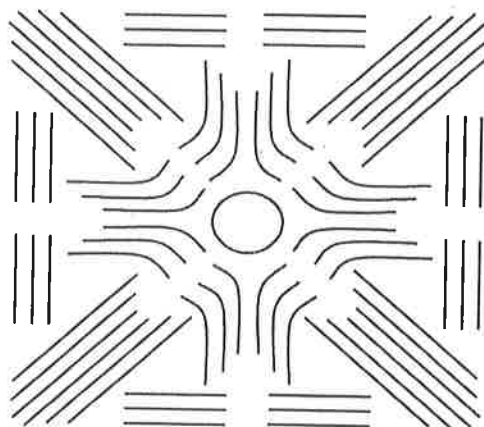


AGENDA NOTES

**53RD MEETING OF THE PLANNING COMMITTEE
TO BE HELD AT 11.30 A.M. ON 5.5.2005
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 53RD MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.30 A.M. ON 5.5.2005 IN THE OFFICE OF NCR PLANNING BOARD, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

Agenda item no.	Item	Page Nos.
Agenda item no.1	Confirmation of the minutes of the 52 nd meeting of the Planning Committee held on 28.1.2005	1
Agenda item no.2	Review of the action taken on the decisions of the last meeting of the Planning Committee held on 28.1.2005	1-2
Agenda item no.3	Consideration of the observations of the Board on the objections/suggestions received from public on Draft Regional Plan-2021	3
Agenda item no.4	Any other item with the permission of the chair.	

LIST OF ANNEXURES

Annexure Nos.	Details	Page Nos.
Annexure-I	Minutes of the 52 nd Planning Committee held on 28.01.2005	4-13
Annexure-II	Observations / Suggestions received from public on Draft Regional Plan-2021	1-117

AGENDA NOTES FOR THE 53RD MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.30 A.M. ON 5.5.2005 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 52ND MEETING OF THE PLANNING COMMITTEE HELD ON 28.1.2005.

Minutes of the 52nd meeting of the Planning Committee held on 28.1.2004 vide letter No.K-14011/68/2005-NCRPB dated 1.2.2005 (Annexure-I) may be confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 52ND MEETING OF THE PLANNING COMMITTEE HELD ON 28.1.2005

i) Draft Regional Plan-2021

Pursuant to the decision of the last meeting of the Planning Committee the last date for receiving objections / suggestions from public was extended by one month, i.e. upto 9.3.2005. The Board has received 55 objections/ suggestions which have been examined and observations on the objections / suggestions have been prepared. This matter is being discussed at Agenda Item No.3.

ii) Preparation of Sub-Regional Plans

It was decided that workshops may be organized in the NCR Sub-regions by the respective NCR Cells for dissemination of RP-2021 policies and proposals which would help in preparation of Sub-Regional Plans. Workshops could not be organized. Regarding funding for preparation of Sub-Regional Plans, it was decided that the NCR Cells 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.. The Board has not received any approach paper from the NCR Cells. However, the NCR Cell, UP has submitted that they are contemplating for constitution of 9 Study Groups on various aspects for preparation of Sub-Regional Plan and requested an amount of Rs.4.5 lakhs. The Cell has also proposed to conduct six studies with a total cost of Rs.14 lakhs through NCR funding. This matter is being examined.

iii) 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.

As decided in the last meeting of the Planning Committee, necessary information was received from DDA. The matter is being examining by the Group constituted by the Planning Committee.

iv) 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.

The proposal was approved by the Hon'ble UDM and Chairman, NCRPB which was communicated to the NCRPB vide note K-13011/11/2004-DDIB and K-13011/5/2000-DDIB Vol.IV dated 23.2.2005. The same was communicated to the DDA.

- v) **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 proposal was approved by the Hon'ble UDM and Chairman, NCRPB which was communicated to the NCRPB vide note K-13011/11/2004-DDIB and K-13011/5/2000-DDIB Vol.IV dated 23.2.2005. The same was communicated to the DDA.

- vi) **Consideration of Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001**

In the last meeting of the Planning Committee, it was decided that the Draft Zonal Development Plan 2001 would be prepared within the framework of MPD 2021 and also 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 copies of the final Report of the NEERI would be supplied to the NCRPB for circulation to the members of the Planning Committee. The Board has not received the revised Draft Zonal Development Plan and also the final report of NEERI. The matter will be placed before the Planning Committee after receipt of the above mentioned documents from DDA.

- vii) **Status report on development of landuse change sites approved by the Board**

A team consisting of officers from the NCRPB, concerned CCPs/ATCPs along with the officers of the concerned Development Authorities / Agencies visited all the sites for which landuse changes have been approved by the Board. During site visits some data/information has been collected. However, some information in prescribed proforma have not been received from DDA and Govt. of Rajasthan. Since the next Board meeting is expected to be held shortly and the Status Report will have to be placed before the Board, the members from Govt. of Rajasthan and DDA are requested to send the above information at the earliest so that a Status Report can be prepared and finalised.

- viii) **Development of City forests**

In pursuance to the decision taken at the 27th meeting of the National Capital Region Planning Board held on October 28, 2004, new areas are being identified for development of city forests in the Region as well as the counter magnet areas. These would include vacant/ wastelands/ canal sides/ green belts along highways and expressways/ abandoned mines and around mining areas. As per the scheme under consideration, a minimum contiguous area of 4.5 hectares would be eligible for the scheme. Consideration is being given towards bearing the one-time cost of saplings as well as a portion of the maintenance cost of the same over a certain period of time under the scheme.

State Governments and implementing agencies in each of the sub-regions and counter magnet areas are requested to identify land and send detailed project reports to the Board to avail benefit under the scheme and prepare the site, so that plantations can be done before the onset of monsoons.

AGENDA ITEM NO.3 CONSIDERATION OF THE OBSERVATIONS OF THE BOARD ON THE OBJECTIONS/SUGGESTIONS RECEIVED FROM PUBLIC ON DRAFT REGIONAL PLAN-2021.

3.1 In pursuance to the decision taken in the 26th Meeting of the Board held on 16.1.2004 comments were invited on the draft Plan from the participating States. The comments received from the State Governments were examined by the Board and a 'Comparative Statement of Comments' was placed in the 27th meeting of the Board held on 28.10.2004. The comments that were to be incorporated in the draft Plan were listed out separately and also placed for consideration. The Board after detailed deliberations approved the draft Regional Plan-2021 for inviting objections/ suggestions from public.

3.2 After the approval of the Board, the relevant comments were incorporated in the draft Regional Plan 2021. The draft RP-2021 was notified on 27.12.2004 for inviting objections / suggestions under section 12 of the NCRPB Act, 1985 in two Hindi & English newspaper dailies both national and local level and 45 days time was given for receiving the objections/suggestions. The last date for receiving the objections/suggestions was upto 9.2.2005

3.3 The draft RP 2021 was displayed in the office of the NCR Planning Board as well as in all the offices of the NCR Planning & Monitoring Cells. The draft RP-2021 both Hindi & English versions were on sale in book format and CD. The draft Plan was also uploaded on website of the Board. In order to have wider response and to publicise the draft Plan on large scale another advertisement was published on 29th/30th January 2005, indicating that the date of submission of objections/suggestions was 9.2.2005.

3.4 On the request of the participating States and decision taken in the 52nd meeting of the Planning Committee held on 28.1.2005, the date for receiving objections/suggestions was extended by one month. Accordingly another advertisement was published on 8th/9th February 2005 for extension of date. The last date for receiving objections/suggestions was up to 9.3.2005.

3.5 The Board has received 55 objections/suggestion on the draft Regional Plan-2021 upto 9.3.2005. These objections / suggestions have been examined and a Comparative Statement containing objections/suggestions and observations of the Board has been prepared and placed at Annexure II.

3.6 Govt. of Haryana had requested to give them more time as the new government was being formed and it would take some more time to submit the views. They were requested to send their views upto 30.3.2005. We have not received the views upto 30.3.2005.

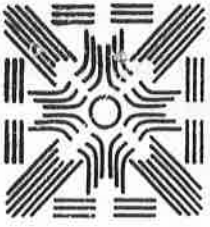
3.7 The Board has also received 11 objections / suggestions after the 9.3.2005 which are also being examined and would will be circulated separately.

Points for decision

The Planning Committee may consider and recommend on the proposed action of the Board on the objections/suggestions received on draft Regional Plan-2021. Planning Committee may also take a view whether the views received after 9.3.2005 should be considered or not. After approval of the Planning Committee, the draft Regional Plan-2021 along with the observations of the Planning Committee will be placed before the Board in its forthcoming meeting.

Annexures

Annexure-I
Minutes of the 52nd Planning
Committee held on 28.1.2005



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION
PLANNING BOARD**

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शहरी विकास मंत्रालय

Ministry of Urban Development

Fax : 24642163

सं० के-14011/68/2005-रा०रा०क्षे०यो० बोर्ड

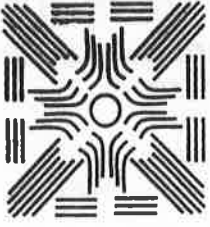
दिनांक : 1.2.2005

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
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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

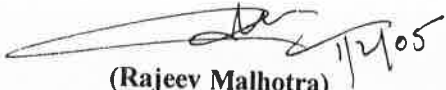
Chairman Planning Committee, referring to the decision of the Board, mentioned that a status report is required to be prepared and schemes for city forest development need to be expedited. He suggested that the information regarding area (in ha.) and location on the following aspects may be sent to the 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:

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

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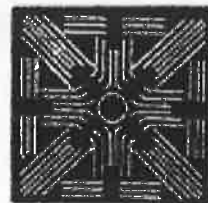
OBSERVATIONS / COMMENTS

ON THE

OBJECTIONS AND SUGGESTIONS

ON

DRAFT REGIONAL PLAN-2021



**NATIONAL CAPITAL REGION PLANNING BOARD
MINISTRY OF URBAN DEVELOPMENT, GOVERNMENT OF INDIA**

April 2005

CONTENTS

	Page No.
I. INTRODUCTION	1
II. THE REGION	2
III. AIMS, OBJECTIVES AND POLICY ZONES	3-7
IV. DEMOGRAPHIC PROFILE AND SETTLEMENT PATTERN	8-15
V. ECONOMIC ACTIVITY AND FISCAL POLICY	16-41
VI. TRANSPORT	42-49
VII. POWER	50-53
VIII. WATER	54-55
IX. SEWERAGE, SOLID WASTE MANAGEMENT, DRAINAGE AND IRRIGATION	56-58
X. TELECOMMUNICATIONS	59
XI. SHELTER	60-64
XII. SOCIAL INFRASTRUCTURE	65-67
XIII. TOURISM AND HERITAGE	68-70
XIV. ENVIRONMENT	71-74
XV. DISASTER MANAGEMENT	75
XVI. RURAL DEVELOPMENT	76-79
XVII. REGIONAL LANDUSE	80-91
XVIII. COUNTER MAGNET AREAS	92-94
XIX. DEVELOPMENT STRATEGIES, MANAGEMENT STRUCTURE, RESOURCE MOBILIZATION	95-104
XX. GENERAL	105-113
 ANNEXURE – LIST OF OBJECTORS / SUGGESTORS	 114-117

I. INTRODUCTION

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Regional Plan is a policy document and is an instrument for transforming this broad policy paper into an implementable programme of action. Broad policy has been laid down in the NCR Planning Board Act, 1985, 'Clauses (c) and (d) of Sec.7 of the Act prescribe the functions of the board as follows:</p> <p>a) "to coordinate the enforcement and implementation of the Regional Plan, Functional Plans, Sub Regional Plans and Project Plans through the participating States and Union."</p> <p>b) "to ensure proper and systematic programming by the participating States and Union Territory in regard to project formation, determination of priorities in the NCR or Sub Regions and phasing of development of the NCR in accordance with stages indicated in the Regional Plan"</p> <p>ii) For achieving the above stated objectives of deciding phasing, determining priorities, systematic programming and project identification and preparation, adequate provisions have not been included in the draft RP 2021.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>	<p>i) The functions prescribed in the Section 7 (c) and (d) of the NCRPB Act, 1985 have been reproduced as follows:</p> <p>c) <i>to coordinate the enforcement and implementation of the Regional Plan, Functional Plans, Sub Regional Plans and Project Plans through the participating States and Union Territory</i></p> <p>d) <i>to ensure proper and systematic programming by the participating states and union territory in regard to project formulation, determination of priorities in the NCR or Sub Regions and phasing of development of the NCR in accordance with stages indicated in the Regional Plan</i></p> <p>ii) According to Para (d) above, it is clear that the NCR Planning Board has to ensure the proper and systematic programming by the constituent States with regard to project formulation, determination of priorities and phasing of development in accordance with the stages indicated in the Regional Plan. Therefore, DRP-2021 has provided the plan of action, phasing and proposed development strategies to achieve its objectives. Even regional level projects have also been identified in the Plan. It is expected that local level projects, its phasing etc. will be done by the constituent States in the Sub-Regional Plans and Master Plans with appropriate costing.</p>	OBJ. 42

II. THE REGION

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
NIL			
	<p>1. The Commission has received a letter from the Government of Karnataka dated 10.10.2017 regarding the proposed project of construction of a new bridge over the river Kaveri at the village of Chikmagalur, Taluk Chikmagalur, District Chikmagalur, Karnataka. The project is proposed to be executed by the Government of Karnataka through the Public Works Department, Chikmagalur District.</p> <p>2. The Commission has reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>3. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>4. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p>	<p>1. The Commission has reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>2. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>3. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>4. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p>	<p>1. The Commission has reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>2. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>3. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p> <p>4. The Commission has also reviewed the project and found that it is in conformity with the provisions of the National River Conservation Directorate (NRCD) and the National Water Conservation Directorate (NWCD). The project is also in conformity with the provisions of the National Environmental Policy (NEP) and the National Environmental Impact Assessment (NEIA) Act, 1986.</p>

III. AIMS, OBJECTIVES AND POLICY ZONES

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Framework for Regional Development: Sub-Regional Plan for the National Capital Territory of Delhi is to be prepared by the GNCTD within the framework of the NCR Plan with the following objectives:</p> <ul style="list-style-type: none"> a) Provide policy, programmes and plans to relieve the capital city from additional pressure of growth particularly in terms of creation of new avenues of employment which could encourage sizeable in-migration b) Determine development frontiers in the Delhi Sub-Region in relation to development of the Central NCR towns and other centres in the regions c) To project Delhi's requirements for implementation of the Regional Plan so that the same is incorporated in the Master Plan and Sub-Regional Plans of other States. d) To prepare the Transport Network Plan including strengthening of existing road mass transport networks and taking up final section of Eastern and Western Expressways on priority. <p>Existing public sector undertakings should be shifted to the NCR, for which time bound action plan is to be prepared. Incentives and disincentives for shifting to be worked out accordingly.</p>	<p>i) Sub-Regional Plan for NCT-Delhi will have to be prepared by the GNCT-Delhi. The objectives suggested may be considered while preparing the Sub-Regional Plan for NCT-Delhi by the GNCT-Delhi. Since a significant area of NCT-Delhi is covered under the MPD-2021, the objectives suggested should also be taken cognizance of by DDA and plan the development programmes accordingly.</p>	OBJ. 33
	<p>ii) The identified Highway Corridor Zones will also have to be notified by the respective State Governments with appropriate regulations for their development.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>ii) This has already been incorporated in the DRP-2021 (Para 17.4.2 and 17.5.2)</p>	

2.	<p>i) It is also for consideration whether the CNCR can be extended to incorporate the entire Sonapat-Kundli Complex (rather than just Kundli) and Greater NOIDA, - both of which are emerging as part of an emerging continuous urban spread.</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>i) The DRP-2021 has already included Sonapat-Kundli Complex in CNCR (refer Map3.1 and Table 4.2). However, it needs to be appropriately added in second sub-para of para 3.2.2 which will be done while finalizing the Plan. Regarding Greater Noida, the matter was deliberated in detail in the Planning Committee and it was decided that, since, the development is not contiguous to Delhi, it should not be included in CNCR.</p>	OBJ. 35
3.	<p>i) A Highway Corridor Zone has been proposed with a minimum width of 500 mtrs from the right-of-way boundary of NH-1, NH-8 & NH10 passing through Haryana Sub Region. There is no statute as of today to regulate this 500 mtrs zone, therefore this zone must be in accordance with the State laws only.</p> <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>ii) The DRP-2021 proposes that the Highway Corridor Zone will be identified and notified as controlled area by the respective Govts. Necessary amendments to the existing acts and rules may be made for the purpose. This matter was discussed in the 50th Planning Committee meeting and it was suggested by Director, T&CP Deptt., Govt. of Haryana to reduce the width of Highway Corridor Zone to 500 mts. on either side of Highway from 5 kms and this was incorporated in the DRP-2021.</p>	OBJ. 39
4.	<p>i) RP-2001 divided the whole Region into 3 Policy Zones but the Draft Plan has added one more policy zone i.e. Corridor Zone which is against the spirit of the Act. The corridor zone will promote ribbon development, which will hamper the flow of regional traffic on the one hand and convert the transport corridor into an urban corridor.</p> <p>The elongated linear development also increased many times the cost of providing services. By leaving the respective depth of the corridor to the State Government's, the depth will vary from state to state. It would be better to decide the depth uniformly with the concurrence of the states.</p> <p>Only two or three nodes having urban development potential shall be identified in these corridors and in rest of the</p>	<p>i) The Highways converging to Delhi are under heavy pressure of development. The objective of adding this Zone is to recognize the economic growth along highways and to enable planned and regulated development along the highways converging to Delhi to avoid unplanned haphazard ribbon development.</p> <p>Since the identification and notification of Highway Corridor Zone has to be done by State Govts. under their laws, its depth is likely to vary, within the parameter set in DRP-2021, i.e. minimum of 500 metres on either side of ROW (see P.21). This aspect was discussed in detail in the 49th & 50th Planning Committee meetings and accordingly provision has been made in the DRP-2021.</p>	OBJ. 42

	<p>corridors, the urban growth should not be allowed.</p> <p>ii) The policy of controlled growth in NCR Delhi and induced growth in rest of NCR should be continued. A clear mention of this should be made in the draft RP 2021.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>	<p>This suggestion is being taken care of, along most of the highways, one or two nodes may be developed by the respective State Govts..</p> <p>ii) The policies of the DRP-2021 have to take into account the changing realities, i.e. the role of Government's as a facilitator rather than as provider, economic liberalization, globalization etc. Therefore it would no longer be realistic to prescribe a deterministic policy for growth in RP-2021. However, the need for controlled growth within NCT-Delhi has been acknowledged in the RP-2021 (refer Chapter 2, para 2.2.1) "... The basic policy for NCT-Delhi is to achieve environmentally sustainable development / redevelopment, taking into account the limitation of developable land and water. No new major activities i.e. industries, wholesale trade and commerce which may result into large scale job creation both in formal and informal sector should be located in this zone. Only activities necessary to sustain the local population of Delhi should be permitted...."</p>	
5.	<p>i) RP-2021 aim should have been "to promote growth in National Capital Region outside the NCT Delhi Sub-Region and balanced development of the National Capital Region".</p> <p>ii) Considering the geo-spatial and factual position, it is suggested that instead of competing, the proposal shall be that CNCR shall be made complementary to NCT-Delhi.</p> <p>iii) Instead of the specified minimum 500 km, the upper / maximum limit shall be specified i.e., 2 km including 200m</p>	<p>i) The basic policy for NCT-Delhi is to achieve environmentally sustainable development / redevelopment, taking into account the limitation of developable land and water. The basic policy for the areas outside Delhi in NCR is to promote growth through development of economic activities and infrastructure both physical and social at local and regional level.</p> <p>ii) The term 'competing' has been used only in the sense that the facilities in CNCR should be comparable with Delhi, so as to ease the pressure on Delhi.</p> <p>iii) The minimum width of 500 mt. on either side of highway has been decided after detailed deliberations in</p>	OBI. 50

	green belt in order to contain the horizontal spread and effect of ribbon development. (Hirdesh Bedi, Delhi)	the Planning Committee.	
6.	<p>i) It is suggested that the entire Sonapat-Kundli Complex (rather than just Kundli) and Greater Noida – both of which are emerging urban spread be incorporated in CNCR.</p> <p>(PHD Chamber of Commerce and Industry, New Delhi)</p>	<p>i) The draft RP-2021 has already included Sonapat-Kundli Complex in CNCR (refer Map3.1 and Table 4.2). However, it needs to be appropriately added in second sub-para of para 3.2.2 which will be done while finalizing the Plan. Regarding Greater Noida, the matter was deliberated in detail in the Planning Committee and it was decided that, since, the development is not contiguous to Delhi, it should not be included in CNCR.</p>	OBJ. 51
7.	<p>i) The Highway Corridor Zone should extend throughout the total length of the Highways/Expressways/Primary Roads and not to stop at the boundary of the NCR on the Controlled/Urbanisable Areas abruptly on these roads.</p> <p>(S.P. Gautam, Noida)</p>	<p>i) The Highway Corridor Zone has been identified along National Highway No.1, 2, 8, 10, 24, 58 and 91 converging to Delhi upto the NCR boundary beyond which NCRPB has no jurisdiction. The basic objective for the Highway Corridor Zone is to enable planned and regulated development along these highways outside the existing controlled/development areas.</p>	OBJ. 53
8.	<p>i) Highway Corridor Zone may not be conceived as a corridor of contiguous development in a strip of 500m on either side of a highway. It will be like Modi Nagar or Faridabad. Alternatively, it could be considered as a number of new towns or extensions of existing towns or large villages located at an interval of 3 to 5 km along the highway provided with a limited access. Such a system will achieve both the market demand for development as well as the need to ensure fast movement with safety on the highways. It is therefore suggested that the first para of the section 3.2.3 be changed as:</p> <ul style="list-style-type: none"> • A highway corridor zone, outside the urbanisable limits 	<p>i) The Highways converging to Delhi are under heavy pressure of development. The objective of adding this Zone is to recognize the economic growth along highways and to enable the planned and regulated development along the highways converging to Delhi to avoid unplanned haphazard ribbon development.</p> <p>The guidelines as suggested may be prepared after the RP-2021.</p>	OBJ. 54

	of the settlements for which a Development Plan is available is proposed to promote planned development along National Highways number 1,2,8,10,24, 58 and 91 converging at Delhi as per guidelines to be issued in this respect. (S. K. Kulshrestha, New Delhi)	
9.	i) Central National Capital Region – rationale for renaming DMA as CNCR has not been explained (B. N. Singh, Delhi)	i) The re-designation of DMA as CNCR was discussed by the Planning Committee. It was decided that since, as per requirement of 74 th CCA 1992, Delhi and the Metro cities around would be required to have their own Metropolitan area and Metropolitan Committee, the nomenclature of Delhi Metropolitan Area would require to be modified. Therefore, it was decided that the DMA be renamed as CNCR. OBJ. 55

IV. DEMOGRAPHIC PROFILE AND SETTLEMENT PATTERN

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS/SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) The new NCR Plan 2021 proposes a settlement hierarchy (p.32) that plays a safe political mode of accepting the administrative boundaries of metropolitan centers. For example, Delhi-Faridabad-Ghaziabad-Gurgaon-NOIDA have become one conurbation, making it a biggest 'megapolis' in entire Asia. By 2021, this megapolis will have a population of 313.69 lakhs. [Considering this megapolis as a single administrative unit is important, rather than counting them individually as metro centers. The report should have dealt this issue and spoken for establishing a strong Megapolis government that will look into all aspects of planning and administration. However, the report played a safe mode of suggesting networking of these settlements through proper transport and investment in infrastructure through public and private means. A megapolis could have been suggested which can compete with some of the fast growing metropolitan centers like Shanghai, Bangkok, Kaula Lumpur, and Jakarta.</p> <p style="text-align: center;">(Dr. N. Sridharan, Professor, SPA, New Delhi)</p>	<p>i) Administrative boundaries particularly state boundaries are a reality that have to be taken into account in any Plan, since implementation of programmes is closely affected by these. It is beyond the purview of this Plan to propose a single administrative unit across State boundaries, even though the entire mass becomes one conurbation.</p> <p>However, the DRP-2021 recognizes the issue, and has attempted to address it through integrated planning for emerging megapolis in CNCR by a Planning Group set up for this purpose.</p>	OBJ. 16
2.	<p>i) In case of NCT Delhi, from the table No.4.5, it is noted that the decadal growth since 1931 till 2001 has never been less than 46%. In the Draft Regional Plan-2021, the population for NCT Delhi is projected to be around 234 lacs and the assigned population as 220 lacs, which works out to a decadal growth rate of 31.29% during 2001-2011 and 31.92% during 2011-2021. It is noted from the experience of past 5 decades that the pop. projection and assignments have been far lower than the actual population figures. It is better to plan for higher population than plan with un-realistic conservative estimates leading to ad-hoc adjustments</p>	<p>i) DRP-2021 policy: <i>Population proposed for Delhi for 2021 is 220-230 lakhs.</i></p> <p>From 1931 onwards, the population growth rate of NCT-Delhi has first increased, to reach maximum of 90% during 1941-51, and thereafter gradually has come down, as seen from Table 4.5. During the decade 1991-2001, it has further come down to below 47.02%.</p> <p>If this trend continues, the population growth rate of Delhi is expected to come down further in the future decades. As</p>	OBJ. 19

	without advance planning.	<p>cities adjoining Delhi, viz. NOIDA, Greater NOIDA, Ghaziabad, Gurgaon, Faridabad, etc. are coming up with good infrastructure and housing, some of the Delhi-bound population is likely to be absorbed there too.</p> <p>Further, the DDA in their draft Master Plan for Delhi-2021 document, have also proposed a population of 220-230 lakhs for 2021 for Delhi.</p> <p>ii) The need for an integrated planning of CNCR areas has been recognized in the draft Regional Plan document. A CNCR Planning Group is proposed to be constituted which would coordinate and harmonize such a plan under Section 32 of the NCRPB Act, 1985. Emphasis is to be given to transportation, civic infrastructure, landuse, and conservation aspects. (Para 3.2.2)</p>	
3.	<p>The draft is wrongly promoting “Kundli” as a NCR metro area/ city. Kundli is wrongly situated and will draw precious resources from NCT Delhi.</p> <p>(S. P. Bansal, New Delhi)</p>	<p>i) <i>DRP-2021 policy: Sonapat-Kundli Complex is proposed as a Metro Centre in CNCR, with population of 10 lakhs by 2021.</i></p> <p>Kundli was proposed as a DMA town as per Regional Plan 2001. In the DRP-2021, Kundli along with Sonapat, as a complex, is proposed to have a population of 10 lakhs. Sonapat by itself at present has reached a population of 2.25 lakhs.</p>	OBI. 20
4.	<p>Population Control: Mewat region comprising of 6 blocks (5 blocks in Gurgaon District and one in Faridabad District) is the region of the Meo (Muslim) majority. The rate of population increase in this region is high. There is no strategy for population control. So there is a need to make an effective</p>	<p>i) The DRP-2021 document does not deal with the population control aspect.</p>	OBI. 30

	<p>strategy for population control in this region.</p> <p>ii) Regional Centres: No town of this region has been covered in the draft plan as a regional centre, so the big towns of the region are required to be included in the regional centres of NCR Plan.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh)</p>	<p>ii) The DRP-2021 attempts to look at planning for the NCR in a holistic manner. A town can be identified as a Regional Centre based on a number of factors, such as population between 3-10 lakhs, their potentiality for specialized secondary and tertiary sector activities and providing job opportunities which normally cannot be performed by other lower order centres. However, the Sub-Regional Plan for Haryana Sub-region may identify towns in the Mewat area as Sub-Regional Centre.</p>	
5.	<p>i) Table 4.15 talks of a hierarchy of Metro centres, Regional and Sub-regional centres, service centres, central and basic villages. However, the emerging national hierarchy of an urban-rural continuum is being steered towards a hierarchy of mega cities (5 m and above), metro cities (1 to 5 m), medium cities (0.3 to 1m), small cities (0.1 to 0.3 m), medium towns (30,000 to 0.1 m), small towns (20,000 and below), central place villages and grouped villages. The NCR has all categories. This fits into emerging updates in terms of settlements classification by the Census of India as also into the emerging synergy between urban agglomerations and LSG units (corporations, municipalities, Nagar and rural panchayats) with three tiers of elected representatives (centre-state-local) and cannot now be superceded.</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>i) DRP-2021 Policy: <i>Six-tier settlement hierarchy proposed in DRP 2021.</i></p> <p>The settlement hierarchy proposed in DRP-2021 does not contradict the emerging hierarchy.</p> <p>Rather, the purpose of identification of the six-tier hierarchy is to prioritize development of selected centres, since, because of resource constraint, all centres cannot be developed simultaneously.</p> <p>Further, the sizes of the selected centres (i.e., Metro Centre, Regional Centre etc) in based not upon existing population, but upon proposed population by the year 2021.</p>	OBJ. 35
6.	<p>i) As per the chapter 4, out of 6 DMA (CNCR) towns, the towns of Ghaziabad and Faridabad have reached their targeted population. Rest of the DMA towns could not achieve their target while Kundli, which was proposed to be developed into a town of 1.5 lakh has hardly taken off. Further, Table 4.14 reveals that the decadal growth of DMA towns except</p>	<p>i) The number of migrants to Delhi during the decade 1991-2001 was 15.87 lakhs, which works out to 1.6 lakhs per annum. The net migrants (i.e., in-migrants minus out-migrants) is even lesser, 13.05 lakhs. Besides, Table 4.7 shows that rate of migration between 1981-91 and 1991-01 has come down. Therefore, the statement that</p>	OBJ. 37

