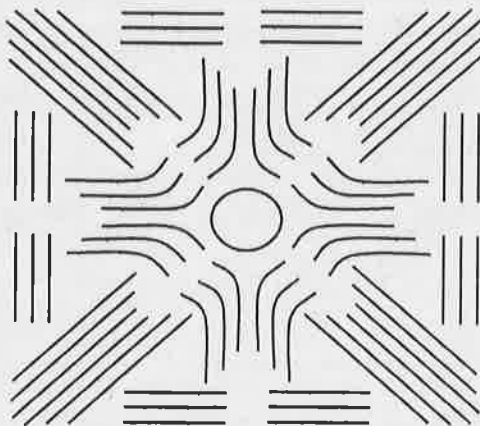


# **AGENDA NOTES**

**54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 3.00 P.M. ON 4.9.2006  
IN THE OFFICE OF NCR PLANNING BOARD**



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

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**AGENDA ITEMS FOR THE 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 4.9.2006 IN THE OFFICE OF NCR PLANNING BOARD, CORE-IV B, 1<sup>ST</sup> FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003**

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Agenda item no.3	Consideration of change of land use of 430.71 ha. land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021.	2-4
Agenda item no.4	Consideration of change of landuse of 7,200 sq.m. agricultural land located in Khasra No.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021.	4-5
Agenda item no.5	Consideration of change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar No.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar Urban Area to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 Multipurpose Residential Schemes of UIT, Alwar.	5-7
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Agenda item no.7	Any other item with the permission of the chair.	

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Annexure-II	Change of land use of 430.71 ha. land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021.	42-47
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**AGENDA NOTES FOR THE 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 4.9.2006 IN THE OFFICE OF NCR PLANNING BOARD, CORE-IV B, 1<sup>ST</sup> FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003**

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 53<sup>RD</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 5.5.2005.**

Minutes of the 53<sup>rd</sup> meeting of the Planning Committee held on 5.5.2005 vide letter No.K-14011/166/2005-NCRPB dated 7.5.2005 (Annexure-I) may be confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 53<sup>RD</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 5.5.2005.**

**i) Preparation of Sub-Regional Plans**

Uttar Pradesh Sub-region has constituted a Study Groups for preparation of Sub-Regional Plan and the Study Groups has initiated the work. Rajasthan Sub-region is in the process of forming Study Groups for the preparation of Sub-Regional Plan. Board has not received any information regarding constitution of Study Groups in the case of Haryana and NCT-Delhi Sub-regions. The matter of preparation of Sub-Regional Plans came up in the 29<sup>th</sup> Board meeting held on 24.5.2006 in the meeting, it was informed that on the basis of standard norms, the meetings of the Expert Groups to be organized by each NCR Cell to look into various aspects of the preparation of Sub-Regional Plans. Further, the constituents of the NCR can also submit proposals along with detailed TORs for funding studies on a few critical facets of the Sub-Regional Plans, for the approval of PSMG-I and II of the Board. The representative of the participating States may inform the Committee the status of preparation of Sub-Regional Plans for their respective Sub-regions. A seminar is also proposed to be organized on 29.8.2006 on preparation of Sub-Regional Plans.

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

Board has not received the revised Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001 and the final report of NEERI. After receiving the Draft Zonal Development Plan matter will be placed before the Planning Committee.

**iii) Status report on development of land use change sites approved by the Board**

The Status Report was placed before the 28<sup>th</sup> Board meeting held on 9.7.2005. The Board noted the status.

**iv) Development of City forest**

Seven projects received from States have been sanctioned for development of city forest/green cover in Faridabad, Gurgaon, Ghaziabad, Alwar, Bhiwadi and Gwalior. A total grant of Rs. 114.35 lakhs was released an area of 229.53 ha. have been covered under the above mentioned schemes. It is reported that about 2.40 lakhs trees have been planted.

**v) Observations of the Board on the objections/suggestions received from public/local bodies on draft Regional Plan – 2021.**

The observations and suggestions of the Planning Committee were placed before the 28<sup>th</sup> Board meeting held on 9.7.2005. After detailed deliberations, the Board approved the incorporation of the recommendations of the Planning Committee of the Board to the Draft Regional Plan 2021 and approved the Final Regional Plan 2021 for notification under section 13 of NCRPB Act and Rule 27 of the NCRPB Rules, 1985. Accordingly, the final Regional Plan 2021 was notified on 17.9.2005. Copies of the Regional Plan 2021 were circulated all the Members of the Board and to the participating State Governments for implementation of the Policies and Proposals of the Regional Plan 2021.

**vi) Proposal for change of land use 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.**

Board has submitted the above mentioned proposal for change of land use along with recommendations of the Planning Committee to the Chairman, NCRPB and Hon'ble Minister for Urban Development for a decision on 17.5.2005. The Ministry was requested vide letter 9.5.2006 to intimate the decision of the Chairman, NCRPB and Hon'ble Minister for Urban Development.

**AGENDA ITEM NO.3: CONSIDERATION OF CHANGE OF LAND USE OF 430.71 HA. LAND OF VILLAGES JANAKSINGHPURA, MADHOSINGHPURA, KALI PAHARI AND MAJRA KATH, TESHIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/DEVELOPMENT/REGULATED AREAS' AREAS OF SHAHJAHANPUR-NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (INDUSTRIAL) IN NCR RP-2021.**

- 3.1 The proposal for change of land use of an area measuring 430.71 ha. in villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021 has been received from Chief Town Planner, NCR, Govt. of Rajasthan vide letter dated 15.6.2006. The detailed proposal is at Annexure-II.

3.2 The proposal has been examined and the observations as under:

3.2.1 The proposed site is located along the NH-8 opposite to the Neemrana industrial area Phase I to IV. With the addition 430.71 ha., the total industrial area of Neemrana will be about 962 ha. (2,375 acres).

3.2.2 Considering the need of industries and facilities, RIICO is proposing to extend the industrial area of 430.71 ha. in the above mentioned villages. The land for the proposed site is under acquisition and notification u/s 6 of LA Act, 1894 has been issued by the Industries Department, Govt. of Rajasthan vide letter dated 2.2.2006.

3.2.3 As per final RP-2021 the SNB complex has been proposed as Regional Centre and proposed to be developed for a population of 3 lakhs by 2021. Govt. of Rajasthan has already notified on 26.9.2002 an area of 16000 ha. under UIT Act for urban development purposes. Govt. of Rajasthan in association with NCRPB is carrying out the consultant study development strategy and action plan for a new town – A Global City on NH-8 (SNB Complex). On completion of the study a Master Plan for the SNB complex will be prepared and notified for development.

3.2.4 As per the RP-2021 the proposed site falls in the 'agriculture (rural) zone within controlled/ development/regulated areas'. This include 60 mt. 'green buffer' along NH-8. As per Zoning Regulations of RP-2021 relating to permissible activities in 'agriculture (rural) zone' and 'green buffer' proposed industrial area is not permissible.

3.3 The above mentioned proposal has the approval of Govt. of Rajasthan.

3.4 In view of the above, the proposal may be considered with conditions as under:

- a) The proposed sites to be incorporated and integrated with the service networks and the landuse of the Master Plan of Neemrana-Shahjanpur-Behror Complex 2021. The Master Plan will have to be prepared within the framework of RP-2021.
- b) In case this area is kept outside the 'urbanisable limit of the proposed SNB complex 2021 a 'green buffer' of 60 mt. width on either side of NH will have to be kept and the only activities as prescribed in the RP-2021 will be permitted.
- c) Since the proposed site is located on the NH, utmost care will have to be taken to ensure that the industrial area is segregated from highway traffic through proper greenbelts, service roads and access to highways is regulated and controlled.

- 3.5 The Chief Town Planner, NCR, Govt. of Rajasthan will give a presentation before the Planning Committee. The presentation on the proposal should also include data/ information related to water availability (surface and underground) as well as Environmental Assessment.

**3.6 Points for decision:**

The proposal for change of land use of an area measuring 430.71 ha. in villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021 is placed before the Planning Committee for consideration.

**AGENDA ITEM NO.4: CONSIDERATION OF CHANGE OF LANDUSE OF 7,200 SQ.M. AGRICULTURAL LAND LOCATED IN KHASRA NO.455 & 458, VILLAGE DOOGHERA, TEHSIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS OF SHAHJAHANPUR NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (PUBLIC & SEMI-PUBLIC) IN NCR REGIONAL PLAN 2021.**

- 4.1 The proposal for change of landuse of 7,200 sq.m. agricultural land located in Khasra No.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021 has been received from Chief Town Planner, NCR, Govt. of Rajasthan vide letter dated 23.6.2006. The detailed proposal is at Annexure-III.
- 4.2 The proposal has been examined and the observations are as under:
- i) The proposal of change of land use is for expansion of Rath International School an area of 27387 sq.m. has already been acquired for which NOC has been issued by the Competent Authority of the Govt. of Rajasthan. The present proposal is for 7200 sq.m.. With this addition, the total area of the school will be 34587 sq.m. (3.45 ha.).
  - ii) The proposed site is located at a distance of 260 mt. from the central line on the NH-28 and 1 km. away from the village abadi area.
  - iii) As per proposed Land Use of RP 2021 of NCR, the proposed site is 'agricultural (rural) zone within controlled/development/regulated areas', in which, as per Zoning Regulations of RP 2021, proposed educational use is not permissible.

iv) As per the Zoning Regulations of RP 2021 {Para 17.5 (b) (22) }the social institutions like schools dispensaries, veterinary centres and police posts strictly for the requirement of the village and located within 500 mts. of the abadi-deh, if undertaken as a project approved or sponsored by the Central Government or State Governments may be permitted.

v) The development strategy and action plan for new town (Shahjahanpur-Neemrana-Behror Urban Complex) is being formulated. Preparation of Shahjahanpur-Neemrana-Behror Urban Complex Master Plan under the provisions of Urban Improvement Act, 1959 will be taken up only after finalization of the above report and will take considerable time. In case, the above proposal is considered for change of land use, this should be incorporated in the final Master Plan for Shahjahanpur-Neemrana-Behror Urban Complex .

4.3 The Chief Town Planner, NCR, Govt. of Rajasthan will give a presentation before the Planning Committee.

#### 4.4 Points for decision:

The proposal for change of landuse of 7,200 sq.m. agricultural land located in Khasra No.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021 is placed before the Planning Committee for consideration.

#### **AGENDA ITEM NO.5: CONSIDERATION OF CHANGE OF LANDUSE FOR AN AREA MEASURING 270.23 HA. IN VILLAGES BALLABODA DHOLIDOOB, TULEDA AND ALWAR NO.1, TEHSIL ALWAR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS' OF ALWAR URBAN AREA TO 'URBANISABLE AREA' (RESIDENTIAL) IN NCR REGIONAL PLAN 2021 FOR 4 MULTIPURPOSE RESIDENTIAL SCHEMES OF UIT, ALWAR.**

5.1 The proposal for change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar No.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar Urban Area to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 Multipurpose Residential Schemes of UIT, Alwar. The detailed proposal is at Annexure-IV.



5.2 The above mentioned proposal has been examined and observations as under:

- i) The proposal is for change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar No.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 Multipurpose Residential Schemes of UIT, Alwar. The scheme wise areas are as under:

S.No.	Schemes	Area
1.	Gulmohar	134 acres
2.	Gulmohar Extension	125 acres
3.	Shalimar	230 acres
4.	Vigyan Nagar	220 acres
Total		709 acres = 287 ha.

- ii) It is observed that the 4 multipurpose residential schemes namely Gulmohar, Shalimar and Vigan Nagar are contiguous to the urbanisable area of the Alwar Master Plan 2001 (extended up to 2011). While the Gulmohar Extension scheme is contiguous to the Gulmohar scheme.
- iii) While in the proposed Gulmohar extension scheme, a number of houses have been constructed along the Alwar-Behror road. In the case of Shalimar scheme a few houses have been constructed adjacent to the urbanisable boundary area. Thus, the scheme area are experiencing unplanned growth.
- iv) As per the Alwar Master Plan, the proposed sites falls in the 'Peripheral Control Belt', in which above proposed 4 multipurpose residential schemes are not permissible.
- v) As per the RP-2021 the proposed site falls in the 'agriculture (rural) zone within controlled/ development/regulated areas' where proposed residential uses are not permissible.
- vi) It is observed that preparation of Alwar Master Plan 2021 within the framework of RP-2021 will be taken up by Govt. of Rajasthan and its finalization will take time and delay development of Alwar as a Regional Centre of National Capital Region.
- vii) The land use change for the above mentioned 4 multipurpose residential schemes will help in achieving the planned development of Alwar town and also provide residents with plots at reasonable rates.

- viii) The above mentioned proposal has the approval of Govt. of Rajasthan.
- 5.4 The Chief Town Planner, NCR, Govt. of Rajasthan will give a presentation before the Planning Committee. The presentation on the proposal should also include data/ information related to water availability (surface and underground) as well as Environmental Assessment.

**5.5 Points for decision:**

The proposal for change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar No.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar Urban Area to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 Multipurpose Residential Schemes of UIT, Alwar is placed before the Planning Committee for consideration.

**AGENDA ITEM NO.6: REGIONAL PLAN 2021 NORMS AND STANDARDS FOR DEVELOPMENT OF URBAN CENTRES/NEW TOWNSHIPS IN NCR**

- 6.1 The Regional Plan 2021 was approved by the Board in its 28<sup>th</sup> meeting held on 9.7.2005 and was notified u/s 13 of NCR Planning Board Act, 1985 and Rule 27 of the NCR Planning Board Rules, 1985 on 17.9.2005. The norms and standards for development of Urban Centres/New townships in NCR have been curled out and placed at Annexure-V. This norms and standards to be followed while preparing the Master/Developments for Urban Centres/New towns in NCR.
- 6.2 The matter is placed before the Planning Committee for information.

# Annexures

**Annexure-I**  
**Minutes of the 53<sup>rd</sup> Planning**  
**Committee held on 5.5.2005**




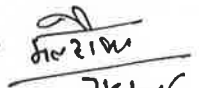
ANNEXURE I  
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
**NATIONAL CAPITAL REGION  
PLANNING BOARD**  
1<sup>st</sup> Floor, Core-IV-B,  
India Habitat Centre,  
Lodhi Road, New Delhi – 110 003  
शहरी विकास मंत्रालय  
Ministry of Urban Development  
Fax : 24642163

सं० के-14011/166/2005-रा०रा०क्षे०यो०बोर्ड

दिनांक: 7.5.2005

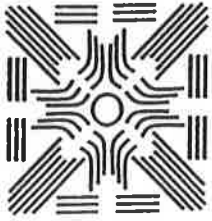
विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल, आई० एच० सी०, लोधी रोड, नई दिल्ली में दिनांक  
5.5.2005 को आयोजित की गई योजना समिति की 53वीं बैठक का कार्यवृत्त ।

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**

1<sup>st</sup> 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: 53<sup>rd</sup> 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, 1<sup>st</sup> Floor, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 53<sup>rd</sup> 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, 5<sup>th</sup> 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, 5<sup>th</sup> 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 53<sup>rd</sup> 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.**

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A list of the participants is enclosed at Annexure I.

The Chairman while welcoming the members to the 53<sup>rd</sup> 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 52<sup>ND</sup> 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 52<sup>ND</sup> 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 29<sup>th</sup>/30<sup>th</sup> January 2005, indicating that the date of submission of objections/suggestions was 9.2.2005. As per the decision taken in the 52<sup>nd</sup> 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 26<sup>th</sup> & 27<sup>th</sup> 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 51<sup>st</sup> 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  
1<sup>st</sup> Floor, Core IV B  
Lodhi Road, New Delhi - 110 003.

