



जे. एन. बर्मन  
सह-नियोजक

Cat-997  
Acc-1042  
Mc(35)-1995

NCRPB - LIBRARY

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

सं. के-14011/1/95/ए.पी. & रा.रा.क्षे.यो.बो. 35वीं

दिनांक : 24.1.95

बैठक सूचना

विषय : दिनांक 31.1.95 को राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के कार्यालय में होने वाली  
योजना समिति की 35वीं बैठक ।

इस कार्यालय के सम्बंधित फा दिनांक 18.1.95 के अन्तर्गत में आप को एतद् द्वारा  
मीटिंग के एक्जेन्डा नोट्स की प्रति प्रेषित की जाती है ।

कृपया बैठक में भाग लेने का कष्ट करें ।

प्रति :-

1. अध्यक्ष तथा योजना समिति के सभी सदस्य।
2. बोर्ड कार्यालय के सभी अधिकारी

जे. एन. बर्मन

जे. एन. बर्मन  
सह-नियोजक

AGENDA ITEMS FOR THE 35TH MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 11:30 A.M. ON 31.1.1995 IN THE OFFICE OF THE  
NCR PLANNING BOARD, 1st FLOOR, ZONE-IV, INDIA HABITAT  
CENTRE, LODHI ROAD, NEW DELHI - 110003.

- AGENDA ITEM NO. 1 : Confirmation of the minutes of the  
34th meeting of the Planning  
Committee held on 9.11.1994.
- AGENDA ITEM NO. 2 : Review of the action taken on the  
decisions of the last Planning  
Committee meeting held on  
9.11.1994.
- AGENDA ITEM NO. 3 : Guidelines for the new financing  
pattern for NCR Projects.
- AGENDA ITEM NO. 4 : Consideration of the application of  
M/s. Delhi Auto Ltd. forwarded by  
the Government of U.P. regarding  
change of Landuse from recreational  
to residential in Ghaziabad Master  
Plan.
- AGENDA ITEM NO. 5 : Proposal for setting up of Central  
NCR University in the National  
Capital Region.
- AGENDA ITEM NO. 6 : Any other item with the permission  
of the Chair.

AGENDA NOTES FOR THE 35TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11:30 A.M. ON 31.1.1995 IN THE OFFICE OF THE NCR PLANNING BOARD, 1st FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110003.

AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 34TH MEETING OF THE PLANNING COMMITTEE OF THE NCR PLANNING BOARD HELD ON 9.11.1994.

Minutes of the 34th Planning Committee held on 9.11.1994 circulated vide letter No. K-14011/41/94-NCRPB dated 30.11.1994 may be confirmed.

AGENDA ITEM NO. 2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 34TH PLANNING COMMITTEE MEETING HELD ON 9.11.1994

i) Sub-Regional Plan for NCT-Delhi

The progress may be reported by the Government of NCT-Delhi.

ii) Time-bound programme for the preparation of ODPs and formulation of detailed project plan for proposed Integrated Townships.

**A. HARYANA**

a) Kundli : The representatives of the Government of Haryana may indicate the status of the Development Plan for Kundli and the time by which it will be possible for them to submit the project report. However, as decided in the 34th Meeting of the Planning Committee, the Government of Haryana was supposed to submit the Project Report for financing Land Acquisition of about 400 acres of land at Kundli by the end of January, 1995. However the NCR Planning Board is yet to receive the proposal. The status of this proposal may also be reported in the meeting.

b) The representatives of the Government of Haryana may also indicate the progress in respect of Project Reports for Bahadurgarh, Rohtak, Rewari, Panipat, Dharuhera and Palwal.

**B. UTTAR PRADESH**

- a) Meerut : The status of the detailed Project Report to be revised and submitted in respect of Meerut may be reported by U.P. Government.
- b) The status of the Project Reports for Hapur and Bulandshahr-Khurja may also be indicated by the Government of Uttar Pradesh. The Government of Uttar Pradesh was supposed to submit the details of the financial requirements for the year 1994-95 and the remaining period of the Eighth Plan by the end of November, 1994 and Project Reports by the end of December, 1994. However, such reports have not been received and may be presented.

**C. RAJASTHAN**

The status of the Project Report in case of Bhiwadi may be indicated by the representatives of the Government of Rajasthan.

**iii) Separate Central University for NCR**

The matter is being discussed as separate Agenda Item No.5.

**iv) Unified Transport Planning Group for NCR**

The Unified Transport Planning Group for NCR has been set up under the Chairmanship of the Minister for Urban Development. A copy of the notification is at **Annexure I**. The first meeting of the UTPG will be held very shortly.

**v) Package of Incentives and Modalities for Speedy Implementation of the Decentralisation Process.**

The Committee under the Chairmanship of Chief Secretary, Delhi, to look into the matter of package of incentives and modalities for speedy implementation of the decentralisation process has already been constituted and shortly going to have its first meeting. The notification is placed at **Annexure II** for the information of the Planning Committee.



- vi) **Comprehensive study for the integrated townships of Rewari, Bhiwadi and Dharuhera Complexes.**

The Study is under progress with ICT.

**Agenda Item No.3 : Approval of Sub-regional Plan for Haryana.**

As decided in the Planning Committee the three issues were further discussed in the Committee consisting of the Chief Regional Planner, Commissioner (Planning), DDA and Chief Coordinator Planner, Haryana. It was decided that they would mark the present status of the development on either side of the Delhi-Haryana-U.P. Border and present the whole picture shortly. The papers / recommendations are still awaited and Heads of the Planning Cells may indicate the progress in the matter.

**Agenda Item No.4 : Proposed Amendment of the U.P. Sub-Regional Plan.**

- i) **Inclusion of Masauri-Gulaothi and Khurja Growth Centre as additional Sub-regional Centre.**

The Planning Committee had approved the inclusion of Khurja Growth Centre as an additional Sub-regional Centre. It was also considered that the Bulandshahr-Khurja Complex itself may include the Khurja Growth Centre as well as Chola and in either of the cases a detail proposal would be submitted by the U.P. Government, who may now indicate the status of the proposal.

- ii) **Proposal for inclusion of development of proposed Tronika City by UPSIDC in the U.P. Sub-regional Plan and the Regional Plan NCR-2001.**

It was decided that in case the U.P. Government wants to include the 1230 acres industrial area outside Loni in the Ghaziabad-Loni Master Plan, equivalent area from its existing urbanisable area, will have to be reduced so that the overall area does not change. For this a proposal was to be submitted by the U.P. Government which is awaited.

**Agenda Item No.5 : Mobilisation of Resources for Financing of the Investment Programme for the State Sector (Joint Programmes) for the year 1994-95 and the balance period of the VIII Plan.**

This matter was discussed in detail in the 18th Board Meeting and the proposal was approved. However, the detailed guidelines in this respect are being discussed separately under Agenda Item No.3.

**Agenda Item No.6 : Implementation of NCR Inner and Outer Ring Roads (Inner and Outer Grids).**

The matter was again discussed in the 18th Board Meeting, wherein it was intimated that the NCR Planning Board has already submitted a proposal for getting loan assistance from the World Bank for these projects to the Ministry of Surface Transport. The matter will be discussed in detail in the meeting of UTPG as decided in the Board Meeting.

**Agenda Item No.7 : Discussion on Annual Report for 1993-94.**

The Annual Report for 1993-94 was approved in the 18th Board Meeting.

**Agenda Item No.8 : Mid-Term Review of the Plan.**

- i) Approval of paper on population projection for Delhi's Demographic Profile

A detailed paper has been circulated in the 18th Board Meeting, according to which the projected population of Delhi without NCR intervention would be 133-139 lakhs by 2001. With NCR intervention and deflection of 20 lakhs population this range will be between 113-119 lakhs by 2001. However, in the Board meeting it was suggested by the Member Secretary that since NCR Plan implementation has been a late starter, the population target for Delhi may be fixed at 120 lakhs by 2001.

ii) The rest of the Studies on Housing, Regional Economy and Industrial Potential in NCR, Water Resources, Drainage and Flood Control, Solid Waste Mangement for Kota and Faridabad, Feasibility Studies for Towns of Alwar, Hapur in U.P. and Panipat in Haryana have already been completed. The Studies on Environment & Ecology is at an advanced stage.

iii) Comprehensive Study on Transport Sector

Study on Transport Sector has been started with the assistance of CIDA and Canadian Consultants, namely, M/s. Lea Associates, UMA consultants and the NCR Planning Board.

iv) Task Force on GIS

The work of digitisation of land use maps has already been completed by M/s. Era Software, Hyderabad and M/s. Pegasus, Bangalore and their corrections, checking and mosaicing is going on which is expected to be completed by the end of February and data can be completed and entered by the end of February or first week of March in the Computer.

**Supplementary Agenda Item No.1 : Constitution of Revolving Fund for NCR Schemes.**

The Scheme was discussed in detailed in the 18th Board Meeting wherein the Scheme was approved. The State Governments have now to set up the Revolving Funds for their regional towns and send the proposal in this regard to the NCR Planning Board.

**Supplementary Agenda Item No.9 : Khurja, Palwal, Rohtak Regional Rail Bypass.**

The matter was discussed in the 18th Board Meeting wherein it was intimated by the Member, Engineering Railways that the final report in the matter would be ready by April, 1995 and put up by the Planning Commission for his approval.

### Agenda Item No.3 Guidelines for the new financing pattern for NCR projects.

In the 18th meeting of the NCR Planning Board held on 10th January, 1995, the proposal for resource mobilisation and application of funds for financing the investment programme for the State Sector (joint programmes) during the 8th Plan period has been approved (Agenda item No.3). This proposal was based on a similar proposal already approved by the Planning Committee vide Agenda Item no.5 of its 34th meeting held on 9.11.1994 .

It is now proposed to have the following pattern of investment and allocation of funds among the State Governments during the 8th Plan period.

		(Rs. in crore)
Total investible funds	Rs.1380	
		i) Board's contribution
		(a) Interest bearing loans 850.00
		(b) Interest free loans 215.00
		ii) State Governments contribution
		(a) Interest free loans 315.00
		-----
		Total 1380.00
		=====

Component	Distribution of Funds in %	Interest free loans loans	Interest bearing loans	TOTAL loans	Rate of interest loan in Col. 4	Amount of Interest	Cost of funds on loan in Col.5	Remarks
1. Residential	50	288	415	703	16%	66.50	9.50%	Average cost of funds on financial assistance of Rs.1380 is 9% (approximately).
2. Industrial	20	118	165	283	16%	26.50	9.50%	
3. Commercial	15	--	160	160	16%	26.00	16.00%	
4. Infrastructure	15	124	110	234	8%	9.00	4.00%	
	100%	530	850	1380		128.00		

#### STATEWISE DISTRIBUTION OF FUNDS

#### BREAK-UP OF INTEREST FREE LOANS

STATE	INTEREST BEARING LOANS	INTEREST FREE LOANS	TOTAL	STATE	STATE SHARE	NCRPB SHARE	TOTAL
Uttar Pradesh	357	228	585	Uttar Pradesh	133	95	228
Rajasthan	96	60	156	Rajasthan	35	25	60
Haryana	341	218	559	Haryana	127	91	218
Punjab & Madhya Pradesh	56	24	80	Punjab & Madhya Pradesh	20	4	24
<b>Total</b>	<b>850</b>	<b>530</b>	<b>1380</b>		<b>315</b>	<b>215</b>	<b>530</b>

As regards investment programme for the year 1994-95, the Ministry of Urban Development has already been requested to contribute Rs.25 crore in the equity of HUDCO on behalf of the NCR Planning Board, out of the approved budget estimates for the current financial year. With this arrangement, the Board would be eligible to draw funds from HUDCO as a line of credit to the extent of Rs.200-225 crore. In addition, the Board would be having internal resources of Rs.50 crore (approx.) and receiving a contribution of Rs.5.00 crore from NCT-Delhi. Thus, the investible funds of the order of Rs.255-280 crore would be available with the Board. Out of these funds, it is proposed to contribute Rs.40 crore in the revolving funds to be created by the States (Uttar Pradesh Rs.15 crore, Rajasthan Rs.5 crore and Haryana Rs.20 crore). The State Governments are now required to create revolving funds through necessary notifications and contribute their proportionate share in order to draw Board's contributions therein. They are also required to take immediate action for formulation of basket of projects, keeping in view that fund flow from the Board would be a financial package of interest free and interest bearing loans with an average rate of interest not less than 12%. These processes should be completed by middle of February so that the proposals are got sanctioned by the PSMG latest by end of February, 1995. The matter is placed before the Planning Committee for consideration and approval.

AGENDA ITEM NO. 4 : CONSIDERATION OF THE APPLICATION OF M/S. DELHI AUTO LTD. FORWARDED BY THE GOVERNMENT OF U.P. REGARDING CHANGE OF LAND USE FROM RECREATIONAL TO RESIDENTIAL IN GHAZIABAD MASTER PLAN.

In the original Master Plan of Ghaziabad, an area of 2880 acres had been ear-marked for Regional Recreation. However, it was noticed that a residential colony by the name of Indirapuram was being developed by GDA. The matter was discussed in the Planning Committee Meeting and it was decided that since U.P. Government has already made some Planning commitments in this area, the same should be respected and we may allow change of land use of such areas only where already 'planning commitments' have been made. In fact in the paper forwarded by the U.P. Government it was mentioned that such areas were only 835 acres.

