

By FAX OR  
SPL. Messenger

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION PLANNING BOARD**

प्रथम तल, कोर-IV बी/1st Floor, Core - IV B

भारत पर्यावास केन्द्र/India Habitat Centre

लोधी रोड, नई दिल्ली-110003 / Lodhi Road, New Delhi-110 003

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष : 24642284, 24642287, फैक्स : 24642163

Phone : 24642284, 24642287, Fax : 24642163


No.K-14011/2/2007-NCRPB

Dated: 23.1.2007

**Sub: 55<sup>th</sup> meeting of the Planning Committee of NCR Planning Board to be held at 3.00 p.m. on 24.1.2007.**

In continuation to our letter of even number dated 20.1.2007 on the above mentioned subject, please find enclosed Agenda Notes for the meeting.

2. You are requested to kindly attend the Meeting. Please confirm your participation by Fax/Telephone.

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

To:

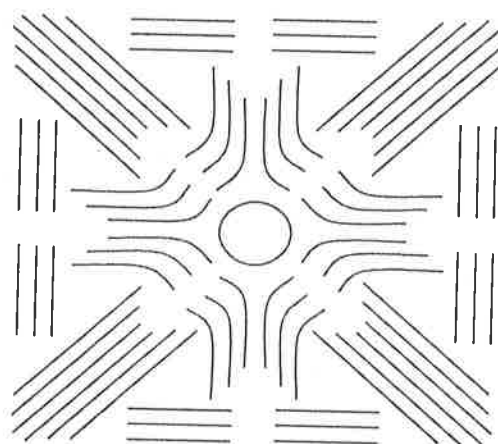
1. Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri D.C. Lakha, Principal Secretary, 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 Rai, 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. Kshirsagar, 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, Sr. Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Shri Ranjit Issar, 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. The Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. The Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Ms. Promila Shankar, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Ms. S. Aparna, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri S.D. Saini, 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 R.K. Karna, Director (A&F), NCRPB.
27. Shri J.N. Barman, Joint Director, NCRPB.
28. Shri R.C. Shukla, Joint Director, NCRPB.
29. Ms. Anjali Pancholy, Asstt. Director, NCRPB
30. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
31. Shri Aqeel Ahmed, Asstt. Director, NCRPB.
32. P.S. to M.S.
33. P.S. to CRP.

# **AGENDA NOTES**

**55<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 3.00 P.M. ON 24.1.2007  
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**

**AGENDA ITEMS FOR THE 55<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 24.1.2007 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.	Item	Page Nos.
Agenda item no.1	Confirmation of the minutes of the 54 <sup>th</sup> meeting of the Planning Committee held on 4.9.2006	1
Agenda item no.2	Review of the action taken on the decisions of the last meeting of the Planning Committee held on 4.9.2006	1
Agenda item no.3	Consideration of Master Plan for Delhi 2021	2
Agenda item no.4	Critical issues related to planning and development of Sub-Regions of NCR	3
Agenda item no.5	Any other item with the permission of the chair.	

**AGENDA NOTES FOR THE 55<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 24.1.2007 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 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.**

Minutes of the 54<sup>th</sup> meeting of the Planning Committee held on 4.9.2006 vide letter No.K-14011/100/2006-NCRPB dated 14.9.2006 (Annexure-I) may be confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.**

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

A Seminar on preparation of Sub-Regional Plans was held on 29.8.2006 and the representatives from all the NCR participating States. The recommendations of the Seminar was circulated to the participating State Governments for preparation of Sub-Regional Plan for their respective Sub-regions. The time schedule decided in the seminar was 9 and half months from the date of Seminar. Member Secretary, NCRPB had taken a Review Meeting with the Chief Coordinator Planners of the NCR Planning and Monitoring Cells on 15.1.2007. The members from the participating States may give the status of preparation of a Sub-Regional Plan. The Chief Coordinator Planner of the NCR Cells informed that the Study Groups have been constituted for preparation of Sub-Regional Plan and meetings have also been held. He also informed that data collection is in progress. CTP, Rajasthan informed that proposal for constitution of committees/groups have been submitted to government and all the committees/groups are likely to be constituted by the end of January, 2007. Haryana was represented by Assistant Town Planner who was advised to inform CCP to meet Member Secretary in person to inform the progress.

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

The observations on the draft Zonal Development for Zone O and Part P of MPD 2001 in response to notification issued by the DDA for inviting objections/suggestions were sent to the DDA vide letter No.K-14011/25(AP)/98-NCRPB -Part IV dated 17.11.2006.

**iii) 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-Necmrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021.**

Detailed information is awaited from the NCR Cell, Govt. of Rajasthan.

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.**

Board has submitted the proposal to the Chairman, NCRPB-cum-Hon.UDM through Ministry for a decision on 3.11.2006. The Ministry has requested some comments/clarifications. Board has requested the NCR Cell, Rajasthan to give necessary comments/clarifications on 16.1.2007. Comments/clarifications are awaited.

v) **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 status of development of 'industrial area' and its conversion to 'commercial and other uses' are awaited from UIT, Alwar/Govt. of Rajasthan.

vi) **Consideration of draft Master Plan-2021 for Greater NOIDA**

The modified draft Master Plan-2021 for Greater NOIDA is awaited from Govt. of UP / NCR Cell, UP.

### **AGENDA ITEM NO.3: CONSIDERATION OF MASTER PLAN FOR DELHI-2021**

The Delhi Development Authority in compliance of Section 29 of the National Capital Region Planning Board Act, 1985 has submitted the draft Master Plan for Delhi-2021 vide letter No.F.20(4)2005/MP/Pt.1/D-1227 dated 23.1.2007 and requested that confirmation with reference to Section 29 of the NCRPB Act may be conveyed to the DDA and MoUD so as to facilitate its final approval and issue of Gazette Notification for MPD-2021 by the Central Government.

The provisions under Section 29 of the NCRPB Act, 1985 is reproduced below:

- (1) *On and from the coming into operation of the finally published Regional Plan, no development shall be made in the region which is inconsistent with the Regional Plan as finally published.*
- (2) *Where the Board is satisfied that any participating State or the Union territory has carried out, any activity which amounts to a violation of the Regional Plan, it may, by a notice in writing, direct the concerned participating State or the Union territory, as the case may be, to stop such violation of the Regional Plan within such time as may be specified in the said notice and in case of any omission or refusal on the part of the concerned participating State or the Union territory to stop such activity, withhold such financial assistance to the concerned participating State or the Union territory, as the Board may consider necessary.*

The observations of the Secretariat of the NCRPB on the MPD-2021 will be tabled at the time of the Meeting. The Delhi Development Authority will make a power point presentation before the Planning Committee.

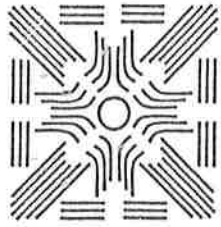
The matter is placed before the Planning Committee for consideration.

#### **AGENDA NO.4      CRITICAL ISSUES RELATED TO PLANNING AND DEVELOPMENT OF SUB-REGIONS OF NCR**

In the meeting of the Chief Coordinator Planners, NCR Cells held on 15.1.2007 various aspects related to implementation of the Regional Plan-2021 policies were discussed apart from other issues. It was decided that the following critical issues will be discussed in the forthcoming Planning Committee meeting:

- i) Haphazard / unplanned construction / development in the Sub-regions of NCR particularly the areas outside the urbanisable limits but within the notified controlled/development/regulated areas of the Master Plans of towns.
- ii) Development of Highway Corridors Zone (HCZ) outside the Development Plan areas along with the minimum width of 500 m. on both sides of the highways.
- iii) Creation of Sub-Regional Area Development Authority for planned development of the urban and rural areas of the various Sub-regions of NCR.
- iv) Application of Geographical System (GIS) for survey for planning and development purposes.
- v) Role and function of the NCR Planning and Monitoring Cells in planning and implementation of Regional Plan, Functional Plans, Sub-Regional Plans and Project Plans in the Sub-regions of NCR.