  
(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

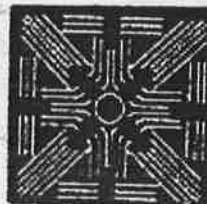
- |  |          |   |
|--|----------|---|
| 1. Shri P.K. Mishra -<br>Member Secretary<br>NCRPB   | Chairman | 9. Shri A.K. Jain<br>Commissioner (Planning)<br>Delhi Development Authority<br>Vikas Minar, I.P. Estate, New Delhi.   |
| 2. Shri P.K. Pradhan,<br>Joint Secretary (D&L)<br>Ministry of Urban Development<br>Nirman Bhawan,<br>New Delhi.  |          | 10. Shri Hemant Murdia,<br>Chief Town Planner (NCR),<br>Town & Country Planning Deptt.,<br>Govt. of Rajasthan, Nagar Niyojan<br>Bhawan, Jawaharlal Nehru Marg, Jaipur                                     |
| 3. Shri J.S. Mishra,<br>Secretary, Housing Deptt., Govt. of<br>U.P., Bapu Bhawan, Uttar Pradesh<br>Secretariat, Lucknow, U.P.  |          | 11. Shri P.D. Sahu,<br>Joint Director<br>Town & Country Planning Department,<br>Govt. of Madhya Pradesh, Gwalior,<br>Madhya Pradesh.  |
| 4. Mrs. P. M. Singh,<br>Principal Secretary (PWD),<br>Govt. of NCT Delhi, 5 <sup>th</sup> Level, Delhi<br>Secretariat, PWD Secretariat, I.P.<br>Estate, New Delhi.                       |          | 12. Shri A.K. Malik,<br>S.E. (Operations), NREB,<br>Central Electricity Authority,<br>Ministry of Power, 18-A, Qutub<br>Institutional Area, Katwaria Sarai, New<br>Delhi.                                 |
| 5. Ms. Shakuntla Jakhu,<br>Financial Commissioner & Principal<br>Secretary, Town & Country Planning<br>Deptt., Govt. of Haryana, Haryana<br>Civil Secretariat, Chandigarh,               |          | 13. Shri K.K. Sethi,<br>Deputy Director, Central Electricity<br>Authority, Ministry of Power, 18-A,<br>Qutub Institutional Area, Katwaria Sarai,<br>New Delhi.  |
| 6. Shri Sohan Lal,<br>Secretary,<br>Urban Development and Housing<br>Deptt., Govt. of Rajasthan, Rajasthan<br>Secretariat, Jaipur, Rajasthan.  |          | 14. Shri Rajeev Malhotra<br>Chief Regional Planner, NCRPB   |
| 7. Shri S. S. Dhillon,<br>Director, Town & Country Planning<br>& Urban Estate and Chief<br>Administrator, Haryana Urban<br>Development Authority, Sector 18,<br>Madhya Marg, Chandigarh. |          | 15. Shri D.P. Singh,<br>Vice-Chairman,<br>Ghaziabad Development Authority,<br>NCR Planning Cell, Town & Country<br>Planning Deptt., Navyug Market,<br>Commercial Building, IInd Floor,<br>Ghaziabad, U.P. |
| 8. Shri S.S. Batra,<br>Adviser, Planning Commission,<br>Yojna Bhawan, New Delhi.   |          | 16. Shri Sanjay B. Verma,<br>Chief Coordinator Planner<br>NCR Planning Cell,<br>C/o Chief Administrator, HUDA, SCO,<br>Sector-6, Panchkula, Chandigarh.   |

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| <p>17. Shri S.K. Zaman,<br/>Chief Co-coordinator Planner,<br/>NCR Planning Cell, Town &amp;<br/>Country Planning Deptt., Navyug<br/>Market, Commercial Building,<br/>IInd Floor, Ghaziabad, U.P.</p> <p>18. Shri R. Srinivas,<br/>Associate Town &amp; Country Planner<br/>TCPO, E-Block, Vikas Bhawan,<br/>New Delhi.</p> <p>19. Shri S. Mitra,<br/>Deputy Chief (Projects)<br/>Housing &amp; Urban Development<br/>Corpn., HUDCO House, Lodhi<br/>Road, New Delhi-110 003.</p> <p>20. Shri Anand Kumar,<br/>Addl. Commissioner (Planning),<br/>Delhi Development Authority,<br/>(DDA), D-6, Vasant Kunj, Nr.<br/>Flyover, New Delhi-110 070</p> <p>21. Shri Hirdesh Bedi,<br/>Associate Town &amp; Country Planner,<br/>NCR Planning Cell, Govt. of NCT-<br/>Delhi, Room No.507, B-Wing,<br/>Delhi Secretariat, I.P. Estate, New<br/>Delhi.</p> | <p>22. Shri Anil Bhatnagar<br/>Associate Town &amp; Country Planner<br/>NCR Planning Cell, Town &amp; Country<br/>Planning Deptt., Navyug Market,<br/>Commercial Building,<br/>IInd Floor, Ghaziabad, U.P.</p> <p>23. Shri P.V. Mahashabdey,<br/>Director (Planning),<br/>Delhi Development Authority,<br/>D-6, Vasant Kunj, Nr. Flyover<br/>New Delhi-110 070</p> <p>24. Shri S. B. Khodankar,<br/>Joint Director,<br/>Delhi Development Authority<br/>Vikas Minar, I.P. Estate, New Delhi</p> <p>25. Shri Subhash C. Sharma,<br/>TA to CTP (NCR),<br/>Town &amp; Country Planning Deptt.,<br/>Govt. of Rajasthan, Nagar Niyojan<br/>Bhawan, Jawaharlal Nehru Marg, Jaipur,<br/>Rajasthan.</p> |
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**Officers of the NCRPB**

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| <p>26. Smt. Shashi B. Srivastava,<br/>Director (A&amp;F)</p> <p>27. Shri J.N. Baman,<br/>Jt. Director</p> <p>28. Shri R.C. Shukla,<br/>Jt. Director</p> <p>29. Shri V.K. Thakore,<br/>Jt. Director</p> <p>30. Shri D.R. Sarin,<br/>Dy. Director (Admn.)</p> | <p>31. Shri S. Surendra,<br/>Dy. Director</p> <p>32. Ms. Anjali Pancholy,<br/>Asstt. Director</p> <p>33. Ms. Meenkashi Singh,<br/>Asstt. Director</p> <p>34. Shri Syed Aqeel Ahmad,<br/>Asstt. Director</p> <p>35. Shri Bhowmik,<br/>Consultant</p> |
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**RECOMMENDATIONS OF THE PLANNING COMMITTEE  
ON THE  
OBJECTIONS AND SUGGESTIONS  
ON THE  
DRAFT REGIONAL PLAN-2021**



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

**MAY 2005**

S. No.	Summary of Objections / Suggestions	Recommendations of the Planning Committee	Reference
<b>Chapter III: Aims, Objectives and Policy Zones</b>			
1.	<p>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><b>(Director, Association Urban Management and Development Authorities (AMDA) &amp; (PHD Chamber of Commerce and Industry, New Delhi)</b></p>	<p>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 the 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 49<sup>th</sup> meeting of the Planning Committee and it was decided that, since, the development is not contiguous to Delhi, it should not be included in CNCR.</p>	<p>OBJ. 35 (Annexure3/1a) &amp; OBJ. 51 (Annexure3/1a)</p>
2.	<p>Map 3.1 refers to policy zones of the region on which observations are as follows:</p> <p>Highway Corridor Zone has been shown within the Controlled Area of Panipat, while as per policy it should be out of Controlled Area.</p> <p><b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	<p>Necessary correction will be incorporated in the Final Plan.</p>	<p>OBJ. 11 (Annexure3/1b)</p>
<b>Chapter IV: Demographic Profile and Settlement Pattern</b>			
3.	<p>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. <u>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</u></p>	<p>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>	<p>OBJ. 16 (Annexure3/1a) OBJ. 46 (Annexure3/1a)</p>



	<p><u>administration.</u> 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, Kuala Lumpur, and Jakarta.</p> <p style="text-align: center;"><b>(N. Sridharan, New Delhi)</b></p> <p>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> <ol style="list-style-type: none"> <li>Expand Delhi horizontal way to cover the area of 33,750 sq.kms.</li> <li>Name of the new territory as Virat Delhi or Maha Delhi</li> <li>Make it a full-fledged State like other States under Chief Minister</li> <li>Develop this entire area by providing all facilities (availability of good and services) at par with existing NCT Delhi</li> </ol> <p style="text-align: center;"><b>(Citizen Rights Association (Regd.), Ghaziabad)</b></p>	<p>The suggestions given have important implications. However, in the federal structure the consent of constituent states will be necessary to accept these suggestions.</p> <p><i>The matter may be discussed in the Board.</i></p>	
4.	<p>Pilkhuva: Pilkhuva may be included as an extension of Hapur.</p> <p style="text-align: center;"><b>(Managing Director, UPSIDC)</b></p>	<p>Since Pilkhuva is included in the Development Area of Hapur 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.</p>	OBJ. 41 (Annexure3/1a)
5.	<p>i) In Table 4.17 &amp; 4.20, for Palwal town the proposed population has been assigned as 1.7 lacs and 3 lacs by 2011 and 2021 AD respectively. However, the Final Development Plan 2021 AD for Controlled Area Palwal</p>	<p>i) Necessary modification in the population of Palwal for year 2021 AD may be made in the Final Plan.</p>	OBJ. 39 (Annexure3/1a) & OBJ. 11

	<p>already stands published along with population projections of 1.7 lacs and 4.00 lacs for 2011 and 2021 AD. Therefore, the same may be incorporated in the Regional Plan 2021 AD.</p> <p>ii) In the Table 4.20, the population figures have been given for Sonapat-Kundli Multifunctional Urban Complex, while the note given below the table mentions "Population for Sonapat" which is controversial. Therefore, the said note given at the end of the table should be removed.</p> <p>iii) Under para 4.2.2 (iii) in Table 4.10 (page-27) the provisional figures need to be substituted by the final figures which were long back notified by Census of India, Haryana.</p> <p>iv) 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 needs a separate identify. Consequently Table 4.20 on page 37 will require updation from Gurgaon to Gurgaon-Manesar Urban Complex.</p> <p style="text-align: center;"><b>(Chief Coordinator Planner (NCR), Haryana)</b> &amp; <b>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</b></p>	<p>(Annexure3/Ib)</p> <p>ii) Necessary modifications will be carried out in the final Plan.</p> <p>iii) It was decided in the 51<sup>st</sup> meeting of the Planning Committee that the DRP-2021 should be submitted to the Board without carrying out any modifications as was placed in the last Board Meeting. Therefore, no modifications were carried out. Now the necessary modifications will be carried out in the Final Plan.</p> <p>iv) 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><b>Chapter V: Economic Activity and Fiscal Policy</b></p> <p>6.</p>	<p>This para needs to be updated and the final order passed by the Hon'ble Supreme Court on 7<sup>th</sup> May, 2004 in the matter of closure/shifting of industries in residential/non-conforming</p>	<p>The salient features of the order, which has been passed by the Court subsequently, would be incorporated in the Final Plan.</p> <p style="text-align: right;">X 21</p>
		<p>OBJ. 3 (Annexure3/Ia)</p>

	<p>areas in Delhi may be incorporated in the operative portion of the order dated 7<sup>th</sup> May, 2004 is enclosed as Annex- 'B'.</p> <p><b>(Secretary Cum Commissioner (Industries), Department of Industries, GNCT-Delhi)</b></p>		
	<p>Bio-Technology, Telecommunication, IT enabling services, Gem and Jewellery, Food Processing industries and Tool &amp; Die Making, should also be included in the list of Hi-tech industries.</p> <p><b>(Secretary Cum Commissioner (Industries), Department of Industries, GNCT-Delhi)</b></p> <p>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><b>(Sarbjit Roy, New Delhi)</b></p>	<p><i>Planning Committee recommended that 'Bio-Technology, Telecommunication, IT enabling services, Gem and Jewellery' may be included in the list of hi-tech industries as suggested by the Industries Department of GNCT Delhi.</i></p>	<p>OBJ. 3 (Annexure3/1a) &amp; OBJ. 20 (Annexure3/1a)</p>
	<p>i) 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</p>	<p>i) 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.</p> <p>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>	<p>OBJ. 16 (Annexure3/1a)</p>

	<p>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 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>ii) 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 style="text-align: right;"><b>(N. Sridharan, New Delhi)</b></p>	
9.	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>ii) This is 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><i>The suggestion regarding 'freezing of housing activity in Delhi' was discussed in-depth and it was decided that the related matters may be discussed in the meeting of NCR</i></p>
		OBJ. 21 (Annexure3/1a)

	(S. C. Bhutani, Ghaziabad)	Planning Board.	
10.	FDI Guidelines (Box 5.2 ) - It is suggested that the latest guidelines notified by the Govt. shall be mentioned.  (Hirdesh Bedi, Delhi)	The latest guidelines would be incorporated in the final Plan.	OBJ. 50 (Annexure3/1a)
<b>Chapter VI: Transport</b>			
11.	<b>The following be considered through text or maps:</b> Location of Existing International/ National Airport and location of proposed Airport (south of Gr. Noida)  (Director, Association Urban Management and Development Authorities (AMDA))	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.	OBJ. 35 (Annexure3/1a)
12.	Existing road network in the region shows convergence of five National Highways i.e. NH-1, 2,8,10 and 24 on Delhi and two National Highways, namely, NH-58 and NH-91 meeting NH-24 at Ghaziabad (Map 6.1: Existing Transport Network (Roads)-2002. These National Highways have 4-lane divided carriageways on most stretches of NCR. The Delhi-Rohtak (NH-10) from Delhi to Delhi/Haryana Border is 4to 6 lane divided carriageway, Ghaziabad-Meerut (NH-58) is four-lane divided carriageway upto Meerut excluding Meerut Bypass, which is two lane, and Ghaziabad-Bulandshahr (NH-91), which have two lanes. In addition to this, NH-71 and NH-71A also pass through the region.  (Deputy Secretary, Govt. of India, Deptt. of Road Transport and Highways (Coordination Section), New Delhi)	Para 6.2.1 (i) in DRP-2021 providing existing status will be updated as per information provided in the Final Plan.	OBJ. 7 (Annexure3/1b)
13.	i) In Sub para 1 National Highway 71 B has not been included.	i) Ministry of Road Transport and Highways has informed regarding the existing National Highways in NCR which	OBJ. 11 (Annexure3/1b)

<p>ii) The Regional Plan 2001 AD of NCR provided for Faridabad- Gurgaon - Jhajhar - Rohtak - Sonapat - Baghpat – Meerut – Ghaziabad – NOIDA – Faridabad as the inner grid road of National Highway standard where Faridabad-Gurgaon road has neither been shown in Map 6.1 nor in Map 6.3 although it is a functional road.</p> <p>iii) NH-71 has been shown as leading to Hansi whereas it should be Jind.</p> <p>iv) WPE should be referred as expressway only and should follow the alignment approved by Supreme Court. It may be referred as Kundli-Manesar-Palwal expressway.</p> <p>v) The railway alignment shown at Map 6.4 (page 75) should follow the same route as that of expressway.</p> <p>vi) The implementation of Rohtak-Hansi Railway corridor</p>	<p>is at Para 14 (i) above in the column 2 of this table. This also does not include NH 71 B.</p> <p><i>Planning Committee suggested that alignment of National Highway 71 B will be, if provided by the representative of Haryana along with a copy of notification for its declaration as National Highway for its incorporation in Regional Plan, the same will be incorporated in the Final Plan.</i></p> <p>ii) Faridabad-Gurgaon Road which has been reported as an existing road, the same will be incorporated in the Final Plan.</p> <p>iii) The map will be modified as suggested.</p> <p>iv) The terminology Western Peripheral Expressway has been widely used and therefore it has been indicated in the Map 6.3. However, in the write-up it has been referred as Expressway. Necessary corrections will be carried out in the Final Plan to bring the uniformity.</p> <p>v) The orbital rail corridor has been proposed parallel to Peripheral Expressway. This will be added in the write-up of the final plan at para 6.6.2 (iii). Map 6.3 &amp; 6.4 will be modified, if the alignment of Expressway is finalized by the implementing agencies before finalization of the Regional Plan-2021.</p> <p>vi) This may be included in the Final Plan.</p>	
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	<p>may be taken up in first phase.</p> <p>vii) Due to restrictions imposed by Supreme Court Order for not allowing the heavy traffic not destined for Delhi through Delhi, the heavy traffic is passing through the Panipat-Gohana-Rohtak-Jhajjar-Rewari road. This road needs to be taken up for upgradation in the first phase by NHAI.</p> <p>viii) Phasing of Rewari-Jhajjar-Rohtak rail link has not been proposed. It may be proposed in first phase for implementation.</p> <p>ix) Jhajjar is directly linked with Delhi via Badli and Najafgarh. This link needs to be strengthened (to be shown as primary road network) to enable fast development of Jhajjar as district headquarter.</p> <p>x) Elevated Highway at Badarpur on NH-2 and at Bahadurgarh on NH-10 be proposed in RP-2021. To remove the traffic bottlenecks at these places being interstate junctions.</p> <p><b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	<p>vii) This may be included in the Final Plan.</p> <p>viii) This may be included in the Final Plan.</p> <p>ix) This may be shown on the Map 6.3 in the Final Plan as other roads.</p> <p>x) This may be appropriately incorporated in the Final Plan.</p>	
14.	<p>i) Regarding road network the following should be incorporated in the Regional Plan-2021 AD:</p> <p>a) Western Peripheral Expressway may be modified as per the proposal of Expressway being taken up by HSIDC.</p> <p>b) The existing link of Jhajjar with Delhi may be strengthened &amp; shown on Regional Plan as Primary</p>	<p>a) <i>Planning Committee suggested that chainage of inter-section points of Western Peripheral Expressway with NH-1, NH-2, NH-8 and NH-10 will be provided by Govt. of Haryana so as to modify the alignment of this expressway in the map 17.2 in the Final Plan.</i></p> <p>b) This may be shown on the Map 6.3 in the Final Plan as other roads.</p>	OBJ. 12 (Annexure3/Ib)



