

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-110 003 / Lodhi Road, New Delhi-110 003

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष/Phone : 24642284, 24642287, फैक्स/Fax : 24642163

BY SPEED POST/COURIER/FAX

No.K-14011/14/2012-NCRPB

Dated: 07.03.2012

MEETING NOTICE

Sub: 59th meeting of the Planning Committee of NCR Planning Board to be held at 3:00 PM on 16.03.2012 in the office of NCR Planning Board.

This is in continuation of our letter of even number dated 23.02.2012 regarding postponement of the 59th meeting of the Planning Committee of NCR Planning Board. Now, the meeting has been **scheduled for 16.03.2012 at 3.00 P.M.** in the Conference Hall of the National Capital Region Planning Board, 1st Floor, Core-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003.

2. Agenda for the meeting was sent to you vide our letter of even number dated 21.02.2012.
3. You are requested to kindly make it convenient to attend the Meeting. Please confirm your participation by Fax/Telephone.


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

To:

1. Shri Diptivilasa, Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
- ✓ 2. Shri S.S. Dhillon Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
- ✓ 3. Shri Ravindra Singh, Principal Secretary, Housing Department, Govt. of UP, 3rd Floor, Babu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
- ✓ 4. Shri P.K. Deb, Addl. Chief Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Shri G.S. Patnaik, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
- ✓ 6. Shri T.C. Gupta, Director General, 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. Ms. Nutan Guha Biswas, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri N.R. Verma, Chief Town & Country Planner & Chief Coordinator Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, U.P.
- ✓ 10. Shri P. Arvind, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

11. Shri Prem Narain, Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Shri V.P. Baligar, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. The 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. The Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. The Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
- ✓ 19. Shri Iqbal Singh Bains, Principal Secretary, Housing & Environment, Ballabh Bhawan, Room No.321, 3rd Floor, Govt. of Madhya Pradesh, Govt. of Madhya Pradesh Secretariat, Bhopal-462004, Madhya Pradesh
- ✓ 20. Dr. S.K. Sandhu, Secretary, Housing & Urban Development, Department of Housing & Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab

Special Invitee

- ✓ 21. Shri Rama Raman, Chief Executive Officer, Greater Noida Industrial Development Authority, 169, Sector-Gamma, Greater Noida City, District-Gautambudh Nagar-201308.

Copy to:

- ✓ 22. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, 2nd Floor, Ghaziabad, U.P.
23. The Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
- ✓ 24. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- ✓ 25. The Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, 2nd Floor, Ghaziabad, U.P.
26. The Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.

NCRPB

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36. Shri Satyabir Singh, Plg. Asstt., NCRPB
37. P.S. to M.S.
38. P.S. to CRP.

बारी/Issue..... *Shashi*
दिनांक/Date..... *7/3/12*
हस्ताक्षर/Signature.....



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दूरभाष/Phone : 24642284, 24642287, फैक्स/Fax : 24642163

BY SPEED POST

No.K-14011/14/2012-NCRPB

Dated: 23.02.2012

Sub: Postponement of 59th meeting of the Planning Committee of NCR Planning Board scheduled to be held on 24.02.2012 at 3.00 PM

Please refer to Meeting Notice of even number dated 17.02.2012 for the 59th meeting of the Planning Committee. The meeting has been **postponed** due to unavoidable circumstances.

Revised date and time for the meeting will be intimated separately.

Inconvenience caused is regretted.


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

To:

1. Shri Diptivilasa, Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri S.S. Dhillon Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
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बारी/Issue
दिनांक/Date. 23/2/12
हस्ताक्षर/Signature

: - 2- :

11. Shri Prem Narain, Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Shri V.P. Baligar, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. The Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
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सं.के-14011/14/2012-रा.रा.क्षे.यो.बोर्ड

दिनांक: 17.02.2012

बैठक सूचना

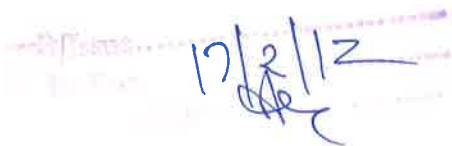
विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 59 वीं बैठक

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 59 वीं बैठक दिनांक 24.02.12 को 3.00 बजे (अपराह्न) राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, सम्मेलन कक्ष, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003 के कार्यालय में आयोजित की जाएगी। एजेन्डा नोट्स अलग से भेजे जा रहे हैं।

आपसे अनुरोध है कि कृपया बैठक में उपस्थित होने का कष्ट करें।



(राजीव मल्हौत्रा)
मुख्य क्षेत्रीय नियोजक





राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

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BY SPEED POST

No.K-14011/14/2012-NCRPB

Dated: 17.2.2012

MEETING NOTICE

Sub: 59th meeting of the Planning Committee of NCR Planning Board to be held at NCR Planning Board on 24.02.2012.

The 59th meeting of the Planning Committee of NCR Planning Board will be held at 3.00 P.M. on 24.02.2012 in the Conference Hall of the National Capital Region Planning Board, 1st Floor, Core-IV B, India Habitat Centre, Lodi Road, New Delhi-110003. Agenda will be sent separately in due course.

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


(Rajeev Malhotra)
Chief Regional Planner
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To:

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Copy to:

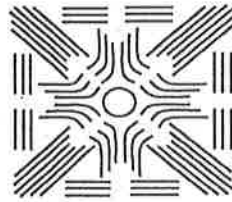
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AGENDA NOTES

**59TH MEETING OF THE
PLANNING COMMITTEE TO BE HELD
AT 3.00 P.M. ON 24.2.2012
IN THE CONFERENCE HALL, 2nd FLOOR, NIUA, IHC**



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

AGENDA ITEMS FOR THE 59TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 PM ON 24.02.2012 IN THE CONFERENCE HALL, 2ND FLOOR, NIUA, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

Agenda item no.	Item	Page Nos.
1.	Confirmation of the minutes of the 58 th meeting of the Planning Committee held on 16.11.2011.	1
2.	Review of Action Taken on the decisions of the 58 th Meeting of the Planning Committee held on 16.11.2011	2-3
3.	Draft Master Plan for Greater Noida -2021	4-6
4.	Status of Preparation of Sub-Regional Plans	7
5	Any other item with the permission of the chair.	

LIST OF ANNEXURES

Annexures	Details	Page Nos.
Annexure-1/I	Minutes of the 58 th meeting of the Planning Committee held on 16.11.2011.	1/I/1-1/I/10
Annexure-2/I	NCRPB's letter dated 6.2.2011	2/I/1
Annexure-3/I	Minutes of the 54 th Planning Committee held on 4.9.2006	3/I/1-3/I/11
Annexure-3/II	Minutes of the 57 th Planning Committee held on 29.12.2009	3/II/1-3/II/13
Annexure-3/III	Extracts of relevant examination of land uses analysis given in the Regional Plan-2021 and Section 40 of the NCR Planning Board Act, 1985 by the Hon'ble Allahabad High Court	3/III/1-3/III/2
Annexure-3/IV	Letter No. 1942/77-4-11-09Bha./02 dated 11.11.2011 of Special Secretary, Industrial Development Department, Govt. of UP	3/IV/1-3/IV/6
Annexure-3/V	Letter No.Plng/2011/M-1/119 dated 14.11.2011 Chief Executive Officer, Greater Noida Authority	3/V/1-3/V/17
Annexure-3/VI	Letter No.5887/8-3-2011-294Vividth/11 dated 14.12.2011 of Principal Secretary, Housing and Urban Planning Department, Govt. of UP	3/VI/1-3/VI/3
Annexure-3/VII	A comparative table indicating the observations of the Planning Committee, replies/updated replies of G. Noida/Government of U.P. and comments of the Board.	3/VII/1-3/VII/9
Annexure-3/VIII	Comments on the Draft Amended Greater Noida Master Plan-2021 submitted on 14.12.2011	3/VIII/1-3/VIII/11
Annexure-3/IX	Broad Salient Features of the Draft Amended Master Plan for Greater Noida-2021	3/IX/1-3/IX/3

AGENDA NOTES FOR THE 59TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 24.2.2012 IN THE CONFERENCE HALL, 2ND FLOOR, NIUA, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 58TH MEETING OF THE PLANNING COMMITTEE HELD ON 16.11.2011.

Minutes of the 58th meeting of the Planning Committee held on 16.11.2011 was circulated vide letter No. K-14011/50/2011-NCRPB dated 24.11.2011 (**Annexure-1/I**). No comments have been received.

The minutes may be confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 58TH MEETING OF THE PLANNING COMMITTEE HELD ON 16.11.2011

The 58th meeting of the Planning Committee was held on 16.11.2011 under the Chairmanship of Member Secretary, NCR Planning Board. Action Taken Report on the issues/decisions taken in the said meeting related to Planning Wing is as follows:

S.No.	Agenda Item No./Issues for Action	Action taken/status
1.	Agenda Item No. 2.1 (i) Draft Master Plan for Greater NOIDA 2021	This matter is being discussed in the Agenda Item No. 3
2.	<p>Agenda Item No. 2.1(v) Development of Highway Corridor Zones</p> <p>After detailed discussions, it was decided that the all the Highway Corridor Zones be delineated, notified and Development Plan prepared in a time bound manner by all the NCR participating States. Detailed Plan of Action on this matter be sent to the Board.</p> <p>Chairperson suggested that Draft Policy circulated for Promoting Greenfield Townships may be examined by all the members of the Planning Committee and their comments and suggestions may be sent to the Board within a month's time so that the policy may be finalized.</p>	<p>NCRPB vide letter dated 06.02.2011 (Annexure-2/I) requested participating State governments all the Highway Corridor Zones in the respective Sub-region be delineated, notified and development Plan in a time bound manner. Detailed Plan of Action on this matter is awaited. Participating States may give the status on this and Draft Policy.</p>
3.	<p>Agenda Item No. 3. Functional Plan for Ground Water Recharge</p> <p>It was also decided that the latest data on status of groundwater levels in NCR should be obtained from Central Ground Water Board, since the earlier data is for 2005 and is outdated.</p>	<p>Board vide letter dated 20.10.2011 requested the Member Secretary, Central Ground Water Authority for the latest status of ground water in NCR. Data regarding status of ground water has been received.</p>
4.	<p>Agenda Item No. 4. Draft Functional Plan for Water for NCR</p> <p>The Draft Functional Plan was approved by Planning Committee in its 58th Meeting held on 16.11.11.</p>	<p>It will be placed before the Board in its forthcoming meeting.</p>

5.	<p>Agenda Item No. 5. Functioning of the existing STPS and CETPS and Work Plan to bring it to desirable standards/sanitation Master Plans.</p> <p>Representative from CPCB was also requested to submit the status of performance of STPs and CETPs in NCR states.</p>	<p>Board requested CPCB vide letter dated 23.12.2011 the status at the earliest. Information is still awaited from CPCB. Another letter to Chairman CPCB has been issued on 21.2.2012.</p>
6.	<p>Agenda Item No. 6. Solid Waste Management in NCR</p> <p>State Governments were requested to prepare Solid Waste Management Plan and Action Plan for their towns.</p>	<p>Participating States may provide the status.</p>
7.	<p>Agenda Item No. 7. Consideration of the modifications i.e. Chapter-18 on Counter-Magnet Areas in the Regional Plan-2021 for NCR</p> <p>The Planning Committee considered the modifications i.e. Chapter -18 on Counter-Magnet Areas in the Regional Plan-2021 for NCR and recommended for placing the same before the Board for approval.</p>	<p>It will be placed before the Board in its forthcoming meeting.</p> <p>This Chapter will be reviewed again during the review of Regional Plan-2021 for NCR once the Migration data of Census 2011 is published.</p>
8.	<p>Supplementary Agenda Item No.1: Review of Status for Development of CMA's</p> <p>Chairperson suggested that the Counter Magnet Areas/Corridors may be delineated on priority and Development Plan and Plan of Action be prepared. She stressed that after the formalities are completed, projects be formulated for development of infrastructure and submit to the NCRPB for financial assistance.</p>	<p>Concerned State Governments may give the current status.</p>

AGENDA ITEM NO.3: DRAFT MASTER PLAN FOR GREATER NOIDA - 2021

The Draft Master Plan for Greater Noida 2021 prepared by the Greater Noida Authority was received in the NCR Planning Board on 28.8.2006. After examination the draft Master Plan for Greater Noida 2021 was placed before the 54th Planning Committee meeting held on 4.9.2006. The Planning Committee after consideration made several observations/suggestions to improve the Plan. Minutes of the meeting are at **Annexure 3/I**.

2. Board received the replies on the observations/suggestions of the Planning Committee from Greater Noida Development Authority vide their letter dated 02.02.2007. Board vide letter dated 9.5.2007 requested the GNIDA to incorporate the suggestions in the draft Greater Noida Master Plan and send the revised Master Plan for consideration of the Planning Committee. Greater Noida Authority submitted the replies on 27.07.2007. It was observed that they linked a few observations with Greater Noida Phase-II Master Plan which was not submitted by the concerned Authority. Accordingly, Government of U.P./concerned agency was requested to submit the Master Plan for Greater Noida Phase-II for examination of Master Plan Phase-I. Since no response was received, CEO, G. Noida was requested again on 8.8.2008, 23.10.2008, 1.4.2009 and 15.5.2009. CEO, G. Noida vide letter dated 11.6.2009 informed that the G. Noida has termed this area as expansion of Greater Noida Phase-I and a revised Development Plan is under preparation. Greater Noida Authority informed that this be submitted to the Board as soon as it is prepared. It was also informed that this exercise will take at least six months.

3. The matter was reviewed in the 57th Planning Committee meeting held on 29.12.2009 and it was decided that Commissioner, NCR Cell, U.P. will interact with the G. Noida Authority and ensure that the observations of the Planning Committee are incorporated in the draft Master Plan for G. Noida-I and II before submitting the Master Plan to the NCR Planning Board for consideration. Copy of the Minutes is at **Annexure-3/II**.

4. Several cases on related to land acquisition were filed in the Hon'ble Allahabad High Court. The draft Master Plan for Greater Noida-2021 has been submitted to the Board on 14.12.2011 in view of the Hon'ble Allahabad High Court Judgement dated 21.10.2011 in the Writ Petition (C) 37443/2011 and other Petitions filed in the Hon'ble High Court, Allahabad against the land acquisition by the Greater Noida Authority. Total number of petitions as listed in the orders is 471 which have been bunched into 65 groups. Relevant paras of the directions of the Hon'ble High Court are re-produced below:

"The Greater NOIDA and its allottees are directed not to carry on development and not to implement the Master Plan-2021 till the observations and directions of the National Capital Region Planning Board are incorporated in Master Plan-2021 to the satisfaction of the National Capital Region Planning Board. We make

it clear that this direction shall not be applicable in those cases where the development is being carried on in accordance with the earlier Master Plan of the Greater NOIDA duly approved by the National Capital Region Planning Board.

We direct the Chief Secretary of the State to appoint officers not below the level of Principal Secretary (except the officers of Industrial Development Department who have dealt with the relevant files) to conduct a thorough inquiry regarding the acts of Greater Noida (a) in proceeding to implement Master Plan-2021 without approval of National Capital Region Planning Board, (b) decisions taken to change the land use, (c) allotment made to the builders and (d) indiscriminate proposals for acquisition of land, and thereafter the State Government shall take appropriate action in the matter." (Page 386-387 of order)

Though there is no specific direction by the Hon'ble Court to the NCR Planning Board but it clearly says that till the observations and directions of the NCR Planning Board are incorporated in the Master Plan to the satisfaction of the NCR Planning Board, no development to be carried out for implementation of the Master Plan-2021. The provisions of the NCR Planning Board Act, 1985 and the provision of Regional Plan-2021 have been examined by the Hon'ble Court from Para 4 of Page 211 of the order onwards. Extracts of relevant examination of land uses analysis given in the Regional Plan-2021 and Section 40 of the NCR Planning Board Act, 1985 is at **Annexure-3/III**.

5. In view of the order of the Hon'ble Court, the Industrial Development Department, Govt. of UP vide letter dated 11.11.2011 (**Annexure 3/IV**.) submitted the amended Greater Noida Master Plan 2021 for no objection. Subsequently CEO, GNIDA vide letter dated 14.11.2011(**Annexure 3/V**.) referring to the letter of Industrial Development Department, Govt. of UP, dated 11.11.2011 submitted certain facts for granting NOC/expressing satisfaction with regard to conformity of Greater Noida Master Plan 2021 with Regional Plan 2021. As the Plan was not examined by the Housing & Urban Planning Department, Government of U.P. and NCR Cell, Ghaziabad, U.P., Board requested Principal Secretary, Housing & Urban Planning Department, Govt. of UP vide letter dated 19.11.2011 to examine the Plan with reference to the observations of the Planning Committee as well as examine the Plan for ensuring the conformity with the Regional Plan-2021. Reminders were sent to Government of U.P. on 1.12.2011 & 12.12.2011 in this regard.

6. Principal Secretary, Housing & Urban Planning Department, Govt. of UP vide letter dated 14.12.2011 (**Annexure 3/VI**) has now forwarded the amended draft Greater Noida Master Plan for 2021 for consideration of the Planning Committee of the NCR Planning Board. It has been specifically mentioned in the letter of Govt. of UP that the amended draft Master Plan for Greater Noida-2021 is **in conformity with the Regional Plan-2021 except in terms of density**.

7. Draft Master Plan for G. Noida-2021 has been examined with reference to the observations raised by the Planning Committee in its earlier meeting and in reference to the observations/examination/comments of the Hon'ble Allahabad High Court Judgement dated 21.10.2011. A comparative table indicating the observations of the Planning Committee, replies/updated replies of G. Noida/Government of U.P. and comments of the Board are at **Annexure-3/VII**. Comments on the **Amended Draft Greater Noida Master Plan-2021** submitted on **14.12.2011** are at **Annexure-3/VIII**. Broad Salient Features of the Draft Amended Master Plan for Greater Noida-2021 are at **Annexure-3/IX**.

8. In view of detailed comments given from i) to xi) in **Annexure-3/VII** and 1 to 8 in **Annexure-3/VIII**, decisions may be taken by the Planning Committee. The replies/justifications given by the State Government has been examined and listed in the observations of the NCR Planning Board in these Annexures.

Action Point

The matter is placed before the Planning Committee for consideration. The recommendations of the Planning Committee will be placed before the Board for a final decision.

AGENDA ITEM NO.4: STATUS OF PREPARATION OF SUB-REGIONAL PLANS

- i) According to Section 17 of NCRPB Act, 1985 each participating State is required to prepare Sub-Regional Plan for their respective Sub-region after finalization of the Regional Plan which was notified on 17.9.2005 for perspective 2021. On the request of the NCR participating States for preparation of Sub-Regional Plan through outsourcing in a time bound manner, the matter was placed before the PSMG-I in its 39th meeting held on 25.7.07. The PSMG-I accorded in-principle approval with a maximum of Rs.54 lakhs for each sub-region from NCRPB and additional cost if any on the preparation of the Sub-Regional Plan will be borne by the respective State Governments. Accordingly, the State governments were requested to take further action for preparation of Sub-Regional Plans through outsourcing. All the participating State Governments have awarded the work of preparation of Sub-Regional Plans of the respective Sub-regions.
- ii) Sub-Regional Plan for Haryana Sub-Region: Draft Final Report for this Sub-region has been prepared and our comments on the same have been conveyed to Government of Haryana vide NCRPB's letter dated 29.11.2011. Modified draft Sub-Regional Plan for Haryana is awaited from Government of Haryana.
- iii) Sub-Regional Plan for Rajasthan Sub-Region: Stage-II Report has been submitted by the Consultant to the Government of Rajasthan and it was considered in the CRC meeting held at Jaipur on 17.2.2012. Minutes are awaited.
- iv) Sub-Regional Plan for NCT of Delhi: In the last meeting of the NCR Planning Board held on 11.11.2009, the Board observed that few aspects like inter-state connectivity, inter-state issues had not been incorporated in the MPD-2021 which could be incorporated in the MPD-2021 as Addendum. Board decided that addendum be prepared incorporating the above mentioned aspects which would be a part of the Master Plan for Delhi. Board vide letter dated 06.08.2011 made a request to Commissioner Planning, DDA for the status of the preparation of the Addendum to MPD-2021. The representatives from the participating States/ DDA may give the status of preparation of Sub-Regional Plans/ Addendum to MPD-2021 for their respective Sub-regions.
- v) Sub-Regional Plan for UP Sub-Region: Government of U.P. has submitted the Draft Sub-regional Plan-2031 for U.P. Sub-region vide its letter dated 31.1.2012 which is being examined.

Submitted for information.