A Background Note on all these aspects is at Annexure-II.



BY COURIER

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

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.

 14/9/06

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

To :

- 1) Dr. M.M. Kuriy, 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. Meena, 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, Joint Secy. 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 Corp., HUDCO House, Lodhi Road, New Delhi-110 003.
- 13) Shri R.Chandranjohan, 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 (T/S), 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, Roqn 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.**

---

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.

## BACKGROUND NOTE FOR DISCUSSION ON CRITICAL ISSUES RELATING TO PLANNING AND DEVELOPMENT OF SUB-REGIONS OF NCR.

- i) **Haphazard / unplanned construction / development in the Sub-regions of NCR particularly the areas outside the urbanisable limits but within the notified controlled/development/regulated areas of the Master Plans of towns.**

Under the provisions of the Town & Country Planning Acts / Urban Planning & Development Acts/UIT Act prevailing in the constituent states of NCR, controlled/development/regulated areas are notified for planned urban development purposes. A Development/Master Plans is prepared for the notified area which earmark the 'urbanisable areas' for urban development for the perspective target year and agricultural green belt around the 'urbanisable area'. In the agricultural green belt where no urban / industrial activities are permitted and the area is proposed to be kept as agriculture or other existing uses.

The agriculture green belt in the immediate vicinity of the urbanisable area is vulnerable to encroachment. To arrest undesirable growth in these belts and to ensure orderly and compact urban development the agricultural green belts are proposed around the urbanisable area. The development will be restricted or strictly controlled in this agricultural green belt.

The provision of agriculture green belt around the proposed urbanisable area as protected belt to arrest undesirable growth is conceptually ideal. Since most the land ownership under this agricultural green belt is in private hands it is difficult to prevent the owners from utilizing these lands to other more beneficial economic uses such as industrial, commercial etc. It has been observed that a large number of industrial/residential/urban activities are being developed in the agriculture green belt around the urbanisable area particularly along the major highways. These developments are taking place inspite of the areas falling within the notified area where the provisions of Master/Development Plans are enforceable. The Development Authorities/Agencies are legally responsible for enforcement of the various provisions /proposals/restrictions of the Master/Development Plans.

The Planning Committee may deliberate various factors responsible for urban / industrial development in the 'agricultural green belt' around the 'urbansiable areas' of Master Plans and various issues related to enforcement of the provisions of the Master Plan in the agricultural green belt.

- ii) **Development of Highway Corridors Zone (HCZ) outside the Development Plan areas along with the minimum width of 500 m. on both sides of the highways.**

Regional Plan 2021 has proposed a Highway Corridor Zone with a minimum width of 500 metres inclusive of green buffer on either side of the right-of-way (ROW) along the National Highway (NH) 1, 2, 8, 10, 24, 58 and 91 converging at Delhi to enable the planned and regulated development along these highways outside the existing controlled/development/regulated areas.

The actual boundaries of the highway corridor zone will be delineated based on the revenue village boundaries by the respective State Governments in the Sub-regional Plans. Highway Corridor Zone excluding green buffer, the land use will be decided by the respective State Governments depending upon economic pressure, local situation and development potential of the area. However, utmost care will have to be taken while planning these zones to ensure that

the activities being permitted in this zone are segregated from highway traffic through proper green belts, service roads and controlled access to the highways.

The Highway Corridor Zone will have to be notified as controlled/development/regulated area and Master/Development Plans will have to be prepared by the respective State Governments. In the Highway Corridor Zone (excluding green buffers along highways, activities permitted in 'urbanisable area', 'agriculture zone within development/controlled/regulated areas' and the 'green buffers' prescribed in paras 17.5.1(a), 1(b) and 1(c) of Zoning Regulations will be permitted through Master/Development Plans. [Para 17.5.2] Development/Master Plan will be prepared by the respective State Governments with the approval of the NCR Planning Board and duly notified [Para 17.4.2.].

The Planning Committee may deliberate the following issues:

- a) Delineation of Highway Corridor Zone
- b) Issues of notification of Highway Corridor Zone.
- c) Assessment of development potential and preparation of Master/Development Plans.
- d) Mechanism for enforcement of development controls.

**iii) Creation of Sub-Regional Area Development Authority for planned development of the urban and rural areas of the various Sub-regions of NCR.**

It has been observed that the existing Town and Country Planning Acts of the constituent States have provisions for preparation of Master/Development Plans for the notified development/controlled/regulated area around a town and do not have any control on planning and development / location of urban activities in rural areas outside the notified development/controlled/regulated areas. The prevailing main Acts relating to Town & Country Planning in the constituent States are as under:

- The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963
- Rajasthan Urban Improvement Act, 1959
- The Uttar Pradesh Urban Planning and Development Act, 1973
- U.P. Industrial Area Development Act, 1976
- Delhi Development Act, 1957

It is observed that none of the prevailing Acts are aimed at regional development per-se and are limited to urban planning and development. There is no development control in locating various economic activities in the rural areas falling outside the controlled/developed/regulated areas of the towns which has resulted in the growth of unplanned urban / industrial activities. Secondly rural settlements located in the first growing Delhi Metropolitan region or around large urban centres/transport corridors are under going physical and socio-economic changes particularly the rural settlements in NCT-Delhi and adjacent to CMA towns/Metro Centres and Regional Centres.

Regional Plan 2021 has proposed that a Sub-Regional Area Development Authority may be created for overall planning and development of urban and rural areas at the Sub-Regional level. It is also proposed that the State Governments concerned to amend their Acts/Rules for creating such an Authority [Para 19.2 (iii) on Page 166 of RP-2021].

15

The Planning Committee may discuss the various issues relating to creation of Sub-Regional Area Development Authority for the Sub-Regions.

- a. Issue of notification for declaring the entire Sub-Region as a development/controlled /regulated areas for planned urban and rural development.
- b. Composition of Sub-Regional Area Development Authority.
- c. Functions and powers of the Sub-Regional Area Development Authority  
The major aspects may be covered are Regional (NCR), Sub-Regional importance such as transport, water, power, telecommunications, population distribution, land use,
- d. Integration/Functional linkages with the existing Development Authorities/Agencies functioning under various prevailing Acts.

**iv) Application of Geographical System (GIS) for survey for planning and development purposes.**

Geographical Information System (GIS) is defined as "An automated tool useful to capture, storage, retrieval and manipulation, display and querying of both spatial and non-spatial data to generate various planning scenario and management for decision making". Thus GIS is a tool which has capability to answer various queries like location, condition, trends, patterns and modeling of various aspects.

Data collection, analysis and integration of both spatial (map) and non-spatial (statistical) data for various planning exercises was done using manual methods in the past. With the increase in the volume and dimension of data sets, it has become necessary to use automated GIS to meet the growing demand in urban development and providing city services. It not only helps in evaluating various elements of the development plan and helps to create various planning scenarios for the development but also monitoring the changes.

The National Capital Region is a vibrant and dynamic urban region with 108 urban settlements and 7,528 rural settlements. There are 35 urban settlements in Haryana Sub-region, 9 in Rajasthan Sub-region and 63 in Uttar Pradesh Sub-region. Outside NCT-Delhi in NCR, there are 8 Class-I urban Centres in Haryana Sub-region, one Class-I urban centre in Rajasthan Sub-region and 7 Class-I urban Centres in Uttar Pradesh Sub-region.