In the meanwhile, the U.P. Government changed the land use of approx. 1626 acres out of the total 2880 acres from regional recreational to residential use. Subsequently the U.P. Government again changed the land use of 236 acres from residential to recreational and green belt and 54.90 acres from residential to institutional within this area of 1626 acres. As such the position, as of today, in respect of the 1626.17 acres of area converted that the recreational to residential land use is as under :

a) Area under non-recreational use

i) Residential Use	:	1335.00 acres
ii) Institutional Use	:	54.90 acres
Total	:	1389.90 acres

b) Areas under recreational and green belt uses.

Total	:	1626.17 acres
-------	---	---------------

The U.P. Government has forwarded an application submitted by M/s. Delhi Automobiles Ltd. (Annexure - III) wherein they have requested for change of land use of an area of approx. 80 acres from recreational to residential which forms a part of the above 236.27 acres of land. In fact this matter had gone before the Allahabad High Court and the Supreme Court of India. The Supreme Court in its



judgement dated 31.3.1994 placed at **Annexure - IV** had upheld the plea taken by the U.P. Government for converting the residential use into recreational use in respect of the land belonging to the petitioner. The U.P. Government may present the case at the Planning Committee Meeting for the decision of the Committee.

**AGENDA ITEM NO. 5 : PROPOSAL FOR SETTING UP OF CENTRAL  
NCR UNIVERSITY IN THE NATIONAL  
CAPITAL REGION.**

The matter was discussed in the meeting of the Task Force held on 20.1.1995 wherein the proposal for setting up of Central NCR University in the National Capital Region was considered in detail and the Draft Memorandum prepared by the Drafting Sub-Committee was approved. (A copy of the Draft proposal is placed at Annexure - V). It was also decided that the structure of the University should be designed in such a way that it is self-sustaining and as such the details of the financial implication of setting up a such of University to be worked out and submit the complete proposal to the Ministry of Human Resource Development. Accordingly a Sub-committee has been set up which would look into the broad financial requirements for setting up of this University.

-----

(To be published in the Gazette of India)  
No. K-14011/49/94-NCRPB

NATIONAL CAPITAL REGION PLANNING BOARD  
(Ministry of Urban Development)  
1st Floor, Zone-IV, INDIA HABITAT CENTRE,  
Lodi Road, NEW DELHI - 110 003.

Dated 12-1-1995

NOTIFICATION

In exercise of the powers conferred by the Section 32 of the National Capital Region Planning Board Act, 1985, the National Capital Region Planning Board. (hereinafter called the Board) hereby makes the following delegation :-

In the Regional Plan - 2001 for National Capital Region (NCR), a specific provision has been made for setting up of a Unified Transport Planning Authority for National Capital Region which would help to develop and oversee an integrated transport system for both road and rail sectors within NCR. In order to reflect the rationale and scope of the said body, the NCR Planning Board has decided at its 17th meeting to constitute a Unified Transport Planning Group (UTPG).

The composition and functions of the UTPG are as follows :-

COMPOSITION :-

- |    |   |             |
|----|---|-------------|
| 1. | Union Minister for Urban Development          | Chairperson |
| 2. | Union Minister of State for Surface Transport | Member      |

3.	Lt. Governor, Delhi	Member
4.	Minister for Transport, Govt. of Haryana	Member
5.	Minister for Transport, Govt. of U.P.	Member
6.	Minister for Transport, Govt. of Rajasthan	Member
7.	Chairman, Railway Board	Member
8.	Secretary, Ministry of Urban Development	Member
9.	Secretary, Ministry of Surface Transport	Member
10.	Minister for Transport, Govt. of NCT-Delhi	Member
11.	Member Secretary, NCR Planning Board	Member- Convenor

#### **FUNCTIONS :**

UTPG-NCR will be an advisory and policy making body responsible for the proper planning and designing of an integrated transportation system in the region. Its sphere of responsibility will cover the following :-

- Planning and Policy Formulation
- Monitoring and Coordination.

#### **I. PLANNING :-**

The Planning functions of UTPG would involve :

- Providing for the transport sector requirements of Regional Plan-2001 through the integrated landuse Planning for National Capital Territory of Delhi/Delhi Metropolitan Area (DMA) and NCR as a whole.

- Help commissioning studies on various sub-systems.

- Formulation of transportation system plan on a metropolitan area basis with linkages in the region.

- Envisaging the needs and potentials of different sub-systems like road, rail, bus, tram transport etc. and the determining inter-se priorities for investment.

- Ensuring a desirable modal split in respect of public and personalised transport.

- Evolving norms for transport operations with the regional aims and objectives.

- Evolving Policy guidelines relating to operation and management of the Inter-city/State bus services and para-transit modes in consultation with the respective State Governments.

- Evolving a rational, integrated fare structure for all modes of transport.

- Evolving a coordinated & integrated Mass Rapid Transport System for the entire Delhi Metropolitan Area, duly linked to the transport system for the entire N.C.R.

## II. MONITORING & COORDINATION :

UTPG will oversee and coordinate the functioning of the various transport organisations under its umbrella to help ensure

that the overall objectives of a unified transport system for DMA/NCR is achieved. Accordingly, it will :

- Monitor the objectives of the various transport organisations under the umbrella;
- Monitor the implementation of policy decisions taken and plans prepared by it for development of integrated transport system;
- Coordination with railways in Planning of MRTS/Rail services within DMA & NCR as a whole.
- Help resolving all matters concerning transportation within NCR;
- Monitor air, noise and other environmental pollution arising out of the transport system;

The UTPG (NCR) will be serviced by an exclusive transport wing to be set up in NCR Planning Board under a senior-level officer.



( Member Secretary )  
N.C.R. Planning Board.

File No. K-14011/33/(SRO)/94-NCRPB

NATIONAL CAPITAL REGION PLANNING BOARD,  
Ministry of Urban Development,  
1st Floor. Zone-IV,  
India Habitat Centre,  
Lodhi Road,  
New Delhi

Dated : 15.11.1994

OFFICE MEMORANDUM

**Sub:** Constitution of a Standing Committee under the Chairmanship of Chief Secretary, GNCT-Delhi, to draw-up a time-bound programme for the dispersal of economic activities from Delhi and monitor its implementation.

\*\*\*\*\*

**(A) BACKGROUND :**

The all important question of decentralising economic activities in NCR was discussed in the 28th meeting of the Planning Committee of the NCRPB held on 8.1.93. In view of the urgency for evolving package of incentives along with a set of modalities for speedy implementation of the decentralisation process, a Sub-committee under the Chairmanship of Commissioner (Planning), DDA, including Chief Town Planners of the participating States and a representative of NCRPB as members was constituted by the NCR Planning Board.

2) The Sub-committee was asked to consider and make its recommendations on the following items :-



- a) Identification of economic activities which could form a part of the core economic activity in each of the 10 new proposed townships in NCR;
- b) a set of incentives and guidelines which could be uniformly adopted by both Delhi Administration and the respective development agencies of the member-States in order to help operationalise these core economic activities in the said new townships in a time bound manner;
- c) the institutional machinery to be set up to ensure joint action for timely implementation in each and every case.
- 3) The recommendations made by the aforesaid Sub-committee were deliberated upon and accepted by the Planning Committee subject to certain observations and modifications. The recommendations of the Planning Committee were approved in the 17th meeting (Adjourned) of the Board held on 23.04.94. A statement showing the recommendations made by the sub-committee and the specific proposals approved by the Board thereon is enclosed (Annexure-I).
- 4) Besides these recommendations, one of the important decision taken by the Board was to set up a Standing Committee under the chairmanship of Chief Secretary, GNCT-Delhi, comprising senior representatives of all four constituent units (including their representatives/Secretaries for industries) to draw up a time-bound programme for the dispersal of economic activities and monitor its implementation keeping in view the specific proposals

approved by the Board. In pursuance of the recommendations, a Standing Committee composed of the following is constituted as indicated below:

**(B) COMPOSITION :**  
-----

- |    |   |          |
|----|---|----------|
| 1. | Chief Secretary,<br>GNCT-Delhi          | Chairman |
| 2. | Member Secretary,<br>NCR Planning Board | Member   |

**GNCT-DELHI :**  
-----

- |    |  |        |
|----|--|--------|
| 3. | Secretary (Finance),<br>Govt. of Delhi.                        | Member |
| 4. | Commissioner (Industries),<br>Govt. of Delhi                   | Member |
| 5. | Development Commissioner,<br>Govt. of Delhi                    | Member |
| 6. | Secretary (L&B),<br>Govt. of Delhi.                            | Member |
| 7. | Vice-Chairman,<br>Delhi Development Authority, (DDA).          | Member |
| 8. | Commissioner (Planning),<br>Delhi Development Authority, (DDA) | Member |

**HARYANA :**  
-----

- |     |  |        |
|-----|--|--------|
| 9.  | Commissioner & Secretary,<br>Town & Country Planning and Housing,<br>Govt. of Haryana. | Member |
| 10. | Commissioner & Secretary,<br>Industries Department,<br>Govt. of Haryana.               | Member |

- |     |   |        |
|-----|---|--------|
| 11. | Managing Director,<br>Haryana State Industrial Dev. Corp.(HSIDC), | Member |
| 12. | Chief Coordinator Planner,(NCR Cell),<br>Govt. of Haryana         | Member |
| 13. | Chief Administrator,<br>Haryana Urban Dev. Authority (HUDA).      | Member |

#### RAJASTHAN :

- |     |   |        |
|-----|---|--------|
| 14. | Secretary,<br>Urban Dev. & Housing,<br>Govt. of Rajasthan   | Member |
| 15. | Secretary, (Industry),<br>Govt. of Rajasthan  | Member |
| 16. | Managing Director,<br>Rajasthan State Industrial Development<br>and Investment Corporation (RIICO). | Member |
| 17. | Chief Town Planner,(NCR)<br>Govt. of Rajasthan  | Member |
| 18. | Secretary,<br>Urban Improvement Trust (UIT),<br>Alwar   | Member |

#### UTTAR PRADESH :

- |     |   |        |
|-----|---|--------|
| 19. | Commissioner & Secretary,<br>Housing & Urban Development,<br>Govt. of Uttar Pradesh.      | Member |
| 20. | Secretary (Industry),<br>Govt. of Uttar Pradesh.  | Member |
| 21. | Managing Director,<br>Uttar Pradesh State Industrial<br>Development Corporation (UPSIDC). | Member |
| 22. | Chief Co-ordinator Planner (NCR Cell),<br>Govt. of Uttar Pradesh                          | Member |
| 23. | Vice-Chairman,<br>Meerut Dev. Authority   | Member |
| 24. | Vice-Chairman,<br>Bulandshahr-Khurja Dev. Authority                                       | Member |

- |     |  |                      |
|-----|--|----------------------|
| 25. | Vice-Chairman,<br>Ghaziabad Dev. Authority     | Member               |
| 26. | Chairman,<br>NOIDA                             | Member               |
| 27. | Chairman,<br>Greater NOIDA                     | Member               |
| 28. | Chief Regional Planner,<br>NCR Planning Board. | Member -<br>Convenor |

(C) The committee will be empowered to constitute such sub-groups/sub-committees as it may deem necessary consisting of officials and non-officials and/or non-officials to examine one or more issues germane to its functioning to achieve these objectives. The committee may also co-opt one or more persons as its member(s), should it find the same necessary for the satisfactory completion of the task entrusted to it.

(D) The secretarial support for the committee shall be provided by the NCR Planning Board.

*Omash Saigal*

( OMESH SAIGAL )  
Member Secretary

Copy to all Members.

RECOMMENDATIONS OF  
THE SUB-COMMITTEE

Accepted.

- Annexed (Appendix 'A') .

## Drawing up a set of policy incentives

To encourage units to locate in the new towns the following package of incentives are recommended:

### PACKAGE OF INCENTIVES :

- 2)

b) The land so provided be given at a closed down in Delhi. GNCT-Delhi may concessional rate, viz. predetermined rates including cost of acquisition and cost of development and administrative charges.

- (५)

5

Early possession of this land be given to the owners so that the entrepreneurs are able to undertake internal development of the land.

- 9

Accepted

- d) Proper infrastructure required for functioning of the industry to be developed by the concerned public agencies. d) Accepted.
- e) The land so allotted be more than the existing areas so as to allow for renovation/modernisation and technical development depending on the need of each unit. e) Accepted.
- f) Entrepreneurs be allowed to retain part of their existing lands within the land provisions of the Master Plan from where the units are shifting and the said land be allowed to be developed by the owners as per provisions and land uses under the Master Plan. f) Accepted subject to following: In the case of a small-scale industrial unit proposing to relocate in notified NCR industrial estates outside Delhi, the entrepreneurs may be allowed to convert the use of his existing premises to a suitable alternative land use covering commercial-cum-residential purposes, as an incentive to such shifting of his manufacturing operations. The relevant provisions of MPD-2001 may accordingly be amended, if need be.
- g) Land be also provided for developing housing facilities, on priority, for the workers and officers in the vicinity of relocation site. g) Accepted.
- h) Financial institutions may be requested to examine provision of loans on soft terms for shifting units. This could be in terms of greater moratorium, lower rate of interest and longer period of repayments etc. comparable to those extended for rehabilitation of industrial units, within the respective State/NCT Delhi. h) Accepted.
- i) Exemption from Central and local sales tax and local octroi for five years as is given to new units be extended to those units which shift. i) Accepted. (The exemption should be provided as per the industrial policies of the respective State Governments).
- j) Rebate in electricity and water charges be given to the units which shift. j) -do-
- k) exemption from property tax for a period k) -do-

11/7



3. Suggesting the institutional machinery to be set up to ensure joint action for timely implementation in each and every case.

upto five years be given to such units which shift.

