

**Minutes of the 52nd Planning
Committee held on 28.1.2005**



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

**NATIONAL CAPITAL REGION
PLANNING BOARD**

1st Floor, Core-IV-B,
India Habitat Centre,
Lodhi Road, New Delhi - 110 003

शहरी विकास मंत्रालय

Ministry of Urban Development

Fax : 24642163

सं० के-14011/68/2005-रा०रा०क्षे०यो० बोर्ड

दिनांक : 1.2.2005

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड नई दिल्ली में दिनांक 28.1.2005 को आयोजित की गई योजना समिति की 52 वीं बैठक का कार्यवृत्त।

कृपया इसके साथ संलग्न योजना समिति की 52 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें।

(राजीव मल्होत्रा) 1/2/05
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।



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

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

BY COURIER

No.K-14011/68/2005-NCRPB

Dated : 1.2.2005

Sub: Minutes of the 52nd meeting of the Planning Committee held on 28.1.2005 in the office of the NCR Planning Board, 1st Floor, IHC, Lodi Road, New Delhi.

Enclosed please find the minutes of the 52nd meeting of the Planning Committee for information and necessary action.


(Rajeev Malhotra)
Chief Regional Planner

Encl : As above.

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L). Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri J.S. Mishra, Secretary, Housing Deptt., Govt. of U.P., Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Mrs. Usha Sharma, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Madhukar Gupta, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri Alok Nigam, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri O.P. Kelkar, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri M.S. Khan, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

11. Shri A.K.Mishra, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Dr. P.S. Rana, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
14. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. Shri D.S. Mathur, Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Shri K.V.S. Sandhu, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Shri S.P. Goyal, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. The Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri A.K. Garg, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
27. Smt. Shashi B. Srivastava, Director, NCRPB.
28. Shri J.N. Barman, Joint Director, NCRPB.
29. Shri R.C. Shukla, Joint Director, NCRPB.
30. Shri V.K. Thakore, Joint Director, NCRPB.
31. Shri D.R. Sarin, Deputy Director (Admn.), NCRPB.
32. Shri S. Surendra, Dy. Director, NCRPB.
33. Ms. Anjali Pancholy, Asstt. Director, NCRPB
34. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
35. Shri Bhowmik, Consultant, NCRPB.
36. Shri Abhijeet Samanta, Consultant, NCRPB.
37. P.S. to M.S.
38. P.S. to CRP.

MINUTES OF THE 52ND MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 28.1.2005 IN THE CONFERENCE ROOM OF NIUA, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

The Chairman welcomed the members in the 52nd meeting of the Planning Committee and then the agenda items were taken up for discussion.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004.

The minutes were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 51ST MEETING OF THE PLANNING COMMITTEE HELD ON 30.7.2004.

i) Draft Regional Plan-2021.

Chief Regional Planner, NCRPB while explaining the status of Draft Regional Plan 2021, informed the Committee that the NCR Planning Board in its 27th meeting held on 28.10.2004 approved the Draft Plan Regional Plan-2021 for inviting objections/suggestions from public u/s 12 of the NCRPB Act, 1985. The Draft Regional Plan-2021 had been notified on 27.12.2004 for inviting objections/suggestions, and a period of 45 days from the date of publication was given for filing objections/suggestions which would expire on 9.2.2005. He further stated that the Board had circulated the Draft Regional Plan 2021 to the local authorities and various departments concerned for representations as per requirement of the NCRPB Act. Copies were also sent to Board members, Planning Committee members, NCR Planning Cells, Study Group Members, High Level Group members and the concerned Central Ministries. The objections / suggestions after scrutiny would be placed before the Planning Committee for consideration.

Chief Coordinator Planner, NCR Cell, UP suggested that the last date for receiving objections/suggestions may be extended by one month and it was agreed to by the Committee.

The Chairman suggested that workshops may be organised in NCR Sub-regions by the respective NCR Cells for dissemination of RP-2021 policies /proposals which would help in preparation of Sub-Regional Plans. It was decided that the first such workshop be organised by the NCR Cell, UP.

ii) Preparation of Sub-Regional Plans.

Chairman mentioned that as the Draft Regional Plan-2021 had been approved by the Board for inviting objections/suggestions, the State Govts. may take up preparation of Sub-Regional Plans and requested the representatives of the States to give the status of preparation of Sub-Regional Plans.

Chief Coordinator Planner, NCR Cell, UP informed that Study Groups for preparation of Sub-Regional Plan had already been constituted and collection of secondary data had also been started. He further mentioned that they had requested for funds for preparation of Sub-Regional Plan which was not considered by the NCR Planning Board.

