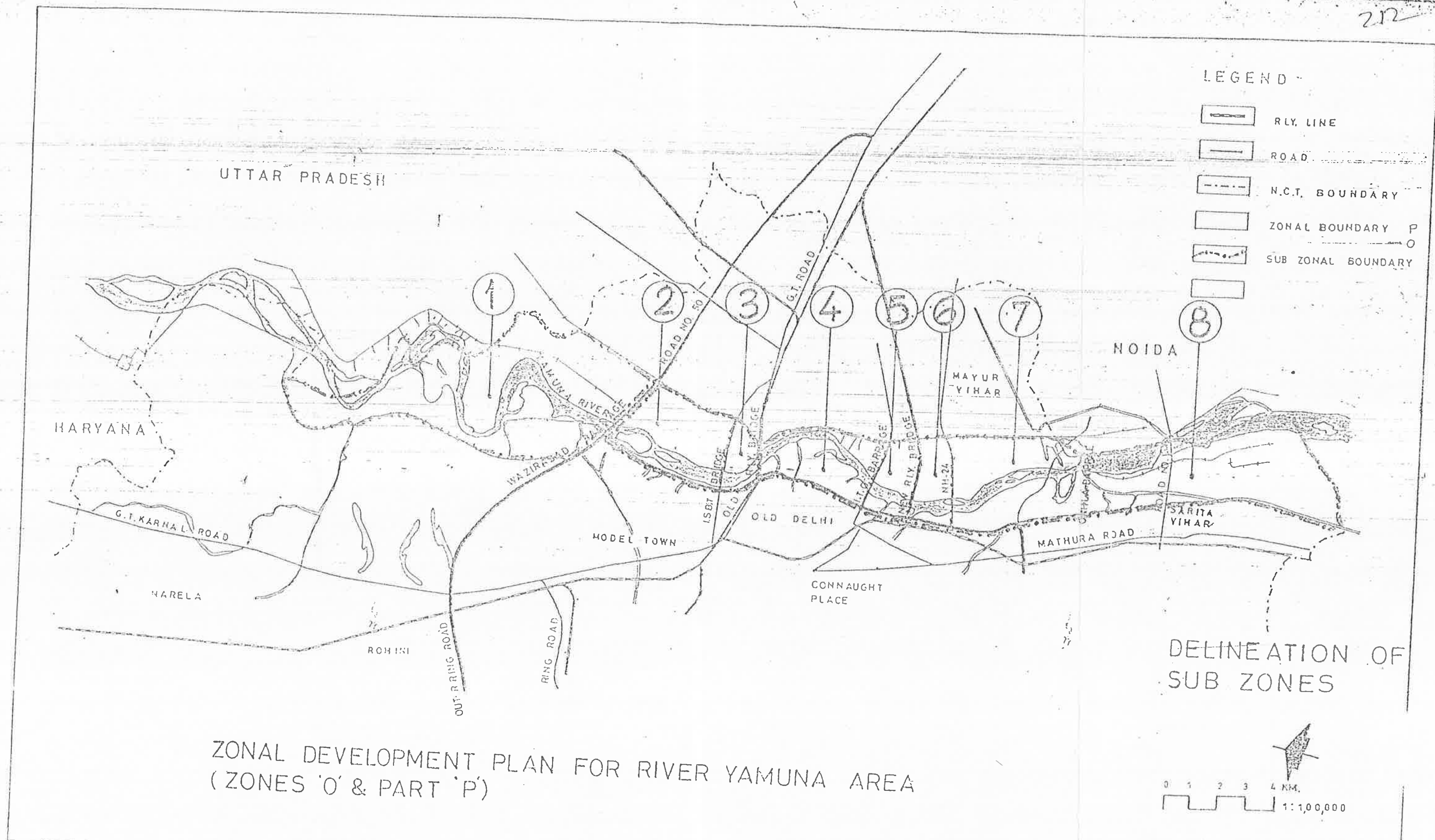
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- ZONES
- VILLAGE BOUNDARY
- N.H./MAJOR ROADS
- OTHER ROADS
- RAILWAYS
- MAIN POWER LINE
- RIVER
- MAJOR DRAIN
- RIVER YAMUNA AREA
(ZONE 'O' & PART ZONE 'P')



LOCATION OF RIVER YAMUNA AREA
ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA
(ZONES 'O' & PART 'P')

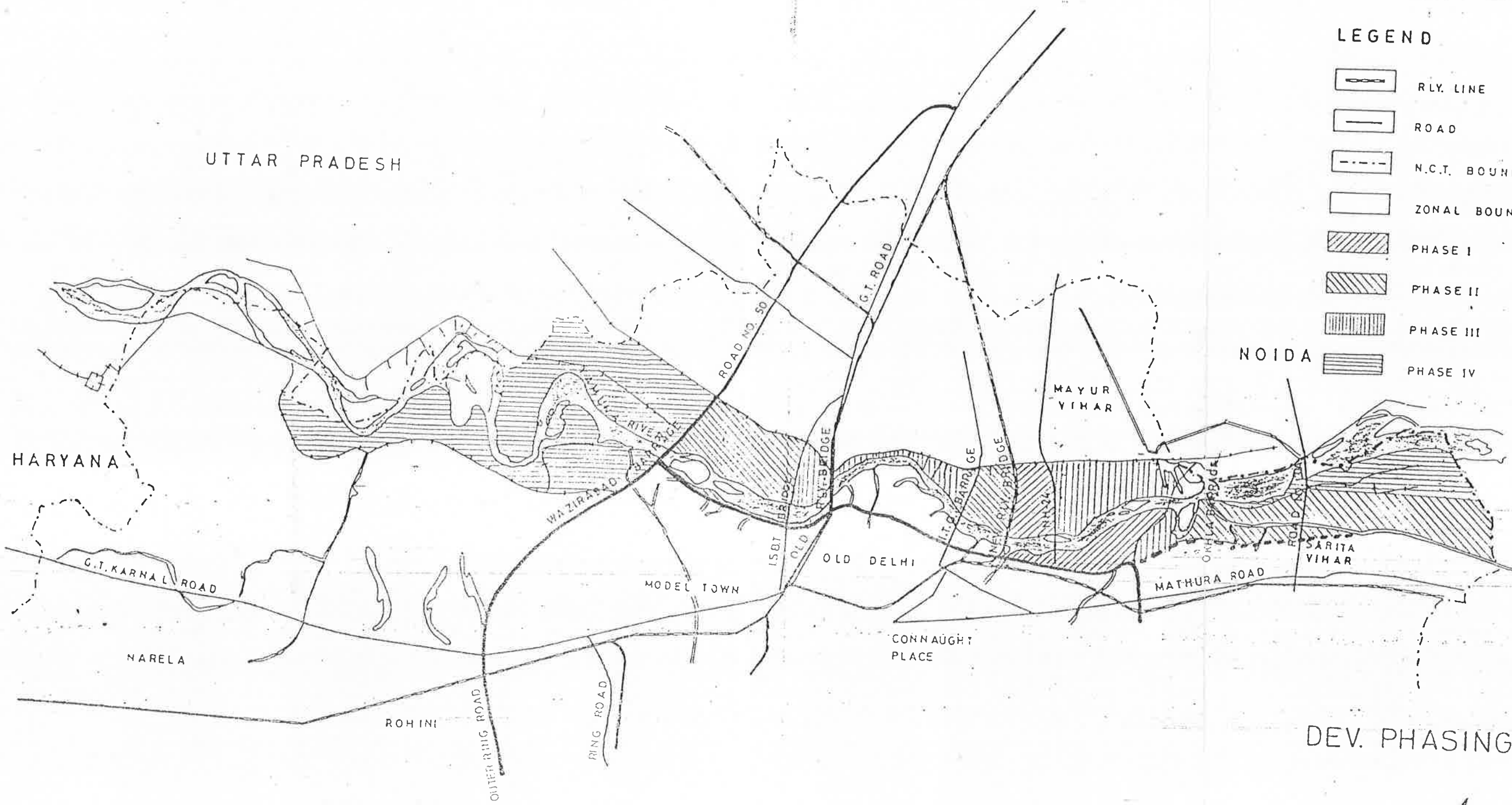
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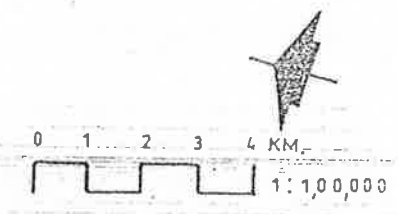
LEGEND

- RLY. LINE
- ROAD
- N.C.T. BOUNDARY
- ZONAL BOUNDARY
- PHASE I
- PHASE II
- PHASE III
- PHASE IV



ZONAL DEVELOPMENT PLAN FOR RIVER YAMUNA AREA
(ZONES 'O' & PART 'P')

DEV. PHASING



D. D. A.

Observations/ Comments raised in the 43rd meeting of NCR Planning Committee
held on 12-2-99

S. No	COMMENTS FROM AGENCIES/GOVT. BODY	OBSERVATIONS
1.	National River Conservation Directorate, M/o Environment and Forests Govt. of India.	
(i)	In addition to the out falling open drains, unauthorized development, and fly ash emitted from the three thermal power stations, there are many other reasons for pollution of river Yamuna, which have not been identified.	i) The basic reasons for pollution of River Yamuna has been identified in the Draft Zonal Plan Report, however it is specific technical study and may be done at appropriate stage.
(ii)	As a part of the Action Plan for creating sewage treatment facility at outfall points, no land has been earmarked for such land uses (sewage treatment facilities).	ii) The Draft Zonal Development Plan under para 8.4 has suggested that an action plan to develop sewerage treatment facility at the outfall points of the drains or suitable location be drawn-up on priority so that the river water is made fit for bathing purpose and the sanctity of River Yamuna is restored to pristine glory.
(iii)	The proposal to revise the scope of plantation as a part of Yamuna Action Plan is not agreeable, since this is time bound programme under OECF Loan and has to be completed by 31.12.99.	iii) Plantation programme will be considered based on the development guidelines of the Zonal Plan.
(iv)	The reasons of the time and again removal and re-occurrence of Jhuggies on Riverbed need to be thoroughly examined and permanent solution evolved.	iv) The issue related to Jhuggies and unauthorized colonies has been proposed to be dealt as per the Government policy but in no case are allowed to continue in the River bed area. This requires to be seen at city level and only at zone 'O' level.
(v)	A study of the Bathing Ghats near Yamuna Bazaar and other landscaped areas need to be undertaken.	v) The study related to Bathing Ghats have been taken up in D.D.A.
(vi)	There is need to take up EIA for this Zonal Development Plan.	vi) A study on Environmental Management plan for Rejuvenation of River Yamuna is being done by National Environment National Research Institute (NEERI), Nagpur.

(vii)	The study done by CWPRS, Pune is confined basically to Delhi. Its impact upstream and downstream needs to be carefully studied.	(vii) The Zonal plan of Zone 'O' and part 'p' is confined to Delhi. However the proposals given in the Zonal Development Plan is a broad land utilization proposal taking into consideration the recommendation of NEERI and as assessed is not to affect the up and down stream areas.
(viii)	Since the channelization will result submergence of old rail-cum Road Bridge Wazirabad Barrage, their renovation at substantial cost will have to be worked out as a pre-condition before effectuation of this scheme under the proposed Zonal Plan. The renovation work will be done.	(viii) The present proposal is not based on channelization of River Yamuna. Since channelization has not been proposed hence renovation of the existing bridges due to the scheme does not arise.
(ix)	For maintaining the river's navigation channel, huge recurring cost will have to be incurred for dredging of 90,000 cu. m of silt on annual basis. Navigation has not been proposed.	(ix) No navigation has been proposed in the draft Zonal Development Plan.
(x)	With the increase in top water level of the river and consequent submergence of the 17 outfalling Storm Water Drains, 24 hours pumping will be necessary at very high capital and O & M cost; (necessary back-up power will have to be provided to prevent back-flow). This can be made part of no expenditure for channelization.	(x) Since no channelization is proposed, this situation is not likely to arise.

(xi)	It has been suggested that before finally adopting zonal development plan, technical as well as financial implications should be carefully examined in detail. Simultaneously, an EIA for the entire area including those in Haryana and U.P. must be taken up	(xi) The EIA study recommendations by NEERI have been integrated in the proposal
2	<p>School of Planning & Architectural, New Delhi</p> <p>Since river Yamuna forms one of the several most important ecological zones and drainage basins of the region, having a special morphology, it needs to be respected to ensure sustainable environment of NCR, which includes the support to living and economic activities for the future. NEERI has got the EIA study.</p>	<p>School of Planning & Architectural, New Delhi.</p> <p>i) The EIA study of NEERI has been sponsored by DDA and has been used as base for the draft Zonal Plan.</p>
(ii)	Yamuna is a snow fed river originating from Himalayas and is occasionally subject to very large monsoon flows. As such, though the normal flow in the main body of the river may be very poor, during the rainy season the upstream reservoir capacity proves to be inadequate and every year the entire riverbed is occupied and even the areas beyond it are flooded. Any reclaiming of riverbed will not only be hazardous for Delhi but also for upstream and downstream settlements.	ii) The proposal is based on flood plain zoning as studied by NEERI.