	<p>Road network.</p> <p>c) Construction of elevated Highway at Badarpur on NH-2, at Bahadurgarh on NH-10 and at Panipat on NH-1.</p> <p>iv) Rail link between Hansi and Rohak has been proposed in the Draft Regional Plan but it is proposed to be taken up in Phase-II i.e. between 2011-2021. Since, it is an important link, Haryana wants that it should be taken up in Phase-I only (2001-2011 AD).</p> <p><b>(Government of Haryana through Chief Coordinator Planner (NCR), Haryana)</b></p>	<p>c) This may be appropriately incorporated in the Final Plan.</p> <p>iv) This suggestion may be incorporated in the Final Plan.</p>	
<b>Chapter VII: Power</b>			
15.	<p>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.</p> <p><b>(Eco Group, Delhi)</b></p>	<p>The policy to carry out periodic audit at the level of urban local government for water and power supply levels will be appropriately incorporated.</p>	<p>OBJ. 48 (Annexure3/1a)</p>
16.	<p>Unified Power Authority for NCR – 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.</p> <p>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</p>	<p>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.</p> <p>Following will be incorporated in the policies and proposals for the power sector:</p>	<p>OBJ. 52 (Annexure3/1a)</p>



determine the tariff inter-alia for retail sale of electricity for a distribution licensee.

In the meeting mentioned above, it emerged that formation 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.

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.

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 :

- 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.

**(Ministry of Power, Govt. of India through Assistant Secretary (BMCC))**

- 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 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.

- 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.

17.	<p>The DRP stipulates formation of Unified Power Authority for NCR, some queries to be answered through this Regional Plan 2021 are:</p> <ul style="list-style-type: none"> <li>• What will be its Objectives?</li> <li>• Will it be for planning only or will it be responsible for overall management required for generation, transmission and distribution the NCR?</li> <li>• As mentioned, how the tariff may be kept same?</li> <li>• Who would be the Regulator?</li> </ul> <p>The alternative suggested are:</p> <ul style="list-style-type: none"> <li>• Unified Power Authority for NCR as a Coordinated Planning Agency only and not on the pattern of SEBs.</li> <li>• Separate distribution companies for areas in U.P., Haryana &amp; Rajasthan for areas falling in the NCR. They will be responsible for taking power distribution as well as drawing power directly form Region and Inter-regional Grid. They would also undertake adding new generating capacity within region &amp; outside region and would be responsible for supply upto 220 KV and below in their areas.</li> <li>• Tariff setting to be done by respective State Regulatory Commissions. It is not necessary to keep same retail tariff for all distribution companies.</li> </ul> <p>NCR as Sub Grid of Northern Grid: Who will be responsible for Sub Transmission System with SCADA for Sub Regional System in NCR area? Power Grid may plan for sub-transmission system &amp; SCADA funds to come from Power Grid and to be include &amp; charged proportionately on states. Power Grid may be asked to ensure enough capacity to facilitate open access.</p> <p>Improvement in Transmission &amp; Distribution: Power Grid should be responsible for the strengthening of the transmission system. Respective beneficiary State Power Utilities should develop the sub-transmission &amp; distribution facilities, concerned</p>	<p>Same as Para 16 above.</p> <p>OBJ. 2 (Annexure3/1b)</p>
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	State Governments must take the steps necessary for improvement in transmission and distribution system in their area.  <b>(Chief Executive Officer, North Delhi Power Limited)</b>		
18.	<p>Creation of Unified Power Authority for NCR should be for monitoring /co-ordination purpose only. As far as administration is concerned, it is not possible for any State of NCR area to allow other agency to control the power supply in their area. Further, provision of similar tariff throughout the NCR is not possible as 50% of sale of electricity in Haryana NCR area and tariff is regulated by HERC on annual basis.</p> <p>To provide quality power in the NCR area, dedicated power plants under Central Sector needs to be planned. Power generation from these plants should be allocated to NCR States on their power requirement in the NCR area.</p> <p><b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	Same as Para 16 above.	OBJ. 11 (Annexure3/Ib)
<b>Chapter IX: Sewerage, Solid Waste Management, Drainage and Irrigation</b>			
19.	<p>Policies and proposals under the Solid Waste Management must consider the 'Waste to Energy' projects as a eco friendly mechanism. Also, disposal of fly ash from proposed / planned / existing power plants in an environmentally friendly manner must also be covered under the scope of this plan.</p> <p><b>(Chief Executive Officer, North Delhi Power Limited)</b></p>	<p>DRP-2021 provides various policies for solid waste disposal. Selection of any specific technology for disposal will depend upon the contents of the waste and accordingly the technology will vary from place to place. Utilisation of fly-ash for construction purposes will be indicated appropriately in DRP-2021 as it is a part of waste minimization which is the policy at Para 9.2.3, page 108.</p>	OBJ. 2 (Annexure3/Ib)
<b>Chapter X: Telecommunications</b>			
20.	<p>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>	<p>The following will be added at para 10.4 (ii):</p> <ul style="list-style-type: none"> <li>Efficient telecommunication system will reduce number of trips and load on the transport corridors</li> </ul>	OBJ. 33 (Annexure3/Ia)

	<ul style="list-style-type: none"> <li>Efficient telecommunication facilities may help to reduce number of trips and burden on transportation corridors</li> </ul> <p><b>(Commissioner (Planning), Delhi Development Authority)</b></p>		
21.	<p>The policies &amp; proposals must consider the integration of telecommunication service network with power distribution network in urban as well as rural network. Sharing of network infrastructure may be considered in the plan. Also, communication in power supply (automation) may also be provided in this plan.</p> <p><b>(Chief Executive Officer, North Delhi Power Limited)</b></p>	<p>This will be incorporated in the Final Plan, if found technically feasible.</p>	<p>OBI. 2 (Annexure3/Ib)</p>
<b>Chapter XI: Shelter</b>			
22.	<p>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>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> <ul style="list-style-type: none"> <li>Number of households 65.45 lakhs</li> <li>Number of residential houses 61.22 lakhs</li> <li>House unfit for living <ul style="list-style-type: none"> <li>By condition of structure 2.87 lakhs <ul style="list-style-type: none"> <li>Dilapidated 11.33 lakhs</li> </ul> </li> <li>Semi-permanent and temporary 21.42 lakhs</li> </ul> </li> <li>By number of dwelling rooms</li> </ul>	<p>OBI. 16 (Annexure3/Ia)</p>

		<p>(Households having no exclusive room &amp; a room)</p> <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> <p>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).</p> <p>Innovative methods including the suggestion of group land tenure scheme under Self-Help Groups (SHGs), would be incorporated in the Plan.</p>	
23.	<p>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 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>(N. Sridharan, New Delhi)</p>	<p>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</p>	<p>OBJ. 20 (Annexure 3/1a)</p>

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		encroachments and on further regularization of such unauthorized settlements in Delhi.  <i>The matter was discussed in the Planning Committee which suggested that the matter may be further discussed in the Board.</i>	
24.	<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>(Gita Dewan Verma, New Delhi)</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 be incorporated.</p>	OBJ. 25 (Annexure3/1a)
<b>Chapter XIV : Environment</b>			
25.	Efficient and clean technology based power plants must be encouraged to meet the growing power demand. GHG reduction may also be attributed to loss reduction in power distribution.	It will be appropriately included in the DRP-2021.	OBJ. 2 (Annexure3/1b)

	(Chief Executive Officer, North Delhi Power Limited)		
<b>Chapter XV: Disaster Management</b>			
26.	<p>The following may be incorporated suitably</p> <p>‘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’</p> <p><b>(Commissioner (Planning), Delhi Development Authority)</b></p>	<p>Following will be incorporated in the DRP-2021 appropriately:</p> <p>‘Disaster Management Centers may be established at strategic locations in the region for sensitizing people, training of personnel and mitigation measures in case of disasters’</p>	OBJ. 33 (Annexure3/Ia)
<b>Chapter XVI: Rural Development</b>			
27.	<p>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 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><b>(Lok Kalyan Samiti (Regd.) – Greater Noida)</b></p>	<p>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 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>	OBJ. 37 (Annexure3/Ia)



28.	There is need to specify the basic policy of rural development in the beginning of this section which may include.  The rural development policy of the NCR is: <ul style="list-style-type: none"> <li>• to achieve balanced development of all districts.</li> <li>• 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</li> <li>• to improve the general quality of life in rural settlements through provision of better sanitation, water supply, communication system, and social infrastructure.</li> </ul>	These suggestions will be incorporated appropriately in the rural development policy for NCR focusing on the following aspects: <ul style="list-style-type: none"> <li>• balanced development of all districts.</li> <li>• 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</li> <li>• the general quality of life in rural settlements through provision of better sanitation, water supply, communication system, and social infrastructure.</li> </ul>	OBJ. 54 (Annexure3/1a)
29.	The fact that rural electrification would be the key for rural development has been highlighted time and again by one and all. This may specifically be taken-up in the plan as well.  (Chief Executive Officer, North Delhi Power Limited)	The demand for power projected in the chapter on Power also includes the demand for rural sector. However, the suggestion will be appropriately incorporated in the Chapter on Rural Development.	OBJ. 2 (Annexure3/1b)
30.	Development of dairy growth centres in rural areas, which helps in sustainable economic development in rural areas, conservation of environment etc.  (MANIRAJ, New Delhi)	The following statement may be added in para 16.3.4 as (vii) “The state agencies must identify and promote dairy growth centres in rural areas while preparing the Sub-Regional Plans and District Plans”.	OBJ. 9 (Annexure3/1b)
31.	It is suggested that various Programmes of this Ministry may be dovetailed in the action plans by the respective state agencies while preparing the District Plans.  (Director (P & P), Ministry of Rural Development)	The following statement may be added in para 16.3.4 as (vi) “The various Programmes of the Ministry of Rural Development may be dovetailed in the action plans by the state agencies while preparing the Sub-Regional Plans and District Plans.”	OBJ. 10 (Annexure3/1b)
<b>Chapter XVII: Regional Landuse</b>			
32.	i) All the monuments and conservation areas mentioned in	i) Policies relating to the man made heritage site, natural	OBJ.18



	<p>“Section 13, Tour &amp; Heritage” must be conserved by preparing and implementing Detailed Conservation Plans for Man Made Heritage in Land Use Plan -2021.</p>	<p>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>	(Annexure3/Ia)
	<p>ii) In section 17.5, Zoning Regulations, the following amendments should be made:  a) Section 17.5.1 (a) x. Man Made Heritage Areas  17.5.1(a) xi. Natural Heritage Areas</p> <p><b>(Member Secretary, INTACH, New Delhi)</b></p>	<p>ii) The suggestion is to incorporate man-made heritage area and natural heritage area in landuses of urbanisable area.  a) This suggestion may be accepted and will be incorporated in Para 17.5.1 as (x) &amp; (xi).</p>	
33.	<p>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>The UP, Haryana &amp; 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>The land use proposal sent by DDA may be incorporated with the condition that land distribution is to be reserved as proposed at Annexure 4/I of DRP-2021.</p>	<p>OBJ. 33  (Annexure3/Ia)</p>

	<b>(Commissioner (Planning), Delhi Development Authority)</b>		
34.	<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) On page 171 the last paragraph is also incomplete. It is self-conflicting.</p> <p><b>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</b></p>	<p>i) The last line as suggested may be deleted.</p> <p>ii) This is a typographical 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>	<p>OBI. 39 (Annexure3/1a)</p>
35.	<p>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(f) 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><b>(Chief Town Planner, Haryana State Industrial Development Corporation Ltd.)</b> &amp; <b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	<p><i>Planning Committee suggested that the factual position will be given by the NCR Cell, Govt. of Haryana within three days which will be incorporated in the RP-2021.</i></p>	<p>OBI. 39 (Annexure3/1a) &amp; OBI. 11 (Annexure3/1b)</p>
36.	<p>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><b>(Hirdesh Bedi, Delhi)</b> &amp; <b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	<p><i>Planning Committee recommended to delete the same.</i></p>	<p>OBI. 50 (Annexure3/1a) &amp; OBI. 11 (Annexure3/1b)</p>

37.	<p>Please refer the Map 17.2 at the page 164 of the Draft Regional Plan-2021 National Capital Region, the area marked as Neemrana may please be corrected as Shahjahanpur and the area marked as Shahjahanpur may please be corrected as Neemrana.</p> <p><b>(General Manager, Rajasthan State Industrial Dev. &amp; Investment Corp. Ltd.)</b></p>	Correction will be carried out in the final Regional Landuse Plan -2021.	OBJ. 6 (Annexure3/Ib)
38.	<p>There are some observations on Map 17.2 which are as follows:</p> <ul style="list-style-type: none"> <li>• The Jhajjar-Bahadurgarh road has not been shown.</li> <li>• The Kundli-Manesar-Palwal Expressway, which was discussed in detail in the 27<sup>th</sup> Board meeting, wherein the financial aspects were also considered for the same, has not been shown in the map.</li> </ul> <p><b>(Chief Coordinator Planner (NCR), Haryana)</b></p>	<ul style="list-style-type: none"> <li>• The map will be modified as suggested.</li> <li>• The map will be modified as suggested.</li> </ul>	OBJ. 11 (Annexure3/Ib)
39.	<p>Earlier the tentative area of the Leisure Valley was conveyed to NCRPB for its inclusion in the Regional plan 2021 AD. Now, the final demarcation of the same has been received from the HQ-Chandigarh after the notification of the same in the Government Gazette, which was further conveyed to the Board. The same should be incorporated in the Regional Plan 2021AD.</p> <p><b>(Chief Coordinator Planner (NCR), Haryana)</b> &amp; <b>(Government of Haryana through Chief Coordinator Planner (NCR), Haryana)</b></p>	<p>The tentative boundary of Leisure Valley has been marked in the Land Use Plan 2021. Copy of the notification along with the detailed map showing the Leisure Valley development area boundary may be sent by the Govt. of Haryana to NCR Planning Board for incorporation in the Final Plan.</p>	OBJ. 11 (Annexure3/Ib) & OBJ. 12 (Annexure3/Ib)
<b>Chapter XX: General</b>			
40.	ii) Following suggestions for improvements:		OBJ. 43

	<ul style="list-style-type: none"> <li>• <b>Map No. 1.1 and 2.1:</b> Area of constituent (state wise) in Ha or Sq Km. may be indicated on the maps.</li> <li>• <b>Map 2.2:</b> 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 twice in the legend.</li> <li>• <b>Map 2.3, 2.4 &amp; 2.5:</b> Lithological structure, Geomorphic status, Ground Water prospects for additional areas may please be shown.</li> <li>• <b>Map 3.1:</b> Railway Network may be included.</li> <li>• <b>Map 6.4:</b> proposed transport network (Rail) 2021 should include DMRC Network also. It is better to show the Rail Network as per Internationally accepted symbol.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The legend colour merging is visible in map 2.2. Map 2.2 will be improved.</li> <li>• Data in respect of additional areas are being generated at NRSA and will be shown in the final maps at the time of publishing.</li> <li>• Railway Network will be added in Map 3.1.</li> <li>• 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.</li> </ul>	(Annexure3/1a)
41.	<p>ii) On all maps, scale (both graphic and numerical ratio) may be shown.</p> <p>(Shovan K. Saha, New Delhi)</p>	<p>ii) Graphic &amp; Numerical scale will be shown in the Final Plan at the time of printing.</p>	OBI. 44 (Annexure3/1a)
	<p>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>(Mahavir, New Delhi)</p>		
42.	<p>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 and Transport Corridor Zone' in Map 16.2.</p> <p>(S. P. Gautam, Noida)</p>	<p>Necessary corrections will be made in the Final Plan before printing.</p>	OBI. 53 (Annexure3/1a)

Any other issue

43. 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

	<p>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 26<sup>th</sup> &amp; 27<sup>th</sup> 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.</p> <p><b><i>Keeping the above in view, the Planning Committee recommended that the Board may take a decision in the matter.</i></b></p>	

## **Annexure-II**

**Change of land use of 430.71 ha. land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021.**

ANNEXURE - II

Government of Rajasthan  
Office of Chief Town Planner (NCR) Rajasthan,  
Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004  
Telefax - 0141 2561377

No.TPR/NCR/COLU/RIICO/06 / 8380

Date: 5 JUN 2006

Member Secretary,  
National Capital Region Planning Board,  
I Floor, Zone-IV B,  
India Habitat Centre,  
Lodhi Road,  
New Delhi-110003

*CRP*  
*JD(B)*  
Sub: Proposals received from RIICO for change in land use of 430.71 ha. land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, Tehsil Behror from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' Areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'Urbanisable Area' (Industrial) in NCR Regional Plan 2021.