It may be mentioned that the Board Secretariat has developed a database on 1:50,000 scale using IRS IC (LISS3+PAN) for preparation of Regional Plan 2021 and monitoring of land uses at regional level. Besides this, it had prepared satellite maps at 1:12,500 scale and supplied to State Government agencies like GDA, MDA, BKDA, GNIDA, HPDA etc. It has been observed that the NCR Cell/Development Authorities of UP Sub-region have prepared Master Plan utilizing the remote sensing data.

The participating State governments / NCR Cell/Municipal Corporation may use the GIS tool for the following:

**a) Preparation of Plans/Maps**

- i) Preparation of Sub-Regional Plan.
- ii) Preparation of Master Plan for the towns for the perspective year 2021.
- iii) Preparation of Zonal Development Plans
- iv) Preparation of detailed municipal map.
- v) Preparation of ward maps.

vi) Preparation of utility map.

b) Monitoring of implementation of the above plans.

The Planning Committee may discuss the following issues:

- i) Present level of utilization of GIS capabilities by the NCR Cell, Development Authorities and Urban Local Bodies in the Sub-regions of NCR.
- ii) Development of GIS in the NCR Cells, Development Authorities, Urban Local Bodies.
- iii) Capacity building of the officers/staff of the NCR Cell/Development Authorities / Urban Local Bodies.

**v) Role and function of the NCR Planning and Monitoring Cells in planning, implementation of Regional Plan, Functional Plans, Sub-Regional Plans and Project Plans in the Sub-regions of NCR.**

As per the provisions of the NCR Planning Board Act, 1985 the participating State governments are required to perform the following functions:

- a) Preparation of Sub-Regional Plan for the respective Sub-regions.
- b) Preparation of Project Plans.
- c) Implementation of Sub-Regional Plans and Project Plans.
- d) Submission of reports and information with regard to preparation, enforcement and implementation of Functional Plans and Sub-Regional Plans.

In order to monitor the implementation of the policies and proposals of the Regional Plan, Functional Plans, Sub-Regional Plans and Project Plans in the Sub-Regions, the constituent States have created NCR Planning and Monitoring Cell in their respective State governments.

The Statutory Regional Plan for NCR 2021 approved by the Board has proposed the following functions to be performed by the NCR Cells/State governments. (copy at Appendix-I). The work programme for the NCR Planning and Monitoring Cell for the participating States for the Xth Five Year Plan period approved the 29<sup>th</sup> meeting of the Board held on 24.5.2006 is Appendix-II.

The implementations of the policies and proposals of the various Plans prepared under the NCRPB Act, 1985 are required to be implemented by the respective State governments through their various departments, development authorities, agencies etc. and the NCR Cell have insignificant role in implementation. The Planning Committee may deliberate various issues relating planning for various sectors and coordination in implementation of the various Plans.

## Role of the State Government/NCR Cells as indicated in Regional Plan-2021

### *State/NCR Cell Level*

The Role of State Governments/NCR Cell will be as follows:

- i) Preparation of Sub-regional Plan-2021 and Master Plans.
- ii) Ensure/coordinate preparation of district plans as per the provisions of Regional Plan-2021.
- iii) Ensure preparation of Master Plans for water, sewerage, solid waste and drainage for all the towns in the Sub-regions.
- iv) Project Planning and Monitoring of NCRPB funded Projects.
- v) Ensure implementation of policies related to Common economic zone as detailed out in Regional Plan-2021.
- vi) Ensure implementation of Regional Plan-2021 policies & proposals, Sub-regional Plan and other Plans prepared as per the provisions of Regional Plan-2021.
- vii) Ensure preparation of Sub-component Plans for various sectors in the State budget.
- viii) Ensure preparation and implementation of Rural development Plans.
- ix) Creation of Database and MIS System at Sub-regional Level.
- x) Creation of Policy and Planning Group.

### *State Departments and Agencies Level*

The role of State departments and other implementing agencies will be:

- i) To get the District Plans prepared in consonance with the Regional Plan-2021 and the Sub-regional Plan and in accordance to the 73<sup>rd</sup> and 74<sup>th</sup> Constitutional Amendments.
- ii) To ensure preparation of Master Plans for all towns for the perspective of 2021.
- iii) To Prepare Master Plans for water supply, sewerage and solid waste management at town level.
- iv) To ensure preparation of Projects and proposals as per directions in Regional Plan-2021, Sub-regional Plans and Master Plans and implement the same.

**Work programme for the NCR Planning and Monitoring Cells of the Participating States for the X Five Year Plan Period.**

- a) To assist the concerned authorities in timely preparation / finalization of Sub-regional plans 2021, and other such plans /schemes as may be directed by NCRPB.
- b) Assisting the respective authorities in finalisation of Master Plans for Urban centres in the NCR.
- c) Report the violations or deviations in development of the sub-region in contrary to the Regional Plan and sub-regional Plan to NCRPB.
- d) Assistance in identification and formulation of projects in DMA, priority towns, sub-regional centres and Counter Magnet Towns.
- e) Assist the implementing agencies in preparation of projects and schemes for financing by the NCR Planning Board.
- f) Monitoring of the projects financed by the NCR planning Board. Pursuing the development authorities for submission of monthly and quarterly report on financial and physical progress of the projects financed by NCRPB and other misc. reports/utilisation certificate required by the Board.
- g) Preparation of Annual Action Plan for Planning Cells and timely submission of the same to the NCRPB.
- h) Assist NCRPB in collection of data, implementation of decisions of Planning Committee, PSMG or the Board Meetings.
- i) Assist in implementation of various projects as entrusted on NCRPB by the Ministry of Urban Development etc.