	<p>Kundli has been very high. In fact, their decadal growth rate has been higher than NCT Delhi, then in spite of this factor why these towns have failed to absorb the immigrants which by and large settling down in Delhi. It is felt that the assigned population has to be worked out realistically and how the increase of population of 3 lakh per annum in NCT Delhi could be contained has to be spelt out in detail.</p> <p>(Lok Kalyan Samiti (Regd.) – Greater Noida)</p>	<p>population increase of 3 lakhs per annum in Delhi is because of migration cannot be agreed to.</p> <p>The statement that in-migrants have not settled in other DMA towns cannot be confirmed by any data. In fact, the growth rates of the DMA (now CNCR) towns indicates otherwise. The population for the CNCR towns has been proposed taking these factors into account.</p>	
7.	<p>i) In Table 4.10 the provisional figures need to be substituted by the final figures which were notified by Census of India. Haryana.</p> <p>ii) The Map 4.2 on page 36 indicating the proposed settlement pattern should be similar to the Map 17.2 i.e. Land Use Plan of 2021. Because Gurgaon-Manesar Urban Complex need a separate identity similar to the Rewari-Dharuhera Complex. Consequently table 4.20 on page-37 will require updation from Gurgaon to Gurgaon-Manesar Urban Complex.</p> <p>iii) This table also indicates Greater Bhiwadi by having distinguished it from Dharuhera. It would be a strategic failure (though Bhiwadi is in Rajasthan). If Bhiwadi is conceived as a separate entity whereas it is in continuity of Dharuhera and is largely dependant upon Haryana for road network and disposal of its treated effluent. The ground water extraction for Regional Centre, Bhiwadi will also adversely affect the surrounding water table of areas in Haryana. It is in this context, the Rewari-Dharuhera-Bhiwadi Complex should be conceived in integration than in separation.</p> <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>i) The final population figures will be substituted.</p> <p>ii) The suggestion of HSIDC for Gurgaon-Manesar Urban Complex as a separate identity may be incorporated in the Map 4.2 and relevant text and tables.</p> <p>iii) In RP-2001, Rewari- Dharuhera-Bhiwadi was proposed as a complex. Subsequently, several efforts were made for preparation of a joint plan for Bhiwadi and Dharuhera, which however could not succeed. In the DRP-2021, the identification of Bhiwadi (or Greater Bhiwadi) as a separate Regional Centre has been done in line with the recommendations of the Study Group. These aspects were also discussed in the Planning Committee where representatives from Governments of Rajasthan and Haryana were also present.</p>	OBJ. 39

8.	<p>i) Para 4.3.6 mentions that infrastructure better than that in the capital is required to be developed within metro centres. Instead of mentioning better than (which is unlikely to happen considering the status of the cities vis-à-vis the capital city), it is suggested that the terms shall be “complimentary, competitive and attractive”.</p> <p style="text-align: center;">(Hirdesh Bedi, Delhi)</p>	<p>i) The word “better that that in the capital” will be replaced with “comparable with the capital”</p>	OBJ. 50
9.	<p>i) An Comprehensive Integrated Industrial Complex - a full fledged new town near Dhaulana, which would include the existing UPSIDC township on Masuri Gulaothi Road - should be declared as a Regional Centre</p> <p>ii) Modinagar town to be declared as a Regional Centre</p> <p>iii) Integration of Taj Expressway and associated townships in DRP 2021.</p> <p>iv) Need for a ‘New Town Development Policy’ and emphasis on the development of the smaller towns</p>	<p>i) The identification of regional centres in RP-2001 was done on the basis of a detailed study by a consultant. In the DRP-2021, it has been reviewed and some additions/modifications have been made on the basis of the development potential of the towns, as identified by the respective State govts.</p> <p>Masuri-Gaulaothi is also a Sub-Regional Centre as per UP Sub-Regional Plan-2001, and the suggestion for incorporating industrial area can be considered at the time of preparation of Sub-Regional Plan-2021.</p> <p>ii) Modinagar, being a part of Ghaziabad Development Area and being planned along with it, cannot be identified as a separate Regional Centre.</p> <p>iii) The proposals for development of townships along Taj Expressway may be taken up at the stage of Sub-Regional Plan.</p> <p>iv) Although DRP-2021 does not contain a separate policy for development of new towns, proposals for development of new towns have been included wherever found to be necessary. Thus there is proposal for development of Greater Bhiwadi, Behror-Neemrana-Shahjahanpur Complex, in addition to Sonapat-Kundli, Bawal Growth Centre and NOIDA/ Greater NOIDA which were</p>	OBJ. 53

	<p>v) Population policy: a population control policy be worked out for the NCR to control the tempo of growth of population to successively reduce to a desirable minimum by the year 2021 and to stabilize it thereafter.</p> <p style="text-align: center;">(S. P. Gautam, Noida)</p>	<p>developed as new towns in the past.</p> <p>v) The draft RP-2021 document does not deal with the population control aspect.</p>	
10.	<p>i) The application of proposed hierarchy (Table 4.15) needs some explanation as given here under:</p> <ul style="list-style-type: none"> • Metro Centre - NCR is a 'metro region' with Delhi as metro centre. This category should actually be only for Delhi and not all cities above 10 lakh population. To avoid misinterpretations it is suggested that this category be changed as "The National Capital" or a general term "The Mother City". • Regional Centre - Since there are three participating states with three sub-regions (in addition to NCTD), one regional centre each in UP, Haryana and Rajasthan sub-regions may be identified having 3 to 10+ lakh population. • Sub-regional Centre - Since each state is further divided into districts, one city (0.5 to 3 lakh population) in each district in CNR be identified as sub-regional centre, it may be district head quarter. The district that has Regional Centre may not have sub-regional centre as the former will serve both the functions. • Service Centres, Central Villages to be identified at the time of preparation of District Development Plans for each of the districts in the NCR as per provisions of the Constitution 74th Amendment Act. A Service Centre may be about 50 to 100 basic villages and a Central Village may serve 6 to 12 basic villages. It supports the provisions of the section 16.3.2 page 153. 	<p>i) The Delhi Metropolis has been given a separate status i.e., National Capital (page 32 last para), all metro/ regional centres etc have been identified outside the NCT-Delhi. Further, the nomenclature for the settlement hierarchy and identification of Metro and Regional Centres, in its present form, has been approved after detailed deliberations by the Planning Committee and the Board.</p> <ul style="list-style-type: none"> • The identification of other lower order Centres, i.e., Sub-Regional Centres, Service Centres, Central Villages and Basic Villages will be done by the respective State Govts. in the Sub-Regional Plans. These suggestions may be considered while preparing the Sub-Regional Plans by the respective State Govts. 	OBJ. 54

	<p>ii) Experience of the assignment of population in RP-2001 has not been very encouraging (see Table 4.14 P. 31). The population assignment as given in Tables 4.16 and 4.17 therefore may not be justified.</p> <p>iii) It is suggested that the population may not only be assigned to the existing cities and several new towns may also be considered with private and joint sector participation.</p> <p>iv) It is suggested that the RP-2021 should include assignment of population up to sub-regional centers (section 4.4.5 p 37). Service centres and central villages be detailed in the sub-regional and district plans.</p> <p style="text-align: center;">(S. K. Kulshrestha, New Delhi)</p>	<p>ii) The population for the Regional and Metro Centres has been proposed by the respective State Govts. based on their development potential. The figures given reflect the Master Plan target populations for the year 2021. These figures were discussed and deliberated in the 49th meeting of the Planning Committee. It was also recommended by the Committee that these projections will be reviewed after census of the 2011 is available.</p> <p>iii) Proposals for new towns are part of the DRP-2021, such as Behror-Neemrana-Shahjahanpur Complex. The modalities for development of the proposed new towns will be worked out in detail separately.</p> <p>iv) As per the provision u/s 10 (2) NCRPB Act, 1985 only the proposals for major urban settlements pattern are to be dealt in the Regional Plan. The future urban settlements and major rural settlements will have to be dealt in the respective Sub-Regional Plans. Accordingly, the Metro Centres and the Regional Centres have been considered by the Planning Committee for incorporation in the DRP-2021.</p>	
11.	<p>i) Govt. of Uttar Pradesh has constituted UP State Industrial Development Authority (UPSIDA) vide notification dt 5.9.2001 under UPS Industrial Area Development Act, 1976. Under this notification planning and development of all the industrial areas have been entrusted to UPSIDA. The various industrial Areas in NCR UP Sub-region has been delinked from Master Plan and are not being shown in the proposed Master Plan. UPSIDA has already initiated preparation of long term perspective Plan for industrial development in UP Sub-region, which will be incorporated in the UP Sub-Regional Plan at a later stage.</p>	<p>i)-ii) These proposals are basically local level. The proposals of the UPSIDC / UPSIDA may be considered while preparing the Sub-Regional Plan for UP / Master Plans of towns of UP Sub-region.</p>	

	<p>ii) The UPSIDC has suggested the following modifications in the draft RP-2021:</p> <ol style="list-style-type: none"> Ghaziabad: The Ghaziabad Master Plan 2021 has proposed an industrial area of 2820 ha. UPSIDC has suggested an additional area of 1410 ha. in 3 villages namely; Mehrauli, Shahpur and Amrola and in Tronica City. Meerut: The Meerut Master Plan 2021 has proposed an industrial area of 1185 ha. UPSIDC has suggested an additional area of 1515 ha. on Gagur road, Hapur road, Roorkee road and Delhi road. Hapur: The Hapur Master Plan 2021 has proposed an industrial area of 232 ha. UPSIDC has suggested an additional area of 208 ha. in village Sadiqpur south of Bulandshahr. Sikandrabad: Sikandrabad and Chola may be considered as a complex on the lines of the Baghpat-Barut. Modinagar may be declared as a Regional Centre. Garhmukteshwar may be declared as a Regional Centre. Khurja Growth Centre: Khurja Growth Centre may be included in the Bulandshahr-Khurja Urban Complex. Mawana: Mawana located about 25 km. from Meerut may be included in Meerut Development area. Pilkhuva: Pilkhuva may be included as an extension of Hapur. New Sub-Regional Centres: Dholana and Masuri Gulahati as a Sub-Regional Centre. <p style="text-align: right;">(Managing Director, UPSIDC)</p>	<ol style="list-style-type: none"> Since Pilkhuva included in the development area of Meerut and a Hapur-Pilkhuva Development Authority has also been created for plan development of the entire development area. The suggestion for inclusion of Pilkhuva as extension of Hapur may be considered. The identification and development of Sub-Regional Centres will be dealt in the Sub-Regional Plan for UP Sub-region 2021.
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V. ECONOMIC ACTIVITY AND FISCAL POLICY

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Though the economic base of Ring towns has been strengthened but it has resulted in more pressure on the infrastructure on NCT of Delhi because the entrepreneurs are commuting from Delhi to their respective work places.</p> <p>ii) The Government of Delhi support the concept. However, suitable incentive need to be worked out to encourage existing major economic activities relocate/shift to the adjoining state constituting NCR. This would be possible only if we declare NCR as a Common Economic Zone with uniform laws and tax structure.</p>	<p>i) Over a period of time (1962 onwards), the DDA has undertaken large-scale housing activity in terms of creation of big new townships viz. Rohini (17 lakhs), Dwarka (13 lakhs), Narela (7 lakhs) etc., in addition to large scale housing undertaken by the private individuals. This has been done ignoring the provisions of the Master Plan (which envisages reservations to be made for 25% sites and services and 20% LIG). These developments, since they have the inherent advantages, throttled the housing activity in the neighbouring towns. This mis-match resulted into increasing commutation from Delhi to these towns.</p> <p>DDA/GNCT Delhi may have to consider imposing restrictions on large scale housing activities in Delhi. This will encourage housing activities in neighbouring towns and in turn people to stay and work there.</p> <p>ii) The GNCT of Delhi should come out with a package of incentives to make people shift/relocate outside Delhi. In fact, the Hon'ble Supreme Court in its order dated 7.5.2004 had directed the GNCTD to work out such package for shifting the industrial activities.</p> <p>Besides this, the acceptance of policy of 'No new major economic activities i.e. industries, wholesale trade and commerce in Delhi' by GNCTD would result in a major disincentive in Delhi, which would ultimately lead to development of economic activities in NCR towns in a big way.</p> <p>With the introduction of VAT from 1st April 2005, a</p>	OBI. 3

stage has been set for looking at NCR as one economic opportunity zone. In addition to this, the reforms undertaken in various sectors have initiated the process for introducing uniform norms/criteria in terms of making provisions for physical and social infrastructure facilities in the whole of NCR for the private sector to come up in a big way. The recent FDI guidelines for attracting foreign investments in the new townships, reforms in the SEZ set up etc. are expected to take care of the demand generated due to spill over of activities from Delhi.

iii) This situation in Delhi with regard to location of large number of industries in the non-conforming areas is largely because of non implementation of the MPD – 2001 proposals. The Hon'ble Supreme Court has taken a serious note of this situation in its various orders passed on these matters from time to time, way back from 1996 (latest order dated 7.5.2004).

2) It was in this context that even before the finalization of the **Regional Plan-2001**, when the Draft Regional Plan was being prepared, the NCRPB objected to development of additional 1533 ha. of land for re-locating the industries and also 265 ha. of land earmarked for Extensive Industries in the Draft Master Plan of Delhi -2001. While highlighting the need to follow a restrictive policy both in terms of investment and employment, the NCRPB in its comments sent in November 1987 to Ministry of Urban Development requested for deletion of the provisions of the additional land as stated above from the Master Plan.

3) It may further be pointed out that the Delhi Government had taken an important policy decision in June, 1989 to the fact that, no new industrial estate or

iii) The National Capital Territory of Delhi has emerged as one of the biggest centres of Small Scale Industries in the country. The inadequate availability of land, lack of enforcement of locational policy and economic viability of running a small/tiny industries from premises near to the residence have lead to growth of industries in the residential and non-conforming areas of Delhi. Industries operating in residential/non-conforming areas are proposed to be relocated to new industrial areas being developed in the NCT of Delhi. However, the following steps have been taken by the Ministry of Urban Development, Government of India and the Government of Delhi to deal with the problem of industries located in the residential and non-conforming areas of Delhi.

1) **Expansion of list of Household industries**

The Ministry of Urban Development, Government of India, vide notification dated 17th August, 2004, has included 28 industries in the list of household category ('A' category of Annexure-III of MPD-2001). The said Ministry has also issued a Public Notice dated November 2004, published in the Gazette of India Extraordinary, inviting objections or suggestions in respect of notifications which the Central Government proposes to make in the

Master Plan for Delhi-2001 to include 18 more items in the 'A' category industries. Suggestions/ objections received in this regard have been examined by the Committee constituted by the Union Ministry of Urban Development. Final decision in this regard is awaited from the said Ministry.

2) INSITU regularization of areas of industrial concentration

The Union Ministry of Urban Development has proposed to incorporate an enabling provision in the Master Plan of Delhi-2001 through amendment so that redevelopment could be taken in such industrial clusters with defined boundaries, where more than 70% plots have come under manufacturing activities.

Union Ministry of Urban Development has issued a Public Notice dated 4th November, 2004 published in the Gazette of India Extraordinary, inviting objection or suggestion, within a period of 30 days as contemplated under the statute namely Section 11A of the DDA Act, 1957 from the date of the notice, in respect of modifications which the Central Government proposes to make in the Master Plan for Delhi-2001. The parameters/norms have been laid down in the public notice dated 4.11.2004.

The Government of Delhi supports the broad guidelines governing Industrial Policy for the NCT of Delhi suggested in this para except the provision that no new industrial area be created in the NCT of Delhi.

The Government of Delhi is implementing scheme for relocation of industries from residential/non-conforming areas to Conforming Use Zones. For this purpose, about 1900 acres of land has already been acquired and

area should be developed in the Union Territory of Delhi and accordingly vide its letter of August, 1991 had also written to the M/o UD objecting to the provisions in the MPD -2001 and recommended for amendments in the MPD-2001. The observations by the Delhi Government in this regard were as under:-

"Now the decision of the Lt. Governor against development of new industrial estates/areas was taken after carefully considering all relevant issues such as the large scale immigration of unskilled and semi-skilled persons into the city from neighbouring States, due to employment prospects in the industrial sector, resultant problems of housing, sanitation and transportation, pressure on the civic infrastructure such as water and power, apart from the increasing pollution contributed by industrial units. This decision is also entirely in consonance with the prescription of the National Capital Region Plan which aims at sharply reducing immigration into the city of Delhi from neighbouring States, and constitutes the next phase in restricting further industrial proliferation after having already prescribed in 1987 that only small scale units will be permitted in Delhi".

4) NCRPB in its comments sent to M/o UD supported the decision taken by the Delhi Administration for deletion of the entire proposed development of industrial area from the Master Plan.

5) Since, whereas, the Regional Plan-2001 prepared by NCRPB was notified in January, 1989, prior to the finalisation and notification of MPD-2001 in August, 1990, the objections raised by the Board should have been incorporated in the MPD -2001.

6) It may be mentioned that in the matter of closure of

developed into industrial area at Bawana and adjoining areas. In addition, some industrial plots and a flatted factories have also been developed on the land available in the existing developed industrial areas. Out of the total number of about 270000 eligible applicants, allotment of alternate industrial accommodation has been made to about 18360 eligible applicants whereas the remaining industries, could not be given allotment due to non-availability of developed industrial plots.

In addition to above, as per order dated 7th May, 2004 (Annex-'B') of Hon'ble Supreme Court all industrial units that have come up in residential/nonconforming areas of Delhi on or After 1st August, 1990 are being closed/ sealed.

In order to shift industries in the exclusive Industrial zone, 175 hectares of land at Bhorgarh (Narela) has already been acquired. Possession of the acquired land has also been taken over. This land is proposed to be developed in a time bound manner to accommodate the eligible applicants who are on the waiting list. Another 652 hec. of land has been identified by the DSIDC in consultation with the Delhi Development Authority and proposal to acquire the identified land has also been referred to Land & Building Department, Government of NCT of Delhi requesting them to initiate acquisition proceeding. The additional land is proposed to be utilized for development of industrial plots for allotment to the industries which have been closed/sealed in pursuance of order dated 7th May, 2004 of Hon'ble Supreme Court and other industries operating in residential/non-conforming areas.

In view of the above, the Sub Regional Plan for the NCT of Delhi need to be synchronized with the provisions of

non-conforming industries the Hon'ble Supreme Court has taken recourse to these provisions of Delhi Master Plan for allowing land for relocation of non-conforming industries within Delhi.

7) The matter regarding location of industries in NCR was also considered in the meeting of Committee of Secretaries held in October, 1991 wherein it was observed that;

"the further growth of industrial development in Delhi may, therefore, be curtailed and contained. Even though this may be a difficult proposition, it is an eminently desirable objective, and therefore, efforts should be made to strongly discourage further industrial growth in Delhi and disperse industries to the outlying cities and towns in the states of Haryana, Punjab, Rajasthan and U.P."

8) The following steps are now being contemplated to resolve the issue of non-conforming industries:

- relocation of industries by acquiring land within NCT Delhi
- expansion of list of household industries
- INSITU regularization of areas of industrial concentration

The status, in brief, in this regard is as under:

- The exact number of industries to be covered under each of the above steps is not known since there is overlapping of industries in these steps. This issue is still to be sorted out by GNCTD
- The DSIDC has so far acquired about 1900 acres of land at Bawana, where about 18000 allotments

have been made. Another 175 ha. (about 332 acres) of land has been acquired at Narela. DSIDC plans to acquire another 652 ha. (about 1610 acres) of land.

- As per the Hon'ble Supreme Court directions, the Ministry of UD had extended the list of 'Household category' in the MPD-2001 to include large number of industries permissible in the residential/commercial areas. The exact number of industries which would be covered (i.e. get regularized) under this criteria is not known.
- The Ministry of UD has proposed INSITU regularization of areas of industrial concentration. Since this exercise has not yet started, the exact number of industries which would be covered is under this category is not known.
- The Ministry had earlier opposed regularization in the Affidavit dated September, 2000, filed in the Hon'ble Supreme Court.
- The Hon'ble Supreme Court in its order dated 7.5.2004 had opposed the INSITU regularization and observed that '*regularization cannot be done if it results in violation of right of life enshrined in Article 21 of the Constitution*' the Hon'ble Court again reiterated in its order dated 30.11.2004 that '*it goes without saying that while considering the modification of the Master Plan, the Government would have due regard in letter and spirit to the aspects that have been mentioned in the order dated 7.5.2004, including rights of individuals who are residents of the localities under consideration for INSITU regularization by amendment of the*

Master Plan’.

- The final verdict in this regard is yet to be given by the Hon’ble Court.
- 9) The recommendations of RP-2021 were discussed at various forums and in the Planning Committee meetings. The State Governments put forth the following arguments in support of these recommendations:
- a) That the State Governments have developed huge industrial infrastructure in anticipation of shifting/relocation of industries from Delhi consequent to issue of closure orders by the Hon’ble Court. The decision to retain these industries within Delhi would result in upsetting the utilization of infrastructure in the industrial areas and consequently heavy losses. On earlier occasions, reversal of Supreme Court orders had resulted in heavy losses to them.
 - b) There was a strong apprehension that the large scale plotted development confined in one corner of Delhi, particularly when most of the plots are of size between 100-200 sq. mts. would definitely develop heavy congestion and slum like conditions in these new industrial estates. The heavy demand on basic civic amenities and services like power, water, waste management etc. required to feed the population will further put pressure on these services which are already over-stretched. Besides this, it would not only act as magnet for further accelerated migration, but would also require creation of huge supporting infrastructure in the area such as residential, warehousing etc.

To quote Ms. Shiel Sethi, Legal Advisor, NCRPB (SC order dated 7.5.2004) '*that INSITU regularization would defeat the very purpose of the Act under which NCR was established. The contemplated action of regularization would run counter to the objective of the Act which is to decongest the city of Delhi from the industrial activity. The Act of regularization would result in further congesting already highly congested city*'.

c) The decision to retain these industries in Delhi may affect the financial viability of the projects financed by the NCRPB.

d) It has been felt that, Delhi being a city state and opening up as a global city in the world economy, more stress may perhaps have to be laid on market access in services which is largely driving global growth today. To give fillip to this sector, it is expedient to adopt strategies in order to restrict the concentration and proliferation of less desirable economic activities by banning new industrial areas, wholesale markets and office spaces in Delhi.

The trade in services in Delhi already contributes 75-80% of its GDP, with adequate thrust on value-added hi-tech service sector; GNCTD would be a big gainer in terms of enhancement in its revenue.

iv) This para needs to be updated and the final order passed by the Hon'ble Supreme Court on 7th May, 2004 in the matter of closure/shifting of industries in residential/non-conforming areas in Delhi may be incorporated in the operative portion of the order dated 7th May, 2004 is enclosed as Annex- 'B'.

iv) **The salient features of the orders, which have been passed by the Court subsequently, would be incorporated in the Final Plan.**

v) The National Capital Region should be treated/declared as a Common Economic Zone. The success of NCR hinges on creation of a barrier free economic entity with similar facilities throughout the region. Development plans must view NCR as a single entity with Delhi as a Nodal point of decongestion. NCR, therefore, should be a common economic market for all forms of economic activities including wholesale trade, commerce industry and offices with right mix of incentives and disincentives. Creation of common market calls for a taxation policy for NCR that ensures removal of fiscal barriers and uniformity in tax structure to ensure free mobility. The decision to introduce State VAT w.e.f. 1.4.2003 is a right step in this direction. However, the concept should be introduced simultaneously across the entire region. Internal barriers like Octroi, entry tax, toll tax should be abolished within the region. In addition, focus of transport linkages between the NCR towns should be important rather than connectivity only with Delhi or through Delhi. Thus it is important that construction of Express-High Way is expedited.

vi) With a view to reduce flow of untreated effluent into Yamuna. 15 Common Effluent Treatment Plants (CETPs) are being set up in 28 identified industrial areas in Delhi so as to minimize water pollution in Delhi construction of 10 CETPs have been completed.

In the matter of shifting of industries from residential/non-conforming areas of Delhi, Hon'ble Supreme Court of India had directed that the Government of NCT of Delhi, MCD, DDA will close all the polluting units functioning in residential/non-conforming areas of Delhi. About 5500 such industries were closed in December, 2000 and January, 2001.

v) With the introduction of VAT from 1st April 2005, a stage has been set for looking at NCR as one economic opportunity zone. In addition to this, the reforms undertaken in various sectors have initiated the process for introducing uniform norms/criteria in terms of making provisions for physical and social infrastructure facilities in the whole of NCR for the private sector to come up in a big way.

The recent FDI guidelines for attracting foreign investments in the new townships, reforms in the SEZ set up etc. are expected to take care of the demand generated due to spillover of activities from Delhi.

The other matters related to Common Economic Zone would be taken up after finalization of the Regional Plan. Active cooperation of the participating States would be necessary in this regard.

vi) Statement of facts.

<p>vii) In order to regulate and develop various industries in Delhi in harmonious manner so that migration of labour in Delhi is minimized and to put least constraints on the basic infrastructure facilities in Delhi, the Government of Delhi would be permitting only non-polluting and non-hazardous industries. Focus will be on supporting the setting up of high-tech and sophisticated industries namely Electronics, telecommunication, software industry, IT enabling services and recycling of low-tech to high-tech industries. It is the endeavour of the Government of Delhi to make Delhi a Cyber-City. The growth and development of information technology industry is proposed to be facilitated by providing necessary infrastructure support by setting up of Software Technology parks and Information Technology Institutes. To meet these objectives setting up of a State of art high-tech city for information technology on about 100 acres of land has been planned. In addition to this, bio-technology Parks for strengthening Industry University R&D linkages and a World Trade Centre for boosting the region's trade and commerce activity are also being implemented.</p> <p>An industrial policy for Delhi on the above lines is also being formulated. In this regard, a white-paper on the industrial sector in Delhi has been prepared by an expert Committee which takes care of various aspects of sub-regional plan for Delhi in respect of industries.</p>	<p>This issue has been dealt in detail above.</p> <p>The State Government should follow the policies suggested in the draft Regional Plan.</p> <p>viii) This suggestion will be incorporated in the Plan.</p> <p>a) As per the information made available by the States/industrial development agencies in NCR,</p>
<p>vii) Bio-Technology, Telecommunication, IT enabling services, Gem and Jewellery, Food Processing industries and Tool & Die Making, should also be included in the list of Hi-tech industries.</p> <p>a) Development of industrial plots outside Delhi in NCR The adjoining states constituting NCR should develop</p>	

	<p>smaller size industrial plots (200 to 500) in joint venture with the Delhi State Industrial Development Corporation Ltd. The development should be the complete infrastructure like water, power, sewer lines, roads, CETP etc.</p>	<p>about 4700 plots are readily available in about 2400 acres of land in industrial areas of NCR. These are larger plots and can be made into smaller sizes to meet the need of small industries. These plots can accommodate about 24000 units. This figure has been arrived at by taking the average size of the units as 400 sq. meters, (which is higher than the average plot size of 150-300 sq. mts. being sought by the entrepreneurs in Delhi). The State Governments have agreed to split the bigger plots into smaller plots, depending on the demand.</p>
2.	<p>b) Incentives</p> <p>The Draft Regional Plan 2021 for NCR contains a provision that considers to encourage the industries to be established in NCR, liberal incentives in terms of creating infrastructure should be given to the new units as provided in the industrial policy frame work of the states. The past experience shows that the participating states are reluctant to give incentives, particularly to the units shifting from NCT of Delhi, on the ground that since the adjoining states are in the process helping NCT of Delhi to decongest, such incentives should be given by the Delhi Government. The fact is that the State would be in the process benefited in increasing the economic activities in the State. Mechanism should be evolved that such incentives are given by NCR Planning Board by obtaining plan allocation from Government of India.</p> <p>(Secretary cum Commissioner (Industries), Department of Industries, GNCT-Delhi)</p>	<p>b) The GNCT of Delhi should provide a package of incentives to the industries which decides to move out of Delhi. In fact, Hon'ble Supreme Court in its order dated 7.5.2004 has directed the GNCTD to announce a policy of giving incentives to those industrial units which close down on their own.</p> <p>It may be brought out that a reference was made by the Ministry of UD to the Ministry of Commerce and Industries in pursuant to recommendations made by the Working Group constituted by the Ministry of UD as a follow-up of the direction of the Hon'ble Supreme Court in its order dated 7.5.2004, for giving a package of incentives, similar to the one given in Himachal Pradesh and Uttaranchal. The Ministry of Commerce and Industry has not agreed to provide such an incentive package and has observed that '<i>there is no justification for any special package of fiscal incentives to the National Capital Territory of Delhi on the analogy/parity of other special category States</i>'.</p>
	i) The chapter on economic activity dwells on FDI/NRI investments, policies at the National level to begin with.	i) It goes without saying that the concerned Central Ministries and the State Governments and their agencies
		OBJ. 16

However, since 1991 as per the SIA quarterly published by the Ministry of Industry, except in the case of Delhi, none of the northern states within NCR attracted much investment by these groups. Just by repeating the national level FDI guidelines in this report will not bring the results. What kind of environment, especially infrastructure environment exists in these NCR sub-region needs to be scanned, presented and marketed with strong policy statement to those select groups of NRIs and FIIIs for their investments. Bangalore and Hyderabad or Pune have not become over night attraction points for foreign investments. These were preceded by heavy infrastructure and institution building by the respective states.

ii) Continuing with the economic issue, on page 42, the document over emphasizes the privatization of PSUs and downsizing of government. In reality this is very meager in the context of NCR as well as at the National level. Given the current political-economic scenario downsizing the government and privatization of PSUs will not bring down jobs in the existing or future job markets within NCR. Moreover many researchers have pointed out that the private sector growth in Delhi has been one of the fastest in Delhi's development during the last decade. Unfortunately heavy reliance on just Census figures by the report and its analysis on workforce in various regions constrained the report to think in terms of employment only and that too only in limited sectors. One would have gone through District and city level productivity figures to compare various sub-regions and related the productivity to region's growth. These disaggregated figures are available with CSO/NSSO on request by Government organizations and it is surprising how these data were not used and analysed. Gurgaon's development is not because of just tertiary sector (as many reports) but

may have to transform themselves into their new role of facilitator and remove all constraints related to development to suit these reforms. This has also been brought out in the Plan.

ii) It is true that at present definite trends in terms of downsizing the government and privatization of PSUs are not visible, however, the new environment of liberalization in the future is likely to have an impact in this direction.

The analysis based on data in Economic Census-2001, if published before the finalization of the Plan, would be incorporated. This analysis on workforce would be of great help in determining and projecting the future trends in various workforce categories.