Sir,

A request for change of land use, of land measuring 430.71 ha. (1064 acres) of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, Tehsil Behror, to extend existing industrial area of Neemrana, has been received from, Managing Director, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO), Jaipur vide letter no.IPI/P-2(20)9/2006/57 dated 02.05.06 (copy enclosed with its enclosures).

RIICO has developed / is developing Industrial Areas in this area viz.. Industrial Area Neemrana (232.93 ha.), Social Infrastructure, Neemrana (30.17 ha.), Export Promotion Industrial Park Neemrana (EPIP) (85.19 ha.) and Industrial Area Neemrana Phase II (128.19 ha.). Since change of land use in Regional Plan 2001 was required for the above industrial areas, change of land use cases were sent on 23.03.02 by this office to NCRPB, New Delhi. Approval of the same was received vide your office letter no. K14011/5/2004-NCRPB dated 28.05.04.

*work for 2021 plan on Neemrana*  
*20/6/06*  
The present proposed site is located on NH-8 opposite existing RIICO Industrial Area Neemrana, in notified urban area of Shahjahanpur-Neemrana-Behror Urban Complex. As per Proposed Land Use 2021 of Regional Plan 2021, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, proposed Industrial Area is not permissible.

As stated by Managing Director, RIICO in his above referred letter dated 02.05.2006, since several investment proposals are coming in this area, there is a need to take up development of this industrial expansion urgently.

*15/12/06*  
*20/6/06*  
You may kindly recall that draft / final report of development strategy and action plan for a New Town - A Global City on NH-8 (Shahjahanpur-Neemrana-Behror Urban Complex) being formulated by M/s Lea Associates South Asia Ltd., New Delhi is still awaited. Preparation of Shahjahanpur-Neemrana-Behror Urban Complex Master Plan under the provisions of Urban Improvement Act, 1959 can be taken up only after finalization of the above report. Awaiting finalization of the above report and subsequent preparation of the



above Master Plan will delay development of Shahjahanpur-Neemrana-Behrur Urban Complex of Rajasthan Sub-Region of National Capital Region.

In view of above, it is requested that change of land use in Regional Plan 2021 of above land measuring 430.71 ha. (1064 acres) of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, Tehsil Behror from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' Areas of Shahjahanpur-Neemrana-Behrur Urban Complex to 'Urbanisable Area' (Industrial) may kindly be approved.

This bears approval of Rajasthan State Government.

Yours faithfully,

 14/06/06

**(Hemant Murdia)**  
**Chief Town Planner (NCR),**  
**Rajasthan, Jaipur.**

Encl: As above.



F10(91) 01/15/7370 6

## Rajasthan State Industrial Development & Investment Corporation Ltd.

(A Rajasthan Government Undertaking)

Udyog Bhawan, Tilak Marg, Jaipur-302 005 INDIA

No. IPI/P-2(20)9/2006/56

Dated: 02/5/2006

The Principal Secretary to the Government  
Urban Development Department  
Govt. Of Rajasthan  
Jaipur

URGENT

2341

3/5

कार्यालय

प्राप्त

संयोजक

दिनांक

6203

7/5/06

**Subject: Change of land use from 'Agricultural (rural) zone within Controlled/ development zone' to Industrial use (Urbanisable area)' in NCR, Regional Plan 2021**

Sir,

Neemrana is emerging as an Industrial Centre in Rajasthan. RIICO has developed/developing Industrial areas viz Industrial Area Neemrana (232.93 Hect.), Social Infrastructure, Neemrana (30.17 hect.), Export Promotion Industrial Park Neemrana (EPIP) (85.19 Hect.) and Industrial Area Nemrana Phase II (128.19 Hect.). However, due to rapid industrialization the existing areas are saturated and further land is not available for new projects.


Looking to the need of Industries and allied facilities, Corporation is planning to extend the Industrial Area at Neemrana for which land measuring 430.71 hectares (about 1064 acres) of village Janaksinghpura, Madhosighpura, Kali Pahadi and Majarakat Tehsil Behror, District Alwar is under acquisition. Notification under Section-6 of Land Acquisition Rule 1894, has been issued by the Industries Department Government of Rajasthan on dated 2/2/2006 (copy enclosed herewith). And award of this land (431.51 hect) has been declared by Land Acquisition Officer, RIICO Jaipur on dated 10.4.2006. Beside above 40.12 hect. government land reserved by Collector Alwar for allotment to Corporation. Government Land measuring about 60.92 hect is proposed to be acquired in the future.

This land is situated opposite to the existing RIICO Industrial Area Neemrana and along National Highway No. 8 (about 3 kms.). The said area falls under National Capital Region and as per NCR, Regional plan 2021, the said land is under Agricultural (rural) zone within Controlled/development zone and green buffer along National Highway. The proposed land use plan of NCR Regional Plan 2021 with the land marked there on is enclosed herewith.

According to Policies and proposals of Regional Plan 2021 no development in the controlled/development/regulated zones can be undertaken except in accordance with the master/Development plans for the respective controlled areas approved by Board and duly notified by the state Government under respective acts.

In the light of above, it is proposed to change the use aforesaid land total area 532.55 hectares, from 'Agricultural (rural) zone within Controlled/ development zone to Industrial as a part of Urbanisable area in NCR, Regional plan 2021.

Since several investment proposals are coming in this area, there is a need to take up development of this Industrial expansion urgently, and therefore the necessary action for requested change of in land use may kindly be taken urgently.

  
(Kuldeep Ranka)  
Managing Director

Encl.:

1. Notification under section 6
2. Location of the proposed Industrial Area in landuse plan of RP-2021 (part)
3. Khasara Plan showing the land under acquisition

राजस्थान सरकार  
नगरीय विकास विभाग

- 8-11-2006

11/11/2006

11/11/2006

संक्रमांक : P.10(91)नवि/3/06

जयपुर, दिनांक :- 27/3/06

मुख्य नगर नियोजक,  
राजस्थान, जयपुर।

3796

3.6.06

विषय :- Change of land use from 'Agricultural (rural) zone within Controlled/development zone' to Industrial use (Urthanisable area) in NCR, Regional Plan 2021.

गहोदय,

उपरोक्त विषयान्तर्गत महाप्रबंधक, राजस्थान स्टेट इन्डस्ट्रीयल डवलपमेन्ट एण्ड इन्वेस्टमेन्ट कोरपोरेशन लिमिटेड के पत्र क्रमांक आई.टी.आई/पी-2(20)9/06/56 दिनांक 02.05.06 के पत्र की फोटो प्रति व उसके साथ प्राप्त संलग्नस की प्रतियां संलग्न कर भिजवाई जा रही है। कृपया उक्त प्रकरण को एन.सी.आर. प्लानिंग बोर्ड में भू-उपयोग परिवर्तन के लिये भिजवाने का श्रम करावें।

संलग्न : उपरोक्तानुसार

भवदीय

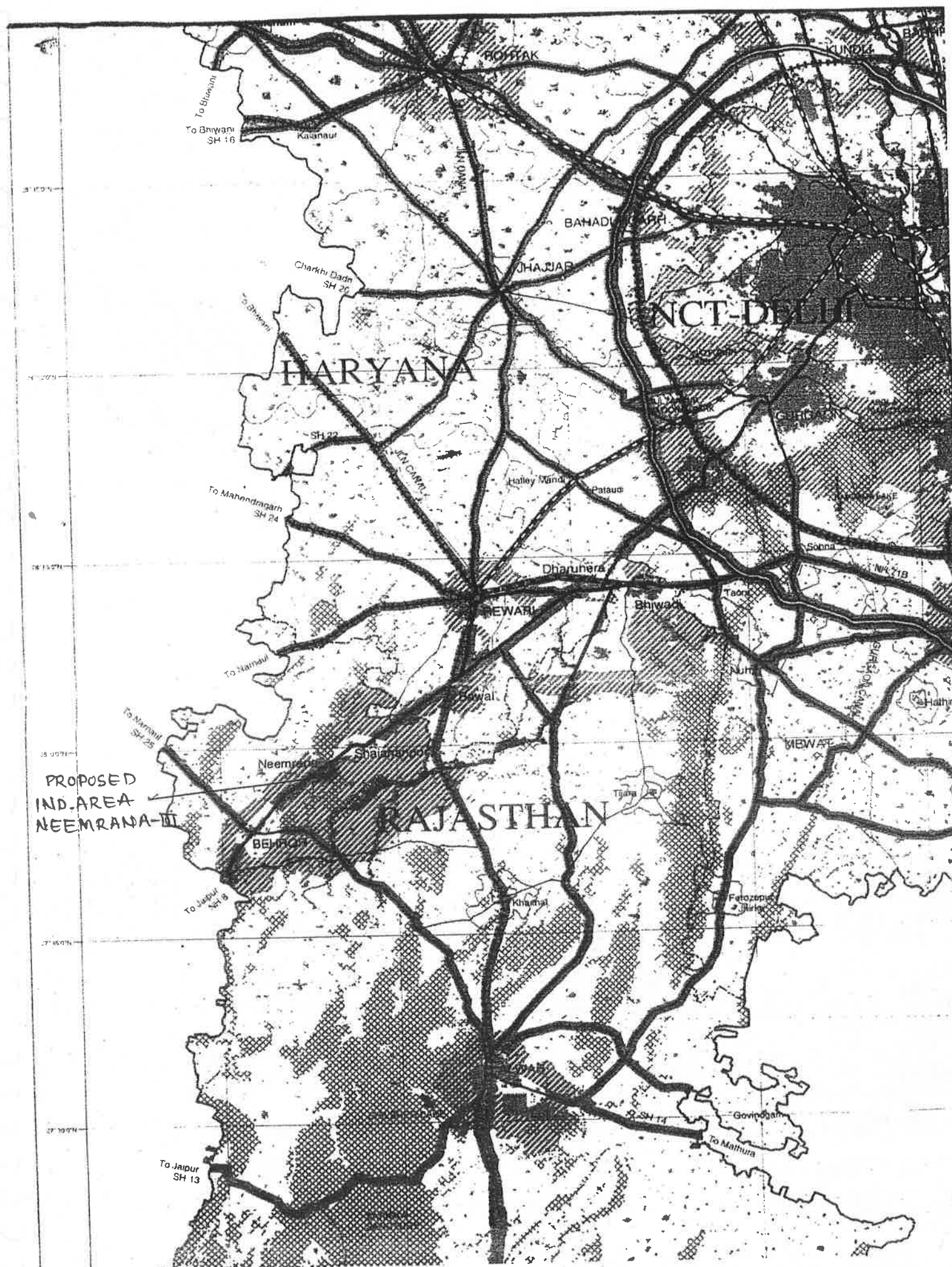


(शिवकुमार शर्मा)

शासन उप सचिव

प्रतिलिपि महाप्रबंधक, राजस्थान स्टेट इन्डस्ट्रीयल डवलपमेन्ट एण्ड इन्वेस्टमेन्ट कोरपोरेशन लिमिटेड, जयपुर को उनके पत्र क्रमांक आई.टी.आई/पी-2(20)9/06/56 दिनांक 02.05.06 के संदर्भ में सूचनार्थ

उप नगर नियोजक





ANNEXURE 111

**Government of Rajasthan**  
**Office of Chief Town Planner (NCR) Rajasthan,**  
**Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004**  
**Telefax - 0141 2561377**

No. TPR/NCR/CONV/NT/06 / 9542

Date: 15 JUL 2001

Member Secretary,  
National Capital Region Planning Board,  
I Floor, Zone-IV B,  
India Habitat Centre,  
Lodhi Road,  
New Delhi-110003

**Sub. : Change in land use of 7,200 sq.m. agricultural land located in khasra no. 455 & 458, Village Dooghera, Tehsil Behror from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' of Shahjahanpur-Neemrana-Behror Urban Complex to 'Urbanisable Area' (Public & Semi-public) in NCR Regional Plan 2021.**

Sir,

Application of Shri Balwan Singh s/o Shri Heera Lal regarding conversion of 7,200 sq.m. agricultural land located in khasra no. 455 & 458, Village Dooghera, Tehsil Behror, for educational institute, has been received from, Sub Divisional Officer, Behror vide letter no. Reader/05/4227 dated 25.10.05 (copy enclosed) for opinion.

The proposed site is located towards south of road to Dhooghera village at a distance of about 260 m. from the center line of NH-8, between Behror and Neemrana, in notified urban area of Shahjahanpur-Neemrana-Behror Urban Complex. It may be mentioned that Raath International School is constructed at site towards north of the proposed site just opposite to the village road and this land is proposed for its extension. It is about 1 km. away from abadi and on the other side of road to Dhooghera village from Raath International School. As per Proposed Land Use 2021 of Regional Plan 2021 of NCR, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, proposed educational use is not permissible


It may be mentioned that NOC for conversion of 9,620 sq.m. agricultural land for school purpose was issued on 28.12.04 (copy enclosed) and subsequently NOC for conversion of 27,387 sq.m. agricultural land, including the above 9,620 sq.m. land, for school purpose was issued on 29.04.05 (copy enclosed) to applicant Smt. Santoshi Devi w/o Shri Balwan Singh. Both NOC's were issued under Regional Plan (RP) 2001 of NCR, in which the proposed uses were permissible.

You may kindly recall that draft / final report of development strategy and action plan for a New Town - A Global City on NH-8 (Shahjahanpur-Neemrana-Behror Urban Complex) being formulated by M/s Lea Associates South Asia Ltd., New Delhi is still awaited. Preparation of Shahjahanpur-Neemrana-Behror Urban Complex Master Plan under the provisions of Urban Improvement Act, 1959 can be taken up only after finalization of the above report. Awaiting finalization of the above report and subsequent preparation of the above Master Plan will delay development of Shahjahanpur-Neemrana-Behror Urban Complex of Rajasthan Sub-Region of National Capital Region.

In view of above, it is requested that change of land use in Regional Plan 2021 of above land measuring 7,200 sq.m. agricultural land located in khasra no. 455 & 458, Village Dooghera, Tehsil Behror from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' of Shahjahanpur-Neemrana-Behror Urban Complex to 'Urbanisable Area' (Public & Semi-public) may kindly be approved.

This bears approval of Rajasthan State Government.

Yours faithfully,



**(Hemant Murdia)**  
**Chief Town Planner (NCR),**  
**Rajasthan, Jaipur.**

Encl:

1. Copy of Sub Divisional Officer, Behror letter no. Reader/05/4227 dated 25.10.05 and Dy. District Collector, Behror letter no. PA/06/200 dated 22.03.06.
2. Conversion orders dated 14.03.05 & 16.08.05.
3. Location of proposed site on part Proposed Land Use 2021.
4. Location map.
5. Khasra map.