(iii)	Since the proposal of the Zonal Plan centres around the use of river bed (which is a very large wetland in the region), for non-riparian land uses, it would be against the UN convention on Wetlands known as Ramsar convention to which India as a signatory and is obliged to promote the conservation of Wetlands in its territory.	iii) As intimated by NEERI this is not covered in the list of UN convention on wet lands known as Ramsar Convention
(iv)	The NCR objective is to achieve retarded growth of Delhi and create development potential in selected centres in the metropolitan region, which requires that DDA does not develop more attractions to attract migration and create employment opportunity at the cost of balanced development. Already on cursory examination of the proposals for land development in terms of housing and employment in the MPD-2001 indicate that Delhi could be in a position to accommodate almost 17 million people at 35% participation rates. This is not relevant in Zone 'O' development preparation.	iv) Major uses in river basin will be basically recreational, pondage activities alongwith limited PSP activities to meet partially the expenditure on development of River Yamuna front. No residential/ commercial use has been proposed which may create ground for migration.
3.	Ministry of Environmental and Forests, Govt. of India	
(i)	Some of the development projects would attract the provisions of EIA notification 1994 and therefore require specific approval of the M/o Environment and Forests.	i) Necessary clearance from Ministry of Environment and Forests will be obtained for the projects whenever necessary. Moreover, the Environmental Study has been awarded to NEERI & the recommendations will be incorporated.

(ii)	<p>The implementation of the proposals would have impact on other components and environment and would need to be examined in depth specially in the following areas.</p> <p>a) Impact on the hydrological cycle and watershed of the region.</p> <p>b) As the existing power stations are proposed to be relocated and new generating stations set up, their impact would need to be assessed.</p> <p>c) Development of waterways would have to be backed by other modes of transport, which would involve development of other infrastructure facilities like road and, therefore, an integrated view would need to be taken.</p>	<p>ii) The study on Environmental and Management Plan by NEERI has taken care of these observations.</p> <p>b) Shifting of the existing power stations has been suggested after the machinery becomes desolate in MPD-2001.</p> <p>c) No such proposal of waterways has been envisaged in the Draft Zonal Plan.</p>
4.	<p>Government of Haryana</p> <p>(i) The proposed plan of urbanization by DDA in the name of river front development is totally in violation of the spirit and objectives of the Regional Plan-2001 and Delhi Master Plan. The Zonal development plan has taken into consideration the MPD-2001 recommendations related to zone 'O'.</p>	<p>(i) The draft Zonal Development Plan of zone 'O' and 'P' has not violated the objectives of the Delhi Master Plan but it has been worked out as per the recommendations of MPD-2001. The Environmental study of the River basin has taken care of the developments, which can come up in the river basin as per the study of NEERI. The recommendations by NEERI are adhered to.</p>

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(ii)	The proposal if implemented would result in accerlating concentration of economic and commercial activities in Delhi, which will further contribute to higher growth rates of population. The proposed Zonal development plan envisages a better environment for Delhi. The river bed which is unutilized and prone to encroachments.	(ii) No major Commercial activities shall be taken up in the River front development.
(iii)	There would be resultant problems of drainage and flooding. This, in turn will have serious consequences in the neighboring areas of Haryana.	(iii) Necessary technical precautions will be taken in due course of time. The proposal is not rechannelization of River Yamuna rather Environmentally friendly development of River front without disturbing the natural course of the river.
5.	Central pollution Control Board (M/o. Environment & Forests)	
(i)	These developments would attract large-scale tourist activities, which may lead to various environmental impacts. There is a need to seriously look into these aspects.	(i) The proposed development suggested in the draft Zonal Development Plan will enhance the quality of existing Environment. No commercial activities have been suggested in the draft Zonal Development plan.

(ii)	The Central Water Power Research Station (CWPRS), Pune, way back in 1977, conducted a detailed survey and examined the technical feasibility of river channelization proposal with various modeling exercises for different flow conditions and suggested appropriate design. However, this study is very old and have need to be repeated for more realistic designs based on current situation of population pressure, sewage generation, river flow and other encroachment activities.	ii) NEERI has been awarded the Environment study, which is based on the flood data obtained from CWC. The proposal draws out by NEERI are not on channelization of River Yamuna.
(iii)	Due to channelization it is obvious that the water level would rise in view off large scale deposition of silt/sand on river bed, which is not mined. The increased water level would obstruct flow of the surface run-off from Delhi through the storm water drains, this may lead to flooding in Delhi.	(iii) No channelization of the river has been suggested in the study of NEERI and in the Draft Zonal development plan.

(iv)	<p>Before such project is undertaken, it is desirable that a thorough environmental impact assessment is carried out which includes effect on water regime (both surface and ground water) climate, vegetation, soil, flora & fauna, materials, buildings, structures, monuments and other environmental aspects including traffic movement and need for additional bridges across the river. A comprehensive Environmental Management Plan (EMP) also needs to be developed.</p>	(iv) The Environmental Management Study has been taken by NEERI. The issue raised has been taken care in the study of NEERI.
6.	<p>Yamuna Standing Committee (M/o. water Resources, Central Water Commission)</p> <p>(i) This draft ZDP for river Yamuna area includes channelization of the river and development of river bed. The channelization of river matter was under examination and the initial proposal of channalizing the river Yamuna from Wazirabad to Okhla in a width of 550 and urbanization of the reclaimed areas was not favoured by Central Water Commission and the matter was turned down.</p>	<p>(i) Three issues has been raised by YSC related to channelization of River bed, based on study report by CWPRS and the effect of channelization of River Regime in Haryana and in U.P. The study made by NEERI has not suggested any channelization of the River Yamuna and the developments recommended in the Riverbed will be taking into consideration the existing physical environment. Hence, there will not be any problem as apprehended.</p>

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(ii)	<p>On the basis of work study report by CWPRs in 1993 (which DDA got done) the DDA submitted a project report "Planning of Yamuna riverbed" in March 1996. In 56th meeting dated 8.7.97 of YSC it was decided to accord "No objection" to the development of riverbed in a 3 km reach from I.P. Barrage to Nizamuddin bridge and DDA/ I & FC GNCT-Delhi were to prepare revised proposal in accordance to flood plain zoning and in consultation with M/o Environment and Forests. No follow up action on this has been taken by DDA or I & FC, GNCT-D inspite of repeated requests from Yamuna Standing Committee (YSC).</p>	(ii) The Study will be taken up after the final report on the Environmental Management Plan is received from NEERI.
(iii)	<p>No study of the long term effect of channelization on the river regime U/s in Haryana and D/s in U.P. on physical and mathematical models work have been made. Hence it may be difficult to comment on the channelization plan.</p>	(iii) The study of NEERI is based on the recent flood data, Hydrodynamic simulation and dimensional open channel flow numerical model developed by Hydrologic Engineering Centre California.

7.	<p>Wet lands International and South Asia</p> <p>(i) Several countries including the Netherlands, UK and the United States of America had undertaken channelization of rivers and streams in early sixties. However, recently they have realized that the benefits gained from the natural flood plain and riparian zones were much higher than that derived from the developmental activities in such areas. Along with increasing damage due to flooding, other functions and values of the natural flood plains were lost, including flood reduction by water storage and flood peak resynchronization, habitat for biodiversity natural produce from the river and its flood plain (including fish and agricultural biomass), ground water recharge, nutrient uptake from runoff or water quality, maintenance, sediment, stabilization and retention.</p>	<p>i) The draft Zonal development plan has not recommended channelization of River Yamuna. Further the Study of Management Plan by NEERI has taken into consideration the river profile, flood zones, habitats etc. The recommendations of NEERI shall be taken into consideration while preparing the detail plan.</p>
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	<p>A number of these countries are presently in the process of dechannelizing their rivers and streams and are restoring the natural flood plain. In fact, channelizing of a river or stream is now an outdated method of management.</p>	<p>As reported by NEERI, River Yamuna flood plains are considered amongst important Wetlands in India. The flood plains are not covered in the list of Wetlands identified in the Ramsar Convention for protection and conservation.</p>
(ii)	<p>India is a signatory to the Ramsar Convention and has an obligation at the international level to conserve its wetlands and ensure their wise use. The Yamuna river and its flood plains provide habitat for migratory fauna. The Ramsar Convention emphasizes the Wise Use Concept, which implies conservation and management of wetlands (including flood plain systems) for sustainable development.</p>	<p>(ii) As per the report submitted by the NEERI River Yamuna flood plains are considered amongst important wet land in India. The flood plains are not covered in the list of wet lands identified in the Ramsar conservation for protection and conservation.</p>
(iii)	<p>Studies carried out by Wetland International- South Asia in collaboration with the University of Delhi on the flood plains of the River Yamuna indicate that encroachments and unplanned developed activities in the area have resulted in a loss of fresh water aquifers and treatment of wastes carried out by the flood plain system. Substantial investments therefore, have to be made for the drainage and treatment of wastes, which were carried out free of cost by maintaining the flood plain system of the River Yamuna.</p>	<p>(iii) Draft Zonal Development plan has suggested pollution abatement in River Yamuna front by providing Sewerage Treatment facility at the outfall drains or at suitable locations. Other activities such as Water Harvesting, pondage and development of vast recreational areas in the River basin has been proposed in draft Zonal Development Plan. Special emphasis has also been given in respect for removal of unauthorized encroachment.</p>

8.	<p>Observations with relation to proposed land use in Regional Plan 2001 NCR.(Published in January, 1989)</p>	
(i)	<p>The Regional Plan-2001 NCR (published in Jan, 1989) envisages the following land uses for this area:</p>	
	<p>a) Rural Land/cultivated land-being the Yamuna Riverbed.</p>	
(ii)	<p>b) Green Belt/Wedge- not meant for urban uses or activities.</p>	(i) The draft Zonal Development Plan envisages the utilization of River basin mainly for pondage, Water harvesting, recreational area and Agriculture. Limited area for public & semi-public facility in the safe flood area has been proposed based on the recommendations of NEERI.
	<p>In neither of the above land uses, any active urban activities are envisaged. The purpose has been to keep this area, the Yamuna riverbed- which is a national wetland, open but protected from encroachments or any use so as to preclude activities that could harm the aquifer underneath or adversely effect the environment or ecology. The uses proposed by DDA's draft zonal plans are therefore not permissible.</p>	(ii) The proposals envisaged in the draft Zonal Development Plan has taken care of the observations made. Moreover, DDA has awarded study on Environmental Management Plan to NEERI. The recommendation of NEERI will be incorporated in the Zonal Development Plan.
(iii)		
	<p>The draft Zonal Development Plan does not contain a landuse plan. However, the active urban uses suggested in ZDP and public and semi-public offices including Secretariat and Assembly, Convention Centres, Govt. Offices; Institutions including University, Hospitals.</p>	<p>iii) & (iv) The draft Zonal Plan is a conceptual one giving broad land utilization in the River basin. Detail scheme will be prepared within the framework and considering the recommendation of NEERI and clearance from CWC will be obtained wherever necessary.</p>

	<p>Museums, Temples; Commercial Areas like Financial District and permitting Industrial Uses like Flyash Brick manufacturing factory etc; are not permissible. Infact, the list of activities permitted under Public & Semi-Public Use & the govt. Offices Use under Development Code of the MPD-2001 is very wide. It covers practically all activities ranging from a small police/Post/Post Office to a massive Government office; from a tiny dispensary to a major hospital a size of AIIMS; from a kindergarten to a full-fledged university etc.</p>	
(iv)	<p>Though details of areas under various proposed active urban uses has not been specifically given in the proposals, however an examination of draft zonal development plan indicates that atleast 1531 ha (3781 acres) area is proposed for Public and Semi-Public, Commercial and Institutional uses. The prescribed FAR under MPD 2001 for Public and Semi-Public area is 100. This proposed development is expected to:</p> <p>a) Be more than 12 times the combined area of 125 ha (308 acres) covers by all the seven (7) District Centres i.e. Nehru Place, Rajindra Place, Bhikaji Cama Place, Janakpuri, Laxmi Nagar, Shivaji Place and Jhandewalan all put together.</p>	<p>(iv) The development of Commercial activities have been dropped in the draft Zonal Development Plan</p>

	<p>b) Approximately, 12.76 lakh jobs would be generated in this zone. (based on working space @ one job/12 Sq mts. Of Gross area)</p> <p>c) Additionally more than 30 lacs informal jobs could be generated complementing the formal jobs in the active area (i.e. 2.5 times the 12 lacs formal jobs).</p> <p>d) Increase in the population of Delhi because of this proposal of urbanizing the Yamuna river Bed, would be of the order of 1.2 crores, thus doubling its present estimated 1.22 crore population to make it around 2.5 crores.</p>	
(v)	<p>The urbanization of Yamuna riverbed through the infusion of intensive urban activities contradicts the basic premises and objectives of the Regional Plan aiming decongestion of Delhi and dispersal of economic activities into the National Capital Region, in attaining a balanced regional growth according to the plan. Already the magnetism of Delhi is enormous so that more and more urban activities tend to get sucked into its core, meanwhile the majority of the designa.... Towns in the NCR suffer from under utilization of the facilities created therein.</p>	<p>(v) The major chunk of River basin is proposed to be utilized for recreational, pondage and water body. Limited area for public and semi-public use has been envisaged considering the cultural requirement/ tradition of the community and to meet the requirement of expenditure partially, which will be incurred for the development of this Riverfront. The proposal is aimed for a effective integration for both parts of the city with a meaningful Central Vista rich in Landscape and Recreational facilities.</p>

(vi)	Any attempt to enhance the formidable magnetism of the Delhi metropolitans would result in the negation of sustained regional development besides what has been achieved in the last 3 or 4 decades through plan development would be gross vitiated by the decision to urbanize Yamuna river bed.	(vi) & (vii) No attempt has been made in the draft Zonal Development Plan to urbanize Yamuna River bed. Emphasis has been given to Eco-friendly development of River front with recreational activities
(vii)	In this context it needs to be recognized that as of now, within Delhi even essential municipal services (water supply, sewerage, garbage collection and disposal electric supply) are hardly able to meet the requirements of no more than 60% the current population of the National Capital. The massive increase of economic activities within the Yamuna riverbed would inevitably lead to the doubling of Delhi's population merely with this single decision. Inevitably this would lead radical reduction of the essential municipal services and even a collapse of the utility service system is not improbable.	