#### INSTITUTIONAL MACHINERY:

It was felt that such a mechanism could only be worked out when detailed time-bound functional plans for different sectors of core-economic activities are prepared. This mechanism will, however, differ from case to case. In general, it was felt that a mechanism consisting a mix of following may help to achieve the required objectives:

1. Guidelines which establish 'give and take' relationship between the 'exporting authority' (i.e. Delhi Administration) and the receiving authority (i.e. concerned State Government). This will include a package of incentives and concessions offered by these authorities and also who is to do what, which is duly elaborated in the shape of a resolution of the Board.

2. Setting up of 'joint venture' projects by various agencies of Delhi Administration with their counterparts in the States (the relationship for such joint ventures to some extent can be covered in the guidelines) as in 1. above.

4. Action Programme for the New Township-Linkages with NCT of Delhi.

- a) Industry

4. Annexed (Appendix 'B')

11/8

1. Accepted.

2. Accepted.

It is also proposed that a high-level Committee under the chairmanship of Chief Secretary, GNCT-Delhi with Member Secretary, NCR Planning Board, Secretary, (L&B) Delhi Administration, Vice-Chairman, DDA and also Secretaries of all urban development authorities of the Haryana, Rajasthan & U.P. Sub-regions as members be constituted so as to monitor the dispersal of industries and wholesale trade from Delhi, as per a phased time-bound programme.

4. Our specific proposals with regard to the recommendations relating to the three main employment generating activities are as under :-

- a) Industries: Accepted with the

modification that the committee under the Chief Secretary, GNCT-Delhi to monitor the shifting of economic activities as proposed vide issue- (3) above be constituted.

b) Central Government Offices & Public Sector Undertakings and institutions.

b) The Central Government Offices, PSUs: Accepted, except for b (1). It may be mentioned here that as per the resolution passed in the 16th meeting of the NCP Planning Board, an inter-government inter department committee under the Secretary, Urban Development is proposed to be set up to monitor the relocation of these offices within NCP.

c) Wholesale trade & commerce.

c) Wholesale Trade & Commerce:

Accepted.

Suggested Locations for the Core-economic Activities

<u>Name of the Towns</u>	<u>Core-economic activities</u>
1. Meerut	(i) Industry (ii) Govt. and Public sector offices (iii) Wholesale Trade - Textile & Readymade garments (iv) Informal sector - sport goods - handlooms - scissors and blades
2. Hapur	(i) Industry (ii) Wholesale trade - Foodgrains - Fruits and vegetables
3. Bulandshahr	(i) Industry
4. Khurja	(i) Industry (ii) Informal sector - pottery & ceramics
5. Palwal	(i) Industry (ii) Inland Container Depot
6. Rohtak	(i) Industry (ii) Govt. & Public sector offices (iii) Wholesale trade - textiles & readymade garments
7. Panipat	(i) Industry (ii) Wholesale trade - food grains; fruits & vegetables (iii) Informal sector - Handloom
8. Rewari	(i) Industry (ii) Wholesale trade - Fuel Oil (iii) Informal sector - Brass wares
9. Dharuhera	(i) Industry (ii) Wholesale trade - Hardware and building material
10. Alwar	(i) Industry (ii) Govt. & Public sector offices (iii) Wholesale trade - building material (iv) Informal sector - leather work - kurtikari - potteries - carpet weaving

11. Bhiwadi

- (i) Industry
- (ii) Wholesale trade  
- Hardware and building material

12. Bahadurgarh

- (i) Industry

13. Kundli

- (i) Industry
- (ii) Wholesale trade  
- fruits and vegetables

11/12

Core-economic activities in the new township-  
linkages with NCT of Delhi - Action programme.

-----

The new strategy approved by the NCRI-B envisages that the new townships which are to be developed should be centred around core economic activities. As a part of the dispersal process, definite, linkages will have to be developed as far as possible, between the other activities to be developed in the new townships and those activities which are identified for relocation out of Delhi. The committee discussed this issue in the light of various activities which have already been identified for relocation out of Delhi. The action programme suggested by the committee in respect of the three major employment generators in Delhi viz. Industry, Central Government and Public Sector Offices and Trade and Commerce is as follows:

(a) INDUSTRY

In the Delhi Master Plan-2001 certain recommendations have been made with regard to shifting of non-conforming industrial units outside Delhi such as heavy, large and hazardous and noxious units. Industries Department of Delhi Administration, has identified 10 hazardous/noxious units in the first instance and notices have already been issued that these are to be closed down by 31st July, 1993. Besides this, Industries deptt. has also identified 1476 polluting units and submitted this list to Delhi Development Authority. Out of these 1476 units, 258 units are identified as noxious/hazardous in nature. Following action programme is proposed in such cases:

- 1) In case of 10 units, the Industries Department of Delhi Administration would write to each individual unit to contact the Industries Departments/Industries Development

Corporations of the participating States NCR for allotment of land in the Priority Towns. The allotment of land to those people whose industries have been closed down in Delhi is to be made on pre-ferential basis and while locating their industries in these towns they will have to abide by the local environment and pollution control measures.

- ii) The list of 258 industries pertaining to noxious/hazardous out of 1476 are required to be further scrutinised by Delhi Administration/Delhi Development Authority and notices to be given as per the legal provisions and the same procedure as mentioned at (i) could be followed.
- iii) A sub-committee consisting of members from Industries Deptt., Delhi Administration, Delhi Development Authority, and the NCR Planning Board be constituted by the NCR Planning Board to regularly monitor and coordinate the programme of action. The representatives of the State Governments can also be co-opted in this committee, as and when required.

(b) Central Government and Public Sector offices and institutions.

The policies with regard to location of Central Government and Public Sector Offices in the Regional Plan - 2001 as well as in the MPD-2001 envisages that in Delhi only those offices are to be allowed which perform liaison, protocol and ministerial functions, which by their nature cannot be performed anywhere else except in the National Capital. In the process of identification of Public Sector Offices based on the criterion laid



down in the Regional Plan - 2001 a high powered committee under the chairmanship of Cabinet Secretary was constituted by Government of India in 1986. The committee has identified 24 Public Sector Offices which are to be shifted out of Delhi. Beside this, Ministry of Urban Development has also identified 13 Government offices. Following action programme is suggested in this regard.

i) Primarily, the responsibility to shift these identified Government and Public Sector offices would rest with Ministry of Urban Development. But, since MPD-2001 also contains similar restrictions with regard to location of these offices, Delhi Development Authority could now initiate appropriate action in accordance with the legal enforcement provisions for shifting of these offices out of Delhi. A time bound programme in this regard is to be prepared by the Delhi Development Authority in consultation with the Ministry of Urban Development.

ii) Some of the towns in NCR viz. Meerut in U.P. Sub-region, Rohtak in Haryana Sub-region and Alwar in Rajasthan sub-region have very good physical and social infrastructure and developed land for offices, institutions and housing for the employees is available at much cheaper rates in these towns. These offices in turn may contact concerned development agencies e.g. Meerut Development Authority (MDA), Haryana Development Authority (HUDA) and Urban Improvement Trust (UIT), Alwar for allotment of land for office accommodation and housing at these places.

iii) Besides making provision for housing for the employees other incentives in the form of CCA, HRA etc. as given to employees working in Delhi, should be given to employees who may be affected by this shifting. Other incentives such as allowances for study of children etc. as recommended in the Regional Plan-2001 should also be thought of. The action in this regard is to be initiated by NCRPB.

(iv) Institutions of National/Regional importance with requirement of extensive areas (say 2 acres or more) should not be located in Delhi. They should be considered for location in DMA/Priority towns. DDA to consider adopting this as policy for institutional land allotment.

c) Wholesale Trade & Commerce.

- i) New wholesale markets should be developed in the Priority/DMA Towns as per the locations suggested by the Consultants in the study sponsored by NCRPB.
- ii) The possibility of joint collaboration of the agencies of Delhi Administration e.g. Delhi Agricultural Marketing Board etc. with their counter-parts in the concerned participating States should be explored.

प्रेषक,

श्री प्रभास कुमार झा,  
विशेष सचिव,  
उत्तर प्रदेश शासन ।

सेवा में,

सदस्य सचिव,  
राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड,  
नई-दिल्ली ।

आवास अनुभाग-3

लखनऊ दिनांक 6 जनवरी, 1995

विषय=

देहली आटो एण्ड जनरल फाइनेन्स लि० की ग्राम मोहिउद्दीन कनावली तथा छजारसी स्थित भूमि का भू-उपयोग म्हायोजना में आवासीय में परिवर्तन हेतु एन०सी०आर०बी० के विचारार्थ प्रेषित किया जाना ।

म्होदय,

मंत्री, शहरी विकास, भारत सरकार के पत्र दिनांक 6 मई, 1994 'आयाप्रति संलग्न' द्वारा भेजे देहली आटो एण्ड जनरल फाइनेन्स लि० की योजना के बारे में यह संस्तुति उत्तर प्रदेश सरकार को प्राप्त हुई है कि उक्त संस्था का अनुरोध स्वीकार किये जाने से राष्ट्रीय राजधानी क्षेत्र के विकास एवं राज्य आवास नीति के क्रियान्वयन में सहायता मिलेगी ।

इस संबंध में देहली आटो एण्ड जनरल फाइनेन्स लि० के प्रत्यावेदन को संलग्न करते हुए तथा इस मामले के सम्बन्धित तथ्यों से अवगत कराते हुए मुझे यह कहने का निर्देश हुआ है कि गाजियाबाद विकास प्राधिकरण को इन्दिरापुरम् आवासीय योजना एवं उससे लगी हुई लगभग 289 एकड़ निजी क्षेत्र की भूमि को शामिल करते हुए लगभग 1600 एकड़ भूमि का भू-उपयोग गाजियाबाद विकास प्राधिकरण को म्हायोजना में कृषि एवं मनोरंजन से आवासीय में परिवर्तित करने का निर्णय 1991 में लिया गया था और उत्तर प्रदेश नगर योजना एवं विकास अधिनियम की धारा-13121 के अन्तर्गत कार्यवाही कर दिनांक 22-11-91 को अधिसूचना निर्गत की गई थी । बाद में यह निर्णय लिया गया कि गाजियाबाद विकास प्राधिकरण को इन्दिरापुरम् आवासीय योजना की भूमि के अतिरिक्त निजी क्षेत्र को अन्य कोई भूमि आवासीय भू-उपयोग में परिवर्तित न किया जाय । तदनुसार उपाध्यक्ष, गाजियाबाद विकास प्राधिकरण को यह निर्देश दे दिये गये कि निजी क्षेत्र की उक्त भूमि पर ले-आउट प्लान की स्वीकृति को कार्यवाही स्थगित रखी जाय । विधिक प्रक्रिया के अन्तर्गत उपरोक्त निजी क्षेत्र की 289 एकड़ भूमि का भू-उपयोग मूल

25/1/95  
9/1/95

भू-उपयोग में अर्थात् आवासीय से कृषि एवं मनोरंजन में परिवर्तित करने हेतु आपत्तियाँ एवं सुझाव आमंत्रित किये गये । तदुपरान्त सेन्ट्रल इण्डस्ट्रियल सेक्टोरिटी फॉर्स की 74.48 एकड़ भूमि का भू-उपयोग बटा लिया न मुख्यालय करते हुए शेष भूमि को आवासीय से मनोरंजन एवं कृषि भू-उपयोग में परिवर्तित करने को अधिसूचना दिनांक 28-9-92 को जारी की गई है । भू-उपयोग परिवर्तन की आपत्तियाँ एवं सुझाव आमंत्रित करने की सूचना दिनांक 2-12-91 को चुनौती देते हुए देहली आटो एण्ड जनरल फाइनेन्स लि० द्वारा एक रिट याचिका मा० उच्चन्यायालय में दायर की गई । उक्त रिट याचिका मा० उच्चन्यायालय द्वारा दिये गये निर्णय दिनांक 22-12-92 में स्वीकार कर ली गई । उक्त निर्णय में गाजियाबाद विकास प्राधिकरण को दिनांक 23-4-92 का आदेश जिसके द्वारा पक्ष का ले-आउट प्लान स्वीकृत नहीं किया गया है, उत्तर प्रदेश शासन का आदेश दिनांक 24-9-91 जिसके द्वारा प्राधिकरण का ले-आउट प्लान स्वीकृत न करने के निर्देश दिये गये थे तथा दिनांक 2-12-91 की राज्य सरकार की सूचना जिसके द्वारा भू-उपयोग परिवर्तन पर आपत्तियाँ मांगी गयी थी को निरस्त करते हुए देहली आटो का ले-आउट प्लान एक माह के अन्दर स्वीकृत किये जाने का निर्देश दिया गया ।