	<p>within tertiary the BPOs call Centres that were not captured by the NCR Report any where in the economic analysis. Again in Page 59 the role of Delhi in Hi-tech has been over played while most of these hi-tech are getting located in NOIDA and Gurgaon. Moreover, the growth of Delhi's tertiary sector is also because of the growth of financial sector in Delhi next to Mumbai. This point seems to be missed out. One would also expect to see some analysis on agricultural workforce in the sub-regions as little more than 75% of the land is under agriculture use.</p> <p>iii) The role informal sector in Delhi's as well as NCR's development has been given very little attention in point 5.6. If one relates the tertiary sector's contribution and segregate this contribution to various sub-sectors within tertiary one can see how much of productivity this sector contributes. There seems to belittle research in this direction to come out with detailed suggestions in this report.</p> <p>iv) Fiscal Policy section 5.9.1 and Tax Reforms 5.9.2 have come out with valuable suggestions. But a list of taxes and tariff on infrastructure on comparable basis in the report will help the reader to see for themselves where Delhi is gaining at the cost of other sub-regions.</p> <p style="text-align: right;">(N. Sridharan, New Delhi)</p>	
3.	<p>i) The dis-incentives and negative policies of MPD-62, MPD-2001 and Regional Plan-2001, have not worked. In spite of this, the Draft Regional Plan-2021 continues advocating such policy enunciations i.e. (a) no new industrial areas in NCT Delhi (refer page-55), (b) no new wholesale markets in NCT Delhi. All new markets are to be located out side NCT Delhi. (c) no new offices space</p>	<p>As the things stand, NCT Delhi which has about 5% area of NCR, holds about 37% of the population of the Region as per 2001 census. The share of workers in different sectors in Delhi to the total workforce in NCR, as per 1991 census, accounts for about manufacturing 52%, trade and commerce 62%, construction 65%, transport, storage and communication 60% and other</p>
	<p>iii) This is very a useful suggestion in view of growing contribution and importance of informal sector in the economy. The contents related to the informal sector in the chapter would be further elaborated.</p> <p>iv) The present position with regard to tax and tariff on infrastructure would undergo a sea change after implementation of VAT etc. No purpose, therefore, would be served by this comparison at this stage.</p>	OBJ. 19

	<p>in Delhi.</p> <p>All the above policies are un-realistic in the real sense as the projected population of NCT Delhi itself, shall require development of planned new light & service industries, wholesale markets (re-location in the proposed IFCs already approved in the RPD-2001 & MPD-2001). Some commercial offices would come in the proposed district centres, as per the provisions of MPD-2001 etc. Hence, the Draft RP-2021 may need to be suitably modified, learning from the past mistakes. The emphasis of RP-2021 however, should be on development, of similar facilities in CNCR and other priority towns in NCR on a priority basis.</p> <p style="text-align: center;">(S. P. Bansal, New Delhi)</p>	<p>services 56%.</p> <p>To disperse and develop these activities across the region, it is expedient to adopt strategies to restrict the concentration and proliferation of less desirable economic activities by banning new industrial areas, wholesale markets and office spaces in Delhi.</p> <p>A simultaneous provision for large scale industrial activities, wholesale markets, office spaces etc. within Delhi is likely to jeopardise their development in the rest of NCR.</p> <p>GNCT of Delhi /DDA and other agencies should work in collaboration with their counterpart agencies in the NCR States to develop these activities outside Delhi on partnership/joint venture basis.</p> <p>Although, Delhi may initially lose manufacturing activity etc., but will attract services like accountancy, law, advertising, finance, research and development, consultancy etc. for the establishment located/relocated in the neighbouring areas.</p>	
4.	<p>i) That the definition of so-called “hi-tech industry” in the draft is most deficient and deals mainly with Computer related activities. I say that Computer related activities are highly polluting industries and as a resident of NCT Delhi, I am very glad that these so called hi-tech industries are not yet widespread in NCT Delhi.</p> <p>ii) That any attempts by the Plan to disperse industry outside Delhi are violative of constitutional provisions of Article 19 concerning rights of freedom of movement within India, rights of residence within India and right to conduct business and profession within India. I say that previous</p>	<p>i) The Plan has not defined ‘hi-tech industry’, it has only identified certain potential growth areas in hi-tech in Delhi. Some more hi-tech activities which have potential in Delhi have been suggested by industries Department, GNCTD. These will be incorporated in the Plan.</p> <p>ii) The hi-tech or high technology is not very precisely defined term and has the flexibility of being used with different meanings in different context. In case of Delhi, the primary consideration for guiding the location of industries in Delhi should be the limited availability of</p>	OBJ. 20

	Plans have well specified that about 7% of land is to be allocated in Zonal development plans exclusively for industrial activity, in addition to the land for commercial activity which includes light industry. This is within the concept of "Walk to work" prevalent in other advanced countries.	space, industry related large scale immigration, pollution and strain on already deficient civic services.
4.	<p>(Sarbjit Roy, New Delhi)</p> <p>i) Study the factors responsible for the dead industries at Sahibabad (Ghaziabad), Faridabad, Sonapat & Bahadurgarh and resolve to restart them. The preset condition is that the industries are closing down. They must develop to stop local labour migrate to Delhi for employment. Additionally, this step will boost the ancillary industries and supplement the job (employment) opportunities.</p> <p>ii) Freeze the housing activity and plan of setting up of new industries in Delhi. This step would slowly decongest the city and the people will have no option but to shift to NCR towns.</p> <p>iii) Implement vigorously the process of shifting various Govt. offices from Delhi (to NCR towns & encourage corporate houses to establish their offices in NCR towns (except Gurgaon which is getting over-crowded). Though, some Govt. offices have already shifted but others e.g. Railways, Nationalised Banks and different Directorates etc.) requires follow up action.</p> <p>(S. C. Bhutani, Ghaziabad)</p>	<p>OBJ. 21</p> <p>i) The concerned state governments and the agencies manning the industrial estates may have to look into the various factors responsible for closing down of industries and suggestions to improve the situation need to be incorporated in the Sub-regional Plans, which could be location specific also. This aspect may be taken care of at the local level/sub-regional plan level.</p> <p>ii) The Plan has suggested to freeze the industrial activity in Delhi by recommending that 'no new industrial area be planned in Delhi'. The suggestion of freezing large scale housing activities will go a long way in increasing these activities in neighbouring towns in NCR.</p> <p>The suggestion could be discussed in the Planning Committee and its recommendations could be appropriately incorporated in the Plan.</p> <p>iii) The recommendations on these aspects (shifting etc.) have already been made in the DRP-2021.</p>

6.	<p>i) Although Industrial Sector has been carved out but no significant growth has taken place both in size of industrial units or employment of labour force of this region.</p> <p>ii) In order to support employment there is also a need of rural industrialization.</p> <p>iii) A well-regulated vegetable market can go a long way in facilitating the marketing of vegetables. It can be located somewhere in the middle of Mewat, preferably having possibility of link to rail system. Few units of processing of vegetables to convert them into various products like pickles, sauces, murabbas etc. in the midst of vegetable growing areas will help to fetch good price to growers.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>i) No comments.</p> <p>ii) No comments.</p> <p>iii) This aspect needs to be taken care of in the Haryana Sub-regional Plan</p>	OBJ. 30
7.	<p>i) The development of new industrial areas should be largely planned for the purpose of relocation of existing industries and for the development of limited type of new industries, which cannot operate in residential and other use zones. The focus of new industrial development should, as a matter of policy, be in the NCR.</p> <p>It is proposed to develop new wholesale markets as counter markets (to decongest the existing wholesale markets in old city area), to cater to the demands of growing population of Delhi near the rail and road entry points of NCTD.</p> <p>Commercial offices dealing with finance, business, commerce, real estate, etc. are permitted in commercial centres.</p>	<p>i) The detailed comments on the issues raised in the suggestions have been given at Sl. No. (1) and (3).</p>	OBJ. 33

	<p>No new Central Government offices and the public sector undertakings should be located in NCTD. However, the liaison offices may continue. Existing public sector undertakings may be shifted to NCR towns in a specified time frame, for which incentives/disincentives be worked out accordingly.</p> <p>ii) Industry: "Only hi-tech industries should be allowed in Delhi". This may be modified as "hi-tech industries should be encouraged in Delhi."</p> <p>iii) Wholesale Trade and Commerce: "No new wholesale market should be established in Delhi". Wholesale Trade should be restricted only in Integrated Freight Complexes on the periphery of urban Delhi.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>ii) It is a strongly felt that Delhi should henceforth allow only hi-tech industries. This provision is essential in the light of the aspirations of developing Delhi as a global city and the capital city of the biggest democracy in the world.</p> <p>iii) The NCR Plan has proposed to locate integrated freight complexes along Western and Eastern peripheral expressways, which have been proposed outside Delhi. Since the movement of bye-passable traffic has been restricted within Delhi, the location of freight complexes within Delhi would serve only a limited purpose. Their location within Delhi may jeopardize their development/functioning on the peripheral expressways.</p>	OBJ. 35
8.	<p>Common Economic Zone</p> <p>i) This could work in terms of Water Management, Drainage, Power, Telecom, Pollution Control, Rail and Road Transport, Health and Education. How would it work in terms of Taxation, industrial location, law and order and access to land vis-à-vis State level policies of the participating States? What are the commitments on these crucial issues in the draft plan from the members of the participating States on the NCRPB.</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>i) The various issues involved in the implementation of these aspects may have to be discussed in the light of the existing provisions and the legal framework. The implementation of these aspects would also require consensus among the constituent States of NCR.</p>	

9.	<p>i) The Plan speaks of NCR as single economic zone. Further in Chapter 5, it has been mentioned that it has been mentioned that it is imperative to look at the NCR in economic terms and there is a need for achieving uniformity in fiscal policies. It is felt that this is mere a theoretical statement and in actual terms it is just impossible to implement the same. We feel the major deterrent to the successful implementation of NCR Plan are the following factors.</p> <ul style="list-style-type: none"> • Prices of consumer goods, automobiles, electronic equipments and raw materials differ from state to state. In that terms the prices of all these items are much lower in NCT Delhi. • Stamp duties, property taxes, power and water tariff also differ from state to state and NCT Delhi residents are in advantageous position in this regard also. • Petrol, Diesel, CNG and LPG are cheapest in NCT Delhi which is a biggest disincentive for NCR which in fact lead to distortion in the bus fares that are invariably high in NCR and NCT Delhi continues to enjoy transport subsidies (for example ticket fare to DTC Buses, Mudrika route costs only Rs. 10/- and the route is more than 100 km) which commuting in NCR (for example from Greater Noida to New Delhi Railway Stationhas to pay Rs. 16/-). • Commuting from NCT Delhi by taxi and auto rickshaws is an expensive proposition. The commuters have to pay very high price in compare to residents of NCT Delhi. <p>ii) Chapter 5 also mentions that the offices do not perform ministerial function, protocol or liaison function should be shifted out of NCT Delhi. Perhaps in the era of E-governance and E-communication it does not justify that offices must be located in NCT Delhi. In this regard,</p>	<p>i) The various issues discussed in the suggestions, some way or the other, form part of the elements included in the scope of CEZ and have been highlighted in the Plan. The details mentioned in the suggestions could, however, be discussed while dealing with these issues during implementation etc.</p> <p>ii) The criteria for retaining the offices in Delhi (i.e. those which perform liaison, protocol functions, etc.) have been laid down in the Plan. The NCRPB has a small establishment in Delhi to perform these functions only.</p>
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	NCR Planning Board should set an example to shift its office to any of the DMA town. (Lok Kalyan Samiti (Regd.) – Greater Noida)		
10.	<p>i) Joint Venture of Delhi Administration has been proposed with agencies like UPSIDC, HSIDC and RIICO. To achieve this objective, jurisdiction of DSIDC and Delhi Financial Corporation has been proposed to be enlarged to cover their areas of operation in other States. But these have to be a level playing. If at all it is to be considered agencies of participating State should also be allowed within NCR for their operation. If not then this is highly objectionable because it is lop sided.</p> <p>ii) The information sent to NCRPB on SEZ Gurgaon finds no mention in the development strategy of Haryana Sub-region which is why there is a need to identify Gurgaon-Manesar as one urban complex that includes SEZ.</p> <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>i) It goes without saying that a joint venture could only be established after mutual consent of the partners. The State Governments, if they so desire, may enter into joint ventures among themselves in various development programmes.</p> <p>ii) No specific locations have been suggested in the Plan. These may be detailed out by the States in their Sub-regional Plans.</p>	OBJ. 39
11.	<p>i) इन सुझावों में अतिरिक्त औद्योगिक मूलधनियों को प्रत्येक नगर की महायोजना के अन्तर्गत आये क्षेत्र में विस्तार से प्रस्ताव दिये है और आवश्यकता पड़ने पर महायोजना के क्षेत्रों को नागरीकरण हेतु बढ़ाना भी प्रस्तावित किया गया है।</p> <p>ii) इन प्रस्तावों में नये क्षेत्रीय केन्द्र बनाना, नये काम्पलेक्स व काउन्टर मैगनेट शहर बनाना तथा नये यातायात संबंधी प्रस्ताव भी दिये गये हैं।</p> <p>(Managing Director, Uttar Pradesh Industrial Development Corporation Limited)</p>	<p>i) यू.पी.एस.आई.डी.सी. द्वारा दिये गये प्रस्ताव पहली बार दिये गए हैं तथा पूर्व में एनसीआर प्लानिंग सैल द्वारा दिये गए सुझावों व विचार विमर्श से निकले नतीजों के अतिरिक्त हैं। इन सुझावों पर यू.पी., एनसीआर प्लानिंग सैल द्वारा विचार किया जाना व उनकी सहमति प्राप्त करना आवश्यक होगा। इन सुझावों को यू.पी. सरकार द्वारा बनाये जाने वाले सब-रीजनल प्लान में, उचित पाने पर शामिल किया जा सकता है।</p>	OBJ. 41
12.	<p>i) The economic policy given in the draft plan is paradoxical as, on the one hand, it states that no new economic activity will be allowed in Delhi while on the other all hi-</p>	<p>i) The Regional Plan-2021 foresees a considerable reshuffling in the economic structure of NCR in the light of the thrust of the Government on more open / market</p>	OBJ. 42

	<p>tech and cottage industries in residential areas have been allowed. The policy enunciated in the RP 2001 of not allowing the medium and heavy industries in Delhi should be continued in the RP 2021. The policy of shifting whole sale trade, non-conforming and polluting industries and Government offices has also been abandoned and Delhi administration is trying to relocate all the above economic activities within Delhi which is only going to add more population to Delhi. Though, shifting of activities due to inherent complex problems may appear very difficult, yet to control Delhi's population and for improving quality of life in Delhi, all new economic activities of regional nature should not be allowed in Delhi as it is absolutely necessary to save Delhi. No new wholesale distributive trade as markets, universities, colleges, research institutions, headquarters, etc. should be allowed to be located in Delhi. Thus a clear cut economic policy should be laid down in the draft plan.</p>	<p>driven economy and the economic reforms undertaken to this effect. Since in the new scenario Delhi is expected to open up as a global city in the world economy, the trade in services is expected to have an eminent place in its economy.</p> <p>The Regional Plan-2021, therefore, considers it expedient to adopt strategies to facilitate the growth in the service sector by way of restricting the growth of other less important sectors. The Plan has recommended restricting new industrial areas, wholesale markets and office spaces in Delhi. However, to cater to the consumption needs of the local population these activities may find place in residential and commercial areas as per the standards and norms permissible in these areas. As such, there is no paradox in the policy recommended in the Plan for establishing economic activities in Delhi and also their relocation within Delhi (as no new areas could be developed within Delhi).</p>
<p>ii) The issue of assigning worker participation rate for priority centres should be re-examined as assigning 32% WPR to Meerut against the existing 26.9% without</p>		<p>The Regional Plan has felt that the primary consideration for location of industry in Delhi should not be the fixed investment limits but should be the limited availability of space, large scale migration, pollution and use of civic services. Looking to these factors and also the comparative advantage of Delhi (in terms of skilled manpower, hi-tech institutions etc.), the plan has recommended that only hi-tech industries should be permitted in Delhi. It may be mentioned that the location of heavy and large, noxious and hazardous industries is already prohibited in Delhi (MPD-2001 and various Hon'ble Supreme Court orders).</p> <p>ii) With regard to wholesale distributive trade clear cut policy has been laid down in the para 4.4 of the draft Regional Plan-2021.</p>

	<p>detailing the comparable provisions for creating jobs is not going to work. If higher WPR is to be assigned then the proposals for extensive job creation should also be included in the draft.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>	<p>With regard to universities, colleges, research institutions, headquarters, etc. clear cut policy has been laid down in para 11.4 of the Plan.</p> <p>Meerut being the biggest metropolitan city in the U.P. Sub-region is expected to perform wide ranging multiple functions, especially in making provision for the services, to sub-serve local as well as its hinterland population. The significant role played by Meerut in this way justifies the estimated WPR of 32% by 2021. It may also be mentioned that in the Meerut Master Plan-2021 the WPR has been taken as 31%, which is very close to, RP-2021 estimates for Meerut.</p>	
13.	<p>i) Major government offices should be shifted to NCR areas.</p> <p>(CREDAI NCR, New Delhi)</p>	<p>i) It is already part of policy in DRP-2021.</p>	OBJ. 49
14.	<p>i) No new major economic activities i.e. industries, wholesale trade and commerce which may result into large scale job creation both in formal as well as informal sectors should be located in this zone. Only activities necessary to sustain the local population of Delhi should be permitted (para 3.2.1) - This is an impractical proposal. The creation of new industries/activities or for that example change in economic activity is a market driven phenomenon, which is purely an economic factor. In modern seamless global context it may not be possible to permit only those activities necessary to sustain the local population. Moreover, it may be noted that the future population of Delhi will comprise of both the natural growth and the migratory growth (as also mentioned in para 4.2.2. c 7 d) at Page 25 & 26) and this is a universal urban phenomenon. Therefore, based on</p>	<p>i) These suggestions need to be co-related and seen in the light of the comments given at Sl. No. (1) & (3).</p>	OBJ. 50

	<p>the consumption pattern and economic demands in future, the economic activities to meet the demand of total population as well as distribution outside & even exports may continue. This proposal of the draft Regional Plan 2021 is against the economic development of the capital city and its citizens, which is a major commercial, education and health hub at National & international level. Therefore, it is suggested to modify the proposal accordingly.</p>	
<p>ii)</p>	<p>FDI Guidelines (Box 5.2) - It is suggested that the latest guidelines notified by the Govt. shall be mentioned.</p>	<p>ii) The latest guidelines would be incorporated in the final Plan.</p>
<p>iii)</p>	<p>Small Scale Industries may even be wiped out (Para 5.1.2) - This anticipation will not happen because govt. is continuously putting more thrust on small scale industries in the country in order to encourage entrepreneurship.</p>	<p>iii) The observations are based on discussions held in the study groups.</p>
<p>iv)</p>	<p>It shows that the draft Regional Plan expects faster growth of economic activities in Delhi as compared to the region. Whereas simultaneously, the plan proposes banning new major economic activities in Delhi. This shows anomaly in the expectations & the proposals in the Plan.</p>	<p>iv) It is not clear from where the workers participation growth rates have been derived in the comments. However, the emphasis in the Plan has been given to restructure the economy of Delhi in favour of service sector, which has a comparative advantage in Delhi, rather than to reduce the participation rate.</p>
<p>v)</p>	<p>Banning new industrial areas, wholesale markets and office space in Delhi (5.4.2) - The proposal is not appropriate w.r.t. industrial areas and office spaces, rather it should have been that no new labour and infrastructure (specially those requiring high water demand and generating high & polluting waste) intensive economic activities shall not be allowed.</p>	<p>v) These suggestions need to be co-related and seen in the light of the comments given at Sl. No. (1) & (3).</p>
<p>vi)</p>	<p>No new industrial area be created in NCT Delhi - This is not a practical proposal. It is suggested that this may be replaced appropriately.</p>	<p>vi) These suggestions need to be co-related and seen in the light of the comments given at Sl. No. (1) & (3).</p>

	<p>vii) No new office spaces should be created in newly developed community..... The central govt. and any other organization, body or authority requiring additional space should be allowed to do so only outside NCT Delhi in the NCR (Govt., PSU & commercial/Corp. offices para) - This is not a practical proposal. As in order to cater to the growing population of the city, new office spaces would be definitely required by the various city authorities working for city functions only. Therefore, the policy proposal of draft plan needs modifications that it allows all legitimate demands of the city authorities.</p> <p>viii) Scope of Common Economic Zone (Box 5.3 CEZ) - The following objectives may also be added:</p> <ul style="list-style-type: none"> • Integrated solid waste management • Integrated environment and ecology management • Common ticketing system for transport <p>ix) Jurisdiction of DSIDC & DFC should be enlarged to take up joint venture projects in NCR. (Para on Joint venture) - A good suggestion, but simultaneously, the agencies outside Delhi shall amend their act/rules to accommodate Delhi agencies in the Joint Venture.</p> <p style="text-align: right;">(Hirdesh Bedi, Delhi)</p>	<p>vii) These suggestions need to be co-related and seen in the light of the comments given at Sl. No. (1) & (3).</p> <p>viii) The issue of integrated solid waste management has been discussed at several occasions at the highest level i.e. Secretary (UD). The constituent State Governments have not agreed to provide land for disposal of solid waste of Delhi. DRP-2021 has recommended to earmark 10,000 hect. of land for the purpose which is available in Delhi. This will cater to the Demand for the purpose for next 50 years. (Refer Annexure 4/I of DRP-2021) Integrated approach of Pollution Control and Integrated Rail & Bus Transport network are already their in the Box 5.3 CEZ.</p> <p>ix) In case joint venture is undertaken by the States/ their agencies necessary amendments in the Acts etc., if required, may have to be done.</p>	
15.	<p>i) NCR as a Single Economic Zone: Success of NCR hinges on creation of a barrier free economic zone with similar facilities throughout the region. NCR should be developed as a common economic zone with a consensus</p>	<p>i) These aspects have been covered in the chapter.</p> <p>With the introduction of VAT from 1st April 2005, a stage has been set for looking at NCR as one economic</p>	OBJ. 51

<p>approach to rationalization of fiscal measures, integrated transport and communication system, improved power & water supply etc. Development Plans must view NCR as a single economic entity with Delhi as the nodal point for de-congestion. If matching facilities are made available to trade and business in region outside Delhi, there would be a natural shift to this region for a better quality of life.</p> <p>For allowing free movement across borders within NCR, it is suggested that all vehicles plying within NCR should be given a NCR permit rather than individual State permits.</p> <p>Most crucial areas for making NCR a common economic zone would be taxation, industrial location, law and other access to land. The Plan must lay emphasis on clear-cut State level policies and commitment of the participating States on these important issues.</p>	<p>opportunity zone. In addition to this, the reforms undertaken in various sectors have initiated the process for introducing uniform norms/criteria in terms of making provisions for physical and social infrastructure facilities in the whole of NCR for the private sector to come up in a big way. The recent FDI guidelines for attracting foreign investments in the new townships, reforms in the SEZ set up etc. are expected to take care of the demand generated due to spill over of activities from Delhi.</p> <p>The other matters related to Common Economic Zone would be taken up after finalization of the Regional Plan. Active cooperation of GNCTD would be necessary in this regard.</p>
<p>ii) Relocation/Dispersal of Industrial and Trade Activities from Delhi to NCR: It is important to analyse the reasons why Delhi based industrial units are not preferring to relocate themselves in NCR. There is lack of attraction in terms of incentives and lack of awareness about the availability of infrastructure facilities. What is needed is a policy of promotion and encouragement and not mere regulation.</p> <ul style="list-style-type: none">▪ The package of incentives for encouraging industries to establish or shift to the NCR region outside Delhi should include priority allotment of land at pre-determined concessional rates, provision of infrastructural facilities at new sites, loans to shifting units at concessional rates of interest, uniform taxation, regular supply of power, efficient telecommunication, integrated transport system at cheaper rates, single window clearance services for	<p>ii) The State Governments are regularly undertaking promotional measures through organizing instant allotment camps, advertisements in the newspapers / media etc.</p> <p>The States Governments have been providing incentives and concession as part of their industrial promotion policies. The State Government have gone in a big way in creating hi-tech industrial infrastructure in the form of creation of model industrial estates, technological parks, cluster specific industrial estates, spread over entire NCR.</p> <p>As regards change of land use of the land vacated by the shifting industries, the Hon'ble Supreme Court had issued specific orders in case of H (a) and H(b) industries. However, in case of non-conforming</p>

	<p>approval of plans, licenses and infrastructure facilities.</p> <ul style="list-style-type: none"> While there is immense potential for shifting of large and growth oriented industries to some of the well developed industries areas in NCR, one issue that needs to be addressed is allowing a change in "land use" for the land vacated by these industries in Delhi. It is suggested that the land use should be made flexible to allow for non-polluting activities like IT, Business Centres, Amusement Parks etc. A plan should be formulated for shifting group industries which are inter-related There should be an integrated approach for relocation of industry, residential complexes should be provided to workers of relocated units. The NCR Board could consider having a Unified Industrial Location Authority for the region in order to evolve a common framework. <p>Development of wholesale markets outside Delhi would be encouraged through private sector initiative with easy availability of land from the Government. Hubs with infrastructure like cargo handling, telecommunication and road connectivity should be identified and created for shifting of trade.</p> <p>iii) Relocation of Public offices: The NCR Plan must spell out the Central Governments action plan for relocation of public sector offices from Delhi to NCR.</p> <p>(PND Chamber of Commerce and Industry, New Delhi)</p>	<p>industries which have illegally come in the residential and commercial areas, the predominant land use has already been decided in the Master Plan.</p> <p>The other suggestions relate to planning of wholesale markets, industrial areas etc. and provision of various infrastructural facilities in these complexes. These suggestions may have to be kept in mind while undertaking detailed planning of these areas.</p> <p>As regards having a Unified Industrial Authority for the NCR, since industry is a State subject and State Governments have different priorities, the suggestion does not appear to be feasible and acceptable by the participating States of NCR.</p> <p>iii) The NCR Plan has made recommendations with regard to the location policy for public sector offices from Delhi. A detailed action programme may have to be prepared by the Central Government (MOUD) for shifting of PSU offices from Delhi on the basis of these recommendations.</p>	OBJ. 53
16.	<p>The suggestions include creation of:</p> <p>a) New integrated townships i) the existing UPSIDC industrial township on Masuri-Gulaothi Road ii) the</p>	<p>i) These suggestions may have to be appropriately incorporated in the Sub-regional Plan of Uttar Pradesh after reaching consensus/agreement with the</p>	

	<p>existing NTPC complex at Jarcha iii) the proposed Reliance Complex at Dhaulana and, iv) the new proposed 2000 ha. area for SEZ near the existing Dhaulana town.</p> <p>b) Taj Special Economic Zone and Integrated Industrial Township</p> <p>c) Requirement of additional land for industrial use in Re. of NCR towns and metro & regional centres due to proposal of upward revision of workers participation rate and component of industrial work force.</p> <p>d) Shifting of abattoir projects from NCT Delhi to rest of NCR at Hapur Town</p> <p>e) Shifting of sports complex to NOIDA</p> <p>f) Creation of local benches of the High Courts</p> <p style="text-align: center;">(S. P. Gautam, Noida)</p>	<p>stakeholders.</p>	
17.	<p>i) The argument given in these lines may be revised as it contradicts the statement of the first lines of the same paragraph. In fact industry will definitely use more water and power than a residential area. It is, therefore, suggested that this line be replaced as:</p> <p>... becomes imperative that all those manufacturing activities, which are hazardous, polluting, large scale, and labour intensive should not be allowed.</p> <p>Considering this and also that the statement with bullet point (only those.....) is very open and will allow all types of industries. It is suggested that this and the next point, which relates industries to residential area requirements, be deleted.</p> <p style="text-align: right;">(S. K. Kulshrestha, New Delhi)</p>	<p>i) The last three lines of the paragraph viz. <i>'It becomes imperative that all those manufacturing activities which demand consumption of services viz. power, water, etc. higher than what is permissible in the residential areas should not be allowed'</i></p> <p>does not contradict the first line i.e. <i>'A city like Delhi should opt for an industrial policy, which is highly technology intensive, non-polluting, sophisticated, and high value addition generating'</i>, rather they further qualify the intent made in the first line. The same intent is reflected in the various elements which follows this para.</p> <p>The statement <i>'only hi-tech industries should be allowed in Delhi'</i> again, further qualifies the first sentence only. There is no need to make changes in the policies recommended in the Plan.</p>	OBJ. 54

18.	<p>i) While specific sector policies for decentralization of industries, wholesale trade and commerce and government/public sector and commercial/corporate offices have been envisaged on the pattern similar to Regional Plan-2001, the population for NCT Delhi has been retained as projected for 2021 instead of some assigned population. On the other hand the regional centres envisage induced growth reflecting population for 2021. The implication of the above is discernible in Annexure-4/3.</p> <p style="text-align: right;">(B. N. Singh, Delhi)</p>	<p>i) In the light of the emerging economic trends (essentially as an impact of the economic reforms) and the foreseeable change in the economic structure in the region, the locational policies have been derived based on the principle of comparative advantage. The idea, therefore, is not to throttle the market forces, but to optimize the gains in terms of comparative advantage. Going by this concept, Delhi and the towns in its vicinity are best suited for the development of service sector and related activities. While fixing the population targets for the towns, in-depth consultations have been made with the State Governments.</p>	OBJ. 55
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VI. TRANSPORT