(viii)	<p>It needs to be noted that as in the past an over-whelming (say 85 to 90%) of the anticipated 30 lakh workers in the informal sector seeking shelter are bound to increase the jhuggies population from their existing number estimated between 6 to 7 lakh jhuggies to swell up to anywhere between 5 to 6 times amounting to more than 30 lakh jhuggies alone; in the process causing a sharp increase of anti-social activities in the National Capital.</p>	(viii) The draft Zonal Development Plan has spelt out that Jhuggies & unauthorized colonies will not be allowed in the Riverbed area.
(ix)	<p>To cater to the substantial area of the riverbed there are only 2 roads on each side of the river and both of them happen to be saturated particularly, the M.G. Road (Ring Road). Traffic equivalent of something like 1 lakh PCUs would be further added to an already over loaded ring road aggravating the existing situation on this major artery which is bound to result into in terminable traffic jams and grid locks.</p>	(ix) The roads on both the sides of the river are Master Plan roads having R/W of 60m. The roads can take care of the traffic when developed as per the standard cross section.
(x)	<p>The Yamuna River Bed near Delhi is one of the 93 national wetlands; identified as being of International importance under Clause 1b & 3a of the <i>Ramsar criteria for identifying for Wetlands of International importance</i>. India as a contracting party to the convention on Wetlands (Ramsar</p>	(x) As reported by NEERI River Yamuna flood plain are considered amongst important Wet Lands in India. The flood plains of NCTD are not covered in the Ramsar Convention for protection and conservation.

	Convention) is obliged to ensure the "wise use" of "Yamuna River near Delhi" which includes its floodplains, being a wetland of national/ international importance. Any activity not conducive with above may constitute violation of the Ramsar Convention and have International ramifications.	
(xi)	Yamuna is a snow fed river originating from the Himalayas and its first impounding area upstream is at Tajewala in Haryana, about 250 km north of Delhi. While the weir at Tajewala normally takes care of the regular flow and diverts the water for irrigation systems in Haryana and U.P; it has been found to be inadequate to handle monsoon flood discharge aggravated by unexpected cloud bursts taking place in the upper catchment areas of Yamuna, though the normal flow of Yamuna may not be more than 1,000 cusses. Infact, on October 21,1998, 5,41,700 cusses were recorded at Wazirabad Barrage causing extensive flooding of not only the entire Yamuna Bed but also of areas beyond the embankments, especially on the eastern side banks. The earlier highest flood of 1978 caused by a sudden cloud burst in the upper reaches Yamuna, had devastated extensive areas of even prestigious urban colonies of Delhi like Model Town.	(xi) No channelization as recommended in the CWPRS study has been suggested. The development of River front is based on the recommendations by NEERI.

(xii)	Under these circumstances it seems inadvisable to tinker with the natural flow of a monsoon fed river and take-up permanent construction activities of this magnitude in the Yamuna riverbed.	(xii) The draft Zonal Development Plan has envisaged Recreational, Pondage, Water Harvesting in major parts of River basin..
(xiii)	It may further be pointed out that the entire proposal is based on the premise of channelizing the flow of Yamuna through a 550m wide channel, capable of handling a maximum discharge of 12750 cum/s of water. As against this, the discharge of 21 st Oct, 1998 was 541,700 cusses (15,336 cum/s).	(xiii) The draft Zonal Development Plan has not envisaged any channelization of River Yamuna.
(xiv)	Thus only green river front development should be taken up in these part zones in Yamuna and its bed, maintaining the wetland ecology of area. On no account should the proposal to undertake massive urbanization of this unique natural landscaped feature of the Region should be undertaken because this would destroy the ecological balance of Delhi and its metropolitan region, the National Capital Region.	(xiv) The development of Riverfront will be based on the recommendations of NEERI on Environmental Management Plan for Rejuvenation of River Yamuna.

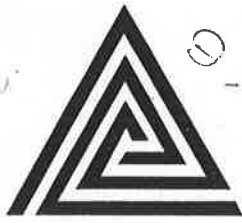
Minutes of the Meeting of NCRPB

Chairperson, requested Sh. N.K. Aggarwal, OSD, DDA to present the Zonal Development Plan for River Yamuna area of zone 'O' and part 'P'. While presenting the Zonal Development plan, sh. Aggarwal indicated that out of the total area of 9700 ha only 6,100 ha dry land was available for development purposes. He had indicated that the ZDP proposals are conceptual only to give a guideline for Environmental impact study to NEERI. The Planning Committee, after great deal of deliberations, decided that the environmental impact assessment study may be conducted for these zones and a detailed ZDP on the Eco-based concept which thus involve augmentation of water recharge, reduction in pollution of Yamuna water, conservation of natural areas, hierarchy of green areas and recreation limited to Eco-tourism and continuation, and renewal of existing areas etc. may be considered but, no active urban use like commercial, public or semi-public activities areas should be considered. The DDA was requested to get the Zonal Development Plan prepared taking into account the Environmental Impact assessment (on Eco-based) study. Chairperson indicated that NCRPB had written to eight concerned organizations viz: not

The study on Environmental Management Plan for Rejuvenation of River Yamuna has been undertaken by NEERI and their recommendations have been incorporated in draft Zonal Development Plan.

<p>Environmental Protection Prevention (Prevention and Control) Authority for Delhi, NCR, National river Conservation Directorate and CPCB under the Ministry of E & F, Yamuna standing Committee, CWC and Indus Water and under the Ministry of Water Resources, Govt. of Haryana, School of Planning and Architecture and wetlands International, South of the Asia regarding this proposal and so far all of these had expressed their reservations. She also pointed out that the DDA should examine the Ramsar Convention on Wetlands to which India was a signatory and then place the matter again before the Planning Committee. The matter would be placed before the Board in its next meeting for a decision.</p>	
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Annexure-V/II
**Comments/Suggestions on Draft Zonal
Development Plan for River Yamuna
of Zone 'O' and Part 'P' received from
the various Departments/Agencies**



योजना तथा वास्तुकला विद्यालय

समविश्वविद्यालय

ANNEXURE-V/II

School of Planning and Architecture

Deemed to be a University

प्रो. सुबीर साहा
निदेशक

Professor Subir Saha
Director

Ref.No.PA/F-210/SPA

8th October, 2004

Dr. P.K. Mishra, I.A.S.
Member Secretary,
National Capital Region Planning Board,
Core IV-B, First Floor,
India Habitat Centre, Lodhi Road,
New Delhi – 110 003

Dear Dr. P.K. Mishra,

With reference to your D.O.No.K-14011/25(AP)/98/-NCRPH-Pt.III dated 14th September, 2004, please find enclosed observations on the draft zonal plan for zone O circulated by the DDA. The plan was discussed amongst the faculty and the comments on the planning aspects are covered in these observations. Since Prof. K.T. Ravindran, Head Urban Design Department has been asked for comments separately, thus enclosed comments relate only to the planning issues and not the urban design issues and specialised environment issues.

With warm regards

Yours sincerely


(Subir Saha)
Director

Encl.: As above

OBSERVATIONS/ COMMENTS ON DRAFT ZONAL PLAN- ZONE O

1. The Planning Committee in its 43rd meeting of the Board had recommended *'the EIA study may be conducted for these zones and a detailed ZDP on the eco-based concept which involve augmentation of water recharge, reduction in pollution of Yamuna Water, conservation of natural areas, hierarchy of green areas and recreation limited to eco-tourism and continuation, and renewal of existing areas etc. may be considered, but, no active urban uses like commercial, public or semi public activities should be considered'*. Detailed observations were made by various organizations including the School of Planning and Architecture which have been responded to by the DDA and modified draft Zonal Plan has been submitted.
2. The modified draft proposal has made two major changes i.e. removal of financial district and proposal of channelisation of river has been dropped. The Board decision also referred to two more aspects i.e. the detailed Zonal Development Plan and the EIA. In response to these the DDA is suggesting in response to one of the observations that the *'draft ZDP is a conceptual one giving broad land utilization in the river basin. Detail Scheme will be prepared within the framework and considering the recommendation of NEERI and clearance from CWC will be obtained wherever necessary'*. For the EIA the DDA has repeatedly referred to the Environment Management Study of NEERI.
3. This is to point out that before discussing the merits or demerits of the proposals the legal requirements have to be met which is not the case in this proposal. [Section 8 of the DDA act clearly specifies as to the contents of the Zonal Plan since the Zonal Plans are considered as the 'real executants' of the Master Plan. As per the Act, The Zonal Development Plan is required to *'contain a use-plan for the development of zone, show the approximate locations and extent of land use proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, hospitals, and public and private open spaces and other categories of private uses. Specify the standards of population density and building density'*. ZDPs thus are required to get to the level of the use premise. The DDA in response to these observations is responding in ambiguous terms like *'limited public semi public use'* and *'not to much extent'* without providing a detailed Land use Plan. The DDA suggests that the sub zones identified in the proposal will be detailed out later. To undertake detail scheme at a later date circumvents legally bound procedure of public notice. Consequently the absence of detailed Zonal Plan is not in accordance of section 8 and it also prevents the citizens to object in an informed manner to the contents of the ZDP.
4. The DDA has constantly referred to the NEERI study interchangeably using the terms EIA and the EMP. It is to be pointed out the EMP is one of the components of the EIA. The development schemes are required to include *"Environmental Impact Assessment Report, an Environment Management Plan and details of public hearing as specified in Schedule-IV prepared in accordance with the guidelines issued by the Central Government in the Ministry of Environment and Forests from time to time"*. Besides many other detailed requirements, the Environment Impact Assessment is required to consider the Land Use Impacts and Consideration of Alternate Sites. The Land Use impact is obviously not possible since the DDA itself has not detailed out the plan and alternate siting considerations too have not been taken in account.

The Proposal for the Zone O should be considered in detail only when the legal requirements of the proposal have been adhered with.

5. Comments on the response of the DDA to the SPA observations made in 1998 are made in the following paragraphs:

- a) The report does not include the land use impacts and siting considerations, the sustainability issues and other risks consequently can not be commented on. Moreover, since the detailed land use plan and the development regulations considering the sensitivity of the site are not incorporated in the report, the DDA response does not adequately address the issue of ecological sustainability.
- b) The river bed is not in the list of the Ramsar List of Sites but India as a signatory is obliged to the 'wise use' of the wetlands in the territory. Article 4 of the treaty states, *"Each Contracting Party shall promote the conservation of wetlands and waterfowl by establishing nature reserves on wetlands, whether they are included in the List or not, and provide adequately for their wardening. The wise use provisions apply to all wetlands and their support systems within the territory of a Contracting Party, both those wetlands designated for the List, and all other wetlands."*
- c) The issue of the proposal being contrary to the dispersal policy of the NCR for Delhi has been responded to by saying that the *"river basin will be basically recreational Alongwith limited PSP activities to meet partially the expenditure on development of River Front. No residential/commercial use has been created which may create ground for migration"*.
 - i. First, the limited PSP is not defined quantitatively and thus it is very difficult to determine its impact. PSP activities will definitely generate employment and further linked employment, data on any such change is not provided.
 - ii. If PSP is to be used for meeting the expenditure of the river front development, then information on the expenditure and the extent to which this expense will be met by the PSP is needed to comment on its viability.
 - iii. The Master Plan 2001 provides a clear policy in line with the NCR plan to shift PSP uses around Delhi and to follow stringent screening for permitting such activities in Delhi. The NCR directory, July 2000 with regard to the implementation of Offices of the Government/PSU/MNC mentions that out of 24 PSUs only 5 had shifted. The DDA however, provides no updated data on implementation of dispersal policy for the PSP offices and therefore is not in a position to recommend PSP uses in the river bed.
 - iv. The DDA also does not provide any data on the status of current area under PSP use in Delhi, taking in account various changes in land uses as well as areas developed in urban extensions. This is important from the monitoring requirements as per the Act as well as to justify the need for additional PSP use contrary to the Master Plan and NCR Plan provisions.

