



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

सं.के-14011/39/2013-रा.रा.क्षे.यो.बोर्ड

दिनांक: 17.09.2013

बैठक सूचना

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 62 वीं बैठक का राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के कार्यालय में 26.09.2013 को 3.00 बजे (अपराह्न) आयोजन

यह सूचित किया जाता है कि राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 62 वीं बैठक राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003 के सम्मेलन कक्ष में 26.09.2013 को 3.00 बजे (अपराह्न) बजे आयोजित की जाएगी। कार्यसूची अलग से भेज दी जाएगी।

आपसे अनुरोध है कि कृपया आप इस बैठक में उपस्थित होने का कष्ट करें। कृपया आप द्वारा बैठक में भाग लेने की पुष्टि फैक्स / टेलिफोन (011-24642163) पर कर दें।

(राजीव मल्होत्रा)
मुख्य क्षेत्रीय नियोजक

बारी/Issue..... 22/9/13
दिनांक/Date..... 18/9/13
Signature.....



BY SPEED POST/FAX

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

No.K-14011/39/2013-NCRPB

Dated: 17.09.2013

Sub: 62nd meeting of the Planning Committee of NCR Planning Board at 3.00 p.m. on 26.09.2013 in the office of the NCR Planning Board, New Delhi.

The 62nd meeting of the Planning Committee of the NCR Planning Board is scheduled to be held at 3.00 p.m. on 26.09.2013 in the Conference Hall of the National Capital Region Planning Board, 1st Floor, Core-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003. List of Agenda items is enclosed.

2. Agenda Notes will follow.

3. You are requested to kindly make it convenient to attend the meeting. Please confirm your participation by Fax/Telephone (011-24642163).


(Rajeev Malhotra)
Chief Regional Planner
Tel.No.24628179

To:

Members

1. Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana-160017.
3. Principal Secretary, Housing & Urban Planning Department, Govt. of UP, 3rd Floor, Babu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
4. Additional Chief Secretary and Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Vice-Chairman, Delhi Development Authority, Vikas Sadan, New Delhi-110 023.
6. Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Chief Planner, Town & Country Planning Organisation, Govt. of India, E-Block, Vikas Bhawan, I.P. Estate, New Delhi-110002
8. Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi-110002
9. Chief Town & Country Planner, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, U.P.
10. Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

Co-opted Members

11. Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Chief Regional Planner, NCR Planning Board, New Delhi.

AGENDA ITEMS FOR THE 62nd MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 26.09.2013 IN THE CONFERENCE HALL, 1ST FLOOR, NCRPB, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

Agenda item no.	Item
1.	Confirmation of the Minutes of the 61 st meeting of the Planning Committee held on 4.6.2013.
2.	Review of Action Taken on the decisions of the 61 st meeting of the Planning Committee held on 4.6.2013.
3.	Consideration of Observations and Suggestions received on Draft Revised Regional Plan-2021 for NCR
4.	Consideration of proposal of inclusion of Additional Areas of districts Jind and Karnal of Haryana in NCR.
5.	Any other item with the permission of the Chair.



BY SPEEDPOST/FAX

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

No.K-14011/39 /2013-NCRPB

Dated: 24.09.2013

Sub: Postponement of 62nd meeting of the Planning Committee of NCR Planning Board at 3.00 p.m. on 26.09.2013 in the office of the NCR Planning Board, New Delhi.

Please refer to Meeting Notice of even number dated 17.9.2013 for the 62nd meeting of the Planning Committee. The meeting has been postponed due to unavoidable circumstances.

2. Now the Planning Committee of the NCR Planning Board is scheduled to be held at **11.00 a.m. on 03.10.2013 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 Notes will be sent separately.

3. You are requested to kindly make it convenient to attend the meeting. Please confirm your participation by Fax/Telephone (011-24642163).

Inconvenience caused is regretted.

(Rajeev Malhotra)

Chief Regional Planner

Tel.No.24628179

To:

Members

1. Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
3. Principal Secretary, Housing & Urban Planning Department, Govt. of UP, 3rd Floor, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
4. Additional Chief Secretary and Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Chief Town & Country Planner, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, U.P.

o/c

10. Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

Co-opted Members

11. Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Chief Regional Planner, NCR Planning Board, New Delhi.

Copy to :

14. PS to Member Secretary, NCRPB

शशी/Issue.....*Shashi*
दिनांक/Date.....*24/9/13*
Signature.....



स्पीड पोस्ट

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

सं.के-14011/39/2013-रा.रा.क्षे.यो.बोर्ड

दिनांक: 30.09.2013

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 62 वीं बैठक का राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के कार्यालय में 03.10.2013 को 11.00 बजे पूर्वाह्न आयोजन

इस कार्यालय के समसंख्यक पत्र दिनांक 24.09.2013 के अनुक्रम में दिनांक 03.10.2013 को 11.00 बजे पूर्वाह्न आयोजित की जाने वाली योजना समिति की 62 वीं बैठक के लिए एजेन्डा नोट्स प्राप्त करें। यह बैठक राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, सम्मेलन कक्ष, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003 में होगी।

2. आपसे अनुरोध है कि कृपया बैठक में उपस्थित होने और अपनी भागीदारी की पुष्टि फैक्स / टेलीफोन द्वारा करने का कष्ट करें।

(Handwritten signature)
30/9

(राजीव मल्हौत्रा)

मुख्य क्षेत्रीय नियोजक

दूरभाष सं: 24628179

संलग्नक : यथोक्त

21/10
दिनांक/Date... 1.10/13
हस्ताक्षर/Signature

o/c



BY SPEEDPOST/FAX

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

No.K-14011/39/2013-NCRPB

Dated: 30.09.2013

Sub: 62nd meeting of the Planning Committee of NCR Planning Board to be held at 11.00 a.m. on 3.10.2013 in the office of the NCR Planning Board, New Delhi.

In continuation to our letter of even number dated 24.9.2013, please find enclosed Agenda Notes for the 62nd meeting of the Planning Committee of the NCR Planning Board scheduled to be held at 11.00 a.m. on 03.10.2013. This meeting will be held in the Conference Hall of the National Capital Region Planning Board, 1st Floor, Core-IV B, India Habitat Centre, Lodi Road, New Delhi-110003.

3. You are requested to kindly make it convenient to attend the meeting and confirm your participation by Fax/Telephone.


(Rajeev Malhotra)
Chief Regional Planner
Tel.No.24628179

To:

Members

1. Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
3. Principal Secretary, Housing & Urban Planning Department, Govt. of UP, 3rd Floor, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
4. Additional Chief Secretary and Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi.
9. Chief Town & Country Planner, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, U.P.
10. Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

Co-opted Members

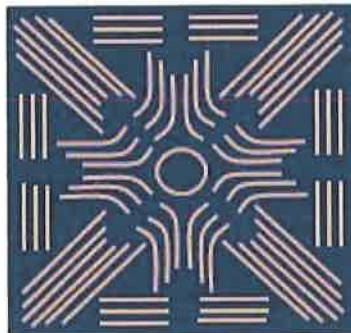
11. Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Chairman & Managing Director, Housing & Urban Development Corp., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Chief Regional Planner, NCR Planning Board, New Delhi.

Copy to:

14. PS to Member Secretary, NCR Planning Board, New Delhi.

AGENDA NOTES

**62ND MEETING OF THE
PLANNING COMMITTEE TO BE HELD
AT 11.00 A.M. ON 03.10.2013
IN THE CONFERENCE HALL, 1ST FLOOR,
NCR PLANNING BOARD, IHC**



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

AGENDA ITEMS FOR THE 62ND MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON 03.10.2013 IN THE CONFERENCE HALL, 1ST FLOOR, NCRPB, 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 61 st meeting of the Planning Committee held on 04.06.2013	1
2.	Review of Action Taken on the decisions of the 61 st Meeting of the Planning Committee held on 04.06.2013	1-2
3.	Consideration of Observations and Suggestions received on Draft Revised Regional Plan-2021 for NCR	3-4
4.	Consideration of proposal of inclusion of Additional Areas of districts Jind and Karnal of Haryana in NCR.	5-7
5	Any other item with the permission of the Chair.	

LIST OF ANNEXURES

Annexures	Details	Page Nos.
Annexure-1/I	Minutes of the 61 st meeting of the Planning Committee held on 04.06.2013	1/1 to 1/10
Annexure-1/II	Amendment in Minutes of the 61 st meeting of the Planning Committee held on 04.06.2013	1/11 to 1/13
Annexure-3/I	Notice in Form 'A' for inviting objections and suggestions from the public on 29.07.2013 published in Hindustan Times dated 29.7.2013.	3/1
Annexure-3/II	The objections and suggestions on the Draft Revised Regional Plan 2021 NCR& Observation & Comments of NCRPB.	Separate Booklet attached
Annexure-4/I.	Letter memo No. CCP (NCR)/2013/1655 dated 02.07.2013 of Chief Coordinator Planner, NCR Cell, Haryana submitting the proposal for inclusion of Jind and Karnal districts of Haryana in NCR.	4/1 to 4/3
Annexure-4/II.	Letter memo no. CCP (NCR)/2013/2161dated 27.08.2013 of Chief Coordinator Planner, NCR Cell, Haryana submitting additional information on the proposal for inclusion of Jind and Karnal districts of Haryana in NCR.	4/4 to 4/7

AGENDA NOTES FOR THE 62ND MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON 03.10.2013 IN THE CONFERENCE HALL, 1ST FLOOR, NCRPB, CORE-IV B, 1ST FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 61ST MEETING OF THE PLANNING COMMITTEE HELD ON 04.06.2013

Minutes of the 61st meeting of the Planning Committee held on 04.06.2013 was circulated vide letter No. K-14011/06/2013-NCRPB dated 12.06.2013 (**copy at Annexure-1/I**). Govt. of Haryana vide letter dated 28.6.2013 and 12.06.2013 requested for amendment in the minutes of the Planning Committee. Subsequently, Govt. of NCT Delhi vide letter dated 19.06.2013 has also requested for amendment in the minutes of the Planning Committee. Minutes were amended and circulated vide letter No. K-14011/06/2013-NCRPB dated 18.07.2013 (**copy at Annexure-1/II**). Subsequently, Commissioner NCR Cell, UP vide letter dated 30.7.2013 disagreed with the amendments in the Minutes.

Planning Committee may take a view.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 61ST MEETING OF THE PLANNING COMMITTEE HELD ON 04.06.2013

The 61st meeting of the Planning Committee was held on 04.06.2013 under the Chairmanship of Member Secretary, NCR Planning Board. Action Taken Report on the issues/decisions taken in the said meeting are as follows:

Sl. No.	Agenda Item No./Issues for Action	Action taken/Status
1.	Agenda Item No.2 (i) Development of Highway Corridor Zones	Participating States may provide the latest status.
2.	Agenda Item No. 2(ii) Status of preparation of Sub-Regional Plans	Sub-Regional Plan for U.P. Sub-region Draft Sub-Regional Plan-2021 for U.P. Sub-Region was approved in the 33rd Board meeting of the NCR Planning Board. Sub-Regional Plan for Haryana Sub-region Amended Draft Sub-Regional Plan for Haryana Sub Region-2021 Plan is awaited from Govt. of Haryana. The representative from Govt. of Haryana will give the present status. Sub-Regional Plan for Rajasthan Sub-region Draft Sub-Regional Plan-2031 for Rajasthan Sub-Region is under preparation /finalization. The representative from Govt. of Rajasthan will give the present status.

		Sub-Regional Plan for Delhi Sub-region In the 33rd Board meeting, the matter of preparation of Sub Regional Plan for Delhi Sub-region was discussed and Board decided that the Master Plan for Delhi 2021 prepared under the provisions of Delhi Development Act, 1957 be treated as Sub-regional Plan for NCT- Delhi Sub-region . However the Master Plan must clearly bring out issues of inter-state connectivity. The representative from Govt. of NCT-Delhi will give the present status.
3.	Agenda Item No. 2 (iii) Consideration of Draft Master Plan for Greater Noida-2021	The observation of the Planning Committee on the Draft Revised Master Plan for Greater Noida 2021 has been incorporated by GNIDA. However, confirmation from GoUP has not yet to be received. Response of Govt. of the UP is still awaited.
4.	Agenda Item No.3 Consideration of Draft Revised Regional Plan-2021 for NCR	It is being discussed at Agenda Item No.3.
5.	Agenda Item No.4 Consideration of Sub-Regional Plan for UP Sub-Region-2021	Draft Sub-Regional Plan-2021 for U.P. sub-region along with the recommendations of the Planning Committee was approved in the 33rd meeting of the NCR Planning Board held on 01.07.2013.
6.	Agenda Item No.5 Consideration of proposal of inclusion of additional area in NCR and identification of Jaipur as Counter Magnet Area	Proposal of inclusion of Bharatpur district of state of Rajasthan, Bhiwani and Mahendragarh districts of state of Haryana as additional area in NCR was considered and approved by the Board in its 33rd meeting held on 01.07.2013. Necessary notification is under issue. Identification of Jaipur as Counter Magnet Area was discussed in the 33rd Board Meeting. The proposal for Jaipur as Counter Magnet Area was considered and approved by the Board.

AGENDA ITEM NO.3: CONSIDERATION OF OBSERVATIONS AND SUGGESTIONS RECEIVED ON DRAFT REVISED REGIONAL PLAN-2021 FOR NCR

3.1 In the 33rd meeting of the NCR Planning Board held on 01.07.2013, the Draft Revised Regional Plan-2021 (DRRP-2021) was approved for inviting objections/suggestions from the public under Section 12(1) of the NCRB Act, 1985.

3.2 In pursuance to the decision of the Board, Board's Secretariat has published notice in Form 'A' for inviting objections and suggestions from the public on 29.07.2013 in leading newspapers in accordance with the provision under Section 12 (1) of the NCR Planning Board Act, 1985 and Rule 23 of the NCR Planning Board Rules, 1985. Copy of the Notice is at **Annexure -3/I**.

3.3 The Draft Revised Regional Plan-2021 was also displayed in the office of the NCR Planning Board as well as in all the offices of the NCR Planning & Monitoring Cells. The entire document was also uploaded on website of the Board (www.ncrpb.nic.in).

3.4 Board's Secretariat vide letter dated 30.07.2013 and 08.08.2013 sent copies of Draft Revised Regional Plan -2021 for NCR to Chief Secretaries of participating States and concerned Secretaries of Govt. of India for inviting objections and suggestions in accordance with section (12) of the NCRPB Act, 1985.

3.5 Board's Secretariat vide letter dated 31.07.2013 also sent soft copies of Draft Revised Regional Plan -2021 for NCR along with notice to Additional Chief Secretary/ Principal Secretaries / Finance Commissioner, Urban Development / PWD / Town & Country Planning Department of Govt. of Rajasthan, U.P., NCT Delhi and Haryana with a request to send the notice along with the CD of Draft Revised Regional Plan -2021 for NCR sent to all the local Authorities located their sub-region.

3.6 Board has received 44 objections & suggestions on the Draft Revised Regional Plan-2021 for NCR up to 30.8.2013 and six objections & suggestions received after 30.8.2013 and up to 17.09.2013 are as under:

Sl. No.	Central & State Government /Local Bodies/ Development Authorities / Public	No. of objections & suggestions received up to 30.8.2013	No. of objections & suggestions received after 30.8.2013	Total
1	Central Government	3	3	6
2	State Governments	3	-	3
3	Local Bodies / Development Authorities	3	1	4
4	Public	35	2	37
	Total	44	6	50

These objections & suggestions have been examined and observations / comments of the Board's Secretariat are at **Annexure-3/II**.

Action Point:

- i) **Planning Committee may take a view whether the objections & suggestions received after the last date of receipt i.e. 30.8.2013 are to be considered or not.**
- ii) **Planning Committee may examine the objections & suggestions on DRRP-2021 and recommend the modifications to be incorporated in the DRRP-2021.**
- iii) **The recommendations of the Planning Committee on the DRRP-2021 will be placed before the Board for consideration and approval for incorporation the modifications in the final Revised Regional Plan-2021.**

AGENDA ITEM NO.4: CONSIDERATION OF PROPOSAL OF INCLUSION OF ADDITIONAL AREAS OF DISTRICTS JIND AND KARNAL OF HARYANA IN NCR

4.1 In the 33rd meeting of the NCR Planning Board held on 01.07.2013, Hon'ble Chief Minister, Haryana had raised the issue of inclusion of Jind and Karnal districts of Haryana in NCR. In the meeting, it was decided that the proposal for inclusion of these districts may be sent by the State Government to the Board for consideration of the Planning Committee. Accordingly, Chief Coordinator Planner (CCP), NCR Cell, Government of Haryana vide Memo No. CCP (NCR)/2013/1655 dated 02.07.2013 has submitted the proposal for inclusion of Jind and Karnal districts of Haryana in NCR. Copy of the Memo is placed at **Annexure-4/I**. Subsequently, CCP, NCR Cell, Haryana vide Memo No. CCP (NCR)/2013/2161 dated 27.08.2013 has also submitted additional information for examination to the Board. Copy of the Memo is placed at **Annexure-4/II**. Following facts have been provided:

Facts	District Jind	District Karnal
Distance from Delhi	About 135 kms from Delhi and the district is contiguous to the existing NCR boundary of Panipat district.	About 125 kms from Delhi and the district is contiguous to the existing NCR boundary of Panipat district.
Connectively	District connected with National Highways -71 and 65. District connected by Delhi-Ferozepur and Narwana-Jind-Kaithal railway lines. Commutation from Jind to Delhi on daily basis by • Roadways – approx. 2500 commuters • Railways – approx. 1000 commuters	District connected with National Highway-1 District connected by Delhi Ambala railway line. Commutation from Karnal to Delhi on daily basis by • Roadways – approx. 4000 commuters • Railways – approx. 6000 commuters
Economic Drivers	District has a milk plant, Jind Co-op Sugar Mills Ltd., Hafed cattle Feed Plant, Industrial Cables (India) Ltd. etc. As per the industrial statistics (2011): • Registered Industries – 160 • Industrial Workers - 13145	District has 17 large and medium Scale Industries. Two industrial Estate (Sector No. 3 & 37) have been acquired by HSIIDC. International acknowledged shoes industry under the brand name of Liberty Shoe Ltd. and rice mills like HAFED in Public sector and M/s Best Food Pvt. Ltd., M/s Dunar Pvt. Ltd. etc. industries are established. As per the industrial statistics (2011): • Registered Industries – 478

		• Industrial Workers – 29501 • Hotel/Restaurants - 493
Class wise Census Towns (2011)	In Jind district, there are Five Urban Centres in which One each of Class I, II and III towns and two Class IV towns.	In Karnal district, there are Seven Urban Centres in which One each of Class I, II and V towns and two each of Class III and IV towns.

4.2 Observations

1. The total area proposed for inclusion of Jind (2702 sq.km.) and Karnal (2520 sq.km) in NCR is 5222 sq km. It is observed that if the proposed areas of Jind and Karnal districts in Haryana are included then the existing area of NCR including new area added would be increased from 46,249 sq.km. to 51,471 sq.km. (approx. 11% of existing). Details are given below:

Sl. No.	District	Area (sq.km.)
1	Notified Area of NCR	34,144
2.	Approved in 33 rd Board meeting	12,105
	• Bharatpur of Rajasthan	5066
	• Mahendragarh of Haryana	1899
	• Bhiwani of Haryana	5140
	Total NCR	46,249
3.	Proposed areas	5222
	• Jind of Haryana	2702
	• Karnal of Haryana	2520
4.	Total (proposed Area of NCR)	51,471

2. The map showing the proposed additional areas is at **Appendix-I**. The outer boundaries of Jind and Karnal districts of Haryana are within the circle of 150 km from Delhi.
3. The provisions under Section 2(f) of NCR Planning Board Act, 1985 relating to addition of any area to the NCR is reproduce below:

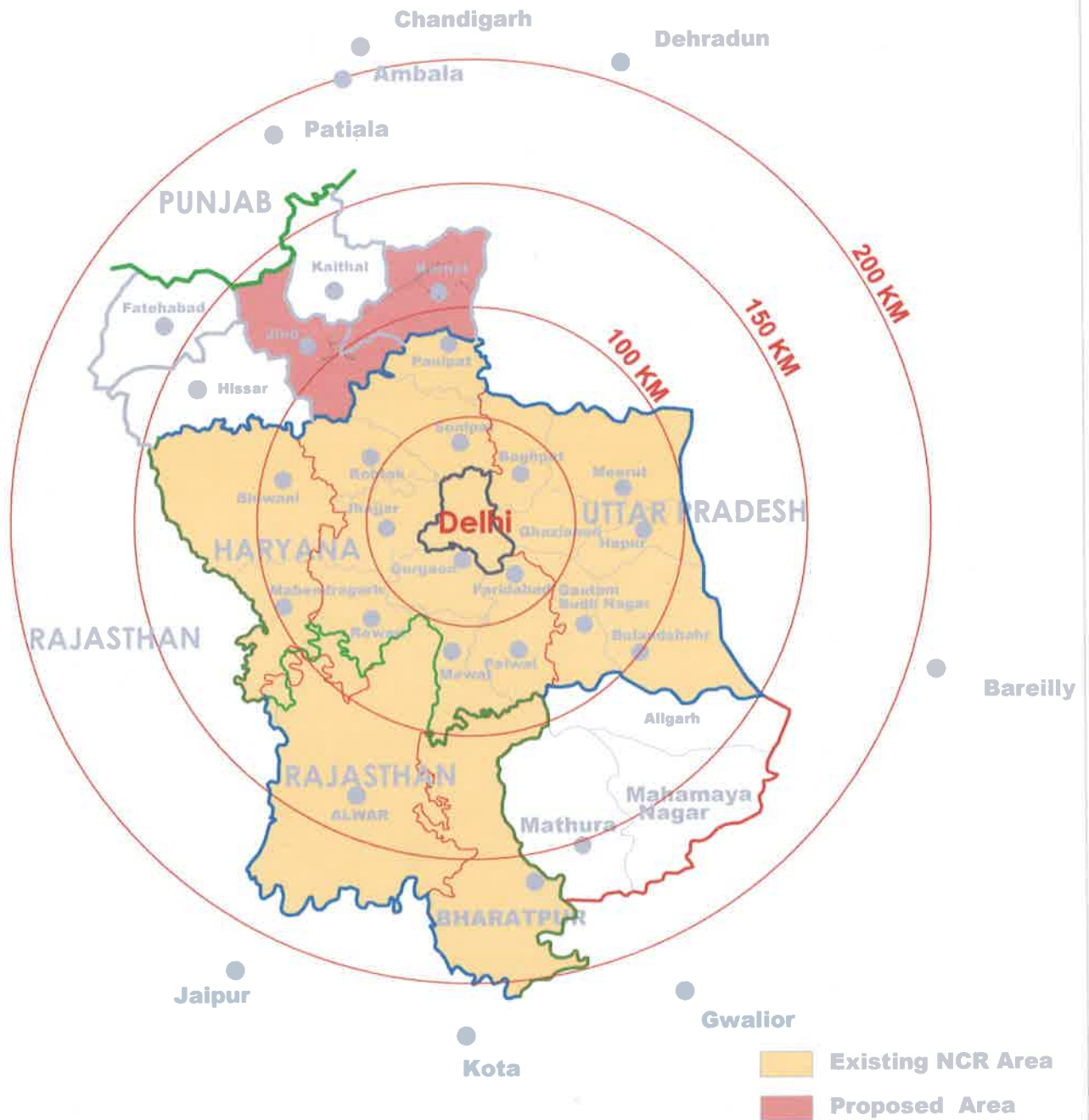
“National Capital Region” means the areas specified in the Schedule:

Provided that the Central Government with the consent of the Government of the concerned participating State and in consultation with the Board, may, by notification in the Official Gazette, add any area to the Schedule or exclude any area therefrom;

Action Point:

The matter is placed before the Planning Committee for discussion.

NATIONAL CAPITAL REGION **PROPOSAL FOR INCLUSION OF ADDITIONAL AREAS IN NCR**





स्पीड पोस्ट

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

सं.के-14011/06/2013-रा.रा.क्षे.यो.बोर्ड

दिनांक: 12.06.2013

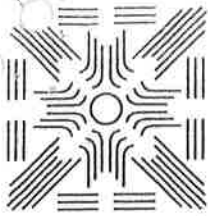
विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 61वीं बैठक का कार्यवृत्त दिनांक 04.06.2013 को 3.00 बजे (अपराह्न) राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, सम्मेलन कक्ष, प्रथम तल, कोर-IV बी, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110003 ।

कृपया इसके साथ संलग्न राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 61 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें ।

(Handwritten signature)
राजीव मल्हौत्रा
12/6

(राजीव मल्हौत्रा)
मुख्य क्षेत्रीय नियोजक

संलग्नक: यथोक्त



BY SPEED POST

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

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

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

No.K-14011/06/2013-NCRPB

Dated: 12.06.2013

Sub: Minutes of the 61st meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 04.06.2013 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 61st meeting of the Planning Committee for information and necessary action.

21/5/13
12/6
(Rajeev Malhotra)
Chief Regional Planner

Encl: As above.

To:

Members

1. Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
3. Principal Secretary, Housing & Urban Planning Department, Govt. of UP, 3rd Floor, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, UP.
4. Additional Chief Secretary and Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. 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. Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

Co-opted Members

11. Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Chief Regional Planner, NCR Planning Board, New Delhi.

Special Invitee

14. Dr. V. Raghavswamy, Deputy Director (RSAA), National Remote Sensing Centre, Department of Space, Govt. of India, Balanagar, Hyderabad-500625.

बारी/Issue.....*Shashi*
दिनांक/Date.....*13/6/13*
हस्ताक्षर/Signature.....

MINUTES OF THE 61ST MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 04.06.2013 IN THE CONFERENCE HALL OF NATIONAL CAPITAL REGION PLANNING BOARD, NEW DELHI.

A list of the participants is enclosed.

Chairperson welcomed the members of the Planning Committee. She mentioned that the existing Landuse Map-2012 for NCR prepared by NRSC and will be hosted on web geo-portal Bhuvan by NRSC shortly which can be accessed by officers of the State Town & Country Planning Departments/Authorities/ Implementing Agencies.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 60TH MEETING OF THE PLANNING COMMITTEE HELD ON 28.06.2012

Minutes of the 60th meeting of the Planning Committee held on 28.06.2012 were circulated vide letter No. K-14011/28/2012-NCRPB dated 03.07.2012. No comments have been received. The minutes were confirmed.

AGENDA ITEM NO.2: ACTION TAKEN REPORT ON THE DECISIONS OF THE 60TH MEETING OF THE PLANNING COMMITTEE HELD ON 28.06.2012

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

i) Development of Highway Corridor Zones

It was informed that in the Haryana Sub-Region only one stretch of about 16-17 kms. between Rohtak and Meham on NH-10 has not been notified as controlled area.

ii) Status of preparation of Sub-Regional Plans

a) Draft Sub-Regional Plan for U.P. Sub-region-2021 was discussed at Agenda item No.4.

b) Haryana Sub-region

Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana informed that the Draft Sub-Regional Plan-2021 for Haryana Sub-Region is under finalization and will be submitted to the NCRPB by the end of June, 2013.

c) Rajasthan Sub-region

Additional Chief Secretary, Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan informed that the Draft Sub-Regional Plan-2021 for Rajasthan Sub-Region will be submitted by the end of July, 2013.

d) Delhi Sub-region

Special Secretary, GNCT-Delhi informed that the preparation of Sub-Regional Plan for Delhi Sub-Region is in the process.

iii) Consideration of Draft Master Plan for Greater Noida-2021

Planning Committee reviewed the approval of Greater Noida Master Plan. It was observed that the conditions for provisions for 20-25% of EWS/LIG housing and Environment Master Plan were not incorporated in the Master Plan. Planning Committee decided that both the provisions to be incorporated in the Master Plan of Greater Noida-2021.

iv) Review of Co-opted Members to the Planning Committee.

The Planning Committee noted.

AGENDA ITEM NO.3: CONSIDERATION OF DRAFT REVISED REGIONAL PLAN 2021 FOR NCR

Chairperson informed that the draft Revised Regional Plan-2021 for NCR was circulated to all the members of the Planning Committee members were requested to give their suggestions. Then Chapter-wise discussions were taken up:

Chapter-1: Introduction

No change suggested by the Planning Committee.

Chapter-2: The Region

The Planning Committee noted that the area of the CNCR has been corrected as provided by the State Govts. from 33,578 sq.km. to 34,144 sq.km. due to reorganization of Panipat district and confirmation of the area of Alwar district.

Chapter-3: Aims, Objectives and Policy Zones

- i) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana stated that since there is no specific reason for reorganization of CNCR, the CNCR as defined in the RP-2021 may be retained.
- ii) Commissioner, NCR Cell, Govt. of UP stated that increasing the CNCR boundary without economic incentives, would not amount to any value addition.

After detailed discussions, Planning Committee decided that the existing CNCR will be retained with the current Development/Controlled/Regulated Areas. Accordingly, the para 3.2.2 of the draft Revised Regional Plan-2021 for NCR should be modified.

Chapter-4: Demographic Profile and Settlement Pattern

- i) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana stated that population of 7.64 lakhs for 2021 AD has been proposed in the notified Master Plan of Rohtak and suggested that the Table 4.14 (Projected Population for NCR-2021) may accordingly be modified. He suggested that the area figures given for the Districts of Haryana may also be corrected as per the Statistical Abstract-2011-12. He further added that population of Rewari for 2011 also needs to be corrected to 1.43 lakhs.
- ii) Additional Chief Secretary, Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan stated that in Table 4.9 (Proposed Regional Centres-2021) the population for Alwar has been proposed as 4.5 lakhs by 2021 and should be corrected as 5.35 lakhs. Similarly, proposed population for Greater Bhiwadi and SNB Complex should be corrected to 8.09 lakhs and 5.35 lakhs respectively by 2021 in the Revised Regional Plan-2021.
- iii) Commissioner, NCR Cell, Govt. of UP pointed out that UP Sub-regional Plan-2021 has proposed Yamuna Expressway Industrial Development Authority (YEIDA) as a Metro Centre and suggested that in Table 4.18 (Proposed Metro Centres 2021). It was decided that the following note may added below the Table 4.18.

"UP SRP-2021 has proposed a new township YEIDA under the provision of para 4.3.5 (I) of the RP-2021 as a green field township".

- v) Chief Town Planner, NCR, Rajasthan stated that in para 4.3.4 (ii) "four or five new Metro Centres / Regional Centres and other new townships can be developed" has been mentioned and suggested that the number of new township should not be limited to four or five, hence, this may be deleted. He further suggested that in addition to Metro Centres /Regional Centres, Investment Region may also be added.

After detailed discussions, it was decided that the above modifications will be carried out in this Chapter.

Chapter-5: Economic Scenario

No change suggested by the Planning Committee.

Chapter-6: Transport

i) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana observed the following:

Sl. No.	Proposals	Observation and suggestions
1.	Alignment of Delhi-Gurgaon-Rewari-Alwar RRTS Corridor	Not shown in the Map 6.3 and should be shown in the map.
2.	Delhi-Jaipur Expressway	
3.	Alignment of DFC Corridor	Not shown correctly, should be shown on Map 6.3
4.	Bahadurgarh Metro	Status shown as yet to be approved. The agreement for the same has been signed on 02.02.13 need to be incorporated.
5.	Extension of Metro to Kundli	The proposal for Extension to Metro to Kundli stands approved by EGOM in its meeting dated 07.08.2012, which has not been included in Annexure 6/II.
6.	Metro extension from YMCA, Faridabad to Ballabgarh	The Metro extension from YMCA, Faridabad to Ballabgarh stands approved, which needs to be incorporated in Annexure 6/II.
7.	RMGL Metro Project	The metro projects being implemented by HUDA through RMGL in Gurgaon also needs to be included in Annexure 6/II.

All the above suggestions would be incorporated except extension of Metro to Kundli because EGOM directed DMRC to conduct a survey for taking a spur from Rithala-Bawana line to Narela in Delhi and onwards to Kundli in Haryana.

ii) Additional Chief Secretary, LSG, UD&H, Govt. of Rajasthan stated that Green Field Airport is under consideration at Kotkasim whereas in revised Regional Plan 2021 it has been mentioned as Alwar town and suggested that the location of smaller airport should not be site specific and it should be district. He further suggested that the alignment of new link road between Neemrana-Bhiwadi may be added.

After detailed discussions, it was decided that the above may be incorporated in para 6.8.4 and Neemrana-Bhiwadi link road may also be incorporated.

Chapter-7: Power

No change suggested by the Planning Committee.

Chapter-8: Water

No change suggested by the Planning Committee.

Chapter-9: Sewerage, Solid Waste Management, Drainage & Irrigation

No change suggested by the Planning Committee.

Chapter-10: Telecommunications

No change suggested by the Planning Committee.

Chapter-11: Housing

No change suggested by the Planning Committee.

Chapter-12: Social Infrastructure

No change suggested by the Planning Committee.

Chapter-13: Heritage and Tourism

No change suggested by the Planning Committee.

Chapter-14: Environment

i) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana stated that land suitability analysis can be carried out in the case of new towns. He suggested that para 14.6.5 (iii) may be modified. Additional Chief Secretary, LSG&UD&H, Govt. of Rajasthan also expressed the same view.

After detailed discussions, the Planning Committee decided that the para 14.6.5 (iii) may be modified as follows:

“Master/Development plans for the new towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for urban activities, agriculture, forestry, industry and recreational uses”.

ii) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana stated that in para 14.6.5 (vi) (b) “in the district of Gurgaon up to the date of this notification” may be deleted as the Act is applicable for whole of Haryana State. Accordingly, it was decided to correct para 14.6.5 (vi) (b) as follows:

“All areas covered by the notification issued under Section 4 and 5 of the Punjab Land Preservation Act, 1900, as applicable to the State of Haryana”

The Planning Committee agreed.

Chapter-15: Disaster Management

No change suggested by the Planning Committee.

Chapter-16: Rural Development

No change suggested by the Planning Committee.

Chapter-17: Regional Landuse

i) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana informed that the provision relating to RIS/SSI units need modification, as per potentiality of the area/Development Plan. Same may not be allowed in hyper/high potential zones/towns. After detailed discussions, it was decided that the following note will be added below para 17.5.1 (b) at 4 (ii):

“Note: State Governments may further restrict setting up of industries as per Master/Development Plans provisions”.

ii) The matter of city level density norms were discussed. Members from the participating States observed that there is no provision for special purpose towns like industrial, knowledge city, sports city, etc. and suggested that the city level density norms could be reduced by 10% for

such towns. After detailed discussions, it was decided that the following note will be added below Table 17.9 in para 17.4.1 (a):

"Note: The density could be further reduced by 10% for special purpose township such as industrial town, knowledge city, sports city, etc."

iii) With regard to Natural Conservation Zone at para 17.4.3 (v), after detailed discussions the para has been modified as under:

(v) Detailed Conservation Plans be prepared for the areas shown as Natural Area Conservation Zone in the Land Use Plan 2021 by the concerned State Governments/Agencies along with guidelines for development activities in conformity with environmental laws.

iv) Additional Chief Secretary, LSG, UD & H, Govt. of Rajasthan suggested that the recreational/tourist facilities should be a permissible activity in the "Agriculture (Rural) Zone within Controlled/ Development/Regulated Areas". Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana suggested that in the Natural Conservation Zone [Para 17.5.3 (iv)], relating to Regional/Recreational activities, restriction constructions of 0.5% may be deleted.

After detailed discussions, it was decided that a provision for "***recreational and tourist facilities***" may be added as Sl. No. 23 in para 17.5.1 (b) and the provision in Para 17.5.3 (iv) may be modified as "***regional recreational activities after obtaining environmental clearance from the Competent Authority***".

v) It was pointed out that the draft revised Proposed Landuse Map-2021 should be prepared and added in the Plan document. Chief Regional Planner, NCRPB mentioned that the proposed Landuse Map is being prepared by NRSC. After detailed discussions, it was decided that since the Proposed Landuse Map as contained in the Regional Plan-2021 prepared for the perspective year 2021, the 'urbanizable area' for the Metro Centre and Regional Centre shown on the proposed Land Use Map-2021 will remain the same with minor modification, if required and new proposals such as Transport, Highway Corridor Zones, Natural Conservations Zone, etc., may be added.

After detailed deliberations, Planning Committee recommended the draft Revised Regional Plan-2021 for placing the same after incorporating the suggestions before the Board for approval for inviting objections / suggestions from the public under Section 12 (1) of NCRPB Act, 1985.

AGENDA ITEM NO.4: CONSIDERATION OF SUB-REGIONAL PLAN FOR UP SUB-REGION 2021

i) Commissioner, NCR Cell, Govt. of UP presented the Draft Sub-Regional Plan for UP Sub-Region-2021 in the meeting. She mentioned that most of the suggestions/observations of the NCRPB have been incorporated in the Draft Sub-Regional Plan. While presenting the Plan she mentioned that a new green field township of Yamuna Expressway Industrial Development Authority (YEIDA) with a population of 20 lakhs over an area of 20,000 ha. by 2021 has been proposed in the Draft Sub-Regional Plan.

ii) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana mentioned that development of YEIDA for a population of 20 lakhs by 2021 would be difficult to attain. Commissioner, NCR Cell, U.P. reiterated that the YEIDA was earlier planned for much higher population which has been reduced and the 'urbanisable area' has also been reduced to the minimum restricting to that area where already infrastructure development

activities have started. Area of YEIDA has 5 lakhs rural population which likely to reach about 8 lakhs by 2021. She further mentioned that Govt. of UP has already approved this new township.

iii) It was pointed out that the YEIDA is located outside the CNCR and falls in "Rest of the NCR" Policy zone. For this zone, Regional Plan-2021 envisaged accelerated development and substantial upgradation of infrastructure in order to induce the growth which will make them attractive for locating economic and allied activities and private sectors.

iv) The Planning Committee observed that the following observations of the NCRPB on the comments of Govt. of UP vide letter dated 22.05.2013 have not been corrected/incorporated in the draft Sub-Regional Plan for UP Sub-Region-2021:

- a. In case of Bulandshar-Khurja complex, population of this complex is 3.78 lakhs as per Census 2011. Whereas Sub-regional Plan mentioned 3.33 lakhs (Table 3-34). This should be corrected.
- b. No provision has been given for Post-Disaster Management Plan. Provision for Post-Disaster Management Plan be added.
- c. No comprehensive study on the Implementation Strategies, Management Structure & Resource Mobilization was carried out by NCRPB. Accordingly, the statement mentioned in Page-368 to be amended.

After detailed deliberations by the members of the Planning Committee, draft Sub-Regional Plan for UP Sub-Region-2021 was recommended with the following conditions:

1. Existing Landuse analysis and the existing Landuse Map-2012 prepared by NRSC, Department of Space, Govt. of India will be incorporated in the Sub-Regional Plan.
2. Zoning Regulations of Draft Sub-Regional Plan for UP Sub-Region-2021 will be in conformity with Regional Plan-2021.
3. Urbanisable area of Master Plan of Metro and Regional Centres in the UP Sub-Region will be as per the approved Master Plans- 2021.
4. Observations/suggestions of NCRPB which have not been incorporated in the Sub-Regional Plan mentioned in para (iv) above be incorporated.

The Draft Sub-Regional Plan for UP Sub-Region-2021 along with the recommendations with conditions of the Planning Committee will be placed before the Board for consideration and approval.

AGENDA ITEM NO.5: CONSIDERATION OF PROPOSAL OF INCLUSION OF ADDITIONAL AREA IN NCR AND IDENTIFICATION OF JAIPUR AS COUNTER MAGNET AREA.

5.1 Proposal of inclusion of Additional Area in NCR

i) Chairperson stated that Board has received proposals from Govt. of Rajasthan and Govt. of Haryana for inclusion of Bharatpur district of Rajasthan and Mahendragarh and Bhiwani districts of Haryana respectively. She stated that Govt. of UP has requested to include Mathura district in NCR and if Mathura district is included, for maintaining the contiguity two districts namely Aligarh and Mahamaya Nagar need to be included in NCR. Govt. of U.P. has requested that this may be examined by the Study Group constituted for review and revision Regional Plan-2021.

ii) A presentation was made on the proposals and the recommendations of the Study Group-I: NCR Policy Zone, Demographic Profile, Settlement Pattern, Regional Landuse and Rural Development and the Steering Committee constituted for review and revision of the Regional Plan before the Planning Committee. The Planning Committee observed that inclusion

of Bharatpur, Mahendragarh, Bhiwani and Mathura (including Aligarh and Mahamaya nagar) districts would result in increase the area of NCR by 61% (from 34,144 sq.km. to 55,068 sq.km.).

iii) Additional Chief Secretary, LSG, UD&H, Govt. of Rajasthan stated that Bharatpur is contiguous to existing NCR boundary (Alwar district) and is well connected with road and rail and also part of Golden triangle Delhi-Agra- Jaipur. It was stated that there is no vibrant economic and urban development in the south-east direction of NCR to create balanced development. Bharatpur district can fill this gap which can offer economic and infrastructure viability for this part of the region with Bharatpur city being focus. Therefore, he reiterated the request of the State Govt. that Bharatpur district may be included in the NCR.

iv) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana stated that both the districts of Mahendragarh and Bhiwani in Haryana are contiguous to existing NCR area of Haryana Sub-region and are well connected with the capital city of Delhi by road and rail. He further mentioned that Govt. of Haryana had recommended the proposal for inclusion of these districts in NCR.

v) Planning Committee noted the recommendations of the Study Group-I and suggestions of Steering Committee. In the case of inclusion of Mathura, Aligarh and Mahamaya Nagar districts, Govt. of U.P. will send a formal proposal to the NCRPB.

The Planning Committee considered the proposals and recommended for inclusion of Bharatpur, Bhiwani and Mahendragarh districts in NCR for the following reasons:

- i. Contiguous to existing NCR area.
- ii. Equi-distant from Delhi.
- iii. Good connectivity with Delhi by rail and road.
- iv. Would help in dispersal of economic activities.

The recommendations of the Planning Committee will be placed before the Board for consideration and approval.

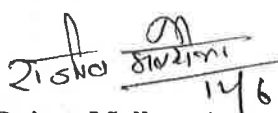
5.2 Proposal for identification of Jaipur as a Counter Magnet Area

i) Additional Chief Secretary, LSG, UD&H, Govt. of Rajasthan stated that Jaipur is a Metropolitan city with a population of 36.47 lakhs as per 2011 Census and the capital of the Rajasthan State located at a distance of 250 km. from Delhi. It is a historical city and a very important tourist place and has potential for development as a Counter Magnet to Delhi.

ii) Financial Commissioner & Principal Secretary, Town & Country Planning Department, Govt. of Haryana has suggested that selection of Jaipur as a Counter Magnet need not wait for the migration data of Census 2011 as suggested by the Study Group and the Steering Committee.

Planning Committee considered the proposal and recommended that Jaipur may be identified as Counter Magnet Area. The proposal for identification of Jaipur as Counter Magnet along with the recommendations of the Planning Committee will be placed before the Board for consideration and approval.

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

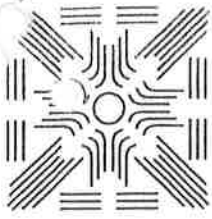

(Rajeev Malhotra)
Chief Regional Planner

To:

- i) Chairperson, Planning Committee.
- ii) Members of the Planning Committee.
- iii) Co-opted Members of the Planning Committee.

3 List of the Participants

Sl. No.	Name & Designation	
1	Mrs. Naini Jayaseelan, Member Secretary, NCR Planning Board	In-Chair
2	Shri G.S. Sandhu, Addl. Chief Secretary & Pr. Secretary (UDH), Govt. of Rajasthan, Jaipur	
3	Shri T.C. Gupta, Principal Secretary, Town & Country Planning Organisation, Govt. of Haryana, Chandigarh	
4	Shri Rama Raman, Chairman-cum-CEO, GNIDA	
5	Smt. Kalpana Awasthi, Commissioner NCR Cell (UP), Ghaziabad	
6	Shri Praveen Jain, Chief Town Planner, NCR Cell (Rajasthan), Govt. of Rajasthan, Jaipur	
7	Shri S.K. Zaman, Chief Town & Country Planner, TCPO, Govt. of UP, Lucknow	
8	Ms. Vandana Sharma, Dy. Adviser (HUA), Planning Commission, New Delhi	
9	Shri R. Srinivas, Town & Country Planner, TCPO, New Delhi	
10	Shri N. Mali, Special Secretary, PWD Secretariat, Govt. of NCT Delhi, Delhi	
11	Ms. Promila Mitra, Dy. Secretary (PWD/NCR), Govt. of NCT Delhi	
12	Mrs. Manju Safaya, Executive Director (DD/URP), HUDCO	
13	Shri Rajeev Malhotra, Chief Regional Planner, NCR Planning Board	
	NCR Planning Board	
14	Shri J.N. Barman, Director (Tech.)	
15	Shri Nabil Jafri, Dy. Director (GIS)	
16	Shri Aqeel Ahmed, Dy. Director (Tpt.)	
17	Shri Abhijeet Samanta, Asstt. Director (PMC)	
18	Ms. Nilima Majhi, Asstt. Director (Tech.)	



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 Courier/ Speed Post

No.K-14011/06/2013-NCRPB

Dated: 18.07.2013

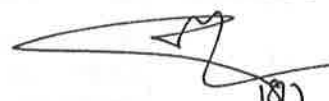
Sub: Amendment in Minutes of the 61st meeting of the Planning Committee of NCR Planning Board held at 3.00 P.M. on 04.06.2013.

Board has received request from Chief Coordinator Planner, NCR Cell, Haryana and Special Secretary PWD, Govt. of NCT-Delhi for amendments in the agenda item no. 3 Chapter-2 (the region) (page no.2) & Chapter 17(Regional Landuse) (v) (agenda item no.2(ii) d (page no.1) in the minutes of the 61st Planning Committee respectively. The amendment suggested has been examined and Chairman Planning Committee has approved the amendments as under:

Agenda item no.	As per the Minutes of the Planning Committee meeting	Modification suggested	Amendments made
NCT-Delhi			
2(ii) d	d) Delhi Sub-region Special Secretary, GNCT-Delhi informed that the preparation of Sub-Regional Plan for Delhi Sub-Region is in the process.	<i>Special Secretary, PWD, GNCT of Delhi informed the board that there are issues to be settled and proposal for preparation of Sub-regional plan is under process for consideration of competent authorities of GNCTD.</i>	In Para 2(ii) d read as under: Special Secretary, PWD, GNCT of Delhi informed the board that there are issues to be settled and proposal for preparation of Sub-regional plan is under process for consideration of competent authorities of GNCTD. In place of the following: Special Secretary, GNCT-Delhi informed that the preparation of Sub-Regional Plan for Delhi Sub-Region is in the process.
Haryana			
3	Chapter-2: The Region The Planning Committee noted that the area of the CNCR has been corrected as provided by the State Govts. from 33,578 sq.km. to 34,144 sq.km. due to reorganization of Panipat district and confirmation of the area of Alwar district.	<i>Under Agenda item no. 3 while recording the decision for Chapter 2 of the Draft RP-2021 AD CNCR may be mentioned 'NCR'.</i>	In the minutes at Agenda item no. 3 Chapter-2, The Region in the first line the expression CNCR may be read as NCR.
	Chapter-17: Regional Landuse (v) It was pointed out that the draft revised Proposed Landuse Map-2021 should be prepared and added in the Plan document. Chief Regional	<i>Despite the decision of the committee to incorporate the Development Plans of 2031 AD with appropriate footnote, it has been</i>	Modified para (v) is as under: It was pointed out that the draft revised Proposed Landuse Map-2021 should be prepared and added in the Plan document.

	Planner, NCRPB mentioned that the proposed landuse map is being prepared by NRSC. After detailed discussions, it was decided that since the Proposed Landuse Map as contained in the Regional Plan-2021 prepared for the perspective year 2021, the 'urbanizable area' for the Metro Centre and Regional Centre shown on the proposed Land Use Map-2021 will remain the same with minor modification, if required and new proposals such as Transport, Highway Corridor Zones, Natural Conservations Zone, etc., may be added.	<i>recorded in the minutes that The proposed landuse map as contained in the Regional Plan 2021 prepared for the perspective year 2021, the urbanisable area for the metro Centre and regional Centre shown on the proposed landuse map 2021 will remain same with minor modification, if required and new proposals such as Transport, Highway Corridor Zones, Natural conservation Zone, etc. may be added.</i>	Chief Regional Planner, NCRPB mentioned that the proposed landuse map is being prepared by NRSC. Principal Secretary Deptt. T&CP, Govt. of Haryana suggested that the Revised Regional Plan 2021 should include the Development Plan/ Master Plan which have been approved by the State Government for the perspective year 2031 with a foot note. After detailed discussions, it was decided that the proposed urbanisable areas as shown in the maps of notified Master/ Development Plans for 2031 for Metro Centres and Regional Centres may be incorporated in the proposed landuse map with a suitable foot note.
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The minutes of the meeting may please be treated as amended.


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

To

Members

1. Additional Secretary (UD), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Mini Secretariat, Sector -17, Chandigarh, Haryana.
3. Principal Secretary, Housing & Urban Planning Department, Govt. of UP, 3rd Floor, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow-226001, Uttar Pradesh.
4. Additional Chief Secretary and Local Self Government, Department of Urban Development & Housing, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur-302005, Rajasthan.
5. Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110023.
6. Director General, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi.
9. Chief Town & Country Planner, UP, Town & Country Planning Department, Govt. of UP, 7, Bandaria Bagh, Lucknow-226001, Uttar Pradesh.
10. Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur-302004, Rajasthan.

Co-opted Members

11. Senior Advisor (HUD), Planning Commission, Yojna Bhawan, Sansad Marg, New Delhi-110001.
12. Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Chief Regional Planner, NCR Planning Board, New Delhi.

Special Invitee

14. Dr. V. Raghavaswamy, Deputy Director (RSA), National Remote Sensing Centre, Department of Space, Govt. of India, Balanagar, Hyderabad-500625.

Copy to :

15. PS to Member Secretary, NCR Planning Board, New Delhi.

शारी/Issue.....*Shashi*
दिनांक/Date.....*18/7/13*
हस्ताक्षर/Signature.....



NATIONAL CAPITAL REGION PLANNING BOARD

FORM A (See Rule 23)

NOTICE UNDER SUB-SECTION 1 OF SECTION 12 OF THE NATIONAL CAPITAL REGION PLANNING BOARD ACT, 1985 READ WITH RULES 23 OF THE NATIONAL CAPITAL REGION PLANNING BOARD RULES, 1985

Notice is hereby given that:-

- (1) (a) The draft revised Regional Plan 2021 has been prepared;
- (b) A copy thereof will be available for inspection in the office of the National Capital Region Planning Board situated at 1st Floor, Core-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003 and for convenience of the public, also in the offices of the NCR Planning and Monitoring Cells as under, on all working days from 11 A.M. to 3 P.M. till the date mentioned in Para 3 hereinafter:
- (i) Chief Coordinator Planner (NCR), Town & Country Planning Dept., Govt. of Haryana, 3rd Floor, HUDA Complex, Sector-6, Panchkula, Haryana-134109
 - (ii) Commissioner, NCR Cell (UP), NCR Planning & Monitoring Cell, 2nd Floor, Navyug Market, Commercial Building, Ghaziabad, Uttar Pradesh-201002
 - (iii) Chief Town Planner, NCR Cell, Rajasthan, Town & Country Planning Deptt, Govt. of Rajasthan, Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur-302001
 - (iv) Principal Secretary, PWD Secretariat, (NCR Cell), Govt. of NCT-Delhi, Room No. 502, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi-110002.
- (c) It is also available on the website of National Capital Region Planning Board (www.ncrpb.nic.in).
- (2) Objections and suggestions are hereby invited to the draft revised Regional Plan-2021.
- (3) Objections and suggestions may be sent in writing to the Member Secretary, National Capital Region Planning Board at 1st Floor, Core-IV B, India Habitat Centre, Lodhi Road, New Delhi-110003 on or before the 30th day of August, 2013.

Any person making the objections or suggestions should also give his name and address.

