

Salient features of the Regional Plan-2021 for NCR, notified in 2005

1. The Region (as in the RP-2021 for NCR notified in 2005) consists of eight districts of Haryana, five districts of UP and one district of Rajasthan apart from NCT-Delhi.
2. Regional Plan (RP)-2021 aims *"to promote growth and balanced development of the National Capital Region"* as per Section 10, Sub-section (2) of the Act, 1985. This aim is sought to be achieved through:
 - 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.
 - ii) 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.
 - iii) To minimise the adverse environmental impact that may occur in the process of development of the National Capital Region.
 - iv) To develop selected urban settlements with urban 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.
3. The major policies and proposals of RP-2021 are as follows:
 - a) With the overall strategy to harness the growth impulse of Delhi and to integrate the urban and rural functions in the region, the RP-2021 has proposed six-tier hierarchy of settlements, as under and also put forward their broad roles:
 - o Metro Centre: with population of 10 lakhs and above.
 - o Regional Centre: with population range of 3 to 10 lakhs.
 - o Sub-Regional Centre: with population range of 0.5 to 3 lakhs.
 - o Service Centre: with population range of 10,000 to 50,000.
 - o Central Village: with population range of 5,000 to 10,000.
 - o Basic Village: with population range below 5,000.
 - b) RP-2021 for NCR has identified seven Metro Centres (namely; Faridabad-Ballabgarh, Gurgaon-Manesar, Ghaziabad-Loni, NOIDA, Sonapat-Kundli, Greater NOIDA and Meerut) and eleven Regional Centres (namely; Bahadurgarh, Panipat, Rohtak, Palwal, Rewari-Dharuhera-Bawal, Hapur-Pilkhua, Bulandshahr-Khurja, Baghpat-Baraut, Alwar, Greater Bhiwadi, Shahjahanpur-Neemrana-Behror).
 - c) The identification of lower hierarchy settlements and their functions & formulation of appropriate policies and proposals will be dealt in the Sub-Regional Plans.

d) Four major land use zones and three sub-zones have been identified and policies and proposals for each of the zones and sub-zones have been given as under:

i) Controlled/Development/Regulated Zone

Developments in this zone are to be in accordance with the Master/Development Plans prepared and notified by the State Govts. under their respective Statutes. Within this zone, there will be the following three sub-zones:

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

Population density norms have been suggested in the RP-2021. It is also proposed that attempt be made to rationalize the quantum of land required for each urban activity while preparing the Master/Development Plans of towns and that no development should be permitted in the Natural Conservation Zone (NCZ), planned green areas, agriculture areas, ground water recharging areas and water bodies. While preparing the Master/Development Plans, The proposed development should not be permitted.

- Agricultural (Rural) Zone within Controlled/Development/Regulated Areas:

No activities other than those defined in the zoning regulations of the RP-2021 will be permitted.

- Green Buffers:

Minimum widths on either side of the 'right of way' (RoW) of the transport networks have been proposed to be maintained as green buffers. No activities other than those defined in the zoning regulations of the RP-2021 will be permitted.

ii) Highway Corridor Zone (HCZ):

With an objective to control urban development along the important highways in the region minimum 500 meters on either side of the Right of Way (RoW) of the Highways outside the Controlled/Development/Regulated Areas have been proposed as HCZ. The same will be notified by the respective State Govts. and Master/Development Plans will be prepared for this zone.

iii) Natural Area Conservation Zone (NCZ):

The major natural features, identified as environmentally sensitive areas, are the extension of Aravalli ridge in Rajasthan, Haryana and NCT-Delhi; forest areas; rivers and tributaries of Yamuna, Ganga, Kali, Hindon and Sahibi; Sancturies; major lakes and water bodies such as Badkhal lake, Suraj Kund and Damdama in Haryana sub-region and Siliserh lake in Rajasthan sub-region; ground water recharging areas etc. These areas have been demarcated as NCZ and appropriate policies and proposals have been given for their effective protection and improvement.

iv) Agriculture (Rural) Zone outside Controlled/Development/Regulated Areas:

This zone has to be regulated and guided by Village and Block Plans to be drawn under the District Planning Process. It has been proposed to initiate measures for protection of prime agricultural land and ensure its needless conversion into non-agricultural/urban use and to utilize less and least valuable land for urban expansion/new urban centres/development purposes.