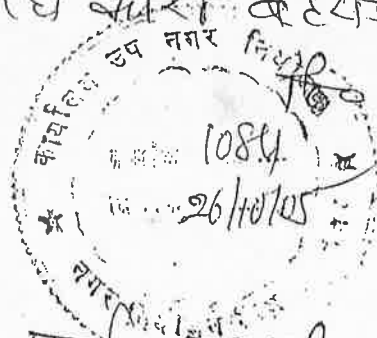
**No.TPR/NCR/COLU/RIICO/06**

**Date :**

Copy to Dy. District Collector, Behror, District Alwar with reference to his letter no. PA/06/200 dated 22.03.06 for kind information and necessary action.

**(Hemant Murdia)**  
**Chief Town Planner (NCR),**  
**Rajasthan, Jaipur.**

कापलिप उप बरग अधिकारी बहयंड (अलवर) श  
क्रमांक:- सीए051 4227  
उप बरग निदेशक




अलवर।

आप  
Examine &  
Print up  
मंडलप

प्राचीन कापी बलवान सिंह पुत्र  
हीराबाल कर्तार साठ चावडी  
बाबत आपी कपल्लारण

उपरोक्त विषयान्वित निवेदन

है कि प्राचीन बलवान सिंह पुत्र हजिराल कर्तार साठ चावडी  
डारा प्रस्तुत प्राचीन कापी बाबत खण्ड 455, 458 बाली  
वाके कुपेडा कोहेवीस बहयंड को धी कल साप्ता हुक कल  
पाइवलीन हेतु पेस किया है। प्राचीन कापी की शक प्रति कप  
कपल्लारण रिकार्ड को संलग्न कर प्रेषित है। कुपडा उक्त  
आपि कपल्लारण हेतु अपनी सपसेशन कापलिप को कवगत  
किरवाली की व्यवस्था पाएगी। अवदीप  
सं. 200 पापवली

  
उप बरग अधिकारी  
बहयंड (अलवर)



कार्यालय उपरवण्ड अधिकारी बहरोड

क्रमांक :- RA/06/200

दिनांक :- 22/3/06

मुख्य नगर नियोजक,

(N.C.R.)

जयपुर (राज.)

DA/06/06

01/06/06

विषय :- भूमि रूपान्तरण प्रपत्र श्री बलवान

सिंह पुत्र श्री दीरालाल आराजी

प्लॉट नं० 455 व 458 के समूह में

संदर्भ :- आपका पत्रांक NO.T.P.R./N.C.R

CONV/Behroor/06/NT दिनांक 18/3/06

के समूह में।

दली

उपरोक्त विषयान्तर्गत यह है, कि आपके  
सदलित पत्रांक द्वारा चोटी गभी लूचकाटे / दातागैल  
पार्सी ल प्राप्त कर संलग्न कर मिलवायी जा रही है। एन  
प्रकरण में प्रस्तावित आराजी प्लॉट नं० 455 व  
458 की दूरी आवारी ल लगभग 1.4.14 है।

अतः प्रकरण में चोटी गभी वांछित  
लूचकाटे बिन्दुवार दूरी की जाकर अग्रिम कार्यवाही  
देवु उचित है।

संलग्न :- ① मूल पार्सी का प्रमाण पत्र।

② सदलित पत्रांक की छापील प्रतिलिपि।

③ डब्लू चिन्टस।

④ गनडा डेस

⑤ मरुल जमावकी प्रमाणित।

⑥ प्लॉट नं० गिरदाजी प्रमाणित।

पृष्ठ संख्या। लगभग 6 तक कुल

मिला ⑥

जय जिला कलेक्टर  
बहरोड (मलबरी)

क्रमांक - प राज/भू (20) 05 /

दिनांक -

### संपरिवर्तन आदेश

यतः श्रीमति सन्तोष देवी पत्नि बलवान सिंह ग्राम चावण्डी पोस्ट नानगबास तहसील बहरोड़ ने उसकी खातेदारी अधिमूर्ति में धारित कृषि भूमि का राजस्थान भू राजस्व (ग्रामीण क्षेत्र में कृषि भूमि का अकृषि प्रयोजनार्थ संपरिवर्तन) नियम 1992 के नियम 8(2)(1)(3) के अधीन अकृषि प्रयोजन के लिए इसके द्वारा संपरिवर्तन किया जाता है जिसकी विशिष्टियाँ नीचे दी गई हैं:-

1- आवेदक खातेदार अभिधारी का नाम पति का नाम सहित पूरा पता	श्रीमति सन्तोष देवी पत्नि बलवान सिंह ग्राम चावण्डी पोस्ट नानगबास तहसील बहरोड़
2- क्या आवेदक अनुसूचित जाति/जन जाति का सदस्य है	नहीं
3- संपरिवर्तन भूमि का ब्योरा (क) ग्राम/ग्राम पंचायत/तहसील  (ख) क्या भूमि किसी परिधी व ग्राम में या नगर परिषद/नगर पालिका बोर्ड के स्थानीय क्षेत्र के भीतर स्थित है। (ग) भूमि का खसरा संख्या और प्रत्येक खसरा का कुल क्षेत्रफल	ग्राम दूधड़ा ग्राम पंचायत दूधरिया तहसील बहरोड़।  नहीं।  खसरा नम्बर 286 रकबा 0.37, 287 रकबा 0.34, 289 रकबा 0.29, 290 रकबा 0.30, 291 रकबा 0.33, 292 रकबा 0.54, 358 रकबा 0.36, 362 रकबा 0.38, 363 रकबा 1.14, 364 रकबा 0.32 कुल रकबा 4.37 हेक्टर में से <u>27387</u> वर्गमीटर
4- संपरिवर्तन का प्रयोजन	शिक्षा (वाणिज्यिक)
टिप्पणी- अकृषि प्रयोजन के लिए संपरिवर्तन को दर्शाते हुए राजस्व नक्शे में सुलगात भाग (एक्स पर्चा) सलग्न है।	
5- संदेय प्रीमियम	16/-रुपये प्रति वर्गमीटर
6- चालान संख्या व दिनांक	चालान संख्या 48 दिनांक 28.07.2005 मद 0029 भू राजस्व 800 अन्य प्राप्तिराशि 2,19,096/-रुपये। चालान संख्या 47 दिनांक 28.07.2005 मद पी.डी अकाउन्ट प्रथम ग्राम पंचायत दूधरिया पंचायत समिति बहरोड़ 8448-00-109-02-01 राशि 2,19,096/- रुपये
7- चालान की संख्या व दिनांक शांति कोई हो	नहीं
8- चालान की संख्या व दिनांक ब्याज यदि कोई हो	नहीं
9- क्या आदेश नियमितिकरण के लिए नियम 12 के अधीन जारी किया गया है	नहीं
10- अन्य विशिष्टियाँ यदि कोई हो	
11- उपर्युक्त अकृषिक प्रयोजन के लिए संपरिवर्तन आदेश निम्न लिखित शर्तों के अधीन होगा:- (1) उपर्युक्त अकृषिक प्रयोजन के लिए संपरिवर्तन भूमि व भूमि का उपयोग विहित अधिकारी की पूर्व अनुज्ञा प्राप्त किए बिना अन्य किसी प्रयोजन हेतु नहीं किया जावेगा। (2) यदि आवेदक इस आदेश के जारी होने की दिनांक से 2 वर्ष की कालावधि के भीतर संपरिवर्तन प्रयोजन के लिए भूमि का उपयोग करने में विफल रहता है तो अनुज्ञा प्रत्याहित करली जावेगी और आवेदक द्वारा जमा कराया गया प्रीमियम धन समग्रह हो जावेगा। (3) नियम 4 में यथावर्णित भूमि का उपयोग अन्य अकृषिक प्रयोजनों हेतु नहीं किया जावेगा। (4) लोकोपयोगी प्रयोजन हेतु संपरिवर्तन भूमि के किसी भाग का अन्य किसी अकृषिक प्रयोजन के लिए उपयोग विहित अधिकारी के विधी मान्य अनुज्ञा प्राप्त किए बिना नहीं किया जावेगा। (5) भूमि के दक्षिण की तरफ रास्ते की न्यूनतम चौड़ाई 60 फिट रखी जावेगी। (6) प्रार्थिया की प्राकृतिक भूमि पूर्व में रूपांतरित भूमि के संलग्न मानचित्र में ए बी सी डी दर्शाई गई है के साथ है। अतः इस प्रकार प्रार्थिया की उक्त दोनों भूमि एक समुचित भू-खण्ड के रूप में है। इस पूर्ण	

*Wisho*

**Principal**

Baath International S  
Dugla, Behror (F

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u.s.

एक मू-खण्ड के लिए पूर्व के सेटबैक में आंशिक संशोधन के साथ सेटबैक निम्नानुसार रखे जावेंगे।  
क-18 नीटर फ्रन्ट

ख-मानचित्र में दर्शाये अनुसार शेष अन्य सभी तरफ 9-9 मीटर।

(7) मू-खण्ड के अधिकतम 35 प्रतिशत भाग पर ही निर्माण किए जायेंगे।

(8) प्रार्थीया के द्वारा आवेदित भूमि में बच्चों के खेल कूद हेतु समुचित प्रावधान यथा खेल मैदान तथा अन्य जन सुविधा पर्याप्त मात्रा में सुनिश्चित की जावेगी।

(9) विद्यालय का प्रवेश एवं निकास द्वार केवल दक्षिण की तरफ ग्रामीण रास्ते पर ही रखा जावेगा।

(10) भूमि के पश्चिम की तरफ से गुजर रहे राष्ट्रीय राज मार्ग के मध्य से 150 मीटर दूरी तक की भूमि में किसी भी प्रकार का कोई निर्माण कार्य नहीं किया जावेगा।

(11) विद्यालय हेतु शिक्षा विभाग द्वारा निर्धारित नए ढंगों की पालन पूर्ण रूप से की जावेगी।

(12) पर्यावरण संतुलन की दृष्टि से सेट बैक क्षेत्र में भूमि के चारों तरफ सघन वृक्षारोपण किया जावेगा।

1. 50-  
जिला कलेक्टर  
अलवर

क्रमांक :- प.राज/मू.रू. (20) 05/558-603  
प्रतिलिपि:-

दिनांक :- 16.02.05

- 01- प्रभारी अधिकारी, राजस्व लेखा शाखा कलेक्टर, अलवर।
- 02- तहसीलदार बहरोड़ को भेजकर लेख है कि नियमानुसार राजस्व रिकॉर्ड में इसका अकन किया जावे।
- 03- उप नगर नियोजक (एन.सी.आर.) अलवर।
- 04- सरपंच, ग्राम पंचायत, दूढारिया पंचायत समिति बहरोड़।
- 05- श्रीमति सन्तोष देवी पत्नि बलवान सिंह ग्राम चावण्डी पोस्ट नानगबास तहसील बहरोड़
- 06- रक्षित पत्रावली।

जिला कलेक्टर  
अलवर

*(Signature)*

Principal

Booth International School  
Dugla, Behror (Raj.)

देखिये नियम 8(2)और(3)  
कार्यालय विहित अधिकारी जिला कलक्टर अलवर (राजस्थान)

क्रमांक :-प.राज/भूरु (18) 04/ 11/37

दिनांक :-/4 मार्च,2005

संपरिवर्तन आदेश

यतः श्रीमति सन्तोष देवी पत्नि बलवान सिंह ग्राम चावण्डी पोस्ट नानगवास तहसील बहरोड़ ने उसकी खातेदारी अधिभूति में धारित कृषि भूमि का राजस्थान भू राजस्व (ग्रामीण क्षेत्र में कृषि भूमि का अकृषि प्रयोजनार्थ संपरिवर्तन) नियम 1992 के नियम 8(2)(1)(3) के अधीन अकृषि प्रयोजन के लिए इराके द्वारा संपरिवर्तन किया जाता है जिसकी विशिष्टियाँ नीचे दी गई हैं:-

1- आवेदक खातेदार अभिधारी का नाम पति का नाम सहित पूरा पता	श्रीमति सन्तोष देवी पत्नि बलवान सिंह ग्राम चावण्डी पोस्ट नानगवास तहसील बहरोड़।
2- क्या आवेदक अनुसूचित जाति/जन जाति का सदस्य है	नहीं।
3- संपरिवर्तन भूमि का व्योरा (क) ग्राम/ग्राम पंचायत/तहसील (ख) क्या भूमि विस्ती परिधी व ग्राम में या नगर परिषद/नगर पालिका बोर्ड के स्थानीय क्षेत्र के भीतर स्थित है। (ग) भूमि का खसरा संख्या और प्रत्येक खसरा का कुल क्षेत्रफल	ग्राम बूधेड़ा ग्राम पंचायत बूधेरिया तहसील बहरोड़। नहीं। खसरा नम्बर 286 रकबा 0.37, 287 रकबा 0.34, 289 रकबा 0.29, 290 रकबा 0.30, 291 रकबा 0.33, 292 रकबा 0.54, 358 रकबा 0.36, 362 रकबा 0.38, 363 रकबा 1.14, 364 रकबा 0.32 कुल रकबा 4.37 हैक्टर में से 9620 वर्गमीटर
4- संपरिवर्तन का प्रयोजन	शिक्षा (वाणिज्यिक)
टिप्पणी:- अकृषि प्रयोजन के लिए संपरिवर्तन को दशाते हुए राजस्व नक्शे में सुसंगत भाग (एक्स पर्चा) संलग्न है।	
5- संदेय प्रीमियम	16/-रुपये प्रति वर्गमीटर
6- चालान संख्या व दिनांक	चालान संख्या 102 दिनांक 25.02.2005 मद 0029 भू राजस्व 800 अन्य प्राप्तियाँ राशि 76960/-रुपये। चालान संख्या 101 दिनांक 25.02.2005 मद पी.डी अकाउन्ट ग्राम पंचायत बूधेरिया पंचायत समिति बहरोड़। राशि 76960/- रुपये
7- चालान की संख्या व दिनांक शारित कोई हो	नहीं
8- चालान की संख्या व दिनांक व्याज यदि कोई हो	नहीं
9- क्या आदेश नियमितिकरण के लिए नियम 12 के अधीन जारी किया गया है	नहीं
10- अन्य विशिष्टियाँ यदि कोई हो	प्राथीया द्वारा खसरा नम्बर 286 रकबा 0.37, 287 रकबा 0.34, 289 रकबा 0.29, 290 रकबा 0.30, 291 रकबा 0.33, 292 रकबा 0.54, 358 रकबा 0.36, 362 रकबा 0.38, 363 रकबा 1.14, 364 रकबा 0.32 कुल रकबा 4.37 हैक्टर में से 5 मीटर चौड़ाई व 76 मीटर लम्बाई कुल 380 वर्ग मीटर भूमि का राज्य सरकार के पक्ष में समर्पण किया गया।
11- उपर्युक्त अकृषिक प्रयोजन के लिए संपरिवर्तन आदेश निम्न लिखित शर्तों के अधीन होगा:- (1) उपर्युक्त अकृषिक प्रयोजन के लिए संपरिवर्तन भूमि व भूमि का उपयोग विहित अधिकारी की पूर्व अनुज्ञा प्राप्त किए बिना अन्य किसी प्रयोजन हेतु नहीं किया जावेगा। (2) यदि आवेदक इस आदेश के जारी होने की दिनांक से 2 वर्ष की कालावधि के भीतर संपरिवर्तन प्रयोजन के लिए भूमि का उपयोग करने में विफल रहता है तो अनुज्ञा प्रत्याहित करली जावेगी और आवेदक द्वारा जमा कराया गया प्रीमियम धन समग्रहृत हो जावेगा। (3) नियम 4 में यथावर्णित भूमि का उपयोग अन्य अकृषिक प्रयोजनों हेतु नहीं किया जावेगा। (4) लोकोपयोगी प्रयोजन हेतु संपरिवर्तन भूमि के किसी भाग का अन्य किसी अकृषिक प्रयोजन के लिए उपयोग विहित अधिकारी के विधी मान्य अनुज्ञा प्राप्त किए बिना नहीं किया जावेगा।	