Place : New Delhi
Dated : 29.7.2013

Member Secretary
National Capital Region Planning Board

Hindustan Times date 29.7.2013

**OBJECTIONS & SUGGESTIONS ON
DRAFT REVISED REGIONAL PLAN-2021 FOR NCR
AND
OBSERVATIONS OF NCRPB SECRETARIAT**



**NATIONAL CAPITAL REGION PLANNING BOARD
(Ministry of Urban Development, Govt. of India)
India Habitat Centre, Lodi Road, New Delhi**

**· OBJECTIONS & SUGGESTIONS ON
DRAFT REVISED REGIONAL PLAN-2021 FOR NCR
AND
OBSERVATIONS OF NCRPB SECRETARIAT**

Part-I: Central Government, State Government and Urban Local Bodies/Development Authorities

S. No.	Central & State Government/ Local Bodies/ Development Authorities	No. of objections & suggestions received up to 30.8.2013	No. of objections & suggestions received after 30.8.2013 upto 17.09.2013	Total
1	Central Government	3	3	6
2	State Governments	3	-	3
3	Local Bodies / Development Authorities	3	1	4
	Total	09	04	13

OBJECTIONS & SUGGESTIONS ON DRAFT REVISED REGIONAL PLAN-2021 NCR & OBSERVATIONS OF NCRPB SECRETARIAT

Part-I: Central Government, State Government and Urban Local Bodies/Development Authorities

S.No.	Obj. & Sugn. No.	Name and address	Page Nos.
I. Government of India			
1.	1.	Ministry of Urban Development	1-2
2.	6.	Ministry of Health and Family Welfare, Department of Health and Family Welfare (Bureau of Planning),	3
3.	36.	Ministry of Agriculture, Deptt. Of Agriculture & Cooperation, Natural Resource Management Division, Govt. of India, New Delhi	3-5
Received after last date i.e. 30.08.2013			
1.	4.	DDA, 6 th Floor, Vikas Minar, I.P. Estate, New Delhi.	5-10
2.	5.	CEO & MD, DMICDC	10-11
3.	6	Ministry of Micro, Small and Medium Enterprises	11-12
State Governments			
1.	8.	NCR Cell-UP, Govt. of UP (Repeated at Obj. No.17 also)	12-14
2.	23.	(NCR), Directorate of Town & Country Planning, Haryana	14-31
3.	28	(NCR), Haryana, Panchkula	31
Development Authorities/Local Bodies			
1.	14	Bulandshahr-Khurja Development Authority (BKDA)	31-35
2.	18.	Chairman-cum-CEO, Greater Noida	35-38
3.	41.	CEO, YEIDA	38-39
Received after last date i.e. 30.08.2013			
1.	1.	VC, Hapur Pilakhua Development Authority,	39-40

PART-I

ANNEXURE-3/II

OBJECTIONS AND SUGGESTIONS ON DRAFT REVISED REGIONAL PLAN-2021 NCR AND OBSERVATIONS OF NCRPB SECRETARIAT

I. Government of India

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
1.	1.	Ministry of Urban Development Letter No. K-11019/06 /2013-DDVI, dated 23.07.2013	i) Page 18 of the Regional Plan 2021 deals with policy zones and under this heading, four policy zones, namely, NCT-Delhi, Central National Capital Region excluding NCT-Delhi, Highway Corridor Zone and Rest of NCR have been defined as the policy zones. It is suggested that in addition to Highway Corridor Zone, the MRTS corridor zones are also defined as policy zones so that we can have intense development in the catchment area of stations along with mass rapid transit system corridors. The corridors for mass rapid transit system also need to be delineated and notified by the respective State Govt. to take care of the perspective planning as without connectivity by MRTS, the National Capital Region cannot develop effectively.	i) The DRP 2021 has proposed Highway Corridor Zone of minimum 500 mt width on either side of the National Highways No. 1, 2, 8, 10, 24, 58, 91, 71, 71A, 71B, 119, 93, 235, 11A and Expressways. This Highway Corridor Zone is to be delineated and notified either by including this area within the notified controlled /development areas of the adjoining towns or notifying separate Highway Corridor Zone. These Highway Corridor Zones are outside the controlled/regulated area boundaries of the Master / Development Plans to regulate the development along National Highways in NCR which are susceptible to un-planned development. Whereas intention of having MRTS corridor zones is to provide High Density Development / Transit Oriented Development. Such corridor zones could be within the urbanisable area or outside the urbanisable area but within

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			ii) Constitution of Planning Committee: The Planning Committee set up under provisions of Section 4 of the NCR Planning Board, 1985 has certain members which are all from the planning authorities and those who are in charge of urban development of respective States. There are certain co-opted members, namely, Sr. Adviser, HUAD, Planning Commission, CMD, HUDCO and Chief Regional Planner, NCR Planning Board. Since, we always talk of land use and transport integration in order that the land use and transport integration happens at the planning stage itself, it is proposed that OSD & ex-officio JS(UT), MoUD is also included as a co-opted members of the Planning Committee.	controlled/regulated areas as well as along the transport / MRTS corridors in between two settlements. Therefore, we may propose a policy in Zoning Regulations at Para 17.5.1 (a) (xii), 17.5.1 (b) (24) and 17.5.3 (iv) as follows: <i>“High Density / Transit Oriented Development with mix land use may be permitted.”</i> This suggestion may be agreed to. ii) Technical inputs from OSD & Ex-officio JS (UT), MOUD will be very useful in transport matters. Therefore, the suggestion of making him as a co-opted member of the Planning Committee may be agreed.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
2.	6.	Ministry of Health & Family Welfare, Department of Health and Family Welfare (Bureau of Planning) Letter No. Z-17014/11/2013-BP dated 14.08.13	1. The draft revised proposed land use 2021 which has proposed New Expressways, upgradation to National Highways and upgradation to State Highways and highway corridor zone. It is suggested that the plan may suitably incorporate provisions for setting up adequate trauma centres in these highways so as to take care of the accident victims. The Trauma Care Centres along these highways may be positioned with doctor trained in emergency medicine and trauma care, along with adequate emergency management technicians, supported by an effective and efficient ambulance system. 2. The primary health care centres being proposed under the plan, should be a composite one with adequate infrastructure provision like water, electricity and be suitably staffed along with adequate medical equipments. 3. Keeping in view the presence and operation of the private health care providers, it is suggested that the Plan may also like to invigorate the provision of health services through the public private partnership mode.	The suggestions may be agreed. Accordingly, "Trauma Centres" may be added in Paras 17.5.1 (b), 17.5.1 (c), 17.5.2 and 17.5.4. This suggestion may be agreed to.
3.	36.	Ministry of Agriculture (Deptt. of Agriculture & Cooperation, Natural Resource Management)	17 Chapter of Draft Revised Regional Plan 2021 for NCR gives an overview and regulation policies for uses of NCR land. However, it does have any provision for prevention of diversion of agricultural lands for non-agricultural uses. In view of above,	We may agree to the suggestion and para 17.4.4 (iii) may be modified as follows: <i>'Utilisation of land with low biological</i>

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
		Division), Govt. of India, New Delhi Letter No. 1-24/2013-NRM-I, dated 30.08.13	provisions for prevention of diversion of agricultural lands need to be incorporated as per directives contained in National Farmers Policy 2007 (NFP 2007) and National Rehabilitation and Resettlement Policy, 2007 (NRRP 2007). The gist of directive contained in NPF 2007 and NRRP 2007 of Government of India for prevention of agricultural land for non-agricultural uses are as under: a) National Policy for Farmers, 2007 (NPF 2007): The National Policy for Farmers, 2007 has recommended that prime farmland must be conserved for agriculture except under exceptional circumstances, provided that the agencies that are provided with agricultural land for non-agricultural projects should compensate for treatment and full development of equivalent degraded / wastelands elsewhere. For non-agricultural purposes, as far as possible, land with low biological potential for farming would be earmarked and allocated. State Governments have been advised to earmark lands with low biological potential such as uncultivable land, land affected by salinity, acidity, etc. for non-agricultural development activities, including industrial and construction activities. b) National Rehabilitation and Resettlement Policy 2007 (NRRP 2007): The policy provides that only the minimum area of land commensurate with the purpose of a project may be acquired. Also, as	<i>potential for farming would be earmarked/allocated for non agriculture/new urban centres/ development purposes. Irrigated land with multi-cropped production should be avoided from urbanization as far as possible.'</i> This suggestion may be agreed to.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
Received After Last Date i.e. 30.8.2013				
1.	4.	DDA Letter F.15(10)/2012/MP/D- 695 dated 06.09.13	far as possible, projects may be set up on wasteland, degraded land or un-irrigated land. Acquisition of agricultural land for non-agricultural use, multi-cropped and acquisition of irrigated land, if unavoidable, may be kept to the minimum.	
1. Sub-Regional Plan for NCT-Delhi Sub-Region				
S.No.	Provision in Draft Revised Regional Plan — 2021		Provision in MPD-2021	
1	Table I.4: Status of Sub-Regional Plans under Regional Plan 2021		Para 13 FRAME WORK FOR SUB-REGIONAL DEVELOPMENT	
	Sub-Regional Plans	Status	As a follow up of the Regional Plan-2021 and in consonance with, under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan.	
	NCT-Delhi sub-region	Management Action (MAG) Review of MPD-2021 in its meeting held on 10.09.2012 under the chairmanship GNCT-Delhi decided that GNCT-Delhi will prepare Sub-Regional Plan for Delhi Sub-Region. No further action has been taken.		
The updated status on Sub-Regional Plan for NCT Delhi Sub-Region may be incorporated in Table No.1.4 of the Final Revised Regional Plan-2021 as follows:				
“Board decided in its 33 rd meeting that Master Plan for Delhi-2021 be treated as Sub-Regional Plan for NCT-Delhi Sub-Region. However, the Master Plan must clearly bring out issues of inter-state connectivity.”				
This suggestion may be agreed to.				

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			<u>Observations / Suggestions:</u> In this regard, it is submitted that in the minutes of the 33rd meeting of NCR Planning Board, held on 01-07-2013 under the Chairmanship of the Hon'ble Union Minister for Urban Development, it was mentioned in Agenda Item No. 7 that - <i>Chief Secretary, GNCT-Delhi stated that the Master Plan for Delhi-2021 has already been prepared for the entire NCT-Delhi and suggested that Delhi Master Plan for 2021 may be treated as Master Plan for Delhi-2021. After deliberations, Board decided that the Master Plan for Delhi-2021 prepared under the provisions of Delhi Development Act, 1957 be treated as Sub- Regional Plan for NCT-Delhi Sub-Region. However, the Master Plan must clearly bring out issues of inter-state connectivity.</i> This was further discussed by the Management Action Group (MAG) on 'Enforcement Plan and Monitoring' under the Chairmanship of Vice-Chairman, DDA in its meeting held on 29.7.2013, and following was recommended as additional sub-para to Para 1.3 'Frame Work for Sub-Regional Development' in MPD-2021.	

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			<i>Master Plan for Delhi be treated as Sub-Regional Plan for NCT-Delhi Sub-Region. GNCTD, in consultation with the adjoining states, to review the inter-state connectivity issues and to provide inputs for incorporating in MPD-2021. GNCTD to review Perspective Plans of physical and social infrastructure, prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhi for better coordination and augmentation of the services.</i> The above mentioned recommendation of the Management Action Group was further placed before the Advisory Group under the Chairmanship of the Hon'ble LG, Delhi in its 11th meeting held on 23/08/2013; and it was recommended for further processing under Section 11A of DD Act, 1957 by the Authority. It is now suggested that the above may be incorporated in Table 1.4 of the Draft Revised Regional Plan-2021 for NCR. Also, MPD-2021 is approved/ notified by the Central Govt. under Delhi Development Act, 1957; hence no further approval of the Sub Regional Plan for NCT Delhi would be required.	

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat																
			2. Population Projection <table><tr><td>S. N o.</td><td>Provision in Draft Revised Regional Plan-2021</td><td>Provision in MPD-2021</td></tr><tr><td>2.</td><td> Para 4.3 Population Projections for 2021 Table 4.14: Projected Population for NCR-2021 (in lakh) <table><tr><td>Sub-Region</td><td>Proposed Pop 2021</td><td>Projected range 2021</td></tr><tr><td>NCT - Delhi</td><td>202.60</td><td>197.54 - 207.67</td></tr></table></td><td> Para. 2.2 POPULATION ESTIMATES AT FIVE YEAR INTERVALS Table 2.2: Five Yearly estimates of Projected Population <table><tr><td>Year</td><td>Population (in lakh)</td></tr><tr><td>2021</td><td>230.0</td></tr></table></td></tr></table> <u>Observations / Suggestions:</u> In this regard, it is submitted that this issue of declining rate of population was deliberated by the Management Action Group on 'Enforcement and Plan Monitoring' under the Chairmanship of Vice Chairman, DDA in its meeting held on 03/11/2011, where following was decided: <i>'It was informed that population of Delhi as per 2011 Census figures is slightly lower than as envisaged in MPD-2021. It was decided that infrastructure should be provided as per earlier envisaged population in MPD-2021 and not for reduced population</i>	S. N o.	Provision in Draft Revised Regional Plan-2021	Provision in MPD-2021	2.	Para 4.3 Population Projections for 2021 Table 4.14: Projected Population for NCR-2021 (in lakh) <table><tr><td>Sub-Region</td><td>Proposed Pop 2021</td><td>Projected range 2021</td></tr><tr><td>NCT - Delhi</td><td>202.60</td><td>197.54 - 207.67</td></tr></table>	Sub-Region	Proposed Pop 2021	Projected range 2021	NCT - Delhi	202.60	197.54 - 207.67	Para. 2.2 POPULATION ESTIMATES AT FIVE YEAR INTERVALS Table 2.2: Five Yearly estimates of Projected Population <table><tr><td>Year</td><td>Population (in lakh)</td></tr><tr><td>2021</td><td>230.0</td></tr></table>	Year	Population (in lakh)	2021	230.0	2 & 3. DDA has informed that they are adopting 230 lakh population for infrastructure planning. There is no specific suggestion. DRRP-2021 has proposed 202 lakh population with range of 197.57 – 207.71 lakh by the year 2021. Planning Committee may take a view.
S. N o.	Provision in Draft Revised Regional Plan-2021	Provision in MPD-2021																		
2.	Para 4.3 Population Projections for 2021 Table 4.14: Projected Population for NCR-2021 (in lakh) <table><tr><td>Sub-Region</td><td>Proposed Pop 2021</td><td>Projected range 2021</td></tr><tr><td>NCT - Delhi</td><td>202.60</td><td>197.54 - 207.67</td></tr></table>	Sub-Region	Proposed Pop 2021	Projected range 2021	NCT - Delhi	202.60	197.54 - 207.67	Para. 2.2 POPULATION ESTIMATES AT FIVE YEAR INTERVALS Table 2.2: Five Yearly estimates of Projected Population <table><tr><td>Year</td><td>Population (in lakh)</td></tr><tr><td>2021</td><td>230.0</td></tr></table>	Year	Population (in lakh)	2021	230.0								
Sub-Region	Proposed Pop 2021	Projected range 2021																		
NCT - Delhi	202.60	197.54 - 207.67																		
Year	Population (in lakh)																			
2021	230.0																			

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat						
			projection.' DDA's observations in this regard were sent to Jt. Director (Tech.) & Convener, NCRPB vide letter no. F.15(10)2012/MP/D-625 dated 28/03/2013 (copy enclosed for ready reference). 3. Social Infrastructure: Health <table><tr><th>S.No</th><th>Provision in Draft Revised Regional Plan 2021</th><th>Provision in MPD 2021</th></tr><tr><td>3.</td><td>Para 12.7.1 Need assessment of Hospital beds in the NCR Figure 12.11: No. of beds available and Projected Requirement as on 2021 The projected requirement for number of Hospital beds in NCT of Delhi in 2021 has been worked out by NCRPB as 68,717.</td><td>Para. 13.1 HEALTH It is estimated that the total number of beds required in the year 2021 will be about 1,15,000.</td></tr></table> Observations / Suggestions: In this regard, it is submitted that as per the decision of the MAG on 'Enforcement Plan	S.No	Provision in Draft Revised Regional Plan 2021	Provision in MPD 2021	3.	Para 12.7.1 Need assessment of Hospital beds in the NCR Figure 12.11: No. of beds available and Projected Requirement as on 2021 The projected requirement for number of Hospital beds in NCT of Delhi in 2021 has been worked out by NCRPB as 68,717.	Para. 13.1 HEALTH It is estimated that the total number of beds required in the year 2021 will be about 1,15,000.	
S.No	Provision in Draft Revised Regional Plan 2021	Provision in MPD 2021								
3.	Para 12.7.1 Need assessment of Hospital beds in the NCR Figure 12.11: No. of beds available and Projected Requirement as on 2021 The projected requirement for number of Hospital beds in NCT of Delhi in 2021 has been worked out by NCRPB as 68,717.	Para. 13.1 HEALTH It is estimated that the total number of beds required in the year 2021 will be about 1,15,000.								

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			and Monitoring' under the Chairmanship of the Vice-Chairman, DDA in its meeting held on 29/07/2013, that <i>GNCTD to review Perspective Plans of physical and social infrastructure, prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhi for better coordination and augmentation of the services.</i>	
2.	5.	CEO & MD, DMICDC. Letter No. CEO / DMICDC/2013/53 dated 06.09.13	It is observed that the Draft Regional Plan 2021 has not taken into consideration the proposed development of Manesar Bawal Investment Region in the State of Haryana and Dadri Noida Ghaziabad Investment Region in the State of Uttar Pradesh. The infrastructure requirements, planning/density norms adopted and infrastructure project proposals have also not been considered while preparing the Draft Regional Plan 2021. It may be highlighted that for Manesar Bawal Investment Region in the State of Haryana, Hon'ble Chief Minister of Haryana has already given the administrative approval and the notification of the master plan is under process. Similarly, the Dadri Noida Ghaziabad Investment Region project is closely monitored by Hon'ble Chief Minister of Uttar Pradesh. The site for the Dadri Noida Ghaziabad Investment Region is delineated and already been shared to you by State Government of Uttar Pradesh. Through this communiqué, we request you to modify the Draft Regional Plan in wake of the	Letter has been written to CEO & MD, DMICDC (no. K-14011/02/2012-NCRPB Vol.III dated 26.09.2013) asking whether Manesar-Bawal Investment Region and Dadri-Noida-Ghaziabad Investment Region are part of any of the existing Master Plans. They have also been asked that whether these areas have been notified as part of any Metro / Regional Centres for NCR. Reply is awaited. Therefore, the suggestion may not be agreed to.

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3.	6	Secretary, Ministry of Micro, Small and Medium Enterprises, Govt. of India, Udyog Bhawan, New Delhi 110011 Letter (D.O) No. Trg./23(31)/13-14/SD, 13.09.2013	proposed Investment Regions in NCR so that the regional development proposed by NCRPB can be envisaged in a coherent manner. Please refer to your D.O. letter No. K-14011/02/2012-NCRPB-Vol.III dated 30.07.2013 asking for objections and suggestions on the Draft Revised Regional Plan-2021 for NCR. We have gone through the Draft Revised Regional Plan sent by you. The Draft does not take into account the need for growth of Micro, small and Medium Enterprises in the region. You would kindly appreciate that if this important segment of the economy does not find any place in regional planning, it will result in further growth of the unorganized segments in industry, leading to undesirable socio-economic consequences. We would like to draw your attention to the inadequate attention being paid by the urban development authorities in the country to provide the growth of MSMEs in a systematic manner. We would like to urban plans to recognize that MSMEs are the backbone of the economy and also provide opportunities for employment to a vast cross section of the population. In view of the above, we do not agree with the approach adopted in the Plan and would request that the same be revised appropriately to reflect the	Board's Secretariat has written a letter to Secretary, Ministry of Micro, Small and Medium Enterprises, Govt. of India to provide details to be included in the DRRP-2021. The same would be incorporated in the Final Revised Regional Plan-2021 Chapter 5: Economic Scenario. Planning Committee may take a view.

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II. State Government/NCR Cells				
1.	8. (Repeated at Obj. & Sugn. No.17 also)	Commissioner NCR Cell-UP, Govt. of UP Letter No. 586/RP/NCR/2013-14 dated 22.08.13 MS Dy. No.1086/D, dated 23.8.2013 Letter No. 586/RP/NCR/2013-14 dated 22.08.13 (Obj.17)	The suggestions are as follows: 1. All the development areas, constructed areas, proposed urbanisable areas, etc that are shown in the Sub-Regional Plan-2021, which was approved by UP Govt. and NCRPB, should be shown in the proposed land use map of the Draft Revised Regional Plan-2021. 2. Under 17.5.1 (Controlled /Development/ Regulated zone) of zoning regulations mentioned in para 17.5 of Draft Revised Regional Plan-2021, activities which are in conformity to the Govt. approved master plans should only be permitted to avoid contradiction. 3. The land use of proposed Dadri-Noida-Ghaziabad Investment Region (DNGIR) under the Delhi-Mumbai Industrial Corridor has not been	1. As per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, draft Revised Regional Plan-2021 has dealt with identified seven Metro and eleven Regional Centres. Therefore in the proposed land use map, urbanisable areas, controlled/ regulated/development areas, etc. of identified Metro and Regional Centres have been shown. The remaining settlements are to be identified and dealt in the Sub-Regional Plan. Therefore, the suggestion may not be agreed to. 2. Zoning Regulations of the Draft Revised Regional Plan 2021 at para 17.5.1 are broad and are as approved by the 61st Planning Committee. Planning Committee may deliberate. 3 and 4 In the proposed land use map, urbanisable areas, controlled/

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			shown in the proposed land use map of RP-2021, whereas the land use for the land marked for the above mentioned project has been shown in the proposed land use map of the Sub-Regional Plan – 2021. 4. In the proposed land use map of Regional Plan-2021 the notified development area of Yamuna Expressway Industrial Development Authority has not been shown as the controlled Area. It is also to be mentioned that the urbanizable area of the Metro standard Yamuna Expressway new township included in UP SRP-2021 which was approved by UP Govt. & NCRPB in its 33rd meeting has not been shown in the above mentioned map. 5. In Annexure I/II enclosed in Page 9 of RP-2021, the status of preparation of master/development plans of all towns under the NCR area has been mentioned for 63 towns in UP sub-region. 38 have been listed under various development areas. The updated status of preparation of master plans of these 38 towns was given to NCRPB in the meeting of study group constituted for the preparation of Regional Plan. The above mentioned annexure does not show the status of the master plan of 5 towns (Jever, Dankaur, Rabupura, Kakod and Jahangirpur) located in the Yamuna Expressway Industrial Development Area.	regulated/development areas, etc. of identified seven Metro and eleven Regional Centres have been shown apart from NCT Delhi. The Sub-Regional Plans are required to show the land use of remaining settlements proposed to be developed in the respective Sub-Regions by the participating State Governments. It is as per Clause 17 (iii) (a, b & g) of the NCR Planning Board Act, 1985. The suggestion may not be agreed to. 5. The details given in Annexure I/II are as on 31.05.2013 and the date has also been mentioned. Letter dated 24.7.2012 from Govt. of UP has provided details of 38 Master Plans prepared/under preparation. The list attached with this letter shows that the Master Plans for the said five towns are under process and they are part of YEIDA development area notified by Government of UP. Suggestion may not be agreed to.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			6. In para 5.7 – Policy proposals on page 53 of the Regional Plan – 2021 it is mentioned that “Baghpat’s contribution to NCR GDP is the lowest” which is not true. According to the Annexure 5/II and 5/III enclosed in Regional Plan – 2021, the contribution of Mewat of Haryana Sub-Region to NCR’s GDP is the lowest. 7. On page 145, table 9.18 of the Regional Plan-2021 it is mentioned that “Aspects of SWM Partially covered”. It is to inform in this context that in the Sub-Regional Plan-2021 chapter 10 (Solid Waste Management) all the aspects related to solid waste management like solid waste generation, collection, transportation, current status of treatment, proposed landfill sites etc. have been mentioned. It is requested to please make necessary amendments in the RP-2021 in the light of above points.	6. The suggestion may be agreed and necessary correction will be made in the Final Plan. 7. Draft Revised Regional Plan-2021 has provided the factual position as per Sub-Regional Plan of UP Sub-region in Table 9.18 at Page 145 and Para 10.2 and 10.4 at page 204 & 208 of Sub-Regional Plan for UP Sub-Region. Therefore, no correction needed. Suggestion may not be agreed to.
2.	23.	Chief Coordinator Planner (NCR) Directorate of Town & Country Planning, Haryana Letter No. CCP(NCR)/2013/2160, dated 27.08.13	The Draft Revised Regional Plan 2021 AD of NCR notified by NCRPB on 29.07.2013 for seeking observations/suggestions has been examined and the observations/suggestions on the same are as under: (A) Certain observations, which were conveyed during the 33rd Board meeting of NCRPB, are yet to be incorporated in the Draft Revised Regional Plan 2021 AD. These observations are reproduced here under:	

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			a) Table 11.4 (page 162) shows the sub-region wise demand and supply gap in houses. The demand of urban and rural housing has been merged for all towns. This does not seem to be meaningful since housing shortage both in urban and rural areas would be separate and should be town-wise. b) In the last line of para 11.6 (page 168), it has been mentioned that "... some of the strategies to be adopted for balancing the supply and demand for all the households ...". This needs to be modified as "some of the strategies <u>which may be adopted for balancing the supply and demand for all the households</u>". c) The last line of sub-clause (b) of para 17.4.1 (page 264) would require deletion, which mentions "No activities other than those defined in the zoning regulations in the Regional Plan 2021 will be permitted." d) Sub-clause (v) of clause C of para 17.4.1 (page 264), mentions that "<u>no activities other than those permitted in the zoning regulations of the Regional Plan 2021 will be permitted in the green buffers.</u>", which needs to be modified as "no activity other than those permitted in the Zoning Regulations of the Development Plans will be permitted in the green buffers."	a) Regional Plan has given sub-region wise demand supply gap. District/ Town-wise details may be provided by the state government in their respective Sub-regional Plans. The suggestion may not be agreed to. b) This may be agreed to. c) Since, this was discussed and decided in the Planning Committee, this may be considered again by the Planning Committee. d) Since, this was discussed and decided in the Planning Committee, this may be considered again by the Planning Committee.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			e) Sub-clause (ii) of clause 17.4.2 (page 264), the words "as indicated in the map 17.2 Proposed land-use plan 2021" needs to be modified as "As per the notified State Plans". f) Sub-clause (iii) of clause 17.4.2 (page 264) mentions that "necessary planned development can be undertaken by the respective State Governments after taking into account the restrictions of green buffers spelt out in the Regional Plan" requires deletion. (B) Apart from above, the following are the observations/suggestions on the Draft Revised Regional Plan 2021 AD; which need to be incorporated in the final Revised Regional Plan: 1. The final Census Data for the year 2011 is available; hence the same needs to be incorporated in the Plan, instead of following the provisional census figures. 2. The District boundaries given in Map 2.1 [page 13] varies from the District boundaries given	e) It has been mentioned in the following sentence that actual boundary of the Highway Corridor Zone will be delineated based on the revenue village boundaries by the respective state governments in the Sub-Regional Plan. Suggestion may not be agreed to. f) It is important to protect green buffers along transport corridor. This may not be agreed. 1. Final Census Data for the year 2011 will be incorporated in Final Revised Regional Plan-2021 for NCR. 2. Modifications would be carried out in the Final Revised Regional Plan-

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			in other maps provided in Chapter 2, e.g. Mewat and Palwal, Jhajjar and Rewari. Hence, the said boundary needs correct depiction in all the maps given in the Plan. 3. The Census 2011 population of Haryana Sub-Region (HSR) is 1,10,31,515 instead of 1,10,37,548 as given in table 4.1, 4.10 [page 22, 27]. 4. The share of urban and rural population in HSR is 43.27% and 56.73% respectively, instead of 39.4% and 60.6% as mentioned under para 'B' at page 27. 5. As per Census 2011, the rural and urban population of HSR is 62,58,375 and 47,73,140 respectively; instead of 62,82,939 and 47,54,609 as mentioned in table 4.10, 4.15 [page 27, 33]. 6. MBIR has not been referred to in the Chapter 4 relating to Demographic Profile & Settlement Pattern, though the details about the project stands provided to NCRPB.	2021 for NCR. 3. Final Census Data - 2011 will be incorporated in Final Revised Regional Plan-2021 for NCR. 4 & 5. This will be modified as per analysis of Final Census Data - 2011 in Final Revised Regional Plan-2021 for NCR. 6. As per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, draft Revised Regional Plan-2021 has dealt with identified seven Metro and eleven Regional Centres. Therefore in the proposed land use map, urbanisable areas, controlled/ regulated/development areas, etc. of identified seven Metro and eleven Regional Centres have been shown. Sub-regional Plans are required

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			7. The Census 2011 figures for Manesar are 23,448 which needs incorporation, as para 4.3 mentions about non-availability of the same. [page 30]. 8. As per Census 2011, the final figures for the Metro/Regional Centres of HSR, is as under, which needs to be incorporated in the Plan: <table><tr><th>Sr. No.</th><th>Metro / Regional Centre</th><th>As per DRRP 2021 [Table 4.14, 4.18, 4.19 at page 32, 34, 35]</th><th>As per Census 2011 [including adjoining Census towns within Development Plan area]</th></tr><tr><td>1</td><td>Bahadurgarh</td><td>1.70</td><td>1,70,767</td></tr><tr><td>2</td><td>Faridabad-Ballabgarh Complex</td><td>14.05</td><td>14,38,855</td></tr><tr><td>3</td><td>Gurgaon-Manesar Complex</td><td>9.02</td><td>9,33,454</td></tr><tr><td>4</td><td>Sonipat-Kundli Complex</td><td>3.07</td><td>3,27,002</td></tr><tr><td>5</td><td>Panipat</td><td>4.42</td><td>5,15,375</td></tr><tr><td>6</td><td>Rohtak</td><td>3.73</td><td>3,81,798</td></tr><tr><td>7</td><td>Palwal</td><td>1.31</td><td>1,54,998</td></tr><tr><td>8</td><td>Rewari</td><td>1.43</td><td>1,48,975</td></tr></table> 9. The proposed population of Palwal for 2021 AD be decreased by one lakh and that of Panipat be	Sr. No.	Metro / Regional Centre	As per DRRP 2021 [Table 4.14, 4.18, 4.19 at page 32, 34, 35]	As per Census 2011 [including adjoining Census towns within Development Plan area]	1	Bahadurgarh	1.70	1,70,767	2	Faridabad-Ballabgarh Complex	14.05	14,38,855	3	Gurgaon-Manesar Complex	9.02	9,33,454	4	Sonipat-Kundli Complex	3.07	3,27,002	5	Panipat	4.42	5,15,375	6	Rohtak	3.73	3,81,798	7	Palwal	1.31	1,54,998	8	Rewari	1.43	1,48,975	to provide for the remaining settlements which may include MBIR also. Therefore, the suggestion may not be agreed. 7. This may be incorporated in the Final Revised Regional Plan-2021 for NCR as per Census 2011. 8. This may be incorporated in the Final Revised Regional Plan-2021 for NCR as per Census 2011. 9. This may be considered by the Planning Committee.
Sr. No.	Metro / Regional Centre	As per DRRP 2021 [Table 4.14, 4.18, 4.19 at page 32, 34, 35]	As per Census 2011 [including adjoining Census towns within Development Plan area]																																					
1	Bahadurgarh	1.70	1,70,767																																					
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			increased by one lakh, on the basis of the Development Plans under consideration. 10. The Census 2011 is available for the urban settlements below one lakh population, hence that statement at para 4.4.1 about non-availability of the same needs rectification [page 33]. 11. The district-wise level of urbanisation shown in Annexure 4/II [page 39] needs to be rectified as per Census 2011 final figures, which is as under: <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th><th rowspan="2">District</th><th colspan="2">Population</th><th rowspan="2">Level of Urbanisation</th></tr> <tr> <th>Total</th><th>Urban</th></tr> </thead> <tbody> <tr><td>1</td><td>Panipat</td><td>12,05,437</td><td>5,55,085</td><td>46.05</td></tr> <tr><td>2</td><td>Sonipat</td><td>14,50,001</td><td>4,53,364</td><td>31.27</td></tr> <tr><td>3</td><td>Rohtak</td><td>10,61,204</td><td>4,46,164</td><td>42.04</td></tr> <tr><td>4</td><td>Jhajjar</td><td>9,58,405</td><td>2,43,339</td><td>25.39</td></tr> <tr><td>5</td><td>Rewari</td><td>9,00,332</td><td>2,33,430</td><td>25.93</td></tr> <tr><td>6</td><td>Gurgaon</td><td>15,14,432</td><td>10,42,253</td><td>68.82</td></tr> <tr><td>7</td><td>Mewat</td><td>10,89,263</td><td>1,24,106</td><td>11.39</td></tr> <tr><td>8</td><td>Faridabad</td><td>18,09,733</td><td>14,38,855</td><td>79.51</td></tr> <tr><td>9</td><td>Palwal</td><td>10,42,708</td><td>2,36,544</td><td>22.69</td></tr> <tr><td colspan="2">Haryana Region</td><td>1,10,31,515</td><td>47,73,140</td><td>43.27</td></tr> </tbody> </table> 12. In view of final Census figures of 2011, the density shall require rectification in Annexure 4/III [page 40].	Sr. No.	District	Population		Level of Urbanisation	Total	Urban	1	Panipat	12,05,437	5,55,085	46.05	2	Sonipat	14,50,001	4,53,364	31.27	3	Rohtak	10,61,204	4,46,164	42.04	4	Jhajjar	9,58,405	2,43,339	25.39	5	Rewari	9,00,332	2,33,430	25.93	6	Gurgaon	15,14,432	10,42,253	68.82	7	Mewat	10,89,263	1,24,106	11.39	8	Faridabad	18,09,733	14,38,855	79.51	9	Palwal	10,42,708	2,36,544	22.69	Haryana Region		1,10,31,515	47,73,140	43.27	10. It will be incorporated in the Final Revised Regional Plan-2021 for NCR as per Census 2011. 11. This will be incorporated in the Final Revised Regional Plan-2021 for NCR as per Census 2011. 12. This will be incorporated in Final Revised Regional Plan 2021.
Sr. No.	District	Population				Level of Urbanisation																																																							
		Total	Urban																																																										
1	Panipat	12,05,437	5,55,085	46.05																																																									
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			13. Para 6.6 [page 65] mentions about 64.14 million population of NCR by 2021 which varies from the proposals given in Chapter 4 (mentioned as 61.72 in Table 4.15). 14. In Map 6.3 [page 68], the alignment of Delhi-Gurgaon-Rewari-Alwar and Delhi-Sonipat-Panipat RRTS corridor has not been shown as per approved alignment. 15. The alignment of Dedicated Freight Corridor needs to be shown as per approved alignment in Map 6.3 [page 68]. 16. Table 6.13 [page 74] mentions about Rohtak-Hansi Rail Link, but the same is not shown in the map 6.3 [page 68]. 17. Under Phase-III of Annexure-6/II [page 82], at sr. no. 5 the Metro link has been mentioned as 'Badarpur-YMCA Chowk, Faridabad', while it should be 'Badarpur-YMCA Chowk-Ballabgarh'.	13. DRRP-2021 has referred to Regional Plan-2021 notified in 2005 in para 6.6 while referring to population of 64.14 million for NCR. Therefore, no correction needed. Suggestion may not be agreed to. 14 & 15. This map is for NCR Transport Plan-2032 and not the alignment plan for RRTS. It has been shown in the Draft Revised Proposed Land Use-2021 (Map 17.2). Therefore, no correction required. Suggestion may not be agreed to. 16. As mentioned in Para 15, Map 6.3 is for NCR Transport Plan-2032. The Rohtak-Hansi Rail Link has been given in the Draft Revised Proposed Land Use-2021 (Map 17.2). Suggestion may not be agreed to. 17. Extension of Metro Link up to Ballabgarh is not part of Metro Phase-III. In view of this, it cannot be included under the sub-title "Phase-III (Under Execution)" in Annexure 6/II. However, it can be mentioned under sub-title

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
				“Other Metro Proposals in NCR” as follows: “3. YMCA Chowk, Faridabad – Ballabhgarh (proposed)”. Length of this stretch may be provided by Govt. of Haryana. 18. The size of the Map will be increased to bring clarity. 19 & 20. The details in the Table at Annexure 8/IV and 8/V have been taken from the published document of Ministry of Water Resources. However, the corrections will be incorporated in Final Revised Regional Plan-2021 for NCR as suggested.
			18. Map 8.2 relating to ‘Flood Prone Areas in NCR’ is not legible. 19. Annexure 8/IV [page 120]: Hathin, Hodal, Palwal blocks need to be shown in Palwal District instead of Faridabad District; Nuh & Punhana to be shown in Mewat District instead of Gurgaon District; ‘Batoli’ block in Panipat needs to be rectified as ‘Bapauli’; ‘Madhlaudha’ needs to be rectified as ‘Madlauda’; ‘Lakhan Majara’ needs to be rectified as ‘Lakhan Majra’ in Rohtak District; ‘Mundalana’ in Sonapat needs to be rectified as ‘Mundlana’. 20. Annexure 8/V [page 120]: Ferozpur Jhirka and Nagina needs to be shown in Mewat instead of Gurgaon District; ‘Sohana’ needs to be rectified as ‘Sohna’ in Gurgaon District; Hodal Block needs to be shown in Mewat instead of Faridabad District.	

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			21. Table 9.16, 9.17 [page 143, 144]: 'Ballabgarh' needs to be rectified as 'Ballabgarh' and 'Rewari' should be mentioned instead of 'Rewari-Dharuhera-Bawal'. 22. Annexure 9/I [page 153]: 'Kharkoda' needs to be rectified as 'Kharkhoda', 'Sohana' needs to be rectified as 'Sohna'; 'Firozpur' should be rectified as 'Ferozepur Jhirka'. 23. The note given for Haryana under Annexure 9/II [page 154] mentions about water supply @ 180 LPCD for cities with population more than 10 lakhs, while as per CPHEEO Norms at page 107 [Box 8.2], it should not be more than 150 LPCD. 24. Para 11.2.4 [page 162] reports excess of 0.66 lakhs houses in Haryana Sub-region, which is capable to accommodate a population of 3.3 lakhs. Therefore, the town-wise bifurcation should be given, so that this aspect can be considered while planning for that particular settlement. 25. The status of night shelters at Sonapat and Gurgaon also needs to be given in para 11.2.6 (B) [page 164], which already stands provided to NCRPB. Moreover, the availability of residential accommodation to the EWS through private participation also needs to be given in this para.	21. This will be incorporated in Final Revised Regional Plan-2021 for NCR. 22. This may be corrected in Final Revised Regional Plan-2021 for NCR. 23. This may be corrected in Final Revised Regional Plan-2021 for NCR. 24. Regional Plan has given sub-region wise demand supply gap for housing. District/ Town-wise details may be provided by the state government in their respective Sub-regional Plans. Suggestion may not be agreed to. 25. This will be incorporated in Final Revised Regional Plan-2021 for NCR.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			26. The Tourist Circuits given under Para 13.5.4 [page 194] includes areas outside the Haryana Sub-region and are different from those given in the map 13.1 [page 197]. 27. 'Rohtak' needs to be rectified as 'Rohtak' in part (B) of Annexure 13/I under column titled 'District' [page 202]. 28. Para 14.3.2 [page 210] mentions that "HSPCB has started monitoring PM2.5, at one station (Faridabad) in Haryana sub-region from January 2012, and data is therefore available only for the 8 month period from January-August 2012.", which may be modified as "HSPCB has started monitoring PM2.5, at one station (Faridabad) in Haryana sub-region from January 2012, and data is therefore available only after that period". 29. Area of Haryana Sub-region has been mentioned as '13468' sq. Kms. in Annexure 14/I [page 219], while it should be '13428' sq. Kms. Moreover, total area of NCR has been mentioned as '34184' sq. Kms. in this Annexure, while it is '34144' sq. Kms. as per Chapter 2. Similarly, the total area of NCR mentioned in Annexure 14/II [page 220] for the year 2011 (i.e. 34682 sq. kms.) is also altogether different.	26. Necessary corrections will be made in the Final Revised Regional Plan-2021 for NCR. 27. This will be corrected in Final Revised Regional Plan-2021 for NCR. 28. This may be agreed. Following may be added at Page 212, Para 14.3.2: <i>"HSPCB has started monitoring PM2.5, at one station (Faridabad) in Haryana sub-region from January 2012, and data is therefore available only after that period"</i>. 29. This will be corrected in Final Revised Regional Plan-2021 for NCR.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			30. The figures given for 'Dense' as well as 'Open' Forests for Haryana Sub-region in Annexure 14/IV [page 220] varies from Annexure 14/I [page 219], thereby having variation in the total forest cover for all the years, except year 2003 (which is not provided in Annexure 14/I). 31. The MOEF Notification dated 07.05.1992 provided at Annexure 14/XI is incomplete. 32. 'Uttarakashi' should be 'Uttarkashi' in Table 15.2 [page 236]. 33. Under para 15.2.1 [page 236] it has been mentioned that "National Capital Region falls in Seismic Zone IV of the Seismic Zoning Map (BIS IS 1893, Part 1:2002) of the country. This makes the area liable to experience MSK intensity of 'VIII' and is considered as High Risk Zone." However, on same page it has been proposed that "The whole urban development in the region must be checked for safety against a probability of occurrence of seismic intensity "VII" and upgraded for required seismic resistance in buildings and infrastructure as found necessary to withstand minimum Peak Ground Acceleration value of 0.24g." Now, since the NCR is considered as High Risk Zone with MSK intensity of 'VIII' then, the proposals should be to have development in view of intensity of 'VIII' instead of 'VII'.	30. This will be corrected in Final Revised Regional Plan-2021 for NCR. 31. This will be incorporated. 32. This will be corrected in Final Revised Regional Plan-2021 for NCR. 33. The seismic intensity of VII has higher severity than intensity of VIII. That why for safety side, intensity of VII has been proposed. Suggestion may not be agreed to.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			34. Map 15.2 [page 244] and 15.3 [page 245] are not legible. 35. 'Jhajjar' needs to be spelt as 'Jhajjar' under Annexure 15/II [page 247]. 36. Annexure 15/III [page 248] mentions 'Rewari-Dharuhera-Bawal' as regional Centre, while only 'Rewari' is being considered as regional centre in Chapter 4. 37. The Act 41 of 1963 and the Act 8 of 1975 have not been properly spelled in para 16.2.4 [page 250] and needs rectification. 38. Para 16.3.5(iii) refers to 'rurban/semi-urban' areas which should be 'urban/semi-urban' [page 251]. 39. Table 17.2 mentions share of 'Haryana Sub-Region' under the category titled 'Others' as '56.46%' of the NCR, while explaining the same under 'Others' category it has been mentioned as '56.56%', which needs rectification [page 254]. 40. 'NCR' needs to be replaced by 'Haryana Sub-Region' in the legend of Figure 17.4 [page 257]. Furthermore, this rectification needs for Figures	34. The maps will be made legible. 35. This will be corrected in Final Revised Regional Plan-2021 for NCR. 36. This will be corrected in Final Revised Regional Plan-2021 for NCR. 37. This will be corrected in Final Revised Regional Plan-2021 for NCR. 38. The expression of 'Rurban' refers to a place that has a rural setting i.e. outskirts of urban environment. Suggestion may not be agreed to. 39. This may be corrected in Final Revised Regional Plan-2021 for NCR.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			17.3, 17.5 & 17.6 relating to other sub-regions also. 41. In Table 17.8 [page 259], the sum total of the Land uses of Haryana Sub-Region has been given as '1342800.00' while as per given statistics it works out to '1342800.01'. 42. Para 17.4.1(c)(iii) [page 262] recommends to keep the green belts (as prescribed in table 17.10, page 262) 'outside the urbanisable limits', while it should be applicable 'within urbanisable limits (outside MC Limits)' also, excluding the already urbanised areas. 43. Para 17.4.3(v) [page 263] mentions that 'Detailed Conservation Plans be prepared for the areas shown as Natural Conservation Zone in the proposed Land Use Plan 2021 by the concerned State Governments/Agencies along with guidelines for developmental laws'. On the other hand, para 14.6.4(B)(i) [page 218] provides for preparation of Environment Master Plans for Aravalli Zone falling	40. This will be corrected in Final Revised Regional Plan-2021 for NCR. 41. The figure will be adjusted. 42. DRRP-2021 has proposed broad policies for the green belts along transport networks. If the State government wants such green belts 'within urbanisable limits (outside MC Limits)' also, they can do so in the Sub-Regional Plan which is under preparation in order to be most stringent about the green belt and looking at the local situation. Suggestion may not be agreed to. 43. The policies provide for preparation of Conservation Plan / Master Plan. NCR participating State governments can prepare one detailed Conservation Plan for Natural Conservation Zone for their respective Sub-regions. Later, the

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			in NCR Districts, which is required to be prepared under MOEF Notification No. S.O. 1189(E) dated 29.11.1999 vide which power stands delegated to State Governments of Rajasthan and Haryana with the directions to "initiate the steps to prepare a master plan for development of the area covered by the Aravalli Notification integrating all environmental concerns". Now since, the Aravallis also stands identified as Natural Conservation Zone (NCZ), therefore, having two plans of similar nature i.e. '<i>Detailed Conservation Plans</i>' and '<i>Environment Master Plan</i>' for the same area is not justified. Therefore, '<i>Detailed Conservation Plans</i>' should be only be proposed to be prepared instead of the '<i>Environment Master Plan</i>'. 44. In the Proposed Land Use Map 2021 AD, several small pockets have also been identified as NCZ, which includes small village ponds/water bodies and also the non-feasible areas. Some of these, with the passage of time becomes part of urbanisable zone. Retaining these small water bodies/village ponds within the urbanisable area is not practical as it may cause health hazards to the residents. Hence, the same may be proposed to be eliminated. However, the large water bodies should be conserved and the 2-5% area mandatorily be kept under '<i>Water Bodies</i>'. Non-feasible sites of NCZ may also be considered to be omitted after verification of ground realities.	elaborations of specific zones could be done in the form of Master Plans for development of specific areas. Suggestions may not be agreed to. 44. The suggestions of elimination of smaller water bodies is not desirable. In fact, these are required to be protected and reclaimed while preparing the Master/ Development Plans. These bodies are important for recharging the ground water in NCR which is depleting very fast. Suggestions may not be agreed to.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			45. Para 17.4.4(iii) provides for 'Utilisation of less and least valuable land for urban expansion/new urban centres/development purposes.', while practically it is possible only in case of new urban centres and not in case of urban expansion in contiguity of existing urban settlement.	45. Ministry of Agriculture, Deptt. Of Agriculture & Cooperation, Natural Resource Management Division, Govt. of India (Obj. & Sugn. No.36) while submitting the suggestions and objections of Ministry of Agriculture after obtaining the approval of Secretary (A&C) has stated following: <i>"The National Policy for Farmers, 2007 has recommended that prime farmland must be conserved for agriculture except under exceptional circumstances, provided that the agencies that are provided with agricultural land for non-agricultural projects should compensate for treatment and full development of equivalent degraded / wastelands elsewhere. For non-agricultural purposes, as far as possible, land with low biological potential for farming would be earmarked and allocated. State Governments have been advised to earmark lands with low biological potential such as uncultivable land, land</i>

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			46. In para (i) on page 273, the growth rate of NCT-Delhi for decade 2001-11 (available in table 4.2, page 22) may also be given to show the impact of policies/proposals of Regional Plan on the growth of Delhi. 47. The Proposed Land Use Map 17.2, shows the area falling within the controlled areas, other than metro/regional centres, with notation of 'agricultural zone outside controlled/development area', which is	<i>affected by salinity, acidity, etc. for non-agricultural development activities, including industrial and construction activities."</i> In the light of above, suggestion may not be agreed to. However, para 17.4.4 (iii) may be modified as follows in the light of suggestion from Ministry of Agriculture: <i>'Utilisation of land with low biological potential for farming would be earmarked/allocated for non agriculture purposes such as urban expansion/new urban centres/ development purposes. Irrigated land with multi-cropped production should be avoided from urbanization as far as possible.'</i> 46. The growth rate of NCT-Delhi has already been elaborated in Chapter-4. Therefore, there is no need to repeat the same in this chapter. Suggestion may not be agreed to.

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			factually incorrect and needs to be rectified and supported with appropriate footnote on the same map. 48. The Revised Regional Plan 2021 AD should have an annexure relating to the summary of the policies/proposals also, as was provided in the Regional Plan 2021 AD.	47. The proposed land use map provides for controlled areas of Metro and Regional Centres. Foot Note 1 of Proposed Land Use Map 17.2 have already explained about this. Suggestion may not be agreed to.
			49. In para 11.6.3 (b) it has been proposed that "all group housing schemes of total plot area of 3000 sq.mt and above reservation to the extent of 15% of permissible FAR or 35% of the total dwelling units, whichever is higher shall be provided. In plotted development schemes it has been proposed to earmark 20 % of the developed land for the EWS / LIG Households.". However, the Department reserves only 15% dwelling units in Group Housing and 20% of Plots in Residential Colony for EWS category. Hence, this provision should be left to be implemented as per policy of the respective State Government.	48. No summary was provided in the Regional Plan 2021 AD. Suggestion may not be agreed to. 49. Since policy at 11.6.3 is a local level policy, therefore, it is proposed to drop this policy.
			50. Para 17.5(b) provides zoning regulations for 'Agriculture Zone within Controlled areas', wherein certain variations from those being adopted by the State exist. E.g. it provides for 'Sanitary landfill, compost processing plant and other such activity	50. Dhabas, Restaurants, Motels, Resort, Banquet Hall, etc. are commercial activities and may be permissible as part of recreational and tourist facilities and provision for same is already there at

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			<i>sites with adequate protected belt as prescribed in the CPHEEO Manual and the notifications issued by the Ministry of Environment and Forests from time to time.' and 'Recreational and Tourist facilities', which shall have to be inserted in the Development Plans being notified by the State. On the other hand, the State has the provisions like; 'Dhabas, Restaurants, Motels, Resort, Banquet Hall, Microwave Towers/Stations, Seismic Centers and Telecommunication Centers; Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants connected with the projects for which contract or work is assigned by Government or Government agency and to be set up on terms basis; Communication Towers', which are not provided in the Regional Plan 2021 AD. Hence, the same should be inserted in the Regional Plan.</i>	<i>para 17.5.1 (b) (23). Seismic Centers are part of Weather Station and provision for same is already there at para 17.5.1 (b) (14). Microwave Towers/Stations and Telecommunication Centers may be added at para 17.5.1 (b) (12) after Wireless station. Ready Mix Concrete Plants, Wet mix plants, Hot Mix Plants etc. are polluting activities, therefore, cannot be allowed within the controlled areas. These activities may be added in para 17.5.4 at (viii) (i.e. Agriculture (Rural) Zone outside Controlled/Development/Regulated Areas) after Brick Kilns.</i>
3.	28	Chief Planner Haryana, Panchkula Letter No. CCP(NCR)/2013/2198, dated 30.08.13	On the above subject, the State is of the view that the 'Orbital Rail Corridor' as proposed in Regional Plan-2021 AD, published in the Year 2005, should be retained and proposed along the Kundli-Manesar-Palwal Expressway and Eastern Peripheral Expressway towards Delhi side in the Draft Revised Regional Plan 2021 AD of NCR, as this Corridor is expected to be a major transport corridor in NCR.	The suggestion may be agreed and 'Orbital Rail Corridor' may be added parallel to Peripheral Expressway as proposed earlier in the proposed Land Use Map 17.2.
II. Development Authorities/Local Bodies				
1.	14	Secretary, Bulandshahr-Khurja	Suggestions 1. The new Sikandrabad Master Plan - 2021	The enclosed letter No.10356, dated 22.08.13 is addressed to Commissioner,

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		Development Authority (BKDA), Govt. of UP, Bulandshahr. Letter No. 10389 /BDA /2013-14, dated 26.08.13	approved by Govt. should be included as it is in the proposed land use map of Sub-Regional Plan. • The expressway meant to link Greater Noida and Hapur should be presented in accordance with the approved new Sikandrabad Master Plan – 2021. • The alignment of Eastern Peripheral Expressway shown in new Sikandrabad Master Plan – 2021 and the alignment shown in SRP 2021/2031 are different. This should be shown according to the concerned Deptt. • The high-tech township M/s Uttam Steels and Associates (Consortium) approved in the new Sikandrabad Master Plan – 2021 has no green belt attached to the railway line. So, in the SRP it should be shown according to the Sikandrabad Master Plan – 2021. • The green verge on the road sides (e.g. NH-91 and other) should also be according to the Master Plan. 2. According to point No. 3.2.3 of NCR Regional Plan-2021 there should be a highway corridor 500m wide along with the green belt on both sides of National Highway. 3. In the area under Bulandshahr Development Authority two Hightech townships M/s Uttam Steels & Associates (Consortium) (area 2504 acres) and M/s Riwaaz Infratech Pvt. Ltd.	NCR Cell, UP, Ghaziabad containing the suggestions on the Sub-regional Plan for UP Sub-region-2021. The suggestions may not be agreed as they are not relevant to DRRP-2021 and pertain to the Sub-Regional Plan.

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			(area 3601 acres) have been approved of which the land-use change proposal in the proposed area of M/s Riwaaz Infratech has been sent to the Govt. 4. The proposed land use map of Sub-Regional Plan should include the Govt. approved Bulandshahr Master Plan – 2021 as it is. The green verge on the road sides (NH-91 and others) and railway line sides should be shown as in the Master Plan. 5. The Ganga Nagar Residential Plan and Transport Nagar Commercial Plan that are being developed under Bulandshahr Master Plan should be shown in the Sub-Regional Plan as it is. 6. The proposed land use map of SRP should include Govt. approved Jahangirabad Master Plan – 2021. The green verge on the road sides should be shown according to the Master Plan. 7. The Govt. approved Khurja Master Plan – 2021 should be included in the proposed land use map of SRP. 8. The green verge shown along the road sides (NH-91 and others) and railway lines should be shown according to the Master Plan. 9. The Kalindi Kunj Residential Plan developed under the Khurja Master Plan has been shown as restricted development zone. So, the authority's plan should be shown as it is in the Sub-Regional Plan.	