मा० उच्चन्यायालय के निर्णय दिनांक 22-12-92 के विरुद्ध उत्तर प्रदेश सरकार ने मा० उच्चतम न्यायालय में एक विशेष अनुज्ञा याचिका संख्या-3663 दिनांक 1-3-93 को दायर किया । उक्त विशेष अनुज्ञा याचिका मा० उच्चतम न्यायालय ने स्वीकार करते हुए दिनांक 31-3-94 को निर्णय दिया । मा० उच्चतम न्यायालय द्वारा एन०सी०आर० प्लानिंग बोर्ड को भी इस मामले में पक्ष बनाया गया । एन० सी०आर० प्लानिंग बोर्ड की ओर से अपना शपथ-पत्र दिनांक 13-8-93 को दाखिल किया गया । मा० उच्चतम न्यायालय द्वारा विशेष अनुज्ञा याचिका स्वीकार करते हुए यह कहा गया है कि देहली आटो की भूमि का भू-उपयोग परिवर्तन करने से पूर्व एन०सी० आर० प्लानिंग बोर्ड की अनुमति नहीं ली गई जबकि इसके पूर्व एन०सी०आर० प्लानिंग बोर्ड ने अपनी बैठक दिनांक 3-6-92 में यह निर्णय लिया था कि इस क्षेत्र में प्राधिकरण इन्दिरापुरम् आवासीय योजना के लिए किये गये भू-उपयोग परिवर्तन के संबंध में आवासीय उपयोग वहाँ तक सीमित रहेगा जहाँ तक उनके द्वारा नियोजन प्रविष्टता स्वीकार की गई है तथा भविष्य में एन०सी०आर० बोर्ड की सहमति के बिना एन०सी०आर० रीजन में भू-उपयोग परिवर्तन न किया जाये । मुख्य नगर एवं ग्राम नियोजक उत्तर प्रदेश ने भी अपने पत्र दिनांक 24-8-94 छायाप्रति संलग्न में आपत्ति करते हुए यह मत व्यक्त किया है कि प्रसंगत भू-उपयोग परिवर्तन का सीधा प्रभाव प्रस्तावित जनसंख्या पर पड़ेगा जो कि एन० सी०आर० की योजनाओं के उद्देश्यों के प्रतिकूल होगा ।

III/3

उपरोक्त परिस्थितियों में सम्यक विचारोपरान्त उत्तर प्रदेश सरकार द्वारा मा० मंत्री, शहरी विकास, भारत सरकार की संस्तुति पर विचार करते हुए यह निर्णय लिया गया है कि उपर्युक्त तथ्यों के साथ मेसर्स देहली आटो एण्ड जनरल फाइनेन्स लि० के भू-उपयोग परिवर्तन के प्रत्यावेदन को राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड को सन्दर्भित किया जाये। कृपया तदनुसार इस मामले में बोर्ड के निर्णय से उत्तर प्रदेश सरकार को अवगत कराने का कष्ट करें।

भवदीय,



प्रभास कुमार झा  
विशेष सचिव।



No. 176-D/UDM/74.

मंत्री

शहरी विकास

भारत सरकार

नई दिल्ली-110011

MINISTER OF  
URBAN DEVELOPMENT

GOVT. OF INDIA

NEW DELHI-110011

26.5.94

My Dear *Mulayam Singh*

I am enclosing herewith representation submitted by M/s Delhi Auto & General Finance (P) Ltd., and its Associates regarding development of their land at Ghaziabad. I feel if their request is accepted, it will help in the development of the National Capital Region and also in the implementation of the State Housing Policy.

*With regards*

Yours sincerely,

*S. Kaul*

( SHEILA KAUL )

Shri Mulayam Singh Yadav,  
Chief Minister of Uttar Pradesh,  
Lucknow.



# Delhi Auto & General Finance Pvt. Ltd.

MOTOR & GENERAL FINANCIERS

Admn. Office : Sagar Apartments, 6, Tilak Marg, New Delhi - 110 001

23rd May, 1994

The Hon'ble Minister  
Ministry of Urban Development  
Government of India  
Nirman Bhawan  
NEW DELHI.

SUB: CHANGE OF LAND USE OF M/S. DELHI AUTO & GENERAL  
FINANCE PVT. LTD. AND ITS ASSOCIATES LAND SITUATED  
IN VILLAGES MOHIUDDEENPUR, KANAUNI AND CHHAJARSI  
DISTRICT GHAZIABAD (U.P.)

Respected Madam,

You will kindly appreciate that the Central Government is keen to develop the National Capital Region to lessen the burden on Delhi. It is also the oft-repeated policy of the State Government of Uttar Pradesh to associate private builders with housing activities in the State. With this view, we desire to build a Housing Complex on our land situated in villages Mohiuddeenpur, Kanauni and Chhajarsi, District Ghaziabad, the land use of which was changed from recreational to residential vide Government of Uttar Pradesh Notification dated 22.04.1991. However, the change was objected to by NCRP Board on the ground that it was in violation of the National Capital Region Plan.

Shri R.S. Mathur, Principal Secretary, Housing Government of Uttar Pradesh, vide his letter dated 10.03.1992 to Shri R.K. Bhargava, Secretary, Ministry of Urban Development of India, New Delhi, had explained that the change in the land use made vide Notification dated 22.04.1991 was not in violation of the Regional Plan. Rather, as stated by Mr. R.S. Mathur, it is in the public interest as such a vast area of 2880 acres, which was earmarked for recreational use for the proposed Olympic Games, 1992, was not now required for the recreational use and that if it is allowed to remain unutilised, it would be encroached upon.

NCRP Board was made a party in the Supreme Court in appeals filed by the Ghaziabad Development Authority (GDA) and the State Government against the judgement of the Allahabad High Court. NCRP Board in its counter affidavit before the Hon'ble Supreme Court had taken the only stand that the permission



# Delhi Auto & General Finance Pvt. Ltd.

MOTOR & GENERAL FINANCIERS

Admn. Office : Sagar Apartments, 6, Tilak Marg, New Delhi - 110 001

: 2 :

sanction of the NCRP Board was not taken before the change in the land use was made by the State Government. The Supreme Court allowed the appeals only on this ground and upheld the rechange of the land use of the land from residential to recreational, except 835 acres of GDA's land, for which post facto sanction was given by the NCRP Board in its meeting dated 03.06.1992. This tentamounted to retaining only 835 acres of land under non-recreational use and reconverting the entire balance of 791 acres cut of the originally notified 1626 acres to recreational use. However, the Uttar Pradesh Government through its Notification dated 28.09.1992, published in the Gazette dated 12.12.1992 has actually reconverted the land use of about 238 acres from residential to recreational use still retaining about 1388 acres under residential/institutional use. It is, therefore, submitted that by adding our 80 acres of land to residential use, the overall land use of the area or the density pattern is not going to materially change.

Madam, this action of the Uttar Pradesh Government has affected us adversely in as much as we have incurred a huge expense on the development of our land, preparing plans and drawings for the Housing Colony and also had made commitments to various parties. Moreover, reserving such a vast land for the recreational use is excessive in view of the fact that the proposal for holding Olympic Games had been abandoned and such a vast area is no more required either by the State Government or by the Central Government for recreational purposes. The Central Government can still remedy the harm done to us as it can give directions under section 28 of the NCRP Board Act, 1985, for the efficient administration of this Act. If under this section your Ministry takes up the matter with the Board or the State Government to amend the Master Plan by changing the land use of our land from recreational to residential after fulfilling the formalities under section 13 of the Uttar Pradesh Urban and Development Act, 1973, and the amendment so made is submitted to the NCRP Board to ensure that it is in conformity with the regional plan, the change thus made will not suffer from any defect and will not contravene the judgement rendered by the Supreme Court.





# Delhi Auto & General Finance Pvt. Ltd.

MOTOR & GENERAL FINANCIERS

Admn. Office : Sagar Apartments, 6, Tilak Marg, New Delhi - 110 001

: 3 :

We shall, therefore, request your goodself kindly to take up the matter with the State Government to have the change in the land use, as requested above, made and put it up to the NCRP Board for its approval. This will not only help in the development of the National Capital Region but also be in consonance with the Housing Policy of the State of Uttar Pradesh in no way will contravene the judgement of the Hon'ble Supreme Court.

Thanking you,

Yours faithfully,  
for Delhi Auto & General Finance Pvt. Ltd.

( G. SAGAR SURI )  
CHAIRMAN

**DETAILS OF LAND IN VILLAGE KANAUNI  
AND CHHAJARSI**

S.No.	Khasra No.	Area				Sq.Yards	A c r e
		Big.	Bis.	Bisw.	Kan.		
1.	519 & 520	5	1	1	0	15283	3.16
2.	526	5	6	0	0	16032.50	3.31
3.	519	1	15	18	0		
	520	2	14	15	0		
	526/1	12	2	0	0		
		16	12	0	0	50298.18	10.39
4.	557	1	1	0	0	3176.25	0.66
5.	558	0	2	0	0	2851.06	0.59
	559	0	16	17	0		
6.	603/3	0	16	0	0	2420.0	0.50
7.	549	0	6	13	6-2/3		
	550	0	7	6	13-2/3		
	551	0	4	3	6-1/3		
	552	0	4	13	6-2/3		
	553	0	0	10	0		
	554	0	6	3	6-2/3		
	556	0	8	6	13-1/3		
		1	17	16	13	5722.17	1.18
8.	549	0	11	0	0		
	550	0	10	0	0		
	551	1	0	16	13-1/3		
	554	1	10	16	13-1/3		
	556	2	1	10	13-1/3		
		5	14	4	0	17272.75	3.57
9.	550	1	6	13	6-2/3		
	549	1	2	6	13-1/3		
	552	0	2	10	0		
	553	1	3	6	13-2/3		
		3	14	16	13-1/3	113185.54	2.34
10.	527/1	4	16	19	0	14663.64	3.03
11.	519 & 527/1	1	9	4	0	4416.5	0.91
12.	519 & 520	1	0	0	0		
		4	1	6	0		
		5	1	6	0	15321.62	3.17
13.	526	0	15	4	0	2299	0.48
14.	519	4	17	5	0	14709	3.04
15.	527/1	1	13	19	0	5134.89	1.06
16.	520	1	12	0	0	4840	1.00
17.	519 & 527/1	4	18	4	0	14852.75	3.07
18.	535	2	1	0	0		
		2	15	0	0	6201.75	1.28

III / 6

III / 9

1-2-21

S.No.	Khasra No.	A r e a				Sq.Yards	A o r e
		Big.	Bis.	Bisw.	Kan.		
19.	527/1	3	4	16	0	9800.96	2.02
20.	537	4	16	19	0	14663.69	3.03
1.	526	0	15	4	0	2299.00	0.48
2.	527/1	0	16	10	10	2499.4	0.52
3.	527/1	0	16	10	10	2499.4	0.52
4.	526/2	4	1	0	0		
	527/2	1	1	0	0		
	527/3	5	7	0	0		
	527/3	2	1	7	0		
		12	10	7	0	37865.4	7.82
5.	527/4	1	18	13	0	5845.75	1.21
6.	527/4	1	16	13-1/3	0	5545.75	1.15
7.	528	1	12	0	0	4840	1.00
8.	527	1	14	13-1/3	0	5243.3	1.08
1.	2/1	2	5	0	0		
	6	11	8	0	0		
		13	13	0	0	41291.3	8.53
2.	1	1	9	0	0		
	2/2	3	17	0	0		
	4	1	12	0	0		
	5	1	19	0	0		
	6/2	3	13	0	0		
	8	1	0	0	0		
	21/1B	12	9	0	0		
		25	19	0	0	78498.8	16.22

TOTAL = 61.57

TOTAL = 24

G TOTAL = 86.32

\*\*\*\*\*

III/10

31/9/91, 3 अ.

246073  
फोन : 233358  
242514

# नगर एवम् ग्राम नियोजन विभाग, उत्तर प्रदेश

7, बन्दरिया बाग, लखनऊ-226001

29/9/91 ज. नि. (अ. नं.)/ग. नि. - 37. 7/93/94 दिनांक 24-8-94 199

सेवा में,

श्री लक्ष्मी नारायण त्रिपाठी  
उपसचिव  
आवास अनुभाग-3  
उत्तर प्रदेश शासन  
लखनऊ

विषय:- गाजियाबाद महायोजना के अन्तर्गत में 0 देहली आटो  
एण्ड जनरल फाइनेन्स प्रा० लिमिटेड, दिल्ली के पक्ष  
में भू-उपयोग परिवर्तन के सम्बन्ध में।

=====

महोदय,

उपर्युक्त विषयक कृपया अपने अर्ध शासकीय पत्र संख्या:  
एमओओ-221/9आ-3-94-39 एनओसीओ/90, दिनांक: 16 अगस्त,  
1994 का सन्दर्भ ग्रहण करें। इस सम्बन्ध में अवगत कराना है कि  
गाजियाबाद महायोजना में कुल 2880.0 एकड़ क्षेत्रफल का प्राविधान  
मनोरंजन भू-प्रयोग में किया गया था। उत्तर प्रदेश शासन ने अपने  
नोटीफिकेशन दिनांक: 22-4-1991 द्वारा इस क्षेत्रफल के एक अंश 1288  
एकड़ का भू-उपयोग परिवर्तन कर आवासीय हेतु कर दिया था। इस  
क्षेत्रफल में वर्ष 1992 में 835 एकड़ क्षेत्रफल पर इन्दिरापुरम् का विकास  
किया जा रहा था तथा 125 एकड़ क्षेत्रफल में गाँव की आबादी है  
तथा 325 एकड़ क्षेत्रफल अविकसित था। उत्तर प्रदेश शासन ने भू-  
प्रयोग परिवर्तन हेतु राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के समक्ष  
क्षेत्रफलों तक ही अपनी प्रतिबद्धता का उल्लेख किया है। इसी प्रति-  
बद्धता के आधार पर राष्ट्रीय राजधानी क्षेत्रीय योजना बोर्ड ने  
इन्दिरापुरम् आवासीय योजना हेतु भू-प्रयोग परिवर्तन एवं योजना  
के समायोजन हेतु अपनी स्वीकृति प्रदान की है।