- (5) भूमि के दक्षिण की तरफ सारसे की लम्बाई 60 मीटर रखी जावेगी इस क्षेत्र 5 मीटर X 76 मीटर कुल 380 वर्गमीटर भूमि सड़क विस्तार हेतु समर्पित की जावेगी।
- (6) प्रार्थी के द्वारा नियमानुसार 18 मीटर फल्ट न शप दोनों तरफ 9-9 मीटर रोड बैंक संघारित किंगे जावेगें।
- (7) भू खण्ड को 35 प्रतिशत भाग पर ही निर्माण किया जावेगा।
- (8) प्रार्थीया के द्वारा आवेदित भूमि में बच्चों के खेल कूद हेतु समर्पित प्राङ्गण तथा खेल मैदान तथा अन्य जन सुविधाएँ पर्याप्त मात्रा में सुनिश्चित की जावेगी।
- (9) विद्यालय का प्रवेश एवं निकास द्वार केवल दक्षिण की तरफ ग्रामीण सारसे पर ही रखा जावेगा।
- (10) भूमि के पश्चिम की तरफ से गुजर रहे राष्ट्रीय राज मार्ग के मार्ग से 150 मीटर दूरी तक की भूमि में किसी भी प्रकार का कोई निर्माण कार्य नहीं किया जावेगा।
- (11) प्रार्थीया द्वारा विद्यालय हेतु शिक्षा विभाग द्वारा निर्धारित माप दण्डों की पालना पूर्ण रूप से की जावेगी।
- (12) पर्यावरण संतुलन की दृष्टि से रोड बैंक क्षेत्र में भूमि के चारों तरफ सघन वृक्षारोपण किया जावेगा।

जिला-कलेक्टर  
अलवर

प्रमाणित :- प.राज/भू.सू. (18) 04 / 1438 / 13

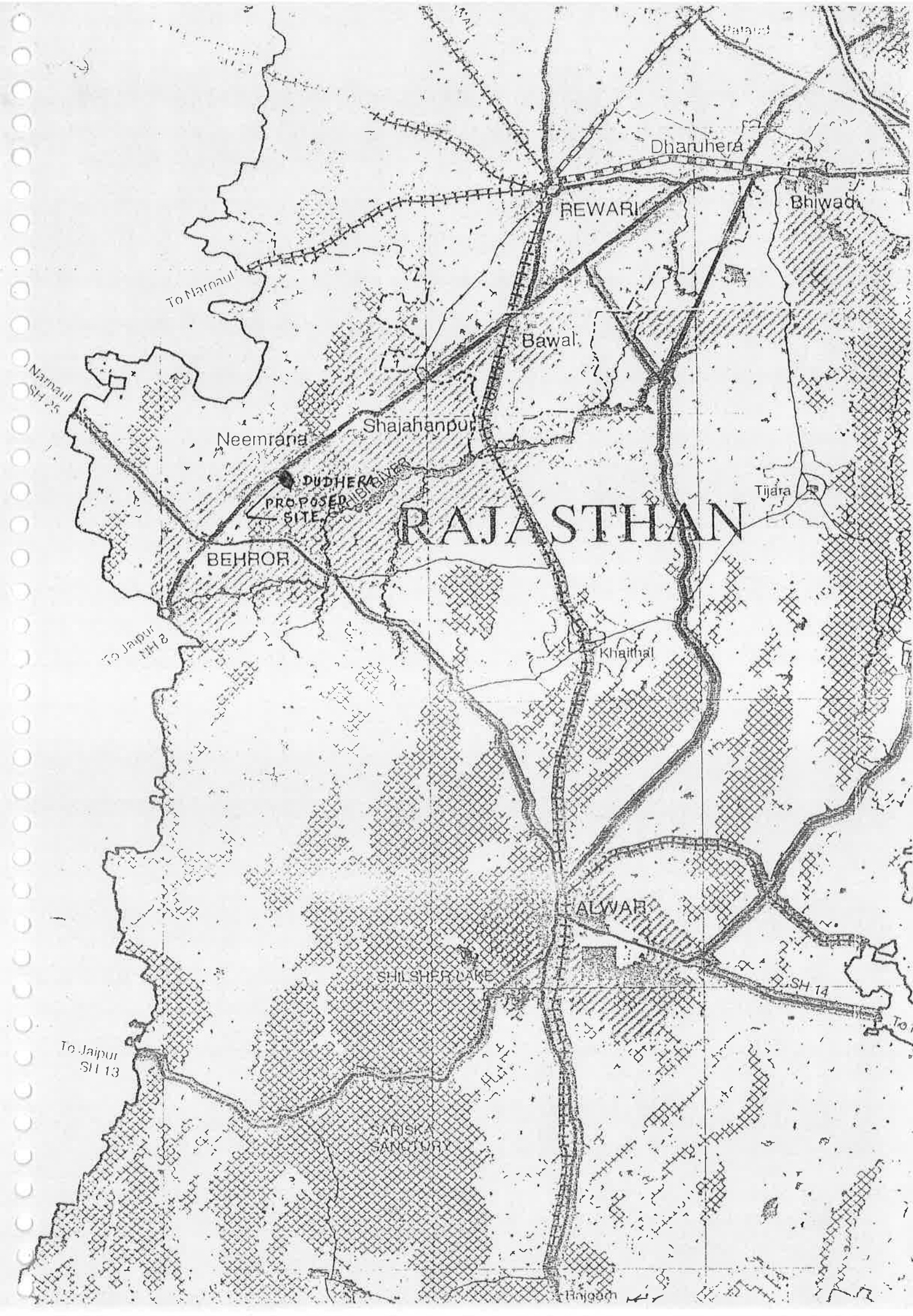
दिनांक :- 17 मार्च, 2005

प्रतिलिपि:-

- 02- प्रमारी अधिकारी, राजस्व लेखा शाखा कलनदूर, अलवर।  
तहसीलदार बहरोड़ को भेजकर लेखा है कि प्रार्थीया द्वारा खसरा नम्बर 286 रकबा 0.37, 287 रकबा 0.34, 289 रकबा 0.29, 290 रकबा 0.30, 291 रकबा 0.33, 292 रकबा 0.54, 358 रकबा 0.30, 362 रकबा 0.38, 363 रकबा 1.14, 364 रकबा 0.32 कुल रकबा 4.37 हेक्टर में से 5 मीटर चौड़ाई न 76 मीटर लम्बाई कुल 380 वर्ग मीटर भूमि का राज्य सरकार के पक्ष में समर्पण किया गया है। अतः नियमानुसार राजस्व रिकॉर्ड में इसका अंकन किया जावे।
- 03- उप नगर नियोजक (एन.सी.आर.) अलवर।
- 04- सारपंच, ग्राम पंचायत, कूडारिया पंचायत समिति बहरोड़।
- 05- श्रीमति सन्तोष देवी पालन बलवान सिंह ग्राम मानवली पारत नामगवारा तहसील बहरोड़
- 06- रक्षित पत्रावली।

जिला कलेक्टर  
अलवर





Batala

Dharuhera

REWARI

Bhiwadi

To Narnaul

Bawal

Narnaul  
SH 25

Neemrana

Shajahanpur

DUDHERA  
PROPOSED  
SITE

RAJASTHAN

Tijara

BEHROR

To Jaipur  
SH 8

Khairthal

ALWAR

SH 14

To

To Jaipur  
SH 13

SHILSHER LAKE

ARISK  
SANCTUARY

Bikaner

### **Annexure-IV**

**Change of landuse of 7,200 sq.m. agricultural land located in Khasra No.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021.**

A NNE X SRE - IV

Date : 23 JUN 2006

**Sub:** Proposals received from UIT, Alwar for change in land use of 270.23 ha. land of villages Ballaboda, Dholidoob, Tuleda and Alwar no. 1, Tehsil Alwar from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' of Alwar Urban Area to 'Urbanisable Area' (Residential) in NCR Regional Plan 2021 for 4 multipurpose residential schemes of UIT, Alwar.

A request for change of land use, of land measuring 270.23 ha. of villages Ballaboda, Dholidoob, Tuleda and Alwar no. 1, Tehsil Alwar to develop Gulmohar, Gulmohar Extension, Shalimar and Vigyan Nagar Multipurpose Residential schemes of Urban Improvement Trust (UIT), Alwar, has been received from, Director, NCR Projects cum Secretary, UIT, Alwar vide letter no.F/Aayojana/73/06 dated 27.05.06 (copy enclosed with its enclosures).

UIT, Alwar has developed / is developing various Residential, Commercial, Infrastructure Development, etc. Projects in Alwar town with loan assistance from NCR Planning Board, New Delhi and through its own resources.

The proposed site of above 4 multipurpose residential schemes is located between Alwar-Behror Road (SH-14) and Alwar-Mathura railway line towards north of proposed northern bye-pass of Alwar town, in notified urban area of Alwar Master Plan 2001, which has been extended by Rajasthan Government to the year 2011. As per Alwar Master Plan, proposed land use for the proposed site is Peripheral Control Belt, in which above proposed 4 multipurpose residential schemes are not permissible.

As per Proposed Land Use 2021 of Regional Plan 2021, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, above proposed 4 multipurpose residential schemes are not permissible.

As stated by Director, NCR Projects cum Secretary, UIT, Alwar in his above referred letter dated 27.05.06, by change of land use of above 4 multipurpose residential schemes, besides achieving planned development of Alwar town, residents of Alwar will get plots at reasonable rates.

It may be mentioned that preparation of Alwar Master Plan, subsequent to notification of Regional Plan 2021 of NCR by Government of India, under the provisions of Urban Improvement Act, 1959 may be taken up now by Chief Town Planner, Rajasthan. Awaiting




finalization of the above Master Plan will delay development of Alwar as a Regional Centre of Rajasthan Sub-Region of National Capital Region. It may also be mentioned that the proposed area of above 4 multipurpose schemes is contiguous to proposed urbanisable area of Alwar Master Plan.

In view of above, it is requested that change of land use in Regional Plan 2021 of above land measuring 270.23 ha. of villages Ballaboda, Dholidoob, Tuleda and Alwar no. 1, Tehsil Alwar from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' of Peripheral Control Belt of Alwar Master Plan to 'Urbanisable Area' (Residential) may kindly be approved.

This bears approval of Rajasthan State Government.

Yours faithfully,

 23/06/06

**(Hemant Murdia)**  
**Chief Town Planner (NCR),**  
**Rajasthan, Jaipur.**

Encl: As above.

22 Papers and 5 Drg.

# कार्यालय नगर विकास न्यास, अलवर

क्रमांक/एफ/आयोजना/ 73/06

दिनांक:- 27.5.06

उप नगर नियोजक (एनसीआर)

नगर नियोजन विभाग

राजस्थान, जयपुर

717(4/2)

29/5/06

विषय :- नगर विकास न्यास, अलवर की चारो योजनाओ (गुलमोहर योजना, गुलमोहर विस्तार योजना, शालीमार योजना, विज्ञान नगर योजना) का भू-उपयोग परिवर्तन करने बाबत।

सन्दर्भ :- आपके कार्यालय का पत्र क्रमांक टीपीआर/एनसीआर/सीआईएलयू/यूआईटी/एएलडब्लू/01/2006/632

उपरोक्त संन्दर्भित पत्र के क्रम में निवेदन है कि आप द्वारा चाही गयी सूचना दो सैट में प्रेषित की जा रही है :-

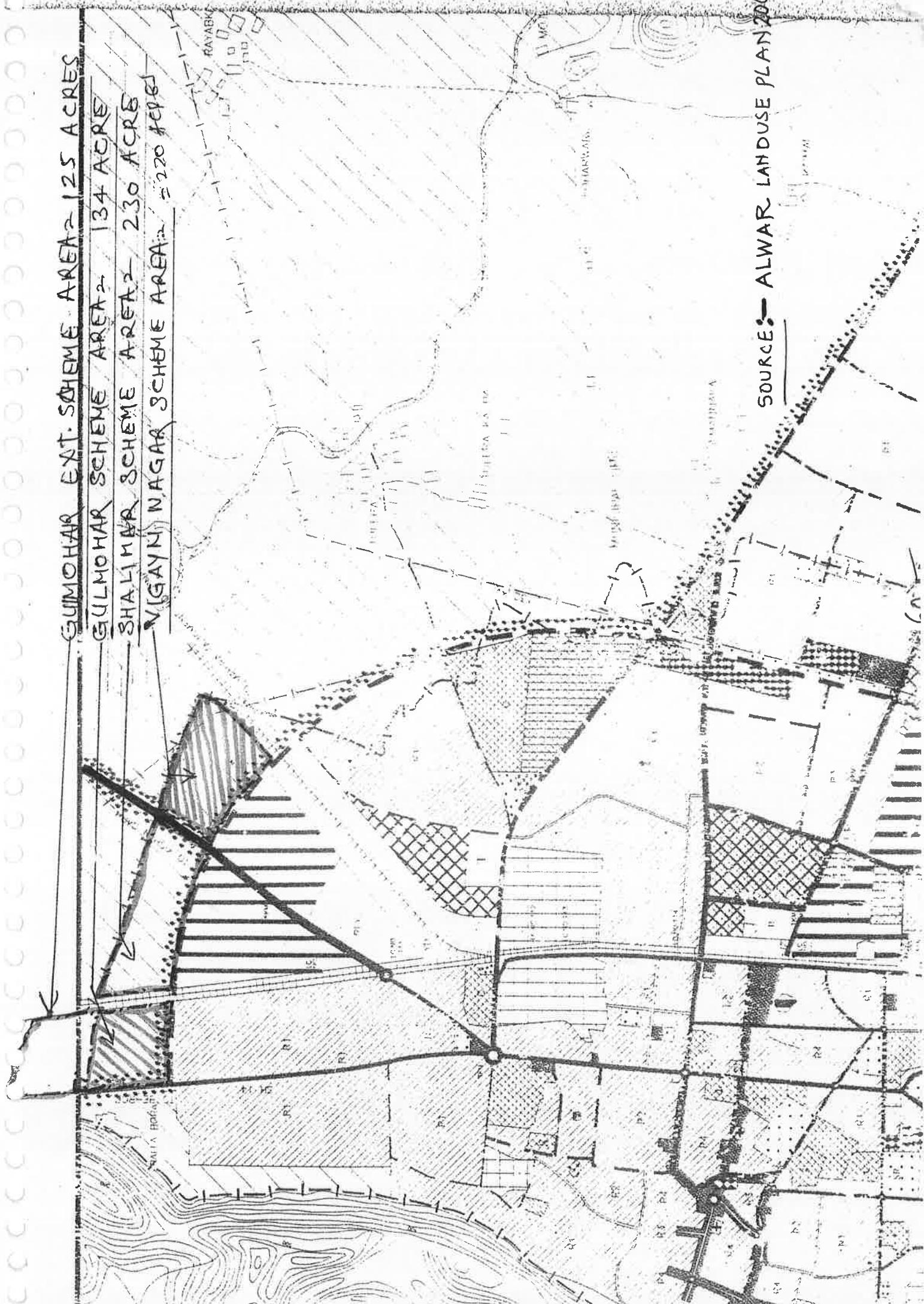
01. अलवर के लैण्ड यूज प्लान 2001 में चारो योजनाओं को दर्शा दिया गया है।
02. चारो स्कीमो की सीमाएं खसरा मैप में दर्शा दी गई हैं एवं प्लेनटेबिल सर्वे प्लान की प्रतियाँ संलग्न है।
03. योजनानुसार राजस्व ग्राम व खसरो की सूची संलग्न है।
04. न्यास निर्णय की प्रति संलग्न है।
05. उक्त योजनाओ में आवासीय योजनाओ का निर्माण किया जावेगा।
06. अलवर मास्टर प्लान सन् 2000 तक के लिए बनाया गया था मास्टर प्लान में आवासीय जोन वर्ष 2001 तक के लिए ही दर्शाया गया था। अब मास्टर प्लान को 2011 तक बिना परिवर्तन किये हुए अवधि बढ़ा दी गई है। 2011 के बाद तितारा रोड़ व बहरोड़ रोड़ पर नगरीय योग्य सीमा बढ़ाने पर उक्त योजनाएं नगरीय योग्य सीमा आ जायेगी इसलिए कार्यवाही को 2006-07 में किया जाना उचित है। ऐसी स्थिती में मास्टर प्लान में दर्शाये गये आवासीय जोन में योजनाएं विकसित हो चुकी है। बहरोड़ व भिवाड़ी मुख्य सड़क पर आवासीय जोन न होने के कारण नई योजनाएं विकसित की जा रही है। उपरोक्त क्षेत्र शहर के नजदीक है। ऐसी स्थिती में उक्त क्षेत्र में नई आवासीय योजनाएं बनाने के लिए आवासीय भू-उपयोग परिवर्तन किया जाना आवश्यक है।
07. मैसर्स त्रिहान होम डवलपरर्स प्रा0 लि0 की भूमि न्यास की शालीमार योजना की सीमा के अन्दर स्थिती है।

अलवर की आबादी व विकास को ध्यान में रखते हुए इनका भू-उपयोग परिवर्तन होना अत्यन्त आवश्यक है अन्यथा भू-माफियाओ द्वारा इस क्षेत्र पर अवैध रूप से भूखण्डो का बेचान किया जा सकता है जिससे भविष्य में भूमि अवाप्ति में कठिनाई होगी। इन योजनाओ के भू-उपयोग परिवर्तन होने से शहर के सुनियोजित विकास के साथ-साथ शहर वासियो को इन योजनाओ में उचित दरो पर भूखण्ड उपलब्ध करवाये जा सकेंगे जिससे न्यास को आय होगी। अतः इन योजनाओ का शीघ्र ही भू-उपयोग परिवर्तन कराने का श्रम करावें।

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना एवं  
सचिव नगर विकास न्यास, अलवर

GULMOHAR EXT. SCHEME AREA ~ 125 ACRES  
 GULMOHAR SCHEME AREA ~ 134 ACRES  
 SHALIMAR SCHEME AREA ~ 230 ACRES  
 VIGAYNI NAGAR SCHEME AREA ~ 220 ACRES



SOURCE: ALWAR LANDUSE PLAN 2001

**Annexure-V**  
**Regional Plan 2021 Norms and Standards for**  
**development of Urban Centres/New**  
**townships in NCR.**

**REGIONAL PLAN 2021 NORMS AND STANDARDS FOR DEVELOPMENT OF URBAN CENTRES/NEW TOWNSHIPS IN NCR**

Norms for development of urban centres/new townships suggested in the final RP 2021 are as under:

**I. Demography and Settlement System**

In order to make a significant impact and work as a catalyst for development in the National Capital Region, it is proposed to identify four or five Metro Centres or Regional Centres or any other suitable township for development by attracting investment and generation of employment, creation of high-quality infrastructure, robust transport and communication linkages, high-quality residential areas, industrial and commercial complexes. The proposed new townships would be nodes along the key transport corridors, proposed expressways, orbital rail corridors and other suitable locations on virgin land.