Annexures

Annexure-1/I



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

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

भारत पर्यावास केंद्र/India Habitat Centre

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

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष/Phone : 24642284, 24642287, फैक्स/Fax : 24642163

ANNEXURE-1/I

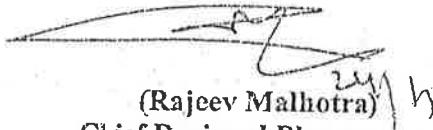
BY Courier

No.K-14011/50/2011-NCRPB

Dated: 24.11.2011

Sub: Minutes of the 58th meeting of the Planning Committee of NCR Planning Board held at 11.30 A.M. on 16.11.2011 in the Conference Hall of National Institute of Urban Affairs, Core-IV B, 2nd Floor, India Habitat Centre, Lodi Road, New Delhi-110003.

Please find enclosed the minutes of the 58th meeting of the Planning Committee for information and necessary action.


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

Encl: As above.

To:

1. Sh. R.C. Mishra, Additional Secretary (UD), & CVO, Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri S.S.Dhillon, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector 17, Chandigarh, Haryana.
3. Shri Ravindra Singh, Principal Secretary, Housing Department, Govt. of UP, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, UP.
4. Shri P.K. Deb, Addl. Chief Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri G. S. Pamaik, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri T.C. Gupta, 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. Smt. Nutan Guha Biswas, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th 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 P. Arvind, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. The Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Shri V.P. Baligar, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003
13. Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
14. The Chief Engineer (Planning), Ministry of Road Transport & Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.

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15. The Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
16. Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
17. Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
18. Shri Alok Srivastava, Principal Secretary, Housing & Environment, Ballabh Bhawan, Room No.321, 3rd Floor, Govt. of Madhya Pradesh, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
19. Dr. Sukhbir Singh Sandhu, IAS, Secretary, Housing & Urban Development, Department of Housing & Urban Development, Govt. of Punjab, Mini Secretariat Punjab, Sector-9, Chandigarh,
20. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.

Special Invitee:

21. Chairman, Central Pollution Control Board (CPCB), Ministry of Environment & Forests, Govt. of India, Parivesh Bhawan, East Arjun Nagar, Delhi 110032.
22. Member Secretary, Central Pollution Control Board (CPCB), Ministry of Environment & Forests, Govt. of India, Parivesh Bhawan, East Arjun Nagar, Delhi 110032.
23. Chairman-cum-Managing Director, WAPCOS, 76-C, Sector-18, Institutional Area, Gurgaon-122015(Haryana).
24. Dr. Dinesh Chand, Jt. Advisor, Central Public Health and Environmental Engineering Organisation (CPHEEO), Room No. 646 'A' Ministry of Urban Development, Govt. of India, Nirman Bhawan, New Delhi.
25. Shri S.K.Sandhu, Secretary, HUD, Govt of Punjab, 521, Sec-16, Chandigarh,
26. Shri S.P.S. Parihar, Principal Secretary, Urban Administration and Development Department, Govt of Madhya Pradesh, Bhopal
27. Principal Secretary, Urban Development Department, Govt of Uttar Pradesh, 8th Floor, Phase B, Bapu Bhawan, U.P. Secretariat, Lucknow
28. Dr. Ranbir Singh, Principal Secretary, Govt. of Uttarakhand, Dehradun, Uttarakhand
29. Shri P.C. Sharma, Principal Secretary, Department of Housing, Civil Secretariat, Subhash Road, Dehradun.
30. Chief Administrator, Patiala Urban Planning & Development Authority, PUDA Complex, Urban Estate, Phase-II, Patiala, Punjab
31. Dr. M.P. Patel, Chief Executive Officer, N.C.R. Special Area Development Authority (Counter Magnet), 12 City Centre, Gwalior (M.P.) - 474 001.
32. Vice Chairman, Bareilly Development Authority, Priyadarshini Nagar, Bareilly- 243122,U.P
33. Shri O.N. Singh, Vice Chairman, Kanpur Development Authority, Moti Jheel Campus, Kanpur (U.P.)
34. Vice Chairman, Lucknow Development Authority, Lucknow (U.P.)
35. Shri R.D Meena, Secretary, UIT Kota, Kota, Rajasthan
36. Shri B.V.R.C. Purushottam, Vice Chairman, Mussoorie Dehradun Development Authority, Transport Nagar, Saharanpur road, Near ISBT, Dehradun-248001, Uttarakhand
37. Secretary, Doon Valley Special Area Development, Dehradun
38. Municipal Commissioner, Patiala Municipal Corporation, Patiala, Punjab.
39. Nagar Ayukt, Bareilly Municipal Corporation, Bareilly, U.P.
40. Nagar Ayukt, Kanpur Nagar Nigam, Kanpur
41. Municipal Commissioner, Kota Municipal Corporation, Kota
42. Dr Amit Kumar Agrawal, Municipal Commissioner, Municipal Council, Hisar, Haryana
43. Commissioner, Dehradun Municipal Corporation, near Doon Hospital, New Road, Dehradun-248001, Uttarakhand

Copy to:

44. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
45. Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi.

46. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
47. Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
48. Shri Santosh D. Vaidya, Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.

NCRPB

49. Shri R.K. Karna, Director (A&F), NCRPB.
50. Shri J.N. Barman, Joint Director (Technical), NCRPB.
51. Shri R.C. Shukla, Joint Director (Technical), NCRPB.
52. Shri P.K. Jain, Finance & Account Officer, NCRPB.
53. Shri D.K. Verma, Deputy Director (Admn.), NCRPB
54. Shri Nabil Jafri, Deputy Director (GIS), NCRPB.
55. Ms. Anjali Pancholy, Deputy Director (Technical), NCRPB
56. Shri Aqeel Ahmed, Asstt. Director (Technical), NCRPB.
57. Shri Abhijeet Samanta, Asstt. Director (Technical), NCRPB.
58. Ms. Nilima Majhi, Asstt. Director (Technical), NCRPB.
59. Shri Ramesh Dev, Asstt. Director (Technical), NCRPB.
60. P.S. to M.S.
61. P.S. to CRP.

MINUTES OF THE 58TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 A.M. ON 16.11.2011 IN THE CONFERENCE HALL OF NATIONAL INSTITUTE OF URBAN AFFAIRS, CORE-IV B, SECOND FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

Chairperson while welcoming the members of the Planning Committee mentioned that it is a Statutory Committee and is required to play an important role in the implementation of the Regional Plan and other Plans in NCR.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 57TH MEETING OF THE PLANNING COMMITTEE HELD ON 29.12.2009

It was informed that a request was received from the Additional Commissioner, NCR Cell Ghaziabad, UP for amendment in the Minutes of Agenda Item No. 7 and accordingly amendment were issued. The Board has not received any further suggestions. Since no further suggestions were received Planning Committee confirmed the Minutes of the 57th meeting of the Planning Committee held on 29.12.2009.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 57TH MEETING OF THE PLANNING COMMITTEE HELD ON 29.12.2009

i) Draft Master Plan for Greater NOIDA 2021

Chief Town & Country Planner, Govt. of UP stated that the Master Plan for Greater Noida has been submitted to the NCR Planning Board. On a query regarding examination of the Master Plan by the NCR Cell, UP by the Chairperson, the Chief Town & Country Planner, Govt. of UP explained that the NCR Cell has examined the Master Plan and they had given their observations and suggestions to the Greater Noida Authority and these have been incorporated in the Plan. He further submitted that in view of the High Court decisions the matter may be given priority. Chairperson suggested that observations and suggestions of NCR Cell, UP on the Master Plan of Greater Noida need to be sent to the Board. She further stated that it should be ensured that the Master Plan of Greater Noida-2021 is in conformity with the Regional Plan-2021 in accordance with Section 29 of the NCR Planning Board Act, 1985.

After discussions, Committee directed that the State government to examine the Plan to ensure its conformity with Regional Plan-2021.

ii) Study report on Counter-Magnet Areas to Delhi and National Capital Region (NCR)

The Planning Committee noted.

iii) Review of status of implementation of Regional Plan-2021 for NCR

The Planning Committee noted.

iv) **Preparation of District Plans as per the 74th Amendment of the Constitution**

The Planning Committee noted.

v) **Development of Highway Corridor Zones**

Chief Town & Country Planner, Govt. of UP while giving the status mentioned that the Highway Corridor Zone along NH-24 has been notified in September, 2009 and NH-58 is under consideration and will be notified shortly and other Highway Corridor Zones are under the delineation and notifications. Chairperson suggested that notifications of the areas already notified as Highway Corridor Zones and detailed status of other zones be sent to the Board.

Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana informed that 135 km long Kundli-Manesar-Palwal Corridor certain areas have been delineated and will be notified in about 3 months time. He further informed that no such exercise has been undertaken for other Highway Corridor Zones.

Chief Town Planner, NCR, Govt. of Rajasthan informed that he would provide detailed status on this matter. Chief Regional Planner, NCRPB suggested that Development Plan for this Highway Corridor Zone may be prepared and a presentation may also be given to the Board.

After detailed discussions, it was decided that the all the Highway Corridor Zones be delineated, notified and Development Plan prepared in a time bound manner by all the NCR participating States. Detailed Plan of Action on this matter be sent to the Board.

The matter of Draft Policy for Promoting Greenfield Townships prepared by TCPO, Govt. of India was discussed. Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana mentioned that nine cities along the KMP Expressway are being planned/developed by Govt. of Haryana however the policy circulated is not workable. He mentioned that government's role only as facilitator in implementation of the policies would not be feasible as Govt. of Haryana itself is developing infrastructure and townships in Haryana. Chief Town & Country Planner, Govt. of UP mentioned that the Govt. of UP is developing three Hi-Tech Townships in NCR which could be located within the notified development areas. New townships are being developed which could be located outside the notified development areas and New Township Development Authority has also been constituted for this purpose.

It was informed by Chief Regional Planner that Govt. of UP submitted their comments but they were not specific. The suggestion should be more focused to improve the policies. He further added that no comments have been received from the other State.

Chairperson suggested that Draft Policy circulated for Promoting Greenfield Townships may be examined by all the members of the Planning Committee and their comments and suggestions may be sent to the Board within a month's time so that the policy may be finalized.

vi) **Other issues related to implementation of Regional Plan-2021**

(1) Work Plan for Solid Waste Management in NCR

Planning Committee noted.

(2) Work Plan for Drinking Water Supply in NCR

Planning Committee noted.

(3) Functioning of the existing STPs and CETPs and Work Plan to bring it to desirable standards/sanitation Master Plans.

Planning Committee noted.

(4) Strategies for re-development

Planning Committee noted.

(5) Capacity Building through pilot projects in Urban Planning and learning for doing strategy-Work Plan for NCRPB

Planning Committee noted.

(6) Innovative methods to fund NCR towns-Transferable Development Rights, land as resource, Municipal Bonds, Financing and PPP

Planning Committee noted.

(7) Strategies to develop/conservate wet land habitat, bio-diversity, river/water fronts etc.

Planning Committee requested the participating States to expedite delineation of Conservation Zone and preparation of Conservation Plan for Wetland and Conservation Areas.

vii) Issues raised by Additional Commissioner, NCR Planning & Monitoring Cell, UP regarding Provision of 30 mt. wide green belt on either side of the railway lines.

Planning Committee noted.

AGENDA ITEM NO.3: FUNCTIONAL PLAN FOR GROUND WATER RECHARGE

The status of implementation of the Functional Plan was reviewed. It was informed that rainwater harvesting has been made mandatory in HUDA areas. Representative from Govt. of UP informed that rainwater harvesting has also been made mandatory in UP Sub-region since 2001.

It was observed that although RWH structures are constructed because they are mandatory, but most of them are not functioning due to silting and lack of maintenance. In view of this, there is a need to review the efficacy and designs of water harvesting structures at micro level, especially in urban areas.

It was observed that a number of RWH were constructed in Delhi in the flyovers and other buildings during the Commonwealth Games, but these structures are not functional due to lack of maintenance. It was suggested that third party evaluation/ monitoring of such structures should be carried out. It was decided that the Board would write to State Governments of NCR participating States in this regard.

It was also decided that the latest data on status of groundwater levels in NCR should be obtained from Central Ground Water Board, since the earlier data is for 2005 and is outdated.

Principal Secretary, Govt. of Haryana informed that Ghaggar Standing Committee under the Ministry of Water Resources, Govt. of India had prepared three proposals for checkdams, which could be taken up for implementation for the groundwater recharge.

Different methods of sustainable management of ground water resources were discussed. It was suggested that sustainable level of ground water extraction should also be specified. It was discussed that water balance study should be part of the DPRs of Greenfield towns. Canal networks should be used to recharge ponds and buildings should be zero discharge buildings. Bye-laws of all Municipalities in the NCR need to include zero-discharge norms and mandatory rainwater harvesting.

It was felt that NOIDA and Gr. NOIDA areas are very well endowed with ground water resources and therefore these areas should be conserved and developed. Plans for making water available from this region to the rest of NCR could be prepared. The authorities were requested to examine this aspect.

AGENDA ITEM NO.4: CONSIDERATION OF DRAFT FUNCTIONAL PLAN FOR WATER FOR NCR

After detailed discussions, the Functional Plan for Water for NCR was approved by Planning Committee for placing before NCR Planning Board in its next meeting.

AGENDA ITEM NO.5: FUNCTIONING OF THE EXISTING STPs AND CETPs AND WORK PLAN TO BRING IT TO DESIRABLE STANDARDS/SANITATION MASTER PLANS.

It was decided that the State Government / agencies will prepare Integrated Waste and Sanitation Master Plan and also provide the current status of performance of STPs and CETPs. Representative from CPCB was also requested to submit the status of performance of STPs and CETPs in NCR states.

AGENDA ITEM NO.6: SOLID WASTE MANAGEMENT IN NCR

Representative of CPCB was requested to provide the details like survey no. of the common solid waste distribution sites identified by the Consultant in their report within one month. State Governments were requested to prepare Solid Waste Management Plan and Action Plan for their towns.

AGENDA ITEM NO. 7: CONSIDERATION OF THE MODIFICATIONS I.E. CHAPTER-18 ON COUNTER-MAGNET AREAS IN THE REGIONAL PLAN-2021 FOR NCR

The representative of Planning Commission suggested that expressions "In other words, increased employment opportunities are getting created in the NCR States that have led to reduction in migration to NCT-Delhi. The reduced level of migration to the NCT-Delhi is a very positive outcome of development of areas adjoining the NCT-Delhi, on page 165 under para 18.3.5 may be deleted. The Planning Committee considered the modifications i.e. Chapter -18 on Counter-Magnet Areas in the Regional Plan-2021 for NCR and recommended for placing the same before the Board for approval.

SUPPLEMENTARY AGENDA ITEM NO. 1: REVIEW OF STATUS FOR DEVELOPMENT OF CMAS

Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana mentioned that the distance between Ambala and Patiala is about 24 km and 8 km stretch falls in Ambala district. The remaining 16 km stretch there is no much development. The Govt. of Haryana has already prepared Development Plan for the controlled area of Ambala City. With regard to Hissar CMA, he mentioned that Development Plan has already been published. Chief Regional Planner, NCRPB mentioned that Plan of Action for development of Hissar and Ambala may be prepared and projects may be formulated for development.


Municipal Commissioner, Hissar informed that Water Supply & Sewerage Scheme with an estimated cost of Rs. 600 crores was prepared by PHED Department and submitted to the Govt. and he would be pursuing the project.

Chief Town & Country Planner, Govt. of UP informed that Bareilly-Rampur Corridor covering about 57 villages have been identified and will be notified shortly and Kanpur-Lucknow Corridor has also been identified.

Senior Town Planner, Town & Country Planning Department, Govt. of Uttarakhand informed that their government is in the process of identification of Dehradun Counter Magnet Area.

Chairperson suggested that the Counter Magnet Areas/Corridors may be delineated on priority and Development Plan and Plan of Action be prepared. She stressed that after the formalities are completed, projects be formulated for development of infrastructure and submit to the NCRPB for financial assistance.

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


(Rajeev Malhotra)
Chief Regional Planner
Tel No. 011-24642289

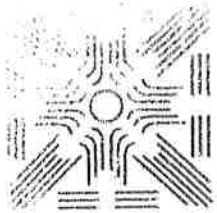
To:

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

List of the participants of the 58th meeting of the Planning Committee held on 16.11.2011

1.	Mrs. Naini Jayaseelan, Member Secretary, NCRPB - in-Chair
2.	Sh. S. S. Dhillon, Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana, Chandigarh.
3.	Sh. Rakesh Ranjan, Director, Planning Commission, Govt. of India, New Delhi.
4.	Sh. G.S. Patnaik, Vice-Chairman, Delhi Development Authority, New Delhi.
5.	Sh. Ashok Khurana, Engineer Member, Delhi Development Authority, New Delhi.
6.	Sh. R.K. Safaya, Executive Director, HUDCO, New Delhi.
7.	Sh. Vivek Kr. Tripathi, Joint Secretary, PWD, Govt. of NCT Delhi.
8.	Sh. M.K. Choudhary, Director, CPCB, New Delhi.
9.	Dr. Dinesh Chand, Joint Adviser, CPHEEO, MoUD, New Delhi.
10.	Sh. Ajay Deep Singh, Special Secretary, Housing & Urban Planning Deptt., Government of UP, Lucknow, UP
11.	Sh. Vikram Singh, Superintendent Engineer, Delhi Jal Board, New Delhi
12.	Sh. N.R. Verma, Chief Town & Country Planner, Govt. of UP, Lucknow, UP.
13.	Dr. Amit Kumar Aggarwal, Commissioner, Municipal Corporation, Hisar, Haryana
14.	Sh. Zora Singh, A.C.A. Patiala Development Authority, Punjab
15.	Sh. M. P. Singh, DE(C), Patiala Development Authority, Punjab
16.	Sh. Ajay Mittal, S.O, Patiala Development Authority, Punjab
17.	Sh. S. P. Pathak, OSD (Plg.), MPPR, DDA
18.	Sh. Hans Raj, SDO, Municipal Corporation, Patiala, Punjab.
19.	Sh. Anil Pathria, Sr. Town Planner, NCR Cell (Raj.), Jaipur
20.	Sh. P. Arvind, Chief Town Planner, NCR Cell (Raj.), Jaipur
21.	Sh. A.K. M Govil, Chief Engineer, WAPCOS, Gurgaon, Haryana.
22.	Ms. Nitika Gupta, Engineer, WAPCOS, Gurgaon, Haryana
23.	Sh. G.S. Hada, Superintendent Engineer, UIT, Kota, Rajasthan
24.	Sh. S.K. Pant, Senior Planner, Town Planning Department, Government of Uttarakhand, Uttarakhand.
25.	Sh. Mahavir Singh, Chief Town Planner, Bareilly Development Authority, Uttar Pradesh
26.	Ms. Leenu Sahgal, General Manager (Plg. & Arch.), GNIDA, Greater Noida, Uttar Pradesh.
27.	Sh. S.C. Gaur, Associate Planner, NCR Planning Cell (UP), Ghaziabad, UP.
28.	Sh. N.K. Johari, Associate Town Planner, NCR Planning Cell (UP), Ghaziabad, UP.
29.	Sh. J.K. Tiwari, Jr. Engineer, Bareilly Development Authority, Bareilly, UP.
30.	Sh. T.P Meena, AO, Urban Improvement Trust (UIT), Kota, Rajasthan.
31.	Sh. M.K Guin, Construction Manager, STUP, C/o Urban Improvement Trust (UIT), UIT, Kota, Rajasthan.
NCRPB	
32.	Rajeev Malhotra, Chief Regional Planner, NCRPB, New Delhi.
33.	Shri R.K. Karna, Director (A&F), NCRPB, New Delhi.
34.	Shri J.N. Barman, Joint Director (T), NCRPB, New Delhi.
35.	Shri R.C. Shukla, Joint Director (T), NCRPB, New Delhi.

Annexure-2/I



राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD
प्रथम मल, कोर-IV बी/1st Floor, Core - IV B
भारत पर्यावास केन्द्र/India Habitat Centre
लोधी रोड, नई दिल्ली-110 003 / Lodhi Road, New Delhi - 110 003
शहरी विकास मंत्रालय/Ministry of Urban Development
दूरभाष/Phone : 24642284, 24642287, फैक्स/Fax : 24642284, 24642287

ANNEXURE-2/1

By Courier/ Speed Post

No.K-14011/13/2012-NCRPB


Dated: 06.02.2012

Sub: Development of Highway Corridor Zones.

Please refer to Minutes of the 58th meeting of the Planning Committee held on 16.11.2011. The matter of Development of Highway Corridor Zones was discussed and it was decided that all the Highway Corridor Zones be delineated, notified and Development Plan prepared in a time bound manner by all the NCR participating States. Detailed Plan of Action on this matter be sent to the Board. The Board has not received any detail plan of action on this matter till date.

In view of the above, it is requested that all the Highway Corridor Zones in the respective Sub-Region be delineated, notified and Development Plan prepared in a time bound manner. Detail plan of action on this matter may be sent to the Board at earliest.