Chief Regional Planner, NCRPB clarified that the Board vide letter dated 10.9.2004 had informed the NCR Cell, UP that the request for grant will be examined and considered after the detailed study proposals are received in the Board. The detailed proposal were still awaited. He mentioned that there was no provision for funding the preparation of Sub-Regional Plans in the NCRPB Act and the preparation of Sub-Regional Plan is the responsibility of the States. He had further mentioned that no funds were provided to the States for the preparation of the Sub-Regional Plans with the perspective year 2001 by UP and Haryana. He stated that there was a procedure for providing funds for studies to be conducted States may submit detailed proposals along with cost estimates to the Board which would be placed before the PSMG for consideration and approval.

Joint Secretary (D&L), Ministry of Urban Development suggested that all NCR States, if required, may send their requirement of funds for preparation of Sub-Regional Plan and Board may take approval of the PSMG.

Chief Town Planner, NCR, Rajasthan informed that map data for the existing NCR area of Rajasthan sub-region had already been received from NCRPB. In the case of newly added area they would require base map which is being generated by NRSA as a part of the Study entrusted by the NCRPB.

Chairman stressed that the work on preparation on Sub-Regional Plans be started and the matter of funding the preparation Sub-Regional Plans would be considered. It was decided that a meeting would be convened at the earliest to discuss the modalities of preparation of Sub-Regional Plans and fund requirements. The Chief Town Planner/Chief Coordinator Planners of NCR Cell would prepare an Approach Paper on preparation of Sub-Regional Plans giving the methodology, data requirement, survey & analysis, time frame etc.. The Study proposal, if required, should be prepared giving broadly the need of the study, scope, methodology, cost estimates, time schedule for payment, deliverables, etc.

iii) **Eastern Peripheral Expressway (EPE).**

The Planning Committee noted that as per direction of Supreme Court, Cabinet Secretary, Govt. of India had taken a meeting with the Secretaries of the Ministries concerned and Chief Secretaries of the relevant States to resolve the issues of land acquisition and financing the viability gap to implement the project on BOT basis.

iv) **Reconsideration of proposal for change of landuse for an area measuring 37.0 ha. (91.4 acres) in Zone 'O' of MPD-2001 from 'agriculture & water body' (A-4) to 'residential' for Slum Resettlement at Madanpur Khadar, Delhi.**

Chief Regional Planner informed that the above proposal was under active consideration of the Group constituted under the chairmanship of Chief Town Planner (NCR) Rajasthan. Chairman of the Planning Committee requested the Chairman of the Group to give the status of the proposal. The Chairman of the Group mentioned that a meeting was held on 29.9.2004 and a site visit was also made on the same day. As per the decision of the meeting, DDA was requested to provide certain information for the consideration of the Group which were yet to be received. He further mentioned that keeping in view of the adverse impacts on the ground water pollution, Director, M/oE&F and the member of the Group suggested that Environmental Impact Assessment Study should be carried out before the proposal can be examined.

Representative from DDA submitted that the above proposal was not a project and Environmental Impact Assessment Study (EIA) may not be required. The representative from M/oE&F mentioned that EIA Study would be required.

Joint Secretary (D&L), Ministry of Urban Development suggested that information as required by the Group be supplied and if DDA feels that no EIA would be required, proper justification for the same also be submitted to the Group.

After detailed deliberations it was decided that the DDA would supply the necessary information as mentioned in agenda item No.2 iv-d(i) to (v) to the Group within 15 days for examination to enable the Group to formulate its recommendations within a month's time.

v) **Consideration of the proposals for permitting petrol pumps in the 'green buffer along the major transport corridors' RP-2001.**

The Planning Committee noted that Hon'ble UDM and Chairman, NCRPB had approved the two proposals for setting up of petrol pumps. The same was also communicated to the Govt. of Rajasthan.

The Chief Coordinator Planner, NCR Cell, UP suggested that since RP 2001 was in force the Zoning Regulations need to be amended so that States would not be required to send

such cases to the NCR Planning Board for its approval. The Chief Town Planner, Haryana mentioned that a policy decision need to be taken to allow the petrol pumps in 'green buffers along the major transport corridors of RP 2001'. Joint Secretary (D&L), Ministry of Urban Development mentioned that since the petrol pumps are permissible in 'green buffers' as per draft RP 2021 which had been approved by the Board and under advance stage of finalization, the amendments to the Zoning Regulations of the RP 2001 would not be required. However, the States would have to send the change of landuse cases for location of petrol pumps till the RP-2021 is finalized and notified.

vi) **Consideration of the draft Final Development Plan for Bahadurgarh-2021.**

The Planning Committee noted that the draft Final Development Plan for Bahadurgarh-2021 was approved by the Board and the same was communicated to the State Government and also to the Hon'ble High Court of Punjab & Haryana.