6. Some Additional Observations:

- a) Information on employment generation, additional infrastructural requirements is not provided in the Draft proposal.
- b) Delineation criteria for the subzones is not clear.

- c) It is also not clear as to the status of existing conforming uses like agriculture and fishing since the proposed uses have completely missed out these categories. Status of some of the other uses like secretariat is ambiguous.
- d) The extent of total area under ad-hoc schemes approved for various Public and Semi Public Activities and other activities is not available. Some of the uses like Brick Manufacturing Plants, LPG bottling plant are industrial use which are contrary to the master plan provisions and the Zonal Plan too does not make any mention of these with regard to their retention or relocation.
- e) The proposal says no commercial activity will be provided, however, it does not mention already approved IT park and lays down no restrictions on the anticipated 'white zoning' on 500m either side along metro corridor in the river bed area. It also does not provide any light with regard to the already published public notice of such white zoning for metro station in the Shastri Park in the river bed.
- f) Public objections received for all such projects on the riverbed should be circulated along with the zonal plan document.
- g) Three schemes namely 42.5 hectares for Public and Semi Public Use, DMRC shastri Park and IT Park and 510 ha resettlement scheme have been approved after the 1998 draft zonal plan was circulated for observations. This is contradictory to DDA's proposal of proposing no commercial or residential. Moreover, The NCR has taken strong objections to such adhoc schemes in its publication Delhi-1999 A Fact Sheet and has emphasized the illegality of such attempts.
- h) The plan has main objective as pollution abatement, however, no specific proposal or the status of existing actions is provided.

7. Finally, the proposal as presented seeks large scale modifications to the Master Plan. This is preempting the revision process currently underway for the Master Plan. More significantly it does not fulfill the legal requirement of preparing the zonal plan u/s 8 of the DD Act. The decision of the Board thus in its 43rd meeting seems still valid and the issues and concerns inadequately dealt with, without specific data and information especially related to the land use proposals.

②
No.16/1/YC/2004/FM-I/ 921
Government of India
Central Water Commission
Flood Management-I Directorate

Room No.805(N), Sewa Bhawan,
R.K.Puram, New Delhi-110 066

Dated the 8th, November, 2004

To

✓ The Member Secretary,
National Capital Region Planning Board,
India Habitat Centre,
Lodhi Road, New Delhi.

Subj.: Draft Zonal Development Plan for River Yamuna of Zone 'O' and Part 'P'

Ref.: D.O.No.K-14011'25(AP)/98/NCRPB-Pt.III dated 14th September, 2004.

Sir,

Please refer to your above cited letter vide which the modified. Proposal on the Draft Zonal Development Plan of Zone 'O' and part 'P' (Yamuna river bed) submitted by DDA has been forwarded.

The proposal has been examined and the following observations are made:

COMMENTS:

i) Amalgamation of Zone 'O' and part of zone 'P'

It has been mentioned that zone 'O' and part of zone 'P' have been amalgamated but it is not clear which part of the zone 'P' has been left out and whether there is any proposal for this left out area.

ii) Pollution Abatement:

a) It is proposed that pollution due to falling of storm waterdrain would be tackled by developing sewage treatment facility at the outfall points at suitable locations and these would be put into Yamuna river only after treating in sewage treatment plants planned to be made for

डाफरी नं०/Diary No. 712
दिनांक/Date
हस्ताक्षर/Signature

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this purpose. It is not clear whether these plants are proposed to be set up in the flood plains or outside it. It would be advisable that these sewage treatment plants involving structural measures are set up outside the flood plains. However eco-friendly measures for treatment of sewage e.g. using root zone technology can be set up within the flood plains. Also brick manufacturing plants using Flyash be avoided in the river bed and flood plains.

b) The usage for the land that is cleared from encroachment is not spelt out.

iii. LAND MANAGEMENT:

The vacant land is proposed to be given on short term lease basis to the SGP, C.I.S.F., C.R.P.F., Delhi Police, BSF, I.T.B.P. etc. for care and maintenance and development of green areas at their cost. How these agencies will use this land has not been mentioned. The proposal is vague and details need to be given..

iv) LAND UTILISATION:

The proposed uses of the land in the flood plains of the river Yamuna to be reclaimed after filling in as per NEERI report have been listed out. In this connection it is to mention that the filling of the land to raise its level amounts to channelisation of the river which would reduce the flood moderation capacity of the flood plains. It may also affect the natural behavior of the river and would require strong river training measures for the protection of such areas. The type of structure to be built for these uses need to be classified so as not to affect river behavior

v) URBAN DESIGN:

Under the river front development DDA has proposed to develop in the river bed light motor ways and

pedestrian corridors etc.. It has not been mentioned at what level these will be developed and what will happen to these facilities during the floods. It is advisable that the visitors park their vehicle near the embankments and only the walk ways are planned inside the flood plains at natural level..

vi) DEVELOPMENT PHASING:

The tables on page 12 and 14 of the proposal are showing the different uses for the same sub-zones. This needs elaboration/clarification. The table on page 13 of old proposal showing 'public uses and suggested locations' has been deleted from the new proposal but it is not clear whether these activities have been dropped or not.

vii) AUTHORITY APPROVED USES:

Under this sub-head in Annexure-II on page-16 the DDA has listed some works locationwise as authority approved uses without mentioning the authority which has approved these works. These need to be got approved by the Yamuna Standing Committee as these activities are to be taken up in the flood plain of river Yamuna.

NEERI REPORT.

1. [It is proposed that dredging would be done to accommodate different return periods of floods in order to reclaim land for specific uses. This itself amounts to channelisation of river. ✓

Studies have been done in the past that dredged channel does not hold itself but may be silted up in few years to retain its original section] ✓

2. All the maps attached with the NEERI report are not legible. Nothing can be inferred from these maps. Maps of good quality are required to be provided for facilitating examination.

3. Computation of Afflux and water levels for different return periods at salient locations along the river has not been given..

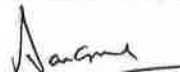
[It is also conveyed that the comments sent vide this office letters dated 22.10.1998 and 30.3.2001 have not been complied with by the DDA so far. The copies of these two letters are attached for ready reference as Annexure-I & II. ✓

As pointed out above, the proposal lacks in details and can not be examined fully unless above information is furnished. It is also to point out that the detailed proposal as and when received from the DDA after incorporating the above information would be put up to Yamuna Standing Committee.]

In this regard the observation of Haryana State as received vide letter dated 27.10.2004 are also sent herewith. These may also be looked into.

Enc: As above.

Yours faithfully,



(Sanjiv Aggarwal)
Director, FM-I

Member-Secretary(YSC)

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No. 16/1/YC/98/FM-1/ 913 . 916
Government of India
Central Water Commission
Flood Management - I Dte.

Room No. 804(N), Sewa Bhawan,
R.K.Puram, New Delhi - 110066.

Dated : 22nd December, 1998.

To

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

**Subject : Zonal Development Plan for river Yamuna Area
(Zone 0 and Part Zone I)**

Madam.

Kindly refer your D.O. Letter dated 11.9.98 addressed to the Secretary, Ministry of Water Resources on the above noted subject enclosing the draft report for zonal development plan for information and comments/views. This proposal includes the development of river Yamuna bed area with Public/Semi-Public and recreational use of land, and also include channelisation of river Yamuna. In this regard it is observed that the matter of channelisation of river Yamuna in NCT of Delhi was first raised by Shri Gurcharan Singh, Member (Floods), Central Water Commission in a meeting convened by Shri S.D.Srivastava, Chief Secretary, Delhi Administration in April, 1982.

Again this matter was raised by Shri H.L.Uppal, Professor, Punjab Agriculture University, Ludhiana through a letter addressed to Shri Rajiv Gandhi, Hon'ble Prime Minister of India in November, 1985. In this proposal the channelisation of the Yamuna river was included only from Wazirpur to Okhla in a width of 550 m.

The above matter was under examination in Central Water Commission & a workshop on "Review of design discharge for structure and embankment on river Yamuna in Delhi" was also convened at New Delhi from 7th to 8th January, 1986. In

this workshop some delegates expressed very strong reservation categorically against the proposal for channelisation. There was a strong feeling that the effects of channelisation of river Yamuna at Delhi will disturb the river regime and would tend to raise the water levels and increase velocities thereby increasing flood hazards. In view of the above, the views of Central Water Commission were communicated to Ministry of Water Resources on 11-2-86, as under :-

"Central Water Commission do not favour the proposal of channelisation and urbanisation of the reclaimed areas". Thus CWC did not favour the proposal and the matter was turned down.

In the meantime the Delhi Development Authority had already approached Central Water & Power Research Station, Pune to conduct model studies on the channelisation of river Yamuna. In the 46th meeting of Yamuna Standing Committee held on September, 1988, the Engineering Member DDA and CWPRS, Pune were made special invitee to discuss the issue and it was decided that the model study would come under the purview of Yamuna Standing Committee. Its term of reference were also discussed.

In the 50th meeting of Yamuna Standing Committee held on 26-2-90, the Chairman, YSC requested DDA/Delhi Administration to submit the flood plain zoning and land use plan. He further added that flood plain zoning legislation would have to be enacted for a proper regulation of the development in flood plains.

Subsequently this matter was again discussed in the 51st meeting of Yamuna Standing Committee held on 25-6-91 under the Item No. 2.1.1 (Channelisation of river Yamuna through NCT of Delhi). It was reiterated that Chief Engineer (I&F)/DDA would furnish the report on Model Study, Flood Plain Zoning as well as Land Use Plan to the Members of Yamuna Standing Committee.

The model study report No. 3062 on channelisation of river Yamuna was submitted by CWPRS in May, 1993. In the 53rd meeting of Yamuna Standing Committee held on 23-8-94, Chairman YSC desired that CWPRS Report be

circulated to all Members of Yamuna Standing Committee for their views/comments. Based on the above Model Study report DDA submitted a project report on "Planning of River Yamuna river bed both in March, 1996" The above project report was circulated to all the Members of Yamuna Standing Committee.

In the meantime Delhi Development Authority submitted a proposal for reclamation of part land from flood plains of river Yamuna (indicated as Pocket I, II & III) in February, 1996. This was also circulated to Members of Yamuna Standing Committee. The comments on both the reports were received from Members of Yamuna Standing Committee.

The above issue was discussed in the 55th and 56th meeting of Yamuna Standing Committee held on 15-7-96 and 8-4-97 respectively. In the 56th meeting it was decided to accord "No Objection" of the Yamuna Standing Committee to the development of river bed of river Yamuna in a 3 km reach from I.P. Barrage to Nizamuddin bridge. In this the reclamation of Pocket III was only approved.. It was also agreed to process approval of the Yamuna Standing Committee on receipt of proposal on developmnet of Pocket I & II from DDA/Delhi Administration.

In the 57th meeting of Yamuna Standing Committee, it was decided that DDA would prepare the revised proposals for usage of Pockets I & II in accordance to flood plain zoning maps and submit to Govt. of N.C.T. of Delhi to process for the approval of Yamuna Standing Committee for usage of areas Pockets I & II in tune with the flood plain zone maps and CWPRS's reports, and in consultation with the Ministry of Environment and Forest.

In view of the above, it is clear that proposal from DDA/Delhi Administration is to be in respect of Pocket I & II only. However, DDA submitted proposal on development of Zone O and part of Zone P in May, 1998 addressed to Member-Secretary, Yamuna Standing Committee. It was informed to DDA vide letter dated 20-7-1998 that


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- (a) DDA may complete detailed planning of the project and submit the proposal along with cost estimates.
 - (b) DDA/I&F Department of Govt. of NCT of Delhi should prepare a map of 97 sq. km area under the Yamuna bed, with contours at 0.5 m intervals, showing alignment of the proposed embankments on both banks of river Yamuna as per study of CWPRS, Pune. Areas earmarked for recreational purposes (64 sq. km), commercial (4.80 sq. km), residential (2.40 sq. km), public and semi-public (3.20 sq. km), Govt. offices and utilities (3.20 sq. km) and circulation (2.40 sq. km) as indicated on para 25 of the report, "Planning of river Yamuna Bed", of March, 1994, should also be shown in the map.

In spite of repeated requests to Chief Engineer (I&F), Govt. of NCT of Delhi and Member (Engineering), D.D.A., no follow-up action on these has been taken.

No study of the long term effects of channelisation on the river regime U/S in Haryana and D/S in Uttar Pradesh on a physical or mathematical model have been made. In the absence of these studies, it may be difficult to comment on the channelisation plan.