Yours faithfully,


(Rajeev Malhotra)
Chief Regional Planner

To

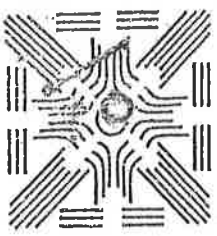
1. Shri P.K. Deb, Addl. Chief Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
2. Shri Ravindra Singh, Principal Secretary, Housing Department, Govt. of UP, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, UP.
3. Shri S.S.Dhillon, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector 17, Chandigarh, Haryana.
4. Shri N. R. Verma, Chief Town & Country Planner(Chief Coordinator Planner, NCR) Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
5. Shri P. Arvind, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
6. The Chief Coordinator Planner, NCR Cell (Haryana), 3rd Floor, HUDA Complex, Sector-6, Panchkula, Haryana.

o/c

06/2/12
AR

2/1/1

Annexure-3/I



ANNEXURE - 3/I

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

सं० के-14011/100/2006-रा०रा०क्षे०यो० बोर्ड

दिनांक : 14.9.2006

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

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

राजीव मल्होत्रा
14/9/06

(राजीव मल्होत्रा)
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।



: - 2 - :

- 16) The Director (TFS), 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, IIInd 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, IIInd Floor, Ghaziabad, U.P.
- 25) Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
- 26) Shri J.N. Barmun, Joint Director, NCRPB.
- 27) Shri R.C. Shukla, Joint Director, NCRPB.
- 28) Ms. Anjali Pancholy, Asstt. Director, NCRPB.
- 29) Ms. Meenkash 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 54th 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 54th 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 53RD 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 53rd 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 53RD 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 the 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.

3/1/6

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.

3/1/7

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.

3/1/8


- 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
1st 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.

3/1/10

List of the participants

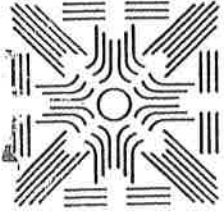
- 1) Dr. H.S. Anand, Member Secretary cum Chairman, Planning Committee, NCRPB, India Habitat Centre, Core-IV B, 1st Floor, Lodi Road, New Delhi-110003.
- 2) Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 3) Shri K.S. Mehra, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th 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 Rajeev Malhotra, Chief Regional Planner cum Member Convenor, NCRPB, India Habitat Centre, Core-IV, B, 1st 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, 11nd 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, Shahjahn timer (Alwar), Rajasthan.
- 15) Shri Vinay Kaur, Additional General Manager, RIICO, Shahjahn timer (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, 5th 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, 11nd 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.

3/1/11

Annexure-3/II



ANNEXURE-3/II

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, फ़ैक्स : 24642163

Phone : 24642284, 24642287, Fax : 24642163

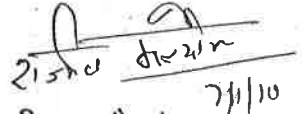
स्पीड पोस्ट

सं.के-14011/109/2009-रा. रा. क्षे. यो.बोर्ड

दिनांक: 7.1.2010

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 57वीं बैठक का कार्यवृत्त।

कृपया इसके साथ संलग्न राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 57 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें।


7/1/10

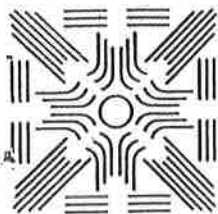
(राजीव मल्हौत्रा)

मुख्य क्षेत्रीय नियोजक

एवं सदस्य संयोजक

दूरभाष सं: 24642289

संलग्नक: यथोक्त



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

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Phone : 24642284, 24642287, Fax : 24642163

BY SPEED POST

No.K-14011/109/2009-NCRPB

Dated: 7.1.2010

Sub: Minutes of the 57th meeting of the Planning Committee of NCR Planning Board held at 11.00 a.m. on 29.12.2009 in the Conference Hall of National Institute of Urban Affairs, Core-IV B, 1st Floor, India Habitat Centre, Lodi Road, New Delhi-110003.

Please find enclosed the minutes of the 57th meeting of the Planning Committee for information and necessary action.

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

To:

1. Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri D.S. Dhesi, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri Arun Kumar Sinha, Principal Secretary, Housing Department, Govt. of UP, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, UP.
4. Shri G.S. Sandhu, Principal Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Ashok Kumar Nigam, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri T.C. Gupta, 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.K. Sharma, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th 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 H.S. Sancheti, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

11. Shri Harish Chandra, Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Shri K.L. Dhingra, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. 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. Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. Shri Alok Srivastava, Principal Secretary, Housing & Environment, Ballabh Bhawan, Room No.321, 3rd Floor, Govt. of Madhya Pradesh, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Dr. Sukhbir Singh Sandhu, IAS, Secretary, Housing & Urban Development, Department of Housing & Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.

Copy to:

21. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
25. Shri Santosh D. Vaidya, Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.

NCRPB

26. Shri R.K. Karna, Director (A&F), NCRPB.
27. Shri J.N. Barman, Joint Director (Technical), NCRPB.
28. Shri R.C. Shukla, Joint Director (Technical), NCRPB.
29. Shri P.K. Jain, Finance & Account Officer, NCRPB.
30. Shri D.K. Verma, Deputy Director (Admn.), NCRPB
31. Shri Nabil Jafri, Deputy Director (GIS), NCRPB.
32. Ms. Anjali Pancholy, Deputy Director (Technical), NCRPB
33. Ms. Meenkashi Singh, Asstt. Director(Technical), NCRPB.
34. Shri Aqeel Ahmed, Asstt. Director (Technical), NCRPB.
35. P.S. to M.S.
36. P.S. to CRP.

MINUTES OF THE 5TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.00 A.M. ON 29.12.2009 IN THE CONFERENCE HALL OF NATIONAL INSTITUTE OF URBAN AFFAIRS, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

Chairman welcomed the members of the Planning Committee. Chairman emphasized that the Statutory Planning Committee has an important role to play in the implementation of the various policies and proposals of the Regional Plan 2021 and other various plans. Keeping this view, a number of issues have been added in the agenda items for deliberations in the meeting. Thereafter, the Planning Committee took up the agenda items for discussions.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

The Minutes of the 56th meeting of the Planning Committee held on 19.09.2008 were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

i) Draft Master Plan for Greater NOIDA 2021

Chief Regional Planner, NCRPB while explaining the status of preparation of the draft Master Plan for Greater NOIDA-2021 mentioned that the Planning Committee in its 54th meeting 04.09.2006 suggested that the green belt should be kept between Greater Noida Phase I & II. The other proposals like Orbital Rail, Dedicated Freight Corridor (DFC) and Peripheral Expressway should be incorporated in the Master Plan. The Planning Committee suggested that all the observations should be incorporated in the Master Plans.

Chairman suggested that Transferable Development Rights (TDR) method can be applied for the provisions of green belt in the Master Plan so that the owners of the land falling within the green belt are not adversely affected. He further mentioned that TDR method is being practiced by the development authorities in Rajasthan. Chairman suggested that the development authorities / agencies of the towns in NCR should be involved in discussion regarding the adoptability of the TDR which could be used for maintaining the green area, and other purposes like road widening, slum area, heritage area and even affordable housing.

Chairman further mentioned that the various provisions like earthquake resistant structures, fire fighting exists in the Master Plans / Regulations but enforcement of the provisions need to be ensured.

Principal Secretary, Housing & Environment, Govt. of M.P mentioned that the Government of MP is in the process of preparation of Rules regarding premium on FAR, development fees and creation of development fund, etc. and mentioned that the Rules once finalized, a copy of the same would be sent to the NCRPB. Stating the transparency in planning process he mentioned that in Madhya Pradesh pre-plan workshops are organized before the actual

plan preparation and subsequently a draft plan is prepared, public suggestion / objections are invited. public hearings are also held by a committee constituted for this purpose. Chairman suggested that in compliance of the RP-2021 the Master Plan/Development Plans, the NCR Cells could be involved in the planning process.

Director (A&F), NCRPB suggested that Infrastructure Development Plans / Sectoral Plans should be prepared in a time-bound manner after the Master Plan of Greater Noida 2021 is finalized so that specific projects are formulated for implementation of the Plan proposals.

After detailed deliberations, it was decided that the Commissioner, NCR Cell, UP will interact with the Greater Noida Authority and ensure that the observations of the Planning Committee are incorporated in the draft Master Plan for Greater Noida Phase-I and Phase-II before submitting the Master Plans to the NCR Planning Board for consideration.

ii) Study report on Counter-Magnet Areas to Delhi and National Capital Region (NCR)

Chief Regional Planner, NCRPB mentioned that Board had approved the recommendations of the 56th Planning Committee on the Study on Counter-Magnet Areas to Delhi and NCR along with the draft chapter on Counter-Magnet Areas for incorporation in the Regional Plan-2021 for NCR in its 31st meeting held on 11.11.2009. In pursuance to the decision of the Board, necessary action is being taken for notifying the modification in the chapter related to "Counter-Magnet Areas" i.e. Chapter-18 Regional Plan-2021 for NCR for inviting objection and suggestions from the public as per section 14 (2) and the provisions of the NCRPB Act, 1985 and Rule 23 to 26 of NCRPB Rules, 1985.

Chairman suggested that all the concerned states may prepare Plan of Action for Development of Counter Magnet Areas simultaneously, so that the Plan of Action for development is ready by the time final Notification of Counter Magnet Area is issued.

iii) Landuse change proposals in Rajasthan Sub-region received from Govt. of Rajasthan

The Committee noted that the Govt. of Rajasthan is in the process of preparation of Sub-Regional Plan and Master Plan for SNB Urban Complex and Greater Bhiwadi where the landuse change proposals will be suitably incorporated.

AGENDA ITEM NO.3: REVIEW OF STATUS OF IMPLEMENTATION OF REGIONAL PLAN - 2021 FOR NCR

(a) Steering Committee for implementation of policies & proposals of Regional Plan-2021 for National Capital Region

The Planning Committee noted that all the NCR participating States have constituted Steering Committees for their respective Sub-regions. The Committee observed that meetings of the Steering Committees were not held on quarterly basis. Chairman suggested that the progress of implementation of policies and proposals of Regional Plan-2021 are to be monitored effectively by the NCR Planning and Monitoring Cells of the participating States and report the same to the Steering Committee in their meetings on quarterly basis.

(b) Quarterly Progress Report

The Planning Committee observed that the Quarter Progress Reports are not being received by the NCR Planning Board regularly. Chief Regional Planner, NCRPB mentioned that Board has designed a format for submission of quarterly progress reports and already circulated to NCR Planning and Monitoring Cells of the participating States. Chairman suggested that NCR Planning & Monitoring Cells should interact with the various departments/agencies and closely monitor the implementation of the Regional Plan policies and proposals and obtain the Quarterly Progress Report from the concerned departments/agencies and consolidate the same and submit to the NCR Planning Board on quarterly basis. He also suggested to set up web based submission of progress reports in time.

(c) Preparation of Functional Plans for selective sectors

Chief Regional Planner, NCRPB while giving the status of preparation of Functional Plans mentioned that the Functional Plans for Transport and Ground Water Recharge were approved for further action by the Board in its meeting held on 11.11.2009. These Functional Plans will be circulated to the concerned Stakeholders shortly. The Functional Plans for Power and Water are being prepared in-house with the help of Study Groups. With regard to preparation of Functional Plan for Drainage, it was mentioned that data and information were not forthcoming from the States and Chairman suggested that the members of the Planning Committee may take up this matter to their concerned departments/agencies for expeditious supply of data and information to the NCR Planning Board for preparation of Functional Plan for Drainage.

d) Preparation of Sub-Regional Plans-2021 for sub-regions of NCR

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana stated that the CRC has finalized the Interim Report-I prepared by the Consultant. He further stated that the entire exercise would be completed in the next four months' time.

Addl. Commissioner, NCR Cell, UP had mentioned that Inception Report had been prepared by the Consultant and received in the office of the NCR Cell, UP. He further mentioned that the meeting of the CRC to consider the Inception Report would be held shortly.

The representative from Govt. of Rajasthan stated that Inception Report prepared by the Consultant had been received. The Interim Report is under preparation. The exercise of preparation of Sub-Regional Plan would be completed by May, 2010.

Chief Regional Planner, NCRPB mentioned that in the last meeting of the NCR Planning Board held on 11.11.2009, the Board observed that few aspects like inter-state connectivity, inter-state issues had not been incorporated in the MPD-2021 which could be incorporated in the MPD-2021 as Addendum. After discussions, the Board had decided that the addendum be prepared incorporating the above mentioned aspects which would be a part of the Master Plan for Delhi. The representative from DDA informed that he would intimate the action taken on preparation of Addendum to the MPD-2021 to the NCR Planning Board shortly.

e: **Preparation of Master/Development Plan for towns of NCR for the perspective year 2021 and its Work Plan**

The Chairman stressed that in order to achieve the Plan development of the NCR, the Master Plans of all the towns should be prepared in a time bound manner which would help in ~~effectuation~~ of the implementation of the policies and proposals of RP-2021 for NCR.

Addl. Commissioner, NCR Cell, UP mentioned that as per the criteria set for preparation of Master Plan of towns in UP, 22 towns have been notified for preparation of Master Plan and the remaining towns would not fulfill the criteria to be eligible for preparation of Master Plans. Keeping in view dynamism of urbanization in the NCR, it would be appropriate that Master Plans/Development Plans are prepared for all the towns falling within the Sub-regions of NCR. As regards eligibility of criteria of the remaining towns for preparation of Master Plans, the matter may be examined by the NCR Cells and detailed note for preparation of Master Plans for the remaining towns may be sent to the NCRPB so that the matter can be taken up with the Govt. of UP.

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana informed that Master Plans of 28 towns have been prepared and those of other six towns are under preparation. The representative from Government of Rajasthan stated that Master Plans of Neemrana-Shahjanpur-Behror Complex, Alwar and Greater Bhiwadi were under preparation.

After detailed discussions, the Planning Committee decided that the NCR Cells of the participating States will send a detailed note on the latest status of preparation of Master Development Plans and also prepare a Work Plan along with time schedule for preparation of Master Plans of all the remaining towns in their respective sub-regions. Difficulties, if any, may be communicated to the Board.

(f) Others (Sub-Plans, Annual Plans & Action Plans and Projects Plans)

Chief Regional Planner, NCRPB mentioned that Sub-Plans, Action Plans, Annual Plans and Project Plans are required to be prepared for effective implementation of the Regional Plan policies and proposals. Chairman suggested that the constituent States may prepare these Plans particularly the basic services for Transport, Water Supply, Solid Waste Management etc. in a time bound manner so that projects are formulated based on these Plans.

AGENDA ITEM NO.4: PREPARATION OF DISTRICT PLANS AS PER THE 74TH AMENDMENT OF THE CONSTITUTION

Chairman while explaining the importance of preparation of District Plans for effectuation of policies and proposals of the Regional Plan in the Sub-Regions, suggested that the constituent States may prepare District Plans for the Districts falling within the respective Sub-Regions. He stated that the Regional Plan also includes policies and proposals for development of rural areas in NCR to achieve balanced development of the region. The prevailing Town & Country Planning Acts in the States do not cover planning and development of the rural areas outside the notified controlled / development / regulated areas around the town. The District Plans prepared under the provisions of 73rd and 74th Constitutional Amendment Act will not only cover the urban areas but also cover planning, development and management of the fringe areas outside the controlled areas and rural areas outside controlled areas.

Principal Secretary, Govt. of Madhya Pradesh stated that the local bodies do not own the lands in the periphery of the towns. The District Plans would help in development of the urban fringe areas and the rural areas in a planned manner.

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana raised the issue of funding for implementation of the various proposals of the District Plans. Chairman mentioned that the various Departments/Agencies at district level are involved in planning and development of their own sectors. The District Plan can be prepared by integrating the proposals / plans of various Departments/Agencies. Chairman suggested that District Plan for at least one District in each Sub-Regions of UP, Haryana and Rajasthan may be prepared in the coming few months.

Chief Planner, TCPO, Ministry of Urban Development mentioned that TCPO has done some work on the District Plans which could be shared with the NCR constituent states. After detailed discussions, it was decided that TCPO in association with NCR Planning Board will organize a Seminar on preparation of District Plans where the Development Authorities, Municipal bodies and District Collectors of the Districts of NCR would also be invited.

AGENDA ITEM NO.5: DEVELOPMENT OF HIGHWAY CORRIDOR ZONES

Chairman, keeping in view the rapid urbanization in the NCR particularly along the Highways, stated that the width of the Highway Corridor Zone should be more than 500 m on either side of the Highways as proposed in the Regional Plan. Quoting the examples of development of new townships along the KMP Expressway in Haryana Sub-region, he stated that in other Sub-regions similar type of township development can be taken up which would help in achieving induced development of the region in a planned manner. In order to avoid unattended developments along the Highways, Chairman suggested that the Highway Corridor Zones may be delineated, notified and Development Plans be prepared expeditiously.

Chief Planner, TCPO, Ministry of Urban Development informed that the TCPO is working on preparation of Guidelines for Development of Corridor Zones. Chairman requested him to send a copy of the Guidelines to NCRPB which could be provided to the NCR participating States for their guidance.

AGENDA ITEM NO.6: OTHER ISSUES RELATED TO IMPLEMENTATION OF REGIONAL PLAN-2021

1) Work Plan for Solid Waste Management in NCR /SWM in NCR

Chairman emphasized the need for development of common Solid Waste disposal sites in the NCR to solve the problem of solid waste disposal in smaller cities/towns. He mentioned that Central Pollution Control Board had undertaken a Study for identification of Common Landfill Site for towns in NCR and the Study Report is under finalization. Once this report is received it would be circulated to the NCR participating States to formulate the schemes for development of Common Landfill Site and if the need arises NCR Planning Board can be approached for financial assistance.

After detailed discussions, Planning Committee decided that NCR participating States/Agencies/Development Authorities/ULBs would prepare Sectoral Master Plan for Solid Waste Management for the cities/towns in their Sub-region. The cities with population more than one

lakh may be taken up in the in the first instance and effort should be to ensure scientific disposal of solid waste in these towns in the current Five Year Plan.

2) **Work Plan for Drinking Water Supply in NCR**

Chairman informed that the study of Water Supply and its Management is being conducted and the final report will be the Functional Plan for Water in NCR. It is also proposed to hold a Workshop to share the draft final report with the stakeholders. After obtaining the inputs from the stakeholders, Final Report would be prepared and circulated. In order to detail out and identify projects for drinking water supply at city/local level, there is a need for preparation of Sectoral Master Plan on Water Management in the city. These would have to be prepared at the city/district level by the concerned State Governments/ their agencies.

It was also informed that the Functional Plan on Ground Water Recharge for NCR was approved in the 31st meeting of NCR Planning Board held on 11.11.09 and it was discussed in the Workshop held on 30.11.2009. It was decided that concerned District Collectors and other agencies of the State Government of NCR participating States would prepare Plan of Action at district level for ground water recharge in NCR, including identification of projects and source of funds from various governmental schemes such as NREGS of Ministry of Rural Development and schemes of Ministry of Water Resources and their implementation. The concerned agencies of the NCR states are requested to take action in this regard.

After detailed discussion it was decided that the NCR participating States would take action as decided.

3) **Functioning of the existing STPs and CETPs and Work Plan to bring it to desirable standards/sanitation Master Plans.**

The Chairman stated that all the towns of NCR should have sewerage system and the disposal should be only after proper treatment as per the standards. He observed that the treatment facilities in NCR towns are inadequate and also the existing STPs are not functioning properly. He further informed that Sewerage Master Plan for Hapur, U.P has been prepared by NCRPB through the technical assistance of ADB, and suggested that the Sewerage Master Plans for other towns may be prepared on the similar lines. NCRPB will conduct training programme for the officers of the participating States, through AMDA.

Director (A&F), NCRPB mentioned that the Sectoral Plans for infrastructure development like, sanitation plan including sewerage and solid waste management should be prepared for each of the towns in NCR based on which projects can be formulated through Project Development Facility (PDF) of NCRPB.

It was decided to circulate the Sewerage Master Plan of Hapur already prepared by the ADB Consultants, to all the participating States as a sample. The committee recommended that the participating States would prepare sewerage Master Plan and would implement the sewerage system in NCR towns in phased manner. The States would prepare the schemes for implementation of sewerage system in these towns and would ensure disposal of the effluent only after treatment as per the standards.

It was also decided that the States will take steps to improve functioning of the existing STPs / CETPs even by privatising its O&M wherever feasible and to use the treated water for non-drinking purposes instead of discharging it in the drains. A Plan would have to be prepared in this regard.

4) Strategies for re-development

Chief Regional Planner, NCRPB mentioned that a number of large cities in NCR were experiencing problems of congestion, limitation of land and old structures particularly in the old cities / walled cities and old city centres which require immediate attention for re-development to revitalize the economy of the area and quality of life of the people. This requires delineation of old city areas/city centres of various cities and towns in NCR and preparation of Re-development Plan followed by re-development schemes/ projects. He further mentioned that the MPD-2021 has a provision for preparation of re-development scheme.