AGENDA ITEM NO.3: CONSIDERATION OF CHANGE OF LANDUSE MEASURING AREA OF 252.4 ACRES FROM 'RURAL USE' TO 'RESIDENTIAL USE' AT SAVDA-GHEVRA FOR RELOCATION OF SLUMS/SQUATTERS IN NCT-DELHI.

Additional Commissioner (Slums & JJ Department), Municipal Corporation of Delhi (MCD) while explaining the proposal mentioned that the scheme for resettlement of Juggies/Jhopry dwellers had been formulated as per the direction of the High Court of Delhi for shifting Jhuggies from Yamuna river and its embankment. An area measuring 252.4 acres of land already been acquired at Savda-Ghevra.

The Chief Town Planner, Haryana mentioned that as the proposed site was located near the Haryana border, its impacts on Haryana Sub-region would have to be considered.

Commissioner (Planning), DDA mentioned that there was a synergy between RP-2021 and MPD-2021. There will be complete integration of Transport linkage and other service networks of the proposed resettlement colonies with the Urbanisable Plan of MPD-2021 and surrounding areas in National Capital Region (NCR).

After detailed deliberations, the Planning Committee recommended the change of landuse for an area 252.4 acres of land from 'rural use' to 'residential use' at Savda-Ghevra for relocation of slums/squatters in NCT-Delhi, with the following condition:

The entire site should be brought under the 'urbanisable area' in the MPD-2021 and to be integrated with the service networks and urbanization plan of MPD-2021.

The proposal along with the recommendations of the Planning Committee will be put up before the Chairman, NCRPB and Hon. Minister for Urban Development for a decision.

AGENDA ITEM NO.4: CONSIDERATION OF CHANGE OF LANDUSE OF AN AREA MEASURING 1506.89 HA. FROM 'RURAL' TO 'RESIDENTIAL, COMMERCIAL, INDUSTRIAL, P&SP, RECREATIONAL, TRANSPORTATION & UTILITIES' IN NARELA-BAWANA INDUSTRIAL AREA.

Commissioner (Planning), DDA while explaining the proposal mentioned that the site falls in the Urban Extension of DDA-2001. The total area as per the Structural Plan for development of various urban uses at Bawana was 2,366 ha., out of which earlier Board had approved the landuse change of 1,850 acres (748.98 ha.) and area of 1,922 acres (778.17 ha.) had already been notified to facilitate the relocation of the industries and other urban uses in accordance with direction of the Hon. Supreme Court. The balance area measuring 1,506.89 ha. was proposed for landuse change for various urban uses as indicated in Table 4.1 of Agenda.

The Chief Town Planner, Haryana mentioned that the Regional Plan 2021 projected certain population and identified certain settlements for priority development in the NCR. This proposal would attract a lot of population and activities in Delhi which would go against the spirit of Regional Plan. Citing an example he mentioned that Sonepat Kundli

Development Plan had been prepared for 10 lakhs population by 2021 and being developed by HSIDC/other agencies. This proposal could impact the development of Sonepat-Kundli township. Chief Coordinator Planner, NCR Cell, UP mentioned that since MPD-2021 was under finalization the proposal could be integrated in the Master Plan in a comprehensive manner.

Joint Secretary (D&L), Ministry of Urban Development mentioned that Narela-Bawana integrated township was being developed in Delhi, the new townships in each of the NCR Sub-regions are being proposed for development. He stressed that these townships should be developed in such a manner so as to attract the activities in them.

Commissioner (Planning), DDA mentioned that the proposal was for relocation of industries located in non-conforming areas in the light of Supreme Court order. The finalization of MPD-2021 will take some more time, the Planning Committee may consider the proposal. The Chief Town Planner, Haryana mentioned that there should be a synergy between MPD-2021 and RP-2021 so that NCR towns would gain the momentum for development. Commissioner (Planning), DDA informed that various aspects were discussed and there would be a synergy between the RP-2021 and MPD-2021.

After detailed deliberations, the Planning Committee recommended the change of landuse for an area measuring 1,506.89 ha. from 'rural' to 'residential, commercial, industrial, P&SP, recreational, transportation & utilities' in Narela-Bawana industrial area. The proposal along with the recommendations of the Planning Committee will be put up before the Chairman, NCRPB and Hon. Minister for Urban Development for a decision.