This issues with the approval of Member (RM)

Yours faithfully,


 c/c (Sanjiv Aggarwal)
 Director (FM-I) &
 Member-Secretary (YSC)

Copy to

1. The Joint Commissioner (Indus), Ministry of Water Resources, C.G.O. Complex, Block No. 11, 8th Floor, Lodi Road, New Delhi - 110003.
2. The Joint Director (MP), DDA, Vikas Minar, Indraprastha Estate, New Delhi - 110002 for information and necessary action please.
3. The Chief Engineer (I&F), Government of N.C.T. of Delhi, 4th Floor, I.S.B.T. Building, Kashmere Gate, Delhi for information and necessary action please.


 c/c (Sanjiv Aggarwal)
 Director (FM-I)

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No 16/1/YC/2001/FM-I 198-199
Government of India
Central Water Commission
Flood Management - I Dto.

Room No. 805(N), Sewa Bhawan,
R.K.Puram, New Delhi - 110066.

Dated : 30th March, 2001.

To

The Commissioner (Planning),
Delhi Development Authority,
Vikas Minar, Indraprastha Estate,
New Delhi - 110002.

Subject: Environmental Management plan for rejuvenation of River
Yamuna in N.C.T.D.

Ref: No.F20 (2) 98/MP/D-210 dated 10-10-2000.

Sir,

Kindly refer to above, vide which you have forwarded a copy of the above report. The report has been examined and it is seen that this gives a broad Guidelines for the rejuvenation of the river Yamuna in the Delhi reach. Most of the points covered in the report pertain to environmental aspects. However this does not construed a proposal for the development of river Yamuna from DDA Side. In this regard this office letter of even no. dated 20th July 1998 and 22nd Dec.1998 may be referred. DDA has already been requested to formulate a complete proposal for the development of river Yamuna along with the cost estimate.

It is once again requested that the concrete proposal from the DDA side may be sent through CE (I&F) Delhi for placing it before Yamuna Standing Committee.

Yours faithfully,

/s/ (Sanjiv Aggarwal)
Director (FM-I) &
Member Secretary, YSC.
Tel.No. 6100457.

Copy to Chief Engineer (I&F), NCT of Delhi, 4th floor, I.S.B.T Building Kashmere Gate, Delhi.

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patched on 30th march, 2001
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केन्द्रीय प्रदूषण नियन्त्रण बोर्ड

(भारत सरकार का संगठन)

पर्यावरण एवं वन मंत्रालय

Central Pollution Control Board

(A Govt. of India Organisation)

Ministry of Environment & Forests

Phone : 22304948 / 22307233

डा. वी. राजगोपालन, भा.प्र.से.
अध्यक्ष

Dr. V. RAJAGOPALAN, IAS
CHAIRMAN

B-29037/UPCD/Ecocity/Gen./10:007

17th November, 2004

To

Dr PK Mishra
Member Secretary
National Capital Region Planning Board
Core IVB, First Floor, India Habitat Centre, Lodhi Road
New Delhi – 110 003

Dear Sir,

We have looked into the modified proposal on "Zonal Development Plan of Zone 'O' and Part Zone 'P' (Yamuna River bed)" forwarded to us for comments. Our comments on the proposed ZDP are enclosed.

[It is advisable that the ZDP is revised by DDA taking into consideration various comments as enclosed and the revised ZDP may be re-submitted by DDA through NCR Planning Board to MoEF and CPCB for comments. DDA may also be advised not to go-ahead in the meantime with implementation of any of the proposed activities as some of the activities might have impact on the environment or may not be useful for environmental improvement especially in the urban context of Delhi.]

With best regards,

Yours sincerely,

V. Rajagopalan
(Dr V. Rajagopalan)

Encl. As above

Copy to:

Mr Naresh Dayal
Additional Secretary
Ministry of Environment & Forests, Govt. of India
Paryavaran Bhawan, CGO Complex, Lodi Road
New Delhi – 110 003

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25/11/04

///

Comments on the Zonal Development Plan (ZDP) for River Yamuna Area (Zone 'O' and Part Zone 'P')

- ✓ 1. There is hardly any difference between the Zonal Development Plan proposed in March 1998 and now proposed. The main difference seen is that the ZDP proposal now submitted does not include a table detailing the "Possible Uses and Suggested Locations" that was included in the 1998 proposal and the table on existing land uses in & along river Yamuna has been updated (page 3).

It may be noted that the table on "Possible Uses and Suggested Locations" included in the 1998 ZDP proposal suggested uses/activities viz. a) low development (no built up) – botanical garden, nurseries, forests & picnic spots, golf course & polo ground, special parks (like herbal garden), b) moderate development (low built up) – open air stadia, amphitheatre, race course, theme park, zoological garden, aqua sports, camping grounds, recreational clubs, congressional grounds, idle parking, and c) Extensive development (moderate built up) – convention centers, secretariat & assembly, museums, financial district).

The new ZDP does not clarify whether the above uses would still be there or some of them would be foregone. If the NEERI's report is to be considered as supporting ZDP (although ZDP does not make reference of the NEERI's report), it is seen that the utilities requiring lowest investment (play grounds, gardens, parks, parking area, congressional grounds etc.) would be placed in the areas safe for 25 and 50 year floods and other utilities of higher investment (cultural centers, amphitheatres, museums, heritage park, commercial centers etc.) would be placed in the areas safe for 100 year flood. It could be concluded that all the above activities referred in NEERI's report would come up although industries and residential areas may not come up.

It is not clear, how the earlier comments of various organizations and the suggestions made by NCRPB are incorporated into the new ZDP. ZDP does not reflect with clarity what is expected to be done in the ZDP area. It is broadly said that agriculture, recreation, public, semi public activities etc. would be taken up. **These are very broad terms of land use/activities, which could be conveniently used subsequently to "respond to the needs and aspirations of the ZDP beneficiaries"** (ref. P 12 and 13 of ZDP).

2. The ZDP for River Yamuna is said to address the objectives of water supply augmentation, pollution abatement, land utilization/management and eco-friendly development.

These objectives may not have been appropriately formulated. The areas falling within the flood plains may address mainly to:

- a) Restoring and maintaining wholesomeness of water in River Yamuna so to meet the requirements of the designated use (bathing) and fit for supporting natural aquatic habitat.
- b) Handling the flood discharges
- c) Allowing evolution of the natural habitat with suitable environment while taking all precautions to prevent pollution problems and manmade interferences (to the highest extent possible).
- d) Recharge of ground water

The above would also help river to be more useful in the d/s in Faridabad, Mathura and Agra.

The areas falling within the zones 'O' and 'P' but outside of the flood plain of River Yamuna could have eco-friendly development so as to make it compatible to the proposed land use in the flood plain. Also, if needed, the suitability of land could be explored for setting up of wastewater treatment plants with proper buffers to surroundings.

The areas falling within the ZDP of the Yamuna Area could be strictly devoid of industrial, residential, commercial areas, landfills/waste fills/dumps, environmentally hazardous activities including usage of chemical fertilizers and pesticides and any 'moderate' to 'extensive' development including those needing permanent structures. No reclamation of land in the river flood plain should be taken up for any developmental activities.

The suggestion of NEERI to have raise the flood plains to different heights to accommodate different flood flows to facilitate take up different activities in the flood plain may be unnecessary for the revised objectives as suggested above.

The land use planning and management of Zone 'O' and 'P' within the flood plain and outside could be as suggested above so as to act as a natural buffer zone for the two large urban masses on either side of the river. On the contrary, if the River Yamuna Area is developed as conceived by DDA in ZDP, River Yamuna Area might act as a convergence point for the two urban masses and further deteriorate the area. If it is used a buffer, each of the urban masses could then develop their own convergence points. This might diverge urban pressure rather than converging the pressure at common point of River Yamuna.

While planning natural buffer, the issues related to air pollution, water pollution, ground water recharge, increasing the availability of water in river Yamuna by taking measures such as water harvesting etc. should be taken into account. Also, various comments/points raised above should be taken into account.

3. It is said that the lands under public ownership having good accessibility are susceptible to encroachments and unauthorized constructions and hence it is said that if these lands are developed on priority (as per ZDP), it will ease land management system.

Applying the same analogy that improved access makes it prone to encroachments, it is not clear how after further improving access to various facilities proposed to be developed in the River Yamuna no new encroachments and unauthorized constructions would not take place. In all likelihood, the encroachments would further add up after implementation of the proposed ZDP and the River Yamuna Area might become another aggravated environmental hotspot in the city. Even otherwise, it is not a sound argument that to prevent encroachment, development should be taken up. The concerned agencies should take necessary actions in time to control encroachments and further its monitoring & vigilance especially keeping in view that the city is already suffering from pollution problems.

4. The water quality in River Yamuna d/s of Wazirabad is extremely poor. The suggested measures in the ZDP include treatment of wastewater from 17 drains, removal of encroachments and control of discharge of flyash from Thermal Power Plants. However, to maintain the desired water quality in River Yamuna is still going to be major problem as there is no water in River Yamuna to provide the needed dilution factor. A large amount of water would be needed in Yamuna for achieving the needed dilution. One possibility is to provide tertiary treatment to the wastewater (sewage) so as to meet the required standards of River Yamuna. This would be costly and needs land for installations of treatment units.

5. As per NEERI report, Delhi Jal Board is initiating steps to install about 500 tube wells in Yamuan River bed to get an yield of 103 MGD. This needs aquifer charging regularly from storm water. Hence, groundwater replenishment through water from Yamuna and water harvesting may be essential.

In view of the extremely poor water quality in River Yamuna, ground water explorations may not be advisable.

6. NEERI has recommended not to consider river channelisation due to considerable risks from flooding city area. Hence, channelisation should not be taken up.

7. NEERI undertook studies on hydrodynamics of River Yamuna using 25, 50 and 100 year return floods. They recommended that dredging of the primary water channel (of River Yamuna) and dressing of the adjoining riverbed ensures the type of utilities that could be developed in the riverbed. It is proposed in the report that the utilities requiring lowest investment (play grounds, gardens, parks, parking area, congressional grounds etc.) could be placed in the areas safe for 25 and 50 year floods. Other utilities of higher investment (cultural centers, amphitheatres, museums, heritage park, commercial centers etc.) could be placed in the areas safe for 100 year flood.

An important question is why are such activities viz. cultural centers, amphitheatres, museums, heritage park, commercial centers etc. to that matter even play grounds, gardens, parks, parking area, congressional grounds etc. required in the riverbed? Why is any manmade development needed at all in the riverbed? Can't the natural habitat develop on its own if conducive environment is created by preventing manmade interferences and pollution problems? The following question is what is the conducive environment and how could that be achieved?

8. The river has the basic function of drainage and flood channel. The river in addition is the major course of water for drinking and for ground water recharge. It is also the major lung space between the two major urban mass on both sides of the River. It has flora and fauna with natural habitat and has potential to regenerate to its natural form if undisturbed. The western banks are already having direct access to the city. Developing facilities inside the bed, even if are said to be environmentally appropriate land uses, they would need access (roads, parking), facilities such as restaurants, toilets, drinking water, electricity etc. Such activities have potential to cause pollution both air and water in addition to disturbing the otherwise natural habitat that could come up.

It is highly doubtful if the proposed ZDP could help in retaining the 'special characteristics' of the area that includes River Yamuna. There has to be a very clear thought to get into the ZDP as it would form a policy document for further development.

9. Plantation has been proposed by NEERI in its report on EMP. It is advisable to consult experts on whether plantation should be taken up in the river bed and in what manner. The plantation, if permissible should help in building a natural

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habitat: This requires very careful considerations taking into consideration the historical aspects, natural grouping of plant species, pollution control etc.

10. The ZDP should incorporate the requirements of the Yamuna Action Plan. \
The ZDP should give a priority to improving the water quality of river Yamuna to the desired standards of designated use (bathing).

11. The proposed development in ZDP shall ensure compliance with all the provisions of the environmental laws and rules (Water Act, Air Act, EP Act) including standards and procedures laid down (EIA etc.) shall be complied with. EIA clearance has to be obtained for specified urban development projects from the Ministry of Environment & Forests by making an application following the laid down procedure under EP Act.

Conclusion: It is advisable to revise the ZDP taking the above comments into consideration.

(4)

By Spcl. Messenger

भारत सरकार
पर्यावरण एवं वन मंत्रालय
GOVERNMENT OF INDIA
MINISTRY OF ENVIRONMENT & FORESTS

No. M-12012/1/2002-NRCD-II

Dated : 16.12.2004

To

Shri P.K. Behera,
Joint Director (RYP),
Delhi Development Authority,
River Yamuna Project,
11th Floor, Vikas Minar,
New Delhi.


Subject : Final Draft report submitted by NEERI, Nagpur on 'Environmental Management Plan for Rejuvenation of River Yamuna'.

Reference your letter no. F-20(2)/98-MP dated 1.11.2004 on the above subject.

I am enclosing the comments of this Directorate on draft report submitted by NEERI, Nagpur on 'Environmental Management Plan for Rejuvenation of River Yamuna' for your information and necessary action.

Encl. : As above

Yours faithfully,


(K.B. Tandon) 16.12.04
Additional Director

Copy to the following along with enclosures :

Shri P.K. Mishra, IAS, Member Secretary, National Capital Region Planning Board, Core IV-B, First Floor, India Habitat Centre, Lodhi Road, New Delhi.
Shri Rajeev Malhotra, Chief Regional Planner, 1st floor, Zone-IV, India Habitat Centre, Lodhi Road, New Delhi.