# INCONSISTENCIES IDENTIFIED IN POLICIES OF MPD-2021 WITH REFERENCE TO RP-2021

S.No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions																																								
1	2	3	4																																								
1.	<p><b>WHOLESALE TRADE &amp; COMMERCE (Page 50 – 51)</b></p> <p><b>Para 5.4.2 (B) Wholesale Trade and Commerce</b></p> <p><u>i) NCT-Delhi</u></p> <p>There should not be any special advantage in terms of preferential treatment or lower taxes by way of incentives to wholesale trades in Delhi vis-à-vis the adjoining States. Wholesale trading in plastic and PVC goods, chemicals, timber, food grains, iron and steel and building materials which caters to the whole of NCR and beyond and requiring extensive space may be recognized by developing suitable additional locations outside Delhi for the purpose. No new wholesale market for any of the following purposes should be established in NCT-Delhi.</p> <ul style="list-style-type: none"><li>• Expansion of activities in wholesale markets of NCT-Delhi e.g. fruit and vegetable markets, iron and steel market etc.</li><li>• Resettling the oustees from markets required to be shifted from central/congested areas of NCT-Delhi e.g. grain market in old Delhi etc.</li></ul> <p>All new markets should be located at suitable locations outside NCT-Delhi in NCR and for making them operational proper legislation like the specified commodities marketing act for the entire NCR needs to be enacted with the concurrence of the participating States.</p>	<p><b>PROPOSED WHOLESALE MARKETS WITHIN INTEGRATED FREIGHT COMPLEXES (Page 49 Para 6.2.2)</b></p> <p>It is proposed to develop new who wholesale markets as counter markets to cater to the demands of the growing population of Delhi only, near the rail and road entry points of NCTD. These should be linked with the proposed Wholesale Markets within Integrated Freight Complexes where the wholesale business could be operated more efficiently in a better environment. The break up of land requirement for different commodities at various locations is to should be decided at the time of preparation of schemes for the complex by the implementing agency.</p> <p>Wholesale markets within Integrated Freight Complexes are to be developed as follows:</p> <p>Table 6.1 : Location of Proposed Wholesale Markets within Integrated Freight Complexes</p> <table><tr><th>Direction/Location</th><th>Total area (Ha)</th><th>Wholesale and warehousing (Ha.)</th><th>Truck terminal (Ha.)</th><th>Railway freight terminal (Ha.)</th></tr><tr><td>East: Gazipur</td><td>171</td><td>151</td><td>20</td><td>-</td></tr><tr><td>South: Madanpur Khadar</td><td>158</td><td>108</td><td>30</td><td>20</td></tr><tr><td>North: Narela Sub-city</td><td>315</td><td>145</td><td>45</td><td>125</td></tr><tr><td>Samaipur Badli</td><td>92.3</td><td>92.3</td><td>-</td><td>-</td></tr><tr><td>Southwest: Dwarka Sub-city</td><td>110</td><td>55</td><td>55</td><td>-</td></tr><tr><td>West Rohia Road</td><td>130</td><td>50</td><td>50</td><td>30</td></tr><tr><td><b>Total</b></td><td><b>976.3</b></td><td><b>601.3</b></td><td><b>200</b></td><td><b>175</b></td></tr></table> <p>Note: In case of Dwarka, due to the proximity of the Airport and High Security Zone, commodities handled should be export oriented, perishable, environment friendly and such as not to lead to bird menace.</p>	Direction/Location	Total area (Ha)	Wholesale and warehousing (Ha.)	Truck terminal (Ha.)	Railway freight terminal (Ha.)	East: Gazipur	171	151	20	-	South: Madanpur Khadar	158	108	30	20	North: Narela Sub-city	315	145	45	125	Samaipur Badli	92.3	92.3	-	-	Southwest: Dwarka Sub-city	110	55	55	-	West Rohia Road	130	50	50	30	<b>Total</b>	<b>976.3</b>	<b>601.3</b>	<b>200</b>	<b>175</b>	<p>Following may be inserted in para 6.2.2 after first paragraph on page 49 of MPD-2021:</p> <p>Wholesale goods meant for locations other than the NCT of Delhi cause severe traffic congestion in Delhi. As such, it is proposed that the wholesale markets within the NCT of Delhi should cater only to distributive trades within the NCT of Delhi. All wholesale goods meant for locations outside the NCT of Delhi should be handled through Integrated Freight Complexes built outside the NCTD at the intersections of the Eastern/Western Expressways and the national highways.</p>
Direction/Location	Total area (Ha)	Wholesale and warehousing (Ha.)	Truck terminal (Ha.)	Railway freight terminal (Ha.)																																							
East: Gazipur	171	151	20	-																																							
South: Madanpur Khadar	158	108	30	20																																							
North: Narela Sub-city	315	145	45	125																																							
Samaipur Badli	92.3	92.3	-	-																																							
Southwest: Dwarka Sub-city	110	55	55	-																																							
West Rohia Road	130	50	50	30																																							
<b>Total</b>	<b>976.3</b>	<b>601.3</b>	<b>200</b>	<b>175</b>																																							



	<p>ii) <u>Central NCR</u></p> <p>There are certain wholesale trades and storages in Delhi which involve bulk handling of commodities such as PVC goods, chemical, timber, food grains, iron and steel and building material and are hazardous in nature by virtue of their location in congested localities. Facilities for the functioning of these wholesale trades (as well as others) and related activities should be developed in Central NCR.</p> <p>iii) <u>Rest of NCR</u></p> <p>Incentives for provision of infrastructure facilities should be made available in the various regional towns in order to encourage and accelerate the growth of trade centres on a wider scale within NCR.</p>	<p>The above new wholesale markets shall provide facilities for:</p> <ol style="list-style-type: none"> <li>Intra-urban freight movement and interchange of mode.</li> <li>Warehousing and storage facilities.</li> <li>Servicing, lodging and boarding, idle parking and other required facilities.</li> </ol> <p><b>12.11 INTEGRATED FREIGHT COMPLEXES (page 99)</b></p> <p>Integrated Freight Complexes have been recommended for the integration of goods movement by road and rail. These would consist of wholesale market, warehousing, road for trucks and rail transport terminals so as to curtail the movement of heavy vehicles within the complex.</p> <p>The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi. Based on the pattern of goods traffic movement in Delhi, following four sites for Integrated Freight Complexes (IFC), are presently at various stages of planning and/or development and one more new site is proposed in Urban Extension area. These freight complexes shall be dedicated to meet the demand of Delhi's needs and not cater to the distributive requirements of regional goods.</p> <ol style="list-style-type: none"> <li>Madanpur Khadar (NH-2)</li> <li>Ghaziipur (NH-24)</li> <li>Narela (NH-1)</li> <li>Dwarka (NH-8)</li> <li>New site in Urban Extension (Rohtak Road) Tikri Kalan</li> </ol>	<p>In consonance with the provision made in 6.2.2, it is proposed that wholesale goods meant for destinations other than the NCT of Delhi will be handled by suitable Integrated Freight Complexes located outside NCT of Delhi. Therefore, following portion be replaced by the reformulation given immediately thereafter in para 12.11 at page 99 of MPD-2021:</p> <p>The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi.</p>
--	---	---	---

			<p><b>Above Para be written as follows:</b></p> <p>Wholesale goods meant for locations other than the NCT of Delhi cause severe traffic congestion in Delhi. As such, it is proposed that the wholesale markets within the NCT of Delhi should cater only to distributive trades within the NCT of Delhi. All wholesale goods meant for locations outside the NCT of Delhi should be handled through Integrated Freight Complexes built outside the NCTD at the intersections of the Eastern/Western Expressways and the national highways.</p>
2.	<p><b>C) Government, Public Sector and Commercial/Corporate Offices (Page 51 para 5.4.2 I)</b></p> <p>iii) <u>NCT-Delhi</u></p> <p>The main criterion for location of offices in the Capital should be that they perform ministerial functions, protocol functions or liaison functions, which, by their nature, cannot be performed anywhere else except in the national Capital. The existing offices, which do not perform any of the above functions, should be identified</p>	<p><b>8.1 DECENTRALISATION OF OFFICES (Page 67)</b></p> <p>As per NCR Plan, no new Central Govt. offices and the Public Sector Undertakings offices should be located in NCTD. However, this would be possible only after a time bound action plan is prepared together with suitable incentives and disincentives.</p>	<p>Following portion in para 8.1 at page 67 be replaced by reformulation given immediately thereafter:</p> <p>However, this would be possible only after a time bound action plan is prepared together with suitable incentives and</p>

	<p>and shifted from NCT-Delhi. Similarly, the public sector offices should be allowed to retain only very small establishments to cater for ministerial and liaison functions. The rest of the establishments should be shifted out of NCT-Delhi. No new office spaces should be created in newly developed community, district or sub-city and city centres. Their role should be limited to providing all levels of shopping facilities. Strict building control should be exercised over unauthorized change of land/building use. No regularization thereof should be allowed. The Central Government and any other organization, body or authority requiring additional space should be allowed to do so only outside NCT-Delhi in NCR and beyond in Counter Magnet Areas (CMAs).</p>	<p>disincentives.</p> <p><b>Above Para be written as follows:</b></p> <p>However, the issue of shifting existing Government or PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.</p>
--	--	---