कूओओपूओदेओ

01 / 11

पत्र के साथ संलग्न माननीय सुप्रीम कोर्ट के निर्णय में यह उल्लिखित है कि 30प्र0 शासन के नोटीफिकेशन में जितने क्षेत्रफल की नियोजन प्रतिबद्धता आवासीय भू-प्रयोग के लिये निर्धारित है केवल उतने ही क्षेत्रफल का भू-प्रयोग परिवर्तन "मनोरंजन" से "आवासीय" सीमित रहेगा। यहाँ यह उल्लेखनीय है कि मै0 देहली आर्टो एण्ड जनरल फाइनेन्स लिमिटेड, दिल्ली की प्रस्तावित 80 एकड़ भूमि इन्दिरापुरम हेतु 835.00 एकड़ क्षेत्रफल क्षेत्रफल में सम्मिलित नहीं है।

राष्ट्रीय राजधानी क्षेत्रीय योजना में गाजियाबाद १ लोनी सहित १ डी0एम0ए0 टाऊन के रूप में परिकल्पित है जिसकी जनसंख्या वर्ष 2001 हेतु 11.0 लाख नियतित की गई है तथा गाजियाबाद हेतु नियन्त्रित मध्यम गति का विकास प्रस्तावित है। गाजियाबाद की महायोजना में नियतित जनसंख्या के अनुसार ही सभी भू-प्रयोगों का प्राविधान किया गया है। मै0 देहली आर्टो एण्ड जनरल फाइनेन्स प्रा0लि0, दिल्ली के पक्ष में मनोरंजन भू-प्रयोग से आवासीय भू-प्रयोग परिवर्तन करने से आवासीय क्षेत्र में वृद्धि होगी। इस परिवर्तन का सीधा प्रभाव प्रस्तावित जनसंख्या पर पड़ेगा तथा परिणामस्वरूप गाजियाबाद महायोजना, एन0सी0आर0 के 30प्र0 उपक्षेत्रीय योजना एवं राष्ट्रीय राजधानी क्षेत्रीय योजनाओं के उद्देश्यों की प्राप्ति पर प्रतिकूल प्रभाव पड़ेगा।

इसी परिप्रेक्ष्य में यह भी उल्लेख करना है कि शासनादेश संख्या: 3028/9-आ-3-91-83 विविध/91, दिनांक 10 अक्टूबर, 1991 के अनुसार नगरों में प्रस्तावित खुले क्षेत्रों में यदि कोई परिवर्तन अपेक्षित हो तो उतने ही क्षेत्र का प्राविधान अन्य उपयोगों से खुले क्षेत्रों में किया जाना आवश्यक है ताकि कुल आरक्षित खुले क्षेत्र का क्षेत्रफल यथावत बना रहे।

उपरोक्त तथ्यों को दृष्टिगत रखते हुये सन्दर्भित क्षेत्र का भू-उपयोग परिवर्तन औचित्यपूर्ण नहीं होगा।

भवदीय

श्री. दासगुप्ता 23/4/82  
य0सी0 दासगुप्ता  
मुख्य नगर एवं ग्राम नियोजक।

IN THE SUPREME COURT OF INDIA

CIVIL APPELLATE JURISDICTION

509288

CIVIL APPEAL NO. 4384 OF 1993

Ghaziabad Development Authority

...Appellant.

Versus

Delhi Auto & General Finance Pvt. Ltd. & Ors.

...Respondents.

WITH

CIVIL APPEAL NO. 4385 OF 1993

State of U.P.

...Appellant.

Versus

Deihi Auto & General Finance Pvt. Ltd. & Ors.

...Respondents.

AND

CIVIL APPEAL NO. 634 OF 1994

Ghaziabad Development Authority

...Appellant.

Versus

Maha Maya General Finance Co. Ltd. & Anr.

...Respondents

J U D G M E N T

VERMA, J.

These appeals are disposed of by this common judgment since the points for decision are common. Writ petition No. 16382 of 1992- Delhi Auto & General Finance Pvt. Ltd. Vs. State



of U.P. & Anr.- filed in the Allahabad High Court was allowed by the judgment dated 22.12.1992 and for the same reasons Writ Petition no. 25461 of 1992- Maha Maya General Finance Co. Ltd. Vs. State of U.P. & Anr.- was allowed by the High Court by its judgment dated 21.5.1993. Civil Appeal Nos. 4384 and 4385 of 1993 are separate appeals by special leave by the two respondents in the Writ Petition No. 16382 of 1992 while similar Civil Appeal No. 634 of 1994 is by one of the respondents in Writ Petition No. 25461 of 1992. The material facts may now be briefly stated.

The Master Plan (Annexure I) was prepared under Section 8 of The Uttar Pradesh Urban Planning and Development Act, 1973 (hereinafter referred as 'U.P. Act') for development of the area shown therein on 1.6.1986 for the period upto 2001 A.D. In this Master Plan certain lands in Villages Makanpur, Mohiuddinpur Kanauni, Chhajarasi and Lalpur were set apart and shown for use for 'recreational' purposes. This area indicated for recreational use in the Master Plan included certain lands of two private colonisers, namely, Delhi Auto & General Finance Pvt. Ltd. (hereinafter referred as 'Delhi Auto') and Maha Maya General Finance Co. Ltd. (hereinafter referred as 'Maha Maya'). Maha Maya as well as Delhi Auto applied to the Ghaziabad Development Authority constituted under the U.P. Act, for permission to develop and construct on their lands according to their lay-out plan, in accordance with Section 15 of the U.P. Act. The plan submitted by Maha Maya was granted conditional permission on 22.6.1991/11.7.1991. The application of Delhi Auto being found

to be defective was returned for correction and was then presented again after removal of the defects on 20.7.1991. It appears that by a Notification dated 22.4.1991 the Government of Uttar Pradesh had amended the land use of the area indicated originally in the Master Plan for 'recreational' use and converted it to 'residential' use. On 3.7.1991 the National Capital Region Planning Board constituted under the National Capital Region Planning Board Act, 1985 declined to approve the change of land use of that area from 'recreational' to 'residential' made by the State Government, on the ground that it was not in conformity with the policy decision of the State Government. Accordingly the Government of Uttar Pradesh reviewed its earlier decision and by order dated 24.9.1991 directed the Ghaziabad Development Authority not to sanction the lay-out plan of any person or any coloniser in respect of that area which was originally meant for recreational use. This action was taken to effectuate the purpose of the National Capital Region plan in the larger public interest for the plan development of that area. The State Government ultimately restored the original position indicated in the Master Plan of use of that area for recreational purposes. On 23.4.1992 Delhi Auto was refused the permission it had sought under Section 15 of the U.P. Act. The same was the effect of the communication to Maha Maya which amounted to revocation of the earlier permission. On facts, the only difference between Delhi Auto and Maha Maya is that in the case of Maha Maya a conditional permission had been granted by the Ghaziabad Development Authority prior to restoration of the land use to the original 'recreational' purpose, while in the case of Delhi Auto the pending



application was rejected after restoration of the original position.

As earlier stated, the writ petitions filed in the Allahabad High Court by Delhi Auto and Maha Maya challenging the refusal of permission sought by them under Section 15 of the U.P. Act have been allowed. The reasons given by the High Court for deciding in favour of the two private colonisers are the following:

1. By virtue of bye law 7.2 of the Ghaziabad Development Authority it would be deemed that the plan of the writ petitioners stood sanctioned on 22.11.1991. Notwithstanding the fact that the bye-laws have not been approved by the State Government, this consequence follows since the Ghaziabad Development Authority has been following the bye-laws in practice. There is deemed approval of the bye-laws by the State Government under Section 57 of the U.P. Act;
2. After conversion of the land use of the area, including the land of the writ petitioners, from 'recreational' as shown in the master plan to 'residential', the writ petitioners had a legitimate expectation that they can construct a housing colony according to their plans. Accordingly amendment of the master plan under Section 13 of the U.P. Act to restore the original land use, in the absence of any scheme to meet strong

public necessity, is arbitrary and illegal.

3. The Ghaziabad Development Authority has merely followed the order of the State Government dated 24.9.1991 which has changed the land use from 'recreational' to 'residential' and back again to 'recreational' within a short period.

4. Sanction of the lay-out plan of Maha Maya while refusing the permission to Delhi Auto is discriminatory.

However, in view of the revocation of permission given to Maha Maya this ground does not survive.

On behalf of appellants the learned counsel appearing for the State of Uttar Pradesh and the Ghaziabad Development Authority have assailed the High Court's judgment on several grounds. The arguments advanced to support the High Court's judgment, as finally crystallised in the submissions of Shri Soli J. Sorabjee appearing for Delhi Auto may be summarised, thus:

1. The change of land use from 'recreational' to 'residential' was not prohibited in the master plan; and it was also proper and reasonable in the facts and circumstances of the case.

2. 'Indirapuram' housing project covered at least 1626 acres which includes the lands of Delhi Auto and Maha Maya and not merely 1288 acres excluding the lands of these two private colonisers.

3. There was violation of Article 14 of the Constitution inasmuch as there is no rational basis for distinguishing between the lands of Ghaziabad Development Authority and those not of Ghaziabad Development Authority belonging to private colonisers. It is urged that the object of housing is equally met by the Ghaziabad Development Authority as well as private colonisers and, therefore, the private colonisers also should be permitted to build houses in that area.

4. There are planning commitments made by the private colonisers and expenses incurred for that purpose which have to be taken in conjunction with de facto operation of bye-laws in the practice followed. Thus fair treatment to Delhi Auto and Maha Maya required grant of permission and sanction of their lay-out plans on that basis.

Shri C.S. Vaidyanathan learned counsel for Maha Maya also advanced the same arguments and submitted further that the right of Maha Maya was greater in view of the permission accorded to it earlier under Section 15 of the U.P. Act before the direc-

tions given by the State Government not to grant such permission. Learned counsel submitted that the planning commission made by Maha Maya was much more in view of the investments made by it because of the permission accorded to it. He also submitted that the reason for change of land use back to 'recreational' from 'residential' was never disclosed and no notice or hearing was given to Maha Maya which had already been granted permission. He also submitted that private colonisers alone being excluded while Ghaziabad Development Authority was permitted to construct in a part of that area, the action was discriminatory.

We may first dispose of the point relating to deemed approval of the bye-laws by the State Government under Section 57 of the Act and the deemed sanction of the plans of respondents under bye-law 7.2 as held by the High Court. Learned counsel for the respondents rightly made no serious attempt to support this untenable view. Section 57 of the U.P. Act provides for the making of bye-laws and says that "the authority may, with previous approval of the State Government, make bye-laws....". It is obvious that the provision empowers the authority to make bye-laws only with the previous approval of the State Government. This being so, there can be no question of any deemed previous approval of the bye-laws. Merely because the authority chooses to follow certain procedure in the absence of any bye-laws which happens to correspond with the draft bye-laws awaiting approval of the State Government, the draft bye-laws do not become those framed under Section 57 of the Act with the express approval.

The basic premise on which the High Court proceeded to assume the existence of any bye-laws, is clearly non-existent. The further question of a deemed sanction under bye-law 7.2 which has not come into operation does not, therefore, arise. It is unnecessary to discuss this point any further. Suffice it to say that the view taken by the High Court on the basis of bye-laws and particularly bye-law 7.2, is wholly untenable.

The next ground of legitimate expectation, on which the High Court's conclusion is based, is equally tenuous. That view results from a misreading of the decision of this Court in F.C.I. Vs. Kamdhenu Cattle Feed Industries (1993 (1) SCC 71). It was clearly indicated in that decision that non-consideration of legitimate expectation of a person adversely affected by a decision may invalidate the decision on the ground of arbitrariness even though the legitimate expectation of that person is not an enforceable right to provide the foundation for challenge of the decision on that basis alone. In other words, the plea of legitimate expectation relates to procedural fairness in decision making and forms a part of the rule of non-arbitrariness; and it is not meant to confer an independent right enforceable by itself. That apart, the manner in which legitimate expectation has been relied on by the High Court in the present case, is difficult to appreciate. The High Court on this aspect has stated as under:

"After the notification of the State Government dated 22.4.1991 converting the use of petitioners' land from recreational to residential the petitioners had a legitimate

expectation that they can construct the colony and submitted plans. They have invested substantial amounts and people have made investments. They acted on the assurance of the State Government and have altered their position. This legitimate expectation of the petitioners has to be balanced with the general public interest. In the instant case it is admitted that the authority has not made any plans or scheme for the use of this vast land for recreational purpose and no proposals to this effect had been sent to the State. The State has not disclosed the reasons for which the user of the land is again being changed. In the absence of any scheme to meet strong public necessity, the present exercise of power under Section 13 of the Act is arbitrary and illegal."

It is difficult to appreciate how the change of land use of the area in the Master Plan from 'recreational' to 'residential' could give rise to a legitimate expectation in a private coloniser owning land in that area that he could construct a housing colony therein simply because he had submitted some plan for approval, when grant of the permission under Section 15 of the U.P. Act is not automatic and the statute permitted amendment of the Master Plan by change of the land use even thereafter. The mere fact that the area was shown originally as meant for 'recreational' use, shows that reversion to the original land use is equally permitted by the statute. No legitimate expectation of the kind claimed by these private colonisers could arise on these facts and in a situation like this clearly contemplated by the Statute itself.

It is for this reason that learned counsel for the respondents modified their argument to contend that the planning

commitments and incurring of expenses together with the de facto operation in practice of the bye-laws for grant of the permission gave rise to the legitimate expectation that their lay-out plans would be sanctioned. In the case of Maha Maya it was urged by Shri Vaidyanathan that the planning commitments were much more on account of permission being granted earlier under Section 15 of the U.P. Act. The question, therefore, is whether even this modified argument merits acceptance. In our opinion, it does not.

