

**Annexure IX
Cost of Urban Development for Urban Extension / New Town in Proposed CMAs**

Population										Additional Area (in Ha)	Total Cost at Fixed Price (in Rs Lakh)	Total Cost at Fixed Price (in Rs Crores)	Land Required		Total Land Development for 2 Years	Total Cost for 5 Years in Lakhs	Total Cost for 5 Years in Crores
City	1991	2001	CAGR	2007	2021	CAGR	2027	Additional (2027-2007)	Additional Population to be adjusted in Urban Extensions /new towns				Total require d land for 5	Total Land Cost for 5 Years			
Dehradun	367411	560000		696180	1043000	3.16	1,296,636	600456	400304	2002	160121	1601	500	16012	9607	25619	256
Kanpur	1874409	2551337		3,001,292	4058000	2.35	4,773,671	1772379	1181586	5908	590793	5908	1477	59079	35448	94527	945
Ambala	259227	307595		420202	750000	4.56	1,024,566	604364	402909	2015	141018	1410	504	14102	8461	22563	226
Hissar	181255	263186		419924	1000000	6.90	1,595,541	1175617	783745	3919	274311	2743	980	27431	16459	43890	439
Bareilly*	617350	720315	2.50	856228	1180320		1,403,030	546801	364534	1823	145814	1458	456	14581	8749	23330	233
	3299652	4402433		5393827	8031320		10093444	4699617	3133078	15665	1,312,057	13121	3916	131206	78723	209929	2099

Note:* Since the Master Plan for the Horizon year is not available the population has been projected by the consultant

Assumptions:

1. The population for 2027 has been estimated based on the decadal growth rate for 1991-2001
2. It is estimated that two-thirds of the total additional population for a counter-magnet shall be adjusted in the urban extension area.
3. the population density has been assumed as 200 pph for the urban extension areas of all proposed counter magnet areas.

	Land Acquisition Cost	Land Development Cost
Areas with population < 3 lakhs: Investment Cost - Rs. 60 lakhs per hectare	24	36
Areas with population 3-5 lakhs: Investment Cost - Rs. 70 lakh per hectare	28	42
Areas with population 5-10 lakhs: Investment Cost - Rs.80 lakh per hectare	32	48
Areas with population > 10 lakhs: Investment Cost - Rs. 100 lakh per hectare	40	60