S.No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions
1	2	3	4
3.	<p><b>INDUSTRIES</b> Page 50 para 5.4.2</p> <p><b>A) Industry</b></p> <p>i) <u>NCT-Delhi (page 50)</u></p> <p>With these considerations, Delhi should follow a policy which has the following elements:</p> <ul style="list-style-type: none"><li>• Only .....</li><li>• The requirements .....</li><li>• The industries .....</li><li>• Only hi-tech industries should be allowed in Delhi</li><li>• In the existing industrial areas low-tech industries should be transformed into hi-tech and those which are unable to do so within a reasonable time should be phased out.</li><li>• No new industrial area to be created in NCT-Delhi.</li></ul> <p>ii) <b>Page 53 to 55 para 5.5.2</b></p> <p><b>A) NCT-Delhi (page 53)</b></p> <p><u>Thrust Areas (page 53)</u></p> <p>(b) <i>Hi-tech Industries (page 53)</i></p> <p>Delhi has the following resources and facilities readily available for promotion of hi-tech industries (refer Box 5.4).</p>	<p><b>INDUSTRIES</b></p> <p><b>Para 7.7 (Page 58)</b></p> <p>Out of the 1,30,000 industrial units in Delhi, around 25,000 to 30,000 (Source: DUEIIP Project Report 2001, Govt. of NCTD) are located in planned industrial areas or comprise permissible household industries. Sizeable number of industries would need to be relocated in the National Capital Region, even if some areas are identified for redevelopment and regularization as no new industrial area is proposed to be developed in Delhi. Keeping this in view, development of new industrial areas should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries, which cannot operate in residential and other use zones.</p> <p>Following may be inserted in para 7.7 'New Industrial Areas' at page 58 of MPD-2021 at the end of the existing para:</p> <p>New industrial activity in the NCT of Delhi should be restricted to high-tech areas as given below :</p> <ul style="list-style-type: none"><li>i) Computer hardware &amp; software industry and industries doing system integration using computer hardware and software.</li><li>ii) Packaging.</li><li>iii) Industries integrating &amp; manipulating the interfaces of the computers and telecom facilities.</li><li>iv) Industries catering to the information needs of uses by providing</li></ul>	

	<p><b>Box 5.4 (page 54)</b>  <b>POTENTIAL GROWTH AREAS IN HI-TECH</b></p> <ul style="list-style-type: none"> <li>i) Computer hardware &amp; software industry and industries doing system integration using computer hardware and software.</li> <li>ii) Packaging</li> <li>iii) Industries integrating &amp; manipulating the interfaces of the computers and telecom facilities.</li> <li>iv) Industries catering to the information needs of uses by providing databases or access to databases spread throughout the globe.</li> <li>v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.</li> <li>vi) Electronic goods.</li> <li>vii) Service &amp; repair of TV and other electronic items.</li> <li>viii) Photo composing and Desk Top Publication.</li> <li>ix) TV and Video programme production.</li> <li>x) Textile designing and Fabric Testing etc.</li> <li>xi) Bio-technology</li> <li>xii) Telecommunications and IT enabling services</li> <li>xiii) Gems and Jewellery</li> </ul> <p><u>Transforming from low-tech to hi-tech</u></p> <p>In the existing industrial areas the low-tech industries should be transformed to hi-tech in a phased manner.</p> <p><u>Multi-storeyed flatted factories</u></p> <p>Multi-storeyed flatted factory complexes should be constructed to save space and to have better management of services.</p>	<p>databases or access to databases spread throughout the globe.</p> <ul style="list-style-type: none"> <li>v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.</li> <li>vi) Electronic goods.</li> <li>vii) Service &amp; repair of TV and other electronic items.</li> <li>viii) Photo composing and Desk Top Publication.</li> <li>ix) TV and Video programme production.</li> <li>x) Textile designing and Fabric Testing etc.</li> <li>xi) Bio-technology.</li> <li>xii) Telecommunications and IT enabling services.</li> <li>xiii) Gems and Jewellery.</li> </ul>
--	--	---

S.No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions
1	2	3	4
4.	<p><b>TRANSPORT</b></p> <p>i) Page 65-66 para 6.6</p> <p><b>6.6 TRANSPORT PLAN 2021</b></p> <p>It is recognized and reaffirmed that the solution of the increasing transportation problem lies in development of settlements outside the NCT-Delhi metropolis at appropriate distance and providing inter-connection between Delhi and settlements thus reducing pressure on Delhi's transport infrastructure. Accordingly it is proposed to:</p> <ul style="list-style-type: none"> <li>Develop activities keeping in view rail and road linkages in Central NCR having better accessibility and at the same time relieving pressure on the existing transport routes converging at NCT-Delhi.</li> <li>Unrestricted movement of buses, taxis, and auto-rickshaws within NCR.</li> <li>Focus on certain inter-state issues (e.g. land acquisition) for workable coordination and evolve an institutional mechanism on priority basis to encourage private participation.</li> <li>Execution without further delays of the Regional Plan-2001 proposals of Integrated Mass Rapid Transport System (MRTS), Regional Rapid Transport System (RRTS), Expressways and Bypasses.</li> </ul> <p>ii) Page 50-51 para 5.4.2 B</p> <p>Refer 'X' at S.No. 1 above in Wholesale Trade and Commerce</p>	<p><b>TRANSPORTATION (Page 89-91 para 12.0)</b></p> <p>The following strategy is proposed in order to meet these objectives (Page-90):-</p> <p>i).....</p> <p>ii).....</p> <p>iii).....</p> <p>xii) Review of the licensing policy and systems, and effective arrangements for training of drivers/transport operators.</p> <p>All goods meant for consumption of Delhi should be stored in Wholesale Markets/Integrated Freight Complexes within the NCTD.</p>	<p>Following to be added in the strategy in para 12.0 at page 91 below (xii):</p> <p>It is proposed that unrestricted movement of buses, taxis and auto-rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the National Capital Region in a timebound manner.</p>

S.No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions
	1	2	3
5.	<p><b>Water</b></p> <p><b>Page 84 para 8.3.4</b></p> <p><b>Protection of Land for Ground Water Recharging</b></p> <p>Study done by Central Ground Water Board (CGWB) has revealed that an additional exploitation to the extent of 1,816 mld (1.82 MCM/day), 454 mld (0.45 MCM/day) and 908 mld (0.91 MCM/day) of water could be made available by harvesting the ground water potential of aquifer system of river Yamuna, upper Ganga canal system and Ganga flood plains respectively falling within NCR. In the Sub-regional Plans and Master/Development Plans, all the flood plains and other ground water recharging areas such as ponds, lakes, other water bodies etc. should be identified and protected from the invasion by other land uses and encroachments. Some of the areas to be protected for ground water recharging have already been identified in the Plan on the basis of the study done by Indian Institute of Remote Sensing, Dehradun "Geology" Geomorphology and Ground Water prospects for NCR". At least, 2-5% area should be earmarked under water bodies (natural as well as constructive) in the distribution of land uses. Areas with very good ground water prospects, riverbeds, ponds, oxbow lakes, paleo-channels, etc., which need to be protected.</p>	<p><b>14.2 WATER (sub para 3 on page 135 &amp; 136)</b></p> <p>3. Ground water recharging through rain water harvesting, conserving water bodies and controlling ground water extraction:</p> <p>i) ..... ii) ..... ..... ..... ..... ..... viii) The wasteful practice of 'drill, pump and spill' has to be replaced by efficient methods of water conservations, use and recycling as standard and mandatory procedures. There is a need to incorporate the mandatory stipulation of water saving/waterless flushing system in the Building Bye-laws.</p>	<p>Following to be inserted as (ix) below (viii) on page 134:</p> <p>At the time of preparation of Zonal Plans, water bodies, large depressions and other ground water recharging areas will be identified and protected from unintentional filling and encroachments.</p> <p>At the time of preparation of Zonal Plans, appropriate areas should be identified and earmarked for utilities pertaining to Power (power plants and sub-stations), Water (sewage treatment plants &amp; sewage pumping stations) and Solid Waste Management (solid waste treatment plants and sanitary land fill sites). Appropriate land should accordingly be earmarked for Solid Waste Management keeping in view a long term perspective.</p>