Chairman suggested that the participating States may initiate action for identification/delineation of the areas for re-development in the various cities/towns falling the respective Sub-regions and prepare re-development plan and initiate formulation of re-development schemes.

After detailed discussions, it was decided that the participating States will initiate action for identification/delineation of the re-development areas and preparation of Re-Development Plans. It was also decided that a Committee under the Chairmanship of Chief Planner, TCPO, Ministry of Urban Development with the Chief Coordinator Planners/Chief Town Planner, NCR Cells of the participating States, Joint Secretary, NCR Cell, NCT-Delhi and Additional Commissioner (Planning), DDA and Joint Director, NCRPB would be constituted for formulation of Guidelines for preparation of Re-Development Plan.

5) Capacity Building through pilot projects in Urban Planning and learning for doing strategy – Work Plan for NCRPB

Chief Regional Planner NCRPB gave the background and stressed that Officers/officials of the NCR Planning Board and NCR Constituent States may be trained on latest mapping technologies like Geographic Information System (GIS). He suggested that the training may be given through Indian Institute of Remote Sensing (IIRS), Dehradun which is a premier Govt. Institute in the field of Remote Sensing (RS) & GIS for Urban/Regional Planning. CRP also suggested that two weeks of training on GIS & RS would be required for the officers/officials of the NCRPB and NCR Participating States.

Chairman suggested that capacity building of the NCRPB and the NCR Participating States should be done in the application of GIS in all Sectors. The capacity should be built to a level where RS, GIS and GPS technology is used. He mentioned that the use of GIS application should not be only for land planning but also could be for project planning/formulation. He further added that the training could be tailor made for senior officers, junior level officers and working level officers so that exposure is available at every level.

After detailed deliberations, it was decided that, to begin with, one training program in a year on GIS & RS would be taken up which can further be increased to two or even more programs in a year, as needed.

6) **Innovative methods to fund NCR towns – Transferable Development Rights, land as resource, Municipal Bonds, Financing and PPP**

Chief Regional Planner, NCRPB mentioned that Transferable Development Rights is a very useful tool which can be used for preserving green area, heritage area, reserved area, and area of road widening, etc. It has also been used successfully for development of slum area in case of Mumbai by Government of Maharashtra. Government of Rajasthan has made successful experiment for providing affordable housing to the weaker section through TDR. He further informed that the NCR Planning and Monitoring Cell, UP has prepared a proposal for protection of green belt on either side of highways as recommended in Regional Plan-2021 through the use of TDR. This can be suitably adopted by other States. He further mentioned that the matter of TDR was discussed in a meeting under the chairmanship of Member Secretary, NCRPB held on 21.12.2009 wherein two presentations were made. Copies of the presentations on "Draft Policy for Transferable Development Rights (Road Side Green Buffers in NCR) – (Appendix-I) and "Transferable Development Right" (Appendix –II) are enclosed for guidance.

Director (A&F), NCRPB made a presentation on the Financing of Urban Infrastructure in NCR. In his presentation, he mentioned the infrastructure gaps in NCR which is estimated to the tune of Rs.300000 crores upto 2021 of which Rs. 22,800 crores would be required for the services like Water Supply, Sewerage, Drainage, Solid Waste Management etc. He had highlighted the major concern in the urban infrastructure and possible sources of financing urban infrastructure in NCR. A copy of the presentation is enclosed (Appendix-III).

7) **Strategies to develop/conservate wet land habitat, bio-diversity, river/water fronts etc.**

Chief Regional Planner, NCRPB mentioned that Regional Plan has identified the areas/zones which should be conserved and protected and the Plan has also proposed that detailed Conservation Plans to be prepared for the areas designated as Natural Urban Conservation Zone in the Regional Plan-2021 for NCR.

Chairman suggested that utmost care should be taken for development around the ecologically sensitive nature conservation zones like ridge, forest, lakes, water bodies, paleo-channels which are required to be protected.

After detailed discussions, the Planning Committee decided that the respective State Governments/Agencies would delineate the conservation zones and initiate preparation of detailed Conservation Plan for the same. TDR may be used to implement such Plans wherever needed

Agenda Item No. 7

**ISSUES RAISED BY ADDITIONAL COMMISSIONER,
NCR PLANNING AND MONITORING CELL, UP.**

- **Provision of 30 mt. wide green belt on either side of the railway lines.**

The Additional Commissioner, NCR Planning and Monitoring Cell, UP suggested that the provisions of 30 mt. wide green belt along the railway lines and the provision of the RP-2021 of green belt along the railway lines may be waived.

Chief Regional Planner, NCRPB suggested that it relates to amendment in the RP-2021. Similar issues may be listed and sent to the Board alongwith the problem being faced by the States. This would be considered during the review of RP-2021 which is due September, 2010. States could also address such issues in SRP which is under preparation.

After discussion, the Planning Committee decided that such issues could be listed and sent to the Board before the review exercise starts for the consideration of the Review Committee.

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



(Rajeev Malhotra) 7/1/10
Chief Regional Planner
Tel No. 011-24642289

To:

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

List of the participants

- 1) Dr. Noor Mohammad, Member Secretary cum Chairman, Planning Committee, NCRPB, India Habitat Centre, Core-IV, B. 1st Floor, Lodi Road, New Delhi-110003.
- 2) Shri D.S. Dhesi, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 3) Shri Alok Srivastava, Principal Secretary, Housing & Environment, Govt. of Madhya Pradesh.
- 4) Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 5) Shri Santosh Kumar Yadav, Additional Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 6) Shri Rajeev Malhotra, Chief Regional Planner, NCRPB, New Delhi.
- 7) Shri B.K. Jain, Additional Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
- 8) Shri R.C. Meena, Joint Secretary, Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.
- 9) Shri Vinod Virmani, Chief Engineer, Office of the Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
- 10) Shri N.K. Johari, Assistant Town Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 11) Shri P.K. Jain, Engineer, U.T. Bhrawad, (Rajasthan).

NCRPB

- 12) Shri R.K. Karna, Director (A&F), NCRPB, New Delhi.
- 13) Shri J.N. Barman, Joint Director (T), NCRPB, New Delhi.
- 14) Shri R.C. Shukla, Joint Director (T), NCRPB, New Delhi.
- 15) Shri Nabil Jafri, Dy. Director, NCRPB, IHC, Lodi Road, New Delhi.
- 16) Ms. Anjali P. Roy, Deputy Director (T), NCRPB.
- 17) Shri Syed Aqeel Ahemad, Assistant Director (T), NCRPB.
- 18) Shri Abhijeet Samanta, Assistant Director (PMC), NCRPB.

Annexure-3/III

Extracts of relevant examination of land uses analysis given in the Regional Plan-2021 and Section 40 of the NCR Planning Board Act, 1985 by the Hon'ble Allahabad High Court

The provisions of the NCR Planning Board Act, 1985 and the provision of Regional Plan-2021 have been examined by the Hon'ble Court from para 4 of Page 211 of the order onwards.

2. The Hon'ble Court has examined the issues related to the provisions of NCR Planning Board Act, 1985 as well as provisions of the Regional Plan-2021. It has examined the paragraph 17.5 and 17.5.1 (a) of the Regional Plan-2021 (P-180) which provides for Zoning Regulations and is re-produced below (P-231 & 232 of order):

"Keeping in view rapid urbanisation, environmental degradation and to ensure orderly development in the region, a legislative tool in the form of Zoning Regulation is required. In view of this, four broad zones have been identified for application of strict land use control and development and enabling preparation for detailed Plans such as Sub-regional/Master/Local Area Plans. The elaboration of the land use details and zoning regulations would be incorporated in the Sub-regional Plans and Master/Development Plans by the respective State Governments. Four broad zones and major activities/uses permitted in these zones are given below:

17.5.1. Controlled/Development/Regulated Zone

(a) Urbanisable Areas (including existing built-up/urban areas)

Within the urbanisable area proposed in the Master/Development Plan of the respective towns, the functions and uses designated as under be continued:

- i) Residential
- ii) Commercial
- iii) Industrial
- iv) Government offices, public and semi-public
- v) Recreational
- vi) Utility services
- vii) Transport and communications
- viii) Open spaces, parks and playgrounds
- ix) Graveyards/cemeteries and burning ghats
- x) Man-made heritage areas
- xi) Natural heritage areas/eco-sensitive areas/conservation areas

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."

3. The Hon'ble Court further examined the provisions of Section 40 of the NCR Planning Board Act, 1985 and analyzed the same with reference to the provisions of the Para 17.3.1 of the Regional Plan-2021. The analysis/ examination done by the Hon'ble Court is re-produced below (P-242-243 of Order):

"Section 40 of the NCRPB Act, 1985 provides that Acquisition of land shall be made by the Government of the concerned participating State where necessary to give effect to any Regional Plan, Functional Plan, Sub-Regional Plan or Project Plan.

Section 40 of the NCRPB Act, 1985 has to be interpreted in a manner so as to promote the object of the Act. When the land use in the NCR Region is controlled by various plans as contemplated by the NCRPB Act, 1985 the acquisition of land has also to be in line and conformity with the aforesaid Act, 1985. This can be illustrated by giving a small example i.e. supposing an area in the NCR is reserved for agricultural use and actual agricultural is taking place in the said area, any exercise by the Authority to acquire land for residential purpose shall be simply prohibited. The Authority in the present cases have indiscriminately proceeded to acquire the land in the name of Planned Industrial Development. In event where agriculture is the reserved purpose acquiring the land of the agriculturist shall be with no object since the Authority itself shall not carry on agriculture and there shall be no purpose to create hindrance in the right of the agriculturists to carry on their agriculture in the said area.

At this juncture, it is also to be noted that in the Regional Plan-2021, the NCRP. Board has expressed concern and alarm on conversion of agricultural land to other uses indiscriminately. The Board in paragraph 17.3.1. has noticed large scale conversion of agricultural land to non-agricultural land. It is useful to quote paragraph 17.3.1:

"17.3.1. Large-scale Conversion of Agricultural Land to Non-Agricultural Use.

The land use analysis indicates that from 1986 to 1999, the land under agriculture shrank by 8.12% i.e., from 87.64% to 79.52%. This drop of 8.12% is considerable when compared with the proposed drop of only 3.8% (87.64% to 83.84%) stated in Regional Plan - 2001. This has resulted not only into over-conversion of agriculture into non- agriculture land but also non-conformity with the proposed settlement pattern of the Regional Plan-2001."

Section 40 of the NCRPB Act, 1985 as noticed above has to be given some meaning and purpose. Section 40 of the Act, 1985 has to be read as a precondition for participating State to acquire the land, condition being that acquisition be made in NCR only to give effect to any regional, functional plan, sub-regional plan or project plan framed under the 1985 Act."

The analysis of the Hon'ble Court indicates that the Court noted the concern of the Board with regard to large scale conversion of Agricultural Land to other uses indiscriminately. In view of this and in view of the comments of the State Government that the draft Master Plan Greater Noida is not in conformity with the Regional Plan-2021 with regard to the density provisions in the draft Plan, it becomes important to examine this aspect in much details as it has got direct bearing on the conversion of Agricultural Land from Agricultural Use to non-Agriculture use.

Annexure-3/IV

ANNEXURE - 3/IV

महत्वपूर्ण

संख्या-1942/77-4-11-09भा./02

प्रेषक,

अनामिका सिंह,
विशेष सचिव,
उत्तर प्रदेश शासन।

सेवा में,

मुख्य क्षेत्रीय नियोजक,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
इण्डिया हैबिटेड सेन्टर,
लोधी रोड, नई दिल्ली।

औद्योगिक विकास अनुभाग- 4

लखनऊ : दिनांक 11 नवम्बर 2011

विषय :- ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण की संशोधित
महायोजना, 2021 पर अनापित्त दिये जाने के संबंध में।

महोदय,

कृपया अपर मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा के पत्र संख्या-एन-1/2011/117, दिनांक 08.11.2011 एवं संशोधित ग्रेटर नौएडा महायोजना, 2021 की प्रति तथा उस पर प्राप्त मुख्य नगर एवं ग्राम नियोजक, उ०प्र० की परीक्षण आख्या पत्रांक-2822/व.नि.(3)/ग्रे.नो. महायोजना/2011-12 दिनांक 09.11.2011 (छायाप्रतियाँ संलग्न) का सन्दर्भ ग्रहण करने का कष्ट करें, जिसमें प्राधिकरण बोर्ड की 88वीं बैठक में लिए गये निर्णय के अनुक्रम में महायोजना 2021 में कतिपय संशोधन करने तथा उक्त महायोजना में 2001 अब तक किये गये संशोधनों पर शासन की संस्तुति सहित एन०सी०आर० प्लानिंग बोर्ड को अनापित्त हेतु प्रेषित करने का अनुरोध किया गया है।

2. इस सम्बन्ध में अपर मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा के पत्र दिनांक 08.11.2011 एवं संशोधित ग्रेटर नौएडा महायोजना, 2021 की प्रति तथा मुख्य नगर एवं ग्राम नियोजक, उ०प्र० के पत्र दिनांक 09.11.2011 की छायाप्रति संलग्न कर भेजते हुए मुझे यह कहने का निदेश हुआ है कि प्राधिकरण द्वारा संशोधित महायोजना, 2021 पर संस्तुति प्रदान की जाती है। कृपया संशोधित ग्रेटर नौएडा महायोजना, 2021 पर एन०सी०आर० प्लानिंग बोर्ड की अनापित्त प्रदान करने का कष्ट करें।

संलग्नक: यथोपरि।

भवदीय,


(अनामिका सिंह)
विशेष सचिव।

-- 2.

संख्या-1942(1)/77-4-10तददिनांक

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा, गौतमबुद्धनगर।
2. मुख्य नगर एवं ग्राम नियोजक, उ०प्र०, 7-वन्दरिया बाग, लखनऊ।
3. चीफ को-ऑर्डिनेटर प्लानर राष्ट्रीय राजधानी क्षेत्र नियोजन सेल उ०प्र० नगर निगम भवन द्वितीय तल, गाजियाबाद।
4. आवास एवं शहरी नियोजन अनुभाग-3।

आज्ञा से,

(प्रभु शंकर)
अनु सचिव।

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
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ई-मेल : authority@gnida.in

मुख्य कार्यपालक अधिकारी

सेवामें,

श्री आलोक कुमार,
असिस्टेंट,
औद्योगिक विकास विभाग,
उत्तर प्रदेश शासन,
लखनऊ

विषय: ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण की महायोजना-2021 में अब तक किये गये संशोधन के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक औद्योगिक विकास अनुभाग-4 के पत्र संख्या 1935/77-4-11-09भा/02, दिनांक 08.11.2011 का संदर्भ ग्रहण करें जिसके साथ मुख्य नगर एवं ग्राम नियोजक, लखनऊ के पत्रांक 2796/व.नि(3)/तकनीकी-विविध/टी.सी.पी./2011-12, दिनांक 08 नवम्बर, 2011 द्वारा ग्रेटर नौएडा की विकास योजना 2021 पर मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा के पत्र संख्या एम-1/114/2011, दिनांक 06.11.2011 के माध्यम से मुख्य नगर एवं ग्राम नियोजक द्वारा दिये गये सुझाव/आपत्तियों पर बिन्दुवार प्रेषित की गयी आख्या पर पुनः टिप्पणी प्रेषित की गयी है के सम्बन्ध में ग्रेटर नौएडा प्राधिकरण की बिन्दुवार आख्या निम्नानुसार है:-

1. बिन्दु संख्या 3.1 के कम में अवगत कराना है कि ग्रेटर नौएडा प्राधिकरण विकास क्षेत्र हेतु तैयार किये गये प्लान को भविष्य में महायोजना-2021 कहा जायेगा को उल्लेखित करते हुए संशोधित ग्रेटर नौएडा महायोजना-2021 का मानचित्र एवं प्रतिवेदन की प्रति संलग्न कर प्रेषित की जा रही है।
2. बिन्दु संख्या 3.2 के कम में अवगत कराना है कि मुख्य नगर एवं ग्राम नियोजक, लखनऊ के सुझाव के आधार पर ग्रेटर नौएडा के सम्पूर्ण अधिसूचित क्षेत्र के परिप्रेक्ष्य में महायोजना 2021 के सम्बन्ध मानचित्र में संशोधन कर दिया गया है। संशोधित मानचित्र में शहरीकरण के क्षेत्र की बाहरी भूमि के भू-उपयोग यथा-ईस्टर्न पेरिफेरियल एक्सप्रेसवे, अन्य प्रस्तावित एक्सप्रेसवे जैसे अपर गंगा कैनल एक्सप्रेसवे, आर्वील रेल कोरीडोर, कृषि क्षेत्र, वाटर वाडीज, फारेन्ट कवर, रिजर्व फारेस्ट इत्यादि दर्शा दिया गया है। तदनुसार मानचित्र में 'लीजेण्ड' भी अंकित कर दिया गया है। उक्त संशोधन को इंगित करते हुए ग्रेटर नौएडा महायोजना 2021 के मानचित्र की प्रति पत्र के साथ संलग्न है।
3. बिन्दु संख्या 3.4 में मुख्य नगर एवं ग्राम नियोजक, लखनऊ द्वारा अपने अमिमत में अवगत कराया है कि सैक्टर की आन्तरिक सड़कों का प्रतिशत नगर स्तरीय ट्रान्सपोर्ट नेटवर्क से अतिरिक्त होता है। उनके द्वारा यह भी अवगत कराया गया है कि महायोजना में यह भी स्पष्ट नहीं है कि 'ट्रान्सपोर्टेशन' भू-उपयोग के अन्तर्गत सड़कों के अतिरिक्त कौन कौन सी क्रियाएँ एवं उपयोग शामिल है।

इस क्रम में अवगत करवाना है कि ग्रेटर नौएडा महायोजना-2021 के अन्तर्गत पड़ रहे रीजनल लिंकेज, यथा ईस्टर्न पेरिफेरल एक्सप्रेसवे, ऑरबिटल रेल, गंगा एक्सप्रेसवे, यमुना एक्सप्रेसवे, डी0एफ0सी0 कोरीडोर, उत्तर रेल कोरीडोर, संस्थागत एवं औद्योगिक उपयोगों के अन्दर प्रस्तावित 45 मीटर चौड़ी व 60 मीटर चौड़ी सड़कें महायोजना के भू-उपयोग की क्षेत्रफल गणना में सम्मिलित नहीं थे। उपरोक्त इंगित सड़कों को सम्मिलित करते हुए महायोजना के प्रतिवेदन में भू-उपयोग क्षेत्रफल तालिका में परिवर्तन कर दिया गया है। उपरोक्त क्रम में ट्रान्सपोर्टेशन भू-उपयोग अब 15.01 प्रतिशत हो गया है।

4. बिन्दु संख्या 3.5 में मुख्य नगर एवं ग्राम नियोजक, लखनऊ द्वारा अवगत कराया गया है कि एन0सी0आर0 2021 के प्राविधानों के अनुरूप दनकौर-सिकन्दराबाद एक्सप्रेसवे एवं एनएच-91 के दोनों ओर हरित पट्टी अंकित किया जाना चाहिए। इस सम्बन्ध में अवगत कराना है कि -
• एन0सी0आर0 रीजनल प्लान 2021 के मानचित्र की प्रति पत्र के साथ इस आशय से संलग्न की जा रही है कि इस मानचित्र में ग्रेटर नौएडा अधिसूचित क्षेत्र में केवल ईस्टर्न पेरिफेरियल एक्सप्रेसवे को इंगित किया गया है दनकौर-सिकन्दरा बाद एक्सप्रेसवे कोई प्रस्ताव सम्मिलित नहीं है।

अतः भविष्य में जब कभी भी दनकौर-सिकन्दराबाद एक्सप्रेसवे के संरेखन को जब अन्तिम रूप दिया जायेगा तब प्रस्तावित एक्सप्रेसवे के दोनों ओर नियमानुसार हरित पट्टी का प्राविधान किया जायेगा।

- एन0सी0आर0 रीजनल प्लान 2021 के मानचित्र के अनुसार एनएच-91 का जो भाग ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण के Urbanisable क्षेत्र में पड़ रहा है, उस क्षेत्र में सड़क के दोनों ओर एन.सी.आर. रीजनल प्लान में हरित पट्टी नहीं दर्शायी गयी है। अतः तदानुरूप ग्रेटर नौएडा महायोजना में भी एन.एच. 91 के साथ-साथ हरित पट्टी नहीं दर्शायी गयी है एवं Urbanisable क्षेत्र के बाहर 60 मीटर चौड़ी हरित पट्टी दर्शा दी गयी है।

5. विन्दु संख्या 3.6 (i) (ii) एवं (iii) के कम में मुख्य नगर एवं ग्राम नियोजक, लखनऊ द्वारा दिये गये सुझाव के आधार संशोधन ग्रेटर नौएडा महायोजना 2021 के प्रतिवेदन में समायोजित कर लिये गये हैं, जिसकी प्रति पत्र के साथ संलग्न कर प्रेषित की जा रही है। विन्दु संख्या 3.6(iii) के कम में ग्रेटर नौएडा महायोजना 2021 के मानचित्र में स्कैलानुसार प्राकृतिक नाले एवं झील के चारों ओर 20मीटर चौड़े क्षेत्र को "नो-डेवलपमेंट जोन" के रूप में दर्शा दिया गया है। संशोधित ग्रेटर नौएडा महायोजना 2021 पत्र के साथ सुलभ सन्दर्भ हेतु संलग्न है।

कृपया, उपरोक्त तथ्यों के आधार पर ग्रेटर नौएडा महायोजना 2021 के अन्तिम स्वरूप पर राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड से उनकी अनापत्ति/सहमति प्राप्त करने हेतु प्रेषित करने की कृपा करें।

संलग्नक-उपरोक्तानुसार।

भवनिष्ठ

(हर्ष तन्खा)

1942/77-4-11

नगर एवं ग्राम नियोजन विभाग, उत्तर प्रदेश
7-बन्दरियाबाग, लखनऊ

पत्रांक: 2822 / व.नि.(3) / ग्रेटर नोएडा-महायोजना / 2011-12, दिनांक 09 नवम्बर, 2011

सेवा में,

अनु सचिव,
औद्योगिक विकास अनुभाग-4,
उत्तर प्रदेश शासन, लखनऊ

SL-68

विषय: ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण की महायोजना-2021 में अब तक किए गए संशोधन के सम्बन्ध में।
महोदय,

कृपया उपर्युक्त विषयक शासन के पत्र संख्या-1941/77-4-11-09मा./02, दिनांक 09 नवम्बर, 2011 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके साथ अपर मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा के पत्र संख्या एम-1/2011/117, दिनांक 08.11.2011 की प्रति संलग्नकों सहित प्रेषित करते हुए शासन को यह अवगत कराने की अपेक्षा की गयी है कि उक्त आख्या से सम्बन्धित इस विभाग के पत्रांक 2796/व.नि.(3)/ग्रेटर नोएडा महायोजना/2011-12, दिनांक 08.11.2011 के अन्तर्गत ग्रेटर नोएडा महायोजना-2021 (प्रारूप) में प्रस्तावित संशोधन में उठाई गयी आपत्तियों/सुझावों का समाधान होता है अथवा नहीं?