As earlier indicated, the decision in FCI Vs. Kamdhenu Cattle Feed Industries (supra) clearly says that legitimate expectation does not form an enforceable right to provide an independent ground of challenge. The modified stand taken by the learned counsel for respondents on this aspect is equally met by this proposition. In substance the contention of learned counsel for the respondents is that the planning commitments and the investments made by the two private colonisers confer on them or at least on Maha Maya the indefeasible right to grant of the permission and sanction of their lay-out plan which cannot be defeated by exercise of the power of amendment of the master plan under Section 13 of the U.P. Act. The fallacy in this contention is that it upgrades the so called legitimate expectation, assuming it to be so in the present case, to a legally enforceable right which a legitimate expectation is not, it being merely a part of the rule of non-arbitrariness to ensure procedural fairness of the decision. It is clear that the requirements of public interest can outweigh the legitimate expectation of

private persons and the decision of a public body on that basis is not assailable. This contention of learned counsel for the respondents fails.

Before dealing with the remaining submissions, it would be appropriate to refer to certain provisions of the Uttar Pradesh Urban Planning and Development Act, 1973 and the National Capital Region Planning Board Act, 1985 (referred hereafter as "NCR Act").

The UP Act is made to provide for the development of certain areas of Uttar Pradesh according to plan and for matters ancillary thereto. In the developing areas of the State of Uttar Pradesh the problems of town planning and urban development need to be tackled resolutely, the existing local bodies and other authorities being unable to cope with the problems to the desired extent. In order to improve the situation, the State Government considered it advisable that in such developing areas, Development Authorities on the pattern of Delhi Development Authority be established.

Section 3 of the U.P. Act provides for declaration of development areas for this purpose. Section 4 provides for constitution of a development authority for any development area declared under Section 3 of the Act. The Ghaziabad Development Authority is one such authority and the lands in question in the present case are within the development area declared under Section 3 of the Act. Chapter III contains Sections 8 to 12 relating to preparation, approval and commencement of master plan



and zonal development plan. Chapter IV contains Section 13 which relates to amendment of the master plan and the zonal development plan. Chapter V relates to development of lands. Therein, Section 14 provides that after the declaration of any area as development area under Section 3, no development of land shall be undertaken or carried out or continued in that area by any person or body unless permission for such development has been obtained in writing in accordance with the provisions of the Act. It also provides that no development shall be undertaken or carried out or continued in that area unless the same is also in accordance with such plans. Section 15 deals with the application for permission referred to in Section 14. It contemplates making of the requisite enquiry before making an order refusing or granting such permission. Section 16 prohibits use of any land or building in contravention of the plans. Chapter VI relates to acquisition and disposal of land required for the purpose of development. The remaining provisions relate to ancillary matters. Section 56 empowers the development authority to make regulations with the previous approval of the State Government for the administration of the affairs of the authority. Section 57 empowers the authority to make bye-laws with the previous approval of the State Government for carrying out the purposes of the said Act.

It is by virtue of the provisions of the U.P. Act that the two private colonisers, Delhi Auto and Maha Maya, in the present case applied for permission of the authority under the Act for the development of their lands and making construction

therein. Those lands were within the area set apart originally in the master plan for 'recreational' use, to which it reverted finally on amendment in accordance with Section 13 of the act.

Some provisions of The National Capital Region Planning Board Act, 1985 (hereinafter referred as "NCR Act") may now be referred. The enactment is '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 co-ordinating 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.' Section 2 contains the definitions. Clause (j) therein defines "Regional Plan" to mean the plan prepared under this Act for the development of the National Capital Region and for the control of land-uses etc.. Clause (m) defines "Sub-Regional Plan" to mean a plan prepared for a sub-region. Section 3 provides for constitution by the Central Government of the National Capital Region Planning Board, in the manner provided therein. Section 7 specifies the functions of the Board which include preparation of the Regional Plan and to arrange for the preparation of Sub-Regional Plans and Project Plans by each of the participating States. Section 10 indicates the contents of the Regional Plan which include the manner in which the land in National Capital Region shall be used and the policy in relation to land use and the allocation of the land for

different uses. Section 14 deals with modification of the Regional Plan and Section 15 provides for review and revision of the Regional Plan. Section 17 requires each participating State to prepare a sub-regional plan for the sub-region within that State. It has also to indicate the specified elements including the reservation of areas for specific land-uses. Section 19 requires that before publishing any Sub-Regional Plan, each participating State shall refer such plan to the Board to enable the Board to ensure that such plan is in conformity with the Regional Plan. Section 20 lays down the obligation of each participating State for the implementation of the Sub-regional plan, as finalised. Section 27 provides for the overriding effect of this Act notwithstanding anything inconsistent therewith contained in any other law, instrument, decree or order etc. Section 28 empowers the Central Government to give directions to the board for the efficient administration of the Act, which the Board is bound to carry out. Section 29 expressly provides that on coming into operation of the finally published Regional Plan, no development shall be made in the region which is inconsistent with the Regional Plan as finally published. Thus the overriding effect of the Act by virtue of Section 27 and total prohibition of any activity of development in violation of the finally published Regional Plan provided in Section 29 of the Act is sufficient to indicate that any claim inconsistent with the finally published Regional Plan in the area cannot be sustained on any ground.

The four villages in question in which the lands of Delhi Auto and Maha Mays are situated are part of the U.P. Sub-Region of the National Capital Region. In the Master Plan of 1986 operative till 2001 A.D. (Annexure 1) the lands of Delhi Auto and Maha Mays are included in the area set apart for 'recreational' use only. On this basis the Regional Plan was prepared and approved under the NCR Act on 3.11.1988 and finally published thereunder on 23.1.1989 according to which the area in question was set apart for 'recreational' use only. Admittedly no change in this Regional Plan to alter the land use of that area to 'residential' purpose was made any time thereafter in accordance with the provisions of NCR Act. The overriding effect of the NCR Act by virtue of Section 27 therein and the prohibition against violation of Regional Plan contained in Section 29 of the Act, totally excludes the land use of that area for any purpose inconsistent with that shown in the published Regional Plan. Obviously, the permissible land use according to the published Regional Plan in operation throughout, of the area in question, was only 'recreational' and not residential since no change was ever made in the published Regional Plan of the original land use shown therein as 'recreational'. This being the situation by virtue of the overriding effect of the provisions of NCR Act, the amendment of land use in the Master Plan under U.P. Act from 'recreational' to 'residential' at an intermediate stage, which is the main foundation of the respondents' claim, cannot confer any enforceable right in them. However, if the first amendment in the Master Plan under the U.P. Act altering the land use for the area from 'recreational' to 'residential' be

valid, so also is the next amendment reverting to the original land use, i.e., 'recreational'. Intervening facts relating to the private colonisers described as planning commitments, investments, and legitimate expectations do not have the effect of inhibiting the exercise of statutory power under the U.P. Act which is in consonance with the provisions of the NCR Act, which also has overriding effect and lays down the obligation of each participating State to prepare a Sub-Regional Plan to elaborate the Regional plan at the Sub-Regional level and holds the concerned State responsible for the implementation of the Sub-Regional Plan. The original land use of the area shown as 'recreational' at the time of approval and publication of the Regional Plan under the NCR Act having remained unaltered thereafter, that alone is sufficient to negative the claim of Delhi Auto and Maha Maya for permission to make an inconsistent land user within that area.

The only surviving point is, whether change permitted by the NCR Planning Board for the 'Indirapuram' project in that area by conversion of the land use from 'recreational' to 'residential' is of the whole 1626 acres including the respondents' land as claimed by them or only of 1288 acres which does not include the respondents' land, and its effect?

In a letter dated March 10, 1992 of Secretary, Housing & Urban Planning Department, Government of Uttar Pradesh to the Secretary, Ministry of Urban Development, Government of India

there is a denial of violation of NCR plan in the U.P. Sub-Region. To the letter is annexed a note in the form of clarification and justification. Reliance is placed on this document and particularly on the portion at pages 234 to 236 of the paper book. The document says that in Master Plan for the Ghaziabad Development Area, an area of about 2880 acres was reserved for recreational activities and this was incorporated as such in the NCR plan. Then it says "a land use of a part of this area (1288.0 acres) has been changed to residential use by U.P. Government Gazette notification dated 22.4.1991." ... "Out of the total area of 2880 acres proposed in Ghaziabad Master Plan only 1288.0 acres are being now developed as residential. While rest around 1500 acres are still under recreational land-use." ... "Of this 1288.0 acres an area of about 328.0 acres is still undeveloped and 125.0 acres is under Village abadi. Hence only about 835.0 acres is actually being developed for residential use and 1920.0 acres is available for recreational use." In between these extracts are given the details of planned regional recreational facilities, in which at Sl.No. 1 is 'Indirapuram' against which the area shown as 1592 acres. Deducting 1592 from the total area of 2880 acres, the remaining area left is only 1288 acres which is indicated throughout as the area of which the change of land use to 'residential' was made by the State Government. Reading this document as a whole there is no inconsistency therein and the area consistently shown as altered to 'residential' use by the State Government is only 1288 acres and not 1680 acres. Admittedly, the lands of Delhi Auto and Maha Maya

are not within this area of 1288 acres. This being so, it is unnecessary to discuss at length the permission for alteration of land use of the smaller area given by the Board under the NCR Act which does not include the respondents' lands.

However, reading all the related documents together, it would appear that the NCR Planning Board finally permitted conversion of land-use from 'recreational' to 'residential' at 'Indirapuram' of an area lesser than even 1288 acres confining it only to that part which was shown in Govt. of U.P.'s letter dated 10.3.1992 and its enclosure (P.231-236 of Paper Book) as already utilised for 'residential' use. This area was mentioned as 835 acres only by saying (at page 236) 'only about 835 acres is actually being developed for residential use and 1920 acres is available for recreational use'. The NCR planning Board, on 3.6.1992 approved the Sub-Regional Plan for U.P. Sub-region (P. 118 of the Paper Book) clearly stating as under:

"2. The land use changes made vide Government of Uttar Pradesh Gazette Notification dated 22.4.1991 in respect of Indirapuram at Ghaziabad from 'recreational' to 'residential' use may be confined only to those parts where planning commitments have already been made.

3. Any further major land use change in Ghaziabad may not be effected without consultation NCR Planning Board."

Learned counsel for the respondents relied on the expression 'planning commitments' in the above extract to support their modified argument of legitimate expectation, rejected by us earlier. We may add that the expression in the above extract has to be read with the particulars given in Government of U.P.'s letter dated 10.3.1992 wherein (at page 236) that area is reduced clearly from 1268 acres to 835 acres only. Admittedly, the respondents' lands are not even within 1268 acres. It is clear that the NCR Planning Board did not at any time permit the change of land use of lands belonging to Delhi Auto and Maha Maya from 'recreational' to 'residential'. In such a situation there is no foundation for their claim for the permission sought under Section 15 of the U.P. Act for development of their lands and making any construction therein.

The argument of discrimination between the development authority constituted under the U.P. Act and a private coloniser does not arise for serious consideration on the above view. It is the approval of the Board under the NCR Act of conversion of land use to 'residential' of a smaller area and not the larger area including the respondents' lands which results in this consequence. Unless the approval of the Board can be successfully assailed, this point does not merit any serious consideration. This point was neither urged before the High Court nor relied on for allowing the writ petitions. Even before us there is no direct challenge to the same. Moreover, assailing the approval of conversion of land use of a part of that area by the Board



under the NCR Act would not benefit the respondents by giving them the same approval. We do not find any merit in the challenge made on behalf of the respondents on the basis of Article 14 of the Constitution.

For the aforesaid reasons these appeals are allowed with costs. The impugned judgments of the High Court are set aside resulting in the dismissal of the two writ petitions, namely, Writ Petition No. 16382 of 1992- Delhi Auto & General Finance Pvt. Ltd. Vs. State of U.P. & Anr., and Writ Petition no. 25461 of 1992- Maha Maya General Finance Co. Ltd. Vs. State of U.P. & Anr.. The appellants are to get the costs from respondent No. 1. Costs fixed at Rs. 10,000/- in each appeal.

Sd/-

.....J.  
( J. S. Verma )

Sd/-

.....J.  
( R. M. Sahai )

New Delhi;  
March 31, 1994.

27/6/94  
274/94

URGENT FEE RS. 2/-

GENERAL NO. 125723  
No. of copies 120  
Amount including Rs. 30/-  
Rs. Thirty

Date of delivery of the copy

Section Officer  
Revenue Dept of India

1974/94

14/21

SEALED IN MY PRESENCE

1974/94

PROPOSAL FOR CREATION OF NATIONAL CAPITAL REGION  
UNIVERSITY Prepared By the Drafting Sub-Committee

## INTRODUCTION

The National Capital Region (NCR) extends over an area of 30,242 sq. kms. in Haryana, Rajasthan, Uttar Pradesh and Delhi. The NCR Planning Board was constituted under the National Capital Region Planning Board Act 1985 passed by the Parliament in January, 1985 for evolving harmonised policies for control of land uses and development of infrastructure in the NCR so as to avoid any haphazard development of the region. The Board has prepared Regional Plan 2001 for the NCR. The main objectives of the Regional Plan 2001 is reducing the population pressure of Delhi and achieving a manageable Delhi by 2001 A.D. and developing large scale employment generating activities in the identified Priority and DMA Towns. In the NCR Region, Delhi, the mother city has almost all types of higher educational and research facilities, perhaps the best available in the country. Delhi has got three Central Universities namely University of Delhi, Jawaharlal Nehru University and Jamia Millia Islamia University. In addition to these central universities, Delhi has Indian Institute of Technology, School of Planning & Architecture and Jamia Hamdard (deemed Universities), Indian Statistical Institute etc. There are a large number of colleges in the NCR towns like Meerut, Ghaziabad, Rohtak etc. affiliated to the respective State Universities. In view of rapid growth of population in Delhi and its neighbouring towns, the existing facilities available at the above mentioned educational institutes/universities, particularly in respect of higher education, are inadequate. There is growing tendency to rush to

Contd.....