राष्ट्रीय नदी संरक्षण निदेशालय National River Conservation Directorate
पर्यावरण भवन, सी. जी. ओ. कॉम्प्लेक्स, लोदी रोड, नई दिल्ली-110003
PARYAVARAN BHAVAN, C.G.O. COMPLEX, LODHI ROAD, NEW DELHI-110003

जहाँ है हरियाली ।
वहाँ है खुशहाली ॥

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**Ministry of Environment & Forests
National River Conservation Directorate**

**Comments on Draft report of DDA on "Environment Management Plan for
Rejuvenation of river Yamuna"**

- ✓ 1. Channelization of the river between Wazirabad and Okhla may not be advisable as it will have many far reaching negative impact of damaging the natural river system in addition to flooding, silting, recharging of ground water etc.
- ✓ 2. Detailed bio-assessment of benthic habitat of Yamuna River-bed must be done prior to dredging. Dredge material disposal is also a serious issue that must be considered for its potential to redistribute settled contaminants and heavy materials.
- ✓ 3. The plan proposed for rejuvenation of river Yamuna should be coordinated with the activities under YAP-II wherever applicable, so as to ensure that the two efforts complement each other.
4. River Water Quality for bathing class will **not** be achieved even after using the tertiary treatment at huge capital and maintenance cost. Thereafter, natural development of the riverbed including creation of artificial wetland as done in China may be beneficial to further improve river water quality and surrounding environment. A copy of the report from China is enclosed.
5. Cost benefit analysis of various measures **should** be taken into consideration before implementing any project in the riverbed.
6. In-stream treatment proposed in Najafgarh and Barapulla nala is a good option, which can be addressed by the use of in-stream vegetation systems. Such natural systems may be more effective in the long run as opposed to mechanical systems. Also, aeration can be introduced by creating natural looking boulder dams/check dams that facilitate aeration through water cascades.
- ✓ 7. Ground water recharge can be augmented by restoration of natural ponds and manmade water bodies across the entire landscape of Delhi. This will help address the ground water recharge for future water extraction.

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No. 1222 - 1226 / EIC

Dated : 27.10.2004

From:

Engineer-In-Chief
Haryana Irrigation Department
Sinchai Bhawan, Sector-5
Panchkula.

To

Shri P.K. Mishra , IAS
Member Secretary,
National Capital Region Planning Board
India Habitat Centre
Lodhi Road, New Delhi.

Subject: Draft Zonal Development Plan for Zone 'O' and
Part 'P' (River Yamuna bed).

Ref: Your D.O. No. K-14011/25(AP)/98/NCRPB-Pt. III
Dated : 14.09.2004 and No. K-14011/25 (AP)/98/
NCRPB Pt. III dated 19.10.2004.

Proposal received vide your above reference

1008/NDCA/66/04
27/10/04
1728/L/2010
7/11/04
regarding the subject cited above has been examined in this
office and ¹it has been found that purpose of the revised
proposal is almost the same as that was received in-1998

i.e. to encroach upon river Yamuna bed in Delhi Territory.

Delhi has already encroached upon river Yamuna bed by

constructing a large number of bridges and their approaches

which has already raised the level of river Yamuna upstream

Wazirabad Barrage seriously affecting Haryana. Further

encroachment in the bed of river Yamuna can not be permitted

without construction of planned storages on river Yamuna in

Uttaranchal & Himachal)² Acceptance of proposal will have

serious repercussions in the five districts of Haryana

i.e. Sonapat , Rohtak , Jhajjar , Gurgaon and Faridabad as

further rise in water level in river Yamuna during flood

due to proposed encroachment will obstruct gravity drainage

of Sonapat , Rohtak , Jhajjar and Gurgaon Districts) (Even

under the existing conditions , the drains of Haryana are

not able to function properly when-ever the discharge in

river Yamuna exceeds 70000 cusecs. At present this proposed

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area of river Yamuna bed (9700 hectares) accommodates about 2.5 lacs acre ft. of flood water temporarily which acts as a moderation of flood downstream as well as upstream reaches. In addition, obstructing gravity drainage of Haryana, river embankments both on upstream as well as downstream will have to be raised.)

The alternate proposal which need to be perused is as under:

Planned storages on river Yamuna in Uttaranchal and Himachal should be constructed on priority. After construction of storages, fear of flooding in Haryana, U.P. and Delhi will be over and river Yamuna in Delhi Territory can be channelised. The value of developed land after channelisation will be approximately Rs. 20 crores per hectare and assuming 50% of above as development charges the value of developed works out to be rupees one lac crore further allowing the cost of compensation of land and open area and public utility as 50% of above, the net benefit to Delhi Administration works out to be rupees fifty thousand crores whereas cost of proposed storages is rupees ten thousand crores. Hence Delhi, as well as poor inhabitants of Haryana, Rajasthan and U.P. will be benefitted with the implementation of above proposal.

In view of above facts, Haryana does not agree & strongly objects to further encroachment on the river Yamuna bed in the Delhi Territory till construction of planned storages.

Engineer-In-Chief
Haryana Irrigation Department
Sinchai Bhawan, Sector-5
Panchkula.

cc:

1. Chief Secretary to Govt. Haryana, Chandigarh for kind information, please.
2. The Financial Commissioner & Principal Secy. to Govt. Haryana, Irrigation Department, Haryana Civil Secretariat, Chandigarh for information, please.
3. The Chairman, Central Water Commission, R.No.315-S, Sewa Bhawan, R.K.Puram, New Delhi -110066.
4. Sh. A.K.Garg, Chief Co-ordinator Planner, NCR Cell C/o Chief Administrator, HUDA Office, SCO No.6, Panchkula.
5. ✓ Sh. Rajeev Malhotra, Chief Regional Planner, National Capital Region Planning Board, India Habitat Centre, Lodhi Road, New Delhi.

SPEED POST

SML/CGWB/2004 - 1753
Central Ground Water Board
A2W3, Curzon Road Barracks
K. G. Marg
New Delhi-110001

Dated:

7 DEC 2004

To

✓ Sh. P. K. Mishra
Member Secretary
National Capital Region Planning Board
Core IV-B, First Floor, India Habitat Centre
Lodhi Road
New Delhi-110003

Sub: **Comments on Draft Zonal Development Plan for River Yamuna of Zone 'O' and Part 'P'-reg**

Kindly refer to your DO letter no. K-14011/25(AP)/98 /NCRPB-Pt.III , dt 14.9.2004 on the subject cited above. The comments are as follows:

1. The proposed development plan envisages subzone- wise developmental activities in entire stretch of river Yamuna in NCT Delhi. The ground water recharge activities proposed in subzone 1, 2 & 3 are not feasible in view of shallow water level in the area, which may create water logging conditions in and around the area . Moreover, on holistic consideration proposed creation of restricted/isolated recharge zones may not facilitate sustainable recharge of entire flood plain aquifers in NCT Delhi.
2. Hydrologically, River Yamuna flowing in NCT Delhi is effluent, being fed by ground water. Proposed Channelisation/ lateral confinement of river to accommodate the proposed infrastructures in subzone 4 to 8 may cause reversal in hydrological regime of the polluted river, which may induce ground water pollution in the adjoining areas.
3. To meet the water supply requirement for various recreational and public utilities proposed in subzone 4 to 8 , committed source of water supply has not been indicated in the Development Plan. In case ground water withdrawal is considered , the additional pumpage from Yamuna flood plain aquifers without sustainable recharge may cause overdevelopment of ground water resources, and even up-coning of saline water interface in the area.
4. Proposed Utilization / disposal of flyash in the western bank of river Yamuna needs to be planned on scientific considerations, as the flyash is potential

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AD (R&W)

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13/12/04

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source of Flouride and Heavy metals which may cause pollution of ground water in the underlying flood plain aquifers in NCT Delhi.

Yours faithfully,


(Dr. Saleem Romani)
Member SML

Copy to TS to Chairman, Central Ground Water Board, Bhujal Bhawan, NH-IV, Faridabad

|
(Dr. Saleem Romani)
Member SML

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આં : ૦૧૨૦-૨૫૧૦૨૪૨

राष्ट्रीय राजधानी क्षेत्र, उ०प्र०,
नगर निगम भवन, गाजियाबाद, उ०प्र०
पिन कोड-२०१००१

अ० शा० पत्र सं० 2790 / दिल्ली महा०
/ एन.सी.आर. / 08-05, दिनांक 4.10.2004

कृपया राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के पत्रांक-के-१४०११/२५ (A..P.)/६८-एन.सी. आर.पी.बी. पार्ट-III दिनांक १४.६.२००४ का सन्दर्भ ग्रहण करने का कष्ट करें।

उक्त पत्र के साथ दिल्ली विकास प्राधिकरण द्वारा प्रस्तुत जोन 'O' तथा आंशिक भाग जोन 'P' का जोनल डेवलपमेंट प्लान संलग्न कर आख्या हेतु प्रेषित किया गया है। उपरोक्त जोनल डेवलपमेंट प्लान वर्ष १९६८ में राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के समक्ष प्रस्तुत किया गया था तथा इसे नियोजन समिति की ४३ वीं बैठक दिनांक १२.२.१९६६ में अनुमोदनार्थ प्रस्तुत किया गया था। नियोजन समिति द्वारा जोनल डेवलपमेंट प्लान में दिए गए प्रस्तावों के परिपेक्ष्य में इन्वायरनमेंटल इम्पैक्ट असेसमेंट (E.I.A.) कराने की संस्तुति की गई थी और यह वांछना भी की गई थी कि जोनल डेवलपमेंट प्लान को वॉटर रीचार्ज, प्रदूषण नियन्त्रण, प्राकृतिक क्षेत्रों का संरक्षण, हरित क्षेत्रों का पदानुक्रम तथा केवल ईको टूरिज्म पर आधारित मनोरंजन की अवधारणा पर पुनः तैयार किया जाए तथा इस क्षेत्र में किण्वशील नगरीय भू-प्रयोग के प्रस्ताव जैसे—व्यवसायिक, सार्वजनिक एवं अर्द्धसार्वजनिक उपयोग को प्रस्तावित न किए जाएं।

उपरोक्त अनुक्रम में राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की दिनांक १६.१.२००४ को सम्पन्न हुई बोर्ड बैठक में उपरोक्त जोनल प्लान पर पुनः विचार करने का अनुरोध किया गया जिस पर बोर्ड द्वारा प्रस्तावों के पुनः परीक्षण करने के निर्देश दिए गए। इसी अनुक्रम में दिल्ली विकास प्राधिकरण द्वारा प्रस्तुत जोनल प्लान आख्या हेतु उ०प्र० शासन को प्रेषित किया गया है।

इस कार्यालय की जोनल डेवेलपमेंट प्लान पर आख्या निम्नगत है:-

5. दिल्ली विकास प्राधिकरण द्वारा प्रस्तुत प्लान में नदी के चैनैलाइजेशन के पूर्व प्रस्ताव को समाप्त कर दिया गया है तथा सम्पूर्ण जोन 'O' एवं जोन 'P' को आठ भागों में विभक्त किया गया है जिनमें से प्रथम तीन भाग जो हरियाणा बॉर्डर से आरम्भ होकर पुराने रेलवे ब्रिज तक हैं के (कुल ४६४५ है० के लगभग ५१ प्रतिशत) क्षेत्र को मनोरंजन एवं वाटर हार्वैस्टिंग के लिए प्रस्तावित किया गया है तथा अवशेष पाँच भागों में सार्वजनिक तथा अर्द्ध सार्वजनिक, मनोरंजन एवं यातायात भू-प्रयोग प्रस्तावित किए गए हैं।

दिल्ली विकास प्राधिकरण द्वारा प्रस्तुत प्लान को वास्तव में जोनल डेवलपमेंट प्लान के रूप में परिभाषित नहीं किया जा सकता क्योंकि प्लान में जोनल प्लान से सम्बन्धित पूर्ण विवरण प्रस्तुत ही नहीं किया गया है। सामान्य परिभाषा के अनुसार जोनल डेवलपमेंट प्लान में प्रस्तावित भू-प्रयोगों की लोकेशन एवं विस्तार (क्षेत्रफल एवं किया का स्तर) परिभाषित एवं निर्धारित होने के अतिरिक्त निम्न तत्वों का भी समावेश होना चाहिए:-

Z.D.P. में सम्पूर्ण जंग के वर्तमान भू-उपयोग (land utilisation) के आँकड़े जिनके आधार पर सगरमाथा विश्लेषण का कार्य किया जाता है।

ख. प्रस्तावित भू-प्रयोगों में उपयोग किए जाने वाले मानकों एवं मापदण्डों का निर्धारण ।

Z.D.P. में पर्यावरण की दृष्टि से संवेदनशील क्षेत्रों का चिन्हीकरण कर उनके संरक्षण के व्यापक उपाय ।