2. इस सम्बन्ध में अवगत कराना है कि शासन के पत्र के साथ प्राप्त अपर मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा के पत्र संख्या एम-1/2011/117, दिनांक 08.11.2011 के माध्यम से प्रस्तुत टिप्पणी एवं संशोधित प्रारूप महायोजना प्रतिवेदन एवं मानचित्र का परीक्षण किया गया। ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण द्वारा प्रस्तुत टिप्पणी एवं संशोधित प्रारूप महायोजना-2021 के अन्तर्गत इस कार्यालय के पत्र संख्या 2796/व.नि.(3)/ग्रेटर नोएडा-महायोजना/2011-12, दिनांक 08 नवम्बर, 2011 में इंगित सुझावों को समायोजित कर लिया गया है। अतः इस कार्यालय के पत्र दिनांक 06.11.2011 के क्रम में उक्त ग्रेटर नोएडा महायोजना-2021 (प्रारूप) को एन.सी.आर. प्लानिंग बोर्ड के अनुमोदनार्थ अग्रसारित किए जाने हेतु शासन द्वारा विचार किया जा सकता है।

1942/77-4-11

मुख्य नगर एवं ग्राम नियोजक

भवदीय,
(एन.आर. वर्मा)

रवीन्द्र सिंह
प्रमुख सचिव।



अर्द्धशा.प.सं.- 5262/8-3-2011
आवास एवं शहरी नियोजन अनुभाग-3
बापू भवन,
लखनऊ : दिनांक : 11 नवम्बर, 2011

प्रिय महोदया,

अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नौएडा द्वारा उपलब्ध कराये गये ग्रेटर नौएडा संशोधित महायोजना-2021 पर शासन के औद्योगिक विकास विभाग द्वारा संस्तुति प्रदान करते हुए एन0सी0आर0 प्लानिंग बोर्ड की अनापत्ति हेतु अनुरोध किये जाने विषयक मुख्य क्षेत्रीय नियोजक, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली को प्रेषित श्रीमती अनामिका सिंह, विशेष सचिव, औद्योगिक विकास अनुभाग-4, उ0प्र0 शासन के पत्र संख्या-1942/77-4-11-9भा/02, दिनांक 11.11.11 (प्रति संलग्न) का कृपया संदर्भ ग्रहण करने का कष्ट करें।

2- इस संबंध में मुझसे यह अनुरोध करने की अपेक्षा की गयी है कि कृपया ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण की संशोधित महायोजना-2021 को एन.सी.आर. प्लानिंग बोर्ड की आगामी बोर्ड बैठक की एजेण्डा सूची में सम्मिलित करने का कष्ट करें।
संलग्नक: यथोक्त।

शुभ कामनाओं सहित,
भवदीय
(रवीन्द्र सिंह)

सुश्री नैनी जैसलीन,
सदस्य सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
कोर-4बी प्रथम तल, भारत पर्यावास केन्द्र,
लोधी रोड, नई दिल्ली। (110003) ew

3/11/6

Annexure-3/V



Charman cum Chief Executive Officer

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GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

169, Sector-Gamma, Greater Noida City,

Distt. Gautam Budh Nagar-201308

Ph: 0120-2326130, Fax : 0120-2326542

E mail - ceo@gnida.in

www.greaternoidaauthority.in

ANNEXURE-3/V

Ref No Plng/2011/M-1/119

Dated: 14 / 11 / 2011

Dear Madam,

Kindly refer to letter No.-1942/77-4-11-09 Bha./02 dated 11th Nov.2011 of special secretary, Govt. of Uttar Pradesh vide which Greater Noida Master Plan 2021 has been recommended and sent to NCRPB for granting NOC expressing satisfaction with regard to conformity of Greater Noida Master Plan 2021 with Regional Plan 2021. In this regard, following facts are being brought to your kind notice:-

1. The Greater Noida Master Plan-2021 was prepared in the year 2001 and sent to the NCRPB for sanction of population and suggestions on Greater Noida Master Plan Area. On the basis of interactions and letters exchanged, Greater Noida was declared Metro Centre with an assignment of 12.0 lacs population in the National Capital Regional Plan-2021. The area distribution chart showing the land use breakup of Greater Noida Master Plan-2021 is as follows:

Land use break up (including SEZ and Regional level Institutional area)

Land use	2001(ha)	%age	2011(ha)	%age	2021(ha)	%age
Residential	1310	25.8	3000	22.10	5000	22.36
Industrial	1596.96	31.5	3027.3	22.3	4201.23	18.88
Commercial	99.74	2	720	5.30	1200	5.39
Institutional	570.63	11.2	2502.7	18.4	3473.99	15.51
Green areas	1361.9	26.8	3000	22.10	5000	22.36
Transportation	137.32	2.7	1280	9.45	3339.78	15.01
SEZ			40	0.3	40	0.78
Total	5075	100	13570	100	22255	100

It is evident from the above table that the emphasis of the Master Plan is on green buffer and road connectivity.

1063/100/11
14/11

3/7/11

14/11/11

2. Subsequently the Greater Noida Master Plan-2021 was presented in the 54th Plan Committee meeting of NCRPB. In total 11 observations/ suggestions were made by the Plan Committee. The suggestions were incorporated in the Greater Noida Master Plan-2021 and the revised Master Plan incorporating the suggestions was sent to NCRPB vide letter no. niyojan/m-1(iv)/2007/479 dated 2/2/2007. (copy enclosed).
3. Three observations/ suggestions were again made by NCRPB vide letter no.K-14011/66/2001-NCRPB dated 9.5.2007 which was replied vide letter dated 27July, 2007. (copy enclosed).
4. Vide notification dated 14.06. 2006 of Govt. of U.P. 188 more villages were notified in the development area of Greater Noida.
5. NCRPB, vide it's letter dated 13.05.2009 requested Greater NOIDA Authority regarding preparation of Master Plan for the extended area of the Greater Noida which was replied by CEO, Greater NOIDA's letter dated 11.06.2009. (copy enclosed).
6. The Master Plan for Greater Noida including the expanded area has been prepared and submitted to U.P. Government for approval. This Master Plan for a total area of 864 hectares will be master Plan for 2031. The updated plan of extended area has been incorporated in the sub-regional plan of UP NCR region.

It is also to bring to your kind notice that Hon'ble High Court of Allahabad in it's order dated 21.10.2011 has directed Greater Noida Authority to seek satisfaction of NCRPB w.r.t incorporation of suggestions/observations of NCRPB in the Master Plan 2021 of Greater Noida.

Section 19 of the NCRPB Act 1985 mandates submission of Sub-Regional Plan of the participating state (not the Master Plan of the individual City/ Notified area of the Authority) to the NCRPB to ensure conformity with the Regional Plan, but in view of the Hon'ble court's order Master Plan 2021 of Greater Noida incorporating all the changes suggested by the NCRPB and further developments taken place in the region e.g. the DMIC Project, DFC Corridor and a number of expressways originating from the area, is enclosed with the letter for kind consideration

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An updated reply to the observation made by NCRPB is also enclosed with the letter.

In view of the Govt. of U.P's above mentioned letter and Hon'ble High Court's order kindly grant NCRPB's satisfaction/No objection with regard to conformity of Greater Noida Master Plan 2021 with the Regional Plan 2021.

With regards,

Yours Sincerely



(Rama Raman)

To,

Ms. Naini Jayaseelan
Member Secretay
National Capital Region Planning Board,
1st Floor, Core-IV/B
India Habitat Centre
Lodhi Road, New Delhi-110003

पत्रांक: नियोजन/एम-1 (iv) /2007/479
दिनांक 02/12/2007

सेवा में

1. श्री राजीव मल्होत्रा,
मुख्य क्षेत्रीय नियोजक,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
प्रथम तल कोस-चतुर्थ-बी,
इण्डिया हैबिटेड सेंटर,
लेफ्टी रोड, नई दिल्ली-110003
2. श्री एसके जमान,
चीफ कोऑर्डिनेटर प्लानर,
राष्ट्रीय राजधानी क्षेत्र नियोजन सेल उओप्रो,
नगर निगम भवन, द्वितीय तल,
राजिंदरबाद, उओप्रो।

महोदय

कृपया राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के पत्र संख्या के-14011/100/2006-
रओरओरओरओरओरओर दिनांक 14.9.2006 के क्रम में ग्रेटर नोएडा औद्योगिक विकास क्षेत्र की ड्राफ्ट महायोजना-2021
के परिच्छेद में अंकित द्वारा दिये गये दिशा निर्देशों के क्रम में बिन्दुवार आख्या निम्नानुसार हैं-

1. A green buffer of about 2 km width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon river, in the newly planned area. In the 2001 Master plan ODP-2001 which has already been developed as approved by NCRPB in 1996 the buffer is varying from 1.0 km to 2.0 km at different places.
- 1.2 While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master plan roads. In the northern side adequate green buffer shall be provided while planning industrial sectors along the proposed residential sectors. If industries are permissible within industrial areas, specific area is already earmarked for 11 industry in the Master plan. Also in future more area shall be earmarked while detailed planning as per demand for 11 industry.
- 1.3 Lands/plots for smaller industrial units required for 250 sqm to 500 sqm have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units.
- 1.4 The area between GT road and railway line is already notified in Greater Noida phase-2 and shall be kept as agricultural/green belt while preparing the Master plan for the area.
- 1.5 A Kot escape drain passes between the residential and industrial sector is south part of the city and Green Belt shall be provided while preparing the detailed layout plan of the areas

- 1.6 The alignment of Eastern Peripheral Expressway as published in the Newspaper for land acquisition has been incorporated. The Orbital Rail corridor has been kept parallel to Eastern Peripheral Expressway as discussed with the concerned officer of NCRPB.
- 1.7 The BRT system kept in the road cross section has been proposed for the intra city traffic. The space for NPT has already been and slow motorized traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the transport master plan.
- 1.8 In the Greater Noida city provisions shall be made for Group housing scheme of EWS, LIG, Labour housing and informal sector within the residential land use, while preparing the detailed layout plan. e.g. in the recent scheme about 30% provisions for EWS & LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made in the written document of the matter please.
- 1.9 The activities of bus terminal, LRT terminal, multiplex, etc shall not be provided in Recreational Green areas and limited specific provisions have been provided in Green areas. Amendment has been done in the Zoning regulations accordingly.
- 1.10 The negative list of industries (not permitted) in the Greater Noida is enclosed which is already in use and has been made a part of the Master Plan document.
- 1.11 The provision shall be incorporated in the Master plan of Greater Noida Phase-II.

उपरोक्त संशोधन प्राधिकरण की 62वीं बैठक दिनांक 21 दिसम्बर 2006 में अनुमोदित किए गए हैं। एजेण्डा एवं कार्यवृत्त की प्रति सुलग सन्दर्भ हेतु क्रमशः संलग्नक-1 एवं संलग्नक-2 पर संलग्न है।

अनुरोध है कि ग्रेटर महानगर-2021 को उक्त संशोधनों के आधार पर एन0सी0आर0 योजना बोर्ड से अनुमोदन प्रदान किये जाने का कष्ट करें।

संलग्नक - उपरोक्त

भवदीया,


(रेखा देवानी)

महाप्रबन्धक (नियोजन)

259
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

1057
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-1401/66-2001-NCRPB

Dated: 9.5.2007

To

Ms. Rekha Devyani

General Manager (Planning)

Greater Noida Industrial Development Authority,

169, Chitvan Estate, Sector Gamma,

Greater Noida City, Distt. Gautam Budh Nagar-201 308

Madam,

Please refer to your letter No.Niyojan/M-1(iv)/2007/479 dated 2.2.2007 regarding the draft Greater Noida Master Plan 2021. The point wise replies on the observations and suggestions of Planning Committee have been examined. It is observed that certain suggestions of NCRPB have not been incorporated which is enclosed.

It is requested that the suggestions of NCRPB may be incorporated in the draft Greater Noida Master Plan-2021 and revised Plan document may be sent to the Board at the earliest for consideration of Planning Committee.

Yours faithfully

(Rajeev Malhotra)
Chief Regional Planner

Encl : As above.

Please speak -

Gen (P)

14/5/07

3/5/6

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
169, CHITWAN ESTATE, SECTOR GAMMA, GREATER NOIDA CITY,
DISTT. GAUTAM BUDH NAGAR-201308

Ref. No: Planning/2007/M-1 (V)/71

Dated: 27/07/2007

To,

Shri Rajeev Malhotra,
Chief Regional Planner,
1st Floor, Core-IV B,
India Habitat Centre,
Lodhi Road, new Delhi-110003

Sir,

Kindly take reference of your letter no: K-14011/66/2001-NCRPB dated 9.5.2007 regarding the Master Plan-2021 the pointwise reply & suggestion have been incorporated in the plan and revised Draft Master Plan is being submitted for consideration of planning committee.

S. No	Observations/ suggestions of Planning committee	Observations of NCRPB on the replies of Greater Noia	Modification incorporated as per NCRPB suggestion
	The area between the railway line and the GT road has been kept as agriculture land outside the notified area which may be phone for unauthorized construction. It was suggested that the area between the railway line and the GT road may be notified and kept as an agricultural green belt.	This may be agreed. Greater Noida Authority should ensure that the green belt is kept while preparing the Master Plan for Greater Noida Phase-II	The Green Buffer has already been incorporated preparing the Master Plan for Greater Noida Phase-II
2.	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	Newspaper is not an authentic document to use for alignment of EPE. It ws suggested in the Planning Committee that 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. The final alignment of EPE is required to be incorporated in the Master Plan.	The alignment of Eastern Peripheral Expressway (EPE) has been received NCRPB through the letter No: K-14011/66/2001-NCRPB dated 9.5.2007 and incorporated in the Master Plan of Greater Noida

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.	In addition to the statement made in the Plan document, it would be desirable that the Plan also gives a policy level statement in terms of percentages of provision of housing for lower income groups. and for labour housing	The provision of Housing for lower income group shall be incorporated in labour housing as per provision of the Central and State Government.
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It is requested that the Master plan-2021 of Greater Noida may be approved at the earliest

Yours faithfully,

(S.S.A. Rizvi)
General Manager (Planning)

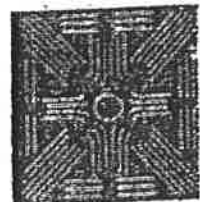
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(1174)

Dr. Noor Mohammad
Member Secretary



सर मुहम्मद
सचिव

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
National Capital Region Planning Board

DO No.K-14011/66/2001-NCRPB

Dated: 13th May, 2009

Dear Sir,

As you are aware that under the direction of Industrial Development Section-4 vide letter No.3147/77-4-6-9 Bha/02, dated 15.06.2006, the Chief Coordinator Planner, NCR Cell, U.P., Ghaziabad vide his letter No.2231/Gr. Noida Maha-2021/NCR/2006-07, dated 28.06.2006 has submitted the draft Master Plan-2021 for Greater Noida to the NCR Planning Board for approval. The draft Master Plan-2021 for Greater Noida was examined and further discussed with the General Manager, (Planning & Architecture), Greater Noida Authority in the chamber of Chief Regional Planner, NCRPB and revised document was received from Greater Noida vide letter No.Plg/NCR/2006/291/M-1, dated 28.08.2006. The revised Plan document was examined and placed before the 54th Planning Committee meeting held on 4.9.2006. The Planning Committee examined the draft Plan and offered observations & suggestions which were sent to the Greater Noida Authority for incorporation. A copy of the Minutes of the meeting is enclosed.

2. Subsequently, the Greater Noida Authority vide letter No.Niyojan/M-1(iv)/2007/479, dated 2.2.2007 has intimated that they have incorporated most of the observations & suggestions of the Planning Committee. Board has examined the matter and it was observed that some of the observations have not been incorporated. The Planning Committee observed that the Government of U.P. 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 kms. width may be kept along the boundaries of the notified area of Greater Noida and Greater Noida Phase-II. In response the Greater Noida Authority stated that a green belt will be provided in Phase-II plan. It was decided that both the Plans i.e. Greater Noida Phase-I and Greater Noida Phase-II will be taken together to the Planning Committee for consideration.

3. The NCRPB vide letter of even number dated 14.1.2008 requested the Greater Noida Authority for finalization of the Master Plan for Greater Noida Phase-II and sent it to the NCRPB for consideration. Since the Master Plan for Greater Noida Phase-I and Greater Noida Phase-II are linked, both the plans will be taken together for the consideration of the Planning Committee. The NCRPB vide letters of even number dated 16.5.2008, 8.8.2008, 23.10.2008 & 1.4.2009 has been requesting to submit the Greater Noida Master Plan Phase-II to the NCR Planning Board so that both the Master Plan for Phase-I & Phase-II are placed before the Planning Committee for consideration. The Board has not received any response from the Greater Noida Authority in spite of the repeated request vide letters mentioned above.

With Master Plan file II of Phase II
NCRPB
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3/1/9

24.

4. The areas around Delhi in U.P. Sub-region is experiencing rapid development of urban activities and lot of activities are coming up in & around the fast growing cities & towns of NOIDA, Greater Noida, etc. in a haphazard manner which require immediate attention for planned development.

5. In view of the above, I would request you to look into the matter and give necessary instructions to the Greater Noida Authority for expeditious finalization and submission of the Greater Noida Phase-II Master Plan so that both the Plans can be placed before the Planning Committee for consideration in its forthcoming meeting.

best wishes,

Yours sincerely,


(Neor Mohammad)

End : As above.

Shri Pankaj Aggarwal,
Chief Executive Officer,
Greater Noida Industrial Development Authority,
169, Chitvan Estate, Sector-Gama, Greater Noida City,
Uttar Pradesh-201 308

207
D.O. No: Planning/2009/M-1(V) / 8608

Dated: 11 Jun. 2009

Kindly take reference of your letter dated 13th May 2009 regarding Draft Master Plan 2021 of Greater Noida Area which was submitted for approval to NCRPB through the Chief coordinator Planner NCR cell, U.P. Ghaziabad vide his letter no 2231/Gr. Noida Maha-2021/NCR/2006-07 dated 28.06.2006.

In this regard it is to clarify that Greater Noida Authority had submitted its Draft Master Plan-2021 for approval to the NCRPB, when the Phase-II was not notified. The Phase-II of Greater Noida was notified in June 2006 and the instant issue was raised during the presentation made before the Planning Committee on 4.09.2006.