S. No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions
1	2	3	4
6.	<p><b>Solid Waste Management (Page 96-101)</b></p> <p>Para 9.2.3, Page 99</p> <p><b>Identification of land for Treatment / Disposal of Waste</b></p> <p>While preparing the Master/Development Plan for various towns/cities, Town Planning Department of respective Sub-regions should earmark the land for treatment/disposal of solid waste. The acquisition of these sites, by the development authorities and municipalities, should form a compulsory element of the development programme and properly budgeted for in their Plan documents.</p> <p>In NCT-Delhi, the land is scarce and it should plan for future development considering the availability of land for various aspects because the solid waste generation in NCT-Delhi alone by the year 2021 has been projected as 15,000 MT/day, which requires about 28 sq kms of land for disposal of solid waste through sanitary land filling assuming that the depths of landfill will be 10 metres (partly below ground and partly above ground), density of solid waste is 0.85 MT per cubic metre, life cycle of landfill site is 20 years and there are three landfill sites. Details of various options examined are in Annexure 4/II. Land area of about 28 sq kms required for solid waste disposal through sanitary land fill, should be identified in the MPD-2021, which is under preparation.</p> <p>Footnote at Sl. No. 3 in Annexure 4/II (b) at page 189 of Regional Plan-2021 following has been written:</p>	<p><b>Para 14.6 Solid Waste (Page 138-140)</b></p> <p>In the MPD-2021 at Table 14.8, 1.09 sq. kms. of land for disposal of solid waste has been identified.</p>	<p>As per Regional Plan-2021 minimum land required for the disposal of solid waste upto 2021 is 7.35 sq kms. Appropriately land should be earmarked for Solid Waste Management keeping in view a long term perspective. land is getting scarce.</p>

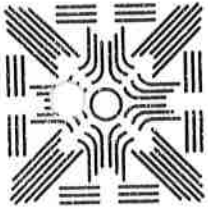


	Land area requirement will reduce if only 50% waste is disposed off through sanitary landfill and change in height/depth of filling. Land requirement will be 15.7 sq. kms. up to the year 2021 in case 50% waste is disposed off through sanitary landfill. In addition to this, if depth/height of filling is increased to 20 metres, the land requirement up to the year 2021 will be 7.35 sq. kms.	
--	--	--

S.No.	Policies/Proposals of Regional Plan-2021		Policies/Proposals of MPD-2021		Observations & Suggestions
1	2		3		4
7.	<p><b>Chapter 17.0</b></p> <p><b>Para 17.5.1 (a) page 154-155</b></p> <p><b>Urbanisable Areas (including existing built-up/urban areas)</b></p> <p>Within the urbanisable area proposed in the Master/Development Plan of the respective towns, the functions and uses designated as under be continued:</p> <div><div><div>i) Residential</div><div>ii) Commercial</div><div>iii) Industrial</div><div>iv) Government offices, public and semi-public</div><div>v) Recreational</div><div>vi) Utility services</div><div>vii) Transport and communications</div><div>viii) Open spaces, parks and playgrounds</div><div>ix) Graveyards/cemeteries and burning ghats</div><div>x) Man-made heritage areas</div><div>xi) Natural heritage areas/eco-sensitive areas/conservation areas</div></div></div> <p>The local authority according to the prescribed uses in the Master/Development Plans will govern detailed land uses within the urbanisable area. The Master/Development Plans of all the towns will be prepared within the framework of the Regional Plan-2021 and Sub-regional Plans. In case any amendment is required in the acts to implement the policies of Regional Plan-2021 that be done by the respective State Governments appropriately.</p>		<p><b>Chapter 17.0 DEVELOPMENT CODE</b></p> <p><b>CLAUSE 4.0 USE ZONES DESIGNATED (Page 157-158)</b></p> <p>There shall be 9 Land Use categories subdivided into use Zones as given below:</p> <ul style="list-style-type: none"><li>• RESIDENTIAL</li><li>• COMMERCIAL</li><li>• INDUSTRIAL</li><li>• RECREATIONAL</li><li>• TRANSPORTATION</li><li>• UTILITY</li><li>• GOVERNMENT</li><li>• PUBLIC AND SEMI PUBLIC FACILITIES</li><li>• GREEN BELT, URBANISABLE AREA AND WATER BODY<ul style="list-style-type: none"><li>A1 Plant Nursery</li><li>A2 Green Belt</li><li>A3 River and Water body</li><li>A4 Urbanisable Area</li></ul></li></ul> <p><b>Mixed Use Zone</b></p> <p>A use zone in the Land Use Plan could be indicated as consisting of more than one use zones.</p>		<p>In Chapter 16 at para 16.0 regarding Land Use Plan-2021 at page 152, nine categories of land use have been given which includes ‘Agriculture &amp; Water Body’. The Development Code, Chapter 17.0 page 155 to 162 should follow the land use categories given at Page 152. However, it is observed that the land use categories given in the Development Code on page 158 has used different terminology. Therefore, in Clause 4.0 ‘Use Zones Designated’ at page 157-158 of MPD-2021 the following portion be replaced by the reformulation given immediately thereafter:</p> <ul style="list-style-type: none"><li>• <b>GREEN BELT, URBANISABLE AREA AND WATER BODY</b><ul style="list-style-type: none"><li>A1 Plant Nursery</li><li>A2 Green Belt</li><li>A3 River and Water body</li></ul></li></ul>

		<p>A4 Urbanisable Area</p> <p><b>Above Para be written as follows:</b></p> <ul style="list-style-type: none"> <li>• <b>GREEN BELT/ AGRICULTURE GREEN AND WATER BODY</b> <ul style="list-style-type: none"> <li>A1 Plant Nursery</li> <li>A2 Green Belt</li> <li>A3 River and Water body</li> </ul> </li> </ul> <p>Mixed use zone is a separate category of land use and should be shown as separate category. It can be indicated as follows:</p> <ul style="list-style-type: none"> <li>• <b>MIXED USE ZONE</b></li> </ul> <p>This will make 10 land use categories.</p>
--	--	---

S.No.	Policies/Proposals of Regional Plan-2021	Policies/Proposals of MPD-2021	Observations & Suggestions
1	2	3	4
8.	<p><b>Chapter 17 – REGIONAL LAND USE para 17.4.1 (a) &amp; (b) (Page 152 second para below Table 17.10)</b></p> <p>While preparing the Master/Development Plans for the towns, it is to be ensured that proposed development should not be permitted in the natural conservation zones, planned green areas, agriculture areas, ground water recharging areas and water bodies. Land also be reserved for the activities such as disposal of solid waste generated from the respective towns, town level utility services (such as power plant, grid station, water and sewage treatment plants etc.) dairy farming, horticulture, inter and intra-urban transport system, etc.</p> <p>Attempt be made to rationalize the quantum of land required for each urban activity while preparing the Master/Development Plan of towns. In case of Delhi, as per the draft Master Plan for Delhi-2021, the entire NCT-Delhi has been proposed as urbanisable area except a green belt of one revenue village depth wherever available along the NCT-Delhi boundary. While finalizing MPD-2021, the natural conservation zone/environmentally sensitive areas including flood plains of river Yamuna to be planned as per the policies mentioned in paras 8.3.4, 8.3.5, 13.1.3, 14.2 (viii) and 17.4.3 (iii) of this Plan. The required land for the activities cited above be earmarked in the Master Plan for Delhi-2021.</p> <p><b>Table at Annexure 4/1 Sl. No.6 (iii) is re-produced below:</b></p> <p>Agriculture zone in NCT-Delhi including dairy farming, horticulture, green belts.</p>	<p><b>Chapter 3.0 para 3.2.1 – GREEN BELT (Page 8-9)</b></p> <p>The previous Master Plan proposals for retention of Green Belt have not been maintained and a considerable part has already been utilized for both, planned and unplanned developments.</p> <p>The Plan stipulates that the land upto the depth of one peripheral village revenue boundary along the border of NCTD, wherever available, would be maintained as Green Belt. Considering the constant pressure on the rural land, new farmhouses and motels shall not be permitted in the proposed Urban Extensions as per MPD-2021. However, existing village abadis, already regularized unauthorized colonies and already approved motels may continue in the green belt. (Refer Table 9.4 in Chapter 'Environment' for permissibility).</p> <p><b>Chapter 9.0 para 9.6 – GREEN BELT (Page 77)</b></p> <p>The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary upto a depth of one peripheral revenue village boundary, wherever possible.</p>	<p>In the Authority meeting of DDA, the issue of deletion of green belt was left to the Member Secretary, NCRPB and it has been recorded in the minutes of the meeting at Annexure VII at Sl.No.2.</p> <p>It is proposed that a survey be carried out in a time bound manner for identifying green belt area as stipulated in the draft MPD-2021. Further the paragraph relating to green belt in the draft MPD-2021 be retained.</p>