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	i) A planned city like Greater Noida should have a good organized transport system like DTC and Metro trains. (Ramesh Kumar Negi, Greater Noida)	i) Draft Regional Plan - 2021 has recommended for providing intra-urban transport system in the regional towns (Para 6.6.2(v) page- 76). The implementation is to be done by the concerned State Government/Development Authority.	OBJ. 4
2.	i) Transport facilities in the town are bare minimum. A DTC bus terminal may be constructed and the town be linked with various parts of Delhi from a number of routes. Loni area also be made tax-free as Noida. A Metro link be provided from Delhi University via Shahdara up to Loni-Tronica City. ii) Loni - Sharanpur Road be declared as National Highway and 8-lane road with proper beautification be provided. The Master Plan proposed road between Shanti Nagar - Khajaur Pushta (GT Road) be constructed. (Radhey Singh, Loni Rajendra Singh Pundir, Loni)	i) It is a local operational issue and beyond the purview of DRP - 2021. DRP-2021 has already recommended to provide the linkages amongst Metro/Regional Centres with the capital by an efficient and effective transport network for facilitating faster movement of traffic among such centres and Delhi. (Para 6.5 (c) page 70). ii) It is State Highway - 57 and the matter of declaration of any road as NH is to be taken up by the State Government with the concerned Central Ministry and is not within the purview of DRP-2021. However, up-gradation of SH-57 to four laned divided carriageway has been proposed in the DRP-2021. (Clause 6.6.1 (i) page 71).	OBJ. 5 & 18
3.	i) No toll should be levied for movement on roads, highways and waterways within NCR. ii) Transport Section of RP is deficient and needs to be rectified, and refers to all sorts of unproven transportation technologies.	i) Regional Plan has already recommended for unrestricted movement of buses, taxis and auto-rickshaws within NCR. There is no water body in NCR to make waterways. (Clause 6.6 page 71). ii) Draft Regional Plan provides policies for the development of the efficient transport network in the region. No specific system of transportation has been recommended/promoted.	OBJ. 20

	iii) Bypass highways (Eastern & Western) require to be moved much closer to the boundaries of Delhi. (Sarbjit Roy, New Delhi)	iii) The alignment of Peripheral Expressway as shown in the DRP-2021 is conceptual and will be finalized by the concerned implementing agencies after carrying out proper survey.	
4.	<p>i) All the entry points to Delhi from Ghaziabad should be improved in terms of road width and by handling the problems of unpaved road, ineffective drainage, poor street light, improper location of transport agencies, and encroachment by food and tea stalls, dumping of garbage and improper parking. One km stretch at the entry point should be controlled.</p> <p>ii) Metro to be extended up to Ghaziabad.</p> <p>iii) Extension of DTC bus pass system in NCR. (S. C. Bhutani, Ghaziabad)</p>	<p>i) The issue raised relates to management of quality of roads and traffic problems which can only be handled by the enforcement authority under the administrative control of the State government. It is not within the purview of DRP-2021. However, a Unified Transport Authority has been proposed for NCR. This authority will be able to implement some of the suggestions. (Clause 6.5.(f) page 70)</p> <p>ii) DRP-2021 has recommended for Rapid Rail Transport System (RRTS) for the region and its interface with DMRC corridors. This will provide connectivity to Ghaziabad. (Clause 6.6.2.(iv) page 76)</p> <p>iii) It is a State subject. However, in DRP-2021 Unified Metropolitan Transport Authority has been proposed. This authority will take care of the suggestion. (Clause 6.5.(f) page 70)</p>	OBJ. 21
5.	<p>i) Connect Bharatpur with Delhi via Gurgaon by Road</p> <p>ii) Connect Bharatpur and Delhi with EMU train which is at present Mathura-Delhi. (M. M. Sharma, Bharatpur)</p>	<p>i) Bharatpur is not part of NCR. Moreover, it is already connected with a highway via Mathura as well as via Agra.</p> <p>ii) Running of EMU trains depends upon commuter traffic volume. Bharatpur is not part of NCR. It is 177 kms. from Delhi and is already connected with long distance train on Delhi-Mumbai rail route. Running of EMU trains depends upon commuter traffic volume.</p>	OBJ. 22
6.	i) The rail network in the region is absent. It is suggested to link important towns & big villages of Mewat to	i) Orbital rail has been proposed in DRP-2021 and a conceptual alignment has been shown in the Map 6.4	OBJ. 30

	<p>industrial/business centres of Delhi, Haryana & the Country by rail. There has been long standing demand in Mewat to convert Alwar-Gurgaon rail line via Ferozepur Jhirka-Nuh-Sohna.</p> <p>ii) There is no proposal for improvement of primary, secondary and tertiary road network.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>which passes through the adjoining area of Mewat. While finalizing the alignment during feasibility study, State Government can get the suggestions incorporated at field level.</p> <p>ii) DRP-2021 provides for improvement of primary, secondary and tertiary roads network for the region as a whole. (Clause 6.6.1 page 71 & 72)</p>	
7.	<p>i) A grid of Regional Roads needs to be created to offer alternative traffic corridors to by-pass Delhi.</p> <p>ii) Extension of MRTS routes in the region to relieve pressure on road based transport.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) Peripheral Expressway around Delhi connecting all the National Highways converging outside the boundaries of Delhi has been proposed in DRP-2021, which will act as bypass for Delhi. Even the construction of this road has also been undertaken by Government of Haryana & NHAI.</p> <p>ii) Mass Rapid Transport System has been proposed in DRP-2021 for better connectivity in the Region.</p>	OBJ. 33
8.	<p>The following be considered through text or maps</p> <p>i) Location of Existing International/ National Airport and location of proposed Airport (south of Gr. Noida)</p> <p>ii) Need for tertiary airports for STOL/VTOL/Helipad in NCR towns Meerut, Alwar etc.</p>	<p>i) The location of existing International/Domestic Airport will be marked on the map. The location of new International/Domestic Airport can only be finalized after carrying out detailed study at micro level which will be undertaken and the recommendations will be incorporated in the Transport Functional Plan.</p> <p>ii) The details need to be worked out by State Govt. in consultation with the Civil Aviation Authority. This can be incorporated in the Sub-Regional Plans by the States concerned.</p>	OBJ. 35

	<p>iii) Incorporation of Taj Expressway Industrial Development Corridor in Regional Plan.</p> <p>iv) Time frame for phasing out meter gauge from Shakur Basti to Rewari to maintain only broad gauge line in NCR</p> <p>v) Completion of Bhiwadi-Palwal-Khurja and Panipat-Barut-Meerut Rail Link for a regional Goods Avoiding Line (GAL)</p> <p>vi) WP Expressway to connect Sonapat and EPE to connect Gr. Noida to have better connectivity in extended CNCR.</p> <p>vii) Will Mono Rail be better alternative to Trolley Buses and Sky Tram System</p> <p>viii) In the Regional hierarchy of roads there is no mention of State Highways</p> <p>ix) Tertiary roads are not required to be shown on regional maps</p> <p>x) Views of Expert be elaborated on Unified Metropolitan Transport Authority (UMTA).</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>iii) This matter was discussed in the Planning Committee meeting and was not agreed to.</p> <p>iv) Railways have already initiated the conversion work by keeping a provision in the budget of year 2005-06.</p> <p>v) Orbital rail has been proposed around Delhi which will act as Goods Avoiding Line.</p> <p>vi) Peripheral Expressway has been proposed around Delhi and the alignment has to be based on the basis of studies. The WPE is emerging from Kundli. The alignment of EPE is being finalized by NHAI.</p> <p>vii) DRP-2021 has recommended intra-city transportation system. The decision of providing any specific type of system will depend upon the study to be conducted by the implementing agency for specific towns.</p> <p>viii) State Highways are the part of primary road network proposed in DRP-2021.</p> <p>ix) These roads have not been shown.</p> <p>x) This policy has been proposed on the basis of recommendation of the study group which was headed by Dr. Sikdar, Director, Central Road Research Institute and eminent Transport Planners were the members. (Clause 6.5. page 70).</p>	
9.	<p>i) National Highways converging Delhi and the roads leading to these National highways should also be widened.</p>	<p>i) Widening of National Highways and other roads has been proposed in DRP-2021 based on demand.</p>	OBJ. 36

	<p>ii) Traffic Volume data should be updated</p> <p>iii) ISBT be established at various points on Delhi Border with UP and Haryana</p> <p>iv) Public transport be improved between Delhi, UP and Haryana.</p> <p>v) The road network between Delhi-UP Border and Delhi-Haryana Border to be strengthened.</p> <p>vi) The EPE & WPE should be taken up on priority.</p> <p>(Deputy Commissioner of Delhi, Traffic Headquarters)</p>	<p>ii) A transportation study is being undertaken. The latest traffic volume data will be available in Functional Plan of Transport.</p> <p>iii) The location of ISBT in Delhi is a local issue and has to be decided by DDA in consultation with GNCT-Delhi.</p> <p>iv) Draft Regional Plan has emphasized on provision of public transport. (Clause 6.6 page 71)</p> <p>v) Upgradation of the regional road network has been proposed keeping the regional transportation requirements of NCR.</p> <p>vi) Projects already taken up for implementation by NHAI and Govt. of Haryana.</p>	
10.	<p>i) In transportation chapter phasing has been done without details.</p> <p>ii) Rail link project is under consideration to Gr. Noida via Noida. This should be incorporated in Regional Plan</p> <p>(Lok Kalyan Samiti (Regd.) – Greater Noida)</p>	<p>i) Detailing of the projects will be done by the implementing agencies at the time of execution.</p> <p>ii) It is already indicated in Map 6.4 of DRP-2021.</p>	OBJ. 37
11.	<p>i) Instead of flyovers as grade separators other means should be tried to reduce the cost.</p> <p>(Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)</p>	<p>i) It is beyond the preview of DRP-2021.</p>	OBJ. 38
12.	<p>i) Transport sector proposals have added just two new provisions i.e. Eastern and Western Peripheral Expressways, which show the Delhi centric nature of the Plan. Transport Plan should include proposals, which are NCR centric.</p>	<p>i) The Transport Sector Plan is just not about two new proposals as indicated in the comments. In fact the transport sector in the DRP-2021 is very comprehensive with due importance attached to all the issues related to Road/Expressways, Railway, institutional aspects and</p>	OBJ. 42

		<p>financing. One of the proposals in transport sector is the introduction of dedicated broad gauge tracks for fast moving commuter trains and promises to open up the entire NCR for development.</p> <p>ii) In the Plan importance of expressway on the western periphery of Delhi is mentioned and is clearly stated that the alignment will be decided only after the Supreme court's decision. Now the order in this regard has been issued by the Supreme Court.</p> <p>iii) Board had not received any proposal of Taj Expressway and Loni-Khurja Aligarh Express way from Government of UP or NCR Cell, UP for inclusion in the RP-2021. This matter was raised in the 48th meeting of Planning Committee held on 24.10.02., where it was clarified that the State Government may have their own Plans for Expressways in the States connecting various towns but need not be made a part of the Regional Plan.</p> <p>The proposal to link Noida and Greater Noida has been included in the Regional Plan as a part of the complete RRTS. In fact the rail link to Noida and Greater Noida is part of first phase of the RRTS, which is to be implemented on priority.</p> <p>iv) The Regional Plan has included all the regional level proposals suggested by the State Government in the Regional Plan. The Sub-regional, District and local level transport proposals will have to be dealt by the respective State Government in their Sub-regional Plans / District Plans / Master Plans.</p>	
	<p>ii) It is ironic that inspite of the supreme court's judgment against Western Peripheral Expressway, it has been included in the plan and the important crucial proposal of Taj Expressway has been conveniently ignored.</p> <p>iii) The proposal of Loni-Kheya-Aligarh Expressway (Functional Plan) Rail links to Noida, Gr. Noida etc. have not been included in the Plan.</p> <p>iv) The transport plan should include comprehensive proposals of NCR sub regions.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>		
13.	i) The transport projection should have been done up to 2021 instead of 2025 as the Plan period of RP is 2021	i) The projections adopted in the Regional Plan have been taken from the existing study report which provides projections up to 2025.	OBI. 50

<p>ii) The RP is silent on important issues concerning to transport sector as listed below</p> <ul style="list-style-type: none"> • parking • Transport Terminals • Integrated Freight Complexes • Truck Terminals • Other traffic friendly measures i.e. motels, police assistance facilities etc. <p style="text-align: center;">(Hirdesh Bedi, Delhi)</p>	<p>ii) The DRP-2021 has emphasized the issues of regional importance. These issues are local level issues. DRP-2021 has proposed regional freight complexes to be located outside Delhi.</p>
<p>14.</p> <p>i) Inter State Cooperation should be in development of an Integrated Public Transport system-like Rail, Metro Rail, Bus etc.</p> <p>ii) Private sector can be involved in Transport, Telecom and other urban and municipal services</p> <p>iii) The RP must explore options of building expressways on BOT basis.</p> <p>iv) Integrated public transport system is required in NCR. Metro Rail must be extended to all NCR towns.</p> <p>v) Unified Regional Transport Authority should be proposed under which several Unified Metropolitan Transport Authority (UMTA) could function.</p> <p>vi) The construction of High quality concrete roads be given priority for high traffic zones and construction of concrete pavement of white topping on existing bituminous city roads be considered.</p> <p>vii) RP should spell out the following :</p> <ul style="list-style-type: none"> • Location of 2nd International Airport • Tertiary Airports/Air strips in smaller towns • Status of Taj Expressway <p style="text-align: center;">(PHD Chamber of Commerce and Industry, New Delhi)</p>	<p>i)-vii) Most of the suggestions are already part of the DRP-2021.</p> <p>Many of the modalities of implementation of various policies as suggested have already been incorporated in the Chapter 18 of DRP-2021 apart from their respective chapters. Others will be followed while implementing the policies as they relate to implementation.</p> <p>The location of international airport can only be decided after a detailed study.</p> <p>Planning Committee had not agreed to include Taj Expressway in the Regional Plan. However, if State Government wants to propose this Expressway they can incorporate the same in the Sub-Regional Plan after appropriate study.</p>

15.	<p>i) The old GT Road from Sikandrabad – Khurja via Chola be upgraded to National Highway. This road has not been shown in the Existing Transport Network (Roads) 2002 Plan. Meerut-Mawana-Bijnor District Road, Shahdara, Loni, Bagpat, Shamli, and Saharanpur District Road No. 57, be upgraded to National Highway. The existing canal roads of Upper Ganga Canal from Khatauli to Mangalore be declared as primary roads.</p> <p>ii) Taj Expressway & Taj International Civil Aviation Hub to be shown in the NCR Planning Board.</p> <p>iii) Meerut-Saharanpur-Dehradun and Shahdara-Shamli-Saharanpur railway lines be converted to broad gauge doubled line. Further the new Broad Gauge double line be introduced between Noida – Nizamuddin Bridge Railway Station. All railway projects be implemented by 2011.</p> <p style="text-align: right;">(S. P. Gautam, Noida)</p>	<p>i) The proposed road network in Regional Plan is to ensure the accessibility to all parts of the region. Only the roads of regional importance have been shown in DRP-2021. The up-gradation of any road to National Highway category has to be done by Ministry of Road Transport and Highways. In this regard, the matter will have to be taken up by the State government with the concerned Ministry.</p> <p>ii) Planning Committee decided not to include Taj Expressway in the Regional Plan. Taj International Civil Aviation Hub can be included after finalization and approval of the same by Civil Aviation Authority including its location.</p> <p>iii) Rail Network has been proposed based on regional requirement. Other segments are beyond purview of DRP-2021. Noida railway line is part of RRTS.</p>	OBJ. 53
16.	<p>i) The Expressway proposed in Regional Plan are aligned outside of NCT Delhi. Delhi Govt. has proposed an Express way within NCT Delhi This conflict be resolved.</p> <p style="text-align: right;">(S. K. Kulshrestha, New Delhi)</p>	<p>i) This has already been resolved. The alignment of Peripheral Expressway will be outside Delhi.</p>	OBJ. 54

VII. POWER

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) There is severe problem of electricity as out of 24 hrs. only 8 hrs electricity is supplied. A 220/400 KV Sub-Station has been installed in the town.</p> <p style="text-align: center;">(Radhey Singh, Loni Rajendra Singh Pundir, Loni)</p>	<p>i) DRP-2021 has recommended for augmentation of power generation, improvement in T&D and better load management by power companies (refer para 7.3.3, 7.3.4 and 7.3.5). Concerned State Governments will have to implement these policies to improve this situation.</p>	OBJ. 5 & 18
2.	<p>i) The load forecast and energy requirement up to 2020-21 provided by CEA as indicated at page 80 of the Draft Regional Plan 2021 (NCR) is not based on the growth rate experienced from 1988 to 2001-02 in Rajasthan Sub-Region of NCR.</p> <p>ii) The forecast should be revised on the basis of the factual growth rate of energy requirement and that of load up to the year 2004-05 to get the realistic requirement of generation capacity as well as transmission and distribution network.</p> <p>iii) Based upon the same the detailed action plan along with the resources of the funds for such financial viable project may also be identified in the Draft Regional Plan 2021 (NCR) for at least Rajasthan Sub Region.</p> <p>iv) Till such time setting up of Sub Grid and Unified Power Authority for NCR could not be considered for want of the merits thereof.</p> <p style="text-align: center;">(Managing Director, Jaipur Vidyut Vitran Nigam Limited)</p>	<p>i)-iv) The forecast of power requirement has been done by Long Term Planning Division of CEA in consultation with Power Department of Rajasthan and on the basis of actual consumption pattern of 1998-99, 1999-2000 and 2000-2001 provided by the concerned State Governments (refer Table 7.1). Moreover, a meeting was held with Secretary, Ministry of Power on 11.1.2005 in which all the aspects/recommendations of DRP-2021 on power sector were discussed and it was attended by officers from Ministry of Power, CEA, NREB, Power Grid Corporation, GNCT-Delhi, Delhi Transco Ltd., IPGCL, UPPCL, JVVNL and HVPNL.</p>	OBJ. 24
3.	<p>i) No priority for upgradation of Power Supply in Mewar Region</p>	<p>i) DRP-2021 has proposed policies for up-gradation of the power supply in the region. Phasing of implementation</p>	OBJ. 30

	(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)	has also been done in the Plan at Annexure 7/I. Implementation will have to be done by the concerned State Government to improve the situation.	
4.	i) RP should recommend power cuts to be avoided during nights specially in residential colonies (Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)	i) Power cuts are result of inadequate power. DRP-2021 has already suggested various measures to improve power supply situation in the region.	OBI. 38
5.	i) The concept of audit brings in increased optimization efforts, which is beneficial to the community as a whole. Application of periodic audit at the level of urban local government and through them to individually built environment projects shall result in substantial saving of water and power. Audits shall also cover water and air pollution which are created as a result of water or power consumption by human beings. (Eco Group, Delhi)	i) The policy to carry out periodic audit at the level of urban local government for water and power supply levels will be appropriately incorporated.	OBI. 48
6.	i) <i>Unified Power Authority for NCR</i> – The supply and distribution of electricity in the country is basically dependent on Power Purchase Agreement, provision of uniform tariff in NCR may be difficult. The Electricity Act, 2003 and its structure provides enough incentives for improvement in quality of power supply and this responsibility is clearly placed on the distribution licensee with oversight by the SERC. ii) As far as the issue of tariff is concerned, Section 62 of the Electricity Act, 2003 read with Section 86 stipulates that the State Electricity Regulatory Commission (SERC) shall determine the tariff inter-alia for retail sale of electricity for a distribution licensee. iii) In the meeting mentioned above, it emerged that formation	i)-v) The matter was discussed with Secretary, Ministry of Power on 11.1.2005 in detail in a meeting which was attended by the Member Secretary and Chief Regional Planner from NCR Planning Board apart from officers from Ministry of Power, CEA, NREB, Power Grid Corporation, GNCT-Delhi, Delhi Transco Ltd., IPGCL, UPPCL, JVVNL and HVPNL. All the issues raised were discussed. Following will be incorporated in the policies and proposals for the power sector: • Instead of Unified Power Authority for NCR, it is proposed that the State Governments concerned will prepare Sectoral Plans for power and incorporate/integrate the same in their respective	OBI. 52

<p>of Unified Power Authority for NCR will be a difficult proposition due to administrative and legal problems. Instead a 'Bottom to Up' approach could be taken up by asking the states to prepare Sub-Regional Plans and Functional Plans for sectoral development for the respective part of the NCR</p> <p>iv) NCR as Sub-grid of Northern Grid - The Draft RP stipulates NCR as a Sub Grid of Northern Grid for better load management along with the provision of SCADA. For this necessary provisions in the power act of the Centre/State Govts. will have to be made.</p> <p>v) Formation of NCR a sub-grid of Northern Region may not serve any useful purpose, as distribution level reforms would automatically take care of the power supply position of the NCR. In order to improve the quality of power in NCR and island for this purpose following actions are required to be taken :</p> <ul style="list-style-type: none"> • Islanding Scheme for NCR as second level of Island after NDMC/Delhi. For this concerned power utility and CEA should revisit the Islanding scheme • A sub-group within Northern Region electricity Board may be created for NCR to oversee the power supply and periodically discuss the power issues in NCR and make recommendations regarding quality and reliability of power supply in the region. <p>vi) Future demand and augmentation of power – The total installed generation capacity of Northern region as on 30th Sept. 2004 is 31230 MW. The total capacity addition during the 10th Plan from Central, State and private sector is envisaged to be 10,830 mw. In order to augment availability of power in NCR, NCRPB may examine the option of setting up 1000 MW power plant expandable to 3000 MW (in three stage of 1000 MW each) through SPV</p>	<p>sub-regional plans in order to improve the quality of power supply in their respective sub-regions as suggested by the Ministry of Power, Govt. of India.</p> <ul style="list-style-type: none"> • Instead of NCR to be a sub-grid of the northern grid for better load management, it is proposed that an Islanding Scheme for NCR as second level of Island after NDMC/Delhi will be prepared by CEA and concerned State Power Utilities after revisiting the scheme which will be implemented by the concerned Power Utility company. • A sub-group within Northern Region Electricity Board should be created for NCR by Ministry of Power to oversee the power supply and periodically discuss the power issues in NCR and make recommendations regarding quality and reliability of power supply in the region. <p>vi) The suggestion of Ministry of Power to examine the option of setting up of 1000 MW power plant expandable to 3000 MW in three stages should be promoted by NCRPB and State Government cannot be agreed to as NCRPB is only a Planning body and the implementation of various sectoral projects to meet the requirements is to be done by the concerned Central Ministries or State Governments or their concerned</p>
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	<p>promoted by NCRPB and State Govt.</p> <p>vii) Improvement in Transmission and Distribution (T&D): Extensive study has been done for identification of T&D requirement for Delhi. On the basis of the same it has been recommended to various utilities like DTL, NDPL, BSES, and NDMC. Development of Transmission system in NCR outside of Delhi lies with the State agencies.</p> <p>A study funded by NCRPB and assisted by CEA & State Govts. may be taken up to revisit the transmission and distribution system for improving the quality of the power supply in NCR. A study on power involving desk research, as well as, field visits named as 'Technical and Non-Technical Losses and Energy Audit on cities/towns in NCR' may be taken up. CEA may assist NCRPB in preparation of Term of Reference (TOR) and identification of agency for doing the study.</p> <p style="text-align: right;">(Ministry of Power, Govt. of India through Assistant Secretary (BMCC))</p>	<p>departments. Concerned State Governments have already been advised to plan for projected power demand either by constructing state owned power generating units or they can enter into power purchase agreements with the power generating companies to fill the demand supply gap.</p> <p>vii) NCRPB has already initiated action to undertake study in this regard in consultation with CEA separately. The recommendations of the Study will be incorporated in the Sub-regional Plan or Functional Plan.</p>
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VIII. WATER

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Planning of resources should be done carefully. Plan has assumed that new sources of water and energy will magically appear. Plan must be prepared on the basis of available dwindling resources and not on statistically projected hypothetical data.</p> <p>(Sarbjit Roy, New Delhi)</p>	<p>i) DRP-2021 has examined the existing situation and issues which included sources of water (para 8.2) and based on this, policies and proposals have been proposed (para 8.3). Due to fast depletion of water sources, the policies such as protection of ground water recharging areas, recycling of waste water, relocation of water consuming industries, etc. have been proposed.</p>	OBJ. 20
2.	<p>i) There is shortage of drinking water, for Mewat region.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>i) Looking to the shortage of water in the region, some policies for water sector in DRP-2021 have been proposed (para 8.3). Further, NCRPB has approved a scheme for augmentation of drinking water supply for Mewat area.</p>	OBJ. 30
3.	<p>i) Water Management is a crucial issue in capping projected concentration of population and activities. This has been well addressed in the draft plan. In the U.P. Sub-Region with water from the Ganges now tapped, a balancing of ground and surface water is on the anvil, especially in the Ghaziabad-NOIDA belt – (20% surface by 2021). Is there scope to elaborate in the final report on this interplay between ground and surface regulated withdrawal</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>i) A study on Integrated Water Management in NCR is being undertaken by NCRPB which will further elaborate the interplay as suggested. The recommendations of the Study will be incorporated in the Functional Plan for Water.</p>	OBJ. 35
4.	<p>i) Services to private colonies regarding water should be at par with colonies developed by development authorities.</p> <p>ii) Rain water harvesting should be made compulsory (Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)</p>	<p>i) DRP-2021 has already recommended that facilities be at par with Delhi. It is applicable equally to both privately as well as Govt. developed colonies.</p> <p>DRP-2021 has recommended strongly for rain water harvesting in the region.</p>	OBJ. 38

5.	<p>i) Water supply in Haryana is on a Regional Planning approach. This paragraph of RP should be modified with Haryana as an exception.</p> <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>i) The concept of regional approach is to see the total demand and supply in the National Capital Region. This aspect was discussed in greater detail in the study group meetings where it was pointed out that several parallel channels have been laid in the Region to meet the drinking water demand for various urban settlements. In future, instead of having multiple parallel channels, regional approach should be adopted. Accordingly, the provision has been made in the DRP-2021.</p>	OBJ. 39
6.	<p>i) There is huge potential for rainwater harvesting. Areas of lower risk of concentration should be used for rainwater harvesting in addition to their routine function.</p> <p>(Eco Group, Delhi)</p>	<p>i) Rainwater harvesting has already been proposed in DRP-2021. Even the ground water recharging areas have been identified in DRP-2021 and it has been suggested that these areas should be protected while carrying out the development work in future.</p>	OBJ. 48
7.	<p>i) In the RP it is mentioned that NCR is water scarce in the region which is contradictory to the Map No. 2.5 which shows good ground water prospects for the region.</p> <p>(Hirdesh Bedi, Delhi)</p>	<p>i) Map-2.5 shows good ground water prospects in the region. This map shows the type of soils available in the region on the basis of which it has been decided that ground water recharging prospects are better. Map 8.2 shows the status of ground water availability and map 8.1 shows the ground water recharge areas such as flood plains, paleochannels, valley fill areas, ox-bow lake, lakes/tank/ponds, etc. which need to be protected.</p>	OBJ. 50
8.	<p>i) The RP must spell out proposals for augmenting Water Supply in the region</p> <p>(PHD Chamber of Commerce and Industry, New Delhi)</p>	<p>i) Already covered in the DRP-2021. (Clause 8.3 page 90).</p>	OBJ. 51
9.	<p>i) This chapter does not clearly give the gap between water demand and supply situation. It is necessary to tell the true picture to people and the decision makers.</p> <p>(S. K. Kulshrestha, New Delhi)</p>	<p>Para 8.2 of the DRP-2021 has analysed the existing situation based on the sample survey as per details at Annexure 8/I and accordingly the study group recommended various policies for this sector.</p>	OBJ. 54

IX. SEWERAGE, SOLID WASTE MANAGEMENT, DRAINAGE AND IRRIGATION

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Long Terms solution to meet the water, Power & Waste Management needs of NCT-Delhi: Delhi being a land locked city and also the capital of largest democracy, needs a special consideration, in terms of meeting long term requirements of essential services e.g. water, power, waste management etc. Instead of identifying new sources in the Sub-Regions of NCR, Regional Plan states drawing these services from the same Central projects, which provide a part of their allocations to Delhi. RP-2021 must lay greater emphasis on new State sector projects within its Sub-Region to meet the growing needs of CNCR, Priority Towns and Highway Corridor Zone.</p> <p>(S. P. Bansal, New Delhi)</p>	<p>i) For development of infrastructure detailed recommendations have been made in the DRP-2021. Long term solutions for water demand are large storage dams in the upstream side to solve the problem. The solutions cannot be different for Delhi and the surrounding areas. Therefore, a regional approach has been suggested in the Plan. Similarly power generation has to be considered for the region. Land for solid waste treatment will have to be provided by the concerned State Governments. Accordingly, the policies for these sectors have been proposed in the DRP-2021.</p>	OBJ. 19
2.	<p>i) GDA provide Sewer Lines for disposal of waste water and also a Sewer treatment Plant be installed.</p> <p>(Radhey Singh, Loni Rajendra Singh Pundir, Loni)</p>	<p>i) DRP-2021 has recommended measures for provision of Sewerage System and Sewage Treatment Plants in cities of NCR (Clause 9.1.3 page 101-104).</p>	OBJ. 5 & 18
3.	<p>i) There is no proposal for sewage and drainage facilities for Mewat region. Further the Mewat Region has poor Irrigation facilities.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>i) Policies proposed in the DRP-2021 are applicable to the whole region which includes sewerage, drainage and irrigation sectors.</p>	OBJ. 30
4.	<p>i) Page 108 para 9.2.3 Modify – As per the recommendation of Master Plan for Optimal Waste Treatment and Disposal for the entire state of Delhi (2005-2024) as submitted by Municipal Corporation of Delhi for its incorporation in</p>	<p>i) The land requirement recommended in the DRP-2021 for solid waste disposal is 2800 Ha by the year 2021. It recommends for reservation of another 8500 Ha land for solid waste disposal beyond year 2021. Calculations for</p>	OBJ. 33

	<p>MPD-2021, the total land required for various types of Waste Treatment and Disposal is 271.19 ha. And the area available is 116.08 ha. Action Plan for facilities for Waste Treatment and Disposal has also been proposed.</p>	<p>land requirement have been done and are at Annexure 4/II b. These have been done assuming that 100% waste will go to sanitary land fill. In case other technologies are adopted, this requirement will change. MPD-2021 does not provide the justification for this land requirement which is almost 10% of total land requirement. The assumptions up to the year 2021 made in the DRP-2021 are:</p> <ul style="list-style-type: none"> a) Per capita waste generation – 685 gms/day b) Life of land fill site – 20 years c) Likely shape of landfill – Rectangular in plan (Length : Width:: 2:1) d) Possible maximum depth – 10 m. (half cut & half fill) e) Number of sites – 3 f) Green buffer of 500 m. around each sites to be provided as per notification no.583 dt. 27.9.99 of MOE & F. <p>Land requirement will reduce if 50% waste is recycled and possible maximum depth is doubled. Even then the land area proposed by MCD is very much on the lower side.</p> <ul style="list-style-type: none"> ii) This suggestion is already incorporated in DRP-2021 at para 9.3.3. 	
5.	<p>ii) Page 112, para 9.3.2. 'Regional Approach to Drainage': Add- Drainage to be integral part of Development Plans of – Rail/Highway/Road/Flyover/Grade Separator Networks.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<ul style="list-style-type: none"> i) DRP-2021 has already recommended that facilities be at par with Delhi. It is applicable equally to both privately as well as Govt. developed colonies. 	OBJ. 38

(Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)