Mean while the Greater Noida Development Authority has termed this area as expansion of Greater Noida and a revised Development plan is under preparation by AMDA. As soon as the Development Plan is prepared it shall be submitted to the NCRPB. This exercise will take six months to complete.

Yours faithfully,



(Pankaj Agarwala)

Dr. Noor Mohammad,
Member Secretary,
National Capital Region Planning Board
1st Floor, Core-IV B, India Habitat Centre,
Lodhi Road, Ntw Delhi-110003

3/7/11

**UPDATED REPLIES OF GREATER NOIDA OBSERVATIONS OF
NCRPB ON GREATER NOIDA MASTER PLAN-2021**

S. No.	Observations/ suggestions of Planning Committee	Replies by Geater Noida	
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.	A green buffer of about 2 km width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon river, in the newly planned area.	
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 the industrial zone.	While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master Plan roads. In the northern side adequate green buffer shall be provided while planning industrial sectors along the proposed residential sectors. IT industries are permissible within industrial areas specific area is already earmarked for IT industry in the Master Plan. Also in future more area shall be earmarked while detailed planning as per demand for IT industry.	
iii)	Land/ plots for smaller industrial units should be earmarked where the	Lands/plots for smaller industrial units required for 250 sqm to 500 sqm	

3/5/12

Noida June

	smaller units may be relocated.	have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units and presently there is no demand for small plots.	
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 on agricultural green belt.	The area between GT road and railway line is already notified in Greater Noida Expansion and cannot be kept as agricultural green belt since all the main roads shall be passing through this area, then the area shall become more prone to encroachment. Also the Western Freight Corridor, node one has been proposed at Dadri, along which 150 km width is proposed for intense development, therefore provision of green buffer is not feasible.	
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.	A kot escape drain passes between the residential and industrial sector in southern part of the city and Green Belt has already been provided while preparing the detailed layout plan of the areas.	
vi)	Orbital Railway Corridor proposed in the Regional Plan 2021 and Eastern Peripheral Expressway	The alignment of Eastern Peripheral Expressway as received from NHAI has been	

Noida

Sumit

3/11/13

	<p>(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.</p>	<p>incorporated. The Orbital Rail corridor has been kept parallel to the Eastern Peripheral Expressway as discussed with the concerned officer of NCRPB.</p>	
vii)	<p>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.</p>	<p>The BRT system kept in the road cross section has been proposed for the intra city traffic. The space for NPT has already been indicated and slow motorized traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the Transport Master Plan.</p>	
viii)	<p>Since Greater Noida is being planned for the hi-tech housing/ residential, it</p>	<p>In the Greater Noida city provisions have been made for Group</p>	

3/2/14

Noida

denied

	<p>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 percentages of residential areas should be mentioned in the written document of the Master Plan for EWS/LIG/Labour Housing and Group Housing Societies.</p>	<p>housing scheme of EWS / LIG / Labour housing and informal sector within the residential landuse, while preparing the detailed layout plan, e.g. in the recent scheme about 30% provisions for EWS & LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made a part of the written document of the matter accordingly provision have been made in the layout plan and also around 9588 houses have been already built as on date.</p>	
ix)	<p>In the Master Plan activities such a bus terminal, LRT Terminal, Multiples/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 the greens. However, limited, specific recreational activities</p>	<p>The activities of bus terminal, LRT terminal, multiplex, etc. shall not be provided in Recreational Green areas and limited specific provisions have been provided in Green areas. Amendment has been done in the Zoning Regulations accordingly.</p>	

3/11/15

11/10/14

done

	related to sports/physical fitness can be incorporated.		
x)	It was suggested that negative list of industries (non permitted) in the Greater Noida may be prepared and enclosed in the Greater Noida Master Plan document.	The negative list of industries(not permitted) in the Greater Noida area are already in use and has been made a part of the Master plan document.	
xii)	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	<p>Large chunks of land have been left as open Green spaces in the Greater Noida Master Plan-2021, amounting to 22.36% of the total proposed Urbanisable area. Green belts varying from 20m width to 100m width have been proposed along the sector peripheral roads and city arterials, comprising of dense plantation. Even in the road right of way 30% of area is kept soft and plantation has been done of evergreen trees. Around 15,00,000 trees and shrubs have been planted at Greater Noida till date. Other than Greater Noida plantation the area has <u>three reserved forest area covers of around 1115 hectares.</u></p> <p>The area between GT road and railway line is already notified in</p>	

	<p>Greater Noida Expansion and cannot be kept as agricultural green belt since all the main roads shall be passing through this area, then the area shall become more prone to encroachment. The node 1 of Western Freight Corridor, has been proposed at Dadri, along which 150 km width is proposed as catchments region for intense development, the Greater Noida Notified area falls amidst the alignment of Western and eastern Freight corridor, therefore provision of green buffer is not feasible. The railway station of Greater Noida, Multimodal Logistic hub and link line of Western and Eastern Freight Corridor have also been planned in this area.</p>	
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done

3/11/17

Annexure-3/VI

ANNEXURE - 3/VI

संख्या : 5857/8-3-2011-294विविध/11

प्रेषक,

रवीन्द्र सिंह,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

✓ चीफ रीजनल प्लानर,
एन.सी.आर.प्लानिंग बोर्ड,
शहरी विकास मंत्रालय,
भारत पर्यावास केन्द्र,
प्रथम तल कोर-4बी,
लोधी रोड, नई दिल्ली,

आवास एवं शहरी नियोजन अनुभाग-3 लखनऊ: दिनांक: 14 दिसम्बर, 2011

विषय: ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 के सम्बन्ध में।

महोदय,

उपयुक्त विषयक अपने पत्रांक के-14011/66/2001-एन.सी.आर.पी.बी. दिनांक-01.12.11 तथा पत्रांक: के-14011/66/2001-एन.सी.आर.पी.बी. दिनांक-19.11.2011 का कृपया संदर्भ ग्रहण करें, जिसके प्रस्तर-4 द्वारा यह अपेक्षा की गयी है कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 का परीक्षण एन.सी.आर.सेल, उ०प्र०, गाजियाबाद तथा आवास एवं शहरी नियोजन विभाग, उ०प्र० शासन द्वारा किया जाय और यह भी सुनिश्चित किया जाय कि उक्त मास्टर प्लान, एन.सी.आर.प्लानिंग बोर्ड एक्ट, 1985 की धारा-29(1) से कन्फर्मिटी में है तथा दिनांक-04.09.2006 को सम्पन्न हुई एन.सी.आर. प्लानिंग कमेटी की 54वीं बैठक के आब्जर्वेशन्स (Observations) को प्लानिंग समिति के समक्ष प्रस्तुत किये जाने से पूर्व अनुपालन किया जाय। उ०प्र० सरकार द्वारा यह स्पष्ट किया जाय कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021, रीजनल प्लान-2021 से कन्फर्मिटी में है अथवा नहीं।

2- उपरोक्त के संबंध में मुझे यह अवगत कराये जाने का निदेश हुआ है कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 की परीक्षण आख्या आयुक्त/अपर आयुक्त, राष्ट्रीय राजधानी क्षेत्र, उ०प्र०, गाजियाबाद के पत्र दिनांक-08.12.11 के द्वारा उपलब्ध करायी गयी जिसमें उठाये गये बिन्दुओं तथा एन.सी.आर.

प्लानिंग कमेटी की 54वीं बैठक में उठाये गये बिन्दुओं का समावेश ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 में करते हुए, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के पत्रों क्रमशः दिनांक-02.02.07, 22.07.07 तथा 14.11.2011 द्वारा एन.सी.आर.प्लानिंग बोर्ड, नई दिल्ली को अवगत कराया जा चुका है।

'कन्फर्मिटी' से संबंधित बिन्दु पर मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश की परीक्षण आख्या प्राप्त की गयी, जिसके अनुसार एन.सी.आर. प्लान-2021 से 'कन्फर्मिटी' से संबंधित पैरामीटर्स में से 'डेन्सिटी' को छोड़कर शेष पैरामीटर्स एन.सी.आर.प्लान-2021 के अनुरूप हैं। 'डेन्सिटी' के संबंध में मुख्य कार्यपालक अधिकारी ग्रेटर नोएडा विकास प्राधिकरण द्वारा यह अवगत कराया गया है कि ग्रेटर नोएडा महायोजना 2021 में नगर स्तर पर 56 व्यक्ति प्रति हेक्टेयर का जनसंख्या घनत्व प्रस्तावित किया गया है जिसका कारण पूर्व में भी दिया गया है कि ग्रेटर नोएडा एक औद्योगिक टाउनशिप है जिसकी तुलना एक आवासीय विकास क्षेत्र से नहीं की जा सकती। ग्रेटर नोएडा महायोजना 2021 में औद्योगिक उपयोग, ग्रीन कवर, संस्थागत उपयोग तथा यातायात एवं परिवहन हेतु पर्याप्त से अधिक प्रतिशत प्रस्तावित किया गया है। जबकि आवासीय क्षेत्र हेतु कुल 22.36 प्रतिशत ही आरक्षित किया गया है। जिसके कारण टाउन स्तर पर घनत्व 150-200 व्यक्ति प्रति हेक्टेयर के मानक के अनुसार निर्धारित किया जाना नियोजन की दृष्टि से व्यावहारिक नहीं है। उपरोक्त के संबंध में एन0सी0आर0 योजना बोर्ड को पूर्व में ही अवगत कराया जा चुका है।

मुख्य नगर एवं ग्राम नियोजनक के स्तर पर परीक्षण में ग्रेटर नोएडा द्वारा बतायी गयी उपरोक्त स्थिति को युक्तिसंगत पाया गया है।

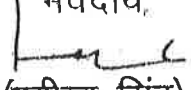
3- एन.सी.आर.पी.बी. के उक्त पत्र के प्रस्तर-5 में की गयी अपेक्षा के संबंध में अवगत कराना है कि अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के पत्र दिनांक-24.11.2011, जो आपको सम्बोधित तथा आवास एवं शहरी नियोजन विभाग, उ0प्र0 शासन एवं आयुक्त, एन.सी.आर.सेल, उ0प्र0 को पृष्ठांकित है, के द्वारा रिवाइज्ड कम्बाइण्ड प्लान के संबंध में स्थिति स्पष्ट कर दी गयी है।

प्रस्तर-6 के संबंध में अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा के द्वारा प्रस्तुत आख्या औचित्यपूर्ण प्रतीत होती है। इसके अतिरिक्त यह भी उल्लेखनीय है कि ग्रेटर नोएडा फेस-1 एवं फेस-2 के मध्य 5 कि0मी0 'ग्रीन बफर' का प्रावधान किये जाने का निर्णय एन.सी.आर.प्लानिंग बोर्ड की नियोजन समिति की 54वीं बैठक दिनांक-04.09.2006 के मद संख्या-6 के अन्तर्गत लिया गया है, जबकि एन.सी.आर.प्लान-2021 में 5

कि०मी० 'ग्रीन बफर' हेतु कोई प्रस्ताव नहीं दिया गया है। अतः एन.सी.आर. प्लान-2021 के लैंड यूज प्लान अथवा प्रतिवेदन में इस प्रकार का प्रस्ताव न होने के कारण ग्रेटर नोएडा महायोजना-2021 के अन्तर्गत उक्त प्रस्ताव की विधिक बाध्यता प्रतीत नहीं होती है।

उपर्युक्त से स्पष्ट है कि औद्योगिक विकास विभाग, उ०प्र० शासन द्वारा उक्त महायोजना संस्तुति सहित एन.सी.आर.प्लानिंग बोर्ड नई दिल्ली को पत्र दिनांक-11.11.2011 द्वारा अग्रसारित की गयी है, जिसके अन्तर्गत एन.सी.आर. सेल, उ०प्र० गाजियाबाद द्वारा दिनांक-05.11.2011 को दिये गये सुझाव तथा नगर एवं ग्राम नियोजन विभाग, उ०प्र० द्वारा किये गये परीक्षण के आधार पर दिये गये सुझावों का समावेश सुनिश्चित हो चुका है।


4- कृपया तदनुसार अग्रेतर कार्यवाही सुनिश्चित कराने का कष्ट करें। यह भी अनुरोध है कि ग्रेटर नोएडा संशोधित महायोजना-2021 पर विचार करने के लिए एन०सी०आर० प्लानिंग बोर्ड की प्लानिंग कमेटी की बैठक शीघ्र आहूत करने का कष्ट करें।

भवदीय,

(रवीन्द्र सिंह)
प्रमुख सचिव

संख्या: (1)/8-3-2011, तददिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, जनपद-गौतमबुद्धनगर।
2. आयुक्त, एन.सी.आर.सेल, उत्तर प्रदेश, गाजियाबाद।
3. औद्योगिक विकास अनुभाग-4

आज्ञा से,

(शम्भू नाथ)
उप सचिव

Annexure-3/VII

Annexure-3/VII

Observations / Suggestions of NCR Planning Committee, Reply of Greater Noida, Observations of NCRPB Secretariat on replies of Greater Noida Updated Replies of Greater Noida and comments of NCRPB Secretariat on the replies of Greater Noida on Greater Noida Master Plan 2021

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007	Observations of NCRPB Secretariat on the replies of Greater Noida	Updated reply of GNIDA received vide letter dated 14.11.2011	NCRPB Secretariat's Comments
1.	2	3	4	5	6
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.	A green buffer of about 2 km width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon River, in the newly planned area. In the 2001 Master Plan ODP developed as approved by NCRPB in 1996 the buffer is varying from 1.0 km to 2.0 km at different places.	Suggestions of Planning Committee has been incorporated in the newly planned area.	A green buffer of about two km. width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon River, in the newly planned area.	The green buffer be kept between Noida & Greater Noida vary 1.0 to 2.0 Km as suggested by vide letter dated 2.02.2007 mentioned in column 3.
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	While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master Plan roads. In the northern side adequate green buffer shall be provided while	This may be agreed.	While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master Plan roads. In the northern side adequate green buffer shall be provided while planning industrial	Same as Column 3. This may be agreed.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007	Observations of NCRPB Secretariat on the replies of Greater Noida	Updated reply of GNIDA received vide letter dated 14.11.2011	NCRPB Secretariat's Comments
1.	2	3	4	5	6
	barrier for pollution. Suitable areas should be earmarked for IT industries in this industrial zone.	planning industrial sectors along the proposed residential sectors. IT industries are permissible within industrial areas specific area is already earmarked for IT industry in the Master Plan. Also in future more area shall be earmarked while detailed planning as per demand for IT industry.		sectors along the proposed residential sectors. IT industries are permissible within industrial areas specific area is already earmarked for IT industry in the Master Plan. Also in future more area shall be earmarked while detailed planning as per demand for IT industry.	
iii)	Land / plots for smaller industrial units should be earmarked where the smaller units may be relocated.	Land / plots for smaller industrial units required for 250 sqm to 500 sqm have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units.	This may be agreed.	Land / plots for smaller industrial units required for 250 sqm to 500 sqm have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units and presently no demand for small plots	Same as Column 3. This may be agreed.
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.	The area between GT road and railway line is already notified in Greater Noida phase-2 and shall be kept as agricultural / green belt while preparing the Master Plan for	This may be agreed. Gr. Noida Authority should ensure that the green belt is kept while preparing the Master Plan for Greater Noida Phase II.	The area between GT road and railway line is already notified in Greater Noida Expansion and can not be kept as agricultural green belt since all the main roads shall be	Planning Committee to consider.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007	Observations of NCRPB Secretariat on the replies of Greater Noida	Updated reply of GNIDA received vide letter dated 14.11.2011	NCRPB Secretariat's Comments
1.	2	3	4	5	6
	It was suggested that the areas between railway line and the GT road may be notified and kept as an agricultural green belt.	the area.		passing through this area , then the area shall become more prone to encroachment. Also the western freight corridor node one has been proposed at Dadri along which 150 km width is proposed for intense development , therefore provision of green buffer is not feasible.	
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.	A Kot escape drain passes between the residential and industrial sector is southern part of the city and green belt shall be provided while preparing the detailed layout plan of the areas.	This may be agreed.	A Kot escape drain passes between the residential and industrial sector is southern part of the city and green belt has all ready provided while preparing the detailed layout plan of the areas.	This may be agreed.
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	The alignment of Eastern Peripheral Expressway as published in the Newspaper for land acquisition has been incorporated. The orbital rail corridor has been kept parallel to Eastern Peripheral	Newspaper is not an authentic document to use for alignment of EPE. It was suggested in the Planning Committee that Collector, Gautam budh Nagar is the Nodal Officer	The alignment of Eastern Peripheral Expressway as received from the NHAI has been incorporated. The orbital rail corridor has been kept parallel to Eastern Peripheral Expressway as discussed with	Incorporated.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007 3	Observations of NCRPB Secretariat on the replies of Greater Noida 4	Updated reply of GNIDA received vide letter dated 14.11.2011 5	NCRPB Secretariat's Comments 6
1.	2 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.	Expressway as discussed with the concerned officer of NCRPB.	for land acquisition for EPE and exact alignment would be available within him giving exact Khasra numbers, etc.	the concerned officer of NCRPB.	

vii)	<p>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 need 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-motorised transport (NPT) and slow motorized traffic (SMT) in the Master Plan.</p>	<p>The BRT system kept in the road cross section has been proposed for the intra-city traffic. The space for NPT has already been and slow motorized traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the transport master plan.</p>	<p>This may be agreed.</p>	<p>The BRT system kept in the road cross section has been proposed for the intra-city traffic. The space for NPT has already been indicated and Slow Motorized Traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the Transport Master Plan.</p>	<p>It is mentioned in the reply letter of GNIDA that BRT system is proposed for intra-city public transport system. But this is not mentioned in the text of the plan documents. It mentions only bus system under heading "Public Transport Plan" (page 7-4). It is mentioned in the sl. no. 19 (page 7-5) that provisions for bus lanes. Providing only bus lane does not mean a BRT system. It is a closed public transport system with dedicated bus lanes and other operational priorities. The BRT system may be incorporated in the Plan.</p>
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viii)	<p>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.</p>	<p>In the Greater Noida city provisions made for Group housing scheme of EWS/LIG/Labour Housing and informal sector within the residential landuse, while preparing the detailed layout plan, e.g. in the recent scheme about 30% provisions of EWS and LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made in the written document of the matter please.</p>	<p>In addition to the statement made in the Plan document, it would be desirable that the Plan also gives a policy level statement in terms of percentages of provision of housing for lower income groups and for labour housing.</p>	<p>In the Greater Noida city provisions have been made for Group housing scheme of EWS/LIG/Labour Housing and informal sector within the residential landuse, while preparing the detailed layout plan, e.g. in the recent scheme about 30% provisions for EWS and LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made a part of the written document of the matter accordingly provisions have been made in the layout plan and also around 9588 houses have already been built as on date.</p>	<p>In the Master Plan page 6-1, it has been mentioned that area under residential use for LIG and EWS housing shall be provided while preparing detailed sector layout. In the presentation of the Greater Noida Master Plan, it has been proposed nearly 5% area in each sector is reserved for EWS housing, which is very low. It is suggested that at least 20% area be reserved for EWS and LIG housing in the Master Plan.</p>
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ix)	In the Master Plan activities such as 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.	The activities of bus terminal, multiplex, etc. shall not be provided in Recreational Green areas and limited specific provisions have been provided in green areas. Amendment has been done in the Zoning regulations accordingly.	Incorporated in the Zoning Regulations.	The activities of bus terminal, LRT terminal, multiplex, etc. shall not be provided in Recreational Green areas and limited specific provisions have been provided in green areas. Amendment has been done in the Zoning regulations accordingly.	This may be agreed.
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.	The negative list of industries (not permitted) in the Greater Noida is enclosed which is already in use and has been made a part of the Master Plan document.	This may be agreed.	The negative list of industries (not permitted) in the Greater Noida area is already in use and has been made a part of the Master Plan document.	This may be agreed.

xi)	<p>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.</p>	<p>The provision shall be incorporated in the Master Plan of Greater Noida Phase II.</p>	<p>This may be agreed.</p>	<p>CEO GNIDA Authority vide letter No. Plng.M-1/2011/123 dated 24.11.2011 submitted that</p> <p>Through Greater Noida had agreed for provision of green buffer between Greater Noida phase-I and Greater Noida phase-II, but due to the following reasons provision of green buffer is not feasible:</p> <ol style="list-style-type: none"> Due to Western and Eastern, dedicated freight corridor starting from the region the area has become very important with regard to development of multimodal logistic hub, freight container depot, railway station and other related activities. Existing running Industries. Due to increased importance of the region, the area has become prone to encroachments. Acquisition of land for 5 K.M. green buffer will not be financially viable for the Authority. Boundaries of the existing Master Plan area and extend area are integrated and it is not a separate unit administratively. In the Master Plan 2021 adequate provision for the green buffer has been provided, 23.20 % land use has 	<p>Planning Committee may review and reconsider.</p>
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			<p>been reserved for Master Plan Green and it also has 3 reserved forest in a total area of 5000 Hectares reserved as green area land use.</p> <p>g) There is no provision of 5 km of Green buffer in the NCR Plan 2021. Keeping in view that there is no proposal in Land use Plan of NCR Plan 2021 there appears no legal binding to make the above proposals in Greater Noida Master Plan 2021.</p> <p>h) Govt. of U.P. has sent the Master Plan 2021 after getting it examined from NCR cell U.P and Chief Town & Country Planner Deptt. Govt. of UP.</p> <p>i) This point needs to be again reviewed by the NCRPB and the above suggestion needs reconsideration by the NCRPB.</p>	
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Annexure-3/VIII