Six -tier settlement system along with the population range has been proposed as under:

S. No.	Hierarchical Level	Population Range
1	2	3
1.	Metro Centre	10 lakhs and above
2.	Regional Centre	3 to 10 lakhs
3.	Sub-regional Centre	0.5 to 3 lakhs
4.	Service Centre	10,000 to 50,000
5.	Central Village	5,000 to 10,000
6.	Basic Village	Below 5,000

The proposed population for the target year 2011 and 2021 for Metro Centres and Regional Centres are as under:

**Metro Centres**

S. No.	City/Complex	Proposed Population (in Lakhs)	
		2011	2021
1	2	3	4
1.	Faridabad-Ballabgarh	16.00	25.00
2.	Gurgaon-Manesar	4.50	16.50
3.	Ghaziabad-Loni	19.00	30.19
4.	NOIDA	6.00	12.00
5.	Sonepat-Kundli	3.50	10.00
6.	Greater NOIDA	7.00	12.00
7.	Meerut	15.00	22.00
	<b>Total</b>	<b>71.00</b>	<b>127.69</b>

**Regional Centres**

S. No.	Regional Centre/Complex	Proposed Population (in Lakhs)	
		2011	2021
1	2	3	4
1.	Bahadurgarh	2.00	3.00
2.	Panipat	5.00	7.00
3.	Rohtak	4.20	6.00
4.	Palwal	1.70	4.00
5.	Rewari-Dharuhera-Bawal	2.00	4.00
6.	Hapur-Pilkhua	3.00	4.50
7.	Bulandshahr-Khurja	3.70	4.77
8.	Baghpat-Baraut	1.60	3.00
9.	Alwar	3.40	4.50
10.	Greater Bhiwadi	1.00	3.00
11.	Shahjahanpur-Neemrana-Behrur	1.00	3.00
	<b>Total</b>	<b>28.60</b>	<b>46.77</b>

## II. Economic Activities and Fiscal Policies

The composition of labour force in the Metro Centres and Regional Centres as proposed in the RP-2021 are as under:

### Proposed Occupational Structure in Metro and Regional Centres within Central NCR (2021)

Town/Complex	Participation Ratio	Proportion of Workers (%)					
		Primary Sector	Industry	Construction	Trade and Commerce	Transport Storage and Communications	Services
1	2	3	4	5	6	7	8
Bahadurgarh	35	6.0	30.0	4.0	25.0	10.0	25.0
Faridabad-Ballabgarh	35	2.0	45.0	6.0	16.0	7.0	24.0
Gurgaon-Manesar	35	2.0	40.0	10.0	16.0	10.0	22.0
Ghaziabad-Loni	30	0.5	38.0	6.0	15.0	10.0	30.0
Noida	35	2.0	40.0	6.0	20.0	12.0	20.0
Sonepat-Kundli	35	2.0	40.0	10.0	16.0	10.0	22.0

### Proposed Occupational Structure in Metro and Regional Centres outside CNCR (2021)

Town/Complex	Participation Ratio	Proportion of Workers (%)					
		Primary Sector	Industry	Construction	Trade and Commerce	Transport Storage and Communications	Services
1	2	3	4	5	6	7	8
Panipat	32	4.0	40.0	4.0	20.0	12.0	20.0
Rohtak	30	7.0	28.0	4.0	20.0	13.0	28.0
Palwal	30	9.0	15.0	4.0	17.0	21.0	34.0
Rewari	30	9.0	15.0	4.0	21.0	15.0	36.0
Dharuhera	30	5.0	50.0	4.0	16.0	7.0	18.0
Bawal	30	9.0	35.0	4.0	15.0	15.0	22.0
Meerut	32	2.0	29.0	4.0	20.0	9.0	36.0
Hapur-Pilkhua	30	6.0	28.0	4.0	22.0	13.0	27.0
Bulandshahr	30	4.0	40.0	4.0	20.0	12.0	20.0
Khurja	30	4.0	40.0	4.0	20.0	12.0	20.0
Greater NOIDA	35	2.0	40.0	6.0	20.0	12.0	20.0
Baghpat-Baraut	30	4.0	40.0	4.0	20.0	12.0	20.0
Alwar	30	5.0	30.0	4.0	20.0	11.0	30.0
Greater Bhiwadi	30	5.0	50.0	4.0	16.0	7.0	18.0
Shahjahanpur-Neemrana-Behrur	30	5.0	50.0	4.0	16.0	7.0	18.0

## III. Land use

The population density norms suggested in the RP 2021 is as under:

### Density Norms suggested in Regional Plan-2021

S. No.	Urban Centres	Persons per hectare
1	2	3
a)	Below 50,000 population	60 to 80
b)	50,000 to 1 lakh population	80 to 100
c)	1 lakh to 5 lakhs population	110 to 125
d)	5 lakhs to 10 lakhs population	125 to 150
e)	10 lakhs to 50 lakhs population	150 to 200
f)	More than 50 lakh population	200 to 250



RP 2021 proposed 'green buffers' outside urbanisable limits of towns and the zoning regulations for the green buffers will be applicable within and outside the controlled/regulated areas. The width on either side of right of way (RoW) along the various types of highways proposed in the RP 2021 are as under:

#### Green Buffers along Transport Networks

Transport Network	Distance from the either side of ROW (in Metres)
1	2
Expressways/Bypass	100
National Highway	60
State Highway	30
Railway line	30

#### IV. Physical Infrastructure

##### Water Supply

Following minimum norms and standards should be adopted for drinking water supply in the region:

- Urban Settlements

Towns/Cities	Recommended Water Supply (lpcd)
NCT-Delhi	225
Population one lakh and above	200
Population below one lakh	135

*Note: This includes demand for commercial areas and floating population.*

- Rural Settlements: A minimum of 70 lpcd including a supply of 30 lpcd for cattle is proposed. If independent connections are proposed to be given, a minimum rate of 100 lpcd of water supply has been advised. Spot sources may supply a minimum of 40 lpcd, which can supplement the piped supply. In rural areas, where water is provided through public standposts, 40 lpcd should be considered. In urban villages rate of water supply should be similar to the town with which it is surrounded.
- Unaccounted for water should be limited to 15%.
- The bulk requirement of institutional establishment should be assessed separately with proper justification.
- Fire fighting requirement should be added to this as per norms in the CPHEEO water supply Manual.

##### Sewerage

Master/Development Plans of the towns and cities should incorporate land allocations at appropriate locations for following components of the sewerage schemes:

- Adequate space for underground laying of sewers along roads as per standard cross sections.
- Depending upon quantity of sewage to be pumped, land area for sewage pumping stations needs to be allocated. On an average, area of 0.25 hectare should be reserved for each pumping station.

- 0.2-1.0 hectare/mld land area should be reserved for sewage treatment plant as per the technology adopted, keeping in view the size of the town/area.

## Drainage

The urban drainage system may be designed for maximum rainfall of five years frequency storm for internal as well as peripheral drains and ten years frequency storm for the main drains. The likely time of concentration for each case may be worked out and corresponding storm values adopted. Usually the system is designed for a maximum rainfall of one-hour duration.

- The rural drainage system may be designed for three days rainfall of five years frequency to be drained in three days. An appropriate area dispersal factor should be adopted for computing the run off.
- The coefficient of run off may be calculated for areas with composite land use pattern on the basis of anticipated land use in the new areas and existing land use pattern for the areas already developed.
- Where it is not possible to work out the run off coefficient due to land use policies not indicated, run off coefficient not less than 0.2 may be adopted for rural areas with flat to moderate slopes and 0.4 for steeper slopes. For urban area, run off coefficient not less than 0.6 may be adopted in absence of adequate details of the areas.

## V. Social Infrastructure

Regional Plan 2021 suggested the norms and standards given in the UDPFI Guidelines may be followed. The standards and norms suggested in the UDPFI Guidelines related to Social Infrastructure is as under:

UDPFI GUIDELINES	
I. Educational Facilities	Norms and Standards
A. Pre-Primary to Secondary Education	
a. Pre-Primary, Nursery School	One for 2,500 population
b. Primary School (Class I to V)	One for 5,000 population
c. Senior Secondary School (VI to XII)	One for 7,500 population
d. Integrated school with hostel facility (Class I to XII)	One for 90,000-one lakh population
e. Integrated school without hostel facility (Class I to XII)	One for 90,000-one lakh population
f. School for handicapped	One for 45,000 population
B. Higher Education - General	
a. College	One for 1.25 lakhs population
b. Technical Education	Technical Education Centre (A): One such centre provided for every 10 lakhs population to include one industrial training institute and one polytechnic Technical centre (B): One provided for 10 lakhs population to include one industrial training institute, one technical centre and one coaching centre
II. Health Care Facilities	
a. General hospital	One Hospital for 2.5 lakhs population with provision for 500 beds

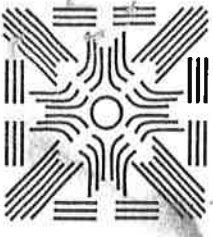


b. Intermediate hospital (Category A)	One Hospital for one lakh population with provision for 100 beds
c. Intermediate hospital (Category B)	One Hospital for one lakh population with provision for 80 beds (initially may be for 50 with 20 maternity beds)
d. Polyclinic with some observation beds	One for one lakh population
e. Nursing home, child welfare and maternity centre	One for 0.45 to one lakh population

<b>III. Socio-Cultural Facilities</b>	
a. Community room	One for 5,000 population
b. Community hall and library	One for 15,000 population
c. Recreational club	One for one lakh population
d. Music, dance and drama centre	One for one lakh population
e. Meditation and spiritual centre	One for one lakh population
f. Socio-cultural centre	One for 10 lakhs population
<b>IV. Distribution Services</b>	
a. Milk Distribution	One milk booth for 5,000 population
b. LPG Godown	One gas Godown for 40-50,000 population
<b>V. Police</b>	
a. Police Station	One for 90,000 population
b. Police Post	One for 0.4 to 0.5 lakh population (not served by a police station)
c. District Office and Battalion	One for 10 lakhs population
d. Police Line	One for 20 lakhs population
e. District Jail	One for 20 lakhs population
f. Civil Defence and Home Guards	One for 10 lakhs population
<b>VI. Fire</b>	
a. Fire Station/Sub-fire station	One within 1 to 3 km for 2 lakhs population
<i>Source: Urban Development Plans Formulation and Implementation Guidelines (UDPFI), MOUD&amp;PA, Government of India, New Delhi 1996.</i>	

VI. For water supply, quality of water should confirm to the BIS and CPHEEO Manual for different components of water treatment and distribution system 0.1 ha. per mld. of land area should be reserved for water treatment plant.

VII. While planning for the townships, for other norms and standards, the Urban Development Plans Formulation & Implementation (UDPFI) Guidelines-1996, Ministry of Urban Affairs & Employment, Government of India may be considered.



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

1<sup>st</sup> Floor, Core-IV-B,  
India Habitat Centre,  
Lodhi Road, New Delhi – 110 003  
शहरी विकास मंत्रालय  
Ministry of Urban Development  
Fax : 24642163

सं० के-14011/100/2006-रा०रा०क्षे०यो० बोर्ड

दिनांक : 14.9.2006

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड  
नई दिल्ली में दिनांक 4.9.2006 को आयोजित की गई योजना समिति की  
54वीं बैठक का कार्यवृत्त।

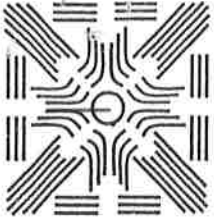
कृपया इसके साथ संलग्न योजना समिति की 54 वीं बैठक का कार्यवृत्त  
सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें।

राजीव मल्होत्रा  
दिनांक 14/9/06

(राजीव मल्होत्रा)  
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।





BY COURIER

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


1<sup>st</sup> Floor, Core-IV-B,  
India Habitat Centre,  
Lodhi Road, New Delhi – 110 003  
शहरी विकास मंत्रालय  
Ministry of Urban Development  
Fax : 24642163

No.K-14011/100/2006-NCRPB

Dated : 14.9.2006

**Sub: 54<sup>th</sup> meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 4.9.2006 in the office of the NCR Planning Board, 1<sup>st</sup> Floor, IHC, Lodi Road, New Delhi.**

Enclosed please find the minutes of the 54<sup>th</sup> meeting of the Planning Committee for information and necessary action.

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

To :

- 1) Dr. M.M. Kutty, 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 K.L. Meeng, Secretary, Housing Deptt., Govt. of U.P., Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
- 4) Dr. Lalit K. Panwar, Principal Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
- 5) Shri Dinesh Raj, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
- 6) Shri S. S. Dhillon, Director, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
- 7) Shri J.B. Kshisagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 8) Shri K.S. Mehra, Principal Secretary (PWD), Govt. of NCT-Delhi, 5<sup>th</sup> Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
- 9) Shri N.R. Verma, 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.N.P. Sinha, 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 A.K. Saxena, Director, (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 P.D. Meena, Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
- 20) Shri A.R. Talwar, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.

Copy to:

- 21) Ms. Promila Shankar, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 22) Ms. Aparna, 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 S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 25) Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5<sup>th</sup> Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
- 26) Shri J.N. Barman, Joint Director, NCRPB.
- 27) Shri R.C. Shukla, Joint Director, NCRPB.
- 28) Ms. Anjali Pancholy, Asstt. Director, NCRPB
- 29) Ms. Meenkashi Singh, Asstt. Director, NCRPB.
- 30) Shri Aqeel Ahmed, Asstt. Director, NCRPB.
- 31) P.S. to M.S.
- 32) P.S. to CRP.

**MINUTES OF THE 54<sup>th</sup> MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 4.9.2006 IN THE OFFICE OF THE NCR PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.**

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A list of the participants is enclosed.

The Chairman welcomed the members to the 54<sup>th</sup> meeting of the Planning Committee and requested the Chief Regional Planner, NCRPB to take up the agenda items for discussion.