6.	<p>i) The proposals regarding infrastructure including water, sewerage, drainage, solid waste management etc. should be proposed with a clear cut time frame and institutional arrangements.</p> <p>ii) The facilities and utilities being non-remunerative in nature must be given support through a suitable financial arrangement. All the infrastructure projects may be provided with 25% grant from Centre / NCRPB, 25% state/agency's share and 50% soft loan from NCRPB. Central Government is already operating such schemes in different sector.</p> <p align="center">(Chief Co-ordinator Pannur, NCR Planning Cell (UP))</p>	<p>i) DRP-2021 has proposed Plan of Action for its implementation including phasing of implementation of strategies / policies and investment requirements especially to the basic infrastructure facilities like Power, Water Supply, Transport, Sewerage, Solid Waste Management and Drainage. The phasing has also been dovetailed with the Five Year Plans. Even clear-cut time-frame for implementation and the institutions who will implement the policies/proposals have also been identified. In this regard further details have to be worked out at Sub Regional / District / Town level Plan by respective States.</p> <p>ii) This has already been proposed in the DRP-2021.</p>	OBJ. 42
7.	<p>i) Sewerage Treatment Facility is inadequate in most of the cities. The concept of Common Effluent Treatment Plant for industrial estates has limited success.</p> <p align="center">(Eco Group, Delhi)</p>	<p>i) DRP-2021 has examined this aspect and recommended for providing Sewerage treatment facilities in the cities/towns in the Region. DRP-2021 as recommended Common Effluent Treatment Plant for Industrial estate as a policy. The problem highlighted relates to enforcement by the enforcing agencies.</p>	OBJ. 48

X. TELECOMMUNICATIONS

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) May be added as Sl. No. 5 at the end of para 10.4. :Seamless and unified telecommunication facilities in NCR and particularly in Central NCR to be promoted.</p> <ul style="list-style-type: none"> Efficient telecommunication facilities may help to reduce number of trips and burden on transportation corridors <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) This is already part of policy (para 10.4[ii & iv]).</p> <p>However, following will be added at para 10.4 (ii):</p> <ul style="list-style-type: none"> Efficient telecommunication system will reduce number of trips and load on the transport corridors 	OBJ. 33

XI. SHELTER

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE																
1.	<p>i) The entire section on Shelter seems to be biased towards 'ownership housing' while neglecting the 'rental housing' housing demand. In fact, there is no demand analysis in this section. If one looks at the census of 1981, 1991 and 2001, growth of households surpassed the growth rate of population in the country as a whole and in metropolitan centres. NCR is not an exception to this. This statistics proves that the family nucleation is taking place at a faster rate than our housing expert could imagine. Thanks to globalization phenomenon, single member family is also increasing. With this kind of market structure, going only for 'ownership' housing will bring doom in land market. What is needed is a policy to promote rental housing and easy finance for rental housing construction.</p>	<p>i) The segregation of housing demand into 'ownership housing' and 'rental housing' is a difficult proposition since demand function is associated with factors like, local conditions, affordability, status of inhabitants (local or migratory) etc. With this background, this analysis should be undertaken and accordingly strategies could be worked out at the local level, or at Sub-Regional Plan level.</p> <p>As per the emerging scenario (based on housing data which has been now published by Census of India for 2001 Census) in NCR is as under:</p> <table><tr><td>Number of households</td><td>65.45 lakhs</td></tr><tr><td>Number of residential houses</td><td>61.22 lakhs</td></tr><tr><td>House unfit for living</td><td></td></tr><tr><td> By condition of structure</td><td>2.87 lakhs</td></tr><tr><td> Dilapidated</td><td></td></tr><tr><td> Semi-permanent and temporary</td><td>11.33 lakhs</td></tr><tr><td> By number of dwelling rooms</td><td>21.42 lakhs</td></tr><tr><td> (Households having no exclusive room & a room)</td><td></td></tr></table> <p>The housing deficit, from the above analysis, in NCR works out to be around 40 lakhs houses (2001).</p> <p>The analysis on housing demand etc., taking into consideration the existing as well as the demand by 2021, would be suitably incorporated in the Chapter.</p>	Number of households	65.45 lakhs	Number of residential houses	61.22 lakhs	House unfit for living		By condition of structure	2.87 lakhs	Dilapidated		Semi-permanent and temporary	11.33 lakhs	By number of dwelling rooms	21.42 lakhs	(Households having no exclusive room & a room)		OBJ. 16
Number of households	65.45 lakhs																		
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Semi-permanent and temporary	11.33 lakhs																		
By number of dwelling rooms	21.42 lakhs																		
(Households having no exclusive room & a room)																			
	<p>ii) Slum data used in the report especially for Delhi do not tally with the slum data of the slum wing of the MCD. As per their list there were little more than 50% of Delhi's</p>	<p>ii) There is a variation in the slum data, as given in the Census of India and by the Slum Wing of MCD. It is proposed to retain the information given by Census</p>																	

	<p>population living in slums. Of course, this contradicts census figures. Leaving this aside, there is no policy statement in NCR report except repeating VAMBAY scheme of the Government of India. One would have expected Delhi and the NCR to set an example in coming out with group land tenure scheme under SHGs, and other innovative methods as practiced in different parts of the world. It seems the report writers are contended with VAMBAY and other government approved existing schemes and its continuation till 2021.</p> <p style="text-align: center;">(N. Sridharan, New Delhi)</p>	<p>of India (deleting the information given by MCD).</p> <p>The innovative methods as practiced in different parts of the world, including the suggestion of group land tenure scheme under SHGs, would be incorporated in the Plan.</p>	
2.	<p>i) GDA may construct flats/housing in Loni area.</p> <p style="text-align: center;">(Radhey Singh, Loni Rajendra Singh Pundir, Loni)</p>	<p>i) This matter does not pertain to DRP-2021 will be tackled at Master Plan level.</p>	OBJ. 5 & 18
3.	<p>i) It is a reality that large scale unauthorized colonization has taken place in and around urban areas of metro cities including Delhi. There are political announcements made by all the leading parties for regularization of such unauthorized colonies. Regional Plan-2021 must recognize and address suitable strategies to deal with such existing development, which includes even unplanned industrial clusters.</p> <p style="text-align: center;">(S. P. Bansal, New Delhi)</p>	<p>i) The issues related to unabated growth of slums and unauthorized colonies and their subsequent regularization have been highlighted in the chapter. The draft National Slum Policy (salient features given in the plan) had recommended to adopt upgrading and improvement approach to deal with slums and informal settlements as opposed to resettlement. These policy guidelines will go a long way in solving the problems.</p> <p>However, the Government may also have to take strong measures/decisions to curb the tendency of unauthorized encroachments and on further regularization of such unauthorized settlements in Delhi.</p> <p>The provision of basic amenities and facilities should form an integral part of the planning of Slums/JJ Clusters. These aspects should be taken care of by the local planning agencies.</p>	OBJ. 19

4.	<p>i) NCT Delhi must be sanitized of outsiders in fluxing in NCT Delhi and consuming Delhi's precious resources. Regularisation of all illegal colonies whether residential or industrial must be stopped and denied. The draft must contain sufficient safeguards to prevent unauthorized colonies coming up or being regularized. All such unauthorized colonies must be demolished, bull-dozed and the land utilized for planned purposes.</p> <p style="text-align: center;">(Sarbjit Roy, New Delhi)</p>	<p>i) The issues related to unabated growth of slums and unauthorized colonies and their subsequent regularization have been highlighted in the chapter. The draft National Slum Policy (salient features given in the plan) had recommended to adopt upgrading and improvement approach to deal with slums and informal settlements as apposed to resettlement. These policy guidelines will go a long way in solving the problems.</p> <p>However, the Government may also have to take strong measures/decisions to curb the tendency of unauthorized encroachments and on further regularization of such unauthorized settlements in Delhi. This may be discussed in the Planning Committee.</p>	OBJ. 20
5.	<p>i) The above chapter seems based not on statutory planning provisions and processes, but on recent "policy" ideas. Moreover, it entirely ignores the substantial critique of draft National Slum Policy and reiterates (pp.127-128) the Delhi slum policy even though Delhi High Court quashed this in November 2002 for lack of basis in law or any success.</p> <p>ii) It obfuscates (including with mutually inconsistent data on Delhi slums from census-2001 and from MCD Slum Wing, curiously sourcing the letter to DUEIIP) the fact that Delhi's slum problem owes not to runaway migration but to failure to implement explicit mandatory Master Plan targets for EWS housing, a fact acknowledged in Planning Commission report of June, 2002 on Delhi slums and also in at least one Delhi High Court order (of November 2003).</p>	<p>i) The text pertaining to the strategy for tackling problems related to slums in Delhi has been incorporated to bring out the policy, so far being adopted by the GNCTD in this regard. It has not been analysed on its merits/demerits, this is a mere statement of facts only.</p> <p>The necessary changes brought out in the (draft) National Slum Policy, if any, would be made in the text at the time of finalization of the Regional Plan.</p> <p>ii) There is a variation in the slum data, as given in the Census of India and by the Slum Wing of MCD. It is proposed to retain the information given by Census of India (deleting the information given by MCD). The other views expressed in the suggestion regarding implementation of the Master Plan need not to be incorporated.</p>	OBJ. 25

<p>iii) It notes that most NCR towns have higher slums percentage than Delhi and yet recommends specifically (only) that Delhi purchase their EWS plots and flats and make in them investments under “innovative schemes like VAMBAY” (p.129). It remarks, as basis of this curious recommendation, only that “it has also been suggested time and again that the possibility of solving the problem of slums in Delhi should be explored in the regional context” (p. 128) – altogether ignoring the fact that this “suggestion” has equally been countered, including in Public Notice responses and matters before courts and commissions, with the suggestion that the problem be solved by implementing its statutory solution, also since “innovations” seem to support diversion of a huge amount of public land specifically earmarked for EWS housing, key purpose of Delhi Master Plan (basis of NCR) and the policy by which land has been cheaply and compulsorily acquired for half century for development according to it.</p>	<p>iii) The mechanism of adoption of joint approach between the agencies of Delhi and the States for purchase of EWS plots/flats and investing in the towns of NCR by . GNCTD under the schemes like ‘VAMBAY’ has been suggested as one of the solutions of tackling the problem of slums. It has also been given to understand by the agencies of the States that EWS flats are lying vacant with them. This arrangement, would obviously, be based on the mutual consent of the stakeholders.</p>
<p>iv) Not only do the recommendations of draft NCR Plan-2021 for housing for the poor skirt the issue of accountability on Plan implementation – an imperative of law and planning principles (not to mention UPA government’s NCMP) – they are inconsistent with its objectives for built/environmental heritage protection since the poor denied their space in the city are often driven to protected city space and the same lapse on accountability by which priority to backlog on implementation of statutory solutions with inferior “innovations” emboldens also Plan violations on protected space from which slums are “innovatively” cleared.</p>	<p>iv) The National Housing and Habitat Policy, 1998 and the National Slum Policy (salient features given in the Plan) mentions about the role of all the stakeholders viz. Central Government, State Governments, local authorities etc. in achieving the objectives. The accountability, therefore, rests on the implementing agencies.</p>

(Gita Dewan Verma, New Delhi)

6.	<p>i) Incorporate – In MPD-2021, it has been assessed that around 5 lakh housing units can be potentially satisfied by the development of accommodation in the adjacent NCR cities (CNCR).</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) The chapter on Shelter suggests various ways for increasing housing stock in NCR. It would not be in the fitness of the things to incorporate the suggestion made in the MPD 2021. The housing construction activity in NCR would eventually be guided by the demand within from the region, including Delhi.</p>	OBI. 33
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XII. SOCIAL INFRASTRUCTURE

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) There is no big hospital in the area. At least 300 bed hospital be constructed in Loni</p> <p>ii) There is lack of education facilities including at Intermediate & College Level in Loni area and are dependent on facilities provided in Delhi. Due to which more people are migrating and increasing density in Delhi.</p> <p>iii) Two new Police Stations be constructed in the area.</p> <p>iv) Sports facilities be provided in the area.</p> <p style="text-align: center;">(Radhey Singh, Loni Rajendra Singh Pundir, Loni)</p>	<p>i)-iv) जो सुझाव दिये गए है वे लोनी क्षेत्र में शिक्षा, चिकित्सा, सुरक्षा व्यवस्था, आमोद-प्रमोद आदि से संबंधित समस्याओं के निराकरण को लेकर हैं। इन समस्याओं के निराकरण के संबंध में लोनी के मास्टर प्लान में समुचित प्रस्तावों द्वारा राज्य स्तर व स्थानीय तौर पर प्रयास किए जाने की व्यवस्था की जानी चाहिए।</p> <p>This matter does not pertain to DRP-2021 and will be tackled at Master Plan level.</p>	OBJ. 5 & 18
2.	<p>i) Benches of the various High Courts of the neighbouring States such as Uttar Pradesh, Haryana, Rajasthan etc. need to be urgently constituted within NCR.</p> <p>ii) The policing and crime related databases of all authorities within the NCR must be integrated most expeditiously.</p> <p>iii) Uniformity of laws is not only related to commercial and taxation, but is essential to promote and motivate persons to voluntarily move to areas now perceived as being deficient in law and order.</p> <p style="text-align: center;">(Sarbjit Roy, New Delhi)</p>	<p>i)-iii) The chapter deals with various mechanisms for setting up of an integrated law and order machinery for NCR. Most of the suggestions given in the comments form part of the recommendations. The details, however, need to be addressed in the Sub-regional Plan.</p>	OBJ. 20
3.	<p>i) "Education and Health facilities should be located on major transport corridors like MRTS, Rail, Expressway etc."</p>	<p>i) Locational aspects of social infrastructure need to be dealt appropriately, depending on the local conditions, in the Development/Master Plan of the town/city by the</p>	OBJ. 33

	(Commissioner (Planning), Delhi Development Authority)	concerned agencies.	
4.	<p>i) With regard to education, the students passing out from the NCR are at disadvantageous position in compare to students of NCT Delhi for applying in the colleges and Universities of Delhi. Hence, it would be desirable that students passing out from the schools, colleges of NCR should be treated as par with the students of NCT Delhi.</p> <p>From law & order and security point of view, the NCR towns/cities are also vulnerable as it is observed that during important events held in Delhi, the borders are sealed. Hence, it is essential to have uniform policing in NCR to curb the unlawful activities especially when cities like Ghaziabad, Meerut and Faridabad have become notorious for the same.</p> <p>(Lok Kalyan Samiti (Regd.) – Greater Noida)</p>	<p>i) The integration of social infrastructure facilities (including education, health care and law & order) within the region constitutes one of the important elements of the concept of treating whole of NCR as a Common Economic Zone (CEZ). Under this concept the Plan has recommended that there is a need to adopt an integrated approach for the entire NCR in social infrastructure development to avoid the problems arising out of disparities in standards of these facilities and the jurisdiction. The Plan has also recommended integration and modernization of law & order machinery in the region. These recommendations are required to be further detailed out while implementing them.</p>	OBJ. 37
5.	<p>i) Education/Health care: Many colonies including Shalimar Garden (UP) are lacking in essential services in education and healthcare sector. No primary school/primary health centre exist in these colonies. This obviously encourages private operators/agencies in these core sectors plan a dominant role. Without even meeting the basic infrastructure/competency requirements, many private agencies run schools/health clinics, which are unhygienic to the society. Master Plan may ensure that all residential colonies in the Region get at least Primary Schools and Primary Health Centres (PHC) in the first phase itself.</p> <p>ii) Law & Order:</p> <ul style="list-style-type: none"> It is being experienced that robbers/thieves and other anti-social elements attack one part of NCT/NCR and 	<p>i)-ii) The suggestions relate to adoption of CEZ concept for the entire NCR in dealing with social infrastructure facilities, which have been dealt with in Sl. No. 4 above.</p> <p>The suggestions like provision of essential education and health services in colonies etc. are area/ location specific and need to be addressed at the local level by the concerned authorities/ agencies.</p>	OBJ. 38

	<p>hide themselves in another part, clearly making use of the authority limitations of police departments, as the number of state governments are involved in the Region.</p> <ul style="list-style-type: none"> • It is therefore, proposed that Master Plan may recommend free access to the police authorities throughout NCR, irrespective of the Region/State, which they belong to in the Region. In other words, Uniform Security System may be adopted bringing together all the police Authorities/Departments operating from various parts of the region, In order to eliminate the barrier in catching/chasing such anti-social elements. • Master Plan may also stress upon providing with FIR lodging/Help line facilities in all the Police Chowkis in the region, at par with Police Station. For example, the Police Chowki in Shalimar Garden does not have FIR lodging facility, due to which 1 has to approach Sahibabad Police Station, which takes couple of weeks even to file FIR. Another hurdle in the present system is the Chowki has to forward the complaint submitted by the complainant to the police station, after which the SHO will initiate action to file FIR, which is the immediate need of any complainant. <p>(Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)</p>		
6.	<p>i) In order to encourage low cost housing within the NCR area, the land cost being a vary important factor, a provision of EWS housing alongside village abadi in agriculture zone may be considered. This could be limited up to an area of 300-500 meters around the abadi of the villages.</p> <p>(CREDAI NCR, New Delhi)</p>	<p>This could be one of the ways to provide affordable housing to the weaker section. However, since this could not be adopted uniformly throughout the region, it cannot be a general policy prescription. The State Governments/local agencies may decide on this aspect depending on the situation.</p>	OBJ. 49

XIII. TOURISM AND HERITAGE

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Decentralization of identification of areas for budget Hotels & Restaurant Sites</p> <p>(Hotel & Restaurant Association of Northern India)</p>	<p>i) This matter is to be dealt at micro level i.e., Master / Development Plan level as this will depend on location of Heritage/Tourism Sites.</p>	OBJ. 1
2.	<p>i) All the monuments and conservation areas mentioned in "Section 13: Tourism & heritage" must be conserved by preparing and implementing Detailed Conservation Plans for Man-made heritage in Landuse Plan-2021</p> <p>ii) Tourism Department Plans should take into account the potential of heritage sites and should be clearly identified in the Land Use Plan-2021 to prevent encroachment and inappropriate development.</p>	<p>i) This has already been incorporated in the DRP-2021 policies (para 13.1.2). Details will be dealt at Master Plan / Zonal Plan / District Plan / Sub-regional Plan level.</p> <p>ii) The DRP-2021 has recommended that <i>"The heritage and tourism sites should be used as instruments to direct land use policy towards more decentralised patterns of development. They should be clearly identified on the Land Use Plan to prevent encroachment and inappropriate development and should be integrated with the potentials for cultural and leisure tourism."</i></p> <p><i>In addition to protected/listed monuments, it is not unlikely that in view of the rich history of this region that hidden or not-yet-excavated sites also exist. The respective departments of archaeology should indicate where they reasonably expect to find underground ruins, and these areas should be duly identified in the Master Plan for each town and the respective District level plans. Buildings proposed to be constructed in these areas should require a no-objection certificate from the relevant departments of archaeology before the building plans are sanctioned"</i></p>	OBJ. 18
	<p>iii) Heritage Conservation areas must be identified and</p>	<p>iii) The identification of potential heritage sites will be made in Sub-Regional Plan / Master Plan / Zonal Plan,</p>	

	incompatible land uses which comprises the integrity of the heritage must not be permitted. However, adaptable re-use of unprotected heritage buildings should be permitted as per guidelines framed by INTACH. (Member Secretary, INTACH, New Delhi)	which will be followed by preparation of detailed Conservation Plan by the concerned states.	
3.	<p>i) Identification of tourist sites needs to be done in this region. Natural heritage needs to be protected and certain activities in Aravalli ranges of Mewat, which are causing environmental degradation in the region, need to be carved and special plan may be formulated in order to streamline the benefits accruable around Aravalli ranges. Tourism should be recognized as an important employment generator in the area.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>i) <i>DRP-2021 Policies stipulates that The heritage and tourism sites should be used as instruments to direct land use policy towards more decentralised patterns of development. They should be clearly identified on the land use plan to prevent encroachment and inappropriate development and should be integrated with the potentials for cultural and leisure tourism. It also recommended that detailed conservation Plan will be prepared by the concerned states for ecologically sensitive areas which would address all these issues.</i></p> <p>All these suggestions are already incorporated in the <i>DRP-2021.</i></p>	OBJ. 30
4.	<p>i) Centralized Information System for tourists at strategic locations may be established in Delhi.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) These suggestions may be incorporated in Sub-regional Plan for NCT Delhi.</p>	OBJ. 33
5.	<p>i) It is suggested that Regional Plan-2021 shall propose the entire region as an Eco-Tourism Circuit.</p> <p>(Hirdesh Bedi, Delhi)</p>	<p>i) <i>DRP-2021 Policy: Tourism Development Plan for the Region should be prepared highlighting the smaller tourist circuits with one to four days trips within the region to promote tourism.</i></p> <p>This need to be studied in detail before declaring the entire region as Eco-Tourism Circuit. This may be dealt while preparing the Functional Plan for Heritage and Tourism.</p>	OBJ. 50

6.	<p>i) Development of Places of tourist importance</p> <ul style="list-style-type: none"> • Garhmukteshwar • Sardana • Parikshatgarh • Hastinapur <p>The above towns of Garhmukteshwar, Sardana, Parikshatgarh and Hastinapur have high potentials related to Heritage and Tourism (especially religious) and together with Hastinapur Sanctuary on the river banks of Ganga may be taken up for development in collaboration with the Tourism Department to exploit these resource suitably.</p> <p>(S. P. Gautam, Noida)</p>	<p>i) DRP-2021 Policy: Tourism Development Plan for the Region should be prepared highlighting the smaller tourist circuits with one to four days trips within the region to promote tourism.</p> <p>This will be further detailed out in Functional Plan on Heritage & Tourism.</p>	OBI. 53
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XIV. ENVIRONMENT

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	COMMENTS AND RECOMMENDATIONS OF THE PLANNING COMMITTEE	REFERENCE
1.	<p>i) The draft does not sufficiently address pollution related issues and ways to limit and tackle this problem, especially in the context of major heavily polluting industries now operating within NCR such as Noida, Gurgaon, Manesar, Khushkera, Dharuhera, Bhiwadi etc.</p> <p>(Sarbjit Roy, New Delhi)</p>	<p>i) DRP-2021 policies suggested that “<i>Industrial Parks / Estates with controlled environment and with Combined Effluent Treatment Plant (CETP) should be constructed considering the carrying capacity concept. For the hazardous waste producing industries in the region, land allocation should be done appropriately for Combined Treatment, Storage & Disposal Facility (CTSDF).</i>”</p>	OBJ. 20
2.	<p>i) A joint Conservation / Rejuvenation Plan may be drawn up by state to protect/conservate natural features, which are stretching, from one state to another state. If necessary a core group may be set up to monitor</p> <p>ii) No agriculture land will be allowed for conversion to non-agriculture use: This is not a practical and is contradictory to the land use proposals of the Regional Plan-2021 and may be deleted</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) Earlier attempts to prepare such Joint Conservation Plan – Ridge areas of Delhi & Haryana have failed. However, if the concerned state governments agree, a core group in this regard can be formed.</p> <p>ii) Para 14.2 (iii) clearly indicates that land suitability analysis should be done for land use allocations in the Master Plans. This will help in reducing the large scale conversion of agricultural land.</p>	OBJ. 33
3.	<p>i) To undertake the initiative for a common programme supported jointly by MoUD, MoE&F and MoWR for all Class I & II cities in the NCR for preparation of city wise appropriate water conservation and sanitation plan. The initiative is most urgent during next few decades, due to rapid growth of human settlements there shall be increased stress on environmental resources like water, air and land, forest/greenery etc. existing deficiencies in waste management shall further aggravate environment as well as environmental resources over a much larger region. Well worked out water conservation and sanitation plan</p>	<p>i) A study on Integrated Water Resource Management in the region has been proposed in DRP-2021 and accordingly the action will be taken. (Refer Para 8.3.1 and 8.3.2)</p>	OBJ. 48

<p>which can ensure attaining the dual objective of development of settlements and environment protection.</p>	<p>ii) The proposed draft Regional Plan for the NCR needs to present a status on environment wherein (as on current date) the sectors wherein the performances have been grossly lacking – viz. urban local bodies and industries etc.</p>	<p>ii) <i>DRP-2021 Policy: The database for air quality, water quality (surface and ground water), noise pollution and land pollution is very poor and need to be created for the Region. There are only three air quality monitoring stations in the Region. In order to create better database, more air quality monitoring stations are required. A Committee should be setup in each of the sub regions of NCR by the respective State governments to recommend locations of the monitoring station of air and water quality, to regularly review the status and recommend remedial measures. Pollution Control Boards of respective States should monitor the above-cited parameters on a regular basis. The data should be easily accessible to public for awareness.</i></p> <p>Suggestion is already incorporated.</p>
<p>iii) Approach to various issues relating to urban development (including planning) has been simply reactive – reacting to growth of urban infrastructure and environmental issues. Instead, a proactive approach needs to relate to renewal of environmental resources (air, water, soil, food etc.) – livelihood – urban environment – improvement in delivery of social & physical infrastructure – in this perspective urban environment needs to viewed as a living system – this perspective that has been missing</p>	<p>iii) The issues raised have been deliberated in the relevant chapters of various sectors which have provided the policies for renewal of resources also.</p>	<p>iii) The issues raised have been deliberated in the relevant chapters of various sectors which have provided the policies for renewal of resources also.</p>
<p>iv) The proposed ‘urban agriculture’ as a landuse category is different from the concept of Green Belt previously adopted in many cities, which consisted of owned properties and without any compulsion/pressure for continuing agricultural activities. The proposed landuse category needs to ensure that the land is under community</p>	<p>iv) In Chapter 17 of DRP-2021, landuse classification has been given in para 17.4. One of the category under controlled/regulated zone is agricultural (rural) zone within controlled/development areas [refer para 17.4.1 (b)] which is the area adjoining urbanisable area and as per zonal regulations given at Para 17.5.1 (b)</p>	<p>iv) In Chapter 17 of DRP-2021, landuse classification has been given in para 17.4. One of the category under controlled/regulated zone is agricultural (rural) zone within controlled/development areas [refer para 17.4.1 (b)] which is the area adjoining urbanisable area and as per zonal regulations given at Para 17.5.1 (b)</p>

	<p>ownership under the over all supervision of CBOs ensuring that only sustenance of primary sector activities so that envisaged environmental functions are fulfilled while simultaneously regular employment is generated for the urban poor. Urban agriculture needs to be recognized as a beneficial urban activity on the basis of multiple benefits (social, economic and environmental) that it can accrue to the urban community. It should be introduced in both Regional Plan as well as Master Plan as a 'land use' category needs to be protected under formulated planning policy for urban area. Upon introduction/adoption in Regional/Urban Plan it shall boost recycling activities for various organic wastes which shall significantly reduce cost of treatment and disposal of wastewater and organic wastes.</p> <p>v) Environmental performance of land uses marked 'green, parks, recreational etc.'; mere land use allocation do not ensure environmental performance of the planned greens, parks, recreational. Planners strive to increase green area in certain hierarchical pattern in an urban settlements, but merely by assigning land it does not ensure its sustenance as a green space – supply of water for irrigation and nutrient as well as other measures like protection etc (through human resource) needs to be ensured.</p> <p style="text-align: center;">(Eco Group, Delhi)</p>	<p>agricultural activities are permissible which very well includes urban agriculture also.</p> <p>v) The planned Green Areas/Parks/Recreational Areas are part of urbanisable areas and these spaces have to be provided through Master Plans only.</p>	
4.	<p>i) It is suggested that since the regional plan has already considered the environmental issues in detail, all urban development projects whether in private sector or public sector which conform to the provision of the regional plan should automatically be exempted from EIA required by MoE&F department.</p> <p style="text-align: right;">(CREDAI NCR, New Delhi)</p>	<p>i) <i>DRP-2021 Policy: While carrying out activities for the development of the Region, provisions under Environmental Protection Act, 1986 and Rules thereof should be followed.</i></p> <p>This is with reference to the recent notification dated 7.7.2004 issued by MoE&F on all projects (industrial and residential) submission of EIA report.</p>	OBJ. 49

		<p>However, an overall attempt is made in the DRP-2021 to highlight all the environmental issues but in the document broad policies have been carved out. These are to be achieved at various levels. The notification of MoE&F is at Sector level and it cannot be surpassed at Regional level. In the DRP-2021 it is clearly mentioned all the provisions under EPA, 1986 and rules thereof are to be followed.</p>	
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XV. DISASTER MANAGEMENT

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	i) The Office of the Deputy Commissioner, Jhajjar has no objection on the policies related to disaster management of Draft RP-2021. (Deputy Commissioner, Jhajjar)	i) The Office of the Deputy Commissioner, Jhajjar agreed with DRP-2021 policies related to disaster management.	OBJ. 2
2.	i) The draft ignores the vertical proliferation taking place within the urban areas. Laws concerning urban aesthetics and safety features beyond 15 meters in height and be strictly enforced as must also the building and local laws and bye-laws. These aspects need to be better incorporated into the draft. (Sarbjit Roy, New Delhi)	i) Enforcement of local laws/building bye-laws concerning building heights, aesthetic and safety for structure is within the purview of local authorities. These matters will be dealt in Master Plan / Zonal Plan level.	OBJ. 20
3.	i) The following may be incorporated suitably 'Disaster Management Centers may be established at strategic locations in the region to sensitize people, training of personnel and mitigation measure in case of Disasters' (Commissioner (Planning), Delhi Development Authority)	i) Following will be incorporated in the DRP-2021 appropriately:- 'Disaster Management Centers may be established at strategic locations in the region to sensitize people, training of personnel and mitigation measure in case of Disasters'	OBJ. 33

XI. I. RURAL DEVELOPMENT

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) The Mewat region being predominantly rural has a special status and has good potential. Migration from the villages to the neighbouring towns and industrial areas will be restricted if various aspects of development including rural sanitation, water supply, communication, information system are planned for rural settlement, being close to National Capital and big towns like Gurgaon & Faridabad.</p> <p>(Chief Executive Officer, Mewat Development Agency, Nuh through Commissioner, Gurgaon)</p>	<p>i) Mewat is a part of Haryana Sub-region. The development on Rural infrastructure in Mewat Region may be dealt in Haryana Sub-Regional Plan-2021.</p>	OBI. 30
2.	<p>i) Keeping in view about 91% of the area and 44% of population in the NCR is rural, living in 7955 villages, rural development should be major focus area, for which Min. of Rural Development and concerned State Govts. should be mobilized and involved schemes of rural development in the NCR.</p> <p>ii) There should be a close and intrinsic linkage between the urbanisation strategy and land use planning for the CNCR, conceived as a continuum with Delhi, and a special initiative to identify the "Urban" areas to be developed in the form of new planned cities in the remaining area of the NCR.</p> <p>(Commissioner (Planning), Delhi Development Authority)</p>	<p>i) The schemes on the Rural Development on agriculture, horticulture, animal husbandry, pisciculture & rural industries have to be dealt by the concerned State Govts. considering District/Block as a Unit and will be taken up by the constituent States while preparing District Plans/Sub-Regional Plan.</p> <p>ii) As per DRP-2021 the participating States will prepare a Plan for their respective areas falling in CNCR and a CNCR Planning Group would be assigned the power to coordinate and harmonize the Plan for CNCR u/s 32 of the NCRPB Act. Emphasis should be given to transportation, civic infrastructure, landuse and conservation.</p>	OBI. 33
3.	<p>i) It appears that the development proposals are urban centric or Delhi centric. The proximity of Delhi should not determine the development scenario in NCR towns and cities. Rural development deserves better treatment. It is also learnt that most of the project funding in NCR by</p>	<p>i) DRP-2021 addresses the development of rural areas in the region. There is a specific chapter on Rural Development. In addition to this, in the hierarchy of settlements a six-tier hierarchy of settlements has been proposed depending upon their functions. Out of these</p>	OBI. 37