17/10 इस प्रकार प्रस्तावित भू-प्रयोग का कोई भी विवरण क्रियाकलापवार Z.D.P. में प्रस्तुत नहीं किया गया है जबकि जोगल प्लान में वर्तमान में उपलब्ध बैटलैण्ड, marshy भूमि, नदी के अतिरिक्त जलाशयों का क्षेत्रफल, रेतीली भूमि, कृषि में प्रयुक्त हो रही भूमि, अनाधिकृत आवासीय कॉलोनीयों का क्षेत्रफल, यातायात एवं परिवहन का क्षेत्रफल (मार्ग बांध इत्यादि) तथा अन्य नगरीय क्रियाओं में प्रयोग हो रहे क्षेत्र का कोई विवरण प्रस्तुत नहीं किया गया है।

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२. जोनल डैवलपमेंट प्लान में उपरोक्त सन्दर्भित वर्तमान भू-प्रयोग के आँकड़े वर्तमान भू-प्रयोग मानचित्र के आधार पर तैयार कर सम्मिलित किए जाने चाहिए तथा इन आँकड़ों के विश्लेषण के आधार पर पर्यावरण के संवेदनशील क्षेत्रों के संरक्षण के विस्तृत एवं समयबद्ध प्रस्ताव दिए जाने चाहिए।
३. पर्यावरण संवेदनशील जोन में सार्वजनिक एवं अर्द्ध सार्वजनिक प्रस्ताव नहीं दिए जाने चाहिए क्योंकि सार्वजनिक एवं अर्द्धसार्वजनिक प्रस्ताव प्रस्तावित एवं वर्तमान जनसंख्या के आधार पर चिन्हित किए जाते हैं परन्तु जोन 'O' एवं जोन 'P' में जनसंख्या को बसाने का कोई प्रस्ताव नहीं है और इसलिए इतने बड़े पैमाने पर सार्वजनिक एवं अर्द्धसार्वजनिक प्रस्ताव दिए जाने का कोई औचित्य नहीं है।
४. Z.D.P. में प्रस्तावित भू-प्रयोग का विस्तृत विवरण, क्षेत्रफल, लोकेशन, विस्तार इत्यादि दिए जाने चाहिए।
५. नियोजन समिति की ४३वीं बैठक में की गई संस्तुति के अनुसार क्रियाशील भू-प्रयोग जैसे-व्यवसायिक, सार्वजनिक अर्द्ध सार्वजनिक भू-प्रयोग इत्यादि क्रियाकलाप इस संवेदनशील जोन में प्रस्तावित नहीं किए जाने चाहिए। उल्लेखनीय है कि सार्वजनिक एवं अर्द्धसार्वजनिक मद में हॉस्पिटल, महाविद्यालय, विश्वविद्यालय, प्राविधिक विद्यालय, शोध संस्थान, ऑडिटोरियम, थियेटर, छात्रावास इत्यादि क्रियाकलाप अनुमन्य किए जा सकते हैं और शिक्षण एवं चिकित्सीय संस्थानों में अनुमन्य निर्मित क्षेत्र का २५ प्रतिशत क्षेत्र आवासीय भू-प्रयोग में प्रयोग किया जा सकता है तथा २६ मी. ऊँचाई के भवन भी निर्मित किए जा सकते हैं जो रिवर बैड के नगरीकरण करने के समान है। यह जहाँ एक ओर यमुना नदी के प्रभाव क्षेत्र (river regime) के लिए हानिकारक होगा वहीं दूसरी ओर इन क्रियाकलापों से बड़ी मात्रा में जनसंख्या आकर्षित होगी जो इस क्षेत्र में प्रदूषण को बढ़ावा देगी।
६. Z.D.P. में अनाधिकृत कॉलोनिजों का अंकन कर उनके पुर्नवास एवं स्थानान्तरण का विस्तृत प्लान सम्मिलित किया जाना चाहिए।
७. Z.D.P. में इस क्षेत्र के समस्त जलाशयों का विवरण तैयार कर उनके संरक्षण का विस्तृत प्लान सम्मिलित किया जाना चाहिए तथा इसके साथ-साथ इस क्षेत्र के flora & fauna के संरक्षण की विस्तृत योजना विशेषज्ञों से तैयार कराकर सम्मिलित की जानी चाहिए।
८. यमुना में १७ नालों के माध्यम से छोड़े जा रहे अशोधित सीवेज को शोधित करने के लिए विस्तृत योजना Z.D.P. में सम्मिलित की जानी चाहिए।
९. Z.D.P. में इस बात का बार-बार उल्लेख किया गया है कि यमुना रिवर बेसिन क्षेत्र को Ramsar Convention में नामित वैटलैण्ड में सम्मिलित नहीं किया गया है। इसके उपरान्त भी इस तथ्य को नकारा नहीं जा सकता कि यमुना रिवर बेसिन/फ्लड प्लेन भारत के महत्वपूर्ण वैटलैण्ड में से एक है तथा इस क्षेत्र को पूर्ण रूप से संरक्षित किए जाने की आवश्यकता है। यह भी उल्लेखनीय है कि Ramsar Convention में वैटलैण्ड के चिन्हीकरण के लिए निर्धारित क्राइटेरिया के अनुसार भी यमुना क्षेत्र को एवं उसके फ्लड प्रभाव क्षेत्र को महत्वपूर्ण वैटलैण्ड माना गया है।
१०. Z.D.P. के क्षेत्र में वर्तमान में चल रहे व्यवसायिक, आवासीय तथा औद्योगिक क्रिया कलापों के फलस्वरूप पर्यावरण पर पड़ने वाले प्रभाव का आंकलन E.I.A. के अध्ययन के माध्यम से कराया जाना आवश्यक है ताकि उसके आधार पर Z.D.P. के प्रस्तावों को संशोधित किया जा सके।

यहाँ पर यह विशेष रूप से उल्लेखनीय है कि दिल्ली महायोजना-२०२१ का प्राख्य अंतिम चरणों में है। अतः इस समय महायोजना-२००१ के एक जोन (६७०० हेक्टेयर) का Z.D.P. बनाना औचित्यपूर्ण नहीं है। दिल्ली महायोजना-२०२१ के अनुमोदित हो जाने के उपरान्त ही नई योजना में दिए गए प्रस्तावित जोन का Z.D.P. बनाया जाना उचित होगा।

//3//

उपरोक्त आख्या के आधार पर इस क्षेत्र में सार्वजनिक एवं अर्द्धसार्वजनिक मनोरंजन इत्यादि भू-प्रयोग के माध्यम से बड़े पैमाने के क्रिया-कलाप प्रस्तावित करने से पर्यावरण को गम्भीर क्षति पहुँच सकती है। अतः कृपया उपरोक्त आख्या पर विचार कर उ०प्र० शासन के अभिमत से राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड को अवगत कराने का कष्ट करें।

श्री जयशंकर मिश्र,
सचिव,
आवास एवं शहरी नियोजन विभाग,
उ०प्र० शासन,
बापू भवन,
लखनऊ।

भवनिष्ठ,
(एस०पी० गोयल)

पत्रांक एवं दिनांक उपरोक्तानुसार।

प्रिय नहोदय,

मैं अपने उपरोक्त अ०शा०पत्र की एक प्रति आपके अवलोकनार्थ प्रेषित कर रहा हूँ।

सादर

श्री पी०के० मिश्रा,
सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
इण्डिया हैबीटैट सैन्टर,
लोधी रोड,
नई दिल्ली।

भवनिष्ठ,
(एस०पी० गोयल)

25.4.10

②

आवास एवं शहरी नियोजन अनुभाग-1



लखनऊ : दिनांक : 30 नवम्बर, 04

दिल्ली विकास प्राधिकरण द्वारा प्रस्तुत जोन- "ओ" तथा आंशिक जोन- "पी" के जोनल डेवलपमेंट प्लान पर राज्य सरकार का अभिमत प्रेषित किये जाने विषयक अपने अर्द्धशा.प.सं. : के-14011/25(एपी)/98/एनसीआरपीबी-पीटी-III, दिनांक 14.09.04 का कृपया संदर्भ ग्रहण करें।

$$\frac{517}{ms} \div 10$$

1229 / 1000000 / 12
3/12/09
2009 / 1000000 / 12
4-12-09

6/12
C/P

कृपया तदनुसार आवश्यक कार्यवाही करने का कष्ट करें।

भवदीय

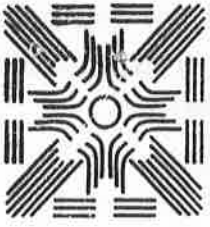
(हीरा लाल गुप्ता)

श्री पी.के. मिश्र,
सूदस्य सचिव,
एनसीआर प्लानिंग बोर्ड,
नई दिल्ली।

AVAS-1//DO-6

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Minutes of the 52nd Planning Committee held on 28.1.2005



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION
PLANNING BOARD**

1st Floor, Core-IV-B,
India Habitat Centre,
Lodhi Road, New Delhi - 110 003

शहरी विकास मंत्रालय

Ministry of Urban Development


Fax : 24642163

सं० के-14011/68/2005-रा०रा०क्षे०यो० बोर्ड

दिनांक : 1.2.2005

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड नई दिल्ली में
दिनांक 28.1.2005 को आयोजित की गई योजना समिति की 52 वीं बैठक का
कार्यवृत्त।

कृपया इसके साथ संलग्न योजना समिति की 52 वीं बैठक का कार्यवृत्त सूचना एवं
आवश्यक कार्रवाई हेतु प्राप्त करें।


(राजीव मल्होत्रा) 1/2/05
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।



BY COURIER

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION
PLANNING BOARD**

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शहरी विकास मंत्रालय
Ministry of Urban Development
Fax : 24642163

No.K-14011/68/2005-NCRPB

Dated : 1.2.2005

Sub: Minutes of the 52nd meeting of the Planning Committee held on 28.1.2005 in the office of the NCR Planning Board, 1st Floor, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 52nd meeting of the Planning Committee for information and necessary action.


(Rajeev Malhotra)
Chief Regional Planner

Encl : As above.

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L). Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri J.S. Mishra, Secretary, Housing Deptt., Govt. of U.P., Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Mrs. Usha Sharma, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Madhukar Gupta, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri Alok Nigam, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri O.P. Kelkar, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri M.S. Khan, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

11. Shri A.K.Mishra, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Dr. P.S. Rana, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
14. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. Shri D.S. Mathur, Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Shri K.V.S. Sandhu, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Shri S.P. Goyal, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. The Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri A.K. Garg, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
27. Smt. Shashi B. Srivastava, Director, NCRPB.
28. Shri J.N. Barman, Joint Director, NCRPB.
29. Shri R.C. Shukla, Joint Director, NCRPB.
30. Shri V.K. Thakore, Joint Director, NCRPB.
31. Shri D.R. Sarin, Deputy Director (Admn.), NCRPB.
32. Shri S. Surendra, Dy. Director, NCRPB.
33. Ms. Anjali Pancholy, Asstt. Director, NCRPB
34. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
35. Shri Bhowmik, Consultant, NCRPB.
36. Shri Abhijeet Samanta, Consultant, NCRPB.
37. P.S. to M.S.
38. P.S. to CRP.

MINUTES OF THE 52ND MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 28.1.2005 IN THE CONFERENCE ROOM OF NIUA, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

The Chairman welcomed the members in the 52nd meeting of the Planning Committee and then the agenda items were taken up for discussion.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004.

The minutes were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004.

i) Draft Regional Plan-2021.

Chief Regional Planner, NCRPB while explaining the status of Draft Regional Plan 2021, informed the Committee that the NCR Planning Board in its 27th meeting held on 28.10.2004 approved the Draft Plan Regional Plan-2021 for inviting objections/suggestions from public u/s 12 of the NCRPB Act, 1985. The Draft Regional Plan-2021 had been notified on 27.12.2004 for inviting objections/suggestions, and a period of 45 days from the date of publication was given for filing objections/suggestions which would expire on 9.2.2005. He further stated that the Board had circulated the Draft Regional Plan 2021 to the local authorities and various departments concerned for representations as per requirement of the NCRPB Act. Copies were also sent to Board members, Planning Committee members, NCR Planning Cells, Study Group Members, High Level Group members and the concerned Central Ministries. The objections / suggestions after scrutiny would be placed before the Planning Committee for consideration.

Chief Coordinator Planner, NCR Cell, UP suggested that the last date for receiving objections/suggestions may be extended by one month and it was agreed to by the Committee.

The Chairman suggested that workshops may be organised in NCR Sub-regions by the respective NCR Cells for dissemination of RP-2021 policies /proposals which would help in preparation of Sub-Regional Plans. It was decided that the first such workshop be organised by the NCR Cell, UP.

ii) Preparation of Sub-Regional Plans.

Chairman mentioned that as the Draft Regional Plan-2021 had been approved by the Board for inviting objections/suggestions, the State Govts. may take up preparation of Sub-Regional Plans and requested the representatives of the States to give the status of preparation of Sub-Regional Plans.

Chief Coordinator Planner, NCR Cell, UP informed that Study Groups for preparation of Sub-Regional Plan had already been constituted and collection of secondary data had also been started. He further mentioned that they had requested for funds for preparation of Sub-Regional Plan which was not considered by the NCR Planning Board.