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			10. The logistics park approved by the authority under Khurja Master Plan has been shown as restricted development zone. So, the authority's plan shown be shown as it is in the Sub-Regional Plan. 11. The Master Plan for the middle of Khurja7 Bulandshahr mentioned in Khurja Master Plan – 2021 that was approved by Govt. should be shown in the proposed land-use map of Sub-Regional Plan. 12. The free trade warehouse (SEZ) in Khurja Development area should be included as it is in the proposed land use map of Sub-Regional Plan. 13. Restricted Development zones should not be proposed in Development Areas of Khurja and Bulandshahr Development Authorities. Letter No. 2306/Dev./2010-11 dated 5.11.11 1. In the area under Bulandshahr Development two high-tech townships M/s Uttam Steels and Associates (Consortium) (area 2504 acres) and M/s Riwaaz Infra-tech Pvt. Ltd. (area 3601 acres) have been approved, of which the land-use change proposal in the proposed area of M/s Riwaaz Infra-tech has been sent to the Govt. after approval for the Authority Board and the conceptual DPR of the above mentioned plan also has been approved by the	

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			Authority Board. 2. M/s Jaiprakash Sewa Sansthan & M/s J.P. Infratech Pvt. Ltd. have proposed a land use change for 13.112 hectre land in Chirchita Village, Baran Pargana, Bulandshahr Tehsil and district which is approved by the Authority Board and by UP Govt. Housing & Urban Planning Section - 3 by order No. 931(1)/8-3-13-05 LUC/2013 dated 21.06.2013 and further action in this regard is being taken. 3. In the development area of Khurja Development Authority, M/s Arshia Northern FTWZ Ltd. is to make a free trade warehousing (SEZ) on 51.4394 hectre of land in Ibrahinpur, Junaipur as Marypur, Khurja tehsil, Bulandshahr district, U.P. The land use change proposal of the free trade warehousing area has been sent to Govt. after the approval of Authority Board. Therefore, it is requested to please initiate further action and direct the concerned to include above mentioned project in SRP 2021/31 and the draft proposed land use - 2021 map.	
2.	18.	Chairman-cum-CEO 169, Sector-Gamma, Greater Noida City, Distt. Gautam Budh Nagar-201308	GNIDA has some suggestions and observations which are mentioned below:- i) Greater Noida Expansion Area had been notified on 14th of June 2006 by Uttar Pradesh Government under Up Industrial Area development Act 1976. This area is flanked by	i) & ii) Urbanisable area of the notified Master Plan for GNIDA 2031 may be incorporated, if provided by Govt. of

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
		Letter D.O. No. GNIDA/PLNG/M-59/2013/376, dated 27.08.13	National Highway 24 on north and National Highway 91 on west. It is the only region in India where both Western Dedicated Freight Corridor and Eastern Freight Corridor meet. A number of expressways like Eastern freight corridor Upper Ganga canal expressway etc also traverse through this area, thereby creating high development pressure in this region. State Government has notified this area with a mandate to check unauthorized development in this area. Hence it is suggested that the Urbanisable area of Greater Noida 2031 should dully be a part of the revised Regional Plan - 2021 and tables wherein names of town in NCR Region are mentioned like 4.13, 4.14. ii) Greater Noida 2031 should be integrated with the Existing Greater Noida area in the Regional Plan 2021 as an enlarged Metro Centre for which letter has been sent to NCRPB vide letter dated: 02/07/2013. iii) Dadri- Noida-Ghaziabad Investment Region (DNGIR), the starting Node, of DMIC region, should be included in all the maps in the Regional Plan and Urbanisable area be marked accordingly for which proposal has been sent to NCRPB vide letter dated: 25/03/2013.	UP/NCR Cell, UP as the reference letter dated 28.3.13 mentioned in the CEO, GNIDA's letter is addressed to Commissioner, NCR Cell, UP by Principal Secretary, Industries Department, Govt. of UP. Principal Secretary, Industries has requested Commissioner, NCR Cell to incorporate the urbanisable area of the notified Master Plan for GNIDA 2031 in the Sub-regional Plan for UP Sub-region for 2021. iii) As per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, draft Revised Regional Plan-2021 has dealt with identified seven Metro and eleven Regional Centres. Therefore in the proposed land use map, urbanisable

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			iv) Industrial towns may be included in table no. 17.10 wherein density norms of such towns should be specified separately with a relatively low range of 80 - 100 PPH. v) Urbanisable area of GNIDA 2031 has been approved by Govt. of U.P. and sent to NCRPB vide letter dated 28/03/2013. Therefore, urbanisable area of GNIDA should be shown as per annexed map. Requested to incorporate the above observations and suggestions in the Regional Plan 2021.	areas, controlled/ regulated/development areas, etc. of identified seven Metro and eleven Regional Centres have been shown. Sub-regional Plans are required to provide for the remaining settlements. Therefore, the suggestion may not be agreed to. iv) Table 7.10 is related to Green Buffers along Transport Networks. Table 17.9 provides for City Level Density Norms. Footnote below this table has clearly mentioned that the density could be further reduced by 10% for special purpose township such as industrial town, knowledge city and sports city, etc. The provision for lower Density for industrial town is already provided in the DRRP-2021, therefore, the suggestion may not be agreed. v) Urbanisable area of the notified Master Plan for GNIDA 2031 may be incorporated, if provided by Govt. of UP/NCR Cell, UP as the reference letter dated 28.3.13 mentioned in the CEO, GNIDA's letter is addressed to Commissioner, NCR Cell, UP by Principal Secretary, Industries Department, Govt. of UP. Principal

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
3.	41.	CEO, YEIDA, Govt. of UP Letter No. YEA/Planning/590/2013 dated 27.08.13	In the proposed land use map of Regional Plan – 2021 the notified development area of Yamuna Expressway Industrial Dev. Authority has not been shown as Controlled Area. i. It is also worth mentioning that the urbanisable area of Metro Standard Yamuna Expressway new township, included in UP SRP-2021 which was approved by UP Govt & NCR Planning Board in its 33rd Meeting has not been shown in the above mentioned map. ii. Yamuna Expressway Industrial Development Authority (YEIDA) has prepared the Master Plan 2031 and sent it to Govt. Therefore, according to the decision taken in the Board Meeting on 1.7.2013 that 'after discussions and deliberations, it was decided that the land use plans of duly notified Master/Development Plans for the Metro and Regional Centres by the participating states for the year 2031 will be incorporated with a suitable footnote". The proposed urbanisable area for YEIDA Master Plan-2031 should be shown in the proposed	Secretary, Industries has requested Commissioner, NCR Cell to incorporate the urbanisable area of the notified Master Plan for GNIDA 2031 in the Sub-regional Plan for UP Sub-region for 2021. i) to v) As per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, draft Revised Regional Plan-2021 has dealt with identified seven Metro and eleven Regional Centres. Therefore in the proposed land use map, urbanisable areas, controlled/ regulated/development areas, etc. of identified seven Metro and eleven Regional Centres have been shown. Sub-regional Plans are required to provide for the remaining settlements. Therefore, the suggestion may not be agreed to.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			land use map of NCR Regional Plan-2021. iii. The Yamuna Expressway Authority area's Master Plan 2021 is proposed for a population of 20 lakh. Therefore, proposed urbanisable area for the Yamuna Expressway Authority area should be included as a metro centre in table 4.2.0 of page 18. This has been included as a metro centre in UP Sub Regional Plan-2021. iv. Under 17.5.1 (Controlled/Development / Regulated zone) of zoning regulations mentioned in para 17.5 of Draft Revised Regional Plan-2021, activities which are in conformity to the Govt. approved Master Plans should only be agreed upon to avoid creating contradiction. v. It is requested to please make necessary amendments in the RP-2021 in the light of above points.	
Received after last date i.e. 30.08.2013				
1.	1.	VC, Hapur Pilakhua Development Authority, Preet Vihar, Delhi-Road, Hapur-245101 Letter No. dated 1470/Planning/HPDA/13 dated 29.08.2013	1. In Map 6.3 on page 68 of Chapter 6 'Transport' the Meerut-Hapur-Bulandshahr, NH-235 is not shown. Also, the State Highway has not been shown in color code in legend.	1. Map 6.3 is for NCR Transport Plan-2032 which was prepared in 2009. Meerut-Hapur-Bulandshahr NH-235 has been shown in the Draft Revised Proposed Land Use-2021 (Map 17.2). The legend of the State Highway will be shown in Map 6.3.

S. No.	Obj. & Sugn. No.	Name & address	Summary of Objections / Suggestions	Observations of NCRPB Secretariat
			2. In the DFC Alignment from Hapur should be matched with the records. 3. The Rail-line alignment is not shown correctly. 4. In the 45 meter wide road joining Delhi, Hapur marg to Meerut marg proposed in Hapur Master Plan 2005 and the 45 meter wide proposed road joining Meerut road to Hapur-Garhmukteshwar marg has not been shown.	2. Map 6.3 is for NCR Transport Plan-2032 which was prepared in 2009 and not the alignment plan for DFC. The DFC alignment has been given in the Draft Revised Proposed Land Use-2021 (Map 17.2) which is correct. Therefore, the suggestion may not be agreed to. 3. The alignment of railway line has been shown as per satellite imagery in the Draft Revised Proposed Land Use-2021 (Map 17.2) which is correct. Therefore, the suggestion may not be agreed to. 4. The Regional Plan provides details of National Highways, State Highways and few other important roads. Master Plan roads have not been shown in the proposed Regional Landuse Map. However, such roads can be shown in the Sub-Regional Plan. Therefore, the suggestion may not be agreed to.

To

The Member Secretary,
National Capital Region Planning Board,
1st Floor, Core-IV B
India Habitat Centre, Lodhi Road,
New Delhi.

MS/NCRPB
Dy. No. 849/D
Date 4.7.13

Memo No. CCP(NCR)/2013/1655

Dated: 02.07.2013

Subject: - Inclusion of the Districts of Jind and Karnal in the NCR.

Reference: - 33rd Board Meeting of the NCRPB held on 01.07.2013 under the Chairmanship of Hon'ble Union Minister of Urban Development.

The issue relating to the inclusion of the Districts of Jind and Karnal in the NCR was raised by the Hon'ble Chief Minister, Haryana in the 33rd Board Meeting of the NCRPB held on 01.07.2013. After deliberations, the Board agreed for in-principle inclusion of these Districts in the NCR and decided that the approval of the Planning Committee may be obtained through circulation. The proposal for the inclusion of the above Districts of Jind and Karnal in the NCR is submitted for the consideration of the Planning Committee on the following grounds:-

1. Inclusion of the District of Karnal in the NCR

- i. Karnal is about 125 kms from Delhi and the District is contiguous to the existing NCR boundary of Panipat and therefore, fulfills the condition of contiguity.
- ii. District Karnal has an area of 2520 sq. kms., having 5 tehsils of Karnal, Nilokheri, Gharaunda, Assandh & Indri, 3 sub-tehsils (Nissing, Nigdu & Ballah), 7 urban (Karnal, Taraori, Gharaunda, Assandh, Nilokheri, Indri & Nissing) and 434 rural settlements.
- iii. The total population of the District is 15,05,324 with the Urban population of 4,54,810 and a rural population of 10,50,514.
- iv. The literacy rate of the District is 76.44%.
- v. NH-1 and Delhi-Ambala railway line passes through the District providing it better connectivity with National Capital, Delhi and State Capital, Chandigarh.
- vi. Wheat & Rice are the major crops of the District, which constitutes about 86% of the total area under main crops.

147/CCP/13
8/7/13

Dr
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Dr. P. N. Sub. Rao
AD (AM)
9/7/13

820/DI/13
9/7/13

- vii. There are 17 Large and Medium Scale Industries in the District manufacturing footwears, finished leather, Rice, Milk products, Sugar and Floriculture. The industrial statistics (2011) show:

Registered Industries=478,
Industrial Workers=29501,
Hotel/Restaurants=493

- viii. There are 2 hospitals, 25 PHC, 12 Dispensaries, 5 CHCs and 141 Sub-Centres catering to the medical facilities of the residents.
- ix. There are a total of 11 colleges, 5 of which are for Women exclusively.
- x. The District also houses the institutes like: National Dairy Research Institute (NDRI), National Bureau of Animal Genetics Resources (NBAGR), Directorate of Wheat Research (DWR), Central Soil Salinity Research Institute (CSSRI), Sugarcane Breeding Institute.

2. Inclusion of the District of Jind in the NCR

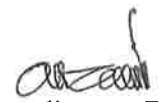
- i. Jind is about 135 kms from Delhi and the District is contiguous to the existing NCR boundary of Panipat, Sonapat and Rohtak and therefore, fulfills the condition of contiguity.
- ii. District Jind has an area of 2702 sq. kms., having 4 tehsils of Jind, Julana, Narwana and Safidon, 6 urban & 307 rural settlements.
- iii. The total population of the District is 13,32,042 with the Urban population of 3,03,923 and a rural population of 10,28,119.
- iv. The literacy rate of the District is 72.73%.
- v. NH-71 and 65, Delhi-Ferozepur and Narwana-Jind-Kaithal railway line passes through the District providing it better connectivity with the National Capital Region of Delhi.
- vi. The District has a milk plant, Jind Co-op Sugar Mills Ltd., Hafed Cattle Feed Plant, Industrial Cables (India) Ltd. etc. The industrial statistics (2011) show:

Registered Industries=160,
Industrial Workers=13145

- vii. There are 3 hospitals, 27 PHCs, 9 Dispensaries, 6 CHCs and 173 Sub-Centres in the District.

6

- viii. There are 6 colleges, 1 engineering college, 4 teachers training centres and 16 vocational education institutes.



Chief Co-ordinator Planner, NCR
Haryana, Panchkula.

Office of Chief Co-ordinator Planner (NCR)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
 HUDA COMPLEX, SECTOR-6, PANCHKULA
 Tel+Fax: 0172-2578086; Tel: 0172-2581737
 Email: ccpncr.haryana@gmail.com

Memo No. CCP(NCR)/2013/ 2161
 Dated: 27-08-2013

To

The Director (Technical)
 NCRPB, 1st Floor, Core-IV-B
 India Habitat Centre
 Lodhi Road, New Delhi-110003

Subject: Inclusion of the District of Jind and Karnal in the NCR.

Reference: Your office Memo No.K-14011/35/2013-NCRPB dated 16.08.2013 and in continuation of this office letter memo no. 1655 dated 02.07.2013.

The information sought vide letter under reference is as follows:

A- Jind

a) The Map has been enclosed showing the district Jind and its Urban Centres, NCR boundries, roads and railway line and linkages with existing NCR is enclosed herewith.

b) The Population of District Head Quarter Jind and its other Urban Centres according to census-2011 is as under:

- | | | |
|------|----------------------------|---------|
| I. | Jind (Head Quarter Town) - | 210938. |
| II. | Narwana | - 78613 |
| III. | Safidon Town | - 40432 |
| IV. | Julana Town | - 18753 |
| V. | Uchana Town | - 16813 |

c) Commutation (by road and rail) from Jind upto Delhi-on daily basis.

- | | |
|-----|---|
| I. | By Roadways- Approximately 2500 Commuters |
| II. | BY Railways- Approximately 1000 Commuters |

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(As per information received from GM Roadways office and Railway enquiry office.)

d) The district has a milk plant, Jind Co-op Sugar Mills Ltd., Hafed Cattle Feed Plant, Industrial Cables (India) Ltd. Etc. The Industrial Statistics (2011) show:

- I. Registered Industries = 160
- II. Industrial Workers = 13145

B- Karnal

- a) Map showing the district boundary of Karnal District alongwith existing NCR boundary and showing transport network, Urban Centers and their linkages with existing NCR is attached herewith.
- b) **Population of different towns of District Karnal as per census 2011 town wise is as under:**

Sr. No.	Town Name	Total Population	Male	Female
1	Karnal	302140	159653	142487
2	Gharaunda	37816	19919	17897
3	Indri	17487	9199	8288
4	Assandh	27125	14385	12740
5	Nilokheri	17938	9455	8483
6	Taraori	25944	13762	12182
7	Nissing	17438	9482	7956

- c) **Commutation (by road and rail) from district headquarters and other major urban centres :-**

By Bus:-

Karnal Depot of Haryana Roadways has 164 buses and 40 nos. of private buses approximately providing easy public transport to the people of the District. Large no. of Interstate buses also ply through District. These buses carry about 40000 passengers per day linking the National and State

Capitals and other parts of State and neighboring States and cover a distance of 66,000 K.M. 4,000 persons travel through buses to National Capital.

By Train:-

Amritsar - Delhi double broad-gauge railway line also passes through the Karnal town. 59 nos. of trains passes through the Karnal town and carry about 9,000 passengers per day from Karnal. Approximately 6000 passengers travel to National Capital per day..

d) Economic drivers, major industrial projects recently completed, ongoing and in pipe line:-

- I. Two number Industrial Estates (Sector No. 3 & 37) have been acquired by HSIIDC. Major part of Sector 3 having an area of 210 acres has been developed having large no. small scale industries dealing in manufacture of agricultural implements, house hold appliances, packaging and pharmaceuticals etc. Sector-37 with an area of 202 acres is being developed by HSIIDC.
- II. Karnal is known for its internationally acknowledged shoes industry under the brand name of Liberty Shoe Ltd.
- III. Karnal District is part of the famous Rice Bowl of India and known for its high quality Basmati Rice which is exported all over the world. There are number of rice mills like that of HAFED in Public sector and M/s Best Food Pvt. Ltd., M/s Dunar Pvt. Ltd. etc. producing the best quality of Basmati Rice.
- IV. At present there are following major facilities/institutes in Karnal :-
*Karnal Airport as popularly called is also known as Karnal Flying Club is operational since 1967 A.D. under the aegis of H.I.C.A. Haryana Institutes of Civil Aviation (HICA). Karnal Airport is located on Kunjpura Road and is near Sainik School Kunjpura. The Government of India has approved its upgradation as domestic airport which will help in faster linkages not

only within the but also with National Capital and other major destination in Country.

- *Kalpna Chawla Medical Collage (under development).
- *Central Soil and Salinity Research Institute (CSSRI)
- *Directorate of Wheat Research (Indian Agriculture Research Institute).
- *National Bureau of Animal Genetics Research (NBAGR)
- *Regional Research Station of Chaudhary Charan Singh Haryana Agricultural University
- *Sugarcane Breeding Research Institute
- *Horticulture Training Institute Uchani, Karnal, Haryana
- *One project namely Eco Friendly vegetable Center on National Highway No. 44, Gharaunda, Distt. Karnal.

The above information is being sent herewith a request to convene the meeting of planning committee for consideration of proposal to include districts of Jind and Karnal in NCR.

DA/As above.


District Town Planner,
For: Chief Coordinator Planner, NCR,
Haryana, Panchkula.

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**MINUTES OF THE 62ND MEETING OF THE
PLANNING COMMITTEE HELD ON
15.10.2013 AT 03:00 P.M. AND ON 20.12.2013
AT 11:00 A.M. (CONTINUATION OF THE
MEETING HELD ON 03.10.2013) IN THE
CONFERENCE HALL OF THE NATIONAL
CAPITAL REGION PLANNING BOARD,
NEW DELHI.**

MINUTES OF THE 62nd MEETING OF THE PLANNING COMMITTEE HELD ON 15.10.2013 AT 03:00 P.M. AND ON 20.12.2013 AT 11:00 A.M. (CONTINUATION OF MEETING HELD ON 03.10.2013) IN THE CONFERENCE HALL OF NATIONAL CAPITAL REGION PLANNING BOARD, NEW DELHI.

List of the participants is at Appendix-I(A) and I(B).

Chairperson while welcoming the members of the Planning Committee stated that 62nd meeting of the Planning Committee was held on 03.10.2013 to finalise Planning Committee's recommendations on objections and suggestions received in response to the public notice issued for inviting objections and suggestions on the Draft Revised Regional Plan-2021. The earlier meeting was adjourned due to paucity of time. Therefore, it was decided that remaining Agenda items would be taken up in the next meeting (s). These meetings are therefore in continuation to the 62nd meeting of the Planning Committee held on 03.10.2013. She added that the Minutes of the part meeting held on 03.10.2013 have since been issued.

Chairperson added that objections and suggestions received till 30.08.2013 and also from Central Government, State Government and Urban Local Bodies/Development Authorities received up to 17.09.2013 were considered in the last Planning Committee meeting held on 15.10.2013.

Board has now received eleven nos. of objections and suggestions from Central Government, State Governments, various Departments of State Governments and Development Authorities. These objections & suggestions have been circulated on 13.12.2013 as Supplementary Agenda Item No. 2 and Supplementary Agenda Item No. 3 was circulated in the meeting.

In this regard, Planning Committee has to take a view whether these objections and suggestions are to be considered or not. Chairperson reiterated that since these objections and suggestions have been received from Central Govt./State Govt./Agencies/Development Authorities, these need to be taken up on priority. Planning Committee agreed and decided to consider these objections and suggestions as they have been received from Central Govt./State Govt./Agencies/Development Authorities. Planning Committee also decided that no further objections and suggestions will be considered henceforth since more than adequate time has been given for submission of objections and suggestions. Agenda items were subsequently taken up for discussion.

With regards to objections and suggestions, Additional Secretary (UD), Ministry of Urban Development, Govt. of India mentioned that objections and suggestions should come from respective state governments, instead of individual Departments of State Governments / Development Authorities. Principal Secretary (PWD), Govt. of NCT Delhi stated that the objections and suggestions received from various departments / agencies under Govt. of

NCT Delhi have been forwarded by the Public Works Department, Govt. of NCT Delhi which is the nodal department for NCR Planning Board. He further stated that these objections and suggestions are basically relating to factual errors and which can be considered for incorporation.

Agenda Item No.1: Confirmation of the Minutes of the 62nd Meeting (continuation of meeting held on 03.10.2013) of the Planning Committee held on 03.10.2013.

Commissioner, NCR Planning & Monitoring Cell (UP) observed that two different statements were given in the Agenda item no. 2 (Action Taken Report for 61st Planning Committee meeting held on 04.06.2013) relating to the approval of Sub-Regional Plan 2021 for UP Sub-Region. After detailed discussions, the Planning Committee decided that sub-para (ii) (a) and (v) of Agenda Item No. 2 of the Minutes may be considered amended as follows:

'Planning Committee noted that the Sub-Regional Plan 2021 for UP Sub-Region was approved by the Board'.

Planning Committee also decided that the recommendations with regard to the suggestions of the CEO & MD, DMICDC given in the Minutes at Sl. No. 2, page 10-11 of Appendix-II be modified as follows:

"Manesar-Bawal Investment Region and Dadri-Noida-Ghaziabad Investment Region" have been planned as investment regions by DMICDC and the process of the notification is on.

With the above amendments, the Minutes of the Meeting held on 03.10.2013 were confirmed.

Agenda Item No.3: Consideration of observations and suggestions received on Draft Revised Regional Plan-2021 for NCR.

The objections and suggestions on Draft Revised Regional Plan-2021 for NCR pertaining to Public (Part-II) were deliberated and recommendations of the Planning Committee are at **Appendix-II (P)**.

Supplementary Agenda Item No.1: Consideration of observations and suggestions received on Draft Revised Regional Plan-2021 for NCR (Received between 17.09.2013* to 15.10.2013).

Planning Committee deliberated on the various objections and suggestions received from Ministry of Communications and IT and Water Resources, Govt. of India and recommendations of the Planning Committee are at **Appendix-III**.

Supplementary Agenda Item No.2: Consideration of observations and suggestions received on Draft Revised Regional Plan-2021 for NCR after last date of submission i.e. 30.08.2013 (Received between 15.10.2013 to 20.12.2013).

Planning Committee deliberated on the various objections and suggestions received and recommendations of the Planning Committee are at **Appendix-IV**.

Supplementary Agenda Item No.3: Consideration of Observations and Suggestions Received on Draft Revised Regional Plan-2021 for NCR after last date of submission i.e. 30.08.2013 (Received between 15.10.2013 to 20.12.2013).

Planning Committee deliberated on the various objections and suggestions received and recommendations of the Planning Committee are at **Appendix-V**.

Supplementary Agenda Item No. 4: Review of Counter Magnet Areas for NCR

Planning Committee deliberated on the issue in detail and decided that the Counter Magnet Areas (CMAs) be retained as earlier.

Agenda Item No.4: Any other item with the permission of the Chair:

4.1 YEIDA:

Commissioner, NCR Cell, UP raised the issue of incorporation of YEIDA Master Plan for Yamuna Expressway Authority Area in the Draft Revised Proposed Land use-2021 Map of the DRRP-2021. Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). It also noted that in the proposed land use map, urbanisable areas, Controlled/Development/Regulated areas, etc. have been shown for the identified seven Metro Centres and eleven Regional Centres. Sub-Regional Plans are required to give details of the remaining settlements.

* 17.09.2013 is the date of issue of Meeting Notice for the 62nd Meeting of the Planning Committee held on 03.10.2013.

After detailed discussions, Planning Committee recommended that in order to have more clarity following corrections may be made in second para of the Note on the Draft Revised Proposed Land Use-2021 Map:

- i) In the first line: "for *Metro Centres and Regional Centres*" may be replaced by "for the **identified seven** *Metro Centres and eleven Regional Centres*".
- ii) In the fifth line: "Details of lower hierarchy settlements" may be replaced by "Details of **other existing / new settlements** including lower hierarchy settlements".
- iii) In the sixth/seventh line: "as shown in the *Master Plans/Development Plans /New Master Plans/Development Plans in force.*" may be replaced by "as shown in the **Sub-Regional Plans and Master Plans/Development Plans /New Master Plans/Development Plans in force.**".

Commissioner, NCR Cell, UP informed the Committee that the Master Plan for five towns namely Jever, Dankaur, Rabupura, Kakod and Jahangirpur as a part of YEIDA (which are the towns that are part of the 108 Census Towns of the NCR) has been notified by Govt. of UP on 20.10.2013 and requested that names of these towns be included in Annexure-1/II of the DRRP-2021 (Status of Master/Development Plans). Planning Committee discussed and recommended that names of these towns be added in Annexure-1/II of the DRRP-2021 (Status of Master/Development Plans).

4.2 Reconsideration of the proposals of retaining restriction that limits construction up to maximum 0.5% of the area of Natural Conservation Zone (NCZ) for Regional Recreational Activities.

Planning Committee in its 61st meeting held on 04.06.2013 deliberated on the issue and after detailed discussions, it was decided that the provision in Para 17.5.3. (iv) may be modified as "regional recreational activities after obtaining environmental clearance from the Competent Authority."

Accordingly, Section 17.5.3 (iv) of the Draft Revised Regional Plan-2021 (DRRP-2021) was modified to "Regional recreational activities after obtaining environmental clearance from competent authority" (page-268).

Chief Regional Planner, NCRPB pointed out that a number of objections and suggestions received on the above mentioned modifications and recently, above issues were raised in the media. Photocopies of the newspaper clippings were circulated in the meeting. Chairperson requested the members to deliberate on this issue also as it is an important issue and give their suggestions.

Financial Commissioner and Principal Secretary, Town & Country Planning Department, Govt. of Haryana suggested that 0.5% restriction on construction in Natural Conservation Zone be made applicable outside notified urbanisable areas.

Chief Regional Planner, NCRPB proposed that 0.5% restriction on construction in Natural Conservation Zone be incorporated in order to safeguard the environmentally sensitive areas from urbanization.

After detailed deliberations on the issue, Planning Committee decided that Section 17.5.3 (iv) of the DRRP-2021 be modified as ***“Regional Recreational Activities with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws”***.

Subsequently, Financial Commissioner and Principal Secretary, Town & Country Planning Department, Govt. of Haryana, referring to the Suggestions No. 9, 10, 11, 12, 13, 15, 19, 20 & 25 of Part-II (Public) relating to “Natural Conservation Zone”, further suggested that “Regional Recreational Activities” should also include “Tourism Activities”.

Additional Secretary (UD), Ministry of Urban Development, Govt. of India, agreeing with the above suggestion, stated that “Tourism Activities” may be included in “Regional Recreational Activities”, provided that these constructions are limited up to maximum 0.5% of the area of Natural Conservation Zone (NCZ).

Planning Committee considered the above and decided that Section 17.5.3 (iv) of the DRRP-2021 be modified as ***“Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws”***.

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


(Rajeev Malhotra)
Chief Regional Planner

To:

- i) Chairperson, Planning Committee.
- ii) Members of the Planning Committee.
- iii) Co-opted Members of the Planning Committee.

List of the participants of the 62nd meeting of the Planning Committee held on 15.10.2013

	Chairperson
1.	Mrs. Naini Jayaseelan, Member Secretary, NCRPB.
	MEMBERS
	Government of Haryana
2.	Shri T.C. Gupta, Financial Commissioner & Principal Secretary, Town & Country Planning Department, Government of Haryana.
	Government of Uttar Pradesh
3.	Ms. Kalpana Awasthi, Commissioner, NCR Planning & Monitoring Cell, Uttar Pradesh-Representing Principal Secretary, Housing & Urban Planning Department, Govt. of UP
4.	Shri S.K. Zaman, Chief Town & Country Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP.
	Government of Rajasthan
5.	Shri R. K. Tulara Senior Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan - Representing Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan.
	TCPO, Govt. of India
6.	Shri R. Srinivas, Town & Country Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi-Representing Chief Planner.
	Delhi Development Authority, Delhi
7.	Shri S.P. Pathak, Asstt. Commissioner (Planning), MPPR, DDA- Representing VC, DDA
	PWD, Govt. of NCT Delhi
8.	Shri N.Mali, Spl. Secretary, PWD, GNCT-Delhi, -Representing Principal Secretary, (PWD) GNCT-Delhi.
	Co-opted Members
9.	Shri Rakesh Ranjan, IAS, Sr. Adviser, Planning Commission, Govt. of India, New Delhi.
10.	Shri Rajeev Malhotra, Chief Regional Planner, NCRPB.
	NON-MEMBERS
11.	Shri Arvind Mehtani, Chief Coordinator Planner, Town & Country Planning Department, Government of Haryana.
12.	Mrs. Promila Mitra, Dy. Secretary (PWD), GNCT-Delhi
13.	Shri A.K. Tyagi, Chief Coordinator Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP.
14.	Shri Manoj Kumar, Asstt. Architect Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP.
15.	Shri P.M. Parate, Additional Commissioner (Planning), DDA, Delhi
16.	Ms. Iram Aziz, Planning Consultant, UTTIPEC, DDA, Delhi
	NCRPB
17.	Shri J.N. Barman, Director (T), NCRPB
18.	Ms. Nilima Majhi, Asstt. Director (T), NCRPB
19.	Shri Ramesh Dev, Asstt. Director (T), NCRPB
20.	Ms. Hemlata, Asstt. Director (T), NCRPB

List of the participants of the 62nd meeting of the Planning Committee held on 20.12.2013

	Chairperson
1.	Mrs. Naini Jayaseelan, Member Secretary, NCRPB.
	MEMBERS
	Ministry of Urban Development, Government of India
2.	Dr. D. Diptivilasa, Additional Secretary (UD), Ministry of Urban Development, Govt. of India.
	Government of Haryana
3.	Shri. T.C. Gupta, Financial Commissioner & Principal Secretary, Town & Country Planning Department, Government of Haryana.
4.	Shri Anurag Rastogi, Director General, Town & Country Planning Department, Government of Haryana.
	Government of Uttar Pradesh
5.	Ms. Kalpana Awasthi, Commissioner, NCR Planning & Monitoring Cell, Uttar Pradesh - Representing Principal Secretary, Housing & Urban Planning Department, Govt. of UP.
6.	Shri. Arvind Kumar Tyagi, Chief Coordinator Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP - Representing Chief Town & Country Planner, NCR Cell, UP, Town & Country Planning Department, Govt. of UP.
	Government of Rajasthan
7.	Shri. Shashi Kant, Deputy Town Planner, Alwar, Rajasthan - Representing Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan.
	TCPO, Govt. of India
8.	Shri. J.B.Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India.
	Delhi Development Authority, Delhi
9.	Dr. D. Diptivilasa, Vice-Chairman, Delhi Development Authority.
	PWD, Govt. of NCT Delhi
10.	Shri. Arun Baroka, Principal Secretary (PWD), Govt. of NCT-Delhi.
	Co-opted Members
11.	Shri. Rajeev Malhotra, Chief Regional Planner, NCRPB.
12.	Ms. Simrandeep Kaur, AGM (P), URP, HUDCO - Representing CMD, HUDCO.
	NON-MEMBERS
13.	Ms. Promila Mitra, Dy. Secretary (NCR/PWD), Govt. of NCT-Delhi.
14.	Mrs. Anjali Pancholi, Associate Town & Country Planner, Town & Country Planning Organisation, Govt. of India.
15.	Ms. Paromita Roy, Deputy Director, UTTIPEC, Delhi Development Authority.
	NCRPB
16.	Shri. J.N. Barman, Director (T), NCRPB.
17.	Shri. Partha Pratim Nath, Deputy Director (T), NCRPB.
18.	Ms. Nilima Majhi, Asstt. Director (T), NCRPB
19.	Shri. Ramesh Dev, Asstt. Director (T), NCRPB
20.	Shri. Yashwant Namasani, Asstt. Director (T), NCRPB.
21.	Ms. Yashi Tandon, Consultant-Transport, NCRPB.

**APPENDIX-II (P): OBJECTIONS & SUGGESTIONS
(PART-II: PUBLIC) ON THE DRAFT
REVISED REGIONAL PLAN-2021 FOR
NCR AND RECOMMENDATIONS OF
THE PLANNING COMMITTEE.**

Part-II: Public

OBJECTIONS AND SUGGESTIONS ON THE DRAFT REVISED REGIONAL PLAN-2021 FOR NCR AND RECOMMENDATIONS OF THE PLANNING COMMITTEE (Meeting held on 15.10.2013 and 20.12.2013).

S. No.	Obj. & Suggn. No.	Name and address	Summary of Objections & Suggestions	Recommendations of the Planning Committee
1.	2.	Ms. Anjali Pancholi, Associate Town & Country Planner, TCPO, New Delhi (in individual capacity) Email dated 26.07.2013	i) It is suggested to modify the definition of census house given as a footnote on the first page of the Housing Chapter. FROM: <i>Census houses are defined as "any permanent structure which on land, serves or would serve for the accommodation of human beings, or of animals, or goods of any description provided always that it could not be struck and removed bodily like a tent or a mud hut."</i> It may be changed to: <i>A Census house is defined as "a building or part of building having a separate main entrance from the road or common courtyard or stair case, etc., used or recognized as a separate unit. It may be inhabited or vacant. It may be used for a residential or non-residential purpose or both."</i> This is as per Census 2001 and 2011 definition.	i) Planning Committee recommended that following may be incorporated, replacing the present Note on page 159 of Chapter 11 of the DRRP-2021: <i>A Census house is defined as "a building or part of building having a separate main entrance from the road or common court yard or stair case, etc., used or recognized as a separate unit. It may be inhabited or vacant. It may be used for a residential or non-residential purpose or both."</i>
2.	3.	Shri Rupesh Goel, 93/B-26, Gurunanak Pura, Managal Bazar Road, Near Maharaj Banquet Hall, Laxmi Nagar, Delhi – 110092 Letter No. Nil dated	In Chapter 17 (Regional Land Use) clause (iv) of Para 17.5.4 of Chapter 17 (Educational facilities, schools educational and training institution including engineering & medical college) have been written in the Para (17.5.4). I like to say that as see the condition of villages and rural area this clause should be in para 17.5.1 (b) of Chapter 17. So that villages and rural area shall be developed fastly. Because if this clause is kept	Planning Committee discussed and observed that the institutions mentioned in para 17.5.4 are permissible uses in the adjoining planned "Urbanisable Areas (including existing built-up /urban areas)" which falls within the "Controlled / Development/ Regulated

		01.08.2013	in the Para 17.5.4 than all the institution have to go a lengthy process for approved the project, it should take more than 6 month as our experience. After Six month process the local authority refuse to approve the map for institution with some common reason. Suggested that you may have written clause (iv) of Para 17.5.4 of Chapter 17 in para 17.5.1 (b) of Chapter 17.	Area Zone". Planning Committee further observed that Zone 17.5.1 (b) i.e. "Agriculture (Rural) Zone within Controlled /Development/Regulated Areas" is for agricultural rural use purpose. Therefore, Planning Committee noted that the suggestions have already been addressed and incorporated in the DRRP-2021.
3.	4.	Col D P S Ragava, SM Stn HQ Nabha Distt- Patiala (Pb) Pin-147201 Letter No. Nil dated 06.08.2013	1. Suggestions a) Such notice should not have cut off dates because majority of the people don't even come to know since they are working/emp in Mil, para Mil and org far away from the state. They don't even get a chance to read the selected newspapers in which such matter has been published hence it is suggested that Govt. may go ahead with its planning but approach of the people of such kind be kept open ended wherein whenever they come home they are able to express their views which should be acceptable. b) Govt. should provide land in lieu of land if the size is 1 kanal ie 605 sqr yds and less in some nearest HUDA sector or some Govt approved colony. Compensation should be the second and last priority. This implies that a person has managed a place for his residence and if he is rendered without it the purpose of his life is defected hence point should be considered.	a) Planning Committee observed that the cutoff date has been given as per provisions of the NCR Planning Board Act, 1985 and Rules, 1985. (b) to (j) Planning Committee observed that the suggestions given at 1(b) to (j) are related to local level development and not related to the DRRP-2021.

			c) Land which is required to widen the existing roads or constr new roads be acquired judiciously even of the land is reqd to be for some sector, Govt est. However any land owner left beside the road who has already given his valuable part of land for this purpose be permitted to stay and his bdg/stricture should not be demolished but it should be made valid/authorized. d) If a land owner is not a registered colonizer/dealer he should not be harassed by demolishing/damaging his property since the same has been regd in his name through revenue deptt which is unchallengeable legally also. He has been permitted to make use of his land as per his choice meeting other criterias as mentioned in regd deal. e) If nothing else then conditional permission be accorded to the land owner saying that if land is reqd for any Govt. use like Hospital, Mandi, office complex, residential sector etc. will be vacated with compensation of his house/structure. If the residential sector is coming in that area the owner can be given the same size of the plot in that particular sector only for which he does not have to change his place of residence and feels at home. f) Special consideration be made for serving/Exsm man of mil service and CPMFs since they spend their valuable life on borders to safe guard our nation. Over and above gallantry award winners be given special preference/status on every front.
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		g) Any false complaint by some person be examined in front of both the parties. The deptt should not take ex parte decision on any complaint. h) Adequate time to the affected person be given to react with a notice in adv so as to enable them to take remedial action as may be desired. i) A builder at no cost be permitted to constr the bldg. on agriculture land. He should be permitted for such venture on Govt surplus/undeveloped land only. j) Since population is escalating tremendously the Lal Dora/municipal limits of all the villager/town be enhanced and people already staying in their residential units be legalized and authorized to stay.	2. Planning Committee observed that the matter is related to building activities at micro level and pertains to issues of Master Plan/Development Plan and not the Regional Plan. Therefore, Planning Committee recommended that provisions as provided in the DRRP-2021 pertaining to the objections and suggestions, be retained as it is.
4.	Rivaj Infratech Private Limited	a) That Plan has not included the Master Plan of Sikanderabad, prepared as "New Sikanderabad	(a) to (c)
5.			

	10, LSC, Kalkaji, New Delhi - 110019 Letter No. Nil dated 16.08.13	Master Plan-2021" to pervade development along the stretch of NH-91 which has been earmarked as Highway Corridor zone. b) That a Hi-Tech township (on 3601 acres), which has been developing in the vicinity of Sikanderabad town area, should be considered as urbanizable area in the Regional Plan-2021. c) That this township has been sanctioned by the State Government under the regime of Hi-Tech township policy (approved in cabinet) to attract private investment in housing sector, through the Government order (G. O.) No. 2608(2)/Aath-3-09-13 viddh/08 dated 3rd of July 2009 (Copy of G.O. enclosed) d) That a MoU in prescribed format under the Hi-Tech policy has been signed between Developer (Rivaj Infratech Private Limited) and Bulandshahr Development Authority on 5th of September 2009	Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas, Controlled / Development / Regulated areas etc. of the identified seven Metro Centres and eleven Regional Centres have been shown. Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level. (d) to (f) Planning Committee observed that the matter is related to building activities at micro level and pertains to issues of Master Plan/Development Plan.
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		(copy enclosed).	e) That DPR, prepared for development of this Township, has been approved through the letter no. 6283 dated 14/09/2012 by the Bulandshahr Development Authority (copy of letter is enclosed). With this DPR, the land use has been fixed for the entire project area under the guidelines of the said policy. f) That the Developer has acquired/assembled the 310 acres of land through investment of more than 100 crores. Requested to consider objection/suggestion positively and incorporate the said Hi-Tech Township (developing as per the rules and regulations of Uttar Pradesh Government) as urbanisable area in the Regional Plan accordingly.	Therefore, Planning Committee recommended that these may be addressed by participating states at Master/Development Plan level.
5.	7.	Shri Aman Luthra, Deputy Director, Chintan Environmental Research and Action Group Regd. Office : 23 B, Sidhartha Enclave, New Delhi – 110 014 Letter No. Nil dated 22.08.13	Section 9.2.2 Existing Situation and Issues” 1. Lack of knowledge of local bodies: We agree that local bodies lack the knowledge to deal with solid waste generated in their jurisdictions. We would like to add that aside from technical and managerial lack of knowledge and capacity, local bodies lack knowledge of waste-related policies and legislations that apply to them and they need to comply with. They must receive such training at least annually. 2. Non availability of suitable land for solid waste disposal in environmentally friendly manner: We agree	1 to 4 Planning Committee observed that the para numbers have been incorrectly referred to in the objections/suggestions. Para 9.2.6 is related to issues and para 9.2.7 related to policies & proposals in the DRRP-2021 at page 145 instead of 9.2.2 and 9.2.3. Planning Committee discussed and observed that the suggestions are

	that land needs to be allocated in a way that solid waste disposal can occur in a decentralized manner. We would like to add that decentralization but not only be examined from a disposal point of view but also a waste recovery and treatment perspective. For instance, spaces for segregation and composting need to be allocated at the level of the colony or ward, on a case by case basis, so that transportation of such wastes to the landfill is minimized and resource recovery earlier along the disposal chain is encouraged. 3. Lack of public awareness: We agree that there is a general lack of public awareness but would like to add that this lack of awareness is not simply limited to the harmful effects of littering. There is a general lack of awareness on the importance of source segregation, on the health impacts of poor waste handling by families, the wastepicker and kabari as an ally and the role that the public can play in developing and implementing better waste management systems either individually or collectively through their RWAs. 4. Other deficiencies: To the list of deficiencies in this section, we would like to add the following issues: lack of compliance with existing rules and policies on waste management; lack of inclusion of the informal sector in waste management; and poor contracting and contract monitoring processes where the private sector is involved in providing waste management services. Contracts should list out the outcomes and allow bidders to be innovative, instead of dictating processes to them. Also the L1 mode of contracting has often failed the public and municipality across India. Hence, qualifications and considerations of minimum wages	related to issues regarding inadequate knowledge in the local bodies and inadequate inclusion of informal sector. Planning Committee recommended that following may be included in Para 9.2.6 of the DRRP-2021 related to issues in SWM: <i>“F) Inadequate knowledge of Local Bodies: There is a need to strengthen technical capacities for the waste-related policies and legislations among smaller local bodies and how to apply those regulations. There is a need to provide training to them in this regard.</i> <i>G) Inadequate inclusion of Informal Sector: There is a need for inclusions of Informal Sector/NGOs in the waste collection, segregation, etc.”</i>
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etc should be taken into account to prevent failure and selection of the best candidates.

Section 9.2.3 “Policies and proposals”

1. Norms and standards: While we agree that norms and standards are needed, we urge the NCR Planning Board to consider adding rules and policies to this section also. Many rules such as Municipal Solid Waste (Management and Handling) Rules 2000, Plastic Waste (Management and Handling) Rules 2011, and E-Waste (Management and Handling) Rules 2011, contain all applicable standards for managing and handling these specific waste streams. Municipalities are obligated to comply with these in order to build better waste management systems.

Para 9.2.7 Policies & Proposals:

Planning Committee discussed and recommended that in Sub-para (B) relating to Norms and Standards, last sentence may be modified as follows:

“In addition to the above norms and standards, there are Municipal Solid Waste (Management and Handling) Rules 2000, Plastic Waste (Management and Handling) Rules 2011, E-Waste (Management and Handling) Rules 2011, etc. for each type of waste such as municipal solid waste, e-waste, hazardous waste, biomedical waste, plastic waste, construction & demolition waste. These regulations need to be complied and followed by the local bodies.”

2. Identification of land for treatment/disposal of waste: While earmarking land for treatment and disposal is necessary, so is land for waste recovery. In order to lower transportation costs, it is important to have decentralized material recovery facilities. In NCT of Delhi, dhalaos or community bins are often already used for segregation and resource recovery by the

2. Planning Committee observed that the suggestion is pertaining to Solid Waste Management at micro-level and related to Zonal/Sector Plan level.

Planning Committee recommended that these aspects may be addressed

	informal sector. Such practices may be formalized and encouraged for the entire NCR. In order to make sure that community bins are not dirty and unsightly, they need to be upgraded by developing standards and training wastepickers to follow them. 3. Waste minimization: Waste minimization is a crucial part of the integrated waste management hierarchy. While we agree that the “prevalent system of recycling/recovery of plastic, glass, metal, paper, etc. from the domestic waste is completely informal/unorganized,” we think that the current system is also extremely efficient not simply in terms of the amount of material recycled by the system but also in terms of the number of livelihoods that this system sustains. It is estimated that approximately 1 percent of the urban population is involved in waste collection, segregation, transportation, recovery and recycling. The informal sector is the backbone of India’s vibrant recycling economy and therefore it must be given the recognition it deserves. The many junk shops that purchase recyclables from wastepickers should be treated as and converted into legitimate material recovery facilities (MRFs) with standards and proper documentation so that livelihoods are protected and are appropriate for modern day needs. 4. Public awareness and training: Public awareness campaigns must not be limited to the problem of littering but also more importantly source segregation, proper disposal of e-waste, and setting up composting systems in their homes or colonies.	at Development/Master Plan level. 3. Planning Committee observed that broad policy pertaining to the suggestion has already been given in the DRRP-2021 at para 9.2.7 (D). Planning Committee recommended that the matter be addressed in detail at local level and not at Regional Plan level. 4. Planning Committee observed that broad policy pertaining to the suggestion has already been given in the DRRP-2021 at para 9.2.7 (E). Planning Committee recommended
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			that the matter be addressed in detail at State/local level.
		5. Institutional improvements: We agree that there is a need to associate NGOs/private sector to deliver waste management services. In these public-private partnerships, there is an urgent need to ensure that the informal sector is included in these systems. Further, proper mechanisms to monitor contracts based in such public-private partnerships need to be put in place. I would also like to draw your attention towards tourism so as to maintain the variedness through adoption of multiple cultures in different regions. I feel tourism and related activities were earlier left to the state governments, the same are need to be emphasized. <i>I request you to pay attention at the planning under Regional Plan 2021 in chapter 17 sub columns 17.5.3 under heading Natural Conservation Zone point (IV) permits Regional recreational activities, this should be change to "Regional recreational and activities as per tourism policy of state after obtaining environmental clearance from competent authority".</i>	5. Planning Committee observed that broad policy pertaining to the suggestion has already been given in the DRRP-2021 at para 9.2.7 (F). Planning Committee recommended that the suggestion be addressed at State/local level. Planning Committee observed that development activities in the Natural Conservation Zone can only be carried out in accordance with the Aravalli Notification issued by MoEF dated 7th May, 1992. Planning Committee recommended that Section 17.5.3 (iv) of the DRRP-2021 be modified as "Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws".
6.	9. Mahesh Sharma House No-815, Sector-19, Faridabad Mob. 9810023056 Letter No. Nil, dated Nil, Board's Central Dy. No. 192/NCR/13 dated 23.08.13		
7.	10. Shri Kaushal Kataria, M/s RRG Realty Private Limited Regd. Off.: C-4, First Floor,		Reply/Recommendation is same as at Sl. No. 6 above.

		Malviya Nagar, New Delhi – 110 017 Mob. 9711100188 Letter No. Nil, dated Nil, Board's Central Dy. No. 191/NCR/13 dated 23.08.13	activities should also incorporate tourism activities. Therefore, we are of the opinion that it should be changed to "Regional recreational and activities as per tourism policy of state and after obtaining environmental clearance from competent authority".	
8.	11.	Shri Gurdev, M/s Wow Colonizers Private Limited 7/77, West Punjabi Bagh, New Delhi – 110 026 Mob. 9910554333 Letter No. Nil, dated Nil Board's Central Dy. No. 193/NCR/13 dated 23.08.13	We request you to look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under heading Natural Conservation Zone point (iv) permits Regional recreational activities, should also cover tourism activities. Thus we suggest that it should be changed to "Regional recreational and activities, as allowed by tourism policy of state, after obtaining environmental clearance from competent authority".	Reply/Recommendation is same as at Sl. No. 6 above.
9.	12.	M/s Green Apple Estates Private Limited E-59, Pandav Nagar, Mayur Vihar, New Delhi- 110 092 Mob. No. 9311268177 Letter No. Nil, dated Nil Board's Central Dy. No. 194/NCR/13 dated	You are kindly requested to go through the various features pertaining to the development plan and policy related to NCR. Moreover, please have a closer look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under the heading Natural Conservation Zone wherein it is clearly evident from point (iv) that activities pertaining to tourism should be included in Regional recreational activities. Therefore, we opine that it should be ideally rectified to "Regional recreational and	Reply/Recommendation is same as at Sl. No. 6 above.

		23.08.13	activities as per state government tourism policies after obtaining environmental clearance from competent authority".	Reply/Recommendation is same as at Sl. No. 6 above.
10.	13.	Shri Shekhar Vishner, M/sMezen Realcon Private Limited 3 rd Floor 14 Rani Jhansi Road Delhi. Mob. 9971555699 Letter No. Nil, dated Nil Board's Central Dy. No. 190/NCR/13 dated 23.08.13	We would request you to look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under heading Natural Conservation Zone wherein point (iv) permits that Regional recreational activities should also cover tourism activities. Consequently, we suggest that it should be changed to "Regional recreational and activities as per state tourism policies after obtaining environmental clearance from competent authority".	
11.	15.	Shri Neetin Kumar, M/s Newton Conbuild Private Limited Regd. Off. 304, 3 rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi. Mob. 9910393552 Letter No. Nil, dated Nil Board's Central Dy. No. 188/NCR/13 dated 23.08.13	We request you to look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under heading Natural Conservation Zone wherein point (iv) permits that Regional recreational activities should also include tourism activities. So, we feel that it should be changed to "Regional recreational and activities as per state government tourism policies after obtaining environmental clearance from competent authority".	Reply/Recommendation is same as at Sl. No. 6 above.
12.	16.	Raghuraj Singh D-2 Bishanpura Sector	Relevant extracts are as follows:	

		58 Noida 201301 Mob. 9810572085 raghuraisinghnoida@gmail.com Letter No. Nil, dated 23.08.13	2. We have studied the Draft Revised Regional Plan 2021 (DRRP 2021) particularly in the context of the aims and objectives of the DRRP 2021, Our observations, objections and suggestions are enumerated in succeeding paragraphs. Observations 3. The National Capital Region Planning Board Act 1985 was enacted with the intent to restrict the population of Delhi within manageable limit by developing NCR homogeneously in a sustainable manner avoiding haphazard development in the Region. This is substantiated by following:- (a) Regional Plan 2001 clearly stated, "Delhi, the National Capital has been facing unprecedented growth which has been a cause of serious concern to the Central Government..... The setting up of the statutory Board in 1985 and coming into operation of the first statutory Regional Plan 2001 would be important achievements in the balanced development of the National Capital Region.... The prime objective of the Regional Plan is to contain Delhi's population size within manageable limits at least by the turn of the century..... The preliminary studies clearly concluded that economic activities with potential for large scale employment should necessarily be located outside the DMA, preferably at a distance which discourages daily	3 to 9 Planning Committee noted that these are the observations related to Regional Plan 2001 which was notified on 23.01.1989 and was superseded by Regional Plan-2021 (notified on 17.09.2005) and is presently applicable. The current suggestions and objections have been invited on the Draft Revised Regional Plan-2021. Hence, these observations do not pertain to the DRRP-2021.
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interaction with Delhi. Thus, on the basis of these criteria, the zones which come out distinctly are Delhi UT, the DMA excluding Delhi UT, the area beyond DMA within NCR, for effective application of the policies and implementation of proposals with a view to achieve a manageable Delhi and an harmoniously developed Region.....

At the present trend of phenomenal growth rate, Delhi will have 132 lakh population by 2001 A.D. Will Delhi remain manageable with this population growth trend in terms of provision of essential service? In addition, the concentration of economic activities has resulted in soaring prices of developed land, proliferation of slums and squatter settlements, adversely affecting the quality of life."

(b) RP 2001 planned moderate undermentioned size settlements indicating that spatial development was intended:-

Level of Settlement	Population Size
Regional Centres	3.0 lakhs & above
Sub-Regional Centres	0.5 to 3.0 lakhs
Service Centres	10,000 to 50,000
Basic Villages	Less than 10,000

(c) RP 2001 specified following moderate population density norms again endorsing the moderate development in the Region:-

Settlement of Population	Population Density (PPH)
Upto 1.0 lakhs	80
1.0 lakhs to 5.0 lakhs	110
More than 5.0 lakhs	125

(d) As per RP 2001 the total area under urban use for the DMA (excluding DUT), priority towns and other towns in the NCR was to be of the order of just 1,23,561 hectares. This meant an additional area of 45,291 hectares only was required for urban expansion. Again this was a testimony of intended open & green character of the developed NCR.

(e) RP 2001 stated strategies indicated goals of the NCR Plan as follows:-

- i. a manageable Delhi, and
- ii. harmonised and balanced development of the NCR.

(f) The Hon'ble Allahabad High Court in a judgment dated 18.12.1998 observed, "The National Capital Region Plan Act, 1985 is a central legislation. The intention of this central legislation is to decongest Delhi, and yet retain the conforming uses of agriculture and greens....."

4. From the above it is absolutely clear that the NCRPB Act was enacted to restrict the population of Delhi within manageable limit by carrying out harmonious balanced development of the NCR. In 1988, this manageable limit was decided as 112 lakhs with a density of 75.5 PPH.