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 53<sup>RD</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 5.5.2005.**

It was informed that there were no comments/suggestions received in regard to the minutes of the 53<sup>rd</sup> meeting of the Planning Committee held on 5.5.2005. The minutes were confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 53<sup>RD</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 5.5.2005.**

**i) Preparation of Sub-Regional Plans**

Chief Regional Planner, NCRPB informed that a seminar on preparation of Sub-Regional Plans was held on 29.8.2006 and the representatives from all the NCR participating States participated. He further informed that in nine and half months from the date of seminar, the draft Sub-Regional Plan (SRP) should be presented to the Board. The target date as decided in the seminar should be adhered to and the Steering Committee, High Level Group, Monitoring Committee and Study Groups may be notified expeditiously so that work on preparation of SRP may be initiated at the earliest. The studies may be identified and Terms of Reference (TOR) for the identified studies may be prepared and submitted to the Board along with Request for Proposal (RFP) as finalized in the Seminar. He further informed that a copy of presentation was provided to the participants to facilitate them to initiate action on formation of various Committees and Groups and preparation of Sub Regional Plan.

2. Principal Secretary, PWD and L&B, GNCT-Delhi raised a query that in view of the MPD-2021 which covers the planning of entire NCT-Delhi whether there is a need for preparation of SRP for NCT-Delhi. Chairman, Planning Committee clarified that under the NCRPB Act, 1985 GNCT-Delhi is required to prepare SRP for NCT-Delhi which will cover the entire NCT-Delhi. He further clarified that this SRP will have to be prepared on the basis of the configuration of land uses got approved by the DDA in the Master Plan-2021 from the competent authority with focus on projected infrastructure needs relating to power, integrated water management system, sewerage, sanitation, solid waste disposal, drainage, multi-modal transport system, telecommunications, health and education alongwith strategies for fulfilling these needs. Moreover, the SRP should also lay emphasis on conservation of cultural heritage given the rich historical legacy of

Delhi. The SRP for Delhi may examine the possibility of undertaking joint sector projects with the NCR States in the sphere of infrastructure development and management.

3. The Commissioner & Secretary, T&CP, Govt. of Haryana mentioned that Govt. of Haryana has already identified road links with Delhi and the matter has been taken up with the GNCT-Delhi which needs to be expedited. Chairman noted the matter and said that the SRP for the Haryana Sub-region to be prepared by the State Govt. should incorporate the road links settled between the governments of Delhi and Haryana through consensus.

4. Associate Town & Country Planner, NCR Cell, Delhi informed that the Zonal Development Plan has been notified by the DDA for inviting objections/suggestions from public. In the Draft Zonal Development Plan, a provision of 80 m. wide road for the Mehrauli-Gurgaon road has been kept. In the case of Mandi road, a provision of 30 m. wide road has been kept within urban stretch and 20 m. wide road for the areas outside the urban area.

5. Chairman, Planning Committee informed that Board has constituted a High Powered Group for developing common approaches to problems of water resources management, power, transportation and pollution amongst the constituents of NCR Planning Board. He further informed that an Empowered Committee of the Board under the chairmanship of Secretary (UD), Ministry of Urban Development has also been constituted to take decisions about critical activities essential for making the NCR a region of global excellence.

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

Chief Regional Planner, NCRPB informed that Board has already sent its comments / objections to DDA with reference to the Agenda notes for the DDA meeting. Chairman, Planning Committee suggested that Board may send its observations on the Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001 in response to notification issued by DDA for inviting objections/suggestions.

**iii) Status report on development of land use change sites approved by the Board**

The Planning Committee noted the status.

**iv) Development of City forest**

Chairman, Planning Committee informed that under the City Forest Development Scheme, 100% grant was given to the Implementing Agencies. A team of officers from the NCRPB will be visiting projects which have reached an advanced stage.

**v) Observations of the Board on the objections/suggestions received from public/local bodies on draft Regional Plan – 2021.**

Chief Regional Planner, NCRPB informed that Board has already taken action on this matter and the final RP-2021 was notified on 17.9.2005 and the copies of the same were circulated to all the members of the Board and participating State Governments for implementation of the policies and proposals of the Regional Plan 2021.

- vi) **Proposal for change of land use 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.**

Planning Committee noted the status.

**AGENDA ITEM NO.3: CONSIDERATION OF CHANGE OF LAND USE OF 430.71 HA. LAND OF VILLAGES JANAKSINGHPURA, MADHOSINGHPURA, KALI PAHARI AND MAJRA KATH, TESHIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/DEVELOPMENT/REGULATED AREAS' AREAS OF SHAHJAHANPUR-NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (INDUSTRIAL) IN NCR RP-2021.**

Chief Town Planner, NCR Cell, Govt. of Rajasthan presented the proposal. While presenting the proposal, the Chief Town Planner stated that RIICO already had a developed an industrial estate in Neemrana and now proposes to develop about 431 ha. of industrial land along the National Highway 8 as per their expansion programme. Land has already been acquired. Chairman suggested that since the site falls within the notified area of Shahjahanpur-Neemrana-Behror Urban Complex and a consultant has been appointed for carrying out a detailed study which will provide critical inputs for preparation of Master Plan for Shahjahanpur-Neemrana-Behror Urban Complex, it would not be appropriate to consider the change of land use of the proposal unless the site is considered suitable for industrial development as an outcome of the decisions taken on the said Study. Chairman suggested that as far as possible prime agricultural land should not be used for industrial/urban development purposes. He further suggested that a road link to Bhiwadi from Shahjahanpur-Neemrana-Behror Urban Complex through Rajasthan territory may be constructed which will open up the area in-between Bhiwadi and Shahjahanpur and boost the economy of the Rajasthan Sub-region.

**AGENDA ITEM NO.4: CONSIDERATION OF CHANGE OF LANDUSE OF 7,200 SQ.M. AGRICULTURAL LAND LOCATED IN KHASRA NO.455 & 458, VILLAGE DOOGHERA, TEHSIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS OF SHAHJAHANPUR NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (PUBLIC & SEMI-PUBLIC) IN NCR REGIONAL PLAN 2021.**

Chief Town Planner, NCR Cell, Govt. of Rajasthan presented the proposal. While presenting the proposal, he mentioned that Rath International School had been functioning in village Dooghera and the proposed area was for its expansion. Chief Regional Planner, NCRPB mentioned that a village road runs between the existing School campus and the proposed expansion site and suggested that a sub-way may be constructed to ensure the safety of the school children.

2. The Planning Committee recommended the proposal for change of landuse of 7,200 sq.m. agricultural land located in khasra no.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021, on the condition that a sub-way may be constructed to ensure the safety of the school children and the public & semi-public (school) use may be suitably incorporated in the Master Plan of Shahjahanpur-Neemrana-Behror Urban Complex.

3. The proposal along with the recommendations would be put up before the Chairman, NCRPB and Hon'ble Minister for Urban Development for approval.

**AGENDA ITEM NO.5: CONSIDERATION OF CHANGE OF LANDUSE FOR AN AREA MEASURING 270.23 HA. IN VILLAGES BALLABODA DHOLIDOOB, TULEDA AND ALWAR NO.1, TEHSIL ALWAR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS' OF ALWAR URBAN AREA TO 'URBANISABLE AREA' (RESIDENTIAL) IN NCR REGIONAL PLAN 2021 FOR 4 MULTIPURPOSE RESIDENTIAL SCHEMES OF UIT, ALWAR.**

Chief Town Planner, NCR Cell, Govt. of Rajasthan presented the proposal. While presenting the proposal, he mentioned that the proposed sites of the four multipurpose residential schemes are located within the notified urban area (controlled area) of Alwar Master Plan 2001 and falls in the 'peripheral controlled belt'. With regards to water availability he mentioned that as per the CGWB, this area has been categorized as over exploited. The water table ranges between 35 to 42 m. and expected discharge from the tube well varies between 9 to 15 kiloliters per hour. The water quality is potable and slightly saline. UIT, Alwar has estimated the projected population of 56000 persons in the four schemes and water requirement works out to about 11200 kiloliters per day. It is proposed to construct 40 tube wells to meet the water requirement. Chief Town Planner, NCR, Rajasthan Sub-region informed that the proposed area of the four schemes is contiguous to the proposed urbanisable area of Alwar Master Plan and these schemes are required to achieve the planned development of Alwar town and provide plots to the residents of Alwar at a reasonable rates.

2. Chairman observed that the adjoining area of the schemes falling within the 'urbanisable area' of Alwar Master Plan has been shown as 'industrial areas' and enquired its status of development. The representative from UIT, Alwar informed that this 'industrial area' had been converted to 'commercial use' and other uses earlier. Chairman suggested that UIT, Alwar/ Govt. of Rajasthan may inform the status of development of 'industrial area' and its conversion to 'commercial area' and other uses to the Board in writing.



3. After detailed deliberations, the Member Secretary, NCRPB was authorized to decide the further line of action after the status report is submitted by the State government and examined in the Board and the matter is discussed with the senior officers of the Govt. of Rajasthan.

**AGENDA ITEM NO.6: REGIONAL PLAN 2021 NORMS AND STANDARDS FOR DEVELOPMENT OF URBAN CENTRES/NEW TOWNSHIPS IN NCR**

The Planning Committee directed the NCR member States to follow the norms and standards for development of urban centres/new townships in NCR as proposed in this item as well as proposals given in the Regional Plan 2021.

**SUPPLEMENTARY AGENDA ITEM NO.1: CONSIDERATION OF DRAFT MASTER PLAN -2021 FOR GREATER NOIDA**

General Manager (Planning & Architecture) presented the proposals of the draft Master Plan 2021 for Greater Noida. While presenting the draft Master Plan, she mentioned that the Greater Noida is a Metro City located outside the CNCR and has been planned as low density city with extensive green areas and with openness so as to act as a lung space for the NCR and attract the people who reside in high density, congested areas of Delhi and other CNCR towns. With regards to inter city linkages, a number of links has been proposed from NOIDA, Ghaziabad and Delhi. For intra-city movement, a road with 130 m. width has been proposed as backbone of the linear city for connecting northern and southern parts and also to NOIDA and Delhi. A Light Rail Transit (LRT) system has been proposed for Noida City Centre to Greater Noida. General Manager (Planning & Architecture) stated that Greater Noida has already prepared detailed Master Plan for Infrastructure Development such as Transport, Water Supply and Sewerage for implementation of the Master Plan proposals.

2. After detailed deliberations, the Planning Committee made the following observations/suggestions:

- i) A green buffer of about two km. width should be kept between the urbanisable areas of Noida and Greater Noida along the Hindon river.
- ii) While preparing the detailed plans, a green buffer of suitable width between industrial area and the residential areas on the northern side of the proposed Greater Noida Land use Plan should be kept to act as a barrier for pollution. Suitable areas should be earmarked for IT industries in this industrial zone.
- iii) Land / plots for smaller industrial units should be earmarked where the smaller units may be relocated.


- iv) The area between the railway line and the GT road has been kept as agriculture land outside the notified area which may be prone for unauthorized constructions. It was suggested that the area between the railway line and the GT road may be notified and kept as an agricultural green belt.
- v) In the southern part, a large chunk of land has been earmarked as 'industrial' bordering the residential sectors. It was suggested that a green belt of suitable width may be kept to act as a barrier for pollution.
- vi) Orbital Railway Corridor proposed in the Regional Plan 2021 and Eastern Peripheral Expressway (EPE) to be incorporated in the Greater Noida Master Plan and alignment of the same may be marked on the proposed Land use Plan. Collector, Gautam Budh Nagar is the Nodal Officer for land acquisition for EPE and exact alignment would be available with him giving exact Khasra numbers etc. NCRPB would also request Ministry of Shipping, Road Transport and Highway to provide alignment to the Board. In the Regional Plan-2021, it is proposed that the alignment of the Orbital Rail will be parallel to Peripheral Expressway.
- vii) It was suggested that BRT system may be adopted for smooth intra city traffic movement. The cross section of the proposed road including the BRT system needs to be provided for all categories i.e. expressway, arterial, sub-arterial of roads. It was also suggested that suitable provision may be kept for non motorized transport (NPT) and slow motorized traffic (SMT) in the Master Plan.
- viii) Since Greater Noida is being planned for the hi-tech housing/residential, it would be appropriate that suitable areas may be earmarked for the EWS and LIG categories as well as Group Housing Societies in the residential sectors of the Master Plan of Greater Noida and suitable percentages of residential areas should be mentioned in the written document of the Master Plan for EWS/LIG/Labour Housing and Group housing Societies.
- ix) In the Master Plan activities such a bus terminal, LRT Terminal, Multiplex/Cinema Halls etc. are permitted in recreational green areas. The Planning Committee suggested that bus terminal, LRT terminal, to be shown as Transport use and Cinema/Multiplex Halls to be shown as commercial use and kept out of the greens. However, limited, specific recreational activities related to sports/physical fitness can be incorporated.
- x) It was suggested that a negative list of industries (non permitted) in the Greater Noida may be prepared and enclosed in the Greater Noida Master Plan document.

xi) The Planning Committee observed that the Govt. of UP is proposing to develop Greater Noida Phase-II adjacent to present Greater Noida notified area. It was suggested that a provision of green buffer of about 5 km. width may be kept along the boundaries of the notified area of Greater Noida and Greater Noida Phase-II.

3. The Planning Committee decided that the GNIDA Authority will modify the Greater Noida Master Plan 2021 after incorporating the above mentioned suggestions and submit the same to the NCRPB. The Planning Committee authorized the Member Secretary, NCRPB to take a decision in the matter after the modified draft Master Plan 2021 for Greater Noida is submitted by Govt. of UP/NCR Cell, UP.

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

No. K-14011/100/2006-NCRPB  
NCR Planning Board  
India Habitat Centre  
1<sup>st</sup> Floor, Core IV B  
Lodhi Road, New Delhi – 110 003.

  
(Rajeev Malhotra)  
Chief Regional Planner  
Tel.No.24642289

To:

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

### List of the participants

- 1) Dr. H.S. Anand, Member Secretary cum Chairman, Planning Committee, NCRPB, India Habitat Centre, Core-IV, B, 1<sup>st</sup> Floor, Lodi Road, New Delhi-110003.
- 2) Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 3) Shri K.S. Mehra, Principal Secretary (PWD), Govt. of NCT-Delhi, 5<sup>th</sup> Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi.
- 4) Shri J.B. Kshisagar Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 5) Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
- 6) Shri Rajeey Malhotra, Chief Regional Planner cum Member Convenor, NCRPB, India Habitat Centre, Core-IV, B, 1<sup>st</sup> Floor, Lodi Road, New Delhi-110003.
- 7) Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 8) Ms. Anupama Saha, Consultant, Planning Commission, Yojna Bhawan, New Delhi.
- 9) Shri Kishore Kanyal, Chief Executive Officer, Counter Magnet Gwalior, Gwalior.
- 10) Shri L.K. Srirangan, Dy. Director (Planning), MPD-2021, Delhi Development Authority, D-6, Vasant Kunj, New Delhi-110070.
- 11) Shri P.C. Bewal, Secretary, UIT, Alwar, Rajasthan.
- 12) Shri S.C. Rastogi, Suptd. Engineer, UIT, Alwar, Rajasthan.
- 13) Shri Sanjay Waghmare, Manager (Planning), RIICO Ltd., Jaipur.
- 14) Shri M.L. Meena, Sr. Dy. General Manager, RIICO, Shahjahnpur (Alwar), Rajasthan.
- 15) Shri Vinay Kaul, Additional General Manager, RIICO, Shahjahnpur (Alwar), Rajasthan.
- 16) Shri Subhash C. Sharma, Dy. Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
- 17) Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5<sup>th</sup> Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
- 18) Shri R. Srinivas, Associate Town & Country Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 19) Shri A.K. Tyagi, Asstt. Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.

### Special Invites

- 20) Ms. Rekha Deywani, General Manager (Planning & Architecture), Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308.
- 21) Shri S.S. A. Rizvi, General Manager (Projects), Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308.
- 22) Shri A.K. Srivastava, O.S.D., Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308.
- 23) Shri Sushil Dwivedi, Dy. General Manager (Projects), Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308.
- 24) Ms. Leenu Sahgal, Dy. General Manager (Planning), Greater Noida Industrial Development Authority, 169, Chitvan Estate, Sector Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308.
- 25) Shri J.N. Barman, Joint Director, NCRPB.