	<p>NCRPB has been done for towns and cities of the NCR while the rural areas continue to be neglected. Hence, there is a need to change the priorities of investment, which should also be directed towards development of infrastructure in rural areas.</p> <p>(Lok Kalyan Samiti (Regd.) – Greater Noida)</p>	<p>six levels of hierarchy, three are for rural areas only. They are Service Centre, Central Village and Basic Village. Specific functions have also been assigned to them. Para 5.5.1 (v) of the DRP-2021 recommends strategies for rural industrialization which includes development of agro-based industries in the rural areas as one of the aspects. Various chapters on physical infrastructure also provide policies for development of infrastructure in the rural areas which includes Drinking Water Supply, Power, Sanitation, Solid Waste Management, etc. However, a para will be added in the chapter on rural development for making more focused provision of providing urban amenities in rural areas. Further detailing for the development of rural settlements will be dealt in the Sub-Regional Plans as per provisions of 17(3) of the NCRPB Act, 1985 and District Plans.</p>	
4.	<p>i) The draft RP 2021 has ignored the rural development whereas the development of rural areas is an integral part of regional planning. Chapter 15 devotes only 2 pages for the development of rural areas which is 79% of total NCR's area which corroborates the view that sufficient attention has not been devoted to this important aspect. Which will encourage in migration from rural to urban areas complicating the process of urban development in the region.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>	<p>i) The National Capital Region accommodates 43.75 per cent of population in rural areas. The balance 56.25 per cent of the total population of NCR lives in Urban areas. It shows that NCR is fast growing vibrant urban region which needs special emphasis in Planning and Development. The Urban & Rural areas of the region are integrated with forward and backward linkages.</p> <p>DRP-2021 envisaged development of rural settlements / areas through development of hierarchy of settlements particularly lower level settlements i.e., Basic Villages, Central Villages and Service Centres through provision of linkages, physical and social infrastructure to cater the needs of identified rural centres and there influence zones which need to be integrated with the District Plans.</p> <p>It has been suggested in the Regional Plan that Sub-</p>	OBJ. 42

		<p>Regional Plans are to be mosaic of District Plans. District Plans should be prepared with emphasis on agriculture & Rural Development and should be co-terminus with policies of DRP-2021. District Collectors will ensure preparation of District Development Plans as per 73rd & 74th CCA.</p> <p>It has also been suggested that less developed districts should be identified by the respective State Govts. and agriculture & rural development should be given priority by inducing growth through promoting agro-based industries and by providing adequate agriculture marketing by evolving a common 'Specified Commodities Marketing Act' on the lines of 'Agricultural Produced Marketing Act', to enable the dispersal of wholesale distributive trades to NCR towns. Policies for civic infrastructure in rural areas have been indicated in the relevant chapters.</p> <p>The State Government should prepare detailed Rural Development Plans / Programmes in the respective Sub-Regional Plans / District Plans.</p>	
5.	<p>i) There is need to specify the basic policy of rural development in the beginning of this section which may include.</p> <p>The rural development policy of the NCR is:</p> <ol style="list-style-type: none"> to achieve balanced development of all districts. to promote introduction of non-conventional crops so that the per-unit earning from farm-land increases that reduces the risk of its conversion to other uses; and to improve the general quality of life in rural settlements through provision of better sanitation, water supply, communication system, and social infrastructure. 	<p>i) These suggestions will be incorporated appropriately in the rural development policy for NCR focusing on the following aspects:</p> <ul style="list-style-type: none"> • balanced development of all districts. • introduction of non-conventional crops so that the per-unit earning from farm-land increases that reduces the risk of its conversion to other uses; and • the general quality of life in rural settlements through provision of better sanitation, water supply, communication system, and social infrastructure. 	OBI. 54

XVII. REGIONAL LANDUSE

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Convention Centres, Guest House / Hotel etc. should be allowed to come up in the Industrial areas.</p> <p>ii) Hospitals, Nursing homes and other institutes may be allowed in the basements in the industrial areas.</p> <p>iii) Permission should be granted for conversion of agriculture land into commercial use as to set up a Resort / Private Housing Complex.</p> <p style="text-align: center;">(Hotel & Restaurant Association of Northern India)</p>	<p>i)-ii) Broad landuses have been proposed in the Zonal regulations of DRP-2021. Further detailing will be done by the departments concerned in the Master Plans.</p> <p>iii) As per DRP-2021 policies the “commercial use” is permissible in “urbanisable areas (including existing built-up / urban areas)”. In other zones, the commercial use is not allowed.</p> <p>The matter for granting of permission for conversion of “agriculture land” into “commercial use” for setting up of resort / private housing to be addressed at local level and is not within the purview of the DRP-2021.</p>	.OBJ. 1
2.	<p>i) The draft RP-2021 has kept a provision of 60m wide “green buffer” along the NH-91. This would affect commercial activities of Khurja town. Hence, the width of green belt along National Highway 91 between Maman village to Khurja town be kept at the maximum of 30 mts. wide.</p> <p style="text-align: center;">(Gandhi Road Vyapar Mandal, Khurja)</p>	<p>i) As per DRP-2021 “Green buffers along the expressways, national highways, state highways and railway lines or around / adjacent to any other area, as provided in the regulated zone along major transport corridors and other areas shall be maintained and regulated as per the respective State Acts / Development / Master Plan provisions. These green buffers will be outside the urbanisable area limits and the zoning regulations for the green buffers will be applicable within and outside the controlled areas”</p> <p>As per the draft Plan a green buffer with a minimum width on either side of the ROW along the national highways is 60 mts.</p> <p>The policy of the green buffers along transportation</p>	OBJ. 6

		networks is for whole of NCR. The reduction of green buffers may not be considered in view of the fact that development along the National Highways obstructs the smooth flow of traffic and increases the vehicular pollution. The stretch between Maman village to Khurja town falls in controlled area of Bulandshahr-Khurja Urban Complex and the existing structures on green buffer may be addressed while preparing the Master Plan.	
3.	i) The width of green belt along National Highway 91 starting from Maman village 56 th Kms Stone till Khurja town 61 st kms. stone be kept maximum 20 mts. wide so that it does not hinder the growth of medical, commercial and education activities of the town. (National Integrated Medical Association, Khurja)	Same as Sl. No. (2)	OBJ. 7
4.	i) The proposed green buffer would adversely affect the industrial action of the town and suggested that the width of green belt along National Highway 91 between Maman village to Khurja town be kept maximum 25 mts. wide. (Horam Singh, Former Legislator, Khurja)	Same as Sl. No. (2)	OBJ. 8
5.	i) The width of green belt along National Highway 91 between Kms Stone 51-60 i.e., from Maman village till end/ border of Khurja town may be reduced from 60 mts. to 20 mts. so that it does not affect the educational institutes and industrial area of the Khurja town. (Bharat Vikas Parishad-Western U.P., Khurja Vaidya Yagya Dutt Sharma Ayurveda Mahavidyalaya, Khurja Pt. Pyare Lal Rama Dutt Vaidya Charitable Trust, Khurja)	Same as Sl. No. (2)	OBJ. 9, 10, 11 & 15

	& Al-Muhaimin Faiz Am Educational Trust Society, Khurja)		
6.	<p>i) The width of green belt along National Highway 91 from 55th Kms Stone from Maman village to Khurja town be kept maximum 30 mts. wide so that industry and trade of the town may further flourish.</p> <p>(Rotary Club Khurja City, Khurja Paschimi Uttar Pradesh Vyapar Mandal, Khurja & The Bar Association, Khurja)</p>	Same as Sl. No. (2)	OBJ. 12, 13 & 14
7.	<p>i) Under point 17.3.1 titled 'large scale conversion of agricultural land' the statement 'this drop of 8.12% is considerable when compared with the proposed drop of only 3.8% with respect to agriculture land conversion. A policy to show how the remaining 79% of the agricultural land will be productively used for future purposes should have been suggested. However, the report comes out with regulatory policy that believes in a 'polis state' than with a facilitative – reformist state.</p> <p>ii) There is no policy on how the existing zoning and building bye-laws in the core of the NCR cities needs to be changed so as to curtail the urban sprawl.</p> <p>iii) Again as commented by the present report on Regional Plan 2001 in point 17.3.3 under 'lack of urban-rural continuum in regional development', this policy (NCR – 2021) too pleases the urban minds than the rural minds who owns 79% (agricultural area) of the total area of NCR.</p> <p>(N. Sridharan, New Delhi)</p>	<p>i) Para 17.4.4 provides policies for the Agricultural (Rural) Zone addressing the optimum utilization of agricultural land. Its further elaboration will be done in the sub-regional plans based on District Development Plans and Master Plans.</p> <p>ii) The zoning regulations and building bye-laws of NCR cities and towns are addressed in Master Plans of towns.</p> <p>iii) Para 17.3.3 provides for the issues/present status which has been highlighted by the objector. The policies in the DRP-2021 have been proposed to establish the urban – rural continuum through various inter-related policies such as proposed hierarchy of settlements, provision of urban amenities in rural areas (physical infrastructure), connectivity among various settlements etc. Further detailing will be done in the Sub-regional Plans while identifying the lower level settlements i.e., Sub-regional</p>	OBJ. 16

8.	<p>i) It is noted that in "Section 13, "Tourism & Heritage", the sub-section 13.1.2 "policies and proposals for the protection of Man Made Heritage sites" states that monuments and conservation areas should be identified in the Master Plan / Zonal Plans of each town in the NCR. However the same does not find mention in "Section 17, Regional Land Use.</p> <p>Unless heritage sites are purposefully identified as a specific land use in the land use section of the Draft Plan document, their integrity will be compromised. This has been the lesson from the past, therefore, we strongly urge that this lacunae in safeguarding our valuable heritage be eliminated by defining heritage areas as a specific land use along with the others mentioned in the draft Plan.</p>	<p>Centre, Service Centres and Central Village.</p> <p>i) In the DRP-2021 macro-level natural features / natural conservation areas have been identified and demarcated on Land Use Plan. The natural features which have been identified as environmentally sensitive have been mentioned in para 17.4.3 (natural conservation zone). The man-made heritage sites, natural heritage sites, heritage conservation areas are at micro level which should can be shown in Master Plans / Zonal Plans.</p> <p>ii) Policies relating to the man-made heritage site, natural heritage sites, heritage conservation areas may be added under 17.4.3 "Natural Conservation Zone" as 17.4.3 (vi) as follows: "The monuments / man-made heritages sites and conservation heritage areas be identified in the Master Plans / Zonal Plan of each town and detailed conservation plans may be prepared for their protection and conservation".</p> <p>iii) The suggestion is to incorporate man-made heritage area and natural heritage area in landuses of urbanisable area. This suggestion may be accepted and will be incorporated in Para 17.5.1 as (x) & (xi).</p> <p>The suggestion of inclusion of permissible activity in the Heritage Conservation Areas is a micro level matter that can be elaborated at the Master Plan / Zonal Plan level.</p>	OBJ.18
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(Member Secretary, INTACH, New Delhi)

9.	<p>i) The discussion paper based on efforts in Vizag raises several coastal zone regulation issues and the suggestion of community-owned urban agriculture and eco tourism on Yamuna river bed (made in April 2004 and reiterated through response to IT Park Public Notice of September 2004) by Pushta cultivators and experts now finds resonance also in Draft NCR Plan 2021 regional land use proposal and highlighting of river bed –ridge development-conservation also with respect to tourism.</p> <p style="text-align: center;">(Geeta Dewan Verma, New Delhi)</p>	<p>i) The objector has agreed with the policies proposed in DRP-2021 related to river Yamuna bed and ridge area.</p>	OBJ.27
10.	<p>i) The draft MPD-2021 recommends that ‘in future, urbanization have to be in the areas that have development pressure / potential like the areas along the major transport corridors and fringes of already urbanized areas. Therefore, it is envisaged that the area under existing designated rural would be absorbed as urban extension from time to time. The Plan also stipulates that the land upto the depth of one peripheral revenue village boundary along the border of NCTD, wherever possible, would be maintained as Green Belt’.</p> <p>An important suggestion is that the Draft MPD-2021 has proposed the entire NCT-Delhi as urbanisable, except on revenue village depth along its border, which may be accordingly reflected in the Regional Landuse Plan.</p> <p>Further suggested that “the urbanisable area for 2021 of Delhi may be shown as per map enclosed i.e., entire NCTD as urbanisable, except one revenue village depth along its borders as green belt.</p> <p>ii) In order to restructure the settlement and movement pattern and also to relieve the overloaded highways the corridor zone should include the railways and proposed</p>	<p>i) The UP, Haryana & Rajasthan States have earmarked the requirements of “urbanisable land” for 2021 and provided to the Board which were incorporated in DRP-2021 proposals. Now, DDA has proposed to incorporate the entire NCT-Delhi as urbanisable except one revenue village depth along its borders.</p> <p>The map provided by DDA indicates that the entire NCTD is proposed to be urbanized except the ridge including river Yamuna which is an eco-sensitive area.</p> <p>Board may incorporate the land use proposal sent by DDA with the condition that land distribution is to be reserved as proposed at Annexure 4/I of DRP-2021.</p> <p>ii) Highway corridor zone has been proposed along the National Highways converging to Delhi in order to avoid the haphazard ribbon development along these</p>	OBJ. 33

	metro, IRBT Corridor. (Commissioner (Planning), Delhi Development Authority)	highways. The National Highways converging to Delhi are more or less running parallel to railway lines. While delineating these corridors this aspect can also be considered by the concerned State governments.	
11.	<p>i) The last line of the paragraph i.e. the courts have intervened whenever a matter regarding the plan/change thereto, is proposed. This needs deletion. It is uncalled for.</p> <p>ii) The judgements of Allahabad High Court quoted in this case is also uncalled for and it should not be reproduced in the manner it has been reproduced. If at all it is to be reproduced it should not be in slip shots. It should be full.</p> <p>iii) Similarly, on page-155 the reproduction of writ petition of Allahabad High Court is again incomplete. The reproduction of this writ conveys that the Board has the control over the State Governments which is against the 73rd and 74th Amendments of the Constitution of India. NCRPB Act was enacted in 1985 whereas the Constitutional amendments were carried in 1992 followed by directions to the State Governments asking to amend their local laws by April, 1994.</p> <p>iv) Therefore, it is incumbent upon the Ministry of Urban Development, Govt. of India to amend the NCRPB Act, 1985 in consonance with the 73rd and 74th amendments of the Constitution. The local development has to be governed within the framework of these Constitutional amendments already ratified and adopted by the State Governments. The local development cannot be a subject matter of NCRPB. The Board cannot take over the functions of the State Govt. The only necessity is to have a coordinated development effort to provide maximum</p>	<p>i) The last line as suggested may be deleted.</p> <p>ii) The relevant portions of the Court judgments have been reproduced. The reproduction of the entire judgement was not considered necessary. This was discussed in the Planning Committee meetings and approved by the Committee.</p> <p>iii) It may be pointed out that no writ petitions of Allahabad High Court have been reproduced in the Draft RP-2021. It is only the relevant portion of the judgements has been mentioned in the DRP-2021. There is no question of Board's control over the State Govts. as the Board comprises of the participating State Govts. and has to function within the framework of NCRPB Act 1985 and the constituent State Governments have to function within their own legal framework.</p> <p>iv) DRP-2021 has been prepared under the provisions of NCRPB Act, 1985. DRP-2021 is a policy document giving policy directions for the development of the NCR which has been prepared in consultation with and active participation of the concerned state governments and approved by the Planning Committee. Regional level policies have been proposed while Meso level and micro level planning will have to be done at Sub-regional, District, and town levels by the concerned State Governments/Authorities within the policy framework</p>	OBI. 39

	comforts to ever expanding Delhi by providing opportunities of investment/employment within NCR.	of RP-2021. DRP-2021 has recommended that Sub-Regional Plans should be prepared integrating policies of District Development Plans and Master Plans through forward and backward linkages. It has also been suggested that rural development plans/programmes should also be prepared and integrated with the district plans. In the various sectoral chapters, suggestions have been made to involve Local Panchayats / Local Bodies for various developmental activities.
v)	On 17.2(page-155) an observation has been given that the green cover is being reduced and a caution has been given (on page- 159) not to convert fertile agricultural land for urban development purposes. This is in conflict with the urbanization policy envisaged in the Regional Plan-2021. In a pre-dominantly agricultural State like Haryana, urban expansion is bound to reduce the agricultural land adjoining the towns and cities. Therefore, comparisons given in this chapter serve no purpose once the land uses are frozen and at the micro level when the details are worked out will definitely differ from the land use proposals of Regional Plan.	In 17.2 (page 155) of the DRP-2021, there is no observation that green cover is being reduced. It only provides existing land use analysis (1999). In fact, the analysis shows (page 157) that Haryana has recorded the highest concentration of forests cover constituting 37.88 % of the total forest cover of NCR. As a precautionary measures, it has only been suggested that the Development Agencies may take steps such as high density development, use of least valuable land, etc. for urban development / expansion. Time series data for land use change analysis has been given in the DRP-2021 to know the trends.
vi)	The Regional Plan will not be subject to amendments if findings in the Sub-Regional Plan are at variance to the Regional Plan-2021 because Sub-Regional Plan has to be in consonance with the Regional Plan and further local plans have to be in consonance with the Regional Plan and further local plans have to be in consonance with the sub-regional plans. In this approach of first finalizing the Regional Plan and then the local plans is contrary to the concept of 'from part to whole, rather than 'whole to part'. The local plans need to be prepared first followed by the Sub-Regional Plan and thereafter the Regional Plan to be amalgamated document of the local and Sub-Regional Plans.	As per the provisions of the NCRPB Act, 1985, the Regional Plan is to be prepared first, followed by the preparation of Sub-Regional Plan within the framework of DRP-2021 which will again be approved by the Board. The local plans again will have to be prepared keeping in view the Sub-Regional Plan/Regional Plan. However, review has to be done after every five years under section 15 (1) of NCRPB Act, 1985. Corrective measures will have to be carried out. In the foot note of the Regional Land Use 2021 (Map 17.2) it has been clearly indicated as under: <i>Broad land uses for NCR 2021 AD which would be</i>

	<p><i>supplemented by Sub-Regional Plans for the respective Sub-Regions and Master / Development Plans for Metro Centres and Regional Centres for their population assigned in the Regional Plan for the perspective year 2021 AD by the participating States and NCT-Delhi.</i></p> <p>There is ample scope to address to the local needs in the Plan.</p> <p>vii) This is a broad existing Landuse Plan prepared based on 1999 remote sensing data. The constituent States while preparing Master Plans may update this data.</p> <p>viii) Regarding Para 17.2.4 b (iii) on P.162 regarding Gurgaon and 2 (1) regarding Rohtak, the factual position may be given by the NCR Cell, Govt. of Haryana, which will be included in DRP-2021.</p> <p>ix) In order to avoid haphazard ribbon development along transport corridors, a highway corridor zone has been proposed with a minimum width of 500 mts on both the sides of highways. These areas have to be declared as controlled areas and planned development will be done as per proposed Zonal Regulations in DRP-2021.</p> <p>x) As per the provisions of the NCRPB Act, 1985, the matters relating to major urban settlements required to be dealt within Regional Plan while the future urban centres and major rural settlements will have to be dealt within the Sub-Regional Plan, Master Plan / Development Plan for the lower hierarchy of settlement need to be prepared within the framework of Sub-</p>	<p>vii) This entire chapter on Regional Land Use needs to be updated because it is based on that data of 1999 whereas we are six year ahead already.</p> <p>viii) The observations on page-161 para 17.2.4(b) (iii) concerning Gurgaon that it has developed some more areas beyond urbanisable limit is factually incorrect. It should be corrected. Likewise, on page-162 (2(i) Haryana Sub-Region) a mention is made about Rohtak that substantial area has been developed outside the urbanisable area of Rohtak is also factually incorrect.</p> <p>ix) Para 17.3.5-Green belts/Green Wedges) on page 163 states that most of the land ownership in green belts is in private hands. It is practically difficult to prevent the owners from putting these lands to other more economic uses but no solution have been given in these recommendations.</p> <p>x) Para 17.4- Policies and proposals (page-163) At the Regional plan level, land use may be guided and regulated in selected areas and other areas will be dealt in the lower hierarchy plans. This again needs to be reworked because the distribution of lung area has to be as per the local plans.</p>
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	<p>Regional Plan / Regional Plan. The distribution of lung area will have to be taken care of in the Master Plan / Development Plan.</p>	
<p>xi) Para 17.4.1 (a) (Page-165) The density norms given are still on lower side. This needs to be examined vis-à-vis the re-densification proposal and also saving more agriculture land from invasion of urbanization.</p>	<p>xi) DRP-2021 provides for overall density of the towns/cities. This has been finalized after discussions in the study groups and Planning committee meetings in which representatives of Government of Haryana also participated. Moreover, zone-wise re-densification needs to be worked out for the towns/cities in Development/Master Plans considering the local conditions.</p>	
<p>xii) No institutional arrangement has been suggested while proposing on page-166 while recommending that the existing and proposed built up areas have to be regulated and guided by this master plans, development plans and local area plans including village development plans within the framework of Regional Plan-2021.</p>	<p>xii) No separate institutional framework has been proposed for the preparation of Master/Development/Local Plans as they are to be prepared by the respective State Governments within the policy framework of DRP-2021 and legal framework of the respective State Governments.</p>	
<p>xiii) In para-2, the last line 'phasing of land use development would be done for the years 2011 & 2021' should be deleted.</p>	<p>xiii) This was incorporated in the Plan as per the decisions of the 49th meeting of the Planning Committee.</p>	
<p>xiv) 17.4.1(b) (page-166). The last line 'no activities other than those defined in the zoning regulations to the Regional Plan-2021 will be permitted' needs reconsideration.</p>	<p>xiv) Since this area is contiguous to the urbanisable area and more prone to development, it is imperative to retain this.</p>	
<p>xv) 17.4.2 (page-167) Highway Corridor Zone (Natural Conservation Zone and Zoning Regulations from page 168 to 171). All these require discussion across the table. There are many loose ends which need a threadbare discussion.</p>	<p>xv) At every stage of preparation of DRP-2021 i.e. from the inception to notification of DRP-2021, these aspects were discussed at several occasions in the Study Groups and the Planning Committee meeting where the representatives of the Govt. of Haryana also participated actively. Even the Highway Corridor Zone width was reduced from 5 km. to 500 mt. on the suggestions of representative of Govt. of Haryana in the 49th meeting</p>	

	<p>xvi) On page 171 the last paragraph is also incomplete. It is self-conflicting.</p> <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>of the Planning Committee. This meeting was attended by Special Secretary to Govt. of Haryana, Town & Country Planning and Urban Estates & Chief Administrator, HUDA and Shri Surjeet Singh, the then CCP, Haryana.</p> <p>xvi) This is typological error, necessary correction will be made in the final plan. The areas of conflict have not been mentioned and also no suggestion has been given.</p>	
12.	<p>i) Introduction of Urban Agriculture as a Land Use Category: As this is a new concept and a marked departure from existing practices in planning of both Regional as well as Urban Planning.</p> <p>(Eco Group, Delhi)</p>	<p>i) The nomenclature as Urban agriculture as such has not been suggested in DRP-2021. All the components of urban agriculture such as horticulture, fruit and vegetable, farming, social forestry, dairy farming, poultry etc. will be incorporated in the Master Plans for NCR towns by the State Govts.</p>	OBJ. 48
13.	<p>i) Common development control / Zoning Regulation for development plan for entire NCR.</p> <p>(CREDAI NCR, New Delhi)</p>	<p>i) The DRP-2021 provided broad development zoning regulations for the entire NCR. The Zoning Regulations have to be further detailed out in Sub-Regional Plans and Master Plans by State Govts.</p>	OBJ. 49
14.	<p>i) No Change of Landuse proposals shall be entertained for a minimum for a period of 5 years – there shall be some flexibility w.r.t. projects of national / state importance.</p> <p>(Hirdesh Bedi, Delhi)</p>	<p>i) The DRP-2021 stipulates that no Change of Landuse proposals shall be entertained for a minimum period of 5 years. However, the matter may be discussed in the Planning Committee.</p>	OBJ. 50
15.	<p>i) At an average density of 100 workers per hectare an area of 400 hectare of land is proposed to be earmarked in the Modinagar Master Plan for the year 2021. The town is also envisaged to have an urbanisable area of 2500 hectare by the NCR Plan period of 2021 which should be duly demarcated in the proposed Landuse map in the NCR Plan-2021 (draft). The average densities proposed for the</p>	<p>i) In the proposed Landuse Plan-2021 the spatial spread of Metro and Regional Centres have been shown. As Modi Nagar is not a Regional Centre, urbanisable areas have not been shown. However, this will be shown in the Sub-Regional of UP.</p>	OBJ. 53

	<p>towns beyond 100 persons per hectare is not workable. Therefore, the Urbanisable area available for NCT Delhi will not be enough to accommodate the projected population of the plan period of 2021.</p> <p>ii) A base map be prepared and adopted for integrated planning of the entire NCR in respect of each aspect of the NCR Plan – 2021</p> <p style="text-align: center;">(S. P. Gautam, Noida)</p>	<p>ii) The Board has prepared a base map and each aspect was presented individually on base map.</p>	
16.	<p>i) The corridors provide linkages among Regional Centres as well as likely substantial increase in the volume of activities, work force and population. It is logical that these corridors, not restricted to 500 m. width on either side of the highways only are utilized for urban development with population assignments for 2021. With a view to check accelerated growth of low density sprawl along the corridor axis, there would be a need for changes in land utilization pattern which should be reflected as such in Map 17.2. It is, however, realized that this may require a detailed study. The NCR Planning Board is empowered to prepare Functional Plans on various aspects of the Regional Plan and the Map 17.2 can indicate the above action as well as in the write up followed by preparation of detailed Plans by the concerned State Govt. The proposed development of Sonapat-Kundli, Bulandshahr-Khurja, Baghpat-Baraut, Behror-Shahjahanpur-Neemrana complex, Rewari- Dharuhera-Bawal would also be in the nature of poly-nodal development along the urban corridors. The need for recognizing long term planning of such corridors in terms of economic and environment changes in the Regional Plan is inescapable.</p>	<p>i) DRP-2021 has recognized the need for long-term planning for highway corridor zone and accordingly provisions have been made in the Plan. The land utilization Plan for highway corridor zone and width of the zone etc. would be worked out by State Govts. after studying the local situations and potentials of the area.</p>	OBJ. 55

	<p>ii) The urbanisable area is projected to increase from 47 per cent as of 1999 to 66 per cent by 2021, leaving 13 per cent to natural features, and 21 per cent for sanitary landfill and related sites, utilities and services sites and agricultural zone etc. The implication of such urbanization in Delhi is that there will be no unbuilt land by 2021. This will make Delhi still a stronger magnet contrary to the policy of achieving a harmonized, balanced and environmentally sustainable development of the NCR as envisaged in the draft Regional Plan 2021. This aspect needs to be reconsidered. It is suggested that the unbuilt area may be increased to atleast 40 per cent as against 34 per cent now envisaged and the resultant population may be assigned to the urban transport corridors for urban development.</p> <p style="text-align: center;">(B. N. Singh, Delhi)</p>	<p>ii) Two limiting factors have been considered while proposing the population of NCT-Delhi as 220 lakhs. These limiting factors are availability of water from all known sources and availability of land for urban development. The drinking water supply norm proposed is 225 lpcd and water required for drinking purpose by the year 2021 will be 5700 mld. Water available from all known sources in Delhi is 3800 mld. Considering that 50% of waste water will be recycled for non-potable purposes, total water available in Delhi will be 5700 mld. Average overall population density for Delhi proposed in the plan is 225 pph. Accordingly total land requirement has been worked out as 978 sq. kms. Based on this analysis land allocation has been done. This will also take into account redensification of the existing built up areas also within NCT-Delhi. All this analysis has been given in the DRP-2021.</p>
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XVIII. COUNTER MAGNET AREAS