5. If the NCT-Delhi's growth is to be restricted with the appropriate development of CNCR and rest of the NCR than the population density of CNCR towns and priority towns cannot be more than NCT-Delhi's population density of 75.5 PPH. **Therefore, the new developed area of CNCR contiguous to NCT-Delhi should have a very moderate population considering the requirement of natural resources preservation and environment protection that includes air, traffic and socio-economic aspects in long term extending to centuries not for just couple of decades.**

6. Study of the DRRP 2021 reveals that the aims & objectives of the revised Plan are inconsistent to the intent of the NCRPB Act, therein the DRRP 2021 does not attempt to restrict the population of NOT-Delhi and the Plan aims to urbanise the CNCR to its maximum opportune capacity which will make the CNCR more crowded than NCT-Delhi itself and then the CNCR will suffer from problems like air pollution, traffic jams, scarcity/deficiency of water, electricity, drainage & sewage system, and difficult law and order situation which were the problems of Delhi and for those reasons only the NCRPB Act was enacted

and the NCRPB was constituted. If the entire area of CNCR was to be urbanised and the natural resources were to be consumed as now planned by the Board than the development of NCR could have been left to the constituent States and there was no need for constitutional exercise to shift the control of the land development planning in NCR to the central Government from the constituent States.

7. Para 3.2.1 of DRRP 2021 states, "The basic policy for NCT-Delhi is to achieve environmentally sustainable development and re-development taking into account the limitation of developable land and water. No new major economic activities i.e., industries, wholesale trade and commerce, which may result in a large scale job creation both in formal as well as informal sectors, should be located in this zone. Only activities necessary to sustain the local population of NCT-Delhi should be permitted." This is a generic statement which is academic in nature considering the past experience where the manageable limit of NCT-Delhi is being upscaled at every review. Urbanisable area of NCT-Delhi is being increased gradually now reaching the entire available urbanisable area. Therefore ambiguous, contradictory and camouflaged statements in Regional Plans have precluded intended manageable Delhi and harmoniously & balanced developed NCR. Why not be very specific and quantifiable in defining the limit of development in NCT-Delhi and CNCR while articulating aims and objectives of the Revised Regional Plan 2021?

8. No specific aim regarding development of rural NCR is included in the aims and objectives of the DRRP 2021. In past also very rhetoric and academic statements

have been made in the Regional Plans. The planning of rural development has been left to the participating States and NGOs which has been failure so far. Unless the rural NCR is developed to modern sustainable standard, the NCR development cannot be homogeneous and balanced as aimed by the NCRPB Act.

9. "Providing a rational land use pattern in order to protect and preserve good agricultural land and utilize unproductive land for urban uses." is quoted as one of the elements of policies. The present scenario in NCR is very disturbing, wherein mass scale land acquisition or issue of licenses with land use change much beyond the requirement of published Regional Plan is resorted to by the Participating States resulting in converting huge good agricultural land to urban development use. This can be avoided provided the Regional Plan has one of the objective to define detailed land use of entire NCR in a quantifiable manner.

Objections

10. The revised aims and objectives of the Regional Plan inconsistent to the intent of the NCRPB Act is objected to.

11. Objective of development of CNCR to maximum opportunity as stated in DRRP 2021 is objected to. This objective is susceptible and vulnerable to builder oriented market pressure.

10 to 13

The Planning Committee discussed and observed that the aims and objectives of the DRRP-2021 are the same as were given in the final RP-2021 notified in 2005. Planning Committee noted the aims and objectives of the final RP-2021 notified in 2005 in para

	It is feared that with this stated objective, all the settlements in CNCR will be of huge size that will be detrimental to Delhi's socio-economic & ecological environment defeating the purpose for which the NCRPB Act was enacted. 12. Para 3.2 articulation, "The analysis of the proposed population vis-a-vis actual population indicate that with effective cooperation of the participating States, the policy to contain the population of Delhi, and to harness the spread of the developmental impulse and agglomeration economies generated by Delhi for harmonized, balanced and environmentally sustainable spatio-economic development of the NCR has been substantially successful...." is objected to as neither the population of Delhi is restricted as envisaged by the NCRPB Act writers nor the development of CNCR and rest of NCR is balanced and sustainable. Report on review of Regional Plans said so again and again. All the new settlements are congested and full of slum areas and there natural resources are depleting to unacceptable low limits making the development unsustainable. Any way the pursued and proposed development is un-affordable and discriminatory to the poor class which accounts for almost half of the population of the Region. 13. Para 3.2.2 articulation, "... The opportunities presented by CNCR need to be maximized to enable it to effectively reinforce/support NCT-	3.2 as given below: <i>Therefore, the Regional Plan-2021 aims "to promote growth and balanced development of the National Capital Region" as per Section 10, Sub-section (2) of the Act, 1985.</i> <i>The above aim is sought to be achieved through:</i> i) <i>Providing suitable economic base for future growth by identification and development of regional settlements capable of absorbing the economic development impulse of NCT-Delhi.</i> ii) <i>To provide efficient and economic rail and road based transportation networks (including mass transport systems) well integrated with the land use patterns, to support balanced regional development in such identified settlements.</i> iii) <i>To minimise the adverse environmental impact that may occur in the process of development of the National Capital Region.</i> iv) <i>To develop selected urban settlements with urban</i>
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		Delhi by offering jobs, economic activities, comprehensive transport system, housing, social infrastructure and quality of environment, which are at par with the National Capital. Major economic and non-polluting activities intended to be located in NCT-Delhi should be located in the urbanisable areas planned in this zone and, where appropriate and necessary, in the rest of NCR." is objected to as this will make the CNCR a definite repeat of NCT-Delhi. Not only that will be a grave injustice to the people of CNCR but also detrimental to the objective of saving Delhi from undue pressure from the neighbourhood. It must be remembered and recognised that it is the firm understanding of the Government also that any addition to the population of CNCR will be counter productive to the effort to restrict Delhi's Population and growth.	infrastructural facilities such as transport, power, communication, drinking water, sewerage, drainage etc. comparable with NCT-Delhi. v) To provide a rational land use pattern in order to protect and preserve good agricultural land and utilise unproductive land for urban uses. vi) To promote sustainable development in the region to improve quality of life. vii) To improve the efficiency of existing methods of resource mobilisation and adopt innovative methods of resource mobilisation and facilitate, attract and guide private investment in desired direction. The Planning Committee also noted that the aims and objectives of the DRRP-2021 given in para 3.2 as below: The broad objective of the Regional Plan-2021 "for promoting growth and balanced development of the Region" is to be achieved by: i) Providing suitable economic base for future growth by identification and development of
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				regional settlements capable of absorbing the economic development impulse of NCT-Delhi.
				ii) Providing efficient and economic rail and road based transportation mass transport (including well integrated with the land use patterns.
				iii) Minimizing the adverse environmental impact that may occur in the process of development of the National Capital Region.
				iv) Developing selected urban settlements with urban infrastructural facilities such as transport, power, communication, drinking water, sewerage, drainage, etc. comparable with NCT-Delhi.
				v) Providing a rational land use pattern in order to protect and preserve good agricultural land and utilise unproductive land for urban uses.
				vii) Promoting sustainable development in the region to improve quality of life.
				viii) Improving efficiency of existing methods of resource mobilisation

			<i>and adopt innovative methods of resource mobilisation and facilitate, attract and guide private investment in desired direction.</i> These are elaboration of section 10 (2) of the NCRPB Act, 1985. Therefore, Planning Committee recommended that the sections cited above be retained in the DRRP-2021 as it is.
		14 to 16 Planning Committee discussed and observed that the broad objectives have been suggested for the DRRP-2021, some of them are not in line with the RP-2021 and Act, 1985. i) Planning Committee observed that the detailing of all the settlements (urban and rural) along with Master/Development Plans and land requirement for urbanizable area is dealt at the Sub-Regional /Master Plan level and not at Regional level. Planning Committee further observed	14 to 16 Planning Committee discussed and observed that the broad objectives have been suggested for the DRRP-2021, some of them are not in line with the RP-2021 and Act, 1985. i) Planning Committee observed that the detailing of all the settlements (urban and rural) along with Master/Development Plans and land requirement for urbanizable area is dealt at the Sub-Regional /Master Plan level and not at Regional level. Planning Committee further observed
		<u>Suggestions</u> 14. The broad objective of the Regional Plan-2021 for promoting growth and balanced & sustainable development of the Region is to be achieved by: i) Providing detailed development plan indicating the assigned population, envisaged eventual population, population density and land requirement for such planned development of all the rural and urban settlements of the NCR. This policy alone will ensure that no undesirable or haphazard development takes place in the NCR. (This may appear time consuming but in effect it will save time considering the fact that Regional Plan 2021 was published in 2005 warranting NCRPB's approval of Master Plans prior undertaking development but till date only one Master Plan of Greater Noida that too	

	not in conformity with Regional Plan has been approved by the Board. It is relevant to mention that Regional Plan 2001 has given the land required for all the urban settlements at regional level.)	that the DRRP-2021 has proposed population and city level density norms for various categories of settlements along with range. The detailed land requirement for urbanizable areas will have to be worked out by the respective State Governments in the Master/ Development Plans of towns based local conditions. Therefore, Planning Committee recommended that urbanisable areas for various urban centres be finalized by respective state govts. in the Master/Development Plans of towns.
	ii) Providing a rational land use pattern and allotment for different use in order to protect and preserve good agricultural land and utilise unproductive land for urban uses. Detailed land use of the entire NCR distinctly indicating agricultural land is to be given in Regional Plan 2021 leaving no scope of misunderstanding or confusion in the minds of participating States and their development authorities.	ii) Planning Committee discussed and observed that policies on protection of good agricultural land have already been incorporated in the DRRP-2021 at para 17.4.4. Therefore, Planning Committee noted that this suggestion has already been addressed and incorporated in the DRRP-2021.
	iii) Keeping the residential, commercial, institutional, office, recreational civil infrastructure in NCT-Delhi at present level. It means that no new schemes in these sectors and no additional covered area	iii) and iv) Planning Committee discussed and observed that the suggestion is to keep

	while redeveloping the old infrastructure in these sectors of NCT-Delhi. iv) Keeping the residential, commercial, institutional, office, recreational civil infrastructure in CNCR towns at present level in CNCR. It means that no new schemes in these sectors and no additional covered area while redeveloping the old infrastructure in these sectors of CNCR towns. v) Redeveloping all the rural settlements of the NCR to modern level in time bound manner. vi) Redeveloping the particular village of the NCR to modern level in time bound manner prior undertaking development of any new urban settlement or extension of old urban settlement over that village's land. vii) Improving water, power, drainage, sewage, transportation systems in all the settlements of the NCR utilizing modern technologies.	residential, commercial, institutional, office, recreational & civic infrastructure in NCT-Delhi and CNCR at present level and no further developments are to be allowed in these areas. Planning Committee felt that it may not be possible to stop new schemes / developments in major parts of NCR. Therefore, Planning Committee recommended that the existing sections pertaining to the suggestions be kept as it is in the DRRP-2021. v) and vi) Planning Committee recommended that the aspect of rural settlements and their development in NCR are to be dealt in Sub-Regional Plans by the participating state govts. vii) Planning Committee observed that the policies for these sectors have been detailed out in the relevant chapters of the DRRP-2021. Therefore, Planning Committee noted that the suggestion has already been addressed and incorporated in
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		viii) Ensuring that no untreated water or any other discharge is let flow from any of the settlements of NCR into river Yamuna and Hindon. Till such time this is achieved by appropriate scheme in place, no development is to take place in that concerned settlement. ix) Providing efficient and economic rail and road based transportation networks (including mass transport systems) well integrated with the land use patterns. x) Promoting sustainable and affordable development in the region to improve quality of life. Reasonable and affordable cost of facilities to end user is to be ensured through appropriate policies." 15. Subsequent to the inclusion of above in the section of DRRP 2021 pertaining to aims and objectives, all other chapters/sections would need to be modified accordingly.	the DRRP-2021. viii) Planning Committee observed that suggestion has already been incorporated in para 9.1.5 (E) on page 136-137 of the DRRP-2021 in Chapter 9. ix) Planning Committee observed that this has already been mentioned in para 3.2 (ii) on page 17 of the DRRP-2021. x) Planning Committee observed that this has already been mentioned in para 3.2 (vi) on page 17 of the DRRP-2021. Planning Committee further noted that the Policies for affordable housing has been dealt in para 11.6.2 on page 168 of the DRRP-2021. Therefore, Planning Committee noted that the suggestions have already been addressed and incorporated in the DRRP-2021. 15. In view of the above, Planning Committee recommended that since the suggestions have already been addressed and incorporated in the DRRP-2021, respective portions in
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			16. If the National Capital Region Planning Board or concerned officials involved in finalising the Revised Regional Plan 2021 are not in agreement with any of the issue brought out above, we may be given opportunity to clarify or amplify the same.	the DRRP-2021 be retained as they are. 16. Planning Committee observed that there is no provision in the NCRPB Act, 1985 for public hearing. Planning Committee also noted that the procedure for review & Revision of the Regional Plan has been given in Section 15 of the NCR Planning Board Act, 1985 and action is being taken accordingly.
13.	19.	Shri Tarun Mighlani R/o H. No. 7/133 Shekh Wada, Old Faridabad Mob. 09811787804 Letter No. Nil, dated Nil Board's Central Dy. No. 201/NCR/13, dated 26.08.13	I would like to draw your kind attention towards the various features pertaining to the development plan and policy related to NCR. With due diligence and persistence, kindly look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under the heading Natural Conservation Zone wherein point (iv) clearly brings forth the fact that Regional recreational activities should also include tourism activities. Consequently, I am of the opinion that it should be altered to <i>"Regional recreational and activities as per Tourism state policies of state government after obtaining environmental clearance from competent authority"</i> .	Reply/Recommendation is same as at Sl. No. 6 above.
14.	20.	Shri Pankaj, M/s Vedanata Enterprises House No. 434, Ground Floor, I.P. Colony Faridabad – 121008 Letter No. Nil, dated Nil	We request to you to look at the planning under Regional Plan 2021 in chapter 17 sub column 17.5.3 under heading Natural Conservation Zone wherein point (iv) permits that Regional recreational activities should also include tourism activities. So we feel that it should be changed to <i>"Regional recreational and</i>	Reply/Recommendation is same as at Sl. No. 6 above.

		Board's Central Dy. No. 202/NCR/13, dated 26.08.13	<i>activities as per state government Tourism policies after obtaining environmental clearance from competent authority".</i>	
15.	21.	Shri R.G. Gupta, UPS Campus, Block-A, Preet Vihar, Delhi- 110092 Mob. 9811018374 Letter No. Nil, dated 27.08.13	1. Concept of planning of NCR at the time of 1st 1962, 2nd 1990 and 3rd 2007 Master Plans of Delhi and 1st (1985), 2nd (2000) and 3rd (2005) Master Plans of NCR was there but it failed to give any result. What should have been Delhi as in the minds of planners with a huge" Green buffers between the development of Delhi and adjoining settlements have become one huge urban mass; now called CNCR (Central National Capital Region); which should have been called Greater Delhi. Now there is no green buffer between Delhi and Noida, Ghaziabad, Faridabad, Bahadurgarh, Rai, etc. except lot of taxes at the borders of the states. 2. In the last 10 years progress is unlimited but only maximum for Real Estate. Without getting the plans sanctioned and making availability of proper and adequate Physical and Circulation Infrastructure. They spend billions of rupees an advertisements. Size of Noida envisaged in 1976 by 3 respected people has increased and gone to infinitive due to mis-manipulation of interest of builders and developers. It has gone to such an extent that definition of City Centre is changed due to good professional in Public sector without involving professional of Private sector who might have been proved better.	Planning Committee observed that suggestion is to Plan NCR for next 20 years with the policy points indicated in sub-para 3. These policy points indicate that all the aspects are elaborated in the DRRP-2021. Planning Committee also discussed and noted that the present exercise is review of the RP-2021 and not for preparation of Regional Plan for next 20 years. Planning Committee recommended that the suggestions pertaining to policy points have already been addressed and incorporated in the DRRP-2021.

		3. Now, Delhi and NCR should be planned for next 20 years with policies for 1) land; 2) land use; 3) Physical infrastructure; 4) Circulation infrastructure (Integrated Traffic and Transportation system; 5) Social infrastructure (Health, Education, Security, Safety, Justice, Recreation, Shelter; 6) Ecological infrastructure (To stop and control water, air, noise & soil pollution); 7) Economic infrastructure(industrial areas; Trade and commerce & offices and 8) Emergency infrastructure. Full attention has to be paid for Planning (Physical, Financial, Time, Direction, Transparency and Strategy). It should be properly coordinated, Integrated, Evaluated and Monitored at one High point; may be at PM secretariat . 4. Full use of e .governance and m. governance between 1) Central govt. 2) states governments; Public Private partnership; in terms of 1) Planning 2) Development 3) Construction 4) management and 5) Maintenance. 5. No Financial and Status barrier between 4 states i. e. 1) NCTD; 2) U.P. 3) Haryana and 4) Rajasthan.		
16.	22.	Shri Ramandeep Singh, MD, Alliance Promoters Ltd., 16A, Shahdana Colony, Bareilly 243005 Letter No. Nil, dated	It is to be stated that M/s Housing & Development Council had marked an area of 497.54 acres for the development of Integrated Housing Scheme in Hasanpur Laudha Village. For this development our company M/s Alliance Promoters Ltd. Was given license No. CA01/NV-101/HIS-01/A-25 on 8.2.2007 (copy enclosed) with which the purchase of the	Planning Committee observed that suggestion is to include village Hansanpur Laudha, notified for Housing & Development Council under the Residential/Integrated Housing Scheme Plan in the Master

		26.08.13	desired land was done and draft/conceptual DPR was approved on 28.4.2010 for the acquisition of the remaining land, section 28, 29& 30 of UP Housing and Development Act were exercised. For taking the above mentioned village in development the UP Housing & Development Council has, under section 1(3) of the Act, notified the area on 12.11.2005, notification number 2733/8-2-08-9-HP(215)/08 (copy enclosed). Around 2 years later Ghaziabad Development Authority (GDA) said that Hasanpur village doesn't come under any Development area and got a new notification no. 702/8-6-2011-2 gathan/10 on 1.2.2011 for a villages including Hansanpur. From time to time we have been informing GDA, UP Housing & Development Council and UP Govt .about the present status of matter and the injustice done to use the then Commissioner and Chief Architect Planner wrote a letter to UP Govt. and GDA urging them to include the proposed township in their master plan and thereafter show the land-use, but still Hasanpur has been shown as an agricultural area. It is also worth a mention that any plan of UP Housing and Development Council cannot supersede the existing Master Plan of GDA. We had given an application to the Govt. regarding this on which the Authority Board had decided that if village Hasanpur has been notified by Housing	Plan. Planning Committee noted that this is related to local level and recommended that these aspects may be addressed at local level by participating states.
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		Development Council then it would be decided by the administration as to which deptt. Will act as the nodal agency of this area. It was made clear by the administration in the order No. B. O. – 218/8-3-11 that any further proceeding in Hasanpur village will be looked after by UP Housing & Development Council. In this situation our company stands to face adverse circumstances. Therefore it is requested to propose village Hansanpur Laudha, notified for Housing & Development council under the Residential/integrated Housing Scheme Plan in the Master Plan. Also, it is requested to please inform us about the status of whether the village's proposed integrated township plans have been included in the Master Plans. Relevant extracts are as follows: Reliance Haryana SEZ limited is a joint venture company of Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) and Reliance Ventures Limited (a 100% subsidiary of Reliance Industries Limited) The Company is developing a Model Economic Township (MET) Project under the approval of the Government of Haryana, in the industrially backward Jhajjar District in the Haryana sub-region of the NCR. The company has already purchased about 7,100 acres of land in the identified MET project area and is in the process of consolidating land with the support of Government of Haryana.	Planning Committee observed that the suggestion is related to earmarking the landuse of MET project in the Draft Revised Proposed Land Use-2021 Map of the DRRP-2021. Planning Committee recommended that these details be covered in the Sub-Regional/Master/Development Plan level by participating states.
17.	24.	M/s Reliance Haryana SEZ Limited, 5th Floor, Corporate Office Tower, Ambience Mall Complex, Ambience Island, NH-8, Gurgaon 122001 Letter No. METCO/NCRPB/078/U HBVN/0813 dated 27.08.13	

We have received the NCR Draft Revised Regional Plan-2021 posted on the web site of NCRPB in the context of our MET project and hereby submit our observations pertaining to the identified MET Project area for the consideration of the NCRPB including factual inputs and suggestions. Kindly see attached note with explanatory Annexure in this regard.

We request you to kindly consider our observations as appropriate and make necessary amendments to the NCR draft Revised Regional Plan 2021.

I. Background

1. The NCR Planning Board has approved the Draft Revised Regional Plan 2021 for National Capital Region on July 01, 2013, and published the same inviting objections and suggestions - to be submitted not later than August 30, 2013.

2. Reliance Haryana SEZ Limited (RHSL - a JV of Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) and Reliance Ventures Limited) has planned development of a Model Economic Township (under the IMT Framework) over an area of about 12,500 acres in the industrially backward Jhajjar District of Haryana. This Project (MET Project) has been approved by the Haryana Industrial Promotion Board (HIPB) in July 2010, and the Company has commenced pilot development through Industrial Colony Licenses. Copy

of Minutes of Meeting approving the MET Project is enclosed. Annexure 1

3. The identified MET Project area lies between Farukhnagar and Jhajjar Towns in Haryana along the State Highway 15A. It abuts the NCT Delhi boundary on the north-eastern side and is contiguous with the L Zone of Master Plan of Delhi 2021. The Project area is intersected by the Western Peripheral (KMP) Expressway. **Annexure 2**

4. The MET Project has the potential to generate direct employment of about 1.5 to 2 lakh and indirect employment of about 2 to 3 lakh which will induce substantial development in the area, including residential, commercial and associated social & recreational infrastructure. The Project is also expected to provide significant economic infrastructure to a large hinterland of industrially backward area of Jhajjar district as well as to west Delhi, and thus checking rural-urban migration to Delhi, which is one of the main objectives of the NCR Regional Plan 2021.

5. RHSL has already purchased about 7,100 acres - through direct purchase - in the identified Project area and is in the process of consolidating land for the Project with the support of Government of Haryana.

6. Further, the Government of Haryana has recommended declaration of the MET Project as a

Node in the Delhi-Mumbai Industrial Corridor to the Government of India.

7. We have reviewed the Draft Revised Regional Plan — 2021 of NCR in the context of the above developments and would like to place our observations and suggestions before the NCRPB for their consideration and incorporation in the Regional Plan — 2021 of NCR, as appropriate.

II. Observations on the Draft Revised Regional Plan - 2021 of NCR

1) Proposals covered in the Draft Revised Regional Plan 2021 relevant to Jhajjar District (and the identified MET Project Area)

a) Proposed new alignment of Delhi-Jaipur Expressway (130 km) by the NHAI. "On this Expressway, two spurs to connect Bhiwadi (38 km) and Jhajjar (25 km) are also proposed in NCR." —page 69.

b) Strengthening of Jhajjar-Gurgaon and Jhajjar-Sonepat Road — Sl. 19 & 20 of Table 6.1: Phase-wise Programme for Development of Regional Arterials in NCR, page 70.

c) Integrated Freight Complex (IFC) proposed at Jhajjar - 6.8.1.7: Integrated Freight Complexes, page 72.

d) "The Regional Orbital Rail Corridor (RORC) connecting Panipat-Rohatak-JhajjarRewari-Palwal-

II.

1 to 3

i) Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas, Controlled / Development / Regulated areas etc. of the identified seven Metro Centres and eleven Regional Centres

	Khurja-Hapur-Meerut-Panipat enables movement of passenger and goods at the regional level avoiding Delhi Area. In this corridor Panipat-Meerut, Palwal-Khurja & Palwal-Bhiwadi-Rewari are new rail lines. The survey work of both the lines has been completed. The Rohtak-Jhajjar-Rewari rail line is commissioned. Meerut-Khurja and Rohtak-Gohana-Panipat Corridors are existing corridors. RORC also interconnects the Regional Centers which would increase their accessibility and potential for growth." <i>-page 73</i> e) In addition to RORC, five other rail lines within NCR are proposed to strengthen the connectivity of the rail system which will form Inner Regional Orbital Rail Corridor (IRORC). They are Sonapat-Jhajjar, Jhajjar-Gurgaon, Gurgaon-Faridabad, Faridabad-Dadri and Meerut-Baghat-Sonapat. Dadri-Ghaziabad-Meerut corridor is existing corridor. Moreover, Dadri-Ghaziabad and Ghaziabad-Meerut are also part of RRTS Corridors." <i>-page 73</i> 2) <u>Inputs regarding factual corrections to the Draft revised Regional Plan 2021 of NCR</u> a) Map No. 17.2: Draft Revised Proposed Landuse — 2021: The proposed landuse in the identified MET Project area in Jhajjar District is shown as "Agriculture (rural) within Controlled / Development Area" and "Agriculture (rural) outside Controlled / Development Area" Annexure 3	have been shown. Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level. ii) Planning Committee observed that the objection/suggestion regarding Jhajjar-Gurgaon road is based on Map 6.3 which is related to NCR Transport Plan-2032 which was approved by the Board in 2009 whereas proposals of the DRRP-2021 have been given in Map 17.2. Planning Committee further observed that the proposal for upgradation of Gurgaon-Jhajjar road is with regard to number of lanes whereas the objection/suggestion is related to change of category from 'other district road' to 'State Highway' to 'National Highway'. The DRRP-2021 has already proposed this road as Regional Arterial Road in Table 6.10. Therefore, Planning Committee noted that the suggestion has already
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		<u>Input:</u> The said area is part of Controlled Area, already notified by Haryana Government, for its planned development vide Section 4 (1) of the Punjab Scheduled Roads and Controlled Areas Regulation of Unregulated Areas Act, 1963. We are enclosing the details of the controlled area notifications along with the Composite Plan of Controlled Areas in Jhajjar vide drawing No.DTP(JH)/07, dt. 7th March 2007 for your reference <u>Annexure 4</u> Further, the said area is also part of Urban Area notified by Haryana Government - apparently considering its strategic location vis-a-vis Delhi border and the potential for urbanization, and to pre-empt haphazard urbanization --- vide Section 2(o) of the Haryana Development & Regulation of Urban Areas Act, 1975. We are enclosing the KMP & SEZ Urban Area Notification No.STP (E&V)/136, the 14th Feb 2011 & corresponding Urban Area Plan around KMP in Distt. Jhajjar for the purposes of Section 2(o) of Haryana Act No. 8 of 1975 - Drawing No.DTP (JH) 348/10, the 22nd May 2010, for your reference in this regard Annexure 5 b) Map No. 6.3: NCR Transport Plan - 2032, Page No. 68: Gurgaon-Jhajjar Road (SH15A) is shown as proposed to be upgraded to SH. Annexure 6 <u>Input:</u>	been addressed and incorporated in the DRRP-2021. iii) Planning Committee recommended that the alignment of the proposed Gurgaon-Jhajjar railway link may be corrected in Map No. 17.2. iv) Planning Committee observed that the aspects given at 2 (d) (i) to (ix) are related to Sub-Regional Plan and Master Plan. Therefore, Planning Committee recommended that these aspects be covered in the Sub-Regional Plan/Master/Development Plan level by participating states. v) Planning Committee observed that a conscious decision was taken not to extend the CNCR policy zone area. Planning Committee recommended that the CNCR policy of the DRRP-2021 be retained as it is. vi) Planning Committee observed that
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the strategy for development of new township, industrial township, etc. is given in Para 4.4.4 of the DRRP-2021.

Planning Committee recommended that these broad policies be elaborated in the Sub-Regional Plans by the participating States and Section on the same in the DRRP-2021 be retained as it is.

The Gurgaon-Jhajjar road is already upgraded to a State Highway (SH-15A) and we understand it is proposed by the State Government to be upgraded to National Highway / upgrade the road to constitute the Jhajjar spur on the proposed new alignment of Delhi-Jaipur Expressway. Appropriate corrections as relevant may please be incorporated in the Draft Revised Regional Plan 2021

c) Map No. 6.3: NCR Transport Plan - 2032, page No. 68 and Map No. 6.6: Logistic Hubs and Container Depots, page No. 76: The alignment of the proposed Gurgaon Jhajjar railway link is shown differently in both the maps. The alignment of this railway line has a significant impact on the planned MET Project.

Annexure 6 & 7

Clarification Sought:

In case the alignment is yet not frozen we would like to suggest that the alignment be proposed on the western side the State Highway 15A as the MET Project is mainly concentrated along the eastern side of SH 15A

d) Other Developments in the said area of Haryana Sub-region (for information): Further we wish to bring to your kind notice the following developments planned /being planned in the said area, which would have an implication on the Regional Plan proposals

i) Model Economic Township over about 12,500

		acres by Reliance Haryana SEZ Limited ii) New facility of All India Institute of Medical Sciences (AIIMS) over about 200 acres iii) The Western Peripheral (KMP) Expressway with two planned interchanges (at Badli and Sultanpur villages) in the said area iv) Four-laning of the MDR 123 in Jhajjar District, connecting Jhajjar to Najafgarh in Delhi (via Badli town) v) NCR Channel with a capacity of upto 800 cusecs for drinking water supply (under NCRPB funding) vi) Development Plans-2031 of Farukhnagar and Jhajjar towns being finalized vii) Manufacturing facilities of Panasonic India Limited, Denso Haryana Limited and National Distribution Center of Reliance Industries Limited as part of the industrial colonies under the MET Project apart from other ancillary units (Amber, etc.) viii) Warehouses ix) Educational Institutions (such as SGT University, World College of Technology & Management, Savera Group of Institutions, Sehwaq International School, Government Ayurveda Institute, Indian / National Institute of Technology, XLRI etc. 3) <u>Suggestions to the NCRPB</u> a) The Draft revised Regional Plan - 2021 of NCR is comprehensive and lays out a strategic.
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vision of balanced growth and development in the National Capital Region

b) In response to the Notice dated 29th July 2013 regarding invitation of objections and suggestions to the Draft Revised Regional Plan - 2021 we would like to suggest as follows:

Factual inputs as presented in Sl. 2 a) to c) may kindly be reviewed and incorporated as appropriate, specifically the notified Controlled Areas & Urban Areas referred in 2 a) to be depicted in the Draft Revised Proposed Land Use - 2021 Map.

Inputs as presented in Sl. 2 d) may be considered for information and due recognition, especially the planned Model Economic Township (MET Project over about 12,500 acres) which envisages non-polluting industries & would provide ample developed land & infrastructure for overall economic development in the industrially backward area of Jhajjar district and just outside of the NCT of Delhi. This would help in achieving the prime objective of creating employment opportunities outside of NCT of Delhi and in checking migration into NCT Delhi

Appropriate consequential strategic proposals may be evaluated and considered, such as:
Extension of the Central NCR (CNCR) Policy Zone upto Jhajjar town including MET Area, on the south-western side as per enclosed

			representation. Annexure 8 Declaration of new Urban Complex / Investment Region / New Township as part of Strategies for Development of Settlement System covering the towns of Farukhnagar (Gurgaon District), Badli, MET Project area & Jhajjar (Jhajjar District) - as per enclosed representation.	
18.	25.	Shri Praveen Sharma R/o Flat No. 434, IP Colony, Sector - 30, Faridabad Mob. 9953143550 Letter No. Nil, dated Nil, Board's Central Dy. No. 189/NCR/13 dated 23.08.13	We urged you to put more focus on tile planning under Regional Plan 2021 in chapter 17 sub columns 17.5.3 under Natural Conservation Zone point (4) allows Regional recreational activities after acquiring environmental approvals from competent authority and it should also incorporate tourism and related practices. Thus it should be modified as "Regional recreational and activity as per state tourism policy after obtaining environmental clearance from competent authority".	Reply/Recommendation is same as at Sl. No. 6 above.
19.	26.	Shri A. Raghunath, General Manager, M/s Opus Buildtech Private Limited, H-87, 1st Floor, Sector-63, Noida Letter No. Nil, dated 26.08.13,	i. M/s Housing & Development Council had marked an area of 227.40 acres for the development of Integrated Housing Scheme in Hasanpur Budha village. For this development our company M/s Opus Buildtech Pvt. Ltd. was given license no.LAO2/NV-101/HIS-01/ PDR-46/A-46 on 17.2.2009. With which the purchase of the desired land was done and DPR was approved by the Nodal Authority, M/s Housing & Development Council. Lucknow on 3.8.2012 for the acquisition of the remaining land, section 28, 29 & 30	Planning Committee observed that suggestion is to include village Hansanpur Ladhia, notified for Housing & Development Council under the Residential/Integrated Housing Scheme Plan in the Master Plan. Planning Committee recommended that the matter be addressed at

local level by respective state governments.	of UP Housing & Development Council Act were exercised.
ii. For taking the above mentioned village in its development area, the UP Housing & Development Council has, under section 1(3) of the Act, notified the area on 12.11.2008, notification number 2733/8-22-08-9-HP (215)/08.	
iii. Around 2 years later Ghaziabad Development Authority (GDA) said that Hansanpur village does not come under any Development area and got a new notification no. 702/8-6-2011-2 ghadan/10 on 1/2/2011 for 9 villages including Hasanpur.	
iv. From time to time we have been informing GDA, UP Housing & Development Council and UP Govt. about the present status of matter and the injustice done to us. The then Commissioner and Chief Architect Planner wrote a letter to UP Govt. and GDA urging them to include the proposed township in their master plan and thereafter show the land use, but still Hasanpur has been shown as an agricultural area. It is also worth a mention that any plan of UP Housing and Development Council cannot supersede the existing master plan of GDA.	
v. We had given an appreciation to the Govt. regarding this on which the Authority Board had decided that if village Hasanpur has been notified by Housing Development Council then it would be decided by the administration as to which department	

		will act as the nodal agency of this area. It was made clear by the administration in the order no.Bhoo.O.-218/8-3-11 that any further proceeding in Hasanpur village will be looked after by UP Housing & Development Council. vi. In this situation our Company stands to face adverse circumstances. Therefore, it is requested to propose village Hasanpur Laudha, notified for Housing & Development Council under the residential/integrated Housing Scheme Plan in the Master Plan. Also, it is requested to please inform us about the status of whether village's proposed Integrated Township Plans have been included in the Master Plans.	Planning Committee observed that the suggestions have already been addressed and incorporated in the DRRP-2021.
20.	27. and 37. (Repeated)	Shri Pradedep Kharbanda, Architect Planner, A-288, Sector-47, Noida Mob. 9871803744 Letter (Fax) No. Nil, dated 27.08.13 MS/NCRPB Dy. No. 1140/D/30.08.13	1. In 1.2 in the functions of NCR Planning Board under section 7. It talks about preparation of Sub-Regional Plans, Functional Plans by participating States/UTs, it does not talk about the integrated planning of NCR area. First it should be integrated planning of NCR Planning Board then further detailing should be done by respective States/UT. Until integrated planning is envisaged treating NCR area as on. No Plans will be effective. 2. In the NCR planning area there are several instances of arbitrary land use changes its like sabotage with the approved Master Plan, what should be the modus operandi of this types of instances.

		In 1.4.2 aims to promote balanced growth and development to achieve these objective more powers should be handed over to NCR Planning Board to control and regulate activities associated within NCR Planning Board. Due to lack of this NCRPB has been just show peace having goody objectives. 1.4.3 Sub-Regional Plans should be made & finalized by NCRPB not respective State governments. End to End planning in the NCR region will not be successful without this. 3. In the NCR Regional Plan 2021 how the characteristics of the surrounding areas being considered incorporated to work functionally? (1.4.4) 1.5.1 In spite of discussing about population of metropolises comprising NCR Area overall NCR population growth and migration trend (intra & inter) should be considered afterwards separate discussions should be taken up. 1.5.2 Separate Master Plans preparation without integration to overall regional plan is not productive exercise and against the integrated developments. 1.5.4 The objective of unrestricted/seamless travel is not fulfilled it seems to be on the papers. 1.6 Cannot we use interstate rural regions for different types of activities by doing some Zoning as it is being done in China and strictly implementing the same. How
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		are we meeting vulnerability of being NCR Region in Seismic Zone IV? If we strictly implement our development plans considering diversity of eco sensitivity many issues will be resolved automatically. I do not think there is any integrated potable water management plan even other physical infrastructure like sewerage, drainage, solid waste along with social infrastructure like facilities at NCR Regional Area are considered at all. Integrated district planning etc. last strict policy frame work etc.	
21.	Shri Satyaveer Singh, A-View 103, Park Apartments, Sector-61, Noida Mob. 9818201100 MS/NCRPB/Dy. No. 1144/D, 30.08.13	29.	Observations/Objections 2. Draft Revised Regional Plan 2021 (DRRP 2021) has not planned any settlement in Yamuna Expressway Development Authority area. 3. However, revised proposed land use 2021 map of DRRP 2021 is showing the substantial area of YEIDA as urbanisable area contiguous to Greater Noida. 4. The UP State and YEIDA is developing a city of 35 lakhs population in YEIDA area over 54,400 hectare agricultural land. The settlements of this city are contiguous / in close vicinity of Greater Noida Metro Centre. Thus Yamuna Expressway city will be putting pressure on Greater Noida and Delhi defeating the purpose of NCR Planning Board Act.
			2 to 8 Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas,

	5. DRRP 2021 therefore has contradiction, ambiguity as regard to development plan of Yamuna Expressway city of UP Sub-Region. 6. Developing this new city wild have been justified and logical if Noida was developed for 5.5 lakh population and Greater Noida had only two Sub-regions of three lakhs populations as planned in Regional Plan 2021. 7. In present circumstances wherein Noida and Greater Noida are all set to be one huge city contiguous to Delhi and Ghaziabad. it will be appropriate to keep the entire YEIDA area as agricultural land and urbanise some limited land beyond YEIDA. 8. As a matter of fact the focus should be on redevelopment of villages of YEIDA area without any separate urban settlement there. Limited industry along with its required infrastructure be located in each village/cluster of village (depending on the capacity of the villages) with good road connectivity and adequate power supply. <u>Suggestions</u> 9. In view of the above it is suggested that:- (a) No urban centre be planned in YEIDA area. (b) The area be declared agricultural land or green area except village abadi/extended village abadi.	Controlled / Development / Regulated areas etc. of the identified seven Metro Centres and eleven Regional Centres have been shown. Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level. Planning Committee further noted that the figures as mentioned in the objection/suggestion correspond to the earlier plan of YEIDA prepared by Govt. of UP, for an area of 54,000 hectare. Govt. of UP has modified the plan of YEIDA with reduced proposed population and area of 20,000 hectare. 9. Planning Committee discussed and observed that the suggestion made is pertaining to Sub-Regional Plans and recommended that these aspects be covered in the Sub-Regional Plans by participating states.
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		(c) All villages of YEIDA be redeveloped to sustainable modern standard. (d) Revised proposed Land Use 2021 map be corrected to show the YEIDA area as agricultural/ green area. (e) Land requirement for redevelopment of all villages of YEIDA be given in quantifiable numeric way in Revised Regional Plan 2021. (f) Present Master Plan 2021/2031 of YEIDA be quashed and redrafted for redevelopment of all villages.	
22.	30.	Shri Satyapal Singh, SM-71/72, Shastri Nagar, Ghaziabad. Letter No. RS/DRRP 2021/Objections and suggestions, dated 29.08.13	<u>Observations/Objections</u> 2. Draft Revised Regional Plan 2021 (DRRP 2021) has assigned a population of 31.19 lakhs to Ghaziabad - Loni Complex. 3. Population density for this size of settlement is specified as 125-175 PPH. Considering 175 PPH population density, land requirement for the development of Noida Metro Centre works out 17822 hectare. Whereas, the revised proposed land use 2021 map of DRRP 2021 is showing much larger areas as urbanisable area for this complex. As per the said map, there is no gap between Delhi and Ghaziabad, between Ghaziabad and Noida, Ghaziabad and Greater Noida, and between Ghaziabad and Loni. Even the existing built up area shown in Draft Revised Regional Plan 2021 is much larger than the required urbanisable area as per Regional Plan 2021 norms. Planning Committee observed that the proposed population of Ghaziabad-Loni Complex for 2021 in the DRRP-2021 is 31.19 lakhs and population density proposed is based on Urban Development Plans Formulation & Implementation (UDPFI) Guidelines of Ministry of Urban Development, Govt. of India. Planning Committee further observed that the DRRP-2021 has proposed development of physical & social infrastructure for the entire NCR including Ghaziabad-Loni Complex and other issues raised / suggestions are related to either SRP level or local level. Therefore, Planning Committee noted that the objections and

suggestions have already been addressed and incorporated in the DRRP-2021.

4. Ghaziabad Master Plan 2031 reveals plan for developing Ghaziabad-Loni Complex over 24,239 hectare land for 31 lakhs population.

5. DRRP 2021 therefore has contradiction, ambiguity as regard to development of Ghaziabad-Loni Complex of UP Sub-Region.

Suggestions

6. In view of the above it is suggested that:-

(a) Population density norms as published in Regional Plan 2021 be retained. This means 200 PPH norm for Ghaziabad-Loni Complex.

(b) No new construction be allowed in Ghaziabad.

(c) No increase of FAR in Ghaziabad.

(d) All vacant land in Ghaziabad-Loni area be declared agricultural land or green area.

(e) Revised proposed Land Use 2021 map be corrected to show the Ghaziabad-Loni Complex urbanisable area as per actual requirement of assigned population and decided population density standard norms.

(f) Land requirement for development of Ghaziabad-Loni be given in quantifiable numeric way in Revised Regional Plan 2021.

		(g) Master Plan 2021 of Ghaziabad-Loni be modified in conformity with the Revised Regional Plan. Population and Land Use details of Noida Master Plan also be included in Revised Regional Plan 2021.	
23.	31.	Shri Satyaveer Singh, A-103, Park View Apartments, Sector 61, Noida Mob. 9818201100 Letter-cum-Ref. No. SS/DRRP 2021/Objections and suggestions dated 27.08.13	2. to 11. Planning Committee observed that the proposed population of Greater Noida has been given in the DRRP-2021 as per approved Master Plan for 2021. The population density proposed in the DRRP-2021 is based on UDPFI Guidelines of Ministry of Urban Development, Govt. of India. Planning Committee further observed that the planning and development of rural settlements within the Greater Noida area has to be based on the sectoral policies given in the DRRP-2021 and policies elaborated in the Sub-Regional Plan for UP Sub-Region. Other issues given with regard to development of Greater Noida are related to Master Plan and its implementation. Therefore, Planning Committee noted that the objections/suggestions relevant to the DRRP-2021 have already been addressed and
		Observations/Objections 2. Draft Revised Regional Plan 2021 (DRRP 2021) has assigned a population of 12 lakhs to Greater Noida city which is planned to be developed as a Metro Centre. 3. Population density for this size of settlement is specified as 125-175 PPH. Considering 150 PPH population density, land requirement for the development of Greater Noida Metro Centre works out 8,000 hectare. Whereas, the revised proposed land use 2021 map of DRRP 2021 is showing almost the entire notified area of Greater Noida amounting to approximately 40,000 hectare as urbanisable area. 4. It is relevant to mention that the Greater Noida Master Plan 2021 approved by the NCR Planning Board has provisions of urban development over 22,255 hectare land by 2021 for a population of 29 lakhs. 5. DRRP 2021 is therefore faulty and ambiguous in respect of proposal of development of Greater Noida city of UP Sub-Region. 6. Hon'ble High Court of Allahabad apparently	

observing the unplanned and unapproved development in Greater Noida was compelled to order the UP State and the GNIDA twice to obtain approval of Greater Noida Master Plan from the NCR Planning Board.

7. Even now it is observed that urbanization in Greater Noida is far in excess of that is planned in the Published Regional Plan.

8. Overbearing urbanization will cause depletion of natural resources at undesirable rate and the natural environment will be damaged. Water level is going down even with the present limited population, excessive sand mining issue is very recent and already many bird & animal species are almost extinct in this area.

9. In DRRP 2021, there is no Plan for development of villages of the Greater Noida area. The DRRP has left this planning to the State Government. Regional Plan 2001 was published in 1989 and Regional Plan 2021 was published in 2005. In both the Regional Plans rural area development plan (except for some general nature statements) was not included. The out come has been that all the villages engulfed by the urban sectors of the settlements are turning into slums. The villages in rural area are just provided with cemented roads in the name of modern development. The development in villages stops at providing limited water, drainage and sewer system. In this way, repeat of Kotla, Badarpur like villages of Delhi are bound to appear throughout the

NCR. Harola, Nayabans, Barola and many more village like those in Noida have already become slums.

Suggestions

10. In view of the above it is suggested that:-

(a) Greater Noida assigned population be arrived at and retained as per the capacity of area developed till now.

(b) No further increase in assigned population of Greater Noida in future.

(c) All rural settlements of Greater Noida area be assigned population maintaining the stated hierarchical settlement system and provisioned for land for their redevelopment at modern standard.

(d) Industries and institutions planned for Greater Noida Metro city be spread to villages. Road connectivity be planned and implemented accordingly on priority. This planning and prioritisation be included in Revised Regional Plan 2021 in detailed explicit manner.

(e) Envisaged eventual population of all urban and rural settlements of Greater Noida be indicated in the Revised Regional Plan 2021. Future expansion land required be indicated accurately and clearly in the Revised Land Use 2021 map. The revised Regional Plan should assign population for all urban and rural settlements indicating envisaged eventual population of those settlements.

		(f) Revised proposed Land Use 2021 map be corrected to show the Greater Noida urbanisable area as per actual requirement of assigned population and decided population density standard norms. (g) Land requirement for development of all the settlements (urban & rural) of Greater Noida area be given in clearly quantified numbers in the Revised Regional Plan 2021. (h) Master Plan 2021 of Greater Noida be amended accordingly ensuring that the same is in conformity with the Revised Regional Plan 2021. Also the abridged version of the Master Plan providing Demography and Land Use details in number as well as in map be included in the Revised Regional Plan 2021. 11. It will be appreciated if a feed back/outcome of the above suggestions communicated to me prior publishing the Revised Regional Plan 2021.	
24.	32.	Shri Hira Lal Sharma, A-1, Teacher Colony, Sameypur, Delhi. Letter No. Nil, dated Nil, Board's Central Dy. No. 208/NCR/13, dated 30.08.13	1 and 2 Planning Committee observed that the DRRP-2021 has already proposed the policies for providing physical and social infrastructure in NCR. Planning Committee noted that the objections and suggestions have already been addressed and

	health, education, sanitation connecting the cities with good roads and also the villages are required. The improvement of the status poor and the farmer will be proved as an asset. 2. I have come to know that Bullandshahr is to be converted into a High tech city. It is a good news for the people of the areas falling in the district provided the district is developed according to the status of the high tech city. It is matter of extremely regret to say that the Bullandshahr district has been falling in the N.C.R. for the last 25 years, but so far as the concerned for development the area is as it is no development has been made there as yet. Even the medical facilities are not satisfactory. Sometimes it so happens that the patient has to be rushed to Delhi for proper treatment but dies on the way. Hence, it is very essential and basic amenities to bring the status of the district in accordance to the status of the high tech city in all respect i.e. health, education, sanitation by arranging of good hospitals and opening of medical and engineering colleges. Connecting all the cities i.e. Meerut, Hapur and Bullandshahr with four line roads will be the first and very important factor. 3. It has also been published in the Navbharat Times dated 04/08/2013 that the world lable industries will be settled and developed at Chola (Bullandshahr) area. That will be the good step of UP government for setting up the world label industries. 4. In this regard it is stated that the compensation of the
incorporated in the DRRP-2021.	3. to 5 Planning Committee noted that the matter is not related to Regional Plan.

acquired agricultural land the farmers should be provided according to the fertility of the land. Besides this one family member based on the qualification should be provided job in the industries of the area. However, it has been mentioned that the fertile land will not be acquired.

5. It is not exaggeration to say that Ganga expressway is an old scheme and previously in the regime of Miss Mayawati the stones for demarcation were fixed even in the good fertile land as there was no alternative plan for the planners but could not be matured and the stones were uprooted by the farmers. As I have seen the layout plan the Ganga expressway is still alive. As such at the time of acquirement of agriculture land the compensation should be provided according to the status of land.

6. As mentioned in clause (V) providing a rational land use pattern to use unproductive land for urban uses in case the unproductive land is not available and urbanization is also required what will be alternative, because in district Bullandshahr land is generally fertile? I opine there will be no alternative except using the fertile land for urbanization in order to promote sustainable development in the region to improve quality of life.

7.

3.2.1 N.C.T. Delhi

This rule reveals about the policy of NCT Delhi. As mentioned there will be no major economic activities

6. Planning Committee noted that this is a general opinion which has already been addressed in the DRRP-2021.

7. Planning Committee observed that the issue of hazardous industrial units in un-authorised areas of

		i.e. industries and wholesale Trade etc. Beside this what will be the fate of unauthorized industries running in the unauthorized colonies. The hazardous trade industrial running in the residential areas in the unauthorized colony may not be allowed so that the poor residents living in the unauthorized colonies may also lead their life peacefully.	Delhi is a micro level matter. Planning committee recommended that the matter needs to be dealt at the Master Plan level.
25.	33.	Raju Singh, S/o Sh. Charan Singh, Village Milak Lachchi, P.O. Baidpura, Distt. Gautambudh Nagar Letter-cum-Ref. No. RS/DRRP 2021/Objections and suggestions, dated 29.08.13	9. (a) to (g) Planning Committee observed that the proposed population of Noida for 2021 in the DRRP-2021 is 17.4 lakhs and it is based on Census 2011 population and projections thereon. Planning Committee discussed in detail and noted that it may not be possible to stop all constructions in Noida as suggested. Planning Committee further observed that the DRRP-2021 has provided proposed population for 2021 and density norms. Planning Committee recommended that based on the proposed population and density norms in the DRRP-2021, land requirement for urbanisable areas may be addressed at Sub-regional Plan or Development/Master Plan level.

Delhi. In this regard following facts/issues are very relevant and need serious consideration:-

(a) All entry and exit points of Noida are already too congested.

(b) During peak hours the traffic situation in Noida is bad.

(c) Most traffic of Greater Noida particularly from West Greater Noida with 4.5 lakh planned apartments toward Delhi will traverse through Noida.

(d) Crossing Republic settlement of GDA adjacent to Noida will also add to the traffic on Noida roads.

(e) Natural growth of 15 lakh alone will add one lakh population to Noida every three year. This estimation of 15 lakhs population of Noida is anyway not only incorrect but a intentionally misguided figure considering the fact that the present planned committed residential property of Noida caters for more than 25 lakhs population. It is necessary that truthful plan is made and thereafter plan is implemented truthfully in public interest.

(f) Noida water level from 15-20 feet in 1976 (inception year of Noida) has gone down below 120 feet. This is cause of serious concern.

(g) There is inadequate affordable good education facility upto class XII and Noida has only one Govt. degree college for conventional graduation. This college does not suffice to meet existing requirement.

(h) Noida new residential property is very costly and un-affordable for poor workers, road side vendors, domestic helps, rickshaw puller. etc. This population account for almost half the population of Noida. An unplanned alternative residence option has emerged for

this population and this is cheap poor standard and congested accommodation in villages. Because of this, the villages are becoming slums. In present layout proper development of villages is impossible. Redevelopment of villages in the early stage of urbanization was the only solution to avoid villages. Becoming slums. Any addition to the urban population will increase the demand of workers and that will draw more poor migrants from all over the country, who cannot afford to buy or take on rent any accommodation in planned Noida sectors, therefore adding pressure on villages leading to further deterioration of the situation so more and worse slums will mushroom.

8. The rural development plan is missing from the Revised Regional Plan 2021. The villages cannot be improved by providing cemented roads and limited capacity of sewage only. Solution lies in complete redevelopment of the villages in a planned way.

Suggestions

9. In view of the above it is suggested that:-

- (a) No increase in assigned population of Noida now or in future.
- (b) No new construction be allowed in Noida.
- (c) No increase of FAR in Noida
- (d) All vacant land in Noida be declared agricultural land or green area.
- (e) Revised proposed Land Use 2021 map be corrected to show the Noida Urbanisable area as per actual requirement of assigned population and decided population density standard norms.
- (f) Land requirement for development of Noida be

		given in quantifiable numeric way in revised Regional Plan-2021. (g) Master Plan 2021 for Noida be modified in conformity with the Revised Regional Plan 2021. Population details and Land Use details of Noida Master Plan also be included in Revised Regional Plan 2021.	
26.	34.	Lt. Col. (Retd.) Sarvadaman Singh Oberoi, Treasurer, Mission Gurgaon Development, Gurgaon Letter No. Nil, dated 30.08.13	1. a) to g) Planning Committee observed that observations have been given in para 1 and have been elaborated in subsequent paras. Para wise recommendation of the Planning Committee is given in para 2 to 14. 2. (a to h) Planning Committee noted that the legal status of the Regional Plan is governed by the NCR Planning Board Act, 1985. All the powers/provision in the Regional Plan
		1. Observations, Objections and Recommendations are provided on the following issues of concern with the revised draft RP 2021. a. Watering down of legal status of Regional land use in the NCR b. Dilution of requirement of NCRPB to approve master plans c. Dilution of need for land suitability analysis, by restricting it to only new towns, and not existing towns or their expansion. d. Deletion of FAR limit of 0.5% for Natural Conservation Zones which will open up highly eco-sensitive areas of the Aravalli Range, rivers, lakes water bodies etc. e. Roll back of extension of Aravalli Notification 1992. f. Dilution of forest cover requirement. g. Review of implementation of the current Regional Plan 2021, to identify gaps and constraints not been done. 2. The legal status of Regional Land Use in the NCR, has been watered down as follows: a. The section on legal status (section 17.1.2 Legal Status of Regional Land Use in the current version of RP 2021), spells out the court judgements which make the Regional	

Plan enforceable is reproduced below for your reference.