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION PLANNING BOARD**

~~भारत पर्यावास केन्द्र~~ Core-IV बी/1st Floor, Core - IV B

भारत पर्यावास केन्द्र/India Habitat Centre

लोधी रोड, नई दिल्ली-110003 / Lodhi Road, New Delhi-110 003

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष : 24642284, 24642287, फैक्स : 24642163

Phone : 24642284, 24642287, Fax : 24642163

No.K-14011/2/2007-NCRPB

Dated : 25.1.2007

**Sub: 55<sup>th</sup> meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 24.1.2007 in the office of the NCR Planning Board, 1<sup>st</sup> Floor, IHC, Lodi Road, New Delhi.**

55<sup>th</sup> meeting of the Planning Committee of NCR Planning Board was held on 24.1.2007 in the office of the NCR Planning Board. Minutes of the Planning Committee meeting are enclosed for information and necessary action.

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

To:

**Members:**

1. Dr. H.S. Anand, Member Secretary and Chairman, Planning Committee, NCR Planning Board, Core-IV B, 1<sup>st</sup> Floor, India Habitat Centre, Lodhi Road, New Delhi.
2. Shri Dinesh Rai, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
3. Dr. M.M. Kuty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
4. Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
5. Shri D.C. Lakha, Principal Secretary, Housing Deptt., Govt. of U.P., Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
6. Dr. Lalit K. Panwar, Principal Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
7. 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
8. Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
9. Shri S. S. Dhillon, Director, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
10. Shri N.R. Verma, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
11. Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

**Co-opted Members:**

12. Shri Ranjit Issar, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri A.N.P. Sinha, Sr. Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
14. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
15. The Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
16. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
17. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
18. The Joint DDG (TPS), Bharat Sanchar Nigam Limited, Statesman House, Barakhamba Road, New Delhi.
19. Shri A.K. Saxena, Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
20. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
21. The Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
22. Shri Rajeev Malhotra, Chief Regional Planner, NCRPB.

**Special Invitees:**

23. Ms. Promila Shankar, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
24. Ms. S. Aparna, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
25. Shri S.D. Saini, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
26. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
27. 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.
28. Shri R.K. Karna, Director (A&F), NCRPB.
29. Shri J.N. Barman, Joint Director, NCRPB.
30. Shri R.C. Shukla, Joint Director, NCRPB.
31. Ms. Anjali Pancholy, Asstt. Director, NCRPB
32. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
33. Shri Aqeel Ahmed, Asstt. Director, NCRPB.
34. P.S. to CRP.

**MINUTES OF THE 55<sup>th</sup> MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 24.1.2007 IN THE OFFICE OF THE NCR PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.**

---

A list of the participants is enclosed.

The Chairman warmly welcomed the members of the Planning Committee. Thereafter, the Planning Committee took up the Agenda Items one by one.

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.**

The minutes of the 54<sup>th</sup> meeting of the Planning Committee held on 4.9.2006 were confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 54<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.**

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

The Committee noted the status.

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

The Committee noted the status.

**iii) Change of 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 RP-2021.**

The Committee noted the status.

**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.**

The Committee noted the status.

**v) 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 Committee noted the status.

**vi) Consideration of draft Master Plan-2021 for Greater NOIDA**

The Committee noted the status.

### **AGENDA ITEM NO.3:      CONSIDERATION OF MASTER PLAN FOR DELHI-2021**

The MS, NCR Planning Board requested the representative of the Delhi Development Authority to make a presentation to the MPD-2021. The representative of the DDA made a detailed presentation on the MPD-2021. Copies of the said presentation were circulated amongst the participants of the meeting. Thereafter, a discussion paper prepared by the NCR Planning Board was circulated. The Member Secretary, NCR Planning Board briefly dwelt on the salient features of the said discussion paper. Thereafter, various aspects of the MPD-2021 and the discussion paper were discussed.

The Director Town & Country Planning Department, Govt. of Haryana stated that number of road links between Haryana and Delhi need to be increased with a view to ensuring free movement of people within the National Capital Region.

The Principal Secretary and Financial Commissioner, Govt. of Haryana stated that she had raised the issue of certain roads linkages with Delhi earlier and also stated that the increased FAR in the MPD-2021 may lead to similar demands in other parts of the NCR.

The Chief Coordinator Planner, NCR Cell, Uttar Pradesh commented on the high FAR provided in the MPD-2021 and pointed out that this likely to have a ripple effect on other parts of the NCR.

The Vice Chairman, DDA informed the participants that the Master Plan-2021 was published in 2005 and accordingly, as per standard practice, suggestions/objections were invited. DDA received about 7000 objections and a Board of Enquiry considered all the public objections and conducted necessary public hearings before finalizing the draft Master Plan. He also pointed out that the draft Master Plan has been in the public domain (i.e. on the website of the DDA) for several months. He also stated that matters like additional road links with neighbouring States will be taken up at the time of preparation of Zonal Plans after the MPD-2021 is finally notified.

The Principal Secretary, PWD, Govt. of NCT of Delhi and member of the Planning Committee pointed-out that issues pertaining to additional road links or widening of existing links will be taken up through mutual consultation. A Committee already exists in this regard.

The Member Secretary, NCR Planning Board pointed-out that the decadal rate of growth of Delhi's population has decreased from 51% in 1981-91 to 47 % in 1991-01. The efforts of the NCR Planning Board have had a beneficial effect in this regard. The Regional Plan-2021 has projected a population of Delhi of 2.20 crores in 2021. In this regard, Delhi has two options: one is to decrease the green cover or increase the FAR leading to taller building structures with a view to accommodating the projected increase in population. It is commendable that Delhi has kept 13.16% of the Master Plan area for natural conservation features like Ridge, forests, wild life sanctuary, Yamuna & lakes/ponds and about 7% as green belt thereby providing a natural/green cover of about 20%. It would be desirable that Planners and urban administrators of UP and Haryana



also provide for more than 20% of natural / green cover while preparing the Master Plans of cities falling within the National Capital Region.

The VC, DDA, pointed-out that necessary provision for protection of large depressions (with an area of one hectare) and water bodies will be made at the time of preparation of Zonal Plans. He also stated that necessary provision for utilities like power and water will also be made at the time of preparation of Zonal Plans.

The Joint Secretary (D&L), Ministry of Urban Development stated that the Master Plan – 2021 lays down the broad policy framework and strategies for development of a Transport network in the NCT of Delhi with appropriate linkages with other parts of the NCR. He emphasized the need for a well-planned and efficient transport network between NCT of Delhi and various towns of the NCR.

The Member Secretary, NCR Planning Board stated that the Board is in the process of developing an Integrated Transport Plan for the NCR in the context of a Regional Rapid Transit System (RRTS), which will address all the issues of linkages within the NCR. He also mentioned that the Planning Commission has set up a Task Force in this regard.