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) The practical and realistic approach should be to focus on NCR only, the Counter Magnet Areas (CMA) can be given a thought afterwards, by utilizing the experience of NCR.</p> <p style="text-align: center;">(Ramesh Kumar Negi, Greater Noida)</p>	<p>i) The strategy for development of Counter Magnets Areas outside NCR has been an integral part of the strategy of the Regional Plan 2001, in which their role was envisaged to be:</p> <ul style="list-style-type: none"> • future interceptors of migratory flows which may escalate as the accelerated development of the NCR would provide a pull to migrants from the less developed adjoining areas; and • Regional Growth Centres in the regions of their setting which would help, over time, to achieve a balanced pattern of urbanisation. <p>Thus it would be imperative to develop them simultaneously with the NCR. This is also as per the requirement of the NCRPB Act, 1985.</p> <p>However, a review will be undertaken separately after migration data of Census 2001 is released by Registrar, Census of India.</p>	OBJ. 4
2.	<p>i) The draft RP-2021 has identified 5 counter-magnets and several proposals for their development have been made.</p> <p>ii) In view of the larger rush to the NCR by 2021, than anticipated, especially to the CNCR, it is suggested that the scope of counter-magnets be expanded. In the national urbanization scenario, metro-cities are expected to act as counter-magnets to mega cities, just as small cities are to serve as counter-magnets to metro-cities. Therefore, couldn't Jaipur, Chandigarh and Dehradun be introduced</p>	<p>i)-ii) The 5 CMAs namely Bareilly (UP), Gwalior (MP), Hissar (Haryana), Patiala (Punjab), Kota (Rajasthan), were identified on basis of a comprehensive study undertaken for the purpose at the time of preparation of the RP-2001.</p> <p>Identification of new CMAs should be based on comprehensive study since a number of factors are required to be considered for selection. The studies will be undertaken after census data on migration is available</p>	OBJ. 35

	as counter magnets to the CNCR/ NCR? (Director, Association Urban Management and Development Authorities (AMDA))	for the year 2001.	
3.	<p>i) To stop the flow of large number of population from the adjoining States to NCR Delhi, 5 Counter Magnet Towns have been proposed in the Draft Regional Plan 2021. To encourage the development process of these towns, provision have been made for sufficient financial assistance. Keeping in view the fact that expected progress is not going on it is suggested that since half of the population migration to Delhi is from UP, but only one town i.e., Bareilly has been selected as Counter Magnet Town. Therefore, it is suggested that Mathura and Saharanpur may be identified as Counter Magnet City in the Draft RP 2021</p> <p>(Managing Director, Uttar Pradesh Industrial Development Corporation Limited)</p>	<p>i) The DRP-2021 has recommended continuation of the policy of CMAs as proposed in the RP-2001.</p> <p>The status of development of Gwalior CMA, as well as other CMAs, is likely to be reviewed in the near future when the data on migration is available from Census of India.</p>	OBJ. 42
4.	<p>i) The NCR Plan-2021 rightly emphasized the need for promoting development of counter magnets and it also acknowledged that those identified earlier have not been taken of as intended. For example in case of Gwalior, several large and medium industries have close down since early 1990s resulting unemployment of a few thousand workers. In effect, this has weakened the economy of Gwalior very much against the policies and recommendation of the NCR Plans. Such phenomena should be thoroughly investigated and recommendation to this effect should may part of the Draft Regional Plan-2021 NCR.</p> <p>(Shovan K. Saha, New Delhi)</p>	Same as Sl. No. 3 above.	OBJ. 43
5.	<p>i) Jhansi Area (in addition to Bareilly), which (a) has a great potential for generating employment opportunities, (b) has</p>	Same as Sl. No. 2 above.	OBJ. 45

	the potential to act as very significant CMA and (c) for which lot of base work has already been done by Govt. of UP for identifying infrastructure developmental projects to promote industrial development & generate employment, should be considered for declaring as a Counter Magnet Area in the final NCR Plan 2021.		
	(Yashwant Singh Chauhan, New Delhi)		
5.	<p>i) Proposal of new Counter Magnet Areas (CMA): More new towns should be included as “Counter magnet Towns” in NCR Plan -2021 in the Uttar Pradesh from where half of the migrants come to Delhi. Accordingly, following towns of UP are being recommended to be declared as Counter Magnet Towns, in addition to the existing CMA town of Bareilly</p> <ul style="list-style-type: none"> Jhansi, Mathura, Saharanpur, Varanasi <p>(S. P. Gautam, Noida)</p>	Same as Sl. No. 2 above.	OBJ. 53
6.	<p>i) It is not clear if the RP-2001 Counter Magnet Areas will continue in addition to ‘more than one such settlement in UP’. RP-2021 needs to specify these centres.</p> <p>(S. K. Kulshrestha, New Delhi)</p>	<p>i) The DRP-2021 has recommended continuation of the policy of CMAs as proposed in the RP-2001. The Counter Magnet Towns namely Bareilly, Gwalior, Kota, Hissar and Patiala have been specified in para 18.3 and Map 18.1.</p>	OBJ. 54

XIX. DEVELOPMENT STRATEGIES, MANAGEMENT STRUCTURE AND RESOURCE MOBILIZATION

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) A coordinated effort must be made by all the concerned to settle the people in the NCR region. And if the politics poses a hindrance, then a strong administrative action is required on the part of the Central Government. ... If necessary, one common administrative body be formed taking full control of all these regions. Cities of the NCR region are considered as Cash Cows by the respective states, so the centre needs to think of conciliatory approach and compensation packages as well.</p> <p align="center">(Ramesh Kumar Negi, Greater Noida)</p>	<p>i) In order to implement the policies and proposals of RP more effectively, major thrust has been given to the connectivity within the region, development of quality infrastructure and development of planned industrial estates with complete infrastructure. The region is proposed to be developed in a balanced manner to attract people.</p>	OBJ. 4
2.	<p>i) The Draft NCR Report 2021 coolly and safely underplayed the 74th CAA and its implementation. It does accepted the ineffective implementation of the 74th CAA. While the plan as per the ACT needs to be prepared by the respective local level agencies, the NCR Draft Report 2021 should have been prepared by various local (sub-regional and below sub-regional level) levels and aggregated at the NCR level. However, it seems that NCRPB continues to believe in Centralisation than decentralization, as there is no mention of the whole plan is going to be prepared and managed by the people. This draft Plan seems to be 'Planners and Expert Centric' than 'people centric'. It also wishes / implies indirectly that the same situation should continue till 2021 so as to safeguard its own existence. One would expect NCRPB to function like a Metropolitan Committee under the 74th CAA and come out with suggestions for enacting legislation on those lines for NCR.</p>	<p>i) DRP-2021 has been prepared within the mandate given to NCRPB under its Act, 1985. Regional Plan is a policy document giving policy directions for the balanced development of the region which has been prepared in consultation with and active participation of the State governments concerned. It has proposed regional level and macro level policies. Micro/District/Town level planning providing policies/strategies will have to be prepared by the concerned authorities within the policy framework of RP-2021. DRP-2021 has recommended that Sub-Regional Plans should be prepared integrating policies of District Development Plans and Master Plans through forward and backward linkages. It has also suggested that Rural Development Plans/Programmes should also be prepared and integrated with the District Plans. In the various sectoral chapters, suggestions have been made to involve Local Panchayats/Local Bodies for various developmental activities also.</p>	OBJ. 16

	<p>Eight Study Groups examined the various aspects and submitted their reports for the preparation of Regional Plan with the perspective year 2021. The members of the study groups were experts from the field, non-officials and senior officers from various government agencies. The recommendations of the Study Groups were presented by their Chairmen in a seminar and discussions were held. Representatives from the Local Bodies, Development Authorities, NGOs, experts in the fields, etc. participated in the seminar. Based on the recommendations of the study groups, DRP-2021 was prepared which was examined by a Working Group and the statutory Planning Committee and then only it was submitted to the Board for consideration. It can be seen that local level officers and NGOs were also involved in the planning process to obtain the inputs at various levels in addition to contributions from experts and planners. (Refer Chapter 16; Annexure 19/I – Para 3,4,5 & 6)</p>	
<p>ii) If one goes through tables 19.1 (Page 184) on Resource Mobilization by NCR Planning Board, the biggest item that could be seen is Rs. 958.55 crores under Bond and LOC. The report is silent on when this huge amount is going to be repaid and how it is going to be repaid. If this is through bankable project, will it be possible for the NCRPB to implement all the 176 pages suggestions (till previous chapter) with bankable schemes only so as to repay the loan? How effective were the earlier bankable scheme (around 280 projects) funded by NCRPB in various sub-regions? In the next (page 186) it has been rightfully suggested that land will be used as a resource for development but are there any supportive legislation to this effect or needed?</p>	<p>ii) NCRPB has been providing interest bearing loan assistance to the constituent States for implementation of various projects. There is no default in the repayment of loan by the States. Regarding repayment of bonds by NCRPB amounting to Rs.958.55 crores, there is a system of financial management in the Board and Bond Redemption Fund is also being maintained. Repayment to the Bond holders is also being made on maturity. Balance repayment to be made against bonds at present is Rs. 387.15 crores. Further it may be mentioned that the rating agency, CRISIL, on the credit enhancement mechanism, continuation of support from MOUD and NCT Delhi in the form of Grant, transfer of funds towards bonds redemption, maintenance of high recovery levels from NCRPB borrowers and limiting the borrowings levels in line with the internal accruals and</p>	<p>(N. Sridharan, New Delhi)</p>

		the grants and services provided by the Board, has reaffirmed AAA (SO) rating assigned to NCRPB bonds. These facts have been given at page 183 of the Plan. Land is being used as a resource by the development authorities even today. The modalities will vary from town to town.	
3.	<p>i) As per Section – 15 of the NCRPB Act, a fresh Regional Plan is to be prepared after every 5 years based on past experiences. With the existing professional strength of the NCRPB including the Sub-Regional Planning Units, it is difficult that such a revision at every 5 years is possible unless the planning cadre is reviewed.</p> <p style="text-align: center;">(S. P. Bansal, New Delhi)</p>	<p>i) The provision of the Act under Section 15 (i) is as follows: <i>After every five years from the date of coming into operation of the finally prepared Regional Plan, the Board shall review such Regional Plan in its entirety and may, after such review, substitute it by a fresh Regional Plan or may make such modifications or alterations therein as may be found by it to be necessary.</i></p> <p>Therefore the provision of the Act is either to prepare a fresh plan or make modifications as per the need after every five years. In the light of this, DRP-2021 has proposed appropriate strengthening of the Board in Chapter 19.</p>	OBJ. 19
4.	<p>i) The boundaries of the NCR have been extended to incorporate entire districts – all 9 of the NCTD, 7 of Haryana, 5 of UP and one of Rajasthan. Thus, 22 of the approx. 600 districts of India constitute the NCR with a projected 64 million people by 2021 (estimated at about 5 per cent of the total population of the nation at that time). The projections (at table 4.16) shows seven settlements with over one million population by 2021 within this area, apart from the NCTD. These are Ghaziabad Complex, Faridabad Complex, Meerut, Gurgaon, NOIDA, Greater NOIDA Complex and Sonapat Complex (Map 4.2).</p> <p>Isn't it advantageous for an unique inter-state Planning Board like the NCRPB to reformat organization for</p>	<p>i) Article 243 P (c) of the 74th Amendment Act, 1992 defines the Metropolitan area as follows: <i>(c) "Metropolitan area" means an area having a population of ten lakhs Or more, comprised in one or more districts and consisting of two or More Municipalities or Panchayats or other contiguous areas, specified By the Governor by public notification to be a Metropolitan area for the purposes of this Part;</i></p> <p>It can be seen from the above that a Metropolitan area is to be notified by the Governor of the State through</p>	OBJ. 35

	<p>planned development (2001-21) through Metropolitan Planning Committees' (MPC's) and District Planning Committees (DPC's)? isn't this a constitutional requirement? Wouldn't it also be advantageous for synergizing planning framework terminologies with the NCRPB giving the leads towards i) Draft NCR Regional Perspective Plan 2001-21 with ii) 5-years, so as to provide an NCR Perspective Regional Plan for 2001-21, 2006-26, 2011-31 and so on, through 5-yearly updates and a rapid consultative process.</p> <p>ii) Wouldn't it also be advantageous for synergizing planning framework terminologies with the NCRPB giving the leads towards i) Draft NCR Regional Perspective Plan 2001-21 with ii) 5-years investment programmes (based on annual budgets). This would enable a rolling plan updated every 5-years, so as to provide an NCR Perspective Regional Plan for 2001-21, 2006-26, 2011-31 and so on, through 5-yearly updates and a rapid consultative process.</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>public notification, whereas National Capital Region is an inter-state region. The participating States may constitute MPC's & DPC's and prepare their respective plans which can be incorporated in the Sub-Regional Plans.</p> <p>ii) DRP-2021 provides for phasing of implementation of policies and projects which have been detailed out in Annexure 7/I, 8/II & 9/II and relevant chapters of infrastructure which have been dovetailed with Five Year Plans. In order that the financial outlays match with the planned requirements, it is proposed that a 'Special Component Plan' for NCR be established in the Five Year Plans finalized by the Planning Commission and requisite funds be allocated in the Sub-component Plans of NCR. This will enable a rolling plan updated every five years and facilitate the effective implementation of Regional Plan. In all this process, consultations will have to be undertaken with the concerned Central Government/State Governments and their implementing agencies.</p>	
5.	<p>i) The plan has given cost estimates for the transportation, power and water supply but somewhat appears to be over ambitious. It is quite clear as per the latest government policies the cost towards infrastructure development may to be entirely borne by budgetary allocations itself. Therefore, the plan must clearly spell out how the infrastructure cost be met and what are the options for resource mobilization.</p> <p>(Lok Kalyan Samiti (Regd.) – Greater Noida)</p>	<p>i) The costs given in the DRP-2021 are indicative costs which will be firmed up while preparing the projects by the concerned implementing agencies. Para 19.3 of DRP-2021 has clearly spelled out the strategies for financing of projects.</p>	OBJ. 37

6.	<p>i) Following are some of the consideration which require clarification from NCRPB:</p> <ul style="list-style-type: none"> • Whether NCRPB intends promotion of planned development in Haryana Sub-Region • Experience shows it was more obstructive/barrier and time consuming. The only purpose it serves efficiently and quickly is only on advancing funds. It took a very long time to get Sonapat-Kundli Development Plan cleared. Rewari-Dharuhera is still pending with NCRPB, Clearance of expressway, and development plan of Bahadurgarh to cite a few. • The development strategies envisage amendment in States their Act / Rules to meet objectives of the Regional Plan whereas the State Acts are meant for overall development of the State and not for area specific. It will be very difficult to change the statutes at any stage region-wise. • Review of Regional Plan envisaged in the year 2011 based on demographic data supplied by Census in this year is again too short a period for a review when year 2005 is already on and finalization is still require more time. Therefore review within a period of 5 years or so for a regional plan is unconceivable. • The joint venture project as envisaged is not a part of the regional plan in a democratic set up. The State policies cannot be dealt through a regional plan. It should be other way round. <p>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</p>	<p>i) NCRPB intends the promotion of planned development in the Region as a whole. The system of processing of Master Plans has been streamlined and at present no Master Plan is pending with NCRPB for examination. The suggestions given in the Regional Plan for carrying out amendments in the relevant Acts & Rules are on the positive side and if modified, it will benefit to the state as a whole instead of only NCR. Section 15 of the NCR Planning Board Act, 1985 provides for review and modifications of the Regional Plan every five years. Joint ventures projects as suggested in the Plan can only be undertaken with the mutual consent of the joint venture partners.</p>	OBJ. 39
7.	<p>i) Though a chapter on phasing has been added, it has not been indicated as to how and from where the funds will come to execute the projects. Similarly, the project identification and evaluation work assigned by the Act to</p>	<p>i) Para 19.3 has suggested the policies for resource mobilization. Plan of action, phasing of implementation and its dovetailing with Five Year Plans and identification of Agency/Departments have been given</p>	OBJ. 42

	<p>the Board has also been left unattended provisions must be made in draft plan to fulfill the objectives assigned to the Board by the Act.</p> <p>ii) A large number of projects have been abandoned or are having time-overrun leading to wasteful expenditure and unfulfilled objectives and therefore, it is imperative that a proper mechanism for identification and preparation of the projects may be provided in the draft plan itself, at least, for the development of key infrastructure live power, water, transportation, communication, etc.</p> <p>iii) The marriage of physical & financial aspects of area planning can only take place at district level and hence, the concept of district plan should be included in the regional plan draft so that regional plan proposals could be dovetailed with the financial outlays given in the district plans. Constituting the District Planning Committees provided in 73rd constitutional amendment so as to make them operational is very crucial for regional planning. Also atleast 20% of resources of NCRPB should be reserved for rural development projects.</p> <p>iv) District must be identified as a basic unit of area planning and proposal to strengthen the district level infrastructure should be included in the plan.</p> <p>v) Resource mobilisation chapter has given approx. cost of various works but it has not gone into the details as to from where these resources are to be generated. NCRPB has received Rs.519.67 crs. (410.92 as plan allocation and Rs.108.75 (as Delhi Government's contribution) as financial support in the 8th and 9th five year Plan but no</p>	<p>in Annexure 7/I, 8/II, 9/II and 19/I.</p> <p>ii) The identification of town level projects is done by the concerned State Governments/implementing agencies for financing by NCRPB. These agencies should identify the projects which could be implemented more effectively. Most of the projects which were abandoned or delayed were due to land acquisition problems and litigations. PSMG which is the approving agency has already streamlined the system recently. Regional level projects such as RRTS, IRBT, Expressways, etc. have been identified on the basis of feasibility studies.</p> <p>iii) The Regional Plan identifies next lower level unit i.e. Sub Regional Plan. It has been proposed in the Regional Plan that the Sub Regional Plan has to be mosaic of District Plans and Master Plans. Even the role of Panchayats has also been recognized in the Plan. The financing of projects is based on the projects submitted by the State Government. State Governments have been advised to submit the projects related to rural development also. NCRPB has even financed several projects related to rural infrastructure.</p> <p>iv) The participating State Governments should take necessary steps to prepare the District Plans and incorporate the same in the Sub-regional Plan.</p> <p>v) Para 19.3 provides the sources from where these funds have been generated. DRP-2021 has already recommended 25% grant component for civic infrastructure projects.</p>
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	<p>amount has been passed on to the States as grant. The NCRPB must provide at least 25% grant for infrastructure projects of long gestation.</p> <p>vi) The creation of sub component plan for NCR development at Planning Commission level is also very important and the Regional Plan must highlight the need to create a sub component plan for funding of infrastructure projects for holistic and comprehensive development of the sub region.</p> <p>(Chief Co-ordinator Planner, NCR Planning Cell (UP))</p>	<p>vi) DRP-2021 has recommended that Special Component Plan for NCR be established in the Five Year Plans finalized by the Planning Commission and requisite funds be allocated in the Sub-component Plan of the concerned Central Government Ministries and participating State Governments of NCR. It will be imperative for the constituent State Governments to make such provisions in their plans while submitting the same to the Planning Commission.</p>	
8.	<p>i) Though there is a reference to the 'Private Sector' participation in the Chapter 19 of the Draft Regional Plan, however, it needs to be elaborated and concretizes as under:</p> <ul style="list-style-type: none"> • The legislative provisions along with private sector development should be operated uniformly in the NCR. • In view of the recent provisions made by the Govt. of India with respect to FDI in housing/township development, the provisions/norms of development for Indian private sector and for FDI should be made uniform so as to provide the level-playing field for Indian private developers vis-à-vis for the foreign developers in the NCR. • In order to encourage the private sector to take up urban development, the scope of the public sector in facilitating the private sector should be clearly defined and the level of infrastructure required to be provided by the public sector to support in the time bound program should be clearly indicated. Since the private sector is now getting mature enough to take up large 	<p>i) The Government of India while liberalizing the economy has undertaken reforms in various sectors of development like telecommunication, power, water supply etc. This has provided a level-playing field throughout and has spelled out the role of public and the private sector. In these efforts, to provide impetus to urban development activities, the GOI has also permitted FDI in the development of new townships.</p> <p>The NCR Planning Board is basically a planning body and the implementation is being done by the concerned Central Ministries and the participating States. The detailed mechanism for public private partnership, which may differ from sector to sector, is required to be worked out by the concerned State Government/Central Government/ their implementing agencies.</p>	OBJ. 49

	<p>proposals also, provision for direct funding to private sector through the NCR Planning Board should be confined.</p> <ul style="list-style-type: none"> • Since a very large numbers of Developers are operating within the NCR and the regional plan directly effect their operations, it will be desirable that at the time of scrutinizing and finalization, a meeting should be held with various developers/builders on a single platform, so that free exchange of views can be taken place. <p style="text-align: center;">(CREDAI NCR, New Delhi)</p>		
9.	<p>i) Inter State Co-operation: Plan should clearly spell out the areas of inter-state cooperation along with the roadmap of implementation by the participating States.</p> <p>Major areas of inter-state cooperation should include:</p> <ul style="list-style-type: none"> • Formulation of State / Sub-Regional Plan in line with the NCR Plan • Power-Development of a common market for sale of power or long term inter-state agreements to harness the potential available with other states in the region • Transport network – Development of an integrated public transport system – Rail, Metro Rail, Bus. • Tourism – need for integrated inter – state tourist circuits and a joint marketing strategy by the State Governments. <p>ii) Private Sector involvement: The role of private sector assumes significance in view of the poor availability of financial resources for implementation both with the Centre and State Governments. Plan must spell out the policy for encouraging private sector participation in potential areas including:</p> <ul style="list-style-type: none"> • Housing Development, operation and maintenance of 	<p>i) All these suggestions are already part of DRP-2021.</p> <p>ii) The Plan has recommended involvement of private sector in the development programmes in the NCR. This includes their participation in the areas suggested here. In most of the areas of development viz. Telecom, Power, Water Supply etc., and also development of new townships through FDI, detailed guidelines have been issued by the Government.</p>	OBJ. 51

	<p>infrastructure projects-toll bridges, parkings, commercial & industrial areas, expressways.</p> <ul style="list-style-type: none"> • Development of new towns • Power generation, transmission and distribution • Transport, telecom other urban and municipal services etc. • Retail trade-malls, entertainment zones, amusement parks • Software technology parks • Social infrastructure-educational institutions, health facilities <p>Pre-requisites for encouraging private sector involvement in the development programme in NCR are :</p> <ul style="list-style-type: none"> ▪ Simplification of land use, licensing rules and regulations ▪ Single window system for processing of clearances for development projects ▪ Establishment of independent regulatory mechanism ▪ System of quick redressal of grievances and disputes ▪ Evolving stable and transparent policies <p>iii) Five Year Rolling Plans: the NCR Plan is formulated for a period of 20 years. For it to be a flexible and dynamic document there is a need for 5 year rolling plans to be updated continuously. These rolling plans should spell out the five-year investment programmes for development in NCR. The updation of the rolling plans should be through a rapid consultative process. Alternatively, in view of the Common Wealth Games in 2010, the NCR Plan could be split into two actionable plans – one till 2010 and second thereafter.</p>
	<p>iii) DRP-2021 provides for phasing of implementation of policies and programmes in the five year block period which have been dovetailed with the five year plan of the Planning Commission. There is a provision to review the RP after every five years under Section 15 of the NCRPB Act, 1985. It has also been proposed in the DRP-2021 to review the plan after the census population for the year 2011 is available.</p>

10.	<p>i) Implementation of Development Schemes: in the NCR Plan massive population assignments of population have been made for different towns including Delhi. Some desperate proposals have also been given with regards to meeting the requirement of basic necessities. Similarly, massive requirement of power, roads and connectivity have been projected. The implementation of proposals of infrastructure growth will also require massive mobilization of financial resources and at a very fast rate. This needs special attention of the concerned agencies for the successful implementation of the NCR Plan 2021 proposal with practical aspect in view.</p> <p style="text-align: center;">(S. P. Gautam, Noida)</p>	<p>i) The population projections for the metro centres and the regional centres have been made by the concerned State Governments keeping in view the development potentials of the respective towns. These projections have been discussed in detail in the Planning Committee meetings and it has been suggested in the plan that the review will be taken up after the census population for the year 2011 is available. The projections for the various sectors have been made in DRP-2021 by the study groups/experts depending upon the need for infrastructure. DRP-2021 has also addressed implementation issues in order to make the Plan implementation successful.</p>	OBJ. 53
11.	<p>i) The role at state and NCR levels should also include provision of assistance to district development plan formulation within the framework of NCR and Sub-regional Plans.</p> <p style="text-align: center;">(S. K. Kulshrestha, New Delhi)</p>	<p>i) Assistance to carry out studies etc. is an aspect which can be considered by PSMG. However, development plans will have to be prepared by the concerned departments only.</p>	OBJ. 54

XX. GENERAL

S. NO.	SUMMARY OF OBJECTIONS / SUGGESTIONS (OBJECTORS / SUGGESTORS)	OBSERVATIONS / COMMENTS OF NCRPB	REFERENCE
1.	<p>i) Amalgamation of plots, if desired by any industrialist, for the growth should be allowed without levying any extra charges to facilitate and enhance the production which will automatically generate employment, more revenue and increase in the Govt. exchequer by way of taxes etc.</p> <p>ii) Gensets which otherwise meet the norms of the Govt. like DPCC etc., should be permitted to be installed in the vicinity of the industrial units itself to get more production, in case of failure of power / electricity.</p> <p>iii) Adequate provision of recreational facilities be made within such Industrial area so that working people can avail of this facility in the same area itself without wasting their precious time.</p> <p>(Hotel & Restaurant Association of Northern India)</p>	<p>i)-iii) These matters do not pertain to DRP-2021 as these are related to micro level planning.</p>	OBJ. 1
2.	<p>i) A body like NCRPB should include some area residents of Faridabad, Gurgaon, Ghaziabad, Noida, Bhiwadi etc. because they are the one's who can tell the exact picture on the ground and can come out with suggestions for improvisation in their respective areas. For the Chief Ministers and Chief Secretaries this matter is too trivial to give a proper attention and they are too busy in running the state as a whole.</p> <p>(Ramesh Kumar Negi, Greater Noida)</p>	<p>i) Eight Study Groups examined various aspects and submitted their reports for the preparation of Regional Plan with the perspective year 2021. The members of the study groups were experts from the field, non-officials and senior officers from various government agencies. The recommendations of the Study Groups were presented by their Chairmen in a seminar and discussions were held. Representatives of the local bodies, development authorities, NGOs, experts in the fields, etc. participated in the seminar. Based on the recommendations of the study groups, draft Regional Plan was prepared which was examined by a Working Group and the statutory Planning Committee and then only it was submitted to the Board for consideration.</p>	OBJ. 4

		It can be seen that local level officers and NGOs were also involved in the planning process to obtain the inputs at various levels.	
3.	<p>i) Loni area be made part of Ghaziabad Parliament Constituency in place of Baghpat Parliament Constituency and a separate Loni State Assembly Constituency be carved out.</p> <p style="text-align: center;">(Radhey Singh, Loni Rajendra Singh Pundir, Loni)</p>	<p>i) It is beyond the purview of DRP-2021.</p>	OBJ. 5 & 18
4.	<p>i) The draft has properly identified that recommendatory measures are not enough, but these should be made mandatory and that enforcement of all the Plans including Sub-Master Plans and Zonal Plans be strictly enforced. The draft needs to pay more attention to punitive measures for non-implementation of the Plans including amendments of all the various “mother” Acts involved concerning the Plans. If any Planning Authority fails to discharge officials should be well punished under legal provisions.</p> <p>ii) The draft still suffers from a “commanding heights” philosophy and bias. After having perused the composition of the committees which have produced the draft, it suffers from over representation of urban planners, architects and bureaucrats, including some thoroughly discredited persons associated with the DDA etc. Insufficient care has been taken to ascertain the views of persons affected by the Plan provisions such as residents, agriculturists, industry, occupants of unauthorized colonies etc. The draft suffers by way of being narrowly focussed on development of residential and commercial land aspects largely and has not well taken into account the economic activities concerned with quality of life, which has been dismissed in a few pages.</p>	<p>i) The suggestion is to provide for punitive measures in DRP-2021 for the Planning Authorities. Planning Authorities functions within their State Acts. Therefore the suggestion is beyond the purview of DRP-2021.</p> <p>ii) Eight Study Groups examined the various aspects and submitted their reports for the preparation of Regional Plan with the perspective year 2021. The members of the study groups were experts from the field, non-officials and senior officers from various government agencies. The recommendations of the Study Groups were presented by their Chairmen in a seminar and discussions were held. Representatives of local bodies, development authorities, NGOs, experts in the fields, etc. participated in the seminar. Based on the recommendations of the study groups, draft Regional Plan was prepared which was examined by a Working Group and the statutory Planning Committee and then only it was submitted to the Board for consideration.</p>	OBJ. 20

	<p>iii) The sub-group on industry for the draft, seems not be sufficiently represented in terms of experts persons from industry such as myself. Hence the prescriptions are unreasonable and arbitrary ad high-handed.</p> <p>iv) The draft is quite detailed in terms of its statistical base, which seems date to about year 2001, the draft document appears to be stale and ready somewhat out of date-being stuck at about the year 2001 and does not incorporate additional situations and Supreme Court judgements after such time. This aspect needs to be urgently addressed.</p> <p>v) I absolutely oppose the thrust of the draft to relinquish property and realty development to private entities. The experience of Gurgaon in particular is a prime example of unregulated and unplanned development where this unrealistic and “Las Vegas” jungle of concrete skyscrapers has sprung up and which is an urban planning disaster brought about by private developers. This sort of “cowboy” development is to be halted at all costs and the State should not leave the field to these private and unregulated entities who have cheated numerous persons. The land laws of India should ban sale and purchase of agricultural lands by private developers which are later changed by change of Landuse. The draft must squarely address the problem of rampant misuse of “Change of Land Use” by Development Authorities in the absence of public notice or Zonal Development Plans.</p>	<p>It can be seen that apart from Urban Planner, Architects and Bureaucrats, other people such as local level officers and NGOs were also involved in the planning process to obtain the inputs at various levels. The DRP-2021 has covered all the relevant sectors related to regional development and not only residential and commercial sectors.</p> <p>iii) The study group on economic and fiscal policy was represented by renowned economist of the country.</p> <p>iv) The process of preparation of Regional Plan was initiated in the year 1999-2000 and the latest available base line data was collected for the preparation of Regional Plan</p> <p>v) In order to address the problem related to unregulated development in the region, the policies and proposals for regional landuse and zonal regulation have been given in the DRP-2021 (Chapter 17).</p>
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	<p>vi) There must be total transparency in land related matters within the NCR. Land under clause 18 Schedule 7 of the Constitution or suchlike must be retained by the States and UT of Delhi. Right to Information Laws concerning Land Use and Colonisation etc must be extended to agencies such as HUDA, DDA also.</p> <p>vii) Various Development Authorities such as DDA, HUDA etc are extensively concentrating on selling exorbitantly priced residential and commercial lands and neglecting their other statutory duties. The draft must suitably address and correct this problem.</p> <p>viii) The draft is excessively verbose and lengthy and needs to be substantially trimmed to make it a vibrant and readable Plan document. There is excessive reliance on statistics which expose the hollowness and lack substance in the draft. The draft also seems to be a “wish list” of various vested interests which seem to have been hastily assembled together to suit all interests, and hence the draft document reads badly and relies excessively upon colour and should be re-drafted in monochrome as befits a low of the land.</p> <p style="text-align: center;">(Sarbjit Roy, New Delhi)</p>	<p>vi) Beyond the purview of DRP-2021. However, State Governments can be requested separately to ensure transparency for providing information.</p> <p>vii) These Development authorities function within the purview of their respective Acts.</p> <p>viii) Trimming of Regional Plan will result in deletion of certain important details such as review, recommendations, present situation and analyses of present situation and this will not be conveying the correct message for providing policy recommendations through Regional Plan.</p>	
5.	<p>i) The suggestor has appreciated the Plan.</p> <p style="text-align: center;">(Kuldeep Singh Arora, Ambikapur)</p>	i) No comments	OBJ. 23
6.	i) Do not discard the development of Rewla Khanpur village where 100 acres of gram sabha land is lying vacant and trees are being planted by DMRC. The utilization of village land should be done in such a manner so that doors for development of the village are opened and it helps in removing unemployment in the village.	i) It is a local issue and beyond the purview of DRP-2021.	OBJ. 26