17.1.2 Legal Status of Regional Land Use

The Regional Plan-2001 of NCR was prepared with the active participation, inputs and guidance by the concerned Central Ministries and participating State Governments through their departmental experts, and was approved on November 3, 1988. This Plan came into force from January 23, 1989. The actual implementation of the Regional Plan policies is being undertaken by the concerned Central Ministries and participating State Governments through their various departments.

The Allahabad High Court, while going through the various Plan-enabling provisions under the NCRPB Act, 1985, considered the Regional Plan a major instrument of development. In a judgement dated 18.12.1998 in the Civil Misc. Petition No.13899 of 1998, it observed:

"The National Capital Region Plan Act, 1985 is a central legislation. The intention of this central legislation is to decongest Delhi, and yet retain the conforming uses of agriculture and greens, and to harmoniously coordinate and monitor industry and urbanisation without compromising with the conforming areas and usage"

"... land uses cannot be changed except with the tacit permission and close scrutiny of the National Capital Region Planning Board. Development of industry or urbanisation by purchase of land reserved for conforming uses of agriculture, forests or greens within the area eclipsed by the National Capital Region, is prohibited. Whatever development is permissible must be strictly monitored under the National Capital Region Plan Act, 1985 by the authorities named and constituted under it."

In the judgement dated 01.10.1996 in Civil Misc. Writ Petition No.26737 of 1993, the Hon'ble Allahabad High Court observed:

derived from the NCR Planning Board Act, 1985.

Therefore, Planning Committee noted that the Planning Process and the Regional Plan are within the legal framework and already factored the aspects.

“... One stipulation is inescapable that unless the National Capital Region Planning Board gives the green signal nothing can go ahead. The necessary implication of this is also that at every stage in reference to the plans, aforesaid, constituent State a part of the National Capital Region Plan has to keep a close consultation with, the federal agency which is the Board”

“... Thus, to permit aspects, in context, to be examined by the Board, the Court adjourns these proceedings for a period of two months to enable the Board to approve, review, consult, affirm or confirm the plans which are the subject matters of these writ petitions in total freedom notwithstanding that a notification has been issued for acquisition of land by the State of Uttar Pradesh or for that matter that these proceedings are pending before the High Court. The only guidance which this court gives to the Board is to give the Board is to give effect to the intentions of the Act coordinating, monitoring and scrutinizing the implementation of the plans and for harmoniously building urban planning with excellence without disturbing the ecological balance of nature and by respecting the green cover, agriculture and not abdicating either in favour of urbanization but with a dedicated effort to respect the forests and strive to retain the balance of nature and ecology and at every given occasion not losing the perspective in so far as the Board it concerned in these matters, of the fundamental duties enshrined in Article 51 A(g) (h) and (j) read with 48 A of the Constitution of India”

b. The entire section on legal status in the current RP 2021 (section 17.1.2 Legal Status of Regional Land Use), which spelt out the court judgements which make the Regional Plan enforceable, has been removed in the revised draft RP 2021. This section clarifies the judicial basis for enforcing the Regional Plan 2021 by the NCR Planning Board, and maintaining oversight over state sub-regional plans, and

		master plans/ development plans. c. We object to this deletion because this will lead to much more damaging deviations from RP – 2021 by the States in the future. d. It may be noted that repeated requests from the NCRPB to the states to finalize their respective sub-regional Plans – 2021/2031 have gone unheeded from 21st August 2007, to 1st July 2013. The NCRPB is in gross dereliction of its duty under the NCRPB Act 1985 in not taking the punitive action as provided in the Act. e. Not only this, the NCRPB has further permitted massive deviations from the RP 2021 / draft Sub-Regional Plans 2021 in the matter of urban development/conglomerate plans causing it to exceed carrying capacity that will result in catastrophe – for example the Final Development Plans for Gurgaon Manesar Urban Complex (GMUC) 2021/2025/2031. f. The Ministry of Urban Development sponsored Centre of Excellence for Integrated Land Use Planning and Water Resource Management (ILPWRM), which propounded the concept of Biocentric capacity level, as follows: Biocentric capacity level: This capacity level deal with ethics related to life on earth. At this level the different threats are assessed which harm the integrity, stability and beauty of the biotic community of an urban area. Unlike, the previous capacity levels that totally deal with human & its need, this capacity level embraces all forms of life as well as their requirements from the environment. g. It is also well settled law that India is bound by the Convention on Biodiversity. h. Therefore we strongly recommend that section 17.1.2, from the current RP 2021 (page 143-144) should be retained and expanded with the latest judgements. 3. The requirement for the Master/Development Plans, for
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3 (a to g)

the respective controlled areas, to be approved by the Board (in section 17.4.1 of the current RP 2021) has been deleted.

a. The current RP 2021 provides clear indication that Master/Development Plans must be approved by the NCRPB, as seen in the extract below from Section 17.4.1.

“17.4.1. Controlled/Development/Regulated Zone

No development in the controlled/development/ regulated zones can be undertaken except in accordance with the Master/Development Plans for the respective controlled areas approved by the Board and duly notified by the State Governments under their respective acts.”

b. We are horrified to find that the operative part of that section, that requires Master/Development plans to be approved by the NCRPB, has been deleted in the Draft Revised RP 2021, as indicated below (deleted portion shown as struck through text).

“17.4.1. Controlled/Development/Regulated Zone

No development in the controlled/ development/ regulated zones can be undertaken except in accordance with the Master/Development Plans for the ~~respective controlled areas approved by the Board and duly notified by the State Governments under their respective acts.~~”

c. We object to this deletion because it will result in haphazard development much beyond carrying capacity and especially in environmentally sensitive areas such as the Aravallis, water bodies, river beds and flood plains.

d. If this direction is deleted, then states will feel free to make master plans that violate the Regional Plan and the NCRPB will have no ability to direct compliance with the plan. In which case, the question arises of why bother to make a Regional Plan at all.

Planning Committee, after verifying the legal provisions, observed that there is no provision in the NCRPB Act, 1985 for the approval of Master/ Development Plans of towns by the Board. Section 17 of the NCRPB Act, 1985 provides for preparation of Sub-Regional Plan by the each participating States. Section 19 (3) of the NCRPB Act, 1985 mentions that the participating States will finalize the Sub-Regional Plan after ensuring that it is in conformity with the Regional Plan.

Therefore, Planning Committee recommended that development in each Sub-region in conformity with the Regional Plan should be ensured by the concerned participating State governments.

e. It is not clear why the NCRPB has felt it necessary to abdicate from asserting its responsibility to approve master plans, which is already part of the current RP 2021 since at least 2005 which has been found acceptable and approved by the NCRPB and its governing board which includes the member states. Neither is it clear what new judicial order has led the NCRBP to change its position on approval of master plans as stated in section 17.4.1 of the current RP 2021.

f. **Therefore we strongly recommend that the provision in section 17.4.1 and elsewhere in the current RP 2021 that directs approval of Master/Development Plans by the Board must be retained to prevent catastrophic development beyond carrying capacity.**

g. The relevant section of the Plans are reproduced in the table below.

Currently in force RP 2021 – key deletions shown as strike through text)	Draft Revised RP2021 – with additions shown as <u>underlined</u> and <i>italicised</i>	Issue /Recommendation
17.4.1. Controlled/Development/Regulated Zone No development in the controlled/development/regulated zones can be undertaken except in accordance with the	No development in the controlled/development/regulated zones can be undertaken except in accordance with the Master/Development Plans. <i>The</i>	The requirement in the current RP 2021 for Master/Development plans to be approved by the Board, has been deleted. If approved, master/development plans could violate the

			Master/Development Plans for the respective controlled areas approved by the Board and duly notified by the State Governments under their respective acts.	<u>respective state governments will carry out development as per Plans.</u>	Regional Plan and the NCRPB will have no oversight or ability to direct compliance in the matter. Recommendation: Retain the requirement of approval of master/development plans by the Board	4. (a to p) Planning Committee observed that Para 17.4.3 of the DRRP-2021 provides policies for protection of Natural Conservation Zone including protection of the rivers, ox-bow lakes, palio channel, lakes, ponds, flood plains, etc. Planning Committee recommended that Section 17.5.3 (iv) of the DRRP-2021 be modified as <i>“Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the</i>
			4. The FAR restriction of 0.5% in the Natural Conservation Zone, as stated explicitly in Section 17.5.3 of the current RP 2021, has been removed without any justification. a. The purpose of the Natural Conservation Zone is to demarcate eco-sensitive areas that include the Aravalli hills, major rivers, lakes and water bodies and sanctuaries and propose zoning guidelines to protect and conserve these areas by preventing encroachment of other landuses into these areas. b. In addition Conservation Plans for restoring and managing the same have to be prepared. c. It is well settled law that the Aravalli hills are a no-go zone for any kind of urbanization and even the ministry of environment and forests can not give any kind of permission			

for urban land use in the Aravalli hills,

d. Despite the Natural Conservation Zone being part of the CRP 2021, which is in force since 2005, there has been no effort to promulgate Natural Conservation Zones in the urban master/development plans, e.g. in Gurgaon Manesar Urban Complex (GMUC) 2021 (notified in 2007) or GMUC 2025 (notified in 2010).

e. When finally the Natural Conservation Zone was promulgated in 2012 in the Final Development Plan for Gurgaon Manesar Urban Complex (GMUC) 2031 (notified in 2012), they have been kept outside the urbanisable area. Further no conservation plan has been made for this zone.

f. These eco-sensitive areas are critical to the long term strategic environmental security of the NCR, in terms of maintaining ground water recharge capacity, wildlife habitat, corridors, reducing air pollutants, for regional climatic benefits, for the entire region stretching across Delhi, Haryana and Rajasthan and UP. **That is why the CRP 2021 has rightly mandated their conservation.**

g. Given the above, allowing any construction in the Natural Conservation Zone will **fragment** the eco-sensitive area, and disturb wildlife habitat and corridors as it will mean road access, boundary walls, construction, water supply including tube wells, electricity supply, and often diesel sets that generate noise and air pollution, thus harming the ecological value of these areas and also violating Para 4.2. of National Forest Policy 1988, which has been held to be law in TN Godavarman 6 July 2011.

h. Accordingly, Section 17.5.3 of the current RP 2021 which deals with the zoning provisions of the Natural

Conservation Zone FAR provides a restriction of 0.5%, with permission of competent authority, in the Natural Conservation Zone.

i. The Hon'ble Supreme Court in various judgements has also indicated the critical ecological importance of the Aravalli hills, especially in and around Delhi, which have to be zoned as a Natural Conservation Zone in the CRP 2021.

j. In our view, there should be no FAR permitted at all in river beds, lake beds, Aravalli hills, and especially in the lake catchments as even 0.5% FAR leads to fragmentation and disruption of the flow of water, and habitat and wildlife for wildlife.

k. To our utter surprise and dismay, however, on reading the revised draft RP 2021, we found that instead of making the FAR restriction more stringent, the NCRPB has considered it appropriate to, instead, not just dilute the FAR restriction, but to brazenly remove the FAR restriction altogether in the revised draft RP 2021.

l. Secondly regional recreational activities are primarily activities like regional parks and wildlife sanctuaries that maintain the natural integrity of the area, provide critical ecosystem services and are great recreational spaces as well.

m. The relevant section from the current RP 2021 and the revised draft RP 2021 are compared in the table below.

			Currently in force RP 2021 – key deletions shown as bracketed [] struck through text 17.5.3 Natural Conservation Zone In this zone the following uses activities may be permitted: i) Agriculture and horticulture ii) Pisciculture iii) Social forestry/plantations including afforestation. iv) Regional recreational activities [with no construction exceeding 0.5% of the area with the permission of the competent authority.]	Draft RP2021 – with additions shown as underlined and italicized in brackets [] 17.5.3 Natural Conservation Zone In this zone the following uses activities may be permitted: i) Agriculture and horticulture ii) Pisciculture iii) Social forestry/plantation including afforestation iv) Regional recreational activities [after obtaining environmental clearance from competent authority]	Issues / Recommendations HUGE LOOPHOLE The restriction, “Regional recreational activities with no construction exceeding 0.5% of the area with the permission of the competent authority” has been removed and replaced by a case-by case basis environmental approval. Instead the FAR limit of 0.5% should be retained, and further constrained by environmental and forest clearance.
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n. It seems that the real estate interests in Haryana and elsewhere in the NCR have succeeded in

		subverting the environmental safeguards in the current RP 2021. o. We object vehemently to this deletion of the 0.5% FAR restriction in the Natural Conservation Zone. p. We state that the NCRPB restore the FAR restriction of 0.5% on construction and in fact make it more stringent, say 0.0% to 0.2%, depending on site conditions. 5. Common lands to be identified, zoned and protected. a. Almost all Aravallis in the NCR were historically commonlands that were managed by villages and subsequently Panchayats. Protecting these commonlands against the threat of privatization is critical to the long term ecological security of villages and towns. b. On January 28th 2011, the Hon'ble Supreme Court has passed a judgement to restore commonlands back to village communities/Panchayats, and states are implementing these orders. c. The NCRPB prepared RP-2021 must include long term stringent zoning protection for the aravallis whether currently with the panchayats, or privatized, or with Municipal bodies. d. Accordingly we recommend the following inclusion: Village commonlands how so ever classified, must be protected. Current or erstwhile common lands within	5 (a to d) Planning Committee observed that the DRRP-2021 has already proposed policies for protection of Aravallis in Chapter-14: Environment (para 14.5.1 & 14.6.2) as well as in Chapter in 17: Regional Land Use (para 17.4.3) as a part of Natural Conservation Zone. Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>"The list of process and operations prohibited in specified area of Aravalli Range are given in the</i>
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				Natural Conservation zones must be treated as no construction zones. Those common lands with forest or scrub cover, or degraded forest cover must be zoned as forest. 6. Land suitability analysis be incorporated for land use allocations in old, revised, and new Master/Development Plans. a. The specific section related to Land Suitability Analysis in the CRP 2021 is reproduced below : “iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations. which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” b. The changes in this section are summarized in the table below. <table><tr><td>Currently in force RP 2021 – key deletions shown as strike-through text)</td><td>Draft Revised RP2021 – with additions shown as <u>underlined and italicise</u> <i>d</i></td></tr><tr><td>Section 14.2 (iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations.</td><td>Master/Development plans for the [<i>new</i>] towns in the region should incorporate land suitability analysis for land use</td></tr></table>	Currently in force RP 2021 – key deletions shown as strike-through text)	Draft Revised RP2021 – with additions shown as <u>underlined and italicise</u> <i>d</i>	Section 14.2 (iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations.	Master/Development plans for the [<i>new</i>] towns in the region should incorporate land suitability analysis for land use	<i>Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”.</i> 6 (a to i) Planning Committee recommended that Para 14.6.5 (iii) in the DRRP-2021 may be replaced with the following which was para 14.2 (iii) of the RP-2021: <i>“Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”</i>
Currently in force RP 2021 – key deletions shown as strike-through text)	Draft Revised RP2021 – with additions shown as <u>underlined and italicise</u> <i>d</i>								
Section 14.2 (iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations.	Master/Development plans for the [<i>new</i>] towns in the region should incorporate land suitability analysis for land use								

			which would identify areas intrinsically suitable for [settlement], agriculture, forestry, industry and recreational uses. [Further growth in the region should be channelled in the areas, which are only suitable for settlement growth.] allocations, which would identify areas intrinsically suitable for [<u>urban activities</u>], agriculture, forestry, industry and recreational uses.	
			c. As is discernable from the table above, key sections have been deleted and new words have been added. d. We are appalled to find that (i) the term “settlement” has been replaced with “urban activities”, (ii) the direction that “Further growth in the region should be channelled in the areas, which are only suitable for settlement growth”, has been deleted, and (iii), the applicability of this requirement of land suitability analysis has been sought to be restricted only to “new” towns. It seems that existing towns and expansion of existing towns are sought to be given a regulatory loophole and excused from requiring land suitability analysis. e. These amendments to the CRP 2021, relating to land suitability analysis, are not justified. Does the NCRPB feel that growth should happen in areas that are not-suited for settlements? Does the massive expansion proposed in the GMUC 2031 which more than doubles	

the urbanisable area not require land suitability analysis simply because it is contiguous to an existing urbanisable area? Is forestry not an essential part of urban areas For that is the implication of these amendments.

f. This section as worded in the CRP 2021 was applicable to **all** towns and **all** master plans. It is critically important that land suitability analysis is done to identify the topography, lowlying areas, perennial and seasonal wetlands, drainage patterns, patches of existing natural and planted vegetation, wildlife corridors and habitat. ground water recharge zones so that ecologically informed decisions can be made that conserve strategic ecological assets and features and enhance the livability and sustainability of the cities.

g. Land suitability analysis should be done for **existing** master plans/development plans and incorporated into them to conserve the existing developed areas.

h. Land suitability analysis should be an essential pre-requisite for revision and/or **expansion of existing towns/master plans**.

i. Therefore we **object** strongly to the addition of the word "new" in the section pertaining to land suitability analysis in the revised draft RP 2021. as it implies that existing master plans and expansion of existing towns will not require land suitability analysis, when such expansions form the bulk of the master plan

		activity in the NCR today. Instead we recommend that the section should state “existing towns, expansion of existing towns, and new towns” so that land suitability analysis is done for existing master plans/development plans and incorporated into them. j. We object to the replacement of “settlements” with “urban areas” and recommend that the term “settlements” be retained. k. We object to the deletion of the direction “Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” And recommend it should be retained. l. Finally, as land suitability analysis has been mostly missing in current town planning, the Regional Plan should state that land suitability analysis is a mandatory pre-requisite for preparing a draft master/development plan, and for approval of final master plans. 7. Retention of “No such activities should be undertaken in the Aravalli range in NCR.” a. In chapter 14 of the CRP 2021, on pages 131-132, section 14.2. (ix), relates to the Aravalli notification issued by the MoEF. This section includes one line that, “No such activities should be undertaken in the Aravalli range in NCR.” b. In the RDRP 2021, however, the bulk of this
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7 (a to e)

Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021:

section 14.2.(ix) has been removed from the text of the plan and consigned to the appendix. Most intriguingly the single line directive, **"No such activities should be undertaken in the Aravalli range in NCR."** has been deleted.

c. The implication of this deletion is that this section will no longer apply to Faridabad district. This will remove the protection for the Aravalli hills and gair mumkin pahar areas in Faridabad district and leave them vulnerable to construction oriented landuses which are contrary to their eco-sensitive status, which has been well recognized in the CRP 2021 and RDRP 2021.

d. Accordingly we object strongly to this deletion and recommend that the line **"No such activities should be undertaken in the Aravalli range in NCR."**, and the entire section 14.2.(ix) be retained as it is in the CRP 2021.

e. The first part of section 14.2.(ix) from CRP 2021, including the single line which has been subsequently deleted, is reproduced below for reference.

“(ix)The Ministry of Environment and Forests under Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and Rule 5(3)(d) of the Environment (Protection) Rules, 1986 restricts certain activities in specified area of Aravalli Range which are causing environmental degradation in the region and prohibits following process and operations:

- a) Location of any new industry including expansion/modernisation;
- b) (1) All new mining operations including renewals of mining leases.

		(2) Existing mining leases in sanctuaries/national parks and areas covered under Project Tiger; and/or (3) Mining is being done without permission of the competent Authority. c) Cutting of trees. d) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads and part of any infrastructure relating thereto) e) Electrification (laying of new transmission lines) No such activities should be undertaken in the Aravalli range in NCR.”	
		8. Wildlife corridor between Asola Bhatti Sanctuary (Delhi) and Sariska National Park (Rajasthan). a. Provision of Wildlife corridors is a mandate of law vide para 4.2 of the National Forest Policy 1988. b. The Aravalli hills stretching from Asola Bhatti Sanctuary (Delhi) to Damdama lake catchment in Haryana, and which include the catchments of Surajkund lake, Peacock Lake, Badhkal lake and Dhauj Lake form the largest single consolidated wildlife habitat/corridor in the Central NCR and hence must be protected at any cost. Even other wise it has been held by the Apex Court that the Aravallis from Delhi to Rajasthan must be protected at any cost. c. The proposed rail corridor passing through the Asola Bhatti Sanctuary coupled with the existing Gurgaon –Faridabad highway cutting across the Aravallis will sound the deathknell for the wildlife in this region and is neither acceptable in law or to the	8. (a to g) Planning Committee observed that this aspect has been addressed in the DRRP-2021. Planning committee further noted that identification of Wild Life Corridors may be part of Environment Master Plan which may be prepared by the participating States as per Clause 14.6.4 (B) and 17.4.3.5 (v) of the DRRP-2021.

- public at large.
- d. If at all this railway line has to be built then it shall have to be built underground for the distance of five to six km through the Asola Bhatti Sanctuary and the adjacent Aravalli hills.
- e. It is also to be noted that there is another serious violation in that there are no crossing points on the Gurgaon Faridabad highway causing frequent deaths of wildlife.
- f. The GMUC 2031 and the Sohna 2031 FDPs state that any wildlife corridors identified will be incorporated into these local development plan.
- g. As wildlife corridors stretch across the three states of Delhi-Haryana-Rajasthan, we recommend that the NCRPB shall have to be responsible to identify the wildlife corridors by taking help from the MoEF.
- h. It is to be noted with concern that the board meetings of the NCR Planning Board do not have even a single representative from the vital ministry of Environment and Forests. Thus it seems that the decision making process has by-passed the environmental considerations.
- i. These shortcomings must be rectified.

8. (h)

Planning Committee noted that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests, Govt. of India was made Co-Opted Member of the Planning Committee in the 8th Planning Committee meeting held on 29.1.1987. Over a period of time it was observed that the many Co-opted Members were not attending the meeting of the Planning Committee regularly. Planning Committee in its 60th meeting held on 28.6.2013 reviewed the attendance of Co-opted Members in the last five Planning

Committee meetings. It was observed that JS(IA), MoEF or his representative did not attend last five meetings among other nine Co-opted Members. Planning Committee further observed that the Board has not received observations/suggestions from Department of Environment on various aspects of Regional Plan. Therefore, Planning Committee decided to drop JS (IA), MoEF as Co-opted Member.

However, Planning Committee recommended that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests be made co-opted member of the Planning Committee.

9. Planning Committee observed that Para 17.4.3 (iv) of the DRRP-2021 already mentions, "river beds" and "river banks".

Therefore, Planning Committee noted that the objection/suggestion has already been addressed in the DRRP-2021.

9. Protection of river banks from sand mining. River "banks" have been deleted from the areas that have to be conserved. River banks should be retained.

Currently in force RP 2021	Draft RP2021	Revised	Issue
(ii) various kinds of natural areas which have to be conserved (e.g. ridge, river beds and banks, lakes, wild life and bird	(ii) various kinds of natural features which needs to be conserved (e.g. ridge, river bed, lakes, wildlife and bird sanctuaries, forests, etc.)		Natural changed 'features'. Is areas more comprehensive ? River banks has been deleted from the areas/features to be conserved.

		sanctuaries, forests, etc.) and			
			10. Two important points pertaining to Master Plans a. Depleting forest cover in the Central NCR, and entire NCR. We have given this point in our Manger DDP 2031 Objections which may kindly be obtained from CCP (NCR) Haryana and linked alongwith how said objections were handled by CCP (NCR) Haryana in a manner whereby the advice of the highest technical authority was overruled by an administrative superior in violation of law. [Pleasant Stay Hotel v. Palani Hills Council 1995 (6) SCC 127] b. Ground water and carrying capacity. We have given this point in our Sohna DDP 2031 Objections which may kindly be obtained from CCP (NCR) Haryana and linked alongwith how said objections were handled by CCP (NCR) Haryana in a manner whereby the advice of the highest technical authority was		10. Planning Committee observed that the matter is pertaining to Master/Development Plans and objections thereon may be addressed at State level.

overruled by an administrative superior in violation of law. [Pleasant Stay Hotel v. Palani Hills Council 1995 (6) SCC 127]

11. Whereas, there is a provision for "Open spaces, parks and playgrounds" in Chapter 17, section 17.5.1. (a) (viii), of the current and revised RP2021, it is seen that none of the urban master plans are making provisions for **playgrounds** open to public, most probably because the sub-regional plans have never been vetted or finalized by the NCRPB. In the result we have become a nation of un sporting individuals who have never seen a playground. It is a regular question posed by children to their parents and elders as to where should they go and play games like cricket, football and hockey. It has been famously said that, "The Battle of Waterloo was won on the playing-fields of Eton". **Accordingly we recommend that in each developed sector there must be at least one or two play grounds for field sports like football/cricket/hockey etc.** Other States have recognized this aspect eg. In order to provide for the preservation and regulation of parks, playgrounds and open spaces in the State of Tamil Nadu, the "Tamil Nadu parks, playgrounds and open spaces (Preservation and Regulation) Act, 1960" was enacted. Parks, playgrounds & open spaces are periodically notified under the Act by the local bodies concerned. Under the said Act 1960, these spaces are mandated to be maintained for the purposes notified in a clean and proper condition. Similar provision may be made by the NCRPB by issue of Notification which is permissible

11. Planning Committee observed that the suggestions are related to providing playgrounds at sector level, which may be addressed at Development/Master Plan/Sector Plan/ Zonal Plan level by the respective participating States.

		under Section 12. Forests. a. Context: The National Forest Policy, 1988, mandates 1/3rd of the total land area of the country under forest and tree cover. Forest cover in NCR is 6.2% against a national average of 21.05%. Within the NCR Delhi has 11.9% forest cover, while Haryana has only 3.5%. Forest cover is a matter of grave concern. b. The Hon'ble Supreme Court has held in Lafarge (06.07.2011) that Forest Policy has the mandate of law. c. The Hon'ble Supreme Court has held in Godavarman (12.12.96) that all areas meeting the criteria of dictionary meaning of forest, are to be treated as forest irrespective of ownership, status in government records, and current condition (whether degraded, denuded, or cleared). d. Accordingly we recommend that to meet the requirement of forest cover the RP 2021 state the following: i. At least 12% and upto 33% area within each state's NCR sub-region be zoned as a forest zone. ii. At least 12% and up to 20% area in urbanisable areas be zoned as a forest zone. iii. That the RP 2021 report the area zoned as forest in the NCR. That area zoned as forest be reported for both urbanisable area and outside urbanisable area in each master plan. v. That at least 10% area be zoned as reserved forest/protected forest/ sanctuary /conservation reserve or deemed forest in each state's NCR sub-region. That	12. Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021.
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95% of the terrestrial Natural Conservation Zone be zoned as a forest zone.

Major Findings & Recommendations

13. Findings

1. The NCRPB as constituted has 17 voting members out of which 9 (majority) are from States of Haryana, Uttar Pradesh and Rajasthan. The National Capital Regional Planning Board Act, 1985 (NCRPB Act 1985) was passed under Article 252 (1) of the Constitution of India hence it denudes entirely the Legislatures of the participating States to legislate in respect of any areas of the participating States as at present existing in the National Capital Region. [Union of India v. Valluri Basavaiah Chaudhary AIR 1979 SC 1415 (5 judges)] It is well settled that the power of Notification has been held to be law. The Central Government (Union Cabinet) has overriding powers under Section 28 of NCRPB Act 1985 to give directions to the NCRPB which shall bind "the Board to carry out such directions."

2. It is evident from the repeated, contumacious and continued failure of States over last twenty years to submit for approval of NCRPB their respective Sub-Regional Plans, prepared in accord with Regional Plan, (having ordinary life of 5 years vide Section 15) that there has been long continuing failure of the NCRPB to enforce Sections 8 & 29 and/or to report these violations to the Central Government for suitable action

13 & 14

Suggestions well taken.

Planning Committee observed that NCRPB has been stressing on preparation of Sub-regional Plans by participating States and early finalization of the same.

Planning Committee further noted the status of preparation and finalization of Sub-regional Plans by the participating States.

- Uttar Pradesh: The Sub-regional Plan for U.P. Sub-region was approved in the 33rd Meeting of the Board.
- Haryana: Revised Draft Sub-Regional Plan for Haryana Sub-region has been submitted to the Board. Board after examination has sent its observations and suggestions to Government of Haryana on

		under Section 39. The Central Government (Union Cabinet), may, and should in such case have arrived at the inescapable conclusion (Section 39 of NCRPB Act 1985) that "39 (1)...the Board has failed in its objectives, so as to render the continued existence of the Board in the opinion of the Central Government unnecessary, that the Government may, by notification in the Official Gazette, declare that the Board shall be dissolved with effect from such date as may be specified in the notification; and the Board shall be deemed to be dissolved accordingly. (2) From the said date - a. all properties, funds and dues which are vested in or realizable by the Board shall vest in, or be realizable by, the Central Government; b. all liabilities which are enforceable against the Board shall be enforceable against the Central Government; c. for the purpose of carrying out any development which has not been fully carried out by the Board and for the purpose of realizing properties, funds and dues referred to in clause (a) the functions of the Board shall be discharged by the Central Government." 3. It is surprising that given the binding nature of the directions of the Central Government made in respect of List II subjects with reference to "control of land-use and prevention of haphazard development" in the National Capital Region falling under Section 2(f) and 8(f) of NCRPB Act 1985 read with Article 252(1) of	16.12.2013 for incorporation. • Rajasthan: Sub-Regional Plan for Rajasthan Sub-region is under preparation. • NCT-Delhi: Board in its 33rd meeting decided that the Master Plan for Delhi-2021 be treated as Sub-regional Plan-2021 for NCT-Delhi Sub-region. <i>Therefore, Planning Committee recommended to update the status of Sub-Regional Plan preparations in the DRRP-2021 at Table No.1.4.</i>
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the Constitution of India, the States of Haryana, Uttar Pradesh and Rajasthan have been blatantly disobeying, for years on end, the legal mandate of the following Notifications of the Central Government:

A. Model Building Bye-Laws and the Review of City, Town and Country Planning Act and the Zoning Regulations issued by the Competent Authority vide Ministry of Home Affairs, Govt. of India order no. 31/35/2003-NDM-II dated January 20, 2004 under the authority of Section 37(1)(a)(ii) of the Disaster Management Act, 2005 read with Sections 2(2)(a), 6(2)(e), 8(2)(b), 11(3)(b), 35(2)(b), 36(b), 38(1), 39(b), 55, 60(b) & 62 thereof.

B. Urban Development Plans Formulation and Implementation Guidelines notified vide Ministry of Urban Affairs & Employment, Govt. of India No. K-14011/7/95-UD.III dated 19th May 1995 in respect of List II subjects with reference to "control of land-use and prevention of haphazard development."

C. Model Urban & Regional Planning and Development Laws 1985 (Revised) notified vide Ministry of Urban Affairs & Employment, Govt. of India No. K-14011/7/95-UD.III dated 19th May 1995 in respect of List II subjects with reference to "control of land-use and prevention of haphazard development."

4. It is a very significant omission that all legal paragraphs have been maliciously removed in RP 2021. On the other hand the parent MoUD has enhanced and

codified the importance of this aspect in MoUD No.N-11025/40/2010-UCD dt 18.10.12 which include "4. Terms of Reference (ToR): To assess the Legal Implications and framework for Plan preparation, monitoring and **impact assessment** of the Master Plans. ...5. Scope of Work: v. A separate volume on legal aspects should be prepared."

5. NCRPB should have got notified the Rules per Section 33 under Section 36 (f) but it has not taken any steps to carry out its duties under various statutes & notifications including UDPFI 1996 (being revised vide MoUD No.N-11025/40/2010-UCD dt 18.10.12 which include Model Urban & Regional Planning and Development Laws 1985 (Revised)), NCRPB Act, 1985 & Disaster Management Act, 2005 Section 38(2)(e):

" (e) ensure that the integration of measures for prevention of disaster or mitigation by the departments of the Government of the State in their development plans and projects;"

6. Under Section 37 of Disaster Management Act, 2005 the MoUD has now enhanced powers to enforce measures to prevent disasters by way of suitably controlling development plans, and enforcing all complementary measures such as NCRPB Act, 1985 & Disaster Management Act, 2005, NBCI 2005, UDPFI Guidelines 1996 (under revision) which include Model Urban & Regional Planning and Development Laws 1985 (Revised).It is well settled law that when an authority is given powers it is automatically bound to

implement the law in letter & spirit - if it fails so to do, and such failure is prima facie established from the 20 years failure of NCRPB to enforce submission of sub-regional plan by the constituent states. Hence inescapable conclusion arises that NCRPB, MoUD and MoEF have all failed in their duty.

7. A major omission arises out of non inclusion of aspects covered in email dt 06.02.13 (3:44 PM) copied to Member Secretary but are found omitted in RP 2021 eg. "Physiography, Climate, Forests, Air Quality, Surface Water, Ground Water and Biodiversity in NCR.", "town wise pollution load". "2.....Aspects related to National action Plan for Climate Change have not been included." "2....protect and conserve good agriculture land.....systems of agrobiodiversity need to be conserved as per the 2002 Biodiversity Act", "3. Absorption capacity (carrying capacity of ecosystems and land)....", "9.....(4) major zones identified for studying the biodata of NCR", "10.....Species Diversity, the data is incomplete.....cell for maintaining Bio-diversity records.....afforestation, protection of existing forests. control of pollution", "...MINAS....15...16.The minimal national standards are to be made stringent for a region/place depending on the local requirements...17...Minimal national standards...The environmental sensitivity of the region...The carrying capacity of the receiving water bodies and environment...The existing quality of environment...The health requirement in the area" and "National Action Plan for Climate Change 2008....National Environment Policy 2006....National

Forest Policy 1988...National Conservation Policy 1992...Policy on Abatement of Pollution 1992...National Agricultural Policy 2000...National Population Policy 2000...National Water Policy 2002...Adoption of Biodiversity Conservation Strategies under National Biodiversity Strategy Action Plan (Biodiversity Act 2002)”

RECOMMENDATIONS

14. It is requested that steps be taken to obtain suitable directions of the Central Government for the NCRPB generally on the following or similar lines:

(1) All Sub-Regional Plans may be finalised and submitted for consideration by NCRPB before 31 December 2013 in accord with NCRPB Act, 1985, various environmental laws, Disaster Management Act, 2005 and instructions and notifications of MoUD on urban development.

(2) All Sub-Regional Plans may be considered by NCRPB and finalised before 31 March 2014 in accord with NCRPB Act, 1985, various environmental laws, Disaster Management Act, 2005 and instructions and notifications of MoUD on urban development.

(3) Thereafter all master/ development plan submitted/ approved in the past without prior approval of Sub-Regional Plan may be re-submitted for approval in line with the Sub-Regional Plan approved as above.

(4) All master plans not approved in accord with above

27.		procedure may be put on hold till such approvals are first obtained. 2. Observations, Objections and Recommendations are provided on the following issues of concern with the revised draft RP 2021. 3. Forests. a. Context: The National Forest Policy, 1988, mandates 1/3rd of the total land area of the country under forest and tree cover. Proportion of forest cover in NCR to its total geographical area is 6.2% against a national average of 21.05%. Within the NCR Delhi has 11.9% forest cover, while Haryana has only 3.5%. Forest degradation is a matter of concern. b. The Hon'ble Supreme Court has held in Lafarge (06.07.2011) that Forest Policy has the mandate of law. c. The Hon'ble Supreme Court has held in Godavarman (12.12.96) that all areas meeting the criteria of dictionary meaning of forest, are to be treated as forest irrespective of ownership, status in government records, and current condition (whether degraded, denuded, or cleared). d. Accordingly we recommend that to meet the requirement of forest cover the RP 2021 state the following: - At least 12% and upto 33% area within each state's NCR sub-region be zoned as a forest zone. - At least 12% and up to 20% area in urbanisable areas be zoned as a forest zone. - That the RP 2021 report the area zoned as forest	3. Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021.
35.	Mr. Himanshu Agarwal, G-9, Jangpura Extension, New Delhi 110014 Email dated 30.08.13 himanshu.122@gmail.com		

- in the NCR.
- iv. That area zoned as forest be reported for both urbanisable area and outside urbanisable area in each master plan.
 - v. That at least 10% area be zoned as reserved forest/protected forest/ sanctuary /conservation reserve or deemed forest in each state's NCR sub-region
 - vi. That 95% of the terrestrial Natural Conservation Zone be zoned as a forest zone.

4. Landuse

- a. In the section on landuse analysis (17.2 LAND USE ANALYSIS) of the RDRP2021, we recommend that the % change in landuse is also calculated and reported to understand the scale of changes that have happened between 1999 and 2012. As an example the % change in the NCR as a whole and the Haryana sub-region of the NCR are calculated and reported in the tables below:

Table Change of Land Use in NCR, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	276566.4	372370.37	95803.97	35%
Agriculture	2665622.08	2643022.12	-20599.96	-1%
Green Areas	145453.44	112683.88	-32769.56	-23%
Wastelands	291931.2	234613.9	-57317.3	-20%
Water bodies	24583.68	23119.19	-1464.49	-6%
Others	10243.2	26590.55	16347.35	160%

Table Change of Land Use in Haryana sub-region, 1999-2012

4. Planning Committee observed that the difference in figures pertaining to land use change is on account of difference in representation of data.

Therefore, Planning Committee recommended that the representation of data as provided in the DRRP-2021 be retained as it is.

	Area 1999	Area 2012	Change (in ha)	% change
Built up	93996	132028.13	38032.13	40%
Agriculture	1123923.6	1106384.02	-17539.58	-2%
Green Areas	45655.2	36938.73	-8716.47	-19.1%
Wastelands	67140	42773.78	-24366.22	-36%
Water bodies	9399.6	9660.69	261.09	3%
Others	2685.6	15014.66	12329.06	459%
	1342800	1342800		

Table Rates of change in NCR and Haryana

	NCR	Haryana
Category	% change	
Built up	35%	40%
Agriculture	-1%	-2%
Green Areas	-23%	-19%
Wastelands	-20%	-36%
Water bodies	-6%	3%
Others	160%	459%

b. As is apparent from this analysis of data in chapter 17, green areas have declined dramatically in the NCR and Haryana regions (23% and 19% declines respectively), and wastelands have also declined 20% in the NCR and a whopping 36% in Haryana.

c. Accordingly we recommend:

- The % change in landuse is also calculated and reported in section 17.2 (Land Use analysis) of the RDRP2021.
- To halt and reverse this decline of green areas and wastelands, all Natural Conservation areas

that are forest, scrub, degraded, denuded or cleared forest or wasteland be zoned as a forest zone with the only landuse being forest regeneration and restoration so as to restrain the relentless march of built up areas and other areas in the NCR.

5. Common lands to be identified, zoned and protected.

a. Almost all Aravallis in the NCR were historically common lands that were managed by villages and subsequently Panchayats. Protecting these common lands against the threat of privatization is critical to the long term ecological security of villages and towns.

b. On January 28th 2011, the Hon'ble Supreme Court has passed a judgement to restore common lands back to village communities/Panchayats, and states are implementing these orders.

c. The NCRPB prepared RP2021 must include long term stringent zoning protection for the aravallis whether currently with the panchayats, or privatized, or with Municipal bodies.

d. Accordingly we recommend the following inclusion:

Village common lands how so ever classified, must be protected. Current or erstwhile common lands within Natural Conservation zones must be treated as no construction zones. Those common lands with forest or

5. Planning Committee observed that the DRRP-2021 has already proposed policies for protection of Aravallis in Chapter-14: Environment (para 14.5.1 & 14.6.2) as well as in Chapter in 17: Regional Land Use (para 17.4.3) as a part of Natural Conservation Zone.

Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021:

"The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992".

scrub cover, or degraded forest cover must be zoned as forest.

6. **The FAR restriction of 0.5% in the Natural Conservation Zone.** as stated explicitly in Section 17.5.3 of the current RP 2021, has been removed without any justification. It should be retained in the RDRP 2021, to restrict construction in these areas.

a. The purpose of the Natural Conservation Zone is to demarcate eco-sensitive areas that include the Aravalli hills, major rivers, lakes and water bodies and sanctuaries and propose zoning guidelines to protect and conserve these areas by preventing encroachment of other landuses into these areas.

b. These eco-sensitive areas are critical to the long term strategic regional environmental security of the NCR, in terms of maintaining ground water recharge capacity, wildlife habitat, corridors, reducing air pollutants, for regional climatic benefits, for the entire region stretching across Delhi, Haryana and Rajasthan and UP. That is why the CRP 2021 has rightly mandated their conservation.

c. As noted in the RDRP2021 itself, in chapter 17, section 17.3.2 (see extract below) eco-sensitive areas are already under threat.

“17.3.2 which Unplanned/ haphazard Growth in Environmentally Sensitive Areas Satellite imagery

6. Planning Committee observed that Para 17.4.3 of the DRRP-2021 provides policies for protection of Natural Conservation Zone including protection of the rivers, ox-bow lakes, palio channel, lakes, ponds, flood plains, etc.

Planning Committee recommended that Section 17.5.3 (iv) be modified as **“Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws”**.

has shown that environmentally fragile and sensitive areas such as Yamuna riverbed/wetland, ridge areas, forest areas are being subjected to development activities. Many construction activities along rivers, conversion of ponds/ paleo channels for residential/ educational purposes are adversely affecting the land use and eco-system of the area.”

d. Given the above, allowing any further construction in the Natural Conservation Zone will irretrievably **fragment** the eco-sensitive area, and disturb wildlife habitat and corridors as it will mean road access, boundary walls, construction, water supply including tube wells, electricity supply, and often diesel sets that generate noise and air pollution, thus harming the ecological value of these areas and also violating Para 4.2. of National Forest Policy 1988, which has been held to be law in TN Godavarman 6 July 2011.

e. Accordingly, Section 17.5.3 of the current RP 2021 which deals with the zoning provisions of the Natural Conservation Zone FAR restricts construction to regional recreational activities and provides a restriction of 0.5%, that too with permission of competent authority, in the Natural Conservation Zone.

f. The Hon’ble Supreme Court in various judgements has also indicated the critical ecological importance of the Aravalli hills, especially in and around Delhi, which have to be zoned as a Natural Conservation Zone in the CRP 2021.

	g. In our view, there should be no FAR permitted at all in river beds, lake beds, Aravalli hills, and especially in the lake catchments as even 0.5% FAR leads to fragmentation and disruption of the flow of water, and habitat and wildlife for wildlife. h. We object to this deletion of the 0.5% FAR restriction in the Natural Conservation Zone. i. We state that the NCRPB restore the FAR restriction of 0.5% on construction/FAR in Natural Conservation Zones, and make it more stringent, say 0.0% to 0.2%, depending on site conditions.	
	7. Land suitability analysis be incorporated for land use allocations in old, revised, and new Master/Development Plans. a. The specific section related to Land Suitability Analysis in the CRP 2021 is reproduced below : “iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” b. This section as worded in the CRP 2021 was applicable to all towns and all master plans. It is critically important that land suitability analysis is done to identify the topography, lowlying areas, perennial	7. Planning Committee recommended that Para 14.6.5 (iii) in the DRRP-2021 may be replaced with the following which was para 14.2 (iii) of the RP-2021: <i>“Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”</i>

and seasonal wetlands, drainage patterns, patches of existing natural and planted vegetation, wildlife corridors and habitat, ground water recharge zones so that ecologically informed decisions can be made that conserve strategic ecological assets and features and enhance the livability and sustainability of the cities.

c. Therefore we **object** strongly to the addition of the word “new” in the section pertaining to land suitability analysis in the revised draft RP 2021 as it implies that existing master plans and expansion of existing towns will not require land suitability analysis, when such expansions form the bulk of the master plan activity in the NCR today.

d. Instead we **recommend** that the section should state “**existing towns, expansion of existing towns, and new towns**” so that land suitability analysis is done for existing master plans/development plans and incorporated into them.

e. We also **recommend** that the line, “Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” is unexceptionable given the massive decline in green areas etc. and it should be retained in the RP2021

8. **Retention of “No such activities should be undertaken in the Aravalli range in NCR.”**

a. In chapter 14 of the CRP 2021, on pages 131-132, section 14.2. (ix), relates to the Aravalli notification issued by the MoEF. This section includes one line

8. **Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021:**

that reads. **"No such activities should be undertaken in the Aravalli range in NCR."**

b. In the RDRP 2021, however, the bulk of this section 14.2.(ix) has been removed from the text of the plan and consigned to the appendix. Most intriguingly the single line directive, **"No such activities should be undertaken in the Aravalli range in NCR."** has been deleted.

c. The implication of this deletion is that this section will no longer apply to Faridabad district. This will remove the protection for the Aravalli hills and gair mumkin pahar areas in Faridabad district and leave them vulnerable to construction oriented landuses which are contrary to their eco-sensitive status, which has been well recognized in the CRP 2021 and RDRP 2021.

d. Accordingly we object strongly to this deletion and recommend that the line **"No such activities should be undertaken in the Aravalli range in NCR."**, and the entire section 14.2.(ix) be retained as it is in the CRP 2021.

e. The first part of section 14.2.(ix) from CRP 2021, including the single line which has been subsequently deleted, is reproduced below for reference.

“(ix)The Ministry of Environment and Forests under Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and Rule 5(3)(d) of the Environment (Protection) Rules, 1986 restricts certain activities in specified area of Aravalli Range which are causing environmental degradation in the region and prohibits following process and operations:

- a) Location of any new industry including expansion/modernisation:
- b) (1) All new mining operations including renewals of mining leases.
- (2) Existing mining leases in sanctuaries/national parks and areas covered under Project Tiger; and/or
- (3) Mining is being done without permission of the competent Authority.
- c) Cutting of trees.
- d) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads and part of any infrastructure relating thereto)
- e) Electrification (laying of new transmission lines)

No such activities should be undertaken in the Aravalli range in NCR."

9. Wildlife corridor between Asola Bhatti Sanctuary (Delhi) and Sariska National Park (Rajasthan).

- a. Provision of Wildlife corridors is a mandate of law vide para 4.2 of the National Forest Policy 1988.
- b. The Aravalli hills stretching from Asola Bhatti Sanctuary (Delhi) to Damdama lake catchment in Haryana, and which include the catchments of Surajkund lake, Peacock Lake, Badhkal lake and Dhauj Lake form the largest single consolidated wildlife habitat/corridor in the Central NCR and hence must be

9. Planning Committee observed that this aspect has been addressed in the DRRP-2021.

Planning committee further noted that identification of Wild Life Corridors may be part of Environment Master Plan which may be prepared by the participating States as per Clause

protected at any cost. These eventually stretch to Sariska National Park in Rajasthan. It has also been held by the Apex Court that the Aravallis from Delhi to Rajasthan must be protected at any cost.
c. The GMUC 2031 and the Sohna 2031 FDPs in the state of Haryana state that any wildlife corridors identified will be incorporated into these local development plan.
d. As wildlife corridors stretch across the three states of Delhi-Haryana-Rajasthan, and cross administrative boundaries of states, or master plans the regional plan is the appropriate scale at which it should be identified.

e. Accordingly we strongly recommend that:

i. the NCRPB take up the responsibility to identify the wildlife corridors by taking help from the MoEF and incorporate the same in the RDRP 2021.

ii. Linear features such as the Rail link between Gurgaon and Faridabad should be reviewed and made underground when passing through Aravalli hills and Asola Sanctuary. The Gurgaon - Faridabad highway fragments the contiguous aravalli hills and also the wildlife corridor and is responsible for death of wildlife.

10. MoEF.

a. It is to be noted with concern that the board meetings of the NCR Planning Board do not have even a single representative from the vital ministry of

10. Planning Committee noted that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests, Govt. of India was made

	Environment and Forests. Thus it seems that the decision making process has by-passed the environmental considerations. b. We recommend that these shortcomings must be rectified.	Co-opted Member of the Planning Committee in the 8th Planning Committee meeting held on 29.1.1987. Over a period of time it was observed that the many Co-opted Members were not attending the meeting of the Planning Committee regularly. Planning Committee in its 60th meeting held on 28.6.2013 reviewed the attendance of Co-opted Members in the last five Planning Committee meetings. It was observed that JS(IA), MoEF or his representative did not attend last five meetings among other nine Co-opted Members. Planning Committee further observed that the Board has not received observations/suggestions from Department of Environment on various aspects of Regional Plan. Therefore, Planning Committee decided to drop JS (IA). MoEF as Co-opted Member. However, Planning Committee recommended that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests be made co-opted member of the Planning Committee.
	11. Protection of river beds and river banks. a. We recommend adding the following in	11. Planning Committee observed that

	section. 17.4.3 Natural Conservation Zone, of the RDRP 2021. i. All sand and other mining in river beds and river banks should adhere to carrying capacity principles and follow all environmental laws of the centre and states.	Para 17.4.3 (iv) of the DRRP-2021 already mentions, "river beds" and "river banks". Therefore, Planning Committee noted that the objection/suggestion has already been addressed in the DRRP-2021.
	12. "Water bodies" include rivers/streams, canals, drains, lake/ tank/ pond, etc. and constitute 0.68% of the RD Regional Plan 2021 area. This is very low. a. We recommend: i. All Water bodies should be zoned as no construction zones in the RDRP 2021. ii. Flood plains that are zoned as no-go zones for construction should be included in the water bodies calculation. iii. All catchments of water bodies that fall in the Natural Conservation zones including the various lakes in Haryana be marked in the RP 2021 and zoned as no-construction zones. iv. All water bodies starting from half an acre in sized should be included in the RP. or mandated to be included in the sub-regional plan and master plans. v. The percentage of areas under water-bodies of different types should be reported at all levels. RP, Sub-RP, master/development plans.	12. Planning Committee has observed that considering the low percentage of water bodies in NCR, Regional Plan has recommended maintaining 2-5% area under water bodies. It has also recommended policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have

already been addressed in the DRRP-2021.	13. Groundwater recharge zones a. Groundwater is dropping precipitously in the urbanized parts of the NCR. b. Groundwater recharge zones must be identified in the RP 2021 and marked on the maps and should include the Aravalli hills which have been identified as a recharge zone for Delhi, Gurgaon and Faridabad by the Central Ground Water Board in its report submitted to the Supreme Court in 2008. c. We recommend: i. Aravalli hills and other groundwater recharge zones be identified and marked on the RP 2021 water recharge zone maps, as a no construction zone.	13. Planning Committee observed that the DRRP-2021 has already given a policy for Ground Water Recharge and Rainwater Harvesting at para 8.4.3. Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. The DRRP-2021 has proposed policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). These policies will increase the recharge of ground water in NCR. Planning Committee noted that the suggestions have already been addressed in the DRRP-2021.
		14. Sacred Groves, including Mangar Bani Sacred Groves as local biodiversity hotspots a. Currently the RP does not identify any sacred groves. Sacred groves include vanishing plant species, and act as an important refuge for plants and animals
		14, 15 and 16. Concern well taken. Planning Committee observed that the

	and conserving local and regional biodiversity and are thus important biodiversity hotspots. b. Just as large lakes and water bodies over 10 ha have been identified in the RP2021 and marked in the map, similarly sacred groves including Mangar Bani and their buffers should also be protected. c. We recommend that : i. all sacred groves over 5 ha should be identified and marked on the land use map along with an essential buffer. ii. The Mangar bani zone of approximately 322 ha that includes the mangar bani and an essential buffer must be marked on the RP 2021 as a permanent no-construction zone. iii. The RP 2021 mandate that Sub-RP and master plans identify and provide zoning protection to sacred groves and their buffers. 15. Include Mangar bani in the description of the Aravalli zone in section 14.5.1. Ecologically Fragile area - Aravali Zone, part (ii) of the RDRP 2021 pertaining to Haryana, as follows: “The Mangar Bani sacred forest zone of approximately 322 ha comprises of a large variety of trees, shrub and herb species, some of which have become locally rare or depleted in other parts of the Central NCR. These include <i>boswellia serrata</i>. and <i>anogossius pendula</i>.” 16. The descriptive section 14.5.1.(ii) of the RDPR 2021 reads as follows, “ii. Aravalis at Gurgaon and Faridabad, Haryana – The major portion of forest areas in Aravali section of	DRRP-2021 has already provided broad policies related to protection of Natural Conservation Zones in para 14.5, 14.6.4, 14.6.5 and 17.4.3 in NCR. The DRRP-2021 has also proposed protection of bio-diversity in NCR and also proposed preparation of Environmental Master Plan for all the districts of NCR in para 14.6.4 (B). Planning Committee recommended that participating states will take appropriate steps to address the issue of environmental safeguard and protection of biodiversity and incorporate in the Sub-Regional Plans.
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Gurgaon and Faridabad in Haryana sub-region, mainly passing through agricultural fields or wastelands.”

This description is confusing. Instead **we recommend the following alternate description**

“**ii. Aravalis at Gurgaon and Faridabad, Haryana** – the section of Aravali Hills in Faridabad and Gurgaon are contiguous to the Asola Bhatti Sanctuary in Delhi. The stretch from Suraj kund in the north, to Damdama lake in the south and then onwards from Sohna in narrow strips down till Rajasthan. The Aravalli hills include forests notified under the Punjab Land preservation act. aravalli plantation forests , as well as sacred groves like Mangar Bani. and also other forests that may be currently wastelands. scrub, degraded, denuded or cleared. They act as a wildlife corridor between Asola Sanctuary and Sariska National Park and are surrounded by agricultural fields and creeping urbanization.

17. The following section, from 17.4.1 of the RP 2021 which has been deleted in the RDRP 2021, may kindly be retained.

“In case of Delhi, as per the draft Master Plan for Delhi-2021, the entire NCT-Delhi has been proposed as urbanisable area except a green belt of one revenue village depth wherever available along the NCT-Delhi boundary. While finalizing MPD-2021, the natural conservation zone/environmentally sensitive areas including flood plains of river Yamuna to be planned as

17. Planning Committee observed that the policies for protection of water bodies, flood plains, natural conservation areas mentioned in Chapter 14 and Chapter 17 of the DRRP-2021 are applicable to NCT Delhi also.

Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental

		per the policies mentioned in paras 8.3.4, 8.3.5, 13.1.3, 14.2 (viii) and 17.4.3 (iii) of this Plan. The required land for the activities cited above be earmarked in the Master Plan for Delhi-2021.”	safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.
28.	38.	M/s Uttam Steels and Associates (Consortium) 115, Anasal Bhawan, 16, KG Marg, New Delhi 110001 Letter No. Nil, dated nil Fax received on 30.08.13 Board's Central Dy. No. 215/NCR/13, 02.09.2013	Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas, Controlled / Development / Regulated areas etc. of the identified seven Metro Centres and eleven Regional Centres have been shown. Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level.
		1. New Sikandrabad Master Plan 2021 has not been incorporated in the Draft Revised Regional Plan 2021, NCR. The Hi-tech Township coming up near Dadri which is falling under the jurisdiction of New Sikandrabad Master Plan 2021 is not shown in the Draft Revised Regional Plan 2021. The Chapter 17 on Regional Land Use containing Draft Revised Proposed Land Use 2021 shows this area as 'Agricultural use within controlled area', although this area has been shown in the New Sikandrabad Master Plan 2021 as 'Residential area' and as 'Urbanizable area' in UP Sub-regional Plan 2021. This does not reflect the correct status of this area. As NCRPB are aware, in the state of Uttar Pradesh areas of the National Capital Region, the statutory provision of Urban Planning and Development Act 1973 are applicable. The master planning of the area under the said Act is being processed and notified under Section 11 and Section 12 of the Urban Planning and Development Act 1973. The New Sikandrabad Master Plan 2021 has already been formulated, finalized and notified following the due process of law and it will have to be compulsorily accommodated within the Draft Regional Plan of 2021 National Capital Region (NCR) and as such this	

omission may kindly be rectified accordingly.

The Hi-tech Township is proposed in this New Sikandrabad Mahayojna area along Eastern Peripheral Expressway, GT Road (NH 91), Delhi Aligarh railways route and Eastern Dedicated Freight Corridor. The Hi-tech City assigned for development to M/s Uttam Steel Consortium under the Hi-tech Township Policy of 2003 and 2007 by Government of UP vide G.O. No. 6087(1)/9-A-I-03 and G.O. No. 3872/Aath-1-07-34 Vividh/03 dated 17 September 2007 respectively. It is also important to note that, Hi-tech Township DPR of 2504 acre along with its layout plan has already been approved by Competent Authority as defined in the policy on 8 February 2008 and approvals were also taken for execution of Development Agreement viz. DA-1 and DA-2. On-site work of Hi-tech Township is also in progress. It is also brought to your notice that before approval of the DPR and layout plan, the same was formally sent to NCR Board and it was in their conscious notice.

2. Alignment of Eastern Peripheral Expressway (EPE) shown on the proposed land use map of Draft Revised Regional Plan 2021 is not in conformity with the New Sikandrabad Master Plan 2021 and ground realities.

Suggestion: Actual alignment of EPE which is as per the ground situation should be reflected on the proposed land use map.

2. Planning Committee observed that the alignment of Eastern Peripheral Expressway (EPE) has been provided as per alignments provided by NHAI. The alignment shown in the Sub-regional Plan for UP is also same.

Therefore, Planning Committee noted that the concern has already

been addressed and incorporated in the DRRP-2021.

You may also appreciate that the layout plan of the Hi-tech Township area 2504 acre has been approved under the Hi-tech Township policy 2003 and 2007 as formally announced by the Government of Uttar Pradesh which is not only a policy but a concept too and this development process has been approved and upheld by the Hon'ble Supreme Court of India. If this layout plan which is in conformity with the New Sikandrabad Master Plan 2021 is not accommodated in the Revised Regional Plan 2021 then it is going to create serious legal complications for the NCR plan too. This fact is to be put on records for consideration before the final publication is made. There are cases where the third party interest have also been created as result of the development based on the Government policy and we hope that these facts shall be taken into account and accommodated in the final publication so that the same should be comprehensive and useful to publish in general too.

Hence, we are requesting you to kindly show the approved area of Hi-tech Township (already approved) and Extension area (which is under the process of approval) on Draft Revised Proposed Land Use 2021.

Observations

3. The National Capital Region Planning Board Act 1985 (NCR Act) was enacted for achieving the objectives of restricting the rising population growth of Delhi and ensuring balanced & harmonious

1 to 17

Planning Committee observed that Para 1 to 17 contains observations.

development of the Region.

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2021/Objections
suggestions
dated
27.08.13

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dated

4. The NCR Act explicitly provisioned that:-
(a) it is exclusive function of the Board to prepare the Regional Plan for the development of the NCR;
(b) the Regional Plan shall include the proposals for major urban settlement pattern ; and
(c) the Regional Plan shall include such other matters necessary for the proper planning of the growth and balanced development of the National Capital Region.

5. The DRRP 2021 has proposed a six-tier settlement system i.e., Metro Centre, Regional Centres, Sub-regional Centres, Service Centres, Central Village and Basic Villages as follows:-

S. No.	Hierarchical Level	Population Range
1	Metro Centre	10 Lakh and above
2	Regional Centre	3 to 10 Lakh
3	Sub-regional Centre	0.5 to 3 Lakh
4	Service Centre	10,000 to 50,000
5	Central Village	5,000 to 10,000
6	Basic Village	Below 5000

6. **Census Data:** The DRRP 2021 has given population growth pattern and population status of the Region in different form but all are based at census data. It is considered that the census data gives count of population as per some criterion. There is large population residing in the Region but not accounted by

the census because that population does not meet the QRs such as property ownership, authentic rent records etc particularly village abadi within urban area and unauthorised colonies fall in this category. Also many slum population is unaccounted.

7. Further, the current population should not be the only issue but the optimum population, existing infrastructure, optimum capacity of the settlement with due consideration of open/green area requirement, agricultural land requirement for food security reason, drainage and solid waste system capacity with due consideration of topography, water & electricity availability, administration & governance issues, effect on ecology and depletion of natural resources should be the key factors that should determine the assigned population for any new or existing settlement.

8. **It is observed that large towns are inherently difficult to be maintained and administered.** Phenomenal effort and resources of the government are consumed for dealing with the avoidable issues arising due to large size of the cities. Requirement of transportation, water and power supply in a big town is exponentially more than that would be required in small size settlements. Small size settlements will accrue desirable spread of the development and conservation of natural resources.

9. Big size towns create big markets, more middleman and more transportation cost to essential commodities giving price rise in general. Real estate cost increases

exponentially with increase in size of the settlements. That in turn increases cost of living beyond affordability of large population and the end result is low quality of life. So we start development for better quality of life and end up lowering quality of life

10. It is observed that DRPP 2021 has proposed enhanced assigned population for many settlements and also further given opportunities to the participating States to plan new additional urban centres on virgin land.

11. The current population of CNCR towns is indicated less than the assigned population of those settlements for perspective year 2021. It is relevant to mention that without exception all settlements in NCR particularly CNCR towns are crowded and deficient of services on all aspects though their infrastructure such as transportation, water and power system is in place for full assigned place. If the current population is less than the assigned population and infrastructure and services are catered for assigned population as claimed than there should be no difficulty on roads and no shortages of amenities & services. But in reality the situation appears to the opposite. **There seem to be contradiction or incorrect assessment of the current population of those settlements.** Any increase in assigned population will further compound the problems.

12. Only upto Regional centres settlements are

proposed in the DRPP 2021. Lower level including substantial size Sub-regional centres are left for the participating States to plan and develop. Fluid and uncertain plan in the context of proposals of settlement, vaguely defined limits of infrastructure for assigned population, absence of accurately allotted urbanisable area and specific breakdown of land for different use in each settlement have been causes for occurrence of unplanned development.

13. DRPP 2021 lacks clarity in planning of Sub-regional centre and below level settlements Rural area settlements have totally been left to the participating States and NGOs. If the participating States could objectively & voluntarily plan the development of respective Sub-region taking into consideration the requirement and problems of the National Capital, then there would have been no necessity to enact the NCR Act and constitute the NCR Planning Board. It must be realised that Sub-regional centres and below level urban settlements and rural settlements together will measure for more area than the NCRPB planned area accommodating Metro and Regional Centres only. This needs serious consideration. Leaving that substantial part of planning is anti NCR Act. It is the responsibility of the Board to ensure the homogeneous and balanced development of the Region. Rather it is the sole purpose for which the NCR Planning Board was constituted.

14. In RP 2021 published in year 2005, the Board had included a praise worthy pilot project for rural development namely 'Niyojit Gram Yojna' identifying three villages Jassur Kheri, Palli and Khanpur of Haryana Sub-region. However, the scheme was abandoned without the Board's effort to make it work. It is evident that the ongoing development in the NCR is not public welfare oriented rather is builder market driven. The entire process of development has been managed and organised as unethical & unconstitutional real estate business. Every participant including the Government bodies but except farmers on whose land the development is carried out and the workers who give the shape to the development has been an active party to this loot. There have been two main reasons for this Firstly- the Regional Plan has not been detailed narrative of provisions and secondly- the control mechanism has been ineffective. Therefore, it is the utmost necessity to make the Regional Plan complete, comprehensive, homogeneous and pragmatic providing out of box permanent solution for the problems faced by the people.

15. The genesis of the NCR Act and the NCR Planning Board was in realisation and recognition of necessity of integrated and common plan for the development of the NCR. However, the Board through DRPP 2021 is delegating planning of major part of the Region to many independent agencies namely, various development Authorities of constituent States, district

and gram Panchayats, NGOs etc. In this way where so many independent and incompetent agencies are involved, there can never be any integrated and common plan for the Region. Centre government once upon a time thought it necessary to assume power to control a state subject of land development by invoking extraordinary provision of the constitution and now desires to handover the control back to the States reversing the intent and defeating the prime purpose of the enactment of the central Act.

16. There is a fundamental draw back in the Regional Plan. It assumes that there are finite and identifiable potential migrants who are Delhi bound. In a nation of 125 crore population where a critical requirement to provide food to 66% of the people through food security bill is accepted by the Union Government and the Lok Sabha, it will be illogical to think that there are only few lakhs people from neighbouring area waiting to come to Delhi for job. Create one crore jobs in Delhi and adjoining area. we will find all trains and road vehicles from every where in the country full of job seekers diverted to Delhi irrespective of clogging at railway stations and blockades on highways. **What is required: plan an just optimum sustainable infrastructure and thereafter stop issuing all licenses in a particular area and shift the activity of development to next year.** Rather, the process could start from peripheral to inward area. Each area should have sufficient agricultural land to support its

developed sector. It is very essential that the market does not drive the development. Plan should control the market, else the prices will rise Northward and Rupee will continue spiraling down southward. Ramification is not unimaginable! Disaster for sure.

17. Therefore, thin development which is not only wide spread but is omnipresent has to be planned and that plan has to be implemented if the nation in general and the NCR in particular is to be saved from the wrath of ongoing development which is unsocial, discriminatory and uneconomical.

Objections:

18. Considering the above mentioned observations, following objections are raised for consideration and remedial corrections in the Revised Regional Plan 2021:

(a) Planning development of additional Metro Centres and Regional Centres.

(b) Not planning to moderate the development of CNCR towns.

18 Objections

a) Planning Committee observed that policy/strategy for development of new towns are provided in para 4.4.4 of the DRRP-2021.

b) Planning Committee further observed that Planning for NCR has been done looking at the development potential of the area and emphasis is on the development of infrastructure.

		(c) Assigning additional population to the existing urban centres. (d) Not planning details of development of rural settlements. (e) Lowering population density for all the settlements. Suggestions: 19. In view of the above following suggestions are offered: (a) No increase in assigned population to any urban settlement of CNCR. (b) No increase in assigned population of Metro centres and Regional Centres of NCR beyond CNCR. (c) Only moderate assigned population to all urban settlements.	c) Planning Committee also observed that proposed population of the Metro & Regional Centres has been projected based on the population as per Census 2011 and development potential of the area as envisaged by the participating States. d) Planning Committee recommended that Planning for rural settlements be addressed in the Sub-regional Plans. e) Planning Committee noted that Population densities for the towns have been proposed based on UDPII guidelines of the Ministry of Urban Development, Government of India.
		19. Suggestions a) to d) Planning Committee observed that proposed population of the identified Metro & Regional Centres is on the basis of the population as per Census 2011 and development potential of the area as envisaged by the participating	

		(d) Revised Regional Plan 2021 should provision assigned population for all urban and rural settlements indicating envisaged eventual population of those settlements.	States. Planning Committee also observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level.
		(e) Maintain 'Population Density' standard norms of RP 2021.	e) Planning Committee observed that population densities have been proposed based on UDPFI guidelines of the Ministry of Urban Development, Government of India. f) and g)
		(f) All horizontal and vertical development / redevelopment in NCT-Delhi should be ceases	Planning Committee recommended that the matters may be addressed at

		henceforth.	(g) No new job creation in any urban centre in NCR. (h) Planned 'hierarchical settlement system' is to be ensured in reality and in true sense. Intervening space between all settlements to be planned and preserved as agricultural/green. (i) Development is to be rural centric with total redevelopment of the all villages in a sequential manner. In other words, villages to be converted into small urban settlements. Agricultural land development to modern standard is to be part of the Plan. (j) Industry including IT industry is to be spread throughout the Region. Each village / cluster of village (depending upon capacity of villages) should be provided their proportionate share of industry that includes institutional establishment and service industry. It would require reasonable transportation connectivity and electricity distribution system under a robust police and administration cover.	NCT-Delhi level. h) Planning Committee observed that the DRRP-2021 has already proposed hierarchical settlement system in the region and recommended that the preservation as green and agricultural in the intervening space between all settlements need to be addressed at the Master/Development Plan level. i) & j) Planning Committee observed that the DRRP-2021 has already proposed policies for transport and power. Planning Committee recommend that Planning for rural settlements be addressed in the Sub-regional Plans.
30.	40.	Shri Raghuraj Singh D-2, Bishanpura	Observations, objections and suggestions to the Draft Revised Regional Plan 2021 (DRRP 2021) are	1 to 20

Planning Committee observed that para 1 to 20 contains observations and para 21 and 22 contains observations and suggestions respectively.

enumerated in succeeding paragraphs.

Observations

3. The National Capital Region Planning Board Act 1985 (NCR Act) was enacted to provide for the constitution of a Planning Board for the preparation of a plan for the development of the National Capital Region and for coordinating and monitoring the implementation of such plan and for evolving harmonized policies for the control of land-uses and development of infrastructure in the National Capital Region so as to avoid any haphazard development of that region and for matters connected therewith or incidental thereto.

4. The NCR Act explicitly stipulates that:-

- a) it is exclusive function of the Board to prepare the Regional Plan;
- b) the Regional Plan may include maps necessary for the purpose of explaining the proposals contained in the Regional Plan. Once included such maps are considered part of the Plan;
- c) the Regional Plan shall indicate the manner in which the land in the National Capital Region shall be used, whether by carrying out development thereon or by conservation or otherwise;
- d) the Regional Plan shall include the policy in relation to land-use; and

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Letter cum Ref. No.
RR/DRRP 2021/Obj
and Sugg. Dated
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e) the Regional Plan shall include the allocation of land for different uses.

5. From the above it is absolutely clear that the NCR Act makes it obligatory on the part of the NCRPB that the Regional Plan should be complete, explicit and unambiguous in the context of land use in NCR.

6. Regional Plan 2001 (RP 2001) table 13.5 indicated land requirement for urban development. Total land requirement for urbanisation of NCR excluding NCT-Delhi was 123561 hectares. RP 2001 proposed land use Map also shows the urban area limit as existed in 1987 in red (hereinafter referred to as built up Area 87) and the urbanisable area limit by 2001 in checkered yellow colour (hereinafter referred to as Proposed urban area 2001). NCR Land Use Map 2001 is placed at enclosure 1.

7. Regional Plan 2021 (RP 2021) has not given the land requirement for urban development. However, RP 2021 proposed land use Map shows the urban area limit as existed in 1999 in red (hereinafter referred to as built up area 2001) and the urbanisable area limit by 2021 in yellow colour (hereinafter referred to as proposed urban area 2021). NCR Land Use Map 2021 is placed at enclosure 2.

8. DRRP 2021 contains a map indicating urban area in red as existing in 2012 (hereinafter referred to as built up area 2012). DRRP 2021 also contains map indicating proposed Land Use for Revised Regional Plan 2021 provisions (hereinafter referred

as revised proposed urban area 2021). Existing Land Use 2012 map and revised proposed area 2021 are placed at enclosure 3 and 4 respectively. Para 4.4 of the DRRP 2021 is relevant in this regard, which states, "Development of a well-knit regional settlement system wherein Delhi and other towns in the region would be allowed to grow as per their carving capacity so as to harness the development potential within the broad frame of the Regional Plan." This means that the entire controlled/notified area of all the settlements of NCR will be urbanised in due course of time.

9. It is seen that the revised proposed land use 2021 map indicates urban area south of proposed Greater Noida metro centre, which is being developed as metro centre of 35 lakh by the State of UP through Yamuna Expressway Industrial Development Authority. However, this centre is not listed in the list of settlements placed in DRRP 2021. It is important to know that the land shown as urbanisable area in the relevant part of the map will certainly suffice for the development of a metro centre size settlement. The Board is aware of the fact that the development of this huge town in this area is going on as a matter of fact 'Formula One' track, many institutions, large residential settlements have already come up. In the name of sport city, very large residential settlement development also is in progress. Sport city is a cover up in this context, because there at best will be a cricket stadium and a golf course but many dispensation of provisions and norms will be attracted to these commercial projects. Noida has a few golf courses and a

multi disciplinary stadium, then by this logic the Noida city should also be called and considered a sport city.

10. From the above mentioned four maps placed at enclosures 1 to 4, following inferences and deductions are drawn:-

a) Participating States and their Development Authorities had urbanised area exceeding proposed urban area 2001. This was by utilising agricultural land, green belt/wedge zone and green buffer zones for urban use. This is evident from comparison of proposed urban area 2001 with built up area 2001

b) Regional Plan 2021 has regularised the above mentioned unauthorised and illegal land use change by further enhancing the urbanisable area of all the settlements wherein substantial agricultural land, green belt/wedge, green buffer zone area was proposed for urban use. This is evident from comparison of built up area 2001 and proposed urban area 2021.

c) The participating States and their authorities have again over urbanised area under their control by 2012 itself exceeding urbanisable limit provisioned in Regional Plan 2021. This can be verified by comparing proposed urban area 2021 with built up area 2012.

d) Revised proposed urban area 2021 is considerably more than earlier proposed urban area 2021. This is evident from comparison of

the proposed urban area 2021 and the revised proposed urban area 2021. It apparently is a renewed attempt by the NCRPB to regularise the illegal and unauthorised land use change by the participating States and their Development Authorities.

e) It can be seen from the revised proposed land use map 2021 that almost entire CNCR area is proposed for urbanisation. A look at depicted area of individual settlements of CNCR will confirm that entire controlled area of each of those settlement will be urbanised. Whereas, the land requirement for their assigned population with specified population density norms is considerably less than the revised proposed urban area of respective settlement.

11. As per DRRP 2021, assigned population, proportionate population density norms and accordingly land requirement at proportionate proposed population density of various settlements of the NCR are as follows:-

S No	Settlement	Assigned		Population	Land
		Population (Lakhs)	Density Norms	Requirement (Hectare)	
1	NCT-Delhi	202.60		175	1,15,771

Metro & Regional Centres in CNCR

2	Bahadurgarh	3	125	2400
3	Faridabad-Ballabgarh	25	175	14285
4	Gurgaon-Manesar	21	175	12000
5	Ghaziabad-Loni	30.19	175	17251
6	Noida	17.40	175	9942
7	Sonapat-Kundli	10	125	8000
	Sub-Total	106.59		63880
Metro & Regional centres outside CNCR				
8	G Noida	12	175	6857
9	Meerut-Daurala	26.50	175	15142
10	Panipat	7	125	5600
11	Rohtak	7.64	125	6112
12	Palwal	4	125	3200
13	Rewari-Dharuhera-Bawli	4	125	3200
14	Hapur-Pilakhua	7.5	125	6000
15	Bulandshahr-Khurja	4.80	125	3840
16	Baghpat-Baraut	3	125	2400

17	Alwar	5.35	125	4280
18	Greater Bhiwadi	8.09	150	5393
19	SNB complex	5.35	125	4280
Sub-Total		95.23		66305
NCT+18 Metro & RCs		404.46		
Remaining Urban Towns (<1 Lakh Pop.)		48.10		48100
NCR Urban population		452.56		294057
NCR Rural population		164.70		219600
NCR		617.26		513657

12. The urbanisable area of NCR settlements particularly the CNCR towns as shown in the proposed revised Land Use 2021 Map is the entire respective controlled areas whereas the land required for development for their assigned population works out much less as mentioned in the Table above. Thus there is a contradiction in the DRRP 2021 as regard the important planning element of Land Uses. This will give opportunities to the States for making unplanned development.

13. DRRP 2021 has revised the population Norms of Urban Development Plans

Formulation & Implementation (UDPFI) Guidelines, 1996, Ministry of Urban Affairs & Employment (Now Ministry of Urban Development), Govt. of India. It has resulted in lowering the population density vis-a-vis RP 2021 norms. This will result in additional land requirement for urbanisation of a settlement for a given population.

14. The Board has left the substantial part of the planning to the States and their Development Authorities by stating, "On the basis of the proposed population for the year 2021, new areas may be identified as development promotion zones and detailed Master/Development Plans may be prepared by the respective State Governments, as per zoning regulations in para 17.5 of the Regional Plan-2021"

15. As per the NCR Act, the Regional Plan is to include proposal for major urban settlements. However, the Regional Plan contains only upto Regional Centres and Sub-regional centres planning has been left to the States. The Sub-regional centres may have population upto 3 lakhs. A couple of Sub-regional centres together can be as large as a Metro centre of 10 lakhs population. In this regard, there are two glaring examples. In Greater Noida area of UP Sub-region, only two Sub-regional centres namely Kasna & Surajpur of 1.5 lakh population each were planned over 2400 hectare land but the State is developing a massive urban centre of 29

lakh population over 2220 hectare land. Again, in the same Sub-region, even larger size urban centre Yamuna Expressway city of 35 lakh population over 54,000 hectare land is being developed entirely over agricultural land as indicated in the RP 2021. This avoidable development occurred even when the RP 2021 made it mandatory to get Master Plans approved from the Board before commencing development work.

16. DRRP 2021 has done away with the necessity of approval of Master Plans from the Board contrary to the mandatory and obligatory requirement as per RP 2021. This will further open the flood gates for the law defying States and their Development Authorities to continue unplanned development at massive scale. This will be further encouraged and propagated by the fact that the almost entire area of NCT-Delhi, CNCR and contiguous settlements to CNCR towns is shown as proposed urban area in DRRP 2021.

17. Analysis of the Proposed revised Land Use 2021 Map reveals that the NCT-Delhi, CNCR towns, Greater Noida, Yamuna Expressway city, Ghaziabad, Loni, Gurgaon, Manesar, Bahadurgarh, Sonapat, Kundli Faridabad and Ballabgarh will be one huge urban land mass which by no means can be balanced, homogeneous and sustainable as intended by the NCRPB Act.

18. DRRP 2021 has attempted to guide and regulate land use in selected areas only and other areas are left to be dealt in the Sub-

regional Plans and Master/ Development Plans. It is relevant to mention that the NCR Act dictates that the land use and allocation of land for different uses is to be spelt out in the Regional Plan. The Sub-regional Plans are only meant for giving account of the same at Subregion level apparently for the purpose of implementation of the Regional Plan. it is statutory function of the Board to plan and ensure implementation of the Plan for development of the NCR. This function can not be delegated to the States or their agencies. It must be realised that till date no Sub-regional Plan has been finalised yet massive development beyond the Regional Plan 2021 provisions has taken place in all the Sub-regions. Therefore, it is incumbent on the part of the NCRPB to provide detailed land use for different uses in the NCR to ensure that only planned development takes place in the Region.

19. In general it is observed that the NCRPB has given contradicting policies and provisions particularly the revised proposed Land Use 2021 is a cover up exercise to slip away from their statutory functions and obligations. The proposed revised landuse 2021 policies, allocation and demarcation are not only contradictory but are also against the NCRPB Act intent and provisions.

20. Eventual Development

(a) The revision of the Regional Plan appears to be by default and not by design. Envisaged eventual population of the settlements or area intended to be

urbanised eventually in the NCR have never been defined explicitly. Therefore, the objectives and goals get misplaced and faulty or inappropriate schemes/projects are conceived leading to fait-accompli situation.

(b) The Regional Plan should be a classic Master Plan (Eventual Plan) that is of standing nature except for the minor modifications due change in environment and natural growth of the population. Even that modification should be catered as future expansion and provisioned in the Plan.

(c) In our opinion, the Regional Plan 2001 was indeed a Master Plan for NCT-Delhi and CNCR then called DMA towns. The development of NCT-Delhi and DMA towns planned in RP 2001 was to be eventual development. This view is validated from the statement of RP 2001. "The prime objective of the Regional Plan is to contain Delhi's population size within manageable limits at least by the turn of the century__ It is necessary to moderate the growth in the area around it...."

(d) Necessarily, the stipulation of this statement's key words 'manageable limits' & 'by the turn of the century' is that the Regional Plan was formulated to develop NCT-Delhi and adjoining area upto a limit within a definite period. The connotation of the phrase 'manageable limits' and undeniable restriction on the level of development due to ecological criterion

should preclude more than marginal expansion of the settlements in future particularly in short and medium term. As a matter fact, RP 2001 even decided 121 lakhs population of NCT-Delhi that was considered manageable.

(e) By 2001 the infrastructure catering for the assigned population of the Region in general and of NCT-Delhi and CNCR towns in particular should have been completed. By which year the population reaches the assigned or envisaged level in those settlements is a different issue and should not disturb the Plan in any significant way.

(f) Subsequent modified or new Regional Plans should keep the population of NCT-Delhi, CNCR towns and other settlements influencing Delhi's growth to more or less same limits as that was planned in RP 2001. Accordingly, the infrastructure in these settlements to be planned or augmented.

Objections

21. Considering the above mentioned observations, following objections are raised for consideration and remedial corrections in the Revised Regional Plan 2021:-

- (a) Not indicating the land requirement for the development of various settlements in the Draft Revised Regional Plan 2021.
- (b) Revised proposed urban area 2021 as shown in

21. Objections

(a) to (d)

Planning Committee observed that the areas for urban uses have been shown on the Map based on the revised population and the development potentials of the areas of the proposed identified seven Metro Centres and eleven Regional Centres.

		revised proposed land use 2021 map being more than the requirement of land for the development of various settlements based on assigned population and specified population density. (c) Depicting the entire/most of the controlled/notified area of NCT-Delhi, CNCR towns and settlements contiguous to CNCR towns as proposed urban area. (d) Revised proposed urban area 2021 being more than earlier proposed urban area 2021 in RP 2021.	Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level. Planning Committee noted that the urbanisable areas shown in the Draft Revised Proposed Land Use-2021 Map of the DRRP-2021 are as provided by the respective NCR participating States. (e) Planning Committee observed that as per the NCRPB Act, 1985 Regional Plan has to be policies & proposals for the entire NCR.
		(e) Formulation of policies and provisions to guide and regulate landuse by the Board in selected areas only. (f) Leaving the identification of new areas as development promotion zones to the States and their Development Authorities. (g) Not including the allotment of land for different uses for the NCR development in holistic manner. (h) Not including the proposals and provisions of settlements of below Regional centres level in the Revised Regional Plan 2021.	(f) to (h) Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning

			Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas, Controlled / Development / Regulated areas etc. of the identified seven Metro Centres and eleven Regional Centres have been shown. Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level. (i) Planning Committee observed that the density norms proposed in the DRRP-2021 are as per UDPFI guidelines of ministry of Urban Development, Government of India. (j) Planning Committee observed that there is no provision in the NCRPB Act, 1985 for approval of Master Plans by NCRPB.
		(i) Lowering the population density standard vis-a-vis RP 2021 norms. (j) Dispensing with the necessity of approval of the NCRPB of Master Plans of settlements.	22. Suggestions 22. In view of the above following suggestions are

		offered: (a) Revised proposed land use 2021 be indicated in detail and in explicit manner. (b) NCR area that is intended to be urbanised eventually in long term be identified and quantified descriptively and on maps also. The remaining areas be declared as agricultural or conservation areas as the case may be.	(a) & (b) Planning Committee observed that the Draft Revised Proposed Land Use-2021 Map of the DRRP-2021 has already indicated the urbanisable areas of the identified seven Metro Centres and eleven Regional Centres, agricultural zone and natural conservation zone. Therefore, Planning Committee noted that the concern has already been addressed in the DRRP-2021.
		(c) Land requirement for the development for each urban as well as rural settlement of the NCR be given in the Revised Regional Plan 2021. Formulation of policy and description of this element of the Plan is not to be delegated to the States or their Development Authorities. (d) Detailed proposed land use 2021 description in quantified manner along with map for each Sub-region separately be also included in the Revised Regional Plan 2021. (e) All the settlements of the NCR be developed spatially and geographically distantly placed with adequate intervening space between them and not be developed as per their carrying capacity as indicated in the Draft Revised Regional Plan 2021.	(c) to (e) Planning Committee discussed and observed that as per Section 10 (2) (b), Regional Plan is required to deal with major urban settlements. Accordingly, the Draft Revised Regional Plan-2021 has proposed population and urbanisable areas of the identified seven Metro Centres (population-10 lakh and above) and eleven Regional Centres (population-3 to 10 lakh). Planning Committee also noted that in the Draft Revised Proposed Land Use-2021 Map, urbanisable areas, Controlled / Development / Regulated

areas etc. of the identified seven Metro Centres and eleven Regional Centres have been shown.

Planning Committee recommended that the details of other existing / new settlements including lower hierarchy settlements be addressed at the Sub-Regional Plan and Master/ Development Plan level.

(f) Planning Committee observed that the proposed urbanisable areas of Yamuna Expressway Township has not been shown in the Draft Revised Proposed Land Use Map of the DRRP-2021. Planning Committee recommended that this should be shown in the Sub-Regional Plans.

(g) Planning Committee observed that the density norms proposed in the DRRP-2021 are as per UDPFI guidelines of ministry of Urban Development, Government of India.

23. Planning Committee observed that there is no provision in the NCRPB Act, 1985 for approval of Master Plans

(f) Revised proposed land use 2021 map be modified to ensure that the depicted urban area is accurately commensurate to the actual land requirement for the development/redevelopment of the planned/existing settlements of the entire NCR for their assigned population and commensurate population density. Urban areas should not be proposed in the Plan / shown on the map for unplanned centres like Yamuna Expressway city etc.

(g) Population density standard norms of Regional Plan 2021 be retained in the Revised Regional Plan 2021.

		23. If the National Capital Region Planning Board or concerned officials involved in finalising the Revised Regional Plan 2021 are not in agreement with any of the issue brought out above, we may be given opportunity to clarify or amplify the same. National Regional Plan in addition to covering the local level of the NCR must come out with the policies at National Level especially: 1. Population Policy. The population of NCR Towns including the central town Delhi, have increased manifold than predicted in the previous plan documents highlighting to put a curb on the growth of population especially by immigration by policy of dispersal of economic activities. But on the contrary each of the Sub-regional states is vying to outdo other fellow states. Even new townships are being established in the name of economic growth which indirectly are benefiting the private developers. 2. Urbanisation Policy A critical appraisal is required about the actual shape of development is going in each of the towns. Even new towns like Noida have not been growing on planned lines. There are brought about lot many changes on adhoc basis. High rise clusters are suddenly springing about every at all the new patches. It appears that there is no other business than the Real Estate Business. Industries and other related activities which are the	by NCRPB. Planning Committee observed that the suggestions have been made to cover the whole Nation instead of NCR in the Regional Plan. Planning Committee also noted that as per the NCRPB Act, 1985 Regional Plan has to provide policies for National Capital Region which have been addressed in the DRRP-2021.
31.	42.	S.P. Gautam, Ex. Dy. GM, UPSIDC, Ex. Chief Architect Planner, Noida Authority, A-1/E, Sector-16, Nodia-201301 Letter No. Nil, dated 30.08.13	

basis of some of the NCR towns are just second fiddle to the real estate.

3. Rural Development

Though this sector has been covered in the NCR Plan yet much more in depth studies are required for the dissemination of the fruits of growth at the Rural level.

4. Agriculture Policy/Conversion of Land Use

The agricultural land is falling prey to the urban growth indiscriminately. There should be policy regarding the norms on which conversion from Agriculture to non agriculture be permitted.

5. Land Acquisition Policy

A bill has been passed just yesterday in the Parliament yesterday. It needs to be emphasized that the consent of the land owners must be obtained on agreeable terms. The owners may also be inducted as partners/participants in the development besides compensatory remunerations and other incentives;

6. Conservation of Resources

In view of the depletion of natural resources, like:

- a) Water-Under ground water resources (Water level going down by more than a meter per year- i) multi-storied basements to be banned. ii) The underground

		metro tracks are cutting across the under ground water flow channels), surface water in ponds and rivers (the city stretches getting converted into drains);
		b) Forest- Illegal/rampant tree felling; c) Hilly Areas- Denudation of hills in quest of minerals/other items; d) others 7. Planning to cover wider areas further as : a) The concept of Counter Magnet must go beyond national limits since a no. of migrants enter India and the NCR area like from Nepal. Bhutan, Bangla Desh, Pakistan and Sri Lanka; b) Himalayas areas provide big Acquifers for the Plain areas including NCR . The recent havoc undergone by the Uttarakhand needs to be properly analysed to take safeguard measures to preserve the water resources in Himalayas to meet the requirement of the NCR 8. Micro level measures required for tackling problems at local level like; a) Parking –at metro stations is a new addition; b) Vending (road side and weekly markets), c) Encroachment, d) Stray animals
		9. Control on rampant Regularisation of Illegal

			Colonies/Other buildings	
32.	43.	Mr. Jagdeesh Rao, M/s Foundation for Ecological Security, PB No.29, Anand, Gujarat Letter No. FES:2, Dated 30.08.13	10. Launching of Public Awareness Campaign towards NCR plan proposals 2. Observations, Objections and Recommendations are provided on the following issues of concern with the revised draft RP 2021. 3. Forests. a. Context: The National Forest Policy, 1988, mandates 1/3rd of the total land area of the country under forest and tree cover. Proportion of forest cover in NCR to its total geographical area is 6.2% against a national average of 21.05%. Within the NCR Delhi has 11.9% forest cover, while Haryana has only 3.5%. Forest degradation is a matter of concern. b. The Hon'ble Supreme Court has held in Lafarge (06.07.2011) that Forest Policy has the mandate of law. c. The Hon'ble Supreme Court has held in Godavarman (12.12.96) that all areas meeting the criteria of dictionary meaning of forest, are to be treated as forest irrespective of ownership, status in government records, and current condition (whether degraded, denuded, or cleared). d. Accordingly we recommend that to meet the requirement of forest cover the RP 2021 state the	3. a) to d) Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021.

following.

- i. At least 12% and upto 33% area within each state's NCR sub-region be zoned as a forest zone.
- ii. At least 12% and up to 20% area in urbanisable areas be zoned as a forest zone.
- iii. That the RP 2021 report the area zoned as forest in the NCR.
- iv. That area zoned as forest be reported for both urbanisable area and outside urbanisable area in each master plan.
- v. That at least 10% area be zoned as reserved forest/protected forest/ sanctuary /conservation reserve or deemed forest in each state's NCR sub-region
- vi. That 95% of the terrestrial Natural Conservation Zone be zoned as a forest zone.

4. Landuse

- a. In the section on landuse analysis (17.2 LAND USE ANALYSIS) of the RDRP2021, we recommend that the % change in landuse is also calculated and reported to understand the scale of changes that have happened between 1999 and 2012. As an example the % change in the NCR as a whole and the Haryana sub-region of the NCR are calculated and reported in the tables below.

Table Change of Land Use in NCR, 1999-2012

Details	Area 1999	Area 2012	Change (in	%
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4. a) to c):

Planning Committee observed that the difference in figures pertaining to land use change is on account of difference in representation of data.

Therefore, Planning Committee recommended that the representation of data as provided in the DRRP-2021 be retained.

			ha)	change
Built up	276566.4	372370.37	95803.97	35%
Agriculture	2665622.08	2645022.12	-20599.96	-1%
Green Areas	145453.44	112683.88	-32769.56	-23%
Wastelands	291931.2	234613.9	-57317.3	-20%
Water bodies	24583.68	23119.19	-1464.49	-6%
Others	10243.2	26590.55	16347.35	160%

Table Change of Land Use in Haryana sub-region, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	93996	132028.13	38032.13	40%
Agriculture	1123923.6	1106384.02	-17539.58	-2%
Green Areas	45655.2	36938.73	-8716.47	-19.1%
Wastelands	67140	42773.78	-24366.22	-36%
Water bodies	9399.6	9660.69	261.09	3%
Others	2685.6	15014.66	12329.06	459%
	1342800	1342800		

Table. Rates of change in NCR and Haryana

	NCR	Haryana
Category	% change	
Built up	35%	40%
Agriculture	-1%	-2%
Green Areas	-23%	-19%

		is critical to the long term ecological security of villages and towns. b. On January 28th 2011 (CIVIL APPEAL NO.1132 /2011 @ SLP(C) No.3109/2011), the Hon'ble Supreme Court of India, in a significant decision, directed all the State Governments to draw up schemes to evict encroachments on common lands and restore them to Panchayats and Gram Sabhas. While hearing the matter, the Court held the view that water shortages could be linked to the encroachment of Commons. It also ruled that the common lands are valuable for village life and that such land should be restored to Panchayats and Gram Sabhas. Many states like Rajasthan and Haryana are actively implementing this ruling and have passed several orders in line with this. c. The Haryana Government through the order of Chief Secretary, Letter no SBA 1- 2012/4/918-38, dated 02.08.2012, ordered immediate steps to be taken to get the lands, reserved or earmarked for Charand/Gau Charand or for other common purposes, vested in Gram Panchayats, to be vacated immediately, as per provisions of law. Again, in May 2013, the Principal Secretary, Development and Panchayats Department, through the Memo No. CBA-4/2013/27542-567 Dated: 20/5/13, stopped the auction of Gau Charand lands for cultivation or other purposes. It also directed for examining the modalities for protecting Charand land depending on the cattle population of the Panchayats area. d. The NCRPB prepared RP2021 must include long term stringent zoning protection for the aravallis
		Regional Land Use (para 17.4.3) as a part of Natural Conservation Zone. Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>“The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”.</i>

		whether currently with the Panchayats, or privatized, or with Municipal bodies. e. Accordingly we recommend the following inclusion: Village common lands how so ever classified, must be protected. Current or erstwhile common lands within Natural Conservation zones must be treated as no construction zones. Those common lands with forest or scrub cover, or degraded forest cover must be zoned as forest. 6. The FAR restriction of 0.5% in the Natural Conservation Zone. as stated explicitly in Section 17.5.3 of the current RP 2021, has been removed without any justification. It should be retained in the RDRP 2021, to restrict construction in these areas. a. The purpose of the Natural Conservation Zone is to demarcate eco-sensitive areas that include the Aravalli hills, major rivers, lakes and water bodies and sanctuaries and propose zoning guidelines to protect and conserve these areas by preventing encroachment of other landuses into these areas. b. These eco-sensitive areas are critical to the long term strategic regional environmental security of the NCR, in terms of maintaining ground water recharge capacity, wildlife habitat, corridors, reducing air pollutants, for regional climatic benefits, for the entire region stretching across Delhi, Haryana and Rajasthan and UP. That is why the CRP 2021 has rightly mandated their conservation. c. As noted in the RDRP2021 itself, in chapter 17.	6 a) to i): Planning Committee observed that Para 17.4.3 of the DRRP-2021 provides policies for protection of Natural Conservation Zone including protection of the rivers, ox-bow lakes, palio channel, lakes, ponds, flood plains, etc. Planning Committee recommended that Section 17.5.3 (iv) be modified as “Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws”.
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section 17.3.2 (see extract below) eco-sensitive areas are already under threat.

“17.3.2 which Unplanned/ haphazard Growth in Environmentally Sensitive Areas

Satellite imagery has shown that environmentally fragile and sensitive areas such as Yamuna riverbed/wetland, ridge areas, forest areas are being subjected to development activities. Many construction activities along rivers, conversion of ponds/ paleo channels for residential/ educational purposes are adversely affecting the land use and eco-system of the area.”

d. Given the above, allowing any further construction in the Natural Conservation Zone will irretrievably **fragment** the eco-sensitive area, and disturb wildlife habitat and corridors as it will mean road access, boundary walls, construction, water supply including tube wells, electricity supply, and often diesel sets that generate noise and air pollution, thus harming the ecological value of these areas and also violating Para 4.2. of National Forest Policy 1988, which has been held to be law in TN Godavarman 6 July 2011.

e. Accordingly, Section 17.5.3 of the current RP 2021 which deals with the zoning provisions of the Natural Conservation Zone FAR restricts construction to regional recreational activities and provides a restriction of 0.5%, that too with permission of competent authority, in the Natural Conservation Zone.

f. The Hon'ble Supreme Court in various

judgements has also indicated the critical ecological importance of the Aravalli hills, especially in and around Delhi, which have to be zoned as a Natural Conservation Zone in the CRP 2021.

g. In our view, there should be no FAR permitted at all in river beds, lake beds, Aravalli hills, and especially in the lake catchments as even 0.5% FAR leads to fragmentation and disruption of the flow of water, and habitat and wildlife for wildlife.

h. We object to this deletion of the 0.5% FAR restriction in the Natural Conservation Zone.

i. We state that the NCRPB restore the FAR restriction of 0.5% on construction/FAR in Natural Conservation Zones, and make it more stringent, say 0.0% to 0.2%, depending on site conditions.

7. **Land suitability analysis** be incorporated for land use allocations in old, revised, and new Master/Development Plans.

a. The specific section related to Land Suitability Analysis in the CRP 2021 is reproduced below :

“iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”

b. This section as worded in the CRP 2021 was

7 a) to e)
Planning Committee recommended that Para 14.6.5 (iii) in the DRRP-2021 may be replaced with the following which was para 14.2 (iii) of the RP-2021:

“Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”

applicable to **all** towns and **all** master plans. It is critically important that land suitability analysis is done to identify the topography, lowlying areas, perennial and seasonal wetlands, drainage patterns, patches of existing natural and planted vegetation, wildlife corridors and habitat, ground water recharge zones so that ecologically informed decisions can be made that conserve strategic ecological assets and features and enhance the livability and sustainability of the cities.

c. Therefore we **object** strongly to the addition of the word "new" in the section pertaining to land suitability analysis in the revised draft RP 2021 as it implies that existing master plans and expansion of existing towns will not require land suitability analysis, when such expansions form the bulk of the master plan activity in the NCR today.

d. Instead we **recommend** that the section should state "**existing towns, expansion of existing towns, and new towns**" so that land suitability analysis is done for existing master plans/development plans and incorporated into them.

e. We also **recommend** that the line, "Further growth in the region should be channelised in the areas, which are only suitable for settlement growth." is unexceptionable given the massive decline in green areas etc. and it should be retained in the RP2021

8. Retention of "No such activities should be 8 a) to e):

		undertaken in the Aravalli range in NCR.” a. In chapter 14 of the CRP 2021, on pages 131-132, section 14.2. (ix), relates to the Aravalli notification issued by the MoEF. This section includes one line that reads, “No such activities should be undertaken in the Aravalli range in NCR.” b. In the RDRP 2021, however, the bulk of this section 14.2.(ix) has been removed from the text of the plan and consigned to the appendix. Most intriguingly the single line directive, “No such activities should be undertaken in the Aravalli range in NCR.” has been deleted. c. The implication of this deletion is that this section will no longer apply to Faridabad district. This will remove the protection for the Aravalli hills and gair mumkin pahar areas in Faridabad district and leave them vulnerable to construction oriented landuses which are contrary to their eco-sensitive status, which has been well recognized in the CRP 2021 and RDRP 2021. d. Accordingly we object strongly to this deletion and recommend that the line “No such activities should be undertaken in the Aravalli range in NCR.”, and the entire section 14.2.(ix) be retained as it is in the CRP 2021. e. The first part of section 14.2.(ix) from CRP 2021, including the single line which has been subsequently deleted, is reproduced below for reference. “(ix)The Ministry of Environment and Forests under	Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>“The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”.</i>
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			Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and Rule 5(3)(d) of the Environment (Protection) Rules, 1986 restricts certain activities in specified area of Aravalli Range which are causing environmental degradation in the region and prohibits following process and operations: a) Location of any new industry including expansion/modernisation; b) (1) All new mining operations including renewals of mining leases. (2) Existing mining leases in sanctuaries/national parks and areas covered under Project Tiger; and/or (3) Mining is being done without permission of the competent Authority. c) Cutting of trees. d) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads and part of any infrastructure relating thereto) e) Electrification (laying of new transmission lines) No such activities should be undertaken in the Aravalli range in NCR."	9. a) to e):
			9. Wildlife corridor between Asola Bhatti Sanctuary	

		(Delhi) and Sariska National Park (Rajasthan). a. Provision of Wildlife corridors is a mandate of law vide para 4.2 of the National Forest Policy 1988. b. The Aravalli hills stretching from Asola Bhatti Sanctuary (Delhi) to Damdama lake catchment in Haryana, and which include the catchments of Surajkund lake, Peacock Lake, Badhkal lake and Dhauj Lake form the largest single consolidated wildlife habitat/corridor in the Central NCR and hence must be protected at any cost. These eventually stretch to Sariska National Park in Rajasthan. It has also been held by the Apex Court that the Aravallis from Delhi to Rajasthan must be protected at any cost. c. The GMUC 2031 and the Sohna 2031 FDPs in the state of Haryana state that any wildlife corridors identified will be incorporated into these local development plan. d. As wildlife corridors stretch across the three states of Delhi-Haryana-Rajasthan, and cross administrative boundaries of states, or master plans the regional plan is the appropriate scale at which it should be identified. e. Accordingly we strongly recommend that: i. the NCRPB take up the responsibility to identify the wildlife corridors by taking help from the MoEF and incorporate the same in the RDRP 2021. ii. Linear features such as the Rail link between Gurgaon and Faridabad should be reviewed and made underground when passing through Aravalli hills and Asola Sanctuary. The Gurgaon –Faridabad highway fragments the contiguous aravalli hills and also the	Planning Committee observed that this aspect has been addressed in the DRRP-2021. Planning committee further noted that identification of Wild Life Corridors may be part of Environment Master Plan which may be prepared by the participating States as per Clause 14.6.4 (B) and 17.4.3.5 (v) of the DRRP-2021.
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wildlife corridor and is responsible for death of wildlife.

10. MoEF.

- a. It is to be noted with concern that the board meetings of the NCR Planning Board do not have even a single representative from the vital ministry of Environment and Forests. Thus it seems that the decision making process has by-passed the environmental considerations.
- b. We recommend that these shortcomings must be rectified.

10 (a to b)

Planning Committee noted that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests, Govt. of India was made Co-opted Member of the Planning Committee in the 8th Planning Committee meeting held on 29.1.1987. Over a period of time it was observed that the many Co-opted Members were not attending the meeting of the Planning Committee regularly. Planning Committee in its 60th meeting held on 28.6.2013 reviewed the attendance of Co-opted Members in the last five Planning Committee meetings. It was observed that JS(IA), MoEF or his representative did not attend last five meetings among other nine Co-opted Members. Planning Committee further observed that the Board has not received observations/suggestions from Department of Environment on various aspects of Regional Plan. Therefore, Planning Committee decided to drop

			JS (IA), MoEF as Co-opted Member. However, Planning Committee recommended that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests be made co-opted member of the Planning Committee.
		11. Protection of river beds and river banks. a. We recommend adding the following in section. 17.4.3 Natural Conservation Zone. of the RDRP 2021. i. All sand and other mining in river beds and river banks should adhere to carrying capacity principles and follow all environmental laws of the centre and states.	11. Planning Committee observed that Para 17.4.3 (iv) of the DRRP-2021 already mentions, “river beds” and “river banks”. Therefore, Planning Committee noted that the objection/suggestion has already been addressed in the DRRP-2021.
		12. “Water bodies” include rivers/streams, canals, drains, lake/ tank/ pond, etc. and constitute 0.68% of the RD Regional Plan 2021 area. This is very low. a. We recommend; i. There is no mention for the any institutional mechanisms for managing water resources. We recommend adding the following: 'making provisions for evolving appropriate institutional	12. Planning Committee has observed that considering the low percentage of water bodies in NCR, Regional Plan has recommended maintaining 2-5% area under water bodies. It has also recommended policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi).

Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc.

Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.

13. Planning Committee observed that the DRRP-2021 has already given a policy for Ground Water Recharge and Rainwater Harvesting at para 8.4.3.

Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc.

The DRRP-2021 has proposed policies

		i. Aravalli hills and other groundwater recharge zones be identified and marked on the RP 2021 water recharge zone maps, as a no construction zone. ii. adding 'Efforts for conceiving groundwater as a common pool resource. and arriving at institutional arrangements on governance of water as a Common Property Regime to be undertaken.' iii. In point 8.3.8 Creation of Mass Awareness, the following can be added: The idea of water as a 'Common good'. necessitating collective efforts towards its conservation needs to be promoted.	for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). These policies will increase the recharge of ground water in NCR. Planning Committee noted that the suggestions have already been addressed in the DRRP-2021.
		14. Sacred Groves, including Mangar Bani Sacred Groves as local biodiversity hotspots. a. Currently the RP does not identify any sacred groves. Sacred groves include vanishing plant species, and act as an important refuge for plants and animals and conserving local and regional biodiversity and are thus important biodiversity hotspots. b. Just as large lakes and water bodies over 10 ha have been identified in the RP2021 and marked in the map, similarly sacred groves including Mangar Bani and their buffers should also be protected. c. We recommend that: i. all sacred groves over 5 ha should be identified and marked on the land use map along with an	14, 15 and 16. Concern well taken. Planning Committee observed that the DRRP-2021 has already provided broad policies related to protection of Natural Conservation Zones in para 14.5, 14.6.4, 14.6.5 and 17.4.3 in NCR. The DRRP-2021 has also proposed protection of bio-diversity in NCR and also proposed preparation of Environmental Master Plan for all the districts of NCR in para 14.6.4 (B). Planning Committee recommended that participating states will take

		essential buffer. ii. The Mangar bani zone of approximately 322 ha that includes the manger bani and an essential buffer must be marked on the RP 2021 as a permanent no-construction zone. iii. The RP 2021 mandate that Sub-RP and master plans identify and provide zoning protection to sacred groves and their buffers.	appropriate steps to address the issue of environmental safeguard and protection of biodiversity and incorporate in the Sub-Regional Plans.
		15. Include Mangar bani in the description of the Aravalli zone in section 14.5.1. Ecologically Fragile area - Aravali Zone, part (ii) of the RDRP 2021 pertaining to Haryana, as follows: “The Mangar Bani sacred forest zone of approximately 322 ha comprises of a large variety of trees, shrub and herb species, some of which have become locally rare or depleted in other parts of the Central NCR. These include boswellia serrata. and anogessius pendula.” 16. The descriptive section 14.5.1.(ii) of the RDPR 2021 reads as follows: “ii. Aravalis at Gurgaon and Faridabad, Haryana – The major portion of forest areas in Aravali section of Gurgaon and Faridabad in Haryana sub-region, mainly passing through agricultural fields or wastelands.” This description is confusing. Instead we recommend the following alternate description “ii. Aravallis at Gurgaon and Faridabad, Haryana –	

		the section of Aravali Hills in Faridabad and Gurgaon are contiguous to the Asola Bhatti Sanctuary in Delhi. The stretch from Suraj kund in the north, to Damdama lake in the south and then onwards from Sohna in narrow strips down till Rajasthan. The Aravalli hills include forests notified under the Punjab Land preservation act, Aravalli plantation forests, as well as sacred groves like Mangar Bani, and also other forests that may be currently wastelands, scrub, degraded, denuded or cleared. They act as a wildlife corridor between Asola Sanctuary and Sariska National Park and are surrounded by agricultural fields and creeping urbanization. 17. The following section, from 17.4.1 of the CRP 2021 which has been deleted in the RDRP 2021, may kindly be retained. “In case of Delhi, as per the draft Master Plan for Delhi-2021, the entire NCT-Delhi has been proposed as urbanisable area except a green belt of one revenue village depth wherever available along the NCT-Delhi boundary. While finalizing MPD-2021, the natural conservation zone/environmentally sensitive areas including flood plains of river Yamuna to be planned as per the policies mentioned in paras 8.3.4, 8.3.5, 13.1.3, 14.2 (viii) and 17.4.3 (iii) of this Plan. The required land for the activities cited above be earmarked in the Master Plan for Delhi-2021.	17. Planning Committee observed that the policies for protection of water bodies, flood plains, natural conservation areas mentioned in Chapter 14 and Chapter 17 of the DRRP-2021 are applicable to NCT Delhi also. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.
33.	44.	Shri Chetan Agarwal,	1. This representation refers to the Regional Plan

	F-1102 Park View City -1, Sohna Road, Gurgaon 122018 Letter cum email No. Nil, dated 30.08.13	2021: a. which is currently in force as the current Regional Plan 2021 or current RP 2021 or CRP 2021. b. On which comments have been sought by the NCRPB as the Revised Draft Regional Plan 2021, or Revised Draft RP 2021 or RDRP 2021. 2. Observations, Objections and Recommendations are provided on the following issues of concern with the revised draft RP 2021. 3. Forests. a. Context: The National Forest Policy, 1988, mandates 1/3rd of the total land area of the country under forest and tree cover. Proportion of forest cover in NCR to its total geographical area is 6.2% against a national average of 21.05%. Within the NCR Delhi has 11.9% forest cover, while Haryana has only 3.5%. Forest degradation is a matter of concern. b. The Hon'ble Supreme Court has held in Lafarge (06.07.2011) that Forest Policy has the mandate of law. c. The Hon'ble Supreme Court has held in Godavarman (12.12.96) that all areas meeting the criteria of dictionary meaning of forest, are to be treated as forest irrespective of ownership, status in government records, and current condition (whether degraded, denuded, or cleared). d. Accordingly we recommend that to meet the 3 a) to d): Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021.
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		requirement of forest cover the RP 2021 state the following. i. At least 12% and upto 33% area within each state's NCR sub-region be zoned as a forest zone. ii. At least 12% and up to 20% area in urbanisable areas be zoned as a forest zone. iii. That the RP 2021 report the area zoned as forest in the NCR. iv. That area zoned as forest be reported for both urbanisable area and outside urbanisable area in each master plan. v. That at least 10% area be zoned as reserved forest/protected forest/ sanctuary /conservation reserve or deemed forest in each state's NCR sub-region vi. That 95% of the terrestrial Natural Conservation Zone be zoned as a forest zone. vii. That the requirement of green areas in RDRP2021 instead be termed as forest cover and additional green areas. 4. Landuse a. In the section on landuse analysis (17.2 LAND USE ANALYSIS) of the RDRP2021, we recommend that the % change in landuse is also calculated and reported to understand the scale of changes that have happened between 1999 and 2012. As an example the % change in the NCR as a whole and the Haryana sub-region of the NCR are calculated and reported in the tables below.	4 a) to c): Planning Committee observed that the difference in figures pertaining to land use change is on account of difference in representation of data. Therefore, Planning Committee recommended that the representation of data as provided in
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the DRRP-2021 be retained as it is.