**i) Para 6.2.2 Proposed Wholesale Markets Within Integrated Freight Complexes (Page 49)**

Following may be inserted in para 6.2.2 after first paragraph on page 49 of MPD-2021:

*Wholesale goods meant for locations other than the NCT of Delhi cause severe traffic congestion in Delhi. As such, it is proposed that the wholesale markets within the NCT of Delhi should cater only to distributive trades within the NCT of Delhi. All wholesale goods meant for locations outside the NCT of Delhi should be handled through Integrated Freight Complexes built outside the NCTD at the intersections of the Eastern/Western Expressways and the National Highways.*

**ii) Para 12.11 Integrated Freight Complexes (page 99)**

In consonance with the provision made in para 6.2.2, it is proposed that wholesale goods meant for destinations other than the NCT of Delhi will be handled by suitable Integrated Freight Complexes located outside NCT of Delhi. Therefore, the following sentence in para 12.11 at page 99 of the MPD-2021 may be replaced :

*The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi.*

The above sentence may be substituted by the following sentence :

*Wholesale goods meant for destinations other than the NCT of Delhi will be handled by suitable Integrated Freight Complexes located outside NCT of Delhi.*

**iii) Para 8.1 Decentralisation of Offices (Page 67)**

Following portion in para 8.1 at page 67 may be replaced :

*However, this would be possible only after a time bound action plan is prepared together with suitable incentives and disincentives.*

The above sentence in para 8.1 may be substituted by the following sentence :

*However, the issue of shifting existing Government or PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.*

**iv) Para 7.7 New Industrial Areas (Page 58)**

Following may be inserted in para 7.7 'New Industrial Areas' at page 58 of MPD-2021 at the end of the existing para:

*New industrial activity in the NCT of Delhi should be restricted to high-tech areas as given below :*

- i) *Computer hardware & software industry and industries doing system integration using computer hardware and software.*
- ii) *Packaging.*
- iii) *Industries integrating & manipulating the interfaces of the computers and telecom facilities.*
- iv) *Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.*
- v) *Industries providing the facilities for sophisticated testing of different or all components of the information technology.*
- vi) *Electronic goods.*
- vii) *Service & repair of TV and other electronic items.*
- viii) *Photo composing and Desk Top Publication.*
- ix) *TV and Video programme production.*
- x) *Textile designing and Fabric Testing etc.*
- xi) *Bio-technology.*
- xii) *Telecommunications and IT enabling services.*
- xiii) *Gems and Jewellery.*

**v) Para 12.0 Transportaton (Page 89-91)**

Following may be added in the strategy in para 12.0 at page 91 below (xii):

*It is proposed that unrestricted movement of buses, taxis and auto-rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the National Capital Region in a time-bound manner.*

**vi) Para 14.2 Water (sub para 3 on page 132 to 134)**

The following sub-paragraphs may be inserted as (ix) after (viii) on page 134:

*At the time of preparation of Zonal Development Plans, water bodies, large depressions and other ground water recharging areas will be identified and protected from unintentional filling and encroachments.*

*At the time of preparation of Zonal Development Plans, appropriate areas should be identified and earmarked for utilities pertaining to Power (power plants and sub-stations), Water (sewage treatment plants & sewage pumping stations) and Solid Waste Management (solid waste treatment plants and sanitary land fill sites). Appropriate land should accordingly be earmarked for Solid Waste Management keeping in view a long term perspective.*

**vii) Para 14.6 Solid Waste (Page 138-140)**

As per Regional Plan-2021 minimum land required for the disposal of solid waste up to 2021 is 7.35 sq kms. Immediately after Table 14.8 relating to "Existing Land Fill sites for Waste Management," the following paragraph may be inserted :

*Appropriate land should be earmarked for Solid Waste Management keeping in view a long term perspective.*

**viii) Chapter 17.0 Development Code  
Clause 4.0 Use Zones Designated (Page 157-158)**

In Chapter 16 at para 16.0 regarding Land Use Plan-2021 at page 152, nine categories of land use have been given which includes 'Agriculture & Water Body'. The Development Code, Chapter 17.0 page 155 to 162 should follow the land use categories given at Page 152. However, it is observed that the land use categories given in the Development Code on page 158 has used different terminology. Therefore, in Clause 4.0 'Use Zones Designated' at page 157-158 of MPD-2021, the following portion may be replaced by the reformulation given immediately thereafter:

- **GREEN BELT, URBANISABLE AREA AND WATER BODY**
  - A1 Plant Nursery
  - A2 Green Belt
  - A3 River and Water body
  - A4 Urbanisable Area

Above Para may be written as follows:

- **GREEN BELT/ AGRICULTURE GREEN AND WATER BODY**
  - A1 Plant Nursery
  - A2 Green Belt
  - A3 River and Water body

**ix) Chapter 17.0 Clause 4.0 Use Zones Designated – Mixed Land Use (Page 158)**

*The issue as to whether mixed land use should be a separate category of use or it should be deemed to be integral to Residential Use was discussed. The position adopted in the draft MPD-2021 whereby mixed land use is deemed to fall within 'Residential Use' was accepted.*

**x) Chapter 3.0 para 3.2.1 – GREEN BELT (Page 8-9)  
and Chapter 9.0 para 9.6 – GREEN BELT (Page 77)**

*The Planning Committee noted and appreciated that the paragraph relating to green belt in the draft MPD-2021 has been retained.*

**AGENDA NO.4 CRITICAL ISSUES RELATED TO PLANNING AND DEVELOPMENT OF SUB-REGIONS OF NCR**

As some of the Members had to attend another important meeting, this agenda item was deferred.

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



25/1/07

**(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 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) Shri Dinesh Rai, Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
- 3) Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
- 4) Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 5) 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.
- 6) Shri Prabhudayal Meena, Principal Secretary, Housing & Environment, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
- 7) Shri S.D. Dhillon, Director, Town & Country Planning Department, Govt. of Haryana, 18-A, Madhya Marg, Chandigarh.
- 8) Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
- 9) Shri A.K. Saxena, Director, (Opr. Monitoring), Ministry of Power, Shram Shakti Bhawan, New Delhi.
- 10) Shri V.M. Bansal, Principal Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
- 11) Shri Kishore Kanyal, Chief Executive Officer, SADA NCR Counter Magnet, Gwalior.
- 12) Shri Rajeev Malhotra, Chief Regional Planner IHC, Lodi Road, New Delhi.
- 13) Shri R.K. Karna, Director (A&F), NCRPB IHC, Lodi Road, New Delhi.
- 14) Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 15) Shri S.D. Saini, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- 16) Shri Ashok Kumar, Additional Commissioner (Planning), MPD-2021, Delhi Development Authority, D-6, Vasant Kunj, New Delhi-110070.
- 17) Dr. P. Jayapal, Executive Director, (Urban & Regional Planning), HUDCO, HUDCO House, Lodi Road, New Delhi.
- 18) Shri R.L. Batra, Regional Chief, HUDCO, HUDCO House, Lodi Road, New Delhi.
- 19) Shri J.N. Barman, Joint Director, NCRPB, IHC, Lodi Road, New Delhi..
- 20) Shri R.C. Shukla, Joint Director, NCRPB, IHC, Lodi Road, New Delhi...
- 21) Shri P.V. Mahashabdey, Director (Planning), MPD-2021, Delhi Development Authority, D-6, Vasant Kunj, New Delhi-110070.
- 22) Shri Y. Ramesh, Town & Country Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 23) Shri P.P. Singh, Deputy Town Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- 24) Shri A.K. Tyagi, Assistant Town Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 25) Ms. Meenakshi Singh, Assistant Director, NCRPB.
- 26) Shri Syed Aqeel Ahemad, Assistant Director, NCRPB.