- e) Keeping in view rapid urbanization, environmental degradation and to ensure orderly development in the region, broad Zoning Regulations, i.e. major activities/uses permitted in the above zones have also been proposed.
- f) It has further been proposed that while carrying out activities for the development for the region, carrying capacity of the region should be considered.
- g) To foster economic development in a planned manner, the following major policies have been proposed:
- Hi-tech industries to be encouraged in Delhi.
 - Wholesale markets in Delhi to meet local needs only.
 - New office spaces to be avoided in new community /district / sub-city centres.
 - Industrial Estates/Special Economic Zone to be developed outside Delhi in NCR.
 - Uniform taxation in NCR for free flow of goods & encourage economic development.
- h) With an objective to facilitate smooth traffic circulation in NCR, the following policies and strategies have been proposed:
- To decongest NCT-Delhi roads, rail and rail terminals by diverting the bypassable traffic from Delhi.
 - To provide linkages amongst Metro/Regional Urban Settlements in the outlying areas of NCR.
 - To connect Metro/Regional Centres with the Capital by an efficient and effective transport network for facilitating faster movement of traffic among such centres and NCT-Delhi.
 - To link the Sub-Regional Centres with effective and efficient transport network for facilitating the faster movement of traffic among such centres and higher order settlements.
 - To directly link other urban nodes having maximum attracting and generating characteristics.
 - To create the Unified Metropolitan Transport Authority for NCR.
- i) It has been recognized and reaffirmed that the solution of the increasing transportation problem lies in development of settlements outside NCT-Delhi and providing efficient connectivity. Accordingly, it has been proposed to:
- Develop activities keeping in view rail and road linkages in Central NCR having better accessibility and at the same time relieving pressure on the existing transport routes converging at Delhi.
 - Unrestricted movement of buses, taxis and auto-rickshaws within NCR.
 - Focus on certain inter-state issues.
 - Better integrated connectivity and accessibility in the region through development of Peripheral Expressways and Regional Rapid Transit System (RRTS).
- j) With an objective to protect and conserve both surface and ground water resources, it has been proposed that at least 2-5% area should be earmarked under water bodies (natural as well as constructive). It has further been proposed to promote recycling and reuse of waste water for non-drinking purposes. Recharge of aquifer through various means has also been proposed. Integrated regional water supply scheme to be prepared after preparation of blue print for water resources in the region.
- k) Sewerage system to be introduced in phased manner in all the towns. Smaller towns/rural areas to be provided with Low Cost Sanitation initially.

- l) At least 50% of the solid waste to be recycled. Solid Waste Management to be implemented in rural areas through local Panchayats.
- m) Adopting a joint approach with active cooperation among DDA, GNCT-Delhi, Central Government Organisations and Development Authorities in NCR Towns for promoting housing for EWS and promoting work-cum-shelter concept for providing housing.
- n) Identification of important heritage and tourism sites in the land use plan by the States and protection of these sites through Development Control Regulations.
- o) With respect to disaster management, it has been proposed that Prevention-cum-Preparedness Plan and Post-Disaster Management Plan on disaster be integral part of sub-regional plans. It has also been proposed that necessary amendments in Acts and Rules, Building Bye-laws etc. to be made to implement safety aspects relating to natural and man-made hazards.
- p) To facilitate accelerated rural development, it has been proposed that Service Centres and Central Villages be identified based on their growth potential and capability of performing central functions for basic villages and incorporate their development proposals in the sub-regional/district plans. It has further been proposed to provide urban amenities in rural areas and to promote cultivation of non-conventional crops.
- q) In respect of Counter Magnet Areas (CMA), the RP-2021 for NCR (notified in 2005) has identified five CMAs, namely Gwalior, Patiala, Hissar, Kota and Bareilly. The CMAs are proposed to be developed through up-gradation of physical & social infrastructure and strengthening of regional linkage & economic base.