Table Change of Land Use in NCR, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	276566.4	372370.37	95803.97	35%
Agriculture	2665622.08	2645022.12	-20599.96	-1%
Green Areas	145453.44	112683.88	-32769.56	-23%
Wastelands	291931.2	234613.9	-57317.3	-20%
Water bodies	24583.68	23119.19	-1464.49	-6%
Others	10243.2	26590.55	16347.35	160%

Table Change of Land Use in Haryana sub-region, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	93996	132028.13	38032.13	40%
Agriculture	1123923.6	1106384.02	-17539.58	-2%
Green Areas	45655.2	36938.73	-8716.47	-19.1%
Wastelands	67140	42773.78	-24366.22	-36%
Water bodies	9399.6	9660.69	261.09	3%
Others	2685.6	15014.66	12329.06	459%
	1342800	1342800		

Table. Rates of change in NCR and Haryana

	NCR	Haryana
Category	% change	
Built up	35%	40%
Agriculture	-1%	-2%
Green Areas	-23%	-19%
Wastelands	-20%	-36%
Water bodies	-6%	3%

		Others	160%	459%
		b. As is apparent from this analysis of data in chapter 17, green areas have declined dramatically in the NCR and Haryana regions (23% and 19% declines respectively), and wastelands have also declined 20% in the NCR and a whopping 36% in Haryana. c. Accordingly we recommend: i. The % change in landuse is also calculated and reported in section 17.2 (Land Use analysis) of the RDRP2021. ii. To halt and reverse this decline of green areas and wastelands, all Natural Conservation areas that are forest, scrub, degraded, denuded or cleared forest or wasteland be zoned as a forest zone with the only landuse allowed being forest regeneration and restoration so as to restrain the relentless march of built up areas and other areas in the NCR.		
		5. Common lands to be identified, zoned and protected. a. Almost all Aravallis in the NCR were historically commonlands that were managed by villages and subsequently Panchayats. Protecting these commonlands against the threat of privatization is critical to the long term ecological security of villages and towns. b. On January 28th 2011, the Hon'ble Supreme Court has passed a judgement to restore commonlands back to village communities/Panchayats, and states are		
		5 a) to d): Planning Committee observed that the DRRP-2021 has already proposed policies for protection of Aravallis in Chapter-14: Environment (para 14.5.1 & 14.6.2) as well as in Chapter in 17: Regional Land Use (para 17.4.3) as a part of Natural Conservation Zone. Planning Committee recommended		

		implementing these orders. c. The NCRPB prepared RP2021 must include long term stringent zoning protection for the aravallis whether currently with the panchayats, or privatized, or with Municipal bodies. d. Accordingly we recommend the following inclusion: Village commonlands how so ever classified, must be protected. Current or erstwhile common lands within Natural Conservation zones must be treated as no construction zones. Those common lands with forest or scrub cover, or degraded forest cover must be zoned as forest.	that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>“The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”.</i>
		6. The FAR restriction of 0.5% in the Natural Conservation Zone. as stated explicitly in Section 17.5.3 of the current RP 2021, has been removed without any justification. It should be retained in the RDRP 2021, to restrict construction in these areas. a) The purpose of the Natural Conservation Zone is to demarcate eco-sensitive areas that include the Aravalli hills, major rivers, lakes and water bodies and sanctuaries and propose zoning guidelines to protect and conserve these areas by preventing encroachment of other landuses into these areas. b) These eco-sensitive areas are critical to the long term strategic regional environmental security of the NCR. in terms of maintaining ground water recharge capacity, wildlife habitat, corridors, reducing air pollutants, for regional	6 a) to i): Planning Committee observed that Para 17.4.3 of the DRRP-2021 provides policies for protection of Natural Conservation Zone including protection of the rivers, ox-bow lakes, palio channel, lakes, ponds, flood plains, etc. Planning Committee recommended that Section 17.5.3 (iv) be modified as “Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent

Authority under environment and forest laws".	
climatic benefits, for the entire region stretching across Delhi, Haryana and Rajasthan and UP. That is why the CRP 2021 has rightly mandated their conservation. c) As noted in the RDRP2021 itself, in chapter 17, section 17.3.2 (see extract below) eco-sensitive areas are already under threat. “17.3.2 which Unplanned/ haphazard Growth in Environmentally Sensitive Areas Satellite imagery has shown that environmentally fragile and sensitive areas such as Yamuna riverbed/wetland, ridge areas, forest areas are being subjected to development activities. Many construction activities along rivers, conversion of ponds/ paleo channels for residential/ educational purposes are adversely affecting the land use and eco-system of the area.” d) Given the above, allowing any further construction in the Natural Conservation Zone will irretrievably fragment the eco-sensitive area, and disturb wildlife habitat and corridors as it will mean road access, boundary walls, construction, water supply including tube wells, electricity supply, and often diesel sets that generate noise and air pollution, thus harming the ecological value of these areas and also violating Para 4.2. of National Forest Policy	

1988, which has been held to be law in TN Godavarman 6 July 2011.

- e) Accordingly, Section 17.5.3 of the current RP 2021 which deals with the zoning provisions of the Natural Conservation Zone FAR restricts construction to regional recreational activities and provides a restriction of 0.5%, that too with permission of competent authority, in the Natural Conservation Zone.
- f) The Hon'ble Supreme Court in various judgements has also indicated the critical ecological importance of the Aravalli hills, especially in and around Delhi, which have to be zoned as a Natural Conservation Zone in the CRP 2021.
- g) In our view, there should be no FAR permitted at all in river beds, lake beds, Aravalli hills, and especially in the lake catchments as even 0.5% FAR leads to fragmentation and disruption of the flow of water, and habitat and wildlife for wildlife.
- h) We object to this deletion of the 0.5% FAR restriction in the Natural Conservation Zone.
- i) We state that the NCRPB restore the FAR restriction of 0.5% on construction/FAR in Natural Conservation Zones, and make it more stringent, say 0.0% to 0.2%, depending on site conditions.

7. **Land suitability analysis** be incorporated for land use allocations in old, revised, and new

7 a) to e):

		Master/Development Plans. a. The specific section related to Land Suitability Analysis in the CRP 2021 is reproduced below : “iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” b. This section as worded in the CRP 2021 was applicable to all towns and all master plans. It is critically important that land suitability analysis is done to identify the topography, lowlying areas, perennial and seasonal wetlands, drainage patterns, patches of existing natural and planted vegetation , wildlife corridors and habitat, ground water recharge zones so that ecologically informed decisions can be made that conserve strategic ecological assets and features and enhance the livability and sustainability of the cities. c. Therefore we object strongly to the addition of the word “new” in the section pertaining to land suitability analysis in the revised draft RP 2021 as it implies that existing master plans and expansion of existing towns will not require land suitability analysis, when such expansions form the bulk of the master plan activity in the NCR today.	Planning Committee recommended that Para 14.6.5 (iii) in the DRRP-2021 may be replaced with the following which was para 14.2 (iii) of the RP-2021: <i>“Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”</i>
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			d. Instead we recommend that the section should state “existing towns, expansion of existing towns, and new towns” so that land suitability analysis is done for existing master plans/development plans and incorporated into them. e. We also recommend that the line, “Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” is unexceptionable given the massive decline in green areas etc. and it should be retained in the RP2021 8. Retention of “No such activities should be undertaken in the Aravalli range in NCR.” a. In chapter 14 of the CRP 2021, on pages 131-132, section 14.2. (ix), relates to the Aravalli notification issued by the MoEF. This section includes one line that reads, “No such activities should be undertaken in the Aravalli range in NCR.” b. In the RDRP 2021, however, the bulk of this section 14.2.(ix) has been removed from the text of the plan and consigned to the appendix. Most intriguingly the single line directive, “No such activities should be undertaken in the Aravalli range in NCR.” has been deleted. c. The implication of this deletion is that this section will no longer apply to Faridabad
			8 a) to e): Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>“The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forest on 7th May 1992”.</i>

district. This will remove the protection for the Aravalli hills and gair mumkin pahar areas in Faridabad district and leave them vulnerable to construction oriented landuses which are contrary to their eco-sensitive status, which has been well recognized in the CRP 2021 and RDRP 2021.

d. Accordingly we object strongly to this deletion and recommend that the line "No such activities should be undertaken in the Aravalli range in NCR." and the entire section 14.2.(ix) be retained as it is in the CRP 2021.

e. The first part of section 14.2.(ix) from CRP 2021, including the single line which has been subsequently deleted, is reproduced below for reference.

"(ix)The Ministry of Environment and Forests under Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and Rule 5(3)(d) of the Environment (Protection) Rules, 1986 restricts certain activities in specified area of Aravalli Range which are causing environmental degradation in the region and prohibits following process and operations:

a) Location of any new industry including expansion/modernisation;

b) (1) All new mining operations including renewals of mining leases.

(2) Existing mining leases in

		sanctuaries/national parks and areas covered under Project Tiger; and/or (3) Mining is being done without permission of the competent Authority. c) Cutting of trees. d) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads and part of any infrastructure relating thereto) e) Electrification (laying of new transmission lines) No such activities should be undertaken in the Aravalli range in NCR.” 9. Wildlife corridor between Asola Bhatti Sanctuary (Delhi) and Sariska National Park (Rajasthan). a. Provision of Wildlife corridors is a mandate of law vide para 4.2 of the National Forest Policy 1988. b. The Aravalli hills stretching from Asola Bhatti Sanctuary (Delhi) to Dandama lake catchment in Haryana, and which include the catchments of Surajkund lake, Peacock Lake, Badhkal lake and Dhauj Lake form the largest single consolidated wildlife habitat/corridor in the Central NCR and	9 a) to e) Planning Committee observed that this aspect has been addressed in the DRRP-2021. Planning Committee further noted that identification of Wild Life Corridors may be part of Environment Master Plan which may be prepared by the participating States as per Clause 14.6.4 (B) and 17.4.3.5 (v) of the
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- hence must be protected at any cost. These eventually stretch to Sariska National Park in Rajasthan. It has also been held by the Apex Court that the Aravallis from Delhi to Rajasthan must be protected at any cost.
- c. The GMUC 2031 and the Sohna 2031 FDPs in the state of Haryana state that any wildlife corridors identified will be incorporated into these local development plan.
 - d. As wildlife corridors stretch across the three states of Delhi-Haryana-Rajasthan, and cross administrative boundaries of states, or master plans the regional plan is the appropriate scale at which it should be identified.
 - e. **Accordingly we strongly recommend that:**
 - i. the NCRPB take up the responsibility to identify the wildlife corridors by taking help from the MoEF and **incorporate** the same in the RDRP 2021.
 - ii. Linear features such as the Rail link between Gurgaon and Faridabad should be reviewed and made underground when passing through Aravalli hills and Asola Sanctuary. The Gurgaon –Faridabad highway fragments the contiguous aravalli hills and also the wildlife corridor and is responsible for death of wildlife.

10. **MoEF.**

- a. It is to be noted with concern that the board meetings of the NCR Planning Board do not have even a single representative from the vital ministry of Environment and Forests. Thus it

10.

Planning Committee noted that Joint Secretary (IA), Deptt. of Environment,

		seems that the decision making process has by-passed the environmental considerations. b. We recommend that these shortcomings must be rectified.	Ministry of Environment & Forests, Govt. of India was made Co-opted Member of the Planning Committee in the 8th Planning Committee meeting held on 29.1.1987. Over a period of time it was observed that the many Co-opted Members were not attending the meeting of the Planning Committee regularly. Planning Committee in its 60th meeting held on 28.6.2013 reviewed the attendance of Co-opted Members in the last five Planning Committee meetings. It was observed that JS(IA), MoEF or his representative did not attend last five meetings among other nine Co-opted Members. Planning Committee further observed that the Board has not received observations/suggestions from Department of Environment on various aspects of Regional Plan. Therefore, Planning Committee decided to drop JS (IA), MoEF as Co-opted Member.
		11. Protection of river beds and river banks. a. We recommend adding the following in section.	However, Planning Committee recommended that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests be made co-opted member of the Planning Committee.
		11. Planning Committee observed that	

		17.4.3 Natural Conservation Zone, of the RDRP 2021. i. All sand and other mining in river beds and river banks should adhere to carrying capacity principles and follow all environmental laws of the centre and states. 12. “Water bodies” include rivers/streams, canals, drains, lake/ tank/ pond, etc. and constitute 0.68% of the RD Regional Plan 2021 area. This is very low a. We recommend: i. All Water bodies should be zoned as no construction zones in the RDRP 2021. ii. Flood plains that are zoned as no-go zones for construction should be included in the water bodies calculation and zones. iii. All catchments of water bodies that fall in the Natural Conservation zones including the various lakes in Haryana be marked in the RP 2021 and zoned as no-construction zones. iv. All water bodies starting from half an acre in sized should be included in the RP, or mandated to be included in the sub-regional plan and master plans. v. The percentage of areas under water-bodies of different types should be reported at all levels, RP, Sub-RP, master/development plans.	Para 17.4.3 (iv) of the DRRP-2021 already mentions, “river beds” and “river banks”. Therefore, Planning Committee noted that the objection/suggestion has already been addressed in the DRRP-2021. 12. Planning Committee has observed that considering the low percentage of water bodies in NCR, Regional Plan has recommended maintaining 2-5% area under water bodies. It has also recommended policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted
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			that the concerns / suggestions have already been addressed in the DRRP-2021. 13 a) to c): Planning Committee observed that the DRRP-2021 has already given a policy for Ground Water Recharge and Rainwater Harvesting at para 8.4.3. Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. The DRRP-2021 has proposed policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). These policies will increase the recharge of ground water in NCR. Planning Committee noted that the suggestions have already been addressed in the DRRP-2021. 14, 15 and 16.
		13. Groundwater recharge zones a. Groundwater is dropping precipitously in the urbanized parts of the NCR. b. Groundwater recharge zones must be identified in the RP 2021 and marked on the maps and should include the Aravalli hills which have been identified as a recharge zone for Delhi, Gurgaon and Faridabad by the Central Ground Water Board in its report submitted to the Supreme Court in 2008. c. We recommend: i. Aravalli hills and other groundwater recharge zones be identified and marked on the RP 2021 water recharge zone maps, as a no construction zone. ii. That the Central Ground Water Board 2021 be consulted on the RDRP2021.	
		14. Sacred Groves, including Mangar Bani Sacred Groves as local biodiversity hotspots a. Currently the RP does not identify any sacred	

		groves. Sacred groves include vanishing plant species, and act as an important refuge for plants and animals and conserving local and regional biodiversity and are thus important biodiversity hotspots. b. Just as large lakes and water bodies over 10 ha have been identified in the RP2021 and marked in the map, similarly sacred groves including Mangar Bani and their buffers should also be protected. c. We recommend that : i. all sacred groves over 5 ha should be identified and marked on the land use map along with an essential buffer. ii. The Mangar bani zone of approximately 322 ha that includes the manger bani and an essential buffer must be marked on the RP 2021 as a permanent no-construction zone. The boundaries of this area may be obtained from the CCP NCR's office. iii. The RP 2021 mandate that Sub-RP and master plans identify and provide zoning protection to sacred groves and their buffers. 15. Include Mangar bani in the description of the Aravalli zone in section 14.5.1. Ecologically Fragile area - Aravali Zone, part (ii) of the RDRP 2021 pertaining to Haryana, as follows: “The Mangar Bani sacred forest zone of approximately 322 ha comprises of a large variety of trees, shrub and herb species. some of which have become locally rare or depleted in other parts of the	Concern well taken. Planning Committee observed that the DRRP-2021 has already provided broad policies related to protection of Natural Conservation Zones in para 14.5, 14.6.4, 14.6.5 and 17.4.3 in NCR. The DRRP-2021 has also proposed protection of bio-diversity in NCR and also proposed preparation of Environmental Master Plan for all the districts of NCR in para 14.6.4 (B). Planning Committee recommended that participating states will take appropriate steps to address the issue of environmental safeguard and protection of biodiversity and incorporate in the Sub-Regional Plans.
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Central NCR. These include *boswellia serrata*, and *anogossius pendula*."

16. The descriptive section 14.5.1.(ii) of the RDPR 2021 reads as follows,

"ii. Aravalis at Gurgaon and Faridabad, Haryana – The major portion of forest areas in Aravali section of Gurgaon and Faridabad in Haryana sub-region, mainly passing through agricultural fields or wastelands."

This description is confusing. Instead we recommend the following alternate description

"iii. Aravalis at Gurgaon and Faridabad, Haryana – the section of Aravali Hills in Faridabad and Gurgaon are contiguous to the Asola Bhatti Sanctuary in Delhi. The stretch from Suraj kund in the north, to Damdama lake in the south and then onwards from Sohna in narrow strips down till Rajasthan. The Aravalli hills include forests notified under the Punjab Land preservation act, aravalli plantation forests , as well as sacred groves like Mangar Bani, and also other forests that may be currently wastelands, scrub, degraded, denuded or cleared. They act as a wildlife corridor between Asola Sanctuary and Sariska National Park and are surrounded by agricultural fields and creeping urbanization.

17. The following section, from 17.4.1 of the CRP 2021 which has been deleted in the RDRP 2021, may kindly be retained.

"In case of Delhi, as per the draft Master Plan for

17.

Planning Committee observed that the policies for protection of water bodies,

	Delhi-2021, the entire NCT-Delhi has been proposed as urbanisable area except a green belt of one revenue village depth wherever available along the NCT-Delhi boundary. While finalizing MPD-2021, the natural conservation zone/environmentally sensitive areas including flood plains of river Yamuna to be planned as per the policies mentioned in paras 8.3.4, 8.3.5, 13.1.3, 14.2 (viii) and 17.4.3 (iii) of this Plan. The required land for the activities cited above be earmarked in the Master Plan for Delhi-2021.” 18. Air Pollution. The RDRP2021 has commendably included data and trends on air pollution. We recommend that: - However the RP 2021 should identify hotspots of air pollution. or provide guidance for their identification. - Further, landuse and development control mechanism should be specified so that States while preparing Sub Regional Plans and specific Master Plans can act accordingly.	flood plains, natural conservation areas mentioned in Chapter 14 and Chapter 17 of the DRRP-2021 are applicable to NCT Delhi also. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021. 18. Planning Committee observed that the DRRP-2021 has pointed out that there are 33 air quality monitoring stations in NCR which are inadequate and suggested that 67 monitoring stations need to be set up immediately to meet the shortfall. In para 14.6.2 (B) (i), the Plan has proposed to strengthen and expand the existing monitoring network in terms of number of stations and monitoring of all the parameters on the basis of need based assessment and identification of hot spots of in terms of air quality. Planning Committee also observed that Para 14.6.2 (B) (iii) (e) of the DRRP-2021
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			has also recommended following related to land use planning: <i>“Land use planning and zoning to minimize the pollution from transport sector.”</i> Therefore, Planning Committee noted that the concern has already been addressed in the DRRP-2021. 19. Concern well taken. Planning Committee observed that the DRRP-2021 has already provided broad policies related to protection of Natural Conservation Zones in para 14.5, 14.6.4, 14.6.5 and 17.4.3 in NCR. The DRRP-2021 has also proposed protection of bio-diversity in NCR and also proposed preparation of Environmental Master Plan for all the districts of NCR in para 14.6.4 (B). Planning Committee recommended that participating states will take appropriate steps to address the issue of environmental safeguard and protection of biodiversity and incorporate in the Sub-Regional Plans.
		19. Biodiversity hot spots – identification and conservation a. The NCR and especially the Central NCR has few remaining areas of importance of Biodiversity that include native vegetations, bird and animal habitats etc. b. We recommend that: i. Such areas should be identified on a priority basis, especially when they are not protected as wildlife sanctuary etc. ii. Landuse and development control mechanism should be specified so that States while preparing Sub Regional Plans and specific Master Plans can act accordingly. iii. The Aravalli Biodiversity Park in Gurgaon has been set up by the Municipal Corporation of Gurgaon, this should be mentioned in the Revised RP2021. iv. The Eco-sensitive Zone for Asola Wildlife sanctuary of Delhi, stretches in the Faridabad aravallis in Haryana and should be co-terminimus with the area banned for pumping of groundwater (zone of 5 km from the Delhi border, falling in Haryana and in the Aravallis), by the Hon'ble Supreme Court on 7/5/ 2002.	

34.	Shri Sunil Harsana Secretary, Gram Vikas Samiti Mangar Bani Letter cum email No. Nil dated 30.08.13	Objection 1: The RP2021 does not mention Mangar Bani, the largest sacred grove in the Central NCR, and perhaps the entire NCR region, nor show it in its maps. Recommendation 1a: Kindly mention Mangar Bani, the largest sacred grove in the Central NCR, and perhaps the entire NCR region, which is a deemed forest, in the Regional Plan 2021. Recommendation 1b: Kindly show the Mangar Bani Sacred Forest zone on the maps of the RP2021. Maps of the 322 ha Mangar bani zone have been provided to the Forest Department and been forwarded to the Town and Country planning office, Faridabad. Haryana and have been incorporated in the Mangar DDP 2031. Given the uniqueness of this habitat, this should be incorporated in the maps of the RP 2021. Objection 2: The RP 2021 does not mention Dhauj lake and catchment nor show it in its maps Recommendation 2a: This is an important Aravalli lake in the NCR. Kindly mention Dhauj lake in the text of the RP 2021 and also show it in the Maps of the RP 2021. Recommendation 2b: Kindly depict the catchments and water pathways of the Dhauj lake. Badhkhal Lake, Damdama lake, Surajkund, etc in the maps of the RP 2021. Alternately direct that the catchments and water pathways be identified in the sub-regional and	Planning Committee observed that the suggestions given on the aspects are pertaining to details at micro level whereas at Regional level broad policies are to be given. Planning Committee also observed that Chapter 14: Environment and Chapter 17: Regional Land Use, Para 17.4 of the DRRP-2021 provides for policies for Natural Conservation Zone which includes Bio-diversity, Aravalli, Water Bodies, etc. in NCR. Therefore Planning Committee recommended that these aspects may be addressed at Sub-Regional Plan/Master/Development Plan level.
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			development plans of the village.		Planning Committee observed that a “Poster presentation to prepare RP-2021” received through email. Planning Committee noted that suggestions given in the document containing 52 pages have already been addressed in the DRRP-2021.
35.	46.	Team Academic Consortium @ Team Leader Late Shri J.P. Bhargava Letter cum email no. Nil, dated 30.08.13			
Received After Last Date i.e. 30.8.2013					
1.	2 (L).	Shri Pradip Krishen, 2A, Kautilya Marg, New Delhi-110021. Letter No. Nil, dated 30.08.2013 Board’s Central Dy. No. 222/NCR/13 dated 03.09.13	2. Observations, Objections and Recommendations are provided on the following issues of concern with the revised draft RP 2021. 3. Forests. a. Context: The National Forest Policy, 1988, mandates 1/3rd of the total land area of the country under forest and tree cover. Proportion of forest cover in NCR to its total geographical area is 6.2% against a national average of 21.05%. Within the NCR Delhi has 11.9% forest cover, while Haryana has only 3.5%. Forest degradation is a matter of concern. b. The Hon’ble Supreme Court has held in Godavarman (12.12.96) that all areas meeting the criteria of dictionary meaning of forest, are to be treated as forest irrespective of ownership, status in government records, and current condition (whether degraded, denuded, or cleared). c. Accordingly we recommend that to meet the requirement of forest cover the RP 2021 should	3 a) to c) Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021	

provide that:

- i. At least 12% and upto 33% area within each state's NCR sub-region be zoned as a forest zone.
- ii. At least 12% and up to 20% area in urbanisable areas be zoned as a forest zone.
- iii. That the RP 2021 report the area zoned as forest in the NCR.
- iv. That area zoned as forest be reported for both urbanisable area and outside urbanisable area in each master plan.
- v. That at least 10% area be zoned as reserved forest/protected forest/ sanctuary /conservation reserve or deemed forest in each state's NCR sub-region
- vi. That 95% of the terrestrial Natural Conservation Zone be zoned as a forest zone.

4. Landuse

- a. In the section on landuse analysis (17.2 LAND USE ANALYSIS) of the RDRP2021, we recommend that the % change in landuse is also calculated and reported to understand the scale of changes that have happened between 1999 and 2012. As an example the % change in the NCR as a whole and the Haryana sub-region of the NCR are calculated and reported in the tables below:

Table Change of Land Use in NCR, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	276566.4	372370.37	95803.97	35%

4 a) to c)
Planning Committee observed that the difference in figures pertaining to land use change is on account of difference in representation of data.

Therefore, Planning Committee recommended that the representation of data as provided in the DRRP-2021 be retained.

Agriculture	2665622.08	2645022.12	-20599.96	-1%
Green Areas	145453.44	112683.88	-32769.56	-23%
Wastelands	291931.2	234613.9	-57317.3	-20%
Water bodies	24583.68	23119.19	-1464.49	-6%
Others	10243.2	26590.55	16347.35	160%

Table Change of Land Use in Haryana sub-region, 1999-2012

	Area 1999	Area 2012	Change (in ha)	% change
Built up	93996	132028.13	38032.13	40%
Agriculture	1123923.6	1106384.02	-17539.58	-2%
Green Areas	45655.2	36938.73	-8716.47	-19.1%
Wastelands	67140	42773.78	-24366.22	-36%
Water bodies	9399.6	9660.69	261.09	3%
Others	2685.6	15014.66	12329.06	459%
	1342800	1342800		

Table. Rates of change in NCR and Haryana

Category	NCR	Haryana
Built up	% change 35%	40%
Agriculture	-1%	-2%
Green Areas	-23%	-19%
Wastelands	-20%	-36%
Water bodies	-6%	3%
Others	160%	459%

b. As is apparent from this analysis of data in chapter

		17, green areas have declined dramatically in the NCR and Haryana regions (23% and 19% declines respectively), and wastelands have also declined 20% in the NCR and a whopping 36% in Haryana. c. Accordingly we recommend: i. The % change in landuse is also calculated and reported in section 17.2 (Land Use analysis) of the RDRP2021. ii. To halt and reverse this decline of green areas and wastelands, all Natural Conservation areas that are forest, scrub, degraded, denuded or cleared forest or wasteland be zoned as a forest zone with the only landuse allowed being forest regeneration and restoration so as to restrain the relentless march of built up areas and other areas in the NCR.	5. Common lands to be identified, zoned and protected. a. Almost all Aravallis in the NCR were historically commonlands that were managed by villages and subsequently Panchayats. Protecting these commonlands against the threat of privatization is critical to the long term ecological security of villages and towns. b. On January 28th 2011, the Hon'ble Supreme Court has passed a judgement to restore commonlands back to village communities/Panchayats, and states are implementing these orders. c. The NCRPB prepared RP2021 must include long
		5 (a to d) Planning Committee observed that the DRRP-2021 has already proposed policies for protection of Aravallis in Chapter-14: Environment (para 14.5.1 & 14.6.2) as well as in Chapter in 17: Regional Land Use (para 17.4.3) as a part of Natural Conservation Zone. Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021: <i>"The list of process and operations</i>	

		term stringent zoning protection for the aravallis whether currently with the panchayats, or privatized, or with Municipal bodies. d. Accordingly we recommend that: Village commonlands how so ever classified, must be protected. Current or erstwhile common lands within Natural Conservation zones must be treated as no construction zones. Those common lands with forest or scrub cover, or degraded forest cover must be zoned as forest. 6. The FAR restriction of 0.5% in the Natural Conservation Zone. as stated explicitly in Section 17.5.3 of the current RP 2021, has been removed without any justification. It should be retained in the RDRP 2021, to restrict construction in these areas. a. The purpose of the Natural Conservation Zone is to demarcate eco-sensitive areas that include the Aravalli hills, major rivers, lakes and water bodies and sanctuaries and propose zoning guidelines to protect and conserve these areas by preventing encroachment of other landuses into these areas. b. These eco-sensitive areas are critical to the long term strategic regional environmental security of the NCR, in terms of maintaining ground water recharge capacity, wildlife habitat, corridors, reducing air pollutants, for regional climatic benefits, for the entire region stretching across Delhi, Haryana and Rajasthan and UP. That is why the CRP 2021	<i>prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”.</i> 6 (a to i) Planning Committee observed that Para 17.4.3 of the DRRP-2021 provides policies for protection of Natural Conservation Zone including protection of the rivers, ox-bow lakes, palio channel, lakes, ponds, flood plains, etc. Planning Committee recommended that Section 17.5.3 (iv) be modified as “Regional Recreational Activities (including tourism) with no construction exceeding 0.5% of the area except with the specific permission of the Competent Authority under applicable environment and forest laws”.
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has rightly mandated their conservation.

c. As noted in the RDRP2021 itself, in chapter 17, section 17.3.2 (see extract below) eco-sensitive areas are already under threat.
“17.3.2 which Unplanned/ haphazard Growth in Environmentally Sensitive Areas
Satellite imagery has shown that environmentally fragile and sensitive areas such as Yamuna riverbed/wetland, ridge areas, forest areas are being subjected to development activities. Many construction activities along rivers, conversion of ponds/ paleo channels for residential/ educational purposes are adversely affecting the land use and eco-system of the area.”

d. Given the above, allowing any further construction in the Natural Conservation Zone will irretrievably **fragment** the eco-sensitive area, and disturb wildlife habitat and corridors as it will mean road access, boundary walls, construction, water supply including tube wells, electricity supply, and often diesel sets that generate noise and air pollution, thus harming the ecological value of these areas and also violating Para 4.2. of National Forest Policy 1988, which has been held to be law in TN Godavarman 6 July 2011.

e. Accordingly, Section 17.5.3 of the current RP 2021 which deals with the zoning provisions

of the Natural Conservation Zone FAR restricts construction to regional recreational activities and provides a restriction of 0.5%, that too with permission of competent authority, in the Natural Conservation Zone.

f. The Hon'ble Supreme Court in various judgements has also indicated the critical ecological importance of the Aravalli hills, especially in and around Delhi, which have to be zoned as a Natural Conservation Zone in the CRP 2021.

g. In our view, there should be no FAR permitted at all in river beds, lake beds, Aravalli hills, and especially in the lake catchments as even 0.5% FAR leads to fragmentation and disruption of the flow of water, and habitat and wildlife for wildlife.

h. We object to this deletion of the 0.5% FAR restriction in the Natural Conservation Zone.

i. **We state that the NCRPB restore the FAR restriction of 0.5% on construction/FAR in Natural Conservation Zones, and make it more stringent, say 0.0% to 0.2%, depending on site conditions.**

7. Land suitability analysis be incorporated for land use allocations in old, revised, and new Master/Development Plans.

a. The specific section related to Land Suitability Analysis in the CRP 2021 is reproduced below :

7 a) to e)

Planning Committee recommended that Para 14.6.5 (iii) in the DRRP-2021 may be replaced with the following which was para 14.2 (iii) of the RP-2021:

“Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”

“iii) Master/Development Plans for the towns in the region should incorporate land suitability analysis for land use allocations, which would identify areas intrinsically suitable for settlement, agriculture, forestry, industry and recreational uses. Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.”

b. This section as worded in the CRP 2021 was applicable to **all** towns and **all** master plans. It is critically important that land suitability analysis is done to identify the topography, lowlying areas, perennial and seasonal wetlands, drainage patterns, patches of existing natural and planted vegetation . wildlife corridors and habitat, ground water recharge zones so that ecologically informed decisions can be made that conserve strategic ecological assets and features and enhance the livability and sustainability of the cities.

c. Therefore we **object** strongly to the addition of the word “new” in the section pertaining to land suitability analysis in the revised draft RP 2021 as it implies that existing master plans and expansion of existing towns will not require land suitability analysis, when such expansions form the bulk of the master plan activity in the NCR today.

d. Instead we **recommend** that the section

should state “existing towns, expansion of existing towns, and new towns” so that land suitability analysis is done for existing master plans/development plans and incorporated into them.

e. We also **recommend** that the line, “Further growth in the region should be channelised in the areas, which are only suitable for settlement growth.” is unexceptionable given the massive decline in green areas etc, and it should be retained in the RP2021

8. **Retention of “No such activities should be undertaken in the Aravalli range in NCR.”**

- a. In chapter 14 of the CRP 2021, on pages 131-132, section 14.2. (ix), relates to the Aravalli notification issued by the MoEF. This section includes one line that reads, “**No such activities should be undertaken in the Aravalli range in NCR.**”
- b. In the RDRP 2021, however, the bulk of this section 14.2.(ix) has been removed from the text of the plan and consigned to the appendix. Most intriguingly the single line directive, “**No such activities should be undertaken in the Aravalli range in NCR.**” has been **deleted**.
- c. The implication of this deletion is that this section will no longer apply to Faridabad district. This will remove the protection for the Aravalli hills and gair mumkin pahar areas in Faridabad district and leave them

8 a) to e):
Planning Committee recommended that the following be added in Para 14.5.1 (A) of the DRRP-2021:

“The list of process and operations prohibited in specified area of Aravalli Range are given in the Aravalli Notification issued by Ministry of Environment and Forests on 7th May 1992”

			vulnerable to construction oriented landuses which are contrary to their eco-sensitive status, which has been well recognized in the CRP 2021 and RDRP 2021. d. Accordingly we object strongly to this deletion and recommend that the line “No such activities should be undertaken in the Aravalli range in NCR.”, and the entire section 14.2.(ix) be retained as it is in the CRP 2021. e. The first part of section 14.2.(ix) from CRP 2021, including the single line which has been subsequently deleted, is reproduced below for reference. “(ix)The Ministry of Environment and Forests under Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and Rule 5(3)(d) of the Environment (Protection) Rules, 1986 restricts certain activities in specified area of Aravalli Range which are causing environmental degradation in the region and prohibits following process and operations: a) Location of any new industry including expansion/modernisation; b) (1) All new mining operations including renewals of mining leases. (2) Existing mining leases in sanctuaries/national parks and areas covered under Project Tiger; and/or (3) Mining is being done without permission of the competent Authority. c) Cutting of trees.
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		d) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads and part of any infrastructure relating thereto) e) Electrification (laying of new transmission lines) No such activities should be undertaken in the Aravalli range in NCR."	9. a) to e): Planning Committee observed that this aspect has been addressed in the DRRP-2021. Planning committee further noted that identification of Wild Life Corridors may be part of Environment Master Plan which may be prepared by the participating States as per Clause 14.6.4 (B) and 17.4.3.5 (v) of the DRRP-2021.
		9. Wildlife corridor between Asola Bhatti sanctuary (Delhi) and Sariska National Park (Rajasthan). a. Provision of Wildlife corridors is a mandate of law vide para 4.2 of the National Forest Policy 1988. b. The Aravalli hills stretching from Asola Bhatti Sanctuary (Delhi) to Damdama lake catchment in Haryana, and which include the catchments of Surajkund lake, Peacock Lake, Badkhal lake and Dhauj Lake form the largest single consolidated wildlife habitat/corridor in the Central NCR and hence must be protected at any cost. These eventually stretch to Sariska National Park in Rajasthan. It has also been held by the Apex Court that the Aravallis from Delhi to Rajasthan must be protected at any cost. c. The GMUC 2031 and the Sohna 2031 FDPs in the state of Haryana state that any wildlife corridors identified will be incorporated into these local development plan. d. As wildlife corridors stretch across the three states of Delhi-Haryana-Rajasthan, and cross	

administrative boundaries of states, or master plans the regional plan is the appropriate scale at which it should be identified.

e. Accordingly we strongly recommend that:

- i. the NCRPB take up the responsibility to identify the wildlife corridors by taking help from the MoEF and **incorporate** the same in the RDRP 2021.
- ii. Linear features such as the Rail link between Gurgaon and Faridabad should be reviewed and made underground when passing through Aravalli hills and Asola Sanctuary. The Gurgaon –Faridabad highway fragments the contiguous aravalli hills and also the wildlife corridor and is responsible for death of wildlife.

10. MoEF.

- a. It is to be noted with concern that the board meetings of the NCR Planning Board do not have even a single representative from the vital ministry of Environment and Forests. Thus it seems that the decision making process has by-passed the environmental considerations.
- b. We recommend that these shortcomings must be rectified.

10 (a to b)

Planning Committee noted that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests, Govt. of India was made Co-opted Member of the Planning Committee in the 8th Planning Committee meeting held on 29.1.1987. Over a period of time it was observed that the many Co-opted Members were not attending the meeting of the Planning Committee regularly. Planning Committee in its 60th meeting held on 28.6.2013

			reviewed the attendance of Co-opted Members in the last five Planning Committee meetings. It was observed that JS(IA), MoEF or his representative did not attend last five meetings among other nine Co-opted Members. Planning Committee further observed that the Board has not received observations/suggestions from Department of Environment on various aspects of Regional Plan. Therefore, Planning Committee decided to drop JS (IA), MoEF as Co-opted Member. However, Planning Committee recommended that Joint Secretary (IA), Deptt. of Environment, Ministry of Environment & Forests be made co-opted member of the Planning Committee.
		11. Protection of river beds and river banks. a. We recommend adding the following in section. 17.4.3 Natural Conservation Zone, of the RDRP 2021. i. All sand and other mining in river beds and river banks should adhere to carrying capacity principles and follow all environmental laws of the centre and states.	11. Planning Committee observed that Para 17.4.3 (iv) of the DRRP-2021 already mentions, “river beds” and “river banks”. Therefore, Planning Committee noted that the objection/suggestion has already been addressed in the DRRP-2021.

	12. “Water bodies” include rivers/streams, canals, drains, lake/ tank/ pond, etc. and constitute 0.68% of the RD Regional Plan 2021 area. This is very low. a. We recommend: i. All Water bodies should be zoned as no construction zones in the RDRP 2021. ii. Flood plains that are zoned as no-go zones for construction should be included in the water bodies calculation and zones. iii. All catchments of water bodies that fall in the Natural Conservation zones including the various lakes in Haryana be marked in the RP 2021 and zoned as no-construction zones. iv. All water bodies starting from half an acre in sized should be included in the RP, or mandated to be included in the sub-regional plan and master plans. v. The percentage of areas under water-bodies of different types should be reported at all levels. RP. Sub-RP, master/development plans.	12. Planning Committee has observed that considering the low percentage of water bodies in NCR, Regional Plan has recommended maintaining 2-5% area under water bodies. It has also recommended policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.
	13. Groundwater recharge zones a. Groundwater is dropping precipitously in the urbanized parts of the NCR.	13. Planning Committee observed that the

		b. Groundwater recharge zones must be identified in the RP 2021 and marked on the maps and should include the Aravalli hills which have been identified as a recharge zone for Delhi, Gurgaon and Faridabad by the Central Ground Water Board in its report submitted to the Supreme Court in 2008. c. We recommend: Aravalli hills and other groundwater recharge zones be identified and marked on the RP 2021 water recharge zone maps, as a no construction zone.	DRRP-2021 has already given a policy for Ground Water Recharge and Rainwater Harvesting at para 8.4.3. Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. The DRRP-2021 has proposed policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). These policies will increase the recharge of ground water in NCR.
		14. Sacred Groves, including Mangar Bani Sacred Groves as local biodiversity hotspots - Currently the RP does not identify any sacred groves. Sacred groves include vanishing plant species, and act as an important refuge for plants and animals and conserving local and regional biodiversity and are thus important biodiversity hotspots. - Just as large lakes and water bodies over 10 ha have been identified in the RP2021 and marked in the map, similarly sacred groves including	Planning Committee noted that the suggestions have already been addressed in the DRRP-2021. 14, 15 and 16. Concern well taken. Planning Committee observed that the DRRP-2021 has already provided broad policies related to protection of Natural Conservation Zones in para 14.5, 14.6.4, 14.6.5 and 17.4.3 in NCR. The DRRP-2021 has also proposed

protection of bio-diversity in NCR and also proposed preparation of Environmental Master Plan for all the districts of NCR in para 14.6.4 (B).

Planning Committee recommended that participating states will take appropriate steps to address the issue of environmental safeguard and protection of biodiversity and incorporate in the Sub-Regional Plans.

Mangar Bani and their buffers should also be protected.

c. We recommend that :

- i. all sacred groves over 5 ha should be identified and marked on the land use map along with an essential buffer.
- ii. The Mangar bani zone of approximately 322 ha that includes the mangar bani and an essential buffer must be marked on the RP 2021 as a permanent no-construction zone. The boundaries of this area may be obtained from the CCP NCR's office.
- iii. The RP 2021 mandate that Sub-RP and master plans identify and provide zoning protection to sacred groves and their buffers.

15. Include Mangar bani in the description of the Aravalli zone in section 14.5.1. Ecologically Fragile area - Aravali Zone, part (ii) of the RDRP 2021 pertaining to Haryana, as follows:
 "The Mangar Bani sacred forest zone of approximately 322 ha comprises of a large variety of trees, shrub and herb species, some of which have become locally rare or depleted in other parts of the Central NCR. These include *boswellia serrata*, and *anogessius pendula*."

16. The descriptive section 14.5.1.(ii) of the RDPR 2021 reads as follows,
"ii. Aravalis at Gurgaon and Faridabad, Haryana – The major portion of forest areas in Aravali section of Gurgaon and Faridabad in

		Haryana sub-region, mainly passing through agricultural fields or wastelands.” This description is confusing. Instead we recommend the following alternate description ““ii. Aravalis at Gurgaon and Faridabad, Haryana – the section of Aravali Hills in Faridabad and Gurgaon are contiguous to the Asola Bhatti Sanctuary in Delhi. The stretch from Suraj kund in the north, to Damdama lake in the south and then onwards from Sohna in narrow strips down till Rajasthan. The Aravalli hills include forests notified under the Punjab Land preservation act, aravalli plantation forests , as well as sacred groves like Mangar Bani, and also other forests that may be currently wastelands, scrub, degraded, denuded or cleared. They act as a wildlife corridor between Asola Sanctuary and Sariska National Park and are surrounded by agricultural fields and creeping urbanization.	
		17. The following section, from 17.4.1 of the CRP 2021 which has been deleted in the RDRP 2021, may kindly be retained. “In case of Delhi, as per the draft Master Plan for Delhi-2021, the entire NCT-Delhi has been proposed as urbanisable area except a green belt of one revenue village depth wherever available along the NCT-Delhi boundary. While finalizing MPD-2021, the natural conservation zone/environmentally sensitive areas	17. Planning Committee observed that the policies for protection of water bodies, flood plains, natural conservation areas mentioned in Chapter 14 and Chapter 17 of the DRRP-2021 are applicable to NCT Delhi also.
			Therefore, Planning Committee

		including flood plains of river Yamuna to be planned as per the policies mentioned in paras 8.3.4, 8.3.5, 13.1.3, 14.2 (viii) and 17.4.3 (iii) of this Plan. The required land for the activities cited above be earmarked in the Master Plan for Delhi-2021."	noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.
2.	3 (L).	Sh. Manu Bhatnagar, Pr. Director (NHD), INTACH, 71, Lodi Estate, New Delhi- 110003. Letter No. NIL, dated 31.8.2013 Board's M.S. Dy. No.1186, dated 5.9.2013	I. Planning Committee observed that existing forest area of NCR is 6.2% (as per India State of Forest Report, 2011). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (ii) has proposed 10% green area for the Region. Planning Committee felt that keeping in view high urbanization level in NCR, it may not be feasible to make more than 10% of the total area as green areas. Therefore, Planning Committee recommended that the target for green area be retained as 10% of the total area of the region in the DRRP-2021. II. Planning Committee has observed that considering the low percentage of water bodies in NCR, Regional Plan has recommended maintaining 2-5% area under water bodies. It has also recommended policies for revival of
		Objections: I. NCR forest cover is just 3.3%. Plan proposes to bring this level to 10%. Why not 33% in line with National Forest Policy. Chapter 17 on regional landuse neither delineates the areas where forest cover will be increased nor demarcates the green corridors connecting the major sanctuaries and natural reserves, or buffer zones are required outside sanctuaries. This aspect has not been addressed in the Plan. If left to sub-regional planners it is certain that the landuse under greens will shrink further. This landuse must be delineated on a scientific basis in the regional landuse plan. II. Furthermore, the Plan has not mandated firm steps to demarcate water bodies and their catchments which are a prime target for real estate to reclaim. Groundwater recharge areas have also not been demarcated in the plan. Again, the regional plan must demarcate these areas and not leave it to the	

	sub-regional plans. It must be incorporated that water bodies which are recorded in the recent NWIA of MoEF must be incorporated in all sub-regional plans. The Wetland Rules of MoEF (2010) must be implemented for all sizes of water bodies - this must be mandated.	lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc. Therefore, Planning Committee noted that provisions in the DRRP-2021 do not dilute environmental safeguard in this matter and Planning Committee further noted that the concerns / suggestions have already been addressed in the DRRP-2021.
	III. Chapter on Regional landuse [section 17.4.3] does not mention any construction activity in the natural conservation zone. It may be clarified that this means that no construction will be allowed in natural conservation zone.	III. Planning Committee observed that DRRP-2021 has provided policy for development of recreational activities with the approval of the Competent Authority in Natural Conservation Zone is mentioned in Para 17.5.3 (iv). Therefore, Planning Committee noted that the suggestion has already been addressed in the DRRP-2021.
	IV. Groundwater recharge zones and paleo channels have not been demarcated in regional land use.	IV. Planning Committee observed that the DRRP-2021 has already given a

policy for Ground Water Recharge and Rainwater Harvesting at para 8.4.3.

Planning Committee further observed that the DRRP-2021 in Para 17.4.3 (iii) and (iv) has provided for no construction and human habitation in water bodies/paleo-channels/ox-bow lakes and flood plains/river beds, etc.

The DRRP-2021 has proposed policies for revival of lakes and ponds in para 8.4.4 and 14.6.3 (B) (vi). These policies will increase the recharge of ground water in NCR.

Planning Committee noted that the suggestions have already been addressed in the DRRP-2021.

V. Planning Committee observed that these have already been identified in the Regional Plan in Table 17.10.

Therefore, Planning Committee noted that the suggestion has already been addressed in DRRP-2021.

VI. Planning Committee recommended that necessary correction in factual information be made in DRRP-2021.

VII. Planning Committee observed that

V. Width of green buffers along major roads and highways is left to discretion of sub-regional planners. These must be scientifically determined by road hierarchy and not left to discretion.

VI. The areas of Najafgarh Jheel and Kotla in Table 14.3 are incorrect. The former has 700 ha.

VII. Floodplains have not been demarcated in regional

		landuse. This cannot be left to discretion of local planners and administrators.	the suggestion pertains to micro level detailing and recommended that these may be addressed at Sub-Regional Plan/Master/Development Plan/Sector Level/Zonal Plans.
		VIII. Chapter 9 does not address the issue of construction debris disposal at all. This is becoming a major headache with disposal contractors dumping debris in natural areas. The regional plan must mandate recycling of construction debris with decentralized technology.	VIII. Planning Committee observed that the policy for recycle and reuse of solid waste is already provided in the DRRP-2021 in para 9.2.4 (D) which includes construction debris (non bio-degradable waste).
		IX. Opportunities to make or mar an entire region do not occur often. The Plan can still boost environmental sustainability and eco-system services in the Region by mandating factoring in biodiversity and habitat conservation concerns in landuse planning by : a) identifying existing protected areas b) identify unprotected biodiversity rich areas c) demarcating potential nature reserves areas d) water bodies and catchments [with building and infrastructure restrictions] e) demarcating buffer zones f) establishing natural corridors to link fragmented habitats g) establishing floodplains and stream buffers [even of	Therefore, Planning Committee noted that the suggestions have already been addressed in the DRRP-2021.
			IX. Planning Committee observed that the DRRP-2021 has recommended for the preparation of Environmental Master Plan (EMP) for all the districts of NCR in para 14.6.4 (B) by the participating States.
			Planning Committee recommended that EMP may be prepared by participating states for individual districts.

	seasonal nallahs] h) delineating above on the Regional Landuse Map supported by revenue map X. In Chapter on Disaster Management there is no mention of drought events. The years 1987 and 2002 are rather recent examples of highly deficient rainfall. Climate change can repeat this event more often. How will the Region manage? XI. The starting point of a regional plan is the forecast of job creation sectorally and spatially at various locations. This determines the growth of city size, land requirement at various locations. Unfortunately, growth of cities has been determined by population projections based on census trends alone rather than based on dynamics of the job market — impact of DMIC regions on urban centres of NCR not factored in, nor its impact neither on land requirement nor on agriculture sustainability of the region.	X. Planning Committee observed that the DRRP-2021 has given broad policies for Disaster Management. Planning Committee recommended that Pre-Disaster Management Plans and Post-Disaster Management Plans be prepared by participating states wherein these details could be brought out by the States. XI. Planning Committee observed that the dynamics of development looking at DMIC corridor has been incorporated in the DRRP-2021. Therefore, Planning Committee noted that the suggestion has already been addressed to/incorporated.
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**APPENDIX III: OBJECTIONS AND SUGGESTIONS ON
THE DRAFT REVISED REGIONAL
PLAN-2021 FOR NCR AND
RECOMMENDATIONS OF THE
PLANNING COMMITTEE
(SUPPLEMENTARY AGENDA ITEM
NO. 1).**

**(Part-I: Central Government, State
Government and Urban Local
Bodies/Development Authorities)**

**(Received after 17.09.2013 and till
15.10.2013).**

OBJECTIONS AND SUGGESTIONS ON THE DRAFT REVISED REGIONAL PLAN-2021 FOR NCR AND RECOMMENDATIONS OF THE PLANNING COMMITTEE (SUPPLEMENTARY AGENDA ITEM NO. 1)

(Part-I: Central Government, State Government and Urban Local Bodies/Development Authorities)
(Received after 17.09.2013* and till 15.10.2013)

*17.09.2013 is the date of issue of Meeting Notice for the 62nd Planning Committee Meeting held on 03.10.2013.