Chief Regional Planner, NCRPB clarified that the Board vide letter dated 10.9.2004 had informed the NCR Cell, UP that the request for grant will be examined and considered after the detailed study proposals are received in the Board. The detailed proposal were still awaited. He mentioned that there was no provision for funding the preparation of Sub-Regional Plans in the NCRPB Act and the preparation of Sub-Regional Plan is the responsibility of the States. He had further mentioned that no funds were provided to the States for the preparation of the Sub-Regional Plans with the perspective year 2001 by UP and Haryana. He stated that there was a procedure for providing funds for studies to be conducted States may submit detailed proposals along with cost estimates to the Board which would be placed before the PSMG for consideration and approval.

Joint Secretary (D&L), Ministry of Urban Development suggested that all NCR States, if required, may send their requirement of funds for preparation of Sub-Regional Plan and Board may take approval of the PSMG.

Chief Town Planner, NCR, Rajasthan informed that map data for the existing NCR area of Rajasthan sub-region had already been received from NCRPB. In the case of newly added area they would require base map which is being generated by NRSA as a part of the Study entrusted by the NCRPB.

Chairman stressed that the work on preparation on Sub-Regional Plans be started and the matter of funding the preparation Sub-Regional Plans would be considered. It was decided that a meeting would be convened at the earliest to discuss the modalities of preparation of Sub-Regional Plans and fund requirements. The Chief Town Planner/Chief Coordinator Planners of NCR Cell would prepare an Approach Paper on preparation of Sub-Regional Plans giving the methodology, data requirement, survey & analysis, time frame etc.. The Study proposal, if required, should be prepared giving broadly the need of the study, scope, methodology, cost estimates, time schedule for payment, deliverables, etc.

iii) **Eastern Peripheral Expressway (EPE).**

The Planning Committee noted that as per direction of Supreme Court, Cabinet Secretary, Govt. of India had taken a meeting with the Secretaries of the Ministries concerned and Chief Secretaries of the relevant States to resolve the issues of land acquisition and financing the viability gap to implement the project on BOT basis.

iv) **Reconsideration of proposal for change of landuse for an area measuring 37.0 ha. (91.4 acres) in Zone 'O' of MPD-2001 from 'agriculture & water body' (A-4) to 'residential' for Slum Resettlement at Madanpur Khadar, Delhi.**

Chief Regional Planner informed that the above proposal was under active consideration of the Group constituted under the chairmanship of Chief Town Planner (NCR) Rajasthan. Chairman of the Planning Committee requested the Chairman of the Group to give the status of the proposal. The Chairman of the Group mentioned that a meeting was held on 29.9.2004 and a site visit was also made on the same day. As per the decision of the meeting, DDA was requested to provide certain information for the consideration of the Group which were yet to be received. He further mentioned that keeping in view of the adverse impacts on the ground water pollution, Director, M/oE&F and the member of the Group suggested that Environmental Impact Assessment Study should be carried out before the proposal can be examined.

Representative from DDA submitted that the above proposal was not a project and Environmental Impact Assessment Study (EIA) may not be required. The representative from M/oE&F mentioned that EIA Study would be required.

Joint Secretary (D&L), Ministry of Urban Development suggested that information as required by the Group be supplied and if DDA feels that no EIA would be required, proper justification for the same also be submitted to the Group.

After detailed deliberations it was decided that the DDA would supply the necessary information as mentioned in agenda item No.2 iv-d(i) to (v) to the Group within 15 days for examination to enable the Group to formulate its recommendations within a month's time.

v) **Consideration of the proposals for permitting petrol pumps in the 'green buffer along the major transport corridors' RP-2001.**

The Planning Committee noted that Hon'ble UDM and Chairman, NCRPB had approved the two proposals for setting up of petrol pumps. The same was also communicated to the Govt. of Rajasthan.

The Chief Coordinator Planner, NCR Cell, UP suggested that since RP 2001 was in force the Zoning Regulations need to be amended so that States would not be required to send

such cases to the NCR Planning Board for its approval. The Chief Town Planner, Haryana mentioned that a policy decision need to be taken to allow the petrol pumps in 'green buffers along the major transport corridors of RP 2001'. Joint Secretary (D&L), Ministry of Urban Development mentioned that since the petrol pumps are permissible in 'green buffers' as per draft RP 2021 which had been approved by the Board and under advance stage of finalization, the amendments to the Zoning Regulations of the RP 2001 would not be required. However, the States would have to send the change of landuse cases for location of petrol pumps till the RP-2021 is finalized and notified.

vi) **Consideration of the draft Final Development Plan for Bahadurgarh-2021.**

The Planning Committee noted that the draft Final Development Plan for Bahadurgarh-2021 was approved by the Board and the same was communicated to the State Government and also to the Hon'ble High Court of Punjab & Haryana.

AGENDA ITEM NO.3: CONSIDERATION OF CHANGE OF LANDUSE MEASURING AREA OF 252.4 ACRES FROM 'RURAL USE' TO 'RESIDENTIAL USE' AT SAVDA-GHEVRA FOR RELOCATION OF SLUMS/SQUATTERS IN NCT-DELHI.

Additional Commissioner (Slums & JJ Department), Municipal Corporation of Delhi (MCD) while explaining the proposal mentioned that the scheme for resettlement of Juggies/Jhopry dwellers had been formulated as per the direction of the High Court of Delhi for shifting Jhuggies from Yamuna river and its embankment. An area measuring 252.4 acres of land already been acquired at Savda-Ghevra.

The Chief Town Planner, Haryana mentioned that as the proposed site was located near the Haryana border, its impacts on Haryana Sub-region would have to be considered.

Commissioner (Planning), DDA mentioned that there was a synergy between RP-2021 and MPD-2021. There will be complete integration of Transport linkage and other service networks of the proposed resettlement colonies with the Urbanisable Plan of MPD-2021 and surrounding areas in National Capital Region (NCR).

After detailed deliberations, the Planning Committee recommended the change of landuse for an area 252.4 acres of land from 'rural use' to 'residential use' at Savda-Ghevra for relocation of slums/squatters in NCT-Delhi, with the following condition:

The entire site should be brought under the 'urbanisable area' in the MPD-2021 and to be integrated with the service networks and urbanization plan of MPD-2021.

The proposal along with the recommendations of the Planning Committee will be put up before the Chairman, NCRPB and Hon. Minister for Urban Development for a decision.

AGENDA ITEM NO.4: CONSIDERATION OF CHANGE OF LANDUSE OF AN AREA MEASURING 1506.89 HA. FROM 'RURAL' TO 'RESIDENTIAL, COMMERCIAL, INDUSTRIAL, P&SP, RECREATIONAL, TRANSPORTATION & UTILITIES' IN NARELA-BAWANA INDUSTRIAL AREA.

Commissioner (Planning), DDA while explaining the proposal mentioned that the site falls in the Urban Extension of DDA-2001. The total area as per the Structural Plan for development of various urban uses at Bawana was 2,366 ha., out of which earlier Board had approved the landuse change of 1,850 acres (748.98 ha.) and area of 1,922 acres (778.17 ha.) had already been notified to facilitate the relocation of the industries and other urban uses in accordance with direction of the Hon. Supreme Court. The balance area measuring 1,506.89 ha. was proposed for landuse change for various urban uses as indicated in Table 4.1 of Agenda.

The Chief Town Planner, Haryana mentioned that the Regional Plan 2021 projected certain population and identified certain settlements for priority development in the NCR. This proposal would attract a lot of population and activities in Delhi which would go against the spirit of Regional Plan. Citing an example he mentioned that Sonapat Kundli

Development Plan had been prepared for 10 lakhs population by 2021 and being developed by HSIDC/other agencies. This proposal could impact the development of Sonapat-Kundli township. Chief Coordinator Planner, NCR Cell, UP mentioned that since MPD-2021 was under finalization the proposal could be integrated in the Master Plan in a comprehensive manner.

Joint Secretary (D&L), Ministry of Urban Development mentioned that Narela-Bawana integrated township was being developed in Delhi, and new townships in each of the NCR Sub-regions are being proposed for development. He stressed that these townships should be developed in such a manner so as to attract the activities in them.

Commissioner (Planning), DDA mentioned that the proposal was for relocation of industries located in non-conforming areas in the light of Supreme Court order. The finalization of MPD-2021 will take some more time, the Planning Committee may consider the proposal. The Chief Town Planner, Haryana mentioned that there should be a synergy between MPD-2021 and RP-2021 so that NCR towns would gain the momentum for development. Commissioner (Planning), DDA informed that various aspects were discussed and there would be a synergy between the RP-2021 and MPD-2021.

After detailed deliberations, the Planning Committee recommended the change of landuse for an area measuring 1,506.89 ha. from 'rural' to 'residential, commercial, industrial, P&SP, recreational, transportation & utilities' in Narela-Bawana industrial area. The proposal along with the recommendations of the Planning Committee will be put up before the Chairman, NCRPB and Hon. Minister for Urban Development for a decision.

AGENDA ITEM NO.5: CONSIDERATION OF DRAFT ZONAL DEVELOPMENT FOR ZONE 'O' AND PART 'P' OF MPD-2001.

Director (DC&RYP), DDA presented the draft Zonal Development Plan for Zone 'O' and part 'P' of MPD-2001 before the Planning Committee. During the presentation he mentioned that as per the final report of NEERI the actual dry area available would be about 2,600 ha.. He mentioned that the proposal had been included in the draft MPD-2021.

On a query from CMD HUDCO, the representative of DDA informed that the original proposal of channelisation of river Yamuna had been brought and the present proposal is based on rejuvenation of river Yamuna. CMD, HUDCO suggested that boundaries of the river bed should be properly defined with upstream and down stream linkages. He further suggested that more areas should be brought under water bodies like lakes and reservoirs with proper embankment.

Secretary (UD), Govt. of Rajasthan appreciating the presentation mentioned that it was a good project which would prevent no haphazard development in the Yamuna river bed. She mentioned that the uses permissible in the Draft Zonal Development Plan should be carefully worked out and demarcated.

The representative from GNCT-Delhi mentioned that the existing landuses such as Akshar Dham Temple, DMRC Depots, proposed Commonwealth Games sites etc. were not mentioned in the Draft Zonal Development Plan. The Draft Zonal Development Plan does not reflect the suggestions of the final NEERI study report on Environmental Management Plan for rejuvenation of the river Yamuna. He mentioned that in the Draft Zonal Development Plan no broad landuse plan had been prepared. He further mentioned that as RP 2021 and MPD 2021 were under advance stage of finalization, it was possible and considered appropriate the relevant concepts as envisaged in these Plans be reflected in the Draft Zonal Development Plan.

After detailed deliberations, it was decided that the Draft Zonal Development Plan 2001 would be prepared within the framework of MPD 2021 and based on the final study of NEERI and also incorporating the comments / suggestions given by various agencies as well as members of the Planning Committee and re-submit to the Board for consideration of the Planning Committee. It was also decided that the copies of the final Report of the NEERI would be supplied to the NCRPB for circulation to the members of the Planning Committee.

OTHER ISSUES:

i) Status report on development of landuse change sites approved by the Board

Chairman Planning Committee mentioned that in the last meeting of the Board it was decided that a report on the status of development on the landuse change sites approved by the Board may be prepared based on physical verification and placed before the next meeting of the Board. In view of the above, the Board requested the NCR Cells/concerned Development/Agencies to send certain information/Plans to the Board in advance so that site visits may be organized. Chairman requested that the information required may be supplied to the Board at the earliest. The Chief Town Planner, Rajasthan and Chief Coordinator Planner, NCR Cell, UP informed that they were already pursuing this matter with the concerned agencies and the information would be supplied to the Board shortly.

ii) Development of City forests

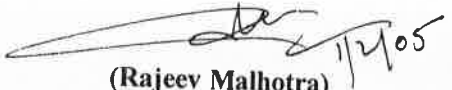
Chairman Planning Committee, referring to the decision of the Board, mentioned that a status report is required to be prepared and schemes for city forest development need to be expedited. He suggested that the information regarding area (in ha.) and location on the following aspects may be sent to the NCRPB at the earliest to enable the Board to prepare a status report and also provide necessary assistance as decided in the Board meeting.

- (a) the existing city forests;
- (b) proposed new areas for city forest development.

The representatives from the participating States assured that the above information would be sent to the Board shortly.

The meeting ended with vote of thanks to the Chair.

No. K-14011/68/2005-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Zone-IV-B
Lodhi Road, New Delhi-110 003


(Rajeev Malhotra)
Chief Regional Planner

Copy to:

1. Chairman, Planning Committee.
2. Members of the Planning Committee.
3. Special Invitee.
4. All officers of the Board.

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28. Shri J.N. Barman, Jt. Director
29. Shri R.C. Shukla, Jt. Director
30. Shri V.K. Thakore, Jt. Director
31. Shri D.R. Sarin, Dy. Director (Admn.)
32. Shri S. Surendra, Dy. Director
33. Ms. Anjali Pancholy, Asstt. Director
34. Ms. Meenkashi, Asstt. Director
35. Shri Bhowmik, Consultant
36. Shri Abhijeet Samanta, Consultant