Comments on the Amended Draft Greater Noida Master Plan 2021 received from Government of U.P. vide letter dated 14.12.2011

Sl. No.	Issues	As per amended draft Greater Noida Master Plan 2021 /GNIDA	NCRPB Secretariat's comments
1	Density (i)	<p>The town density on the gross area 22255.0 Ha works out to be about 54 pph which is much lower than the density norms of 150 to 200 pph for a town with population range 10 lakhs to 50 lakhs proposed in the Regional Plan 2021. In the Draft Master Plan GNIDA-2021, the reasons for lower town level density for Greater Noida have been given as under:</p> <p>a) The city has been planned as a lung space for the surrounding region; therefore, a high percentage of area has been reserved for green area.</p> <p>b) Existence of large area of reserved forest within the Urban area.</p> <p>c) Being an industrial township, a high percentage of land is under industrial use. The industries require large chunks of land but being mechanized and capital intensive, have a very low workers density.</p> <p>d) High percentage of land under Institutional use providing large number of Regional level Institutions serving not only the city but also the NCR region.</p> <p>e) The regional level linkages e.g. Eastern Peripheral Expressway, Orbital Rail, DFC Corridor and Ganga Expressway have also been</p>	<p>Examination and analysis of the justifications given by the State Government and CEO, Greater Noida Authority was done (letter No.5857/8-3-2011/Misc./11, dated 14.12.2011 of the State Government and letter No. Plng/2011/M-1/135, dated 30.12.2011 of the CEO, Greater Noida). The reasons given for lower density are that it is an industrial town-ship; larger percentage areas have been reserved for green, large area of reserve forests within urban areas and large percentage of land under institutional use. It is also stated that several regional transport linkages are located in urbanisable area of Greater Noida. It is important to note that the overall city level density is 54 PPH against the density norms of 150 – 200 PPH for a town with a population range 10 lakhs to 50 lakhs proposed in the Regional Plan-2021. Point wise response:-</p> <p>a) to e)</p> <p>As Greater Noida authority has prepared the draft Master Plan-2021 for a population size of 12 lakhs, it comes under the category of Metro town. A comparison done for distribution of various land uses between Greater Noida Master Plan and Metro Town (UDPFI guidelines) indicates that residential use is about 18% less than the UDPFI guidelines formulated in 1996. If we compare the Industrial use it is about 4.88% higher than the guidelines; if we compare institutional use, it is as per guideline; if we compare transportation, it is almost same as per guidelines and in case of green areas which includes recreational also, it is within the proposed limits of the guidelines. No specific guidelines for industrial towns has been given in the UDPFI. The UDPFI guidelines are proposed to be reviewed. Details are given at Appendix-3/I.</p> <p>The city-level density has also been examined and compared with the density</p>

	made a part of Urbanisable Area i.e. Land use distribution, as per suggestions of Chief Town and Country Planner, U.P., leading to further reduction in Town Density.	<p>recommended in the Regional Plan-2021. The proposed density in the plan has been re-worked in order to test the reasons given for lower density such as large allocation of land to Industrial use, Green Areas & Reserve Forests, Institutional use and proposed Regional Transport Network. A matrix was developed to check the density considering the city population as 12 lakhs which has been proposed in the Plan. While testing the higher industrial area, the industrial area over and above the permissible limit as per UDPFI guidelines was reduced from overall city area and then overall city level density was calculated which is 57.27 PPH against the norms of Regional Plan-2021 i.e. 150-200 for Metro Centres. Details are given at Appendix-3/I.</p> <p>In addition to above, it also needs to be pointed out that the Green Areas (5000 ha.) has been classified into four categories wherein different activities have been permitted. Close examination of the sub-categories indicates that Green area P1 is Recreational Green (2016 ha.), P2 is Institutional Green (1017 ha.), P3 is Parks & Open Spaces, Green belt, Nurseries & Horticulture (952 ha.) and P4 is Reserve Forest (1015 ha.) and several activities have been proposed in P1 and P2 categories. Therefore, the Green Areas are only in Category P3 and P4 and the total area for this category is only 1967 ha. against 5000 ha. Details are at Appendix -3/II.</p>
(ii)	<p>CEO vide letter no. Plng/2011/M-1/135 dated 30.12.2011 (referring to the letter of Principal Secretary Housing & Urban Planning Deptt. Govt. of UP regarding justification for low density further submitted the following:</p> <p>a) Greater Noida is a Greenfield industrial township project and designed on a clean slate, therefore the population as assigned in the NCR Regional Plan is for infrastructure design, so that when the population comes to the city the complete infrastructure is on ground. As this is a completely new township, the provisions of</p>	<p>a) to d)</p> <p>CEO, Greater Noida Authority vide his letter No.Plng/2011/M-1/135, dated 30.12.2011 has retreated their justification for low population density and stated that it is a completely new township and provisions for re-densification have already been made by virtue of Building Regulations of 2010 by making FAR purchasable.</p> <p>Allowing higher FAR after laying of infrastructure will lead to stress on the infrastructure such as water supply, sewerage system, transport, etc. ultimately leading to chaos in the city which has been recently developed. Further increase in the FAR will tempt the builders/owners to increase the number of floors on the</p>

	<p>re-densification have already been made. The development of a new township is always an incremental one and gestation period for population to come in is long. As per planning theory, first the economic activity will be generated and subsequently the population starts residing in the city.</p> <p>b) As per the latest Building Regulations-2010, provision for re-densification have already been made, since purchasable FAR has been permitted, and proportionate density increase has been permitted, which shall further lead to re-densification.</p> <p>c) A Metro rail link has already been proposed, this will further lead to population shift and re-densification.</p> <p>d) Greater Noida township is unlike other housing townships as it is an industrial township where 18.88% of urbanisable area has been provided for industrial land use in comparison to a normal township where 8 to 10% area is only reserved for industrial use.</p> <p>It is suggested that the above justifications for low density may be placed before the Planning Committee for consideration.</p>	<p>existing structure (Group Housing) which are otherwise not structurally designed to take additional load. Since it is seismic Zone-IV, this provision will be playing with the safety of people. Increase in FAR is useful in the older cities where buildings have already lived their life and can be demolished and re-constructed. This city is new and re-construction after demolition is not possible. As per census 2011, population of this town is about 1 lakh against 7 lakhs as projected by the State Government while preparing the Regional Plan-2021. Other justifications such as providing Metro Link may expedite the population still may be difficult to achieve the target population of 12 lakhs by 2021.</p>
(iii)		<p>In view of the analysis given above, the options available are:</p> <p>Option-I</p> <p>The increase in FAR can be utilized in the areas where foundations of the building have not been laid or plots are yet to be allocated in Residential areas. Higher</p>

		<p>sector-level densities could be permitted to increase the overall density in such residential areas within the urbanisable limits. Greater Noida Authority should try to achieve overall density of 100 PPH for the year 2021.</p> <p>In all future expansions for making the Master Plan for Greater Noida with the perspective 2031, higher densities should be proposed to bring the overall city level density to 200 as proposed in the Regional Plan-2021. Whenever, the Master Plan-2031 for Greater Noida is prepared by Government of U.P., it should be got approved from the Board. State Governments should also ensure that the overall density of 200 PPH is achieved in the Master Plan before approving the same at State level and forwarding to the Board.</p> <p>The impact of both these actions would be increase in the overall population of Greater Noida beyond 12 lakhs as proposed in the Regional Plan-2021. If we want to achieve a density of 200 pph and area remains the same i.e. 22255 ha., population would be 44.51 lakh which is non achievable even up to the year 2031 or 2041 because 2011 census population for Greater NOIDA is 1.07 lakhs. In such situation, we cannot add more area.</p> <p>Option-II</p> <p>We may stick to the provisions of RP-2021 for density of 150 pph and GNIDA Authority to provide for 150 pph with higher sector level densities in the remaining undeveloped areas (Residential & Mix land use in Commercial & Institutional Areas) and in that case the population of the city will be about 34 lakhs and Master Plan may be extended up to the perspective year 2036 or 2041 till when this population is expected to be achieved. No future expansion should be taken up except re-development and up-gradation of infrastructure for densification of plotted development.</p> <p>As these provisions are deviations of the provisions in the approved Regional Plan-2021 for NCR, these options will have to be examined by the Planning Committee</p>
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			and recommendations of the Planning Committee will be placed before the Board for consideration and approval. This kind of approach on one hand will save good agricultural land in the Region and will also help in reducing the cost of housing due to reduction in the cost of land component in each of the flat.
2	EWS/ LIG Housing	<p>In the Master Plan for GNIDA 2021 on page 6-1, following has been mentioned that:</p> <p>Area under residential use for LIG and EWS housing shall be provided while preparing detailed sector layout.</p> <p>It has been observed that the EWS/LIG Housing has only been provided for 5% of the area which is far to less looking into the perspective of the State Government that they are planning an industrial township.</p>	<p>As Greater Noida has been proposed as an industrial township, there should have been a provision of housing for industrial labour i.e. EWS/LIG. Present Plan will lead to creation of slums in & around the city. In order to provide affordable housing to the industrial workers, it is imperative that this provision of 5% should be increased to 30%. RAY Scheme of Government of India envisages at least a provision of 20-25% of developed land in all the housing projects (both public & private agencies) for EWS and LIG category with a system of cross subsidization. Therefore, it is recommended to increase the provision for such housing.</p>
3	Transport		<p>The following recommendations of the Functional Plan on Transport for NCR-2032 should be incorporated in the GNIDA Master Plan 2021:</p> <ul style="list-style-type: none"> i) Regional Rapid Transit System (RRTS) corridor from Delhi to Khurja along Aligarh Railway line. ii) New Expressway (Green Field) from Ghaziabad to Dadri. iii) Mass Rapid Transit System (MRTS) from Greater Noida to Jewar. iv) It is mentioned in the reply letter of GNIDA that BRT system is proposed for intra-city public transport system. But this is not mentioned in the Plan. It mentions only bus system under heading "Public Transport Plan" (page 7-4). It is mentioned in the Sl.no.19 (page7-5) that provisions for bus lane. Providing only bus lane does not mean a BRT system. It is a closed public transport system with dedicated bus lanes and other operational priorities. The BRT system may be incorporated in the Plan.

		<p>v) In the Plan "Mass Rapid Transit System" (page 7-4), LRT has been proposed to connect Noida with Gr. Noida. It is not depicted in the Map. In the letter of CEO, GNIDA dated 30.12.2011, it has been mentioned that the Metro link has been proposed. Both are contradictory to each other and needs to be modified.</p> <p>vi) The proposal for Goods Transport i.e. Transport Terminals are mentioned in the text, but not depicted in the Map. This may be shown.</p> <p>vii) Yamuna Expressway has not been depicted in the Map. This should be shown.</p> <p>viii) Under transport land use in the Map, various transport infrastructures are mentioned. But they have not been clearly depicted in the Map. This may be shown.</p> <p>ix) There should be proposals for Transport Integration with the 'Proposed Future Urbanisable Area' to improve the connectivity and economic growth of this area.</p> <p>x) The Sub-regional Plan of U.P. is under preparation and proposed regional linkages in the Master Plan should be incorporated in the Sub-regional Plan or vice-versa.</p>
4	Solid Waste Management	<p>In para 7.8 (page no. 7-10), It is mentioned that GNIDA has already identified a site at village Amrapur for treatment and disposal of MSW. A study is being taken up to assess the suitability of pre-identified site for the development of the composting plan and the landfill facility. The location of the site is indicated in the Master Plan but not shown in the Land use map. Separate colour scheme of in the Legend of the Land use Map should be allocated for Utilities and services.</p>
5	Disaster Management	<p>In para 7.12 (page no. 7-14), As mentioned in the para, it is observed that Disaster Management plan is silent about Industrial hazard. In page no. 6-3 it is mentioned that being an industrial township, a high percentage of land is under industrial use. Therefore, Industrial Hazard Management plan should be incorporated in the Disaster Management Plan.</p>

6	Environment	<p>As per Plan the aspect of Environment has not been covered and Environment Master Plan has not been prepared whereas for other sectors separate master plans have been prepared. However, following suggestions may be incorporated:</p> <ul style="list-style-type: none"> i) Regional Plan 2021 has recommended policies in chapter 14 (14.2) should be incorporated. ii) The detailed list of the conserved/protected areas/sites along should be prepared and mapped. iii) Data/Information relating to selected sites, specific problems, issues and potentialities should be collected and analyzed which would help in framing policies and proposals for environment protection at local level. iv) A detailed Conservation Plan showing the location and spatial spread of various protected sites should be prepared. v) Detailed Spatial analysis should also be done using GIS. vi) Controlled environmentally protected zones for hazardous and polluting industries should be created.
7	Landuse	<ul style="list-style-type: none"> i) The Greater Noida Authority should increased the density so that the ultimate density for Greater Noida reaches to 150 pph which is the lower limit of the density range of Regional Plan-2021 as suggested in para 1 above. This would help in conserving the fertile agriculture land in this area. ii) It is observed from the "Land use Plan- Master Plan for Greater Noida-2021& Expansion Area" of Master Plan , that a large area portion adjacent to Greater Noida Phase -I Plan across the Delhi Aligarh line has been earmarked as "Proposed future urbansible area". In the letter of Chairman-cum-CEO dated 14.11.2011, it has been mentioned that 864 sq. Km area has been notified and its Master Plan has been prepared and submitted to Govt. of UP. It is observed in the Proposed future urbansible area governments lands

		<p>like UPSIDC, PP-NTPC, PP- Reliance, Grashim, UPEDA Area, HCL, Ambuja etc have been shown. The proposed Future urbsanible area will not form part of the Master Plan for Greater Noida Phase-I and may be considered while Master Plan for the above mentioned “proposed future urbsanible area” and be deleted from the present proposal for consideration.</p> <p>iii) It is observed that some of the landuse changes made to the areas pertains to the area outside the urbsanible limit of the Out line Development Plan-2001 for Sub-regional Centres-Surajpur & Kasana approved by the NCR Planning Board. It has been mentioned that GNIDA after approval of the Authority Board has submitted the various land use change proposals to the Govt. of UP (Industries Development Department) for approval. It may be mentioned there is no provision in the NCR Planning Board Act, 1985 to give NOC for landuse changes within the Master Plan areas. It is expected that all the changes in landuses carried out in the past in Out line Development Plan 2001 have been incorporated in the Master Plan 2021 under consideration.</p> <p>iv) It is further observed from the Land use Plan- Master Plan for Greater Noida - 2021& Expansion Area” of Master Plan that Ansal High Tech city and Omaxe High tech city in between the Delhi- Aligarh Railway line & GT road. These High tech cities will not form part of this proposal and may be deleted.</p> <p>v) On major proposal including sites for Solid Waste Management, STP’s, Transport Network including Metro, BRT Corridors, Expressways, Bus terminals etc. may be shown on the proposed on the Landuse Plan.</p>
8.	Others	<p>i) Action Plan / five year phasing should be added.</p> <p>ii) Acids/ pesticide and caustic soda are in list of permissible industries after getting the clearance. An utmost precaution is required to avoid disasters like Bhopal Gas Tragedy.</p>

APPENDIX-3/I

Comparison of Proposed Land Uses Vs. UDPFI Guidelines & Testing of Reasons for Lower Density

1. UDPFI guidelines of Ministry of Urban Development has laid down land use category norms in terms of percentage for small, medium, large size towns and metro towns which is given below:

Land use Category	Percentage of Developed of Area			
	Small	Medium	Large Cities	Metro Cities
Residential	45-50	40-45	35-40	35-40
Commercial	2-3	3-4	4-5	4-5
Industrial	8-10	8-10	10-12	12-14
Pub. & Semi-Public	6-8	10-12	12-14	14-16
Recreational**	12-14	18-20	18-20	20-25
Transport & Communication	10-12	12-14	12-14	15-18
Agriculture & Water Bodies	Balance*	Balance*	Balance*	Balance*
Total Developed Area	100	100	100	100

*Balance area in case of small towns ranges between 3 to 17 %. In case of other categories it is zero.

**Recreational use includes Parks & Open spaces, Sports Centre & Play Grounds, Botanical & Zoological Parks, Water Bodies/Other Natural Features and Places of Tourist interest.

2. Greater Noida authority has prepared the draft Master Plan-2021 for a population size of 12 lakhs, it comes under the category of Metro town. A comparative table for distribution of various land uses between Greater Noida Master Plan and Metro Town (UDFPI guidelines) is given in following table:

	Propose Area G. Noida Master Plan				% Area Metro Town (UDPFI)
Distribution of Land Uses	Year 2011		Year 2021		
	In ha.	In %age	In ha.	In %age	
Residential	3000	22.10	5000	22.36	35-40
Industrial	3027.3	22.3	4201.23	18.88	12-14
Commercial	720.0	5.30	1200	5.39	4-5
Institutional	2502.7	18.4	3473.99	15.51	14-16
Green Areas	3000	22.10	5000	22.36	20-25 (Recreational)
Transportation	1280	9.45	3339.78	15.01	15-18
SEZ	40	0.3	40	0.78	-
Total	13570	100	22255	100	

If we compare residential use in table above, it is about 18% less than the guideline. If we compare Industrial use it is about 4.88% higher than the guideline; if we compare institutional, it is as per guideline; if we compare transportation, it is almost same as guidelines and in case of green areas which includes recreational also, it is within the proposed limits of the guidelines.

3. The city-level density has been examined and compared with the density recommended in the Regional Plan-2021. The proposed density in the plan has been re-worked in order to test the reasons given for lower density such as large allocation of land to Industrial use, Green Areas & Reserve Forests, Institutional use and proposed Regional Transport Network. Following matrix has been created to check the density considering the city population as 12 lakhs which has been proposed in the Plan:

Land Use Category	Area/Year 2011		Area/Year 2021		Area/Year 2021 Industrial Area Adjusted	
	In ha.	In %age	In ha.	In %age	In ha.	In %age
Residential	3000.00	22.11	5000.00	22.47	5000.00	23.86
Industrial	3027.30	22.31	4201.23	18.88	2900.00	13.84
Commercial	720.00	5.31	1200.00	5.39	1200.00	5.73
Institutional	2502.70	18.44	3473.99	15.61	3473.99	16.58
Green Areas	3000.00	22.11	5000.00	22.47	5000.00	23.86
Transportation	1280.00	9.43	3339.78	15.01	3339.78	15.94
SEZ	40.00	0.29	40.00	0.18	40.00	0.19
Total	13570.00	100.00	22255.00	100.00	20953.77	100.00
Density *		51.58		53.92		57.27
Density* RP-2021				150-200		150-200

**Density in persons per hectare*

4. While testing the higher industrial area, the industrial area over and above the permissible limit as per UDPFI guidelines was reduced from overall city area and then overall city level density was calculated which is 57.27 PPH against the norms of Regional Plan-2021 i.e. 150-200 for Metro Centres. With regard to other justifications given for low density has been discussed in the previous para and they are within the prescribed limits of UDPFI guidelines.

APPENDIX-3/II

Categories of Green Areas as per Details of Permissible Uses given in the Master Plan

1. It also needs to be pointed out that the green areas are not absolutely green. It has been classified into four categories wherein different activities have been permitted. They are as follows:

Green Area	Category	Area in Ha.	Activities Permitted
P 1	Recreational Green	2016	Amusement and Entertainment Park; Community Centre/Auditorium; Drive in cinemas; Fair Ground; Gas Godowns; Golf Course; Hawkers area; Oil depot; Open air theatre; Orchard; Park; Parking; Petrol Pump/Fuel Station; Plant Nursery; Play ground; Public Utilities and Services/facilities; Recreational Club; Shooting Range; Specialised parks/theme parks and gardens; Sports Complex/Centre; Sports City; Swimming Pool; Vending Booth, Kiosks; Zoo.
P 2	Institutional Green	1017	Clinical Laboratory; Community Centre/Auditorium; Convenient/Sector Shopping; Educational Institutions including Training Centre; Hawkers area; IT Park/ unit enabled services; Museum, Art Gallery, Exhibition Centre; Open air theatre; Orchard; Park; Parking; Petrol Pump/Fuel Station; Plant Nursery; Play ground; Public Utilities and Services/facilities; Recreational Club; Religious premises; Research & Development Centres; Restaurant; Shopping Centres; Social and Cultural Centre; Specialised parks/theme parks and gardens; Sports Complex/Centre; Sports City; Swimming Pool; Vending Booth, Kiosks.
P 3	Parks & Open Spaces, Green Belts, Nurseries & Horticulture	952	Orchard; Park; Parking; Petrol Pump/Fuel Station; Plant Nursery; Play ground; Public Utilities and Services/facilities; Specialised parks/theme parks and gardens; Vending Booth, Kiosks.
P 4	Reserve Forest	1015	
	Total Area	5000	

Above table indicates that green area is P 3 & P 4.