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
1.	7 (L).	Ministry of Water Resources (Ground Water Desk), Govt. of India, New Delhi. Letter No. 18/1/2013-GW(Vol. II), dated 27.9.2013.	(i) Para 2.6, page 12 of the Report The paragraph deals with the occurrence of ground water in the National Capital Region (NCR). In the Report, occurrence of ground water in hard rock areas (consolidated formation) has been dealt with and no mention has been made of occurrence in unconsolidated formations. It is proposed that the Para 2.6 be suitably elaborated to incorporate the occurrence of ground water in unconsolidated formations also. A paragraph about occurrence of ground water in unconsolidated formations is given below: <i>NCR region is a part of Indo-Gangetic Plain. Geologically it is occupied by quartzite of Delhi System and alluvial deposits classified into older and newer alluvium. The quartzites are overlain by Older alluvium of Pleistocene age which in-turn is overlain by the Newer alluvium of Recent age.</i>	i) Planning Committee discussed and recommended to add following two paragraphs in the end of Para 2.6 at P-12 of the DRRP-2021: <i>“NCR region is a part of Indo-Gangetic Plain. Geologically it is occupied by quartzite of Delhi System and alluvial deposits classified into older and newer alluvium. The quartzites are overlain by Older alluvium of Pleistocene age which in-turn is overlain by the Newer alluvium of Recent age.</i> <i>The Newer alluvium is predominantly silty sand mixed with clay and gravel. Total thickness of Newer alluvium varies between 45 to 70 m. Older alluvium is predominantly consists of</i>

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			<i>alluvium of Recent age.</i> <i>The Newer alluvium is predominantly silty sand mixed with clay and gravel. Total thickness of Newer alluvium varies between 45 to 70 m. Older alluvium is predominantly consists of clay and kankar formation. Clay is mostly sticky in nature and brown in colour. A proportion of Kankar varies from as low as 5% to 50%. The depth of older alluvium at places is more than 300 meters. Ground water occurs in the interconnected pores of alluvium and it forms the main aquifer in the region.</i>	<i>clay and kankar formation. Clay is mostly sticky in nature and brown in colour. A proportion of Kankar varies from as low as 5% to 50%. The depth of older alluvium at places is more than 300 meters. Ground water occurs in the interconnected pores of alluvium and it forms the main aquifer in the region."</i>
			(ii) Para 8.2.2, page 96 of the Report The paragraph deals with the ground water resources of NCR. The Report states that rainfall (monsoon & non-monsoon) and irrigation during Rabi and Kharif seasons contribute to ground water recharge, of which a substantial part is stored in aquifers and the rest flows out in rivers as base flow. The report further states that a large quantity of ground water remains stored in aquifers as dead storage. Apart from rainfall and irrigation, recharge from canals, lakes, ponds and floods also contributes to ground water resources. This	(ii) Planning Committee discussed and recommended that first para of 8.2.2 of the DRRP-2021 at Page 96 be modified as follows: <i>"Ground water forms a major source of water in NCR. Monsoon and non-monsoon rainfall, irrigation return flow, recharge from canals, lakes, ponds and floods contribute to ground water resources. This annual recharge of the aquifer contributes towards dynamic ground water resources, a significant quantity of which is stored in the aquifer and part of it</i>

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			annual recharge of the aquifer is termed as dynamic ground water resources, a significant quantity of which is stored in the aquifer and part of it contributes to the rivers as base flow. In addition to this annual recharge, a large quantity of ground water remains stored in the aquifer, below the zone of annual fluctuation. This is called static resource and not dead storage. A suitably modified Para 8.2.2 may read as follows: <i>Ground water forms a major source of water in NCR. Monsoon and non-monsoon rainfall, irrigation return flow, recharge from canals, lakes, ponds and floods contribute to ground water resources. This annual recharge of the aquifer contributes towards dynamic ground water resources, a significant quantity of which is stored in the aquifer and part of it contributes to the rivers as base flow. In addition to this annual recharge, a large quantity of ground water remains stored in the aquifer below the zone of annual fluctuation know as static resource.</i> (iii) Para 8.2.2 c, page 99 of the Report Para 8.2.2 c mentions that in addition to Dynamic resources, a huge quantity of ground	<i>contributes to the rivers as base flow. In addition to this annual recharge, large quantity of ground water remains stored in the aquifer below the zone of annual fluctuation known as static resource."</i> (iii) Planning Committee discussed and recommended that Para 8.2.2 (c) of the DRRP-2021 at Page 99 may be

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			water remains stored as Static reserves. These are at great depths, not recharged over short period of time and generally remain unutilized. The Static reserves are stored not at great depths but are below the zone of fluctuation, which may vary from 5-30 metres below ground level, in the aquifer. These are not unutilized as the exploitation of these static resources has already started in all the over-exploited/critical Blocks.	modified as follows: <i>“In addition to dynamic reserves, a huge quantity of ground water remains stored in aquifer formations as static reserve. These reserves occur below the zone of fluctuation in the aquifer and are not recharged over short durations such as annually. Exploitation of these static resources has already started in all the over-exploited/critical Blocks. Present ground water reserves of NCR are estimated to be about 193700 MCM.”</i>
			(iv) Para 8.4.3, page 111 of the Report Ground water recharge and rain water harvesting are mentioned in this paragraph. It, inter alia, mentions that intake of recharge structures should be connected to the storm water drainpipes. It is felt that storm water drains, draining into rivers may be so designed that they recharge the maximum quantum of storm water in to the ground before they outfall, into river.	(iv) Planning Committee discussed and recommended that in Para 8.4.3 of the DRRP-2021 at Page 111 following may be added: <i>“Storm water drains, draining into rivers may be so designed that they recharge the maximum quantum of storm water in to the ground before they outfall, into river”.</i>
			(v) Para 8.4.4, page 111 of the Report Deals with the revival of Lakes/ponds to store,	(v) Planning Committee observed that the DRRP-2021 has already recommended measures to

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			conserve flood water. It is also recommended that at least 2-5% area should be preserved / maintained as water bodies. It is also proposed that a provision of at least 2-5% of total area under water bodies be kept in the Sub-Regional Plan and Master Plans. While the recommendation and proposals of the Report are important, it is equally important that emphasis should be placed on the protection of existing water bodies. (vi) Para 8.5.1, page 116 of the Report In the recommendations to meet the water demand for 2021, it is mentioned that 1875 additional tubewells can supply 1450 MCM of water. The Report, however, does not mention the areas where these tubewells can be constructed. It is suggested that the paragraph mentions the areas where these tubewells can be constructed, specifically the Yamuna Flood Plain and areas other than Over-exploited areas. (vii) Additional Points a) It may be pertinent to mention that total water resources assessment should be taken into account before planning any developmental activity as most of the areas	preserve/maintain water bodies which includes protection of existing water bodies. Such provision is also there in Para 14.6.5 (v) (g) of the DRRP-2021. Therefore, Planning Committee noted that the suggestion has already been addressed and incorporated in the DRRP-2021. (vi) Planning Committee discussed and recommended that the second sentence in Para 8.5.1 of the DRRP-2021 at Page 116 may be replaced with the following: <i>“It is also recommended that adequate nos. of tube wells could be constructed by 2021 yielding 1450 MCM water in the flood plains and areas other than Over-exploited areas.”</i> (vii) (a) Planning Committee observed that the Chapter on Water (Chapter 8) in the DRRP-2021 has recommended policies & proposals based on “Integrated

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			are ground water stressed.	Water Management in NCR" which includes total water resources assessment in NCR. Therefore, Planning Committee noted that the suggestion has already been addressed and incorporated in the DRRP-2021.
			b) Mandatory monitoring of water quality of all surface water bodies and sewage treatment plants on a regular basis.	(b) Planning Committee observed that the suggestion has already been addressed and incorporated in the DRRP-2021 at Para 14.6.3 (B) (i), Page 217.
			c) Effluent Treatment Plants/Common Effluent Treatment Plants should be made for small scale industries	(c) Planning Committee observed that the suggestion has already been addressed and incorporated in the DRRP-2021 at Para 14.6.3 (B) (ii) & (iii), Page 217.
2	8 (L).	Ministry of Communications & IT, Department of Telecommunications, (Policy-I Section), Govt. of India Letter No. 6-4/2013-Policy-I (Pt.), dated	Para 10.4 Policies and Proposals i) The proposal of the 12 th Five Year Plan is to increase rural teledensity from the current level of around 39 to 70 by the year 2017 and 100 by the year 2021. May be changed into provision in line with provisions contained in NTP-12 i.e.	i) Planning Committee discussed and recommended that para 10.4 (i) in the DRRP-2021 may be modified as follows: "The proposal of the 12th Five Year Plan is to increase rural tele-density

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
		27.09.2013	‘National Telecom Policy-2012 (NTP-12) has set the target to increase rural tele density from the current level of around 39 to 70 by the year 2017 and 100 by the year 2020’. ii) Provide affordable and reliable broadband-on demand by the year 2015 and to achieve 175 million broadband connections by the year 2017 and 600 million by the year 2020 Supported. iii) Service providers (private sector and BSNL/MTNL) should be allowed to have a common interlinked system of basic services for the entire NCR treating it as a single telecom circle and should be encouraged to supplement the efforts of DoT in achieving the goals. Further, efficient telecommunication system will reduce number of trips and load on the transport corridors. No comments iv) Constituent States should provide land, building and other facilities to the telecom service providers for setting up of telephone exchange, mobile relay towers and	<i>from the current level of around 39 to 70 by the year 2017 and 100 by the year 2020 as per prevailing National Telecom Policy.”.</i> ii) Planning Committee observed that since Ministry of Communications & IT has agreed with the policy, therefore Planning Committee recommended that existing section of the DRRP-2021 be retained as it is. iii) Planning Committee observed that since Ministry of Communications & IT has agreed with the policy, therefore Planning Committee recommended that existing section of the DRRP-2021 be retained as it is. iv) Planning Committee discussed and recommended that following may be added in para 10.4 (iv), P-158 in the DRRP-2021:

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			other installations. For this purpose States should frame required policies. Supported. Right of Way (RoW) permission takes considerable time and is one of the major bottlenecks for faster roll out of telecom services. The issue may be dealt in accordance with provision in Indian Telegraph Act, 1885. In addition, Building codes be amended to provide for in building solutions. v) Provision of high-speed data and multimedia capability using technologies including ISDN to all towns with a population of more than two lakhs. This was one of the targets of NTP-99 which has not been carried forward in NTP-12. NTP12 sets a target to provide affordable and reliable broadband-on-demand by the year 2015 and to achieve 175 million broadband connections by the year 2017 and 600 million by the year 2020 at minimum 2 Mbps download speed and making available higher speeds of at least 100 Mbps on demand. Since provisions of NTP-12 have been included in the NCR Plan, it is suggested to delete this provision.	<i>“NCR participating States are advised to formulate appropriate RoW policy”.</i> v) Planning Committee recommended deletion of this provision.

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			vi) Reliable media should be provided through adequate band-width, convergence of technology for voice, data and video, and connectivity through OFC up to the last mile. The rural exchanges should be synchronized to enable data transmission in a time bound programme. NTP-12 has a provision to lay special emphasis on providing reliable and affordable broadband access to rural and remote areas by appropriate combination of optical fiber, wireless, VSAT and other technologies. Since NTP-12 lays emphasis on combination of technologies for last mile connectivity, it is suggested to delete the part 'and connectivity through OFC up to the last mile'.	vi) Planning Committee discussed and recommended that para 10.4(vi) in the DRRP-2021 may be modified as follows: <i>“Reliable media should be provided as per National Telecom Policy through adequate band-width, convergence of technology for voice, data and video. The rural exchanges should be synchronized to enable data transmission in a time bound programme, in accordance with National Telecom Policy”.</i>
			vii) All the villages in the region should be covered with telecom facilities. Telecommunications services in rural areas should be made more affordable by providing suitable tariff structure and making rural communications mandatory for all fixed service providers. Presently, there is no rural roll out obligation on the part of Telecom Service Providers (TSPs). TSPs are being	vii) Planning Committee recommended deletion of this provision.

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			charged licence fee of 8% out of which 5% is given to USOF for rural roll out. Wherever commercial viability for telecom services is not there in rural and remote areas, USOF provides the subsidy support. Therefore, it is suggested to delete the part 'and making rural communications mandatory for all fixed service providers'. viii) Use of non-conventional sources of energy for rural communication should be encouraged in coordination with the Ministry of Non-conventional Energy Sources and concerned State Governments, as the availability of dependable power supply is a major problem in running telecommunications services in rural areas Supported.	viii) Planning Committee observed that since Ministry of Communications & IT has agreed with the policy, therefore Planning Committee recommended that existing section of the DRRP-2021 be retained as it is.
			ix) Integration of the telecommunication service network with power distribution network should be explored wherever it is technically feasible and commercially viable. Supported.	ix) Planning Committee observed that since Ministry of Communications & IT has agreed with the policy, therefore Planning Committee recommended that existing section of the DRRP-2021 be retained as it is.

S. No.	Obj. & Sug. No.	Name & address	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			x) It is also suggested to include provision as Para 10.4 (x) in the NCRPB draft revised which is as under: ‘Simplification of Sectoral Policy for Right of Way for laying Cable Network and installation of towers, etc. for facilitating smooth coordination between the Telecom Service Providers and the State Governments.’	x) Planning Committee discussed and recommended that following may be added as para 10.4 (x) in the DRRP-2021: ‘Simplification of Sectoral Policy for Right of Way for laying Cable Network and installation of towers, etc. for facilitating smooth coordination between the Telecom Service Providers and the State Governments.’

**APPENDIX IV: OBJECTIONS AND SUGGESTIONS ON
THE DRAFT REVISED REGIONAL
PLAN-2021 FOR NCR AND
RECOMMENDATIONS OF THE
PLANNING COMMITTEE
(SUPPLEMENTARY AGENDA ITEM
NO. 2).**

**(Part-I: Central Government, State
Government and Urban Local
Bodies/Development Authorities)**

**(Received between 15.10.2013 to
20.12.2013).**

APPENDIX-IV

OBJECTIONS AND SUGGESTIONS ON THE DRAFT REVISED REGIONAL PLAN-2021 FOR NCR AND RECOMMENDATIONS OF THE PLANNING COMMITTEE (SUPPLEMENTARY AGENDA ITEM NO. 2)

(Part-I: Central Government, State Government and Urban Local Bodies/Development Authorities)
(Received between 15.10.2013 to 20.12.2013)

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
1.	9 (L).	Dy. Secretary (NCR), PWD, NCR Planning & Monitoring Cell, PWD, 5 th Level, B- wing, Delhi Sachivalaya, New Delhi-110002 Letter No. F.54(08)/NCR/PW D/2013/13694, dated 01.11.2013	The important highlights of the report on Heritage and Tourism are as under:- Tourism plays an important role in promoting faster, sustainable and more inclusive economic growth. It has better prospects for promoting pro-poor growth than many other sectors. The XIIth Five Year Plan has estimated to creation of 78 jobs per million rupees of investment in the travel and tourism as compared to 45 jobs in the manufacturing sector. Existing Heritage Sites in NCR Man-made Heritage: There are 258 centrally protected monuments protected by Archaeological Survey of India (ASI) and 20 State protected monuments protected by State Archaeological Departments in the constituent States of NCR. There are a larger number of unprotected monuments.	Planning Committee observed that NCR Cell, NCT-Delhi has forwarded comments of Delhi Tourism & Transportation Development Corporation Ltd. (DTTDC), Govt. of NCT of Delhi. It is observed that the policies & proposals of the DRRP-2021 have been mentioned. It has also been indicated that they have already initiated action for implementation of proposals of the DRRP-2021. DTTDC has requested to provide additional funds for the implementation of the policies and proposals. Planning Committee noted that

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			Sub-Region wise Man-made Heritage sites NCT-Delhi: The Municipal Corporation of Delhi had notified these monuments as heritage buildings. Besides, State Government is in the process of notifying about 150 monuments in NCT Delhi. The Government of NCT —Delhi is also in the process of enactment of a Heritage Building Act for preservation of the buildings, which are more than 100 years old. Tourism: Tourism has the potential to stimulate other economic activities through forward and backward linkages. The tourism policy should be pro-active to diversify the options available to the tourists and activities through the development of smaller tourism circuits so that tourists have wider options to choose from a sample of the diverse range of tourism sites available within the region. Tourist Flow in NCR: In 2009, the Delhi Airport received 31.8% of the total 13.71 million international tourists visiting India. Delhi had the highest number of international tourists visiting NCR. About 42% of the total foreign tourists visited the tourist places in Delhi. NCT Delhi: Delhi is the potential hub of connectivity and destination to most of the tourist circuit and destinations in the Northern Plains as it strategically connects to rest of the pan northern areas and popular and remote destinations by	there is no specific objection or suggestion on the DRRP-2021.

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			virtue of its logistical facilities and compatible visitor infrastructure. Delhi is already an established destination of the golden tourism triangle of Delhi-Agra-Jaipur. Following two circuits have been identified for integrated development. Circuit 1: Heritage circuit covering the heritage monuments and structure in the NCR Circuit 2: Religious circuit, covering the important places of worship such as Akshardham, Bahai Temple, Jama Masjid, Nizamuddin Dargah, Gurdwara Bangla Sahab, etc. Qutub Minar and Red Fort area. Both these monuments as well as Humayun's Tomb are the rich cultural Heritage in the city and are listed as World Heritage Monuments by UNESCO. Problems, Issues and Opportunities: Connectivity Problems, Inadequate Destination Infrastructure. Lack of Product Identity, Weak Heritage Protection and Destination Management, Lack of Host Community Participation, Inappropriate Land-use and Circulation Patterns Limited Private Participation, Participating State Governments' Policies, Regional Cooperation in Tourism, Towards Joint Development of Infrastructure, National Capital Regions' Tourism Development Vision.	

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			<u>Policies and Proposals</u> Protection of Man-made Heritage Sites: Central and State Legislations ensure physical protection of the buildings/sites but they have not been able to control the development of the land appurtenant to the actual protected area. This is where it is possible to employ the instrument of the Town and Country Planning Legislation to protect the area around the protected monument. In view of this, following policies/strategies are proposed: i) The listing of monuments and conservation areas of all the towns/districts in NCR should be completed on priority basis. All the centrally protected, state protected and listed buildings should be identified with their footprints on the Master/Zonal Plans of each town and in the District Plans in the region. Specific requirements for their protection should be highlighted in the said plans and may vary according to their level of significance. A distinction needs to be made between the legally protected buildings and the 'listed buildings. The 'listed' buildings do not require the same level of scientific protection as the centrally and state protected monuments. ii) Town and Country Planning Legislations of the constituent States have provisions for the development of "Special Areas". Each State should use this instrument to declare the area around the protected monuments to be special areas and prepare area level plans for an area	

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			covering 300 metres around it. These plans should clearly indicate the nature of development, permissible and non-permissible activities within this area in conformity with the prescriptions provided in the central and state archaeological protection legislations. Delhi Tourism has already signed bilateral MOU with most of Tourism Corporation of different states for development of tourism for mutual benefit and for regional cooperation. iii) The respective departments of archaeology should indicate where they reasonably expect to find underground ruins, and these areas should be duly identified in the Master Plan for each town and the respective district level plans. Buildings proposed to be constructed in these areas should require a no-objection certificate from the relevant departments of archaeology before the building plans are sanctioned. iv) In order to implement these policies, if any amendment is required in the Town and Country Planning Act of the constituent States, it should be done. <u>Protection of Natural Heritage Sites</u> i) All the identified areas of natural heritage should be protected in terms of land use and pollution control in the vicinity to ensure the protection of biodiversity and urban ecosystems. A forestation with right type of species and control of growth of monoculture should be taken up in	

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			hilly areas. ii) Right type of agricultural practices including social forestry, energy plantation and agro-forestry would go a long way to improve the natural environment. iii) The enforcement of the prohibition, restricting certain activities in specified area of Aravalli Range which are causing environmental degradation in the region should be ensured while taking up developmental activities in the region. A special Conservation Plan for the above notified areas should be prepared by the respective State Governments/Authorities. <u>Development of Tourism Sites</u> Smaller tourist circuits with one to four days trip within the region to promote tourism incorporating following policies and strategies: i) They should be clearly identified on the land use plan to prevent encroachment and inappropriate development and should be integrated with the potentials for cultural and leisure tourism. ii) Tourism circuits covering tourism, leisure, cultural and heritage sites should be created with one to three days trip and should be given priority in development of transportation and other infrastructure. Fiscal incentives should be provided for the purpose. Private sector should be encouraged.	

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			iii) Tourism should be recognized as an important source of employment. iv) Publicity of the heritage and tourist sites in the National Capital Region should be done through. From the above, the draft revised plan 2021 prepared by the NCR Planning Board broadly reiterated the line of action already initiated or contemplated by the DTTDC for development of tourism in Delhi. Over the period, DITDC has done significant work for development of new tourism infrastructure and publicity of the existing heritage sites and important buildings. Some of the initiatives taken by the Corporation are as under:- (i) Redevelopment of heritage sites in association with INTAC in Mehrauli area. Lighting of the important monuments of Delhi. Renovation of Public conveniences in the Qutab Minar Complex and process of creating an interpretation centre in the Qutab Complex in association with the ASI and Ministry of Tourism is being done. Developed Tourism Connectivity / Transportation Infrastructure, ie. Flyovers in Delhi. Other important tourism projects includes Neighborhood Cultural Centre below Raja Garden Flyover, DHINA, DHPP, Flyover at Khajuri Khas, GP'S, Dilli Haat at Janakpuri, Kanganheri / Chhawla Eco Tourism Project, Guru Teg 13ahadur Memorial, Signature Bridge at homes	

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			etc. Wazirabad, Dilli Haat at Mayur Vihar, Soft Adventure Park at Sanjay Lake , coffee homes etc. (ii) DTTDC over the years spent Rs. 2-3 crores on the publicity of heritage sites and other important monuments / buildings / tourism sites of Delhi. DTTDC is also a nodal agency for implementation of 2 important tourism circuits in Delhi i) Religious Circuit and ii) Heritage Circuits. Delhi Tourism is also instrumental in preparing dossier for declaring Delhi as Heritage City in association with ASI and Government of NCT of Delhi. Above initiatives taken by Delhi Tourism clearly indicates that DTTDC has done reasonably good job in the development of Tourism in Delhi. In order to enhance the level of these activities the Government (Central and State) will have to provide the additional funds to DTTDC. Preparation of Tourism Policy and implementation plan for systematic tourism development and facilitation is a need of hour and may be taken up on priority basis. For which, funds and administrative support will have to be provided by the Government.	
2.	10 (L).	Dy. Commissioner (Plg.), Transport Department, GNCT Delhi, Planning Branch	It is submitted that on perusal of Draft Revised Regional Plan-2021 of NCR region, it is observed that the Draft Regional Plan is in order and it includes all the inputs like Transport Scenario in Delhi, Road Density, IPT, Future overall Transport Demand, RRTS, Metro Rail System, etc. If	Planning Committee observed that since GNCT Delhi has agreed with the proposals, therefore Planning Committee recommended that the

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
		5/9, Under Hill Road, Delhi - 110054 Letter No. 16(2)/Tpt/Plg/2013/1201-02	implemented, the Regional Plan proves to be a boost for the urban development in terms of Road and Rail Network for linkage of NCR towns and cities.	existing section of the DRRP-2021 be retained as it is.
3.	11 (L).	Dy. General Manager (Corporate), Indraprastha Power Generation Company Ltd. & Pragati Power Corporation Ltd. (IPGCL & PPCL), Govt. of Delhi Undertakings, 'Himadri' Rajghat Power House Office Complex, New Delhi-110002 Letter No. DGM(Corporate)1 3-14/F-23/161 dated 24.10.2013	IPGCL & PPCL: Future Power Projects 1. 750 MW Pragati-II CCGT Power Project at Bamnauli Vide Cabinet of GNCTD decision in Sept. 2010, a 750 MW combined cycle Gas Turbine Power Project is being setup in Batnnauli, Delhi. The Turnkey Contract for Supply, Erection and Commissioning has already been placed upon BHEL. However the work has not yet started as per direction of Deptt. of Power, Govt. of NCT of Delhi due to non availability of Gas. 2. Replacement of existing 270 MW Indraprastha Gas Turbine Power Station with 350-375 MW Advanced Class Machines. A proposal to replace the 270 MW Gas Turbine Power station with 350-375 MW Advanced Class Machines has been approved by Board of Directors in Sept. 2011. A Consultancy Contract for Pre-Feasibility Study was awarded to M/s NTPC Ltd in May 2012. M/s NTPC has submitted the	Para 1 to 5: Planning Committee observed that the draft Chapter on Power was sent on 30.05.2013 to Ministry of Power, Govt. of India for finalization. Ministry of Power finalized the Chapter on Power on 31.05.2013 and sent to the Board. The same chapter has been incorporated in the Draft Revised Regional Plan-2021. Planning Committee also observed that para 7.3.2 of the DRRP-2021 provides the list of projects as finalized by Ministry of Power in Table 7.5 (Central sector projects during 12th Plan and beyond) and 7.6 (State sector projects during 12th Plan and beyond). The projects suggested by IPGCL & PPCL are not part of the lists given in Table 7.5 and 7.6.

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			Draft Pre-Feasibility Report and Final report is expected shortly. 3. Establishing a 350-375 MW Gas Based Power Plant at the site of Rajghat Power House, subsequent to its Decommissioning. IPGCL Board has accorded approval to set up a 350-375 MW Gas Based Power Project at the land of RPH after its de-commissioning in September 2011. A consultancy Contract for Pre-Feasibility Study has been awarded to M/s NTPC Ltd in May 2012. The Draft Pre-Feasibility Report is expected shortly. 4. 350 MW Gas Based Power Plant at Kanjhawla, North - West Delhi by a ,JV Company of PPCL, DSIIDC and GAIL India. The Board of Director accorded approval for setting up 350 MW at Kanjhawla in September 2011. Further steps are being taken in consultation with DSIIDC and GAIL. 5. Renewable Energy Based Projects The Board of Directors has accorded approval in September 2011 to install 47 MW capacities through Renewable Energy Sources. Steps are being taken for setting up of 262.2 Kwp Solar PV plants on the Roof Tops of Pragati Power Station	Planning Committee recommended that it may be confirmed by Govt. of NCT Delhi latest by 23.12.2013 that the projects suggested by IPGCL & PPCL are approved by CEA. Govt. of NCT Delhi intimated on 23.12.2013 that since they are funded by Govt. of NCT Delhi, approval from CEA is not required. Planning Committee recommended that these details should be incorporated in the Sub-Regional Plan for Delhi-2021 i.e. in the MPD-2021 as Board in its 33rd Meeting decided that MPD-2021 be treated as Sub-Regional Plan for Delhi-2021.

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			and Gas Turbine Power Station.	
4.	12 (L).	General Manager (SLDC), Delhi Transco Ltd. O/o General Manager, SLDC Building, Minto Road, New Delhi 110002 Letter No. F/DTL/207/GM(SLDC)/2013-14/F.18/108 dated 24.10.2013	As pointed out in the meeting during the workshop held on 28.05.2013 on the draft regional plan 2021 circulated by NCR Planning Board, the following amendments need to be incorporated in the report:- Chapter 7.2.1 (Table 7.1) The peak demand of Delhi for 2012-13 is 5727 MW and surplus / deficit is (-) 85. A note may be added below the table: <i>“Delhi has no deficit in respect of availability of power. The deficit shown in respect of MW and Million units is actually the load shedding on account of various constraints.”</i> Chapter 7.2.3 The following may be added at suitable place : The generation and transmission of electricity in Delhi is primarily the responsibility of Govt. of NCT of Delhi. The procurement of power to meet the consumer demand lies with the Distribution Companies operating in Delhi. However, the State Government monitors the power supply position regularly to ensure the continuity of supply in the capital.	Planning Committee observed that the suggestions of the Delhi Transco Ltd. were forwarded to Ministry of Power on 30.05.2013 for incorporation in the Chapter for Power when the revised chapter was sent to Ministry of Power. Ministry of Power responded on 30.05.2013 that comments of Delhi Transco will be incorporated, if required, after detailed discussions. Ministry of Power finalized the Chapter on Power on 31.05.2013 and sent to the Board. The same Chapter has been incorporated in the Draft Revised Regional Plan-2021. Planning Committee recommended that the CEA approved figures only be incorporated in the DRRP-2021. Planning Committee further recommended that it may be confirmed by Govt. of NCT Delhi latest by 23.12.2013 that the figures

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee																														
			Chapter 7.3.1 The 18th EPS of CEA indicating the Delhi's power requirement in coming gears needs a review. This is required due to significant difference in the projections of power demand from 2012-13 in actuals. The EPS projects the demand at 5290 MW during 2012-13 where as the actual requirement was 5727 MW. In 2013-14 considering the trend, the demand is expected to be 6000 MW whereas as per the projections in EPS, it is 5547 MW. The comparative statement of projects of EPS and as per SLDC is as under :- <table><tr><th>Year</th><th>Anticipated demand as per CEA's 18th EPS</th><th>Anticipated demand as per SLDC projections</th></tr><tr><td>2012-13</td><td>5290</td><td>5747</td></tr><tr><td>2013-14</td><td>5547</td><td>6000</td></tr><tr><td>2014-15</td><td>5818</td><td>6446</td></tr><tr><td>2015-16</td><td>6101</td><td>6925</td></tr><tr><td>2016-17</td><td>6398</td><td>7439</td></tr><tr><td>2017-18</td><td>6849</td><td>7992</td></tr><tr><td>2018-19</td><td>7335</td><td>8527</td></tr><tr><td>2020-21</td><td>8419</td><td>9706</td></tr><tr><td>2021-22</td><td>9024</td><td>10355</td></tr></table>	Year	Anticipated demand as per CEA's 18 th EPS	Anticipated demand as per SLDC projections	2012-13	5290	5747	2013-14	5547	6000	2014-15	5818	6446	2015-16	6101	6925	2016-17	6398	7439	2017-18	6849	7992	2018-19	7335	8527	2020-21	8419	9706	2021-22	9024	10355	suggested by Delhi Transco Ltd. are approved by CEA. Since no information has been received from Govt. of NCT Delhi in this regard, therefore it is recommended that these details should be incorporated in the Sub-Regional Plan for Delhi-2021 i.e. in the MPD-2021 as Board in its 33rd Meeting decided that MPD-2021 be treated as Sub-Regional Plan for Delhi-2021.
Year	Anticipated demand as per CEA's 18 th EPS	Anticipated demand as per SLDC projections																																
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2018-19	7335	8527																																
2020-21	8419	9706																																
2021-22	9024	10355																																
			The difference appears to be mainly due improvement in standard of life in NCT of Delhi. The EPS of 2010-11 and 2011-12 demand is as per actual. It is hoped that while drawing EPS for NCR in volume-3 of EPS, CEA would consider the above projections.																															

S. No.	Obj. & Sug. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			Accordingly, the Table-7.4 needs to be relooked. If SLDCs projections are taken care, the additional generation capacity requirement for 2012-17 (12 th Plan) would be 2239MW and for 2017-22 (13 th Plan), it would be 3791MW.	
5.	13 (L).	VC, Meerut Development Authority, Govt. of UP, Meerut. Letter No. Planning/2013-14 dated 22.10.13	In the Meerut Master Plan urbanisable area/limits of Daurala shown in the Draft Revised Proposed Land Use-2012 is incorrect.	Planning Committee observed that Master Plan for Daurala-2021 is still under finalization by Govt. of UP. Planning Committee also noted that only the notified urbanisable areas of the identified seven Metro Centres and eleven Regional Centres have been incorporated in the Draft Revised Proposed Land Use-2021 Map of the DRRP-2021. Planning Committee recommended that urbanisable area as shown in the Draft Revised Proposed Land Use-2021 Map of the DRRP-2021 be kept unchanged.

**APPENDIX V: OBJECTIONS AND SUGGESTIONS ON
THE DRAFT REVISED REGIONAL
PLAN-2021 FOR NCR AND
RECOMMENDATIONS OF THE
PLANNING COMMITTEE
(SUPPLEMENTARY AGENDA ITEM
NO. 3)**

**(Part-I: Central Government, State
Government and Urban Local
Bodies/Development Authorities)**

**(Received between 15.10.2013 to
20.12.2013).**

OBJECTIONS AND SUGGESTIONS ON THE DRAFT REVISED REGIONAL PLAN-2021 FOR NCR AND RECOMMENDATIONS OF THE PLANNING COMMITTEE (SUPPLEMENTARY AGENDA ITEM NO. 3)

(Part-I: Central Government, State Government and Urban Local Bodies/Development Authorities)
(Received between 15.10.2013 to 20.12.2013)

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
6.	14 (L).	Director (Works), PWD, O/o Engineer-in-Chief, Govt. of NCT Delhi, 12 th Floor, MSO Building, I.P Estate, New Delhi-110002 Letter No. EIC/W/NCRPB/2013/6027, dated 28.11.13	A draft Regional Plan-2021 for item no. 6.4 under Transport Chapter was enclosed. At present work on NH-24 is under implementation by MoRTH and work on NH-8 has already been implemented by NHAI. The remaining three National Highways i.e. NH-1, 2 & 10 are with PWD which can be further developed for connection to NCR towns. The present Ring Road and Outer Ring Road are with PWD. They can also be further developed upto the extent possible as per planning of NCR Board. At present Ring Road & Outer Ring Road are almost signal free but the cross connections can be developed for signal free by making 3 level grade separator / underpass.	Planning Committee observed that status of implementation/upgradation of National Highways / other roads has been given. There is no specific suggestion on the DRRP-2021.
7.	15 (L).	Assistant Director, GNCT of Delhi, Deptt. of Power, Delhi Secretariat, 8 th Level, B-Wing, New Delhi 110002 forwarded the comments of DERC.	Suggestions / Comments on Draft Revised Regional Plan-2021 i) The Aggregate Technical & Commercial loss figures as provided in the draft do not appear to be in order. The statement as available with the Commission is enclosed at Annexure B.	i) Planning Committee observed that the data on AT&C Losses as incorporated in the DRRP-2021 have been provided by Ministry of Power and the source of the data has also been specifically mentioned

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		Letter No. F.11(68)/2006/power/ Pt.I/2927, dated 10.12.13	ii) As regards Para 7.3.8, on the issue relating to promotion of renewable energy, it may please be noted that the Commission has already notified "Delhi Electricity Regulatory Commission (Renewable Purchase Obligation & Renewable Energy Certification Framework Implementation) Regulations, 2012. As per provisions contained in Regulation No.	below the Table 7.2. Planning Committee further observed that there is no Annexure-B with the letter to cross check the figures. Planning Committee recommended that it may be confirmed by Govt. of NCT Delhi latest by 23.12.2013 that the modifications in figures as suggested are approved by CEA. Since no information has been received from Govt. of NCT Delhi in this regard, therefore it is recommended that these details should be incorporated in the Sub-Regional Plan for Delhi-2021 i.e. in the MPD-2021 as Board in its 33rd Meeting decided that MPD-2021 be treated as Sub-Regional Plan for Delhi-2021. ii) Planning Committee observed that Regulations No. 4 (1) of DERC Regulations, 2012 to promote renewable energy in Delhi has been mentioned and there is no specific suggestion for further

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			4(1) of these Regulations, the utilities are required to purchase electricity from renewable sources towards fulfillment of specified minimum percentage of total quantum / consumption of power. A copy of the DERC (RPO & REC FI) Regulations, 2012 is enclosed at Annexure - C. iii) It is also suggested that the draft may also be sent for verification by DTL / IPGCL / PPCL / SLDC etc. iv) Additionally, the following overall observations in respect of Generation / Transmission / Distribution may also be seen, which are based on a study conducted by Central Electricity Authority (CEA) to determine the long term optimal sourcing plan for Delhi in 12th & 13th Plan periods. The suggestions given by CEA in all the areas will be taken up appropriately with Government of NCT of Delhi and the various utilities / DTL etc. Generation Delhi is expected to have surplus capacities by the end of 12th Plan (2016-17) under demand projection of 18th Electric Power Survey of India (EPS) carried out by CEA and also in case of higher demand scenario of	incorporation in DRRP-2021. Planning Committee recommended that Section 7.3.12 on 'Promotion of Renewable Energy in the NCR Area' be retained as it is. iii) to iv) Planning Committee observed that the Chapter on Power has been finalized by Ministry of Power considering 18th Electric Power Survey of India (EPS) and 12th & 13th Plan proposals. Planning Committee recommended that it may be confirmed by Govt. of NCT of Delhi latest by 23.12.2013 that the modifications in figures as suggested are approved by CEA. Since no information has been received from Govt. of NCT Delhi in this regard, therefore it is recommended that these details should be incorporated in the Sub-Regional Plan for Delhi-2021 i.e. in the MPD-2021 as Board in its 33rd Meeting decided that MPD-2021 be

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			7% growth rate, considering power capacity allocated to Delhi from identified projects. Thus there is no need to source additional power to meet the demand upto 2016-17. During the year 2021-22 (by the end of 13th Plan), Delhi is expected to have power shortages of various magnitude under both demand scenarios in different hours and accordingly, there is a need for additional sourcing of power to meet demand by the end of 13th Plan. Based on study results as carried out by CEA, it may be concluded that with existing capacities tied-up upto 12th Plan (2016-17), Delhi is expected to experience no power shortage for about 85 % of time during terminal year of 13th Plan (2021-22) in case of 18th EPS demand scenario. However, power shortage of upto 500 MW (9% of time), 500-1000 MW (4 % of time) & 1000 - 1500 MW (2 % of time) is expected by end of 13th Plan (2021-22) in case of 18th EPS demand scenario. Further, it may be concluded that with existing capacities tied up upto 12th Plan (2016-17), Delhi can expect no shortage of power for about 67 % of time during terminal year of 13th Plan (202122) in case of higher demand scenario (7 % Growth Rate). The power shortage of upto 500 MW (12% of time), 500-1000 MW (10 % of time), 1000-1500 MW (6 % of time), 1500-2000 MW (3% of time) & above 2000 MW (2 % of time) is expected by end of 13th Plan (2021-22) in	treated as Sub-Regional Plan for Delhi-2021.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			case of higher demand scenario. To meet the demand by end of the 13th Plan under both scenarios, additional power sourcing is required which can be either by planning for new generation or sourcing from other power plants likely to be commissioned during 13th Plan. Under 18th EPS demand scenario, Delhi is expected to have power shortage up to 1500 MW, by the end of 13th Plan (2021-22) for which about 2000 MW additional capacity is required. This shortage can be met from Delhi's share from 13th Plan projects to the extent of 1500 MW. Additional 500 MW is required to be tied up for Delhi. Similarly, in case of higher demand scenario, additional power sourcing of about 500-1000 MW would have to be tied up to meet the demand by the end of 13th Plan. This can be arranged from tying up of PPAs with IPPs projects likely to be commissioned during 13th Plan. Transmission In the system expansion plan proposed by CEA (i) fault currents at various 400kV and 220kV substations in Delhi remain within the permissible values, (ii) 220kV sub-stations get normally two different source of supplies for reliable power supply to DISCOMs serving the consumers in the State and (iii) 400kV D/C Ring in	

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			Delhi gets strengthened. In order to limit fault currents CEA has identified the need for bus splittings at certain 400kV and 220kV substations. Appropriate provisions for 66kV or 33kV bays in 220/66kV or 220/33kV grid substations for supply to DISCOMs network, are required to be made by the Transco for future extension/augmentation to meet future load growth. Distribution Augmentation of existing distribution system is required to be taken up for detailed study immediately to avoid the overloading of the existing lines & substations and the augmented capacities should be so planned so as to meet the projected load of the area for at least next five years. The plan should also be reviewed every two years for necessary modifications, if any. Techno-Economic feasibility study for construction of underground sub-stations / gas insulated sub-stations / un-manned sub-stations is required to be carried out towards finding solutions to ease out land issues & to maintain the aesthetic beauty of the city with the intervention of the new technology. Underground cabling system being an important option	

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			for all the future projects in the city (including conversion of existing overhead system into underground system in a phased manner), a detailed plan may be required to be prepared by the discoms based on the availability of funds. Although, distribution utilities in Delhi have already established the SCADA system to control & supervise the 11 KV feeders emanating from 33/11 KV or 66/11 KV sub-stations but regular up gradation of SCADA system to use modern communication system should be the essential part of the system. A detailed study on road map may be carried out by Discoms of Delhi to implement Smart Grid facilities in a phased manner to provide the affordable, quality & reliable power to the city of Delhi. A copy of the detailed recommendations made by CEA is enclosed at Annexure-B for information and appropriate action.	

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
8.	16 (L).	Dy. Director (Arch.), UTTIPEC, DDA, 2 nd Floor, Vikas Minar, New Delhi	Comments of DDA on NCRPB's Draft Transport Chapter of Regional Plan-2021 of NCR A. Inter-state road links (<i>refer Draft Transport Network Plan of Delhi-2021</i>) I. North (Link between Education City, Sonapat and Zone P-II, Delhi) — Ref: Minutes of the 33rd Board Meeting of NCRPB vide letter no. F.54((7)/NCR/PWD/2013/Pt.File-1/dspwd2/113-120, dated 15-07-13 Proposal: The proposal is not part of the Regional Plan-2021 report. However, NCRPB has requested incorporation of a 80m ROW and 200m (length) link from Zone P-II to Rajiv Gandhi Educational City, Sonapat, into the Transport Network Plan for MPD-2021. Comment: i. This proposal was not favoured by the Delhi Development Authority Meeting on 17.07.2010 from planning point of view. ii. However, the Sonapat Development Plan provided by NCR Planning Cell (Haryana) after the 62nd Meeting of Planning Committee, NCRPB held on 03-10-2013, has been integrated with the ZoneP-II of Delhi. iii. It is proposed to connect the Education City Link road to the proposed UER-I (80m ROW), aligning	A. Planning Committee discussed and recommended that the following line be added suitably in the DRRP-2021 in para 6.8.1.1, of page 71: <i>“Inter State Road links are to be identified/detailed out by the concerned States for connectivity among Delhi and adjoining States of UP and Haryana, after approval of the competent authorities”.</i>

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			with the North-South 60m ROW proposed road of Zone P-II, Delhi. The ROW of the proposed linkroad is to be 60m instead of 80m. II. East (Two links from UER-I and UER-II to SH-57, U.P.) - <i>As per the Minutes of the 33rd NCR Planning Board Meeting, vide letter no.F.54(7)NCR/PWD/2013/Pt.-file-1/12149-12152, dated: 12-09-2013</i> - <i>As per letter No. 626/Zonal Plan/NCR/2013-14, dated 29-08-2013</i> Proposal: The proposal is not part of the Regional Plan-2021 report. However, NCRPB has requested incorporation of two new links from Zone P-II to SH-57, to be incorporated in the Transport Network Plan for MPD-21. i. 80m wide road between Narela (Delhi) to NH-57 (near Khokra in UP) ii. 80m wide road from Zone P-II to NH-57 (near Tronika City in UP) Comment: Proposals have tentatively been incorporated in the Draft Transportation Network Plan of Delhi. However, detail alignments have to be submitted to UTTIPEC for the proper integration with the UER-I and UER-II. III. South (Dwarka-Gurgaon Expressway)	

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			- Ref: letter no. F7(67)F0D.1/DDA/2013/668 dated: 30-09-2013, (Refer pg. 784/C). Proposal: Re-alignment of Gurgaon-Dwarka Expressway proposal was discussed in UTTIPEC with the Dir.(Plg) of Zone K-II and Flyover Division No.1, DDA. Comment: Proposal has tentatively been incorporated as per the drawings received along with the abovementioned reference letter. These drawings are under consideration by UTTIPEC. IV. West (Bawana- Auchandi Marg to be extended as SH-18, Haryana) - Request letter received from Director (Plg.)-Rohini, Zone M & N, vide letter no. 13(106)2004/CL/PP/456, dated: 26-08-2013 Proposal The proposal is not part of the Regional Plan-2021 report. However, NCRPB has requested the strengthening of Bawana-Auchandi Marg by having ROW to be 60m, realigning at Auchandi Village and to continue upto NCT-Haryana boundary. Comment Proposal has tentatively been incorporated. However, detail alignments have to be submitted to UTTIPEC for	

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			the proper integration by the road owning agency or Zone-N of Delhi. B. RRTS (refer Draft Transport Network Plan of Delhi-2021) - Ref. Draft Regional Plan-2021 of NCRPB Proposal As per the Transport Chapter of Regional Plan-2021 of NCRPB, 8 corridors for RRTS have been proposed; 1. Delhi-Panipat, 2. Delhi-Meerut, 3. Delhi-Alwar 4. Delhi-Rohtak, 5. Delhi-Palwal, 6. Delhi-Baraut, 7. Delhi-Khurja, 8. Delhi-Hapur Comment i. Above first 3 RRTS corridor i.e. Delhi-Panipat, Delhi-Meerut, Delhi-Rewari-Alwar were discussed and approved by Governing Body Meeting of UTIPEC. It was also requested by Member Secretary, NCRPB to incorporate these 3 RRTS corridor in the Master Plan document and its maps and the same have been incorporated in Draft Transport Network Plan of Delhi-2021. (Sub-Regional Plan) to be part of MPD-2021. ii. Further, detailed alignments of remaining 5 RRTS have to be finalized by the concerned implementing agency for RRTS in coordination with the Road owning agency of GNCTD, and to be submitted to UTIPEC for proper integration of transport network and major	B. RRTS: Planning Committee observed that the suggestions on RRTS corridors have already been addressed and incorporated in the DRRP-2021.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			and major transportation nodes of the city. However, 2 more RRTS corridors, i.e. Delhi-Rohtak and Delhi-Palwal have been also marked tentatively upto the border of NCT-Delhi in the Transport Network Plan of Delhi-2021. iii. The last 3 RRTS lines, i.e. Delhi-Baraut, Delhi-Khurja and Delhi-Hapur, are extending from the boundary of NCT-Delhi (as shown in NCR Transport Plan-2032) are only shown along GT Road upto border in the Draft Transport Network Plan of Delhi-2021. C. Highways - Ref: Draft Regional Plan-2021 of NCRPB Proposal i. The present Ring Road, Outer Ring Road, and 5 National Highways (radial roads) up to CNCR towns are proposed to be developed as per Expressway Standards in Regional Plan-2021 (Table 6.7, Chapter 6: Transportation Transport Chapter of Regional Plan-2021 ii. Mehrauli-Gurgaon Road to be developed as NH-236. Comment i. All roads and National Highways are to be	C. Highways: Planning Committee observed that these are the matter of detailing and are required to be addressed at the state level.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			treated as Urban Arterial Roads and to be developed as per the approved Street Design Guidelines as per the Draft Transportation Chapter of MPD-2021(Delhi Sub-Region). ii. Incorporated.	

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9.	17 (L).	Director (Environment), Govt. of NCT Delhi, 6th Level, C Wing, Delhi Sectt., I.P Estate, New Delhi-110002 Letter No. F.(10)(99)/Env/2013- 6573-76, dated 13.12.2013	i) Under the legal provisions as cited in the Water Chapter: Ministry of Environment & Forest, Govt. of India may be requested to provide for provisions of compounding of offences under the EP Act. ii) Under Chapter 9 - Sewerage, Solid Waste Management, Drainage and Irrigation: a) Para 9.2.1 (Page 140) – Line No.5 – Instead of Municipal Solid Waste it should be Solid Waste. b) Table 9.13 (Page 141) – In proposed sites instead of Jaitpur & Bhatti Mines it should be Jaitpur and Bawana. c) Table 9.14 (Page 142) – Delhi MSW Solutions Ltd. Natela Bawana Road and East Delhi Waste Processing Company Pvt. Ltd. Ghazipur are not commissioned yet. Therefore, only one Waste to Energy plants should be included i.e. Timarpur-Okhla Waste Management Company Pvt. Ltd. Okhla Compost Site.	i) Planning Committee observed that compounding of offences under Environment (Protection) Act, 1986 is related to enforcement and implementation of various provisions of the Environment (Protection) Act, 1986 and Planning Committee recommended that these aspects are to be dealt at the MoEF level in collaboration with the States. ii) a) Planning Committee recommended that necessary factual corrections may be made. b) and c) Planning Committee observed that list of landfill sites is a matter of Solid Waste Management at local level. Planning Committee recommended that tables (Table 9.13 of page 141 & 9.14 of page 142) and relevant paragraph containing the locations of landfill sites and service providers be deleted from the DRRP-2021.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee																																								
			d) Table 9.15 (Page 143) – As per Master Plan of Delhi-2021, projected generation of total MSW in Delhi for year 2021 is 15750 Tonnes/day. e) Para No.9.2.7 (Page 146) – (C) Identification of Land for setting up of integrated Waste Management Facility (for E-waste, Hazardous Waste) and a Common Facility for Plastic Waste, C&D Waste, MSW and Waste to Energy must be identified. iii) Chapter 14 – Environment a) In Section A) Sub-Region wise temporal change (2001-2011) <table><tr><th>Sub - Region</th><th>2001</th><th>2003</th><th>2005</th><th>2009</th><th>2011</th><th>Net Change (2001-2011)</th><th>Percentage Change</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td colspan="6">Total Forest (Area in Sq. Km.)</td><td></td></tr><tr><td>Haryana</td><td>351</td><td>419</td><td>475</td><td>466</td><td>468</td><td>117</td><td>33.33</td></tr><tr><td>Uttar Pradesh</td><td>407</td><td>271</td><td>280</td><td>282</td><td>282</td><td>-125</td><td>-30.71</td></tr></table>	Sub - Region	2001	2003	2005	2009	2011	Net Change (2001-2011)	Percentage Change										Total Forest (Area in Sq. Km.)							Haryana	351	419	475	466	468	117	33.33	Uttar Pradesh	407	271	280	282	282	-125	-30.71	d) Planning Committee recommended that necessary factual corrections be made in the DRRP-2021. e) Planning Committee recommended that following may be added at the end of para 9.2.7 (C) of the DRRP-2021 at Page-146. <i>“Identification of Land for setting up of integrated Waste Management Facility (for E-waste, Hazardous Waste) and a Common Facility for Plastic Waste, C&D Waste, MSW and Waste to Energy be identified in the Sub-Regional Plans and Master Plans.”</i> iii) a), b) and c) Planning Committee observed that these have already been addressed and incorporated in the DRRP-2021.
Sub - Region	2001	2003	2005	2009	2011	Net Change (2001-2011)	Percentage Change																																					
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			<table><tr><td>Rajasthan</td><td>1,209</td><td>1212</td><td>1207</td><td>1207</td><td>1205</td><td>-4</td><td>-0.33</td></tr><tr><td>NCT Delhi</td><td>111.3</td><td>170.2</td><td>176.4</td><td>176.6</td><td>176.2</td><td>64.9</td><td>58.31</td></tr><tr><td>Total NCR</td><td>2078.3</td><td>2072.2</td><td>2138.4</td><td>2131.6</td><td>2131.2</td><td>52.9</td><td>2.55</td></tr></table> Delhi - NCT Delhi added 65.2 sq.km. of forest cover (2001-11), increasing its proportion of forest area to total land area from 7.6% in 2001 to 11.88% in 2011. Contrary to regional and national trend of decline in dense forests and increase in open forest, NCT Delhi has increased its cover in both categories. Dense forest increased by 18.22 sq.km. (48% increase in dense forest cover), and open forests by 46.59 sq. km. (63.6% increase). b) Under Section 14.3 Air Quality DPCC has installed 6 Continuous Ambient Air Quality monitoring stations, wherein real time a Ambient Air Quality data is generated. c) Under Section 14.4.2 D) "Water Quality of Lakes in NCR" under Section 6: "Surface Water"	Rajasthan	1,209	1212	1207	1207	1205	-4	-0.33	NCT Delhi	111.3	170.2	176.4	176.6	176.2	64.9	58.31	Total NCR	2078.3	2072.2	2138.4	2131.6	2131.2	52.9	2.55	
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10.	18 (L).	Superintending Engineer, East Delhi Municipal Corporation	Kindly peruse letter No.F.54(08)/NCR/PWD/2013/13172-13106 dated 21.10.2013 on the subjected cited above vide which draft revised regional plan 2021 was forwarded for objections/suggestions. The revised regional plan NCR Chapter 19 contents are check on transport, power, water strategy and irrigation, heritage and tourism, disaster management, counter magnet area are not reviewed by the study groups and modify with the concerned department. The policies for successful development of NCR includes Solid Waste Management, Drainage, Social Infrastructure pertain to ULBs. In Solid Waste Management, Drainage, Social Infrastructure following recommendations have been made:- - NCR - level master plans for SWM. - All old landfills to be regenerated as urban open spaces. - New landfills to be developed in select locations such as to minimize the travel distances between point of generation and point of disposal. - Incentivize waste to wealth projects in PPP model. Drainage:- - Urban drainage system should be designated for : maximum rainfall of five years frequently storm for interval as well as peripheral drains, and then years frequency storm the main drains. - Integrated drainage plan required for NCR,	Planning Committee recommended that provision of services such as Solid Waste Management, Drainage and Social Infrastructure be addressed at local level.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			detailed with Disaster Management plan for the NCR. - Storm water drains to be used to recharge the ground water. Social Infrastructure:- - Space for schools, hospitals, playgrounds, waste management and sports facilities must be safeguarded from land use changes and must, in all cases of land use change, be compensated for in another location. - The needs of the elderly, the handicapped, women and children should be safeguarded at all costs, by providing sufficient space, and necessary safe walking space in urban areas. Following comments may be incorporated in the DRRP-2021: i) Uniform segregation and collection system of Municipal Solid Waste ii) Use of compactors for transportation of Municipal Solid Waste iii) Use of Bio-degradable bags for MSW iv) Remodeling of all existing major drains in NCR Cities v) Storage basin for rainfalls in each NCR cities vi) Space for old age home, working women hostels, etc.	

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11.	19 (L).	Shri V. A. Gupta Deputy Commissioner of Police, Land & Bldg. Cell, Delhi Police	With reference to this Hdqrs. letter No. F54(08)NCR?PWD/2013/13172-13196 dated 21.10.2013, on the subject cited above, I am directed to state that after going through the "Draft Revised Regional Plan 2021", all the proposal/plans for implementation in transportation, telecommunication and Disaster Management found to be very helpful in law and order situations and also better for human life in future. The Central theme of the Regional Plan-2021 is strengthening of public transport system across the entire NCR. This is proposed to be done through:- • Development of infrastructure related to RRTS, MRTS, roads, expressways logistic hubs etc. • Integrating the rail and road based transportation system, including the mass transport system with the land use pattern. • To improve physical and economic accessibility of public transport systems, especially Mass Transport System. The proposals made in the draft pat are very extensive and if implemented as per plan, will go a long way in solving the transportation, traffic and environmental problems of NCR. However, it is pertinent to mention that the Plan is more focused on the "pull factors" which will move	Planning Committee observed that the policies and proposals of the DRRP-2021 have been noted by the Delhi Police to be very helpful in law and order situations and also to ensure better human life. Planning Committee also observed that the suggestions pertaining to discouragement of private/personal transport to the advantage of public transport is a matter of implementation at state/local level. Planning Committee recommended that macro aspects have been addressed at the Regional Plan level and the levy of surcharge on private vehicles/green tax are within the purview of the State Governments.

S. No.	Obj. & Suggn. No.	Name and address of Objector	Summary of Objections / Suggestions	Recommendations of the Planning Committee
			more and more people towards increased usage of public transport. The plan is silent about the use of “push factors” through which the usage of private/personal transport could be discouraged to the advantage of public transport. Such measures could include:- • Mandatory requirement of a proof of ‘dedicated parking space’ as a pre-requisite for buying/registering a new vehicle in NCR. • Levy of surcharges for using private transport in congested Central Business District areas during peak hours. • Levy of a Green Tax on private vehicles beyond one vehicle per family. Increasing the rate of interest on car-loans beyond one car per family.	