Delhi University for admission to its various courses. Besides local population of Delhi and the nearby areas of NCR, there is a large number of students coming from other States, who are keen to get higher education from Delhi University or one of its colleges. There has been a consistently increasing demand for admission to these Colleges/Universities in Delhi with the result that University level student population has increased from 15670 in 1980-81 to 1,90,000 in 1992-93 (i.e. about 12 times) and so have number of colleges and number of courses. The Delhi University, consequently, has almost reached a point of saturation with more than 70 colleges and 50-60 departments.

It is proposed to have a new University called "NCR University", which could provide options to existing and new colleges/institutions in the NCR region of getting affiliation to a Central University.

The right to education is in fact the right to access to educational institutions. It obviously implies that the state has a duty to fulfil this right at all levels. Many people have raised questions as to whether the enforcement of the right to education means establishment of more and more colleges? The University Grants Commission is a statutory body responsible for the promotion and coordination of University education and the determination and maintenance of its standards. At present, the higher education system consists of institutions set up by the Government and also others set up by private agencies/trusts. The National Policy on Education was formulated in 1968 with the submission of the report of the Kothari Commission. Since then there has been considerable expansion of education at all levels.

The 1986 Policy declared that the education is a unique investment in the present and future. This 1986 Policy was reviewed in May 1990 by a Committee which recommended several modifications in 1986 Policy. In the later half of 1991 in the context of an acute resource crunch, the Government began exploring means and measures for raising additional resources in order to effect economy in Government expenditure. The system of higher education in the country presently consists of 200 universities and 7,500 colleges but still a lot more is required to be done in order to meet the constitutional responsibility of the State in respect of declaring the right to education as a fundamental right and the Supreme Court's ruling that the State is under a constitutional mandate to provide education at all levels and for all citizens.

#### ESTABLISHMENT OF NATIONAL CAPITAL REGION UNIVERSITY

There shall be established a University by the name of "National Capital Region University". The Headquarter of the University shall in the National Capital Region and it may establish, maintain affiliate colleges, regional centres and other institutes at such other places in the areas of National Capital Region. This University will have the Acts and Statutes as approved by the Parliament.

#### OBJECTIVES OF THE NCR UNIVERSITY:

The main objectives of the University shall be:-

- to provide regular education through various institutes and colleges in the areas of National Capital Region.

- the University shall provide instructions in such branches of knowledge, humanities, social sciences, management, Natural Sciences, applied sciences, medical, technology and professions as it may determine from time to time.
- to plan and prescribe courses of study for degrees, diplomas, certificates etc.
- to lay standards for examinations and to hold examinations.
- to confer degrees, diplomas, certificates and other distinctions.
- to cooperate and seek cooperation of other universities and institutes.
- to organise and conduct refresher courses, workshops, seminars, orientation and other in-service programmes for teachers and other non-teaching staff.
- to make provision for research and development in various areas of study.
- to enter into memorandum of understanding with other National/International institutes and foreign universities.

#### AUTHORITIES OF THE UNIVERSITY

The authorities of the NCR University shall consist of:-

- Executive Council
- Academic Council
- Board of Management
- Board of Examinations
- Finance Committee

The officers of the University shall be:-

- Vice-Chancellor
- Pro-Vice-Chancellor
- Director of Colleges
- Director of Examinations

Registrar

Finance Officer

The President of India shall be the Visitor of the University

The Vice-President of India shall be the Chancellor of the University

The Governors of various states of NCR and the Lt. Governor of Delhi shall be the Rector of the University.

#### RESOURCES

1. Government Fundings
2. Admission and Examination Fees
3. Endowment Funds
4. Donations
5. Education Projects
6. Sale of Publications
7. Affiliation Fee
8. Funding from International agencies and other sources as may be approved by the Executive Council.

#### AFFILIATION COLLEGES:

The NCR University will lay down procedure and conditions for affiliation of existing and new colleges. The teaching will be exclusively the responsibility of the concerned colleges. The University rules shall provide criteria for choice of subjects and course duration.

Subject : Supplementary Agenda Item for the 35th Planning Committee meeting.

\*\*\*\*\*

Item : Integrated Mass Rapid Transit System Plan for Delhi, Delhi Metropolitan Area (DMA) and National Capital Region (NCR).

---

An in-depth review has been made in respect of integrated multi-modal rapid transit system (IMMRTS) plan for Delhi in the light of the imperatives and priorities of the NCR Development Plan. Accordingly, a detailed concept plan covering the transport related requirements of NCR as a whole was prepared, in consultation with a group of experts, and approved by the NCR Planning Board at its 16th meeting held on 28th June, 1993.

The said integrated MRTS concept plan for Delhi mainly envisages the (i) optimal utilisation of the existing Delhi Ring-Rail (and spurs) for intra-urban traffic movement; and (ii) extension of the radial spurs upto DMA Towns with the help of dedicated rail tracks between the proposed four directional terminals of Delhi and the DMA Towns, so that the complete system may provide more ridership to Delhi-MRTS and encourage people and economic activities to shift from Delhi to outside areas.

This integrated concept plan was also discussed in a meeting chaired by the Secretary (UD) in the Ministry of Urban Development in which it was accepted that the various additional features provided for therein were essentially complementary to the IMMRTS plan and should also be pursued in order to make the latter more cost-effective while advancing the overall objectives of the NCR development plan at the same time.

Subsequently, on the directions of the Prime Minister's office, the concept plan was presented before the Cabinet Secretary <sup>by NCRPB</sup> on 8th June, 1994 and finally to the Cabinet on 19th July, 1994. The Cabinet considered the proposal and approved the proposal for Delhi-MRTS and accorded sanction for conducting a detailed project report on the phase-I of the Delhi-MRTS.



In the recent meeting taken by Secretary (UD), the consultant <sup>RITES have</sup> ~~arrived and~~ presented different options of the phase-I of the Delhi-MRTS. Out of these options, the Secretary had shown interest in the option-III consisting of network of 41 kilometers (10 kms. underground, 18 kms. surface, and 14 kms. elevatory rail) at the cost of Rs.2024 crores. Accordingly, an integrated proposal, by NCR Planning Board for integrating the Delhi Metropolitan Area (DMA) Towns with the phase-I, option-III of Delhi-MRTS, has been prepared and submitted to the Secretary (UD) for consideration and allowing NCR Planning Board to make a presentation. The Planning Committee may kindly consider the <sup>enclosed</sup> proposal.

# INTEGRATED MRTS FOR DELHI- DELHI METROPOLITAN AREA (DMA) AND NATIONAL CAPITAL REGION (NCR)

=====

The full system of IMMRTS planned for Delhi by RITES envisages :

- a) Cost - Rs. 7469 Cr.
- b) Under ground railway - 27 Km.
- c) Surface rail - 140 Km.
- d) Busway - 17.5 Km.

**Cost of integrating DMA Towns with Delhi-MRTS (Full System - 7469 Cr.**

## (A) COSTS

	SECTION	LENGTH (Km.)	COST (Rs.In Crores)
1.	Nangloi-Bahadurgarh	12	164
2.	Bijwasan-Gurgaon	7	95
3.	Narela-Sonepat	18	246
4.	Tughlakabad-Ballabgarh	18	246
5.	Ramprastha-Sahibabad	4	55
6.	Shadara-NOIDA	11	150
	<b>TOTAL :-</b>	<b>70 Kms.</b>	<b>956</b>

## Sub-Items

1.	Rolling stock	280 Crore
2.	Stations	42 Crore
3.	Track & signalling	634 Crore
		<b>956 Crore</b>

## B) Anticipated returns :-

The returns could be obtained through property development at 9 stations viz. Ghaziabad, Sahibabad, NOIDA, Faridabad, Ballabgarh, Gurgaon, Bahadurgarh, Kundli, Sonepat by assuming 60,000 sq.mt. of Saleable area per station (as per CIDCO pattern in New Bombay Railway Stations). The surplus that can be generated for upto Rs.1000/- sq.ft. from each station will be Rs.60 Crore.

Hence, the total surplus generated from 9 stations would be Rs.540 Crore.

In addition, the funds can be raised through a cess of say 5% on the future sales of plots in DMA Towns.

### **INTEGRATION OF OPTION - III WITH DMA TOWNS**

In order to integrate option III of phase-I of Delhi-MRTS as approved by the Group of Ministers, with the transport network of DMA and finally with NCR, the following are suggested :-

\* The phase-I (option III) of Delhi-MRTS involving a cost of Rs.2024 crores (excluding the cost of land) and a length of 41 kms. would cater to only 15 lakh passenger trips per day, i.e., 12% of the total transport demand by public transport. The rest of the demand i.e 114 lakhs is still to be catered by the bus transport with a fleet of 17,100 Buses. This means an addition of 11,100 buses to the present fleet on road (both DTC and STA run buses) with an investment of Rs.1100 to 1200 crores.

\* Whereas, with the intervention of NCR Plan, the demand for additional buses would be only 8,250 buses involving an investment of Rs.8000 to 9000 crore. (please refer Table-I), resulting in a net saving of 300 Crores.

\* Further, by covering the DMA Towns viz. Ghaziabad, NOIDA, Faridabad, Gurgaon, Bahadurgarh, Kundli/Sonepat (Total 38 lakh population by 2001) with the MRTS services initially, would result into the higher ridership and corresponding increase in the fare revenue and thus, increasing the economic and financial viability of the project. By further extending the services to the NCR Priority Towns in the second phase would not only result in meeting the costs of the project but also give an impetus for the development of NCR as a whole.

In the initial phase, the Delhi-MRTS can be integrated with the DMA Towns viz. Ghaziabad, NOIDA, Sonepat and Bahadurgarh.

#### **Financing the cost of integrating DMA Towns (Phase-I) with Delhi-MRTS**

##### **(A) COSTS**

	SECTION	LENGTH (Km.)	COST(Rs.in Crore)
1.	Nangloi-Bahadurgarh	12	164
2.	Narela-Sonepat	18	246
3.	Ramprastha-Sahibabad	4	55
4.	Shahdara-NOIDA	11	150
5.	New Azadpur-Holambikalan	17	249
	GRAND TOTAL :-	62	864 Cr.

Say 900 Cr.

### FINANCING MECHANISM :

(For extension of Phase-I Option-III, MRTS to DMA Towns of NOIDA, Ghaziabad, Kundli, Sonapat, Bahadurgarh)

Total Fund requirement = Rs.900 Crore

Debt - Equity Ratio 1:2

Total Equity Requirements (over 10 years period): Rs. 600 Cr.

Annual Equity requirement =

Equity from GOI = Rs. 30 Cr.

Equity from State Govts. = Rs. 30 Cr. \*\*

Rs. 60 Cr.

\*\* To be provided as loan assistance by NCRPB on the lines of investment and financing strategy approved by the Board at its 18th meeting.

Total Debt requirement = Rs. 300 Cr.  
(Over 10 years)