	(Gram Sudhar Samiti Khela-Khanpur, New Delhi)		
7.	<p>i) Board should have power to control the implementing agencies for quality and timely execution of projects and it should have exclusive power to coordinate the land acquisition for development projects</p> <p>(Chief Executive, Rai Prexim India Private Limited, Gurgaon)</p>	<p>i) Board has to work at Regional level and guide the development by formation of policies in the form of Regional Plan to be implemented by State Governments/ Implementing Agencies.</p>	OBJ.28
8.	<p>i) The draft Plan was examined in the Directorate and it was found that all the aspects relating to Municipalities have been dealt with in detail and this Directorate has no objection/suggestion to make on the same.</p> <p>(Director, Urban Development, Haryana)</p>	<p>i) The directorate agrees with DRP-2021 and has no objections.</p>	OBJ.31
9.	<p>i) Re: Welfare Measures for the Gond Community</p> <p>(Madhya Pradesh Gond Samaj Vikas Sanstha, Bhopal)</p>	<p>i) No such policy.</p>	OBJ. 34
10.	<p>i) The draft plan in general has been well conceived and has gone through a well involved consultative process. With comments, objections and suggestions considered to the extend feasible, it should in principal be committed to by the main players who constitute the high-powered Board. In particular, the plan offers guidance to the various disaggregated of the Sub-Regions.</p> <p>(Director, Association Urban Management and Development Authorities (AMDA))</p>	<p>i) This needs no comments.</p>	OBJ. 35
11.	<p>i) It is felt that due to various reasons, the Development Authorities (especially GDA) are unable to execute time bound projects with respect to basic infrastructure to residential colonies. Master Plan may recommend suitable</p>	<p>i) It is the problem of construction management to be followed by the development authorities.</p>	OBJ. 38

	<p>measure / monitoring system especially in case of residential colonies and also Development Authorities to take role the sole responsibility with respect to timely completion and quality products / services, wherever the projects are outsourced.</p> <p>ii) It is also proposed to Implement transparency in working system in civic bodied. Introduction of Good Governance / Electronic Governance are felt need of the hour. Master Plan may touch upon this issue appropriately.</p> <p>(Shalimar Garden Kalyan Samiti (Regd.), Sahibabad)</p>	<p>ii) Beyond the purview of DRP-2021. However, State Governments can be requested separately to ensure transparency in working through various means.</p>	
12.	<p>i) The Draft Regional Plan – 2021 has been studied and agree with the policies for future development proposed in the Plan.</p> <p>(Deputy Commissioner, Hissar)</p>	<p>i) No comments.</p>	OBJ. 40
13.	<p>i) The vulnerability of the NCR with respect to military attack does not need to be especially mentioned. This dimension is unique to the NCR and therefore, it must be recognised as such. It should be reflected through locational decisions of vital services and facilities as well as thought provision of “safe spaces” for community use. Some of these may be promoted in a mandatory manner through building by-law and development plans of NCR town and cities.</p> <p>ii) Following suggestions for improvements: a) Map No. 1.1 and 2.1: Area of constituent (state wise) in Ha or Sq Km. may be indicated on the maps. b) Map 2.2: The light brown colour probably indicating 3-5% slope on the map, is missing from the legend. Probably by mistake, light grey colour has been shown</p>	<p>a) Constituent areas (State wise) in sq km. was indicated in map 1.1 and the same was not indicated in map 2.1. Constituent areas (State wise) will be indicated in Map 2.1. b) The legend colour merging is visible in map 2.2. Map 2.2 will be improved.</p>	OBJ. 43

	<p>twice in the legend.</p> <p>c) Map 2.3, 2.4 & 2.5: Lithological structure, Geomorphic status, Ground Water prospects for additional areas may please be shown.</p> <p>d) Map 3.1: Railway Network may be included.</p> <p>e) Map 6.4: proposed transport network (Rail) 2021 should include DMRC Network also. It is better to show the Rail Network as per Internationally accepted symbol.</p> <p>iii) On all maps, scale (both graphic and numerical ratio) may be shown.</p> <p style="text-align: center;">(Shovan K. Saha, New Delhi)</p>	<p>c) Data in respect of additional areas are being generated at NRSA and will be shown in the final maps at the time of publishing.</p> <p>d) Railway Network will be added in Map 3.1.</p> <p>e) The standard symbol for Rail is not available in power point / Auto CAD symbol library. The internationally accepted symbols will be used in Final Plan at the time of printing only.</p> <p>iii) Graphic & Numerical scale will be shown in the Final Plan at the time of printing.</p>	
14.	<p>i) Maps 4.1, 4.2 and 17.2 read together with the map 17.1 (landuse) point to an interesting development. While traditionally the 'settlements' in the context of 'Settlement Patterns' are considered as point location (Map 4.1) the satellite image (map 17.1) shows that these are in fact continuously built up areas. For that matter, the proposed land use plan (map 17.2) is on the above lines. This confirms the belief that the settlements grow irrespective of their administrative boundaries.</p> <p>ii) Incidentally, the very well presented maps in the book do not carry a scale (preferably graphical scale). The same may kindly be incorporated in the final plan.</p> <p style="text-align: center;">(Mahavir, New Delhi)</p>	<p>i) No comments</p> <p>ii) Graphic & Numerical scale will be shown in the Final Plan at the time of printing.</p>	OBJ. 44
15.	<p>i) In order to make Hon'ble Rajiv Gandhi ji's dream i.e., to make the National Capital "a model for the world in its beauty and in the facilities to its residents" a reality, we would like to make the following suggestions:</p> <p>a) Expand Delhi horizontal way to cover the area of 33,750</p>	<p>i) The suggestions given have important implications. However, in the federal structure the consent of constituent states will be necessary to accept these suggestions. The matter may be deliberated in the Board.</p>	OBJ. 46

	sq.kms. b) Name of the new territory as Virat Delhi or Maha Delhi c) Make it a full-fledged State like other States under Chief Minister d) Develop this entire area by providing all facilities (availability of good and services) at par with existing NCT Delhi (Citizen Rights Association (Regd.), Ghaziabad)		
16.	i) It is requested that all the 116 household industries of category A & A1 may be considered as permissible industries in the Master Plan Delhi-2001-2021 and renewal of licensing may be started for these industries so that dead industries can be revived. (Muslim Sewak Samaj, Delhi)	i) Beyond the purview of DRP-2021.	OBJ. 47
17.	i) The Land Ceiling Act restricts holding agriculture land in excess of the provisions of the ceiling act. However, for urban development especially large townships it is necessary to hold much larger chunks of land by the developers more than provided in the Land Ceiling Act. The result is that the developers may have to find the ways / means for their holdings in order not to get involved in the Land Ceiling Act. It would be desirable to amend the Land Ceiling Act of the NCR area to the extent that when any land falls in any city/town as per the regional plans, the total land therein become free of all ceiling act for the specific purpose. (CREDAI NCR, New Delhi)	i) Land is a state subject. May be discussed by the Planning Committee.	OBJ. 49
18.	i) Discrepancy in nomenclature: Different Nomenclature have been used in the maps and text of the NCR Plan – 2021 reports. For example 'Highway Corridor zone' in Map 2.1	i) Necessary corrections will be made in the final plan before printing.	OBJ. 53

	<p>and Transport Corridor Zone' in Map 16.2.</p> <p>ii) There is a need to formulate a Comprehensive Policy especially covering following aspects related to:</p> <p>a) Land Development: There should be immediate embargo imposed on the size of the plots as well on the size of the dwelling units. The planning and development controls must be immediately devised ensuring optimum utilization of land and other resources strictly controlling an extravaganza and destruction of resources.</p> <p>b) Allotment Policy: The present system of middle-man be eliminated by disallowing the secondary sale of property-which should be surrendered to respective development authority.</p> <p>c) Land Acquisition Policy: This very serious problem be thoroughly analyzed and sound policy be formulated for acquisition of land. Especially taking care of the interests of original land owners (poor farmers, etc.), the development agency and also the policy should have provisions for ensuring time bound implementation.</p> <p>d) Policy for Construction of Bypasses: There should be policy for construction of bypasses to make them to provide a lasting solution. The present concept of highway corridor zones can play an important role in this regard and therefore need to be properly focussed and elaborated. No bypass road should have a minimum of 200 m ROW with strict road side regulations on the pattern of the Highway Corridor Zones.</p> <p style="text-align: right;">(S. P. Gautam, Noida)</p>	<p>a) This is a local issue.</p> <p>b) This is a local issue.</p> <p>c) Land is a State subject.</p> <p>d) It is a positive comment to the policy for 'Highway Corridor Zones'. The width of ROW has to be as per the norms and Standards.</p>	
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LIST OF OBJECTORS / SUGGESTORS (Seratum as per date of receipt)

1. Mr. Deepak Sharma
Secretary General,
Hotel & Restaurant Association of Northern India
406/75-76, Manisha Building, Nehru Place, New Delhi 110019
2. **Deputy Commissioner**
Jhajjar
3. Mr. Jalaj Shrivastava
Secretary Cum Commissioner (Industries)
Department of Industries, Govt. of NCT-Delhi
CPO Building, Kashmir Gate, Delhi 110006
4. **Mr. Ramesh Kumar Negi**
C-352, Beta I, 7th Cross Street
Arjuna Estate, Greater Noida 201306
5. **Mr. Radhey Singh**
D-44, Lal Bagh Colony, Loni, Ghaziabad
6. **Gandhi Road Vyapar Mandal**
Khurja, District Bulandshahr
7. Mr. M. Khalid
Secretary, **National Integrated Medical Association**
Khurja 203131
8. **Mr. Horam Singh**
Former Legislator, Gram Kila Mewai,
Post **Khurja**, District Bulandshahr
9. Mr. Navin Kumar
Regional Vice-President, **Bharat Vikas Parishad – Western UP**,
Mandi Dan Ganj, Central Lane, **Khurja** 201301
10. Mr. Vaidya Gopal Dutt Sharma
Manager,
Vaidya Yagya Dutt Sharma Ayurveda Mahavidyalaya
CL Hostel, NRE College Campus, **Khurja** 203131
11. Mr. Vaidya Gopal Dutt Sharma
Manager, **Pt. Pyare Lal Rama Dutt Vaidya Charitable Trust**
54, Purana Bazar, **Khurja**
12. Mr. Prem Prakash Arora
District General Secretary, **Rotary Club Khurja City**
Fundooz Gifts, College Road, **Khurja**
13. Mr. Prem Prakash Arora
District General Secretary,
Paschimi Uttar Pradesh Vyapar Mandal
Fundooz Gifts, College Road, **Khurja**
14. Mr. Foolchand Bhardwaj
President, **The Bar Association, Khurja**
15. Dr. Irshad Mohamed Khan
Manager
Al-Muhaimin Faiz Am Educational Trust Society
123, Sarai Murtaza Khan, **Khurja** 203131
16. **Dr. N. Sridharan**
Department of Urban Planning, School of Planning & Architecture
4, Block –B, Indraprastha Estate, **New Delhi** 110002
17. Mr. Dalip Mehta
Member Secretary
Indian National Trust for Art and Cultural Heritage
71, Lodhi Estate, New Delhi 110003

18. **Mr. Rajendra Singh Pundir**
C-56, Lal Bagh Colony, Loni, Ghaziabad
19. **Dr. S. P. Bansal**
Engineer-Town Planner
175, Madan Lal Block, Khel Gaon, New Delhi
20. **Er. Sarbajit Roy**
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21. **Mr. S. C. Bhutani**
Former Chief Engineer, Municipal Corporation (Ghaziabad)
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22. **Mr. M. M. Sharma**
10, Jayanti Nagar, Bharatpur, Rajasthan
23. **Mr. Kuldeep Singh Arora**
8337, Roshan Ara Road
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24. **Mr. R. G. Gupta**
Managing Director, Jaipur Vidyut Vitran Nigam Limited
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25. **Ms. Geeta Dewan Verma**
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1356, D-I Vasant Kunj, New Delhi 110070
26. **Gram Sudhar Samiti Khela-Khanpur**
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27. **Ms. Geeta Dewan Verma**
Planner,
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28. **Mr. Raj Shahani**
Chief Executive, Rai Prexim India Private Limited
Plot No. 23, Udyog Vihar, Phase IV, Gurgaon 122015
29. **Mr. Sham Lal Khera**
146, Top Floor, Sector 20 A, Chandigarh 160029
30. **Chief Executive Officer**
Mewat Development Agency, Nuh
31. **Director**
Urban Development, Chandigarh, Haryana
32. **Mr. Avinash Gaud**
Deputy Chief Executive Officer
New Okhla Industrial Development Authority
Main Administrative Building
Sector VI, Noida, District Gautam Budh Nagar 201301
33. **Mr. A. K. Jain**
Commissioner (Planning), Delhi Development Authority
Vikas Minar, Indraprastha Estate, New Delhi 110002
34. **Mr. Hariom Parate**
District President,
Madhya Pradesh Gond Samaj Vikas Sanstha, Bhopal
Near Post Office, District Shihora (MP) 466445
35. **Mr. E. F. N. Ribeiro**
Director,
Association Urban Management and Development Authorities
7/6, Sirifort Institutional Area,
August Kranti Marg, New Delhi 110049

36. Mr. M. K. Meena
Deputy Commissioner of Delhi, Traffic Headquarters, 1st Floor
 P.S. R. K. Puram, Sector - 12, New Delhi
37. Mr. R. Srinivas
 Vice-Resident, **Lok Kalyan Samiti (Regd.) - Greater Noida**
 C-444, Alpha - I, Greater Noida City
 District Gautam Budh Nagar (UP) 201308
38. Mr. J. Suriyanarayanan
 Hony. General Secretary,
Shalimar Garden Kalyan Samiti (Regd.)
 288, Shalimar Garden Exten.-1, Sahibabad 201005
39. Mr. K. Surjit Singh
Chief Town Planner
Haryana State Industrial Development Corporation Ltd.
 C 13-14, Sector 6, Panchkula 134109
40. Mr. Arun Kumar Gupta
 Deputy Commissioner, Hissar
41. Mr. Balwinder Kumar
Managing Director
Uttar Pradesh Industrial Development Corporation Limited
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42. Mr. S. K. Zaman
Chief Co-ordinator Planner, NCR Planning Cell (UP)
 Nagar Nigam Bhawan, Second Floor, Ghaziabad, UP
43. Dr. Shovan K. Saha
 Professor and Head, Department of Environmental Planning
 School of Planning and Architecture
 4, Block - B, Indraprastha Estate, New Delhi 110002

44. Dr. Mahavir
 Professor of Planning and Head, Centre for Remote Sensing
 School of Planning and Architecture
 4, Block - B, Indraprastha Estate, New Delhi 110002
45. Mr. Yashwant Singh Chauhan
 Deputy Manager - Projects
 Mantec Consultants Pvt. Ltd.
 (Management & Technical Services)
 805, Vishal Bhawan, 95, Nehru Place, New Delhi 110019
46. Mr. M. L. Gupta
 Director, Advocate, **Citizen Rights Association (Regd.)**
 2nd - F/53-54, Nehru Nagar, Ghaziabad 201301
47. Mr. Mohd. Arif Engineer
 President, **Muslim Sewak Samaj**, E1/12/576, Near Police Chowki
 Nehru Vihar, Mustafabad, Delhi 110094
48. Mr. Subir Paul
 Director (Technical), **Eco Group**
 406, Technology Apartment, 24, Patparganj, Delhi 110092
49. Mr. Kailash Gupta
 Hony. Secretary, **CREDAI NCR**
 1510, Chiranjiv Tower, 43 Nehru Palace, New Delhi 110019
50. Mr. Hirdesh Bedi
 Associate Town Planner, NCR Cell, Delhi
51. Dr. B. P. Dhaka
 Secretary General, **PHD Chamber of Commerce and Industry**
 PHD House, 4/2, Siri Institutional Area, August Kranti Marg,
 New Delhi 110016

52. Mr. Amar Chand

Assistant Secretary (BMCC), Ministry of Power
Government of India, New Delhi

53. Mr. S. P. Gautam

Architect & Planner, A-1/E, Sector – 16, Noida 201301

54. Dr. S. K. Kulshrestha

Urban and Regional Planner, AO-27,
Shalimar Bagh, New Delhi 110088

55. Mr. B. N. Singh

Former Chief Regional Planner (NCR Planning Board)
F-204, Mayurdhwaj Apartments, 60, I. P. Extension
Patparganj, Delhi 110092

**Minutes of the 53rd Planning
Committee held on 5.5.2005**




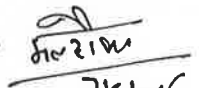
ANNEXURE I
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
**NATIONAL CAPITAL REGION
PLANNING BOARD**
1st Floor, Core-IV-B,
India Habitat Centre,
Lodhi Road, New Delhi – 110 003
शहरी विकास मंत्रालय
Ministry of Urban Development
Fax : 24642163

सं० के-14011/166/2005-रा०रा०क्षे०यो०बोर्ड

दिनांक: 7.5.2005

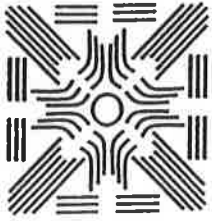
विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल, आई० एच० सी०, लोधी रोड, नई दिल्ली में दिनांक
5.5.2005 को आयोजित की गई योजना समिति की 53वीं बैठक का कार्यवृत्त ।

कृपया इसके साथ संलग्न योजना समिति की 53 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु
प्राप्त करें ।

 
7/5/05

(राजीव मल्होत्रा)
मुख्य क्षेत्रीय नियोजक

संलग्नक: उपरोक्तनुसार ।



BY COURIER

**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

Dated : 7.5.2005

No.K-14011/166/2005-NCRPB

Sub: 53rd meeting of the Planning Committee of NCR Planning Board held at 11.30 a.m. on 5.5.2005 in the office of the NCR Planning Board, 1st Floor, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 53rd meeting of the Planning Committee for information and necessary action.


(Rajeev Malhotra)
Chief Regional Planner
& Member Convenor
Tel.No.24642289

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Ms. Shakuntla Jakhu, Financial Commissioner & Principal 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. Smt. P.M. Singh, 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. The 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. Ms. Radha Chouhan, 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 S.B.Verma, 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 Aqeel Ahmad, Asstt. Director, NCRPB
36. Shri Bhowmik, Consultant, NCRPB
37. P.S. to M.S.
38. P.S. to CRP.

MINUTES OF THE 53rd MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 A.M. ON 5.5.2005 IN THE OFFICE OF THE NCR PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed at Annexure I.

The Chairman while welcoming the members to the 53rd meeting of the Planning Committee mentioned that the meeting was basically for examination and consideration of the objections/suggestions on the Draft Regional Plan 2021 received in response to the notification inviting objections and suggestions from public/local bodies. The Planning Committee was to examine the suggestions / objections and give their recommendations which would be placed before the Board in its forthcoming meeting for consideration and approval. The recommendations of the Planning Committee would be placed before the Board for approval for incorporation in the Regional Plan.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 52ND MEETING OF THE PLANNING COMMITTEE HELD ON 28.1.2005.

The minutes were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 52ND MEETING OF THE PLANNING COMMITTEE HELD ON 28.1.2005

i) Preparation of Sub-Regional Plans

The Planning Committee noted that an Approach Paper on preparation of Sub-Regional Plans and proposals for studies in the context of preparation of Sub-regional Plans had not been received from the NCR Cells. It was further noted that the NCR Cell, UP had informed that 9 Study Groups on various aspects for preparation of Sub-regional Plan had been constituted and had requested for financial assistance from NCRPB. Chairman observed that since the finalization of draft RP-2021 was at an advance stage, the preparation of sub-regional plans should be started on priority so that the Master Plans of the various towns for the perspective year 2021 could be finalized within the framework of Sub-regional Plans of the respective States and informed that Board has agreed in principal to provide some financial assistance to the participating states for the preparation of Sub-regional Plans. The participating states may form similar study groups and also send an Approach Paper and also Study proposals to the NCRPB, if any.

ii) Change of landuse measuring an area of 252.4 acres from 'rural use' to 'residential use' at Savda-Ghevra for relocation of slums/squatters in NCT-Delhi.

The Planning Committee noted that Hon'ble UDM and Chairman NCRPB had approved the proposal. The same was also communicated to the DDA.

- iii) **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 Planning Committee noted that Hon'ble UDM and Chairman, NCRPB had approved the proposal. The same was also communicated to the DDA.

- iv) **Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001**

The Planning Committee noted that the Board had not received the revised Draft Zonal Development Plan and also the final report of NEERI. It was decided that the matter would be placed before the Planning Committee after receipt of the above mentioned documents from DDA and their examination by the NCRPB.

- v) **Status report on development of landuse change sites approved by the Board**

The Chairman mentioned that an exercise for preparation of the Status Report was being undertaken as per the decision of the last Board meeting. Accordingly, the report would be prepared and placed before the Board. A team of officers had also visited various sites and collected some information. He requested the members of Rajasthan and DDA to send the remaining information to the Board so that the Status Report would be finalized at the earliest.

- vi) **Development of City forests**

Chairman, informed that Board had prepared a scheme for City Forest development in the NCR and asked the Director (A&F) to explain the scheme. Director (A&F) while explaining the scheme mentioned that a minimum contiguous area of 4.5 hectares would be eligible for the scheme. Cost of saplings as well as a portion of the maintenance cost of the same over a period of 3 years, within a limit of Rs.50,000 per ha. would be provided under the schemes as grant by the Board.

Chairman suggested that participating State Governments and implementing agencies should identify land for development of city forests and start developing the land so that plantations could be undertaken before the onset of the monsoon. The scheme duly approved by the Ministry was circulated and also put up on the website <http://ncrpb.nic.in>. All the participants were requested to send the project proposals for city forests on the detailed project report format (circulated along with the scheme) at the earliest for sanction.

AGENDA ITEM NO.3 CONSIDERATION OF THE OBSERVATIONS OF THE BOARD ON THE OBJECTIONS/SUGGESTIONS RECEIVED FROM PUBLIC/LOCAL BODIES ON DRAFT REGIONAL PLAN-2021.

3.1 Chairman, while giving a brief background, mentioned that the draft RP-2021 was notified on 27.12.2004 for inviting objections / suggestions under section 12 of the NCRPB Act, 1985 and 45 days time was given for receiving the objections/suggestions.

3.2 The draft RP 2021 was displayed in the office of the NCR Planning Board as well as in all the offices of the NCR Planning & Monitoring Cells and the same was available

on sale in book format and CD. The draft Plan was also uploaded on website of the Board. In order to have wider response and to publicise the draft Plan on large scale another advertisement was published on 29th/30th January 2005, indicating that the date of submission of objections/suggestions was 9.2.2005. As per the decision taken in the 52nd meeting of the Planning Committee held on 28.1.2005, the date for receiving objections/suggestions was extended by one month, i.e. upto 9.3.2005.

3.3 Chairman mentioned that the Board had received 55 objections/suggestions on the draft Regional Plan-2021 upto 9.3.2005. These objections / suggestions had been examined and observations of the Board's secretariat had been prepared and placed before the meeting. Further, he mentioned that a request was received from the Govt. of Haryana for more time. The Board had received 14 objections and suggestions after the last date including the views of Govt. of Haryana on 2.5.2005 and Chief Town and Country Planner, Govt. of U.P. on 4.5.2005. These objections / suggestions had been examined and observations on these objections/suggestions had been prepared and also placed in the meeting. Chairman, Planning Committee mentioned that in view of above, a decision had to be taken whether the objections/suggestions received after the last date of receiving the same are to be considered or not. The Planning Committee unanimously decided to consider all the objections/suggestions received till date.

3.4 Commissioner (Planning), DDA enquired whether the Planning Committee has the power to examine the objections/suggestions on the draft RP-2021. Chief Regional Planner clarified that under the NCRPB Act 1985, the preparation of Regional Plan is one of the functions of the Planning Committee. Commissioner (Planning), DDA further pointed out that the RP-2021 may be required to be notified in the Gazette as had been done in the case of Delhi Master Plan and suggested that this matter may be examined. CRP informed that it would be done as per the provisions of the NCRPB Act, 1985 and NCRPB Rules, 1985.

3.5 Secretary, U.D., Rajasthan mentioned that since a number of objections and suggestions had been received from private individuals / Associations, it would be fair to give them a chance for a hearing and suggested that the matter of public hearing on the objections/suggestions on the draft RP – 2021 may be examined from legal point of view. Chief Regional Planner clarified that as per the NCRPB Act, 1985 and NCRPB Rules, 1985 public hearing is not required and he read out the relevant Sections of the NCRPB Act, 1985 in this regard.

3.6 Chairman mentioned that each objection and suggestion had been examined, analyzed and observation prepared. The suggestions which can be accepted and incorporated in the final RP-2021 can be recommended by the Committee for approval of the Board. Thereafter, detailed discussions on all the objections/suggestions and also the observations on them were taken up.

3.7 After detailed examination and deliberations, the Planning Committee finalized its recommendations as shown at Annexure II.

3.8 The Chief Coordinator Planner, NCR Cell, UP referring to para 17.5.1 (a) on page 169 of the draft RP-2021 mentioned that a provision has been kept for approval of the Master Plans / Development Plans of all the towns of NCR by the NCR Planning Board which was not required as there is no such provision in the NCRPB Act 1985.

Chief Regional Planner, NCRPB giving the background pointed out that in compliance with the Allahabad High Court Judgement in the case of Civil Misc. Writ Petition No.26737 of 1993 dated 1.10.96 in Ravindra Singh & others Vs. State of UP & Greater Noida Authority, the participating States had been submitting the Master Plans / Development Plans for towns to the NCR Planning Board for consideration and approval. The Board had received about 11 Master Plans/Development Plans of which about 5 had already been approved by the Board and comments/suggestions on the remaining Master Plans/Development Plans had been sent to the concerned State Governments/Agencies. He pointed out that the provisions of NCR Planning Board Act, 1985 and the Regional Plan-2001 were examined by the Hon'ble Supreme Court in its common judgement dated 31.03.1994 in Civil Writ No.4384 of 93 and Civil Appeal No.4385 of 93 in Ghaziabad Development Authority Vs. Delhi Auto and General Finance Private Limited & others and Civil Appeal No.634 of 1994 and that the Supreme Court held that Section 27 provides for the over-riding effect of this Act notwithstanding anything inconsistent therewith in any other law, decree or order etc. He further mentioned that in order to ensure that Master Plans/Development Plans are prepared in conformity with the Regional Plan and do not run counter to the policies and proposals of Regional Plan, it is imperative that Development Plans/Master Plans are examined and approved by the Board. However, the Members from Governments of U.P. and Haryana were also in favour of the deletion of the provision of approval of the Master Plans / Development Plans by NCRPB.

The Planning Committee noted that none of the 69 individuals / institutions / governments who have communicated their comments, suggested deletion of the above provision in the draft Regional Plan-2021. It was further noted that the various provisions of the draft Regional Plan-2021 were discussed in various Planning Committee meetings and also in the 26th & 27th Board Meeting, none of the Members had suggested deletion of the above provision. The Board had also approved the Draft RP-2021 for inviting objections/suggestions.

Keeping the above in view, the Planning Committee recommended that the Board may take a decision in the matter.

4.0 The Planning Committee suggested that a comprehensive Transportation Master Plan for NCR be prepared. If required the funding for this study can also be shared among the constituent states. It was informed that NCR Planning Board is already working on preparation of a Functional Plan for Transport for NCR.

SUPPLEMENTARY AGENDA ITEM NO. 1: 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.


Chairman mentioned that as per decision of the 51st Meeting of the Planning Committee held on 20.7.2004 a Group was constituted under the Chairmanship of Chief Town Planner, NCR, Rajasthan. The Group after detailed examination prepared a report which is placed before the Committee for consideration. He requested the Chairman of the Group to explain the major observations of the Group.

ii) While explaining the proposal and the broad observations of the Group, the Chairman of the Group mentioned that detailed observations had been given in the agenda note and stated that the site was located on the west of the western embankment of river Yamuna. The total area of the resettlement site is 51.17 ha. comprising three phases. The resettlement scheme had been taken up at the proposed site as per the direction of the Ministry of Urban Development vide order No. K-19011/1/2001-DD II B dt. 17.1.2001. Out of the total area, Phase I measuring an area of 14.12 ha. had already been notified for change of land-use for residential purpose by the Ministry of Urban Development. He further mentioned that since substantial development and allotment of plots in Phase II and Phase III had been done, the Group was of the view that this was a fait accompli. Commissioner Planning, DDA stated that the resettlement scheme has been taken up by the MCD and the site had already been developed

iii) After detailed discussion, the Planning Committee recommended the change of land-use for an area measuring 37.0 ha. from 'agriculture and water body (A-4)' to 'residential' at Madanpur Khadar Village, in NCT Delhi. The proposal along with the recommendations of the Planning Committee would be put up before the Chairman, NCRPB and Hon'ble Minister for Urban Development for a decision.

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

No. K-14011/166/2005-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Core IV B
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(Rajeev Malhotra)
Chief Regional Planner
Tel.No.24642289

To :

- i) Chairman, Planning Committee.
- ii) Members of the Planning Committee
- iii) All Officers of the Board.

List of Participants

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| 1. Shri P.K. Mishra -
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NCRPB | Chairman | 9. Shri A.K. Jain
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Vikas Minar, I.P. Estate, New Delhi. |
| 2. Shri P.K. Pradhan,
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| 4. Mrs. P. M. Singh,
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| 5. Ms. Shakuntla Jakhu,
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| 6. Shri Sohan Lal,
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| 7. Shri S. S. Dhillon,
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| 8. Shri S.S. Batra,
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| 17. Shri S.K. Zaman,
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Officers of the NCRPB

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| 26. Smt. Shashi B. Srivastava,
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Dy. Director |
| 27. Shri J.N. Baman,
Jt. Director | 32. Ms. Anjali Pancholy,
Asstt. Director |
| 28. Shri R.C. Shukla,
Jt. Director | 33. Ms. Meenkashi Singh,
Asstt. Director |
| 29. Shri V.K. Thakore,
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| 30. Shri D.R. Sarin,
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