Annexure-3/I X

Broad Salient Features of the Draft Amended Master Plan for Greater Noida-2021

The Master Plan for Greater Noida-2021 has been prepared for a population of 12.00 lakhs for a gross urbanisable area of 22255 ha. by 2021. Broad Salient Features of the Plan are as follows:

i) Landuse

The details of the land uses given below:

Land use break up (including SEZ and Regional level Institutional area)

Land use	2001(ha)	%age	2011(ha)	%age	2021(ha)	%age
Residential	1310	25.8	3000	22.10	5000	22.36
Industrial	1596.96	31.5	3027.3	22.3	4201.23	18.88
Commercial	99.74	2	720	5.30	1200	5.39
Institutional	570.63	11.2	2502.7	18.4	3473.99	15.51
Green areas	1361.9	26.8	3000	22.10	5000	22.36
Transportation	137.32	2.7	1280	9.45	3339.78	15.01
SEZ			40	0.3	40	0.78
Total	5075	100	13570	100	22255	100

ii) City level population density

The city level population density on the gross area 22255 ha. works out to about 54 persons/ha.

iii) Transport

Major road linkages planned are:-

- From Delhi and NOIDA – Access via DND Flyway Toll Bridge to NOIDA-Greater NOIDA Expressway, which is proposed to be extended up to Agra (Yamuna Expressway).
- Link from NOIDA via Okhla Barrage road through the Master Plan road Nos of NOIDA, extending it across river Hindon and providing access to the 130.0m wide road of Greater Noida.
- Link from Eastern peripheral Expressway of NCR Plan at NH-24 interchange.
- Link from NH-24 to connect area on north of Entry road.
- Link to surrounding areas of Uttar Pradesh shall be via NH-24 bypass in the northern side and from GT Road on eastern side of the area.
- A 130m. wide road has been planned as backbone of the linear city for connecting its northern and southern parts and also NOIDA and Delhi.

Rail Linkages

- Boraki is proposed to be developed as a new railway station on the northern railway main line. A feasibility report for the same has been prepared by RITES and submitted to Railways.
- A rail link between Dadri and Tuglakabad is proposed, which will connect Greater NOIDA with the main railway lines in the east to Calcutta and west to Bombay.
- For movement of goods traffic Inland Container Depot has been located, which will be provided with rail linkage from Tuglakabad.
- There is proposal to have Transport hub at Boraki, which shall provide comprehensive facilities for integrate of passenger railway station, ISBT, Truck Terminal. Etc.

Mass Rapid Transit System

A feasibility study has been carried out by RITES for developing a rail transit system between NOIDA and Greater NOIDA also serving the city of Greater NOIDA. Based on the results of transport demand forecast and system selection, a light Rail Transit (LRT) system has been recommended.

- Phase-I: NOIDA City Centre to GNIDA along Strom Drain, proposed SEZ, Gautam Buddha Expressway, Pari Chowk and along 105m road upto proposed 130m road (about 29 km).
Phase-2: GNIDA to NOIDA City Centre – Along 130m. middle spine road, NOIDA Sec.52 9about 25km)

iv) Water supply

Water requirement for 12.0 lakhs population is envisaged as 350 MLD. Water requirement projected for area under Phase-I(2001) is 80 MLD, Phase-II (2011) is 74 MLD and Phase-III (2021) is 197 MLD.

Source of water supply is from tubewells-tapping-underground water. Ultimately a perennial source of water will be Ganga Water from Upper Ganga Canal. 85 cusec Ganga Water has aheading been allotted to GNIDA by UP Govt. The project has been taken up by UP Jal Nigam. A detailed Water Supply Master Plan 2021 has been prepared.

v) Sewerage

The total sewage generation is estimated as 193 MLD for 12.0 lakh population. Of this, the generation for Phase-I (upto 2001) is 57 MLD, for phase-II (upto 2001-2011) is 48 MLD and Phase-III (upto 2011-2021) is 88 MLD.

A sewage treatment plant of 105 MLD is proposed near village Kasna for Phase-I and Phase-II scheme. 44 MLD STP (2 nos.) will be provide for Phase-III near Lohia Lake and Dasna drain. A detailed sewage Master Plan has been prepared.

vi) Storm water drainage

The Master Plan for Storm Water has been prepared. In the area proposed for phase-I and II, the ground is sloping from North-east to South-west, therefore the drainage net work is proposed from North-east to South-west direction and all drains are connected with the existing Hawalia drain which is ultimately discharging into River Hindon. Drainage of Phase-III area is proposed to be discharged in Dasna drain and Hawalia drain through Lohiya lake.

vi) Rainwater Harvesting

In the Master Plan 2021 about 25% area has been planned under green area. In green areas, though water is recharged naturally, Greater Noīda has also made suitable recharge pits. At household level Rainwater harvesting has been made mandatory for plots having an area more than 100 m². A detailed guidelines have been prepared for Rainwater Harvesting.

vii) Solid Waste

GNIDA has already identified a site at village Amarpur for treatment and disposal of MSW. A study is being taken up to assess the suitability of the pre-identified site for the development of the composting plant and the landfill facility.

viii) Power

The requirement of power in Greater Noida shall be met through following options:

- From 1800 MW capacity Dadri Thermal Power House of NTPC. A 400 KV Double circuit Dadri Ballabgarh power grid line is passing from Greater Noida. Proposed 400 KV Substation in Greater Noida shall be connected to this line.
- From proposed power generating station of 3500 MW capacity of Reliance Energy near Dadri.
- From State Transmission Grid of UP Power Corporation Ltd.

ix) Natural Heritage

GNIDA is endowed with rich natural heritage sites which need to be developed as conservation areas. Policies and strategies for conservation of sites and biodiversity shall be detailed oout in the Conservation Master Plan. Primarily important natural sites planned to be conserved are-

Protected forest area nearly 1015 ha. protected forest areas falls within the notified area of Greater Noida.

x) Disaster Management Plan (DMP)

Disaster Management (DMP) is being prepared for the city and the National Institute of Disaster Management (NIDM) has been assigned the task to prepare a comprehensive and holistic plan covering the residential, commercial, industrial and other areas of the township. An MoU has been signed with NIDM for the study.



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-110 003 / Lodhi Road, New Delhi-110 003

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष/Phone : 24642284, 24642287, फैक्स/Fax : 24642163

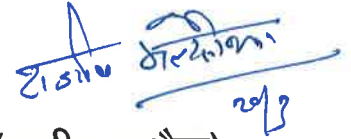
स्पीड पोस्ट

सं.के-14011/14/2012-रा. रा. क्षे. यो.बोर्ड

दिनांक: 20.03.2012

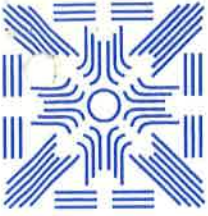
विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 59वीं बैठक का कार्यवृत्त दिनांक 16.03.2012 को 3.00 बजे (अपराह्न) राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, सम्मेलन कक्ष, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003 ।

कृपया इसके साथ संलग्न राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 59 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें ।



(राजीव मल्हौत्रा)
मुख्य क्षेत्रीय नियोजक

संलग्नक: यथोक्त



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

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

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BY SPEED POST

No.K-14011/14/2012-NCRPB

Dated: 20.03.2012

Sub: Minutes of the 59th meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 16.03.2012 in the Conference Hall of National Capital Region Planning Board, Core-IV B, 1st Floor, India Habitat Centre, Lodi Road, New Delhi-110003.

Please find enclosed the minutes of the 59th meeting of the Planning Committee for information and necessary action.


(Rajeev Malhotra)
Chief Regional Planner

To:

1. Shri Diptivilasa, Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri S.S. Dhillon Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
3. The Principal Secretary, Housing Department, Govt. of UP, 3rd Floor, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
4. Shri G.S. Sandhu, Principal Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Shri G.S. Patnaik, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri T.C. Gupta, Director General, 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. Ms. Nutan Guha Biswas, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri N.R. Verma, Chief Town & Country Planner & Chief Coordinator Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, U.P.
10. Shri P. Arvind, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

:- 2- :

11. Shri Prem Narain, Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Shri V.P. Baligar, Chairman & Managing Director, Housing & Urban Development Corp., HUDCO House, Lodhi Road, New Delhi-110 003.
13. The 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. The Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. The Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. Shri Iqbal Singh Bains, Principal Secretary, Housing & Environment, Ballabh Bhawan, Room No.321, 3rd Floor, Govt. of Madhya Pradesh, Govt. of Madhya Pradesh Secretariat, Bhopal-462004, Madhya Pradesh
20. Dr. S.K. Sandhu, Secretary, Housing & Urban Development, Department of Housing & Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab

Special Invitee

21. The Chief Executive Officer, Greater Noida Industrial Development Authority, 169, Sector-Gamma, Greater Noida City, District-Gautambudh Nagar-201308.
22. Copy to:
23. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, 2nd Floor, Ghaziabad, U.P.
24. The Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
25. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
26. The Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, 2nd Floor, Ghaziabad, U.P.
27. The Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.

NCRPB

28. Shri J.N. Barman, Joint Director (Technical), NCRPB.
29. Shri P.K. Jain, Finance & Account Officer, NCRPB.
30. Shri D.K. Verma, Deputy Director (Admn.), NCRPB
31. Shri Nabil Jafri, Deputy Director (GIS), NCRPB.
32. Ms. Anjali Pancholy, Deputy Director (Technical), NCRPB
33. Shri Aqeel Ahmed, Deputy Director (Technical), NCRPB.
34. Shri Abhijeet Samanta, Asstt. Director (Technical), NCRPB.
35. Ms. Nilima Majhi, Asstt. Director (Technical), NCRPB
36. Shri Ramesh Dev, Asstt. Director (Technical), NCRPB
37. Shri Satyabir Singh, Plg. Asstt., NCRPB
38. P.S. to M.S.
39. P.S. to CRP.

MINUTES OF THE 59TH MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 16.03.2012 IN THE CONFERENCE HALL OF NATIONAL CAPITAL REGION PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

Chairperson welcomed the members of the Planning Committee and observed that no representative from Govt. of Uttar Pradesh was present in the meeting.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 58TH MEETING OF THE PLANNING COMMITTEE HELD ON 16.11.2011.

Minutes of the 58th meeting of the Planning Committee held on 16.11.2011 were circulated vide letter No. K-14011/50/2011-NCRPB dated 24.11.2011. No comments have been received. The minutes were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 58TH MEETING OF THE PLANNING COMMITTEE HELD ON 16.11.2011

Action Taken Report on the issues/decisions taken in the last meeting were reviewed.

i) Agenda Item No. 2.1 (i) Draft Master Plan for Greater NOIDA 2021

The matter was taken up at Agenda item no.3.

ii) Agenda Item No. 2.1(v) Development of Highway Corridor Zones

Director General, Town & Country Planning Department, Govt. of Haryana informed that sites for nine townships along the Western Peripheral Expressway have been identified for new township development. Representative from Govt. of Rajasthan informed that the Govt. of Rajasthan will intimate the status shortly. Chairperson suggested that the matter may be taken up with the Chief Secretaries of the respective States for expeditious delineation of the Highway Corridor Zones and preparation of detailed Development/Master Plan.

Regarding draft policy for promoting Greenfield Townships, it was suggested that reminder may again be sent to the Members for their comments and suggestions.

[Action: All participating State Govts.]

iii) Agenda Item No. 3. Functional Plan for Ground Water Recharge

The data received now from Central Ground Water Board may be examined and sent to the participating States for their use.

[Action: All participating State Govts.]

iv) Agenda Item No. 4. Draft Functional Plan for Water for NCR

Planning Committee noted.

v) Agenda Item No. 5. Functioning of the existing STPS and CETPS and Work Plan to bring it to desirable standards/sanitation Master Plans.

Chairperson suggested that CPCB may be requested to provide the latest status of functioning of the STPs and CETPs in the NCR states. A copy of the letter may also be sent to the Secretary, Ministry of Environment & Forests, Govt. of India

[Action: NCRPB]

vi) Agenda Item No. 6. Solid Waste Management in NCR

Planning Committee observed that no response has so far been received from the participating States on the status of preparation of Solid Waste Management. It was suggested that reminder may be sent to the State Govts. to provide the status of preparation of Solid Waste Management Plan and Action Plan for the towns of their respective Sub-regions.

[Action: All participating State Govts.]

vii) Agenda Item No. 7. Consideration of the modifications i.e. Chapter-18 on Counter-Magnet Areas in the Regional Plan-2021 for NCR

Planning Committee noted.

viii) Supplementary Agenda Item No.1: Review of Status for Development of CMA's

Representative from Govt. of Punjab informed that the Master Plan for Rajapura and Patiala have already been prepared. In the case of Ambala Development Plan has already been prepared for the controlled area of Amabala City. Chairperson suggested that State Government may send the notification of the identified Counter Magnet Areas for Patiala-Rajapura. After issue of notification State Govt. may formulate Plan of Action and pose projects to NCRPB for funding.

Chief Regional Planner, NCRPB suggested that the representatives of Govt. of Haryana and Govt. of Punjab may interact on the issue of preparation of combined Development Plan for Ambala-Rajapura-Patiala Corridor for development as a Counter-Magnet Area.

After discussions, it was decided that participating States would expedite delineation of Counter-Magnet Area/Counter-Magnet Area Corridor if not done so far and prepare Master/Development Plan, Plan of Action for its implementation and project for development.

[Action: Governments of Haryana, UP, Rajasthan, MP, Punjab and Uttrakhand]

AGENDA ITEM NO.3: DRAFT MASTER PLAN FOR GREATER NOIDA -2021

Planning Committee observed that no representative from Govt. of Uttar Pradesh was present in the meeting nor could any presentation made by the officials of Greater Noida Authority on the revised Draft Greater Noida Master Plan. After discussions, Planning Committee decided that the observations / suggestions of the NCR Planning Board's Secretariat as contained in the Agenda notes will be conveyed to the Govt. of Uttar Pradesh with a request to submit the revised Draft Master Plan for Greater Noida-2021 to the National Capital Region Planning Board within fifteen days. The revised Draft Master Plan for Greater Noida-2021 will then be placed before the Planning Committee for consideration.

[Action: NCRPB Secretariat, Govt. of UP]

AGENDA ITEM NO.4: STATUS OF PREPARATION OF SUB-REGIONAL PLANS

Director General, Town & Country Planning Department, Govt. of Haryana informed that the draft final Sub-Regional Plan for Haryana Sub-Region is being revised in the light of the observations and suggestions of the NCR Planning Board. The Plan perspective year is also being revised from 2021 to 2031 and the revised draft final Sub-Regional Plan for Haryana Sub-Region will be submitted to the NCR Planning Board within a month.

2. Chairperson observed that the progress of preparation of Sub-Regional Plan for Rajasthan Sub-Region is slow. Chief Town Planner, NCR, Town & Country Planning Department, Govt. of Rajasthan informed that the Interim Report-I was approved by the CRC. He further informed that on Interim Report-II, observations and suggestions are to be incorporated by the Consultant.

3. The representative from DDA informed that the inter-state connectivity agreed upon by the Govt. of NCT-Delhi have been incorporated in Zonal Development Plans. Regarding other inter-state issues, the adjoining States may take up the matter with GNCT-Delhi / DDA. The issues regarding addendum can be examined as part of the ongoing review of MPD-2021.

Chairperson suggested that the concerned State Government and NCRPB officers may be invited for UTTIPEC meeting when the proposals related to inter-state connectivity are discussed. A formal letter may be issued to the Hon'ble Lt. Governor of Delhi and Chairperson of UTTIPEC for inclusion of representatives of adjoining States whenever inter-state connectivity issues are taken up.

4. Chief Regional Planner, NCRPB informed that Board has received the Draft Sub-Regional Plan for UP Sub-Region-2021/31 on 1.2.2012. After examination by the Board Secretariat, observations and suggestions were sent to the Govt. of UP on 14.3.2012 with the request to incorporate the observations and suggestions and submit the revised draft Sub-Regional Plan for UP Sub-Region-2021/31 to the NCR Planning Board for placing the same before the Planning Committee for consideration. Representatives from Govt. of Haryana and Rajasthan requested to provide them a copy of observations on Sub-Regional Plan for UP Sub-Region so that they may address to common issues in preparation of their respective Sub-Regional Plans.

5. After discussions and deliberations it was decided that NCR participating States will expedite the preparation of Sub-Regional Plans for their respective Sub-regions. A copy of the observations on the Sub-Regional Plan for UP Sub-Region may be sent to Govt. of Haryana and Rajasthan.

[Action: NCRPB, DDA and All participating State Govts.]

SUPPLEMENTARY AGENDA ITEM NO.1 : APPROVAL FOR CONTINUATION OF THE NCR PLANNING & MONITORING CELLS IN THE PARTICIPATING STATES AND NCT DELHI DURING THE 12TH FIVE YEAR PLAN PERIOD.

The Planning Committee observed that NCR Planning & Monitoring Cells were playing significant role in implementation of the policies & proposals of the Regional Plan 2021 for NCR, besides preparation of the Sub-regional Plans, Master Plan/ Development Plan, Project Plan etc. On the issue of placement of the officers from the NCR Planning & Monitoring Cells to the NCR Planning Board, Director General, Town & Country Planning Department, Govt. of Haryana and Chief Town Planner expressed their inability to place the officers from NCR Planning & Monitoring Cells to NCR Planning Board's Secretariat due to shortage of staff strength in the NCR Planning & Monitoring Cells.

2. After discussions and deliberations following recommendations were made:
- i) The Action Plan for filling up the vacant posts may be submitted to the Board's secretariat and State Govt's to ensure filling up these posts latest by 30th June, 2012;
 - ii) The staff strength of all NCR Planning and Monitoring Cells is proposed to be continued for 12th Plan period as per 11th Plan period. The NCRPB shall continue to reimburse 100% of expenditure on pay & allowances and recurring office expenditure for NCR Cell, Haryana, Rajasthan, UP and Delhi upto the ceiling prescribed for XI Plan period;
 - iii) The Work Programme / Action Plan for the Cells during 12th Plan period may be placed before the Board.

[Action: NCRPB Secretariat, All participating State Govts.]

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



(Rajeev Malhotra)
Chief Regional Planner
Tel No. 011-24642289

To:

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

List of the participants of the 59th meeting of the Planning Committee held on 16.03.2012

1.	Mrs. Naini Jayaseelan, Member Secretary, NCRPB - in-Chair
2.	Shri T.C. Gupta, Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
3.	Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
4.	Shri Rajeev Malhotra, Chief Regional Planner, NCRPB.
5.	Shri P. Arvind, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.
6.	Shri S.P. Pathak, OSD (Planning) MPPR, Delhi Development Authority, Master Plan Policy Review, 12 th Floor, Vikas Minar, IP Estate, New Delhi-2
7.	Shri G. Sreedhar, Executive Engineer, Ministry of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
8.	Shri B.B. Mathur, Executive Engineer, Special Area Development Authority (SADA), 12, City Centre, Gwalior-474012 Gwalior, Madhya Pradesh
9.	Shri Anil K. Pathria, Sr. Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.
10.	Shri R. Srinivas, Town & Country Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
11.	Ms. Harpreet Kaur Grewal, Senior Town Planner, Patiala Zila Parishad Building, Sirhind Road, Patiala , Punjab.
12.	Shri Harinder Singh Sandhu, Asstt. Town Planner, , Patiala Zila Parishad Building, Sirhind Road, Patiala, Punjab.
NCRPB	
13.	Shri J.N. Barman, Joint Director (T), NCRPB, New Delhi.
14.	Shri Nabil Jafri, Dy. Director, NCRPB, IHC, Lodi Road, New Delhi.
15.	Shri P.K. Jain, Finance & Accounts Officer, NCRPB.
16.	Ms. Anjali Pancholy, Deputy Director (T), NCRPB.
17.	Shri Syed Aqeel Ahmad, Deputy Director (T), NCRPB.
18.	Shri Abhijeet Samanta, Assistant Director (PMC), NCRPB.
19.	Ms. Neelima Majhi, Assistant Director (T), NCRPB.
20.	Shri Ramesh Dev, Assistant Director (T), NCRPB.
21.	Shri Satyabir Singh, Planning Assistant, NCRPB.