AGENDA ITEM NO.5: CONSIDERATION OF DRAFT ZONAL DEVELOPMENT FOR ZONE 'O' AND PART 'P' OF MPD-2001.

Director (DC&RYP), DDA presented the draft Zonal Development Plan for Zone 'O' and part 'P' of MPD-2001 before the Planning Committee. During the presentation he mentioned that as per the final report of NEERI the actual dry area available would be about 2,600 ha.. He mentioned that the proposal had been included in the draft MPD-2021.

On a query from CMD HUDCO, the representative of DDA informed that the original proposal of channelisation of river Yamuna had been brought and the present proposal is based on rejuvenation of river Yamuna. CMD, HUDCO suggested that boundaries of the river bed should be properly defined with upstream and down stream linkages. He further suggested that more areas should be brought under water bodies like lakes and reservoirs with proper embankment.

Secretary (UD), Govt. of Rajasthan appreciating the presentation mentioned that it was a good project which would prevent no haphazard development in the Yamuna river bed. She mentioned that the uses permissible in the Draft Zonal Development Plan should be carefully worked out and demarcated.

The representative from GNCT-Delhi mentioned that the existing landuses such as Akshar Dham Temple, DMRC Depots, proposed Commonwealth Games sites etc. were not mentioned in the Draft Zonal Development Plan. The Draft Zonal Development Plan does not reflect the suggestions of the final NEERI study report on Environmental Management Plan for rejuvenation of the river Yamuna. He mentioned that in the Draft Zonal Development Plan no broad landuse plan had been prepared. He further mentioned that as RP 2021 and MPD 2021 were under advance stage of finalization, it is possible and considered appropriate the relevant concepts as envisaged in these Plans be reflected in the Draft Zonal Development Plan.

After detailed deliberations, it was decided that the Draft Zonal Development Plan 2001 would be prepared within the framework of MPD 2021 and based on the final study of NEERI and also incorporating the comments / suggestions given by various agencies as well as members of the Planning Committee and re-submit to the Board for consideration of the Planning Committee. It was also decided that the copies of the final Report of the NEERI would be supplied to the NCRPB for circulation to the members of the Planning Committee.

OTHER ISSUES:

i) Status report on development of landuse change sites approved by the Board

Chairman Planning Committee mentioned that in the last meeting of the Board it was decided that a report on the status of development on the landuse change sites approved by the Board may be prepared based on physical verification and placed before the next meeting of the Board. In view of the above, the Board requested the NCR Cells/concerned Development/Agencies to send certain information/Plans to the Board in advance so that site visits may be organized. Chairman requested that the information required may be supplied to the Board at the earliest. The Chief Town Planner, Rajasthan and Chief Coordinator Planner, NCR Cell, UP informed that they were already pursuing this matter with the concerned agencies and the information would be supplied to the Board shortly.

ii) Development of City forests

Chairman Planning Committee, referring to the decision of the Board, mentioned that a status report is required to be prepared and schemes for city forest development need to be expedited. He suggested that the information regarding area (in ha.) and location on the following aspects may be sent to the NCRPB at the earliest to enable the Board to prepare a status report and also provide necessary assistance as decided in the Board meeting.

- (a) the existing city forests;
- (b) proposed new areas for city forest development.

The representatives from the participating States assured that the above information would be sent to the Board shortly.

The meeting ended with vote of thanks to the Chair.

No. K-14011/68/2005-NCRPB
NCR Planning Board
India Habitat Centre
1st Floor, Zone-IV-B
Lodhi Road, New Delhi-110 003


(Rajeev Malhotra)
Chief Regional Planner

Copy to:

1. Chairman, Planning Committee.
2. Members of the Planning Committee.
3. Special Invitee.
4. All officers of the Board.

List of Participants

1. Shri P.K. Mishra - Chairman
Member Secretary
NCRPB
Tel No.24642285
2. Shri P.K. Pradhan.
Joint Secretary (D&L)
Ministry of Urban Development
Nirman Bhawan,
New Delhi.
3. Shri J.S. Mishra,
Secretary, Housing Deptt., Govt.of
U.P., Babu Bhawan. Uttar Pradesh
Secretariat, Lucknow. U.P.
Tel No.0522-2237161
4. Mrs. Usha Sharma,
Secretary, Urban Development and
Housing Deptt., Govt. of Rajasthan,
Rajasthan Secretariat, Jaipur. Rajasthan.
Tel No.0141-2227509
5. M.S. Khan
Chief Town & Country Planner. Town
& Country Planning Deptt., Govt. of
U.P., 7, Bandaria Bagh, Lucknow, Uttar
Pradesh.
Tel No.0522-2626073
6. Dr. P.S. Rana, Chairman & Managing
Director, Housing & Urban
Development Corpn., HUDCO House,
Lodhi Road, New Delhi-110 003.
7. Shri A.K. Jain
Commissioner (Planning)
Delhi Development Authority
Vikas Minar, I.P. Estate, New Delhi.
Tel No. 23378085
8. Shri K.D. Akolia
Additional Commissioner (S&JJ)
Slums & JJ Department
Municipal Corporation of Delhi
Punarvas Bhawan, I.P. Estate,
New Delhi-110002
9. Shri Anil Barai
Director (Planning), Rohini
Delhi Development Authority
Rohini Project Office
Sector-3, Rohini, Delhi
Ph No: 9810854049
10. Shri D.K. Sharma,
Additional Director
Town & Country Planning Department.
Govt. of Madhya Pradesh,
Madhya Pradesh, Bhopal
11. Shri Rajeev Malhotra
Chief Regional Planner,
NCRPB
Tel No.24642289
12. Shri A.K. Garg
Chief Coordinator Planner
NCR Planning Cell
C/o Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Chandigarh.
Tel No.0172-2578086
13. Shri S.K. Zaman,
Chief Co-coordinator Planner,
NCR Planning Cell, Town & Country
Planning Deptt., Navyug Market,
Commercial Building,
IInd Floor, Ghaziabad, U.P.
Tel No.951202791529
14. Dr. E.V. Muley,
Additional Director,
Department of Environment, Ministry of
Environment & Forests, Paryavaran
Bhawan, CGO Complex, Lodhi Road,
New Delhi-110 003.
Tel No.24367622
15. Shri B.K. Jain,
Director (DC&RYP),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi
Tel No.23379961
16. Shri S.K. Saxena
Joint Secretary (Urban Development)
GNCT-Delhi
Delhi Secretariat, 9th Floor, A-Wing
I.P. Estate, New Delhi
Ph No: 23392243.

17. Shri S.S. Harit,
Additional Secretary (NCR)
Room No.504, A-Wing, Delhi
Secretariat, I.P. Estate, New Delhi.
Tel No.23392296
18. Shri Amar Chand,
Asstt. Secretary, BMCC, Min. of Power,
F-Wing, IInd Floor, Nirman Bhawan,
New Delhi.
Ph No: 23013509
19. Shri Jarnail Singh,
Director (T.P.),
Slums & JJ Department
Municipal Corporation of Delhi
Punarvas Bhawan, I.P. Estate,
New Delhi-110002
20. Shri Anil Bhatnagar
Associate Town & Country Planner
NCR Planning Cell, Town &
Country Planning Deptt., Navyug
Market, Commercial Building,
IInd Floor, Ghaziabad, U.P.
Tel No.951202791529
21. Shri Hirdesh Bedi,
Associate Town & Country Planner,
NCR Planning Cell, Govt. of NCT-
Delhi, Room No.507, B-Wing, Delhi
Secretariat, I.P. Estate, New Delhi.
Tel No.23392294
22. Shri C.L. Munshi
Chief Engineer (Slums)
Slums & JJ Department
Municipal Corporation of Delhi
Punarvas Bhawan, I.P. Estate,
New Delhi-110002
23. Shri Pawan Kumar
Asstt. Town & Country Planner
TCPO, E-Block, Vikas Bhawan,
New Delhi.
Tel No23378701
24. Shri Vijay Kumar,
Asstt. Town Planner,
NCR Planning Cell
C/o Chief Administrator
HUDA, SCO, Sector-6,
Panchkula, Chandigarh.
Tel No.0172-2578086
25. Shri P.C. Soni,
Assistant Director (Planning),
Delhi Development Authority
Vikas Minar, I.P. Estate, New Delhi.
Ph No: 23379961
26. Shri Jeet Ram,
Architect,
Delhi Development Authority
Vikas Minar, I.P. Estate, New Delhi.
Ph No: 23370601

Officers of the NCRPB

27. Smt. Shashi B. Srivastava, Director (A&F)
28. Shri J.N. Barman, Jt. Director
29. Shri R.C. Shukla, Jt. Director
30. Shri V.K. Thakore, Jt. Director
31. Shri D.R. Sarin, Dy. Director (Admn.)
32. Shri S. Surendra, Dy. Director
33. Ms. Anjali Pancholy, Asstt. Director
34. Ms. Meenkashi, Asstt. Director
35. Shri Bhowmik, Consultant
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