### Anticipated returns through Property Development

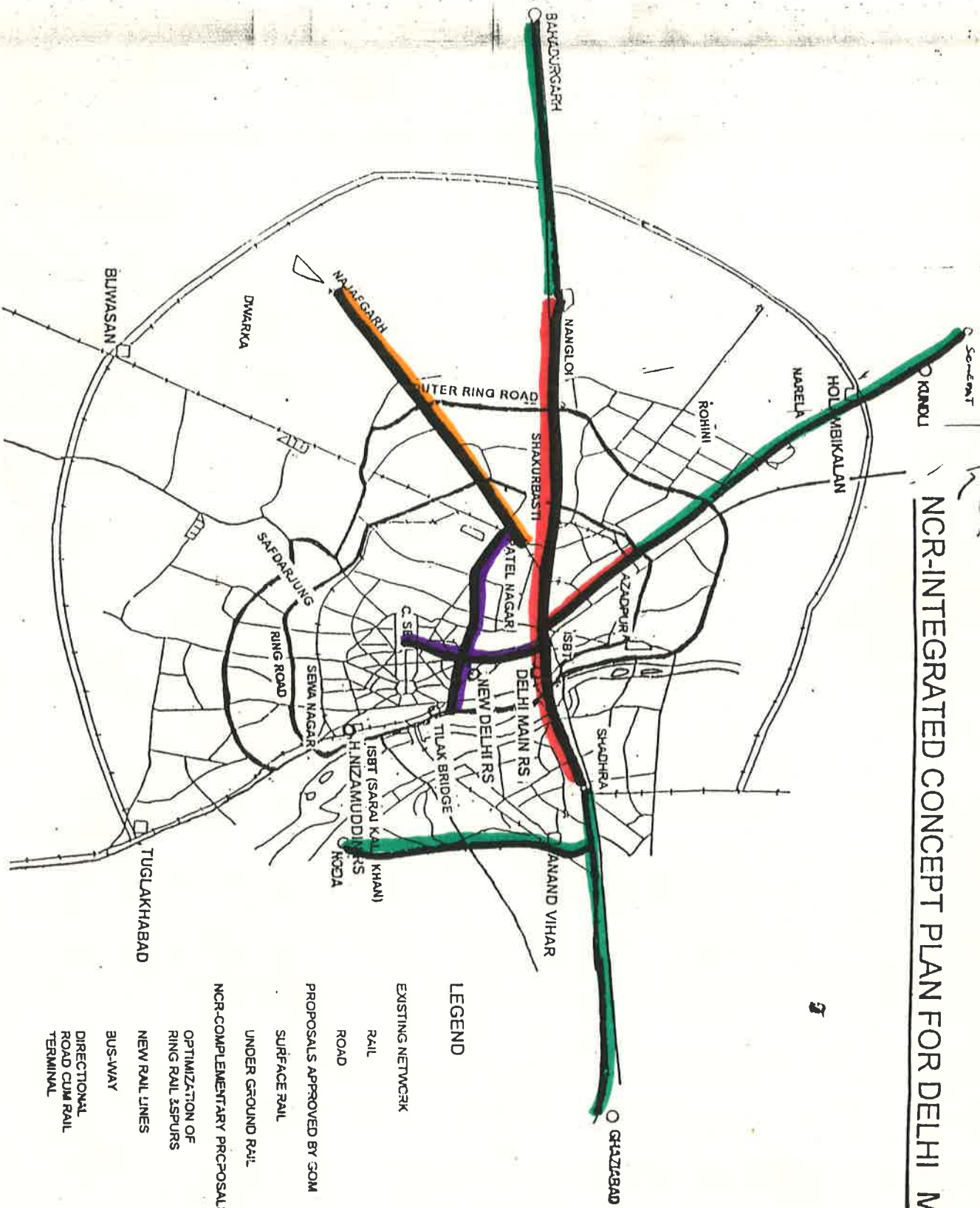
The total surplus generated through property development from 6 stations (Bahadurgarh, Kundli, Sonapat, Sahibabad, Ghaziabad & NOIDA) would be Rs.360 Crore. to be used for debt servicing.

**TABLE - I : TRAVEL DEMAND (PUBLIC TRANSPORT)**

ITEM	1991	2001 (RITES)	2001 (Natural Growth)	2001 (NCR Plan intervention)
Population (lakh)	94.2	122	139	119
No. of Passenger (Public Tpt.) Trips(lakhs)	44	114	129	110**
No. of buses	6,000			
(A) * MRTS share (lakh (Phase-I) trips)		32	32	32 (3098 Cr.)
* Bus share (lakh trips)		82	97	78
* Number of Buses Required		12,300	14,500	11,700
* Addl. Buses required		6,300	8,500	5,700
(B) * MRTS share (lakh trips) (Option III)		15	15	15 (2024 Cr.)
* Bus share (lakh trips)		99	114	95
* Number of Buses Required		14,850	17,100	14,250
* Addl. Buses required		8,850	11,100	8,250

\*\* The trip rates for public transport have been assessed on the basis (proportionate)  
of the RITES proposal

# NCR-INTEGRATED CONCEPT PLAN FOR DELHI MRTS-2001 AD



## LEGEND

- EXISTING NETWORK
- RAIL
- ROAD
- PROPOSALS APPROVED BY GOM
- SURFACE RAIL
- UNDER GROUND RAIL
- NCR-COMPLEMENTARY PROPOSALS
- OPTIMIZATION OF RING RAIL SPURS
- NEW RAIL LINES
- BUS-WAY
- DIRECTIONAL ROAD CUM RAIL TERMINAL

LIBRARY — copy



आर.सी. आवात  
मुख्य क्षेत्रीय नियोजक

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
1st Floor, Zone-IV  
India Habitat Centre  
Lodhi Road, New Delhi-110003  
शहरी विकास मंत्रालय  
Ministry of Urban Development  
Fax No. : 4642163

सं० के-14011/1/95(35वीं)-राष्ट्रीय क्षेत्र योजना बोर्ड

दिनांक 10-2-95

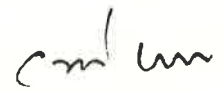
सेवा में,

संलग्न सूची के अनुसार

विषय:- राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 35वीं बैठक के कार्यवृत्त का प्रेषण ।

प्रहोदय,

दिनांक 31.1.95 को राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड कार्यालय नई दिल्ली में संलग्न योजना समिति की 35वीं बैठक के कार्यवृत्त संलग्न आपको सूचना एवं उचित कार्यवाही हेतु प्रेषित है ।

  
\* आर.सी. आवात \*

संलग्न : उपरोक्तानुसार



MINUTES OF THE 35TH MEETING OF THE PLANNING COMMITTEE HELD AT 11:30 A.M. ON 31.1.1995 IN THE OFFICE OF THE NCR PLANNING BOARD, 1st FLOOR, ZONE - IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110 003.

-----  
AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 34TH MEETING OF THE PLANNING COMMITTEE OF THE NCR PLANNING BOARD HELD ON 9.11.1994.

Minutes were confirmed.

AGENDA ITEM NO. 2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE 34TH PLANNING COMMITTEE MEETING HELD ON 9.11.1994..

i) Sub-Regional Plan for NCT-Delhi

It was reported that Sub-regional Plan for Delhi is still under consideration by the Government of NCT-Delhi.

ii Time-bound programme for the preparation of ODPs and formulation of detailed project plan for proposed Integrated Townships.

a. Haryana

The Chief Co-ordinator Planner (NCR), Haryana reported that the detailed project report of Kundli will be finalised and submitted to the NCR Planning Board by March 1, 1995. Member Secretary suggested that active co-ordination with the Government of NCT-Delhi will be required for preparation of plan for Kundli vegetable market. The Chief Co-ordinator Planner further intimated that the preparation of detailed project reports for Bahadurgarh, Rohtak, Rewari, Panipat, Dharuhera and Palwal will take some more time and expected to be completed by June, 1995.

b. Uttar Pradesh

The Secretary, Housing Department, Government of U.P. reported that the project report for Meerut town had been prepared by the Planning Cell and submitted to the NCR Planning Board which was further discussed and suggested some amendments. The modifications to the project report are being undertaken, and will be submitted to the NCR Planning Board within a weeks' time. The detailed project report with respect to Bulandshahr had been prepared and submitted to the NCR Planning Board in the last week of January, 1995. In regard to Hapur project,



1980 - 1981

preparation of the draft Master Plan is at an advanced stage and the project report had already been prepared by the NCR Planning Board through professional consultants. It was pointed out that there is no Authority/ Agency to execute any project / schemes in Hapur. Secretary, Housing Department, Government of U.P. stated that the Government of U.P. had designated U.P. Housing Board as nodal agency for development of Hapur new township. Member Secretary, NCR Planning Board was of the view that Housing Board would not be the right nodal agency for development of a new township which includes number of other developmental aspects such as economic activities etc. Member Secretary further suggested that a Development Authority may be created for Hapur under the chairmanship of District Magistrate, with a full time Vice-Chairman. Secretary, Housing Department assured that he will take necessary action for creation of Development Authority for Hapur. Member Secretary indicated that the various problems regarding development of Hapur and other towns of U.P. Sub-region may be discussed separately with the Government of U.P. The Chief Regional Planner, NCR Planning Board requested that based on the detailed project report prepared by TCS, some projects may be prepared by the Government of U.P. on priority basis and submitted to the NCR Planning Board expeditiously.

**Agenda Item No. 3 : Approval of Sub-regional Plan for Haryana.**

The Chief Co-ordinator Planner, Haryana had reported that the plotting of the present status of development on either side of Delhi-Haryana border on DMA base map is in progress. Manual plotting of the map is a time-consuming process and it will take some more time to complete.

**Agenda Item No. 4 : Proposed Amendment of the U.P. Sub-Regional Plan.**

Secretary, Housing Department, Government of U.P. has reported that the detailed proposals on proposal for development of Bulandshahr-Khurja, Khurja Growth Centre and Chola is under preparation and would be sent to the NCR Planning Board within a weeks' time. Secretary, Housing Department further reported that the detailed proposals for development of Tronika City on an area of 1230 acres after deducting equivalent area from the urbanisable area from the proposed industrial area in the Ghaziabad Master Plan is under preparation and it would take some time to finalise and submit to the NCR Planning Board. Shri H.S. Mathur, Chief Town Planner (NCR), Rajasthan stressed that in developing the Tronika City, the work force of Ghaziabad should not be increased which will in turn increase the concentration of population in Ghaziabad and the equivalent area to be deducted from the proposed industrial land use only, so as not to generate any additional work force.



**Agenda Item No. 6 : Implementation of NCR Inner and Outer Ring Roads (Inner and Outer Grids).**

The Chief Regional Planner, NCR Planning Board stated that this matter will be discussed in the first meeting of the UTPG to be held shortly.

**Agenda Item No. 8 : Mid-Term Review of the Plan.**

The Chief Regional Planner, NCR Planning Board had reported the various stages of completion of studies undertaken for mid-term review of the Regional Plan- 2001.

**AGENDA ITEM NO. 3 : GUIDELINES FOR THE NEW FINANCING PATTERN FOR NCR PROJECTS**

The Chief Regional Planner, NCRPB explained the guidelines for the new financing pattern for the NCR Projects and requested comments from the representatives of the participating States. Shri B.D. Gulati, Chief Co-ordinator Planner, Haryana, stated that he would take some time to give reaction on this matter. It was decided that the representatives of the participating States would send their comments in writing to the NCR Planning Board.

**AGENDA ITEM NO. 4 : CONSIDERATION OF THE APPLICATION OF M/S. DELHI AUTO LTD. FORWARDED BY THE GOVERNMENT OF UTTAR PRADESH REGARDING CHANGE OF LAND USE FROM RECREATIONAL TO RESIDENTIAL IN GHAZIABAD MASTER PLAN.**

The matter was discussed in the 35th meeting of the Planning Committee held on 31.1.1995 in the light of the reference made by the Urban Development Minister and the comments received from the U.P. Government.

After great deal of deliberations, the Planning Committee felt that we should not encourage any area reserved for recreational/green use to be converted into a different use and even where such conversion may be required, as in the instance case, the same should be compensated by adding equivalent area into recreational and green area within the development area. This should be communicated to the U.P. Government.

**AGENDA ITEM NO.5 : PROPOSAL FOR SETTING UP OF CENTRAL NCR UNIVERSITY IN THE NATIONAL CAPITAL REGION.**

Member Secretary explaining the proposal for setting up of an affiliating Central NCR University stated that an inter-State Task Force for creation of a separate Central University in NCR has already approved the proposals in principle. On the issue of the location of the proposed Central University, he indicated that the Task Force narrowed down the choice to NOIDA in U.P., Gurgaon and Faridabad in Haryana. He further stated that a Sub-Committee has been set up which would look into the broad financing requirements for setting up of the proposed University. He indicated that the land requirement for the proposed University would be approximately 30 - 50 acres and the Government of U.P. and Haryana may send their offer for a site free of cost to the NCR Planning Board, at the earliest.

**SUPPLEMENTARY AGENDA ITEM : INTEGRATED MASS RAPID TRANSIT SYSTEM PLAN FOR DELHI, DELHI METROPOLITAN AREA (DMA) AND NATIONAL CAPITAL REGION (NCR).**

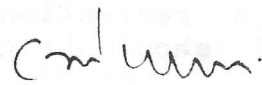
The Chief Regional Planner while explaining the concept of Integrated Mass Rapid Transit System for Delhi, Delhi Metropolitan Area and National Capital Region stated that the Cabinet considered and approved the concept plan for IMMRTS. On financing the IMMRTS Plan for Delhi, DMA and NCR, it was decided that the representatives of the participating State Governments will get back to the NCR Planning Board after consulting their respective State Governments. This proposal is going to be discussed in the first meeting of the UTPG to be held shortly.

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

**No. K-14011/1/95(35th)-NCRPB**

National Capital Region Planning Board  
1st Floor, Zone - IV,  
India Habitat Centre,  
Lodhi Road,  
New Delhi - 110003.

Dated: 10.2.1995

  
(R.C. AGGARWAL)  
Chief Regional Planner

Copy to:-

1. Chairman and all members of the Planning Committee.
2. All officers of the NCR Planning Board.



## LIST OF PARTICIPANTS

1. Shri Omesh Saigal,  
Member Secretary,  
NCR Planning Board. Chairman
2. Shri Vijay Sharma,  
Secretary,  
Housing Department,  
Government of Uttar Pradesh,  
U.P. Secretariat,  
Lucknow - 226 001.
3. Shri Jagdish Sagar,  
Secretary (L & B),  
Government of NCT-Delhi,  
'B' Block, Vikas Bhawan,  
I.P. Estate,  
New Delhi - 110 002.
4. Shri H.S. Mathur,  
Chief Town Planner (NCR),  
Town & Country Planning Department,  
Govt. of Rajasthan,  
Nagar Niyojan Bhawan,  
Jawahar Lal Nehru Marg,  
Opp. Birla Mandir,  
Jaipur, Rajasthan - 302 004
5. Shri R.K. Sarkar,  
Executive Director (MTP),  
Railway Board,  
Rail Bhawan,  
New Delhi - 110 001.
6. Shri R.L. Koul,  
Chief Engineer (Planning),  
Ministry of Surface Transport,  
Transport Bhawan,  
Parliament Street,  
New Delhi - 110 011.
7. Shri K.T. Gurumukhi,  
Additional Chief Planner,  
Town & Country Planning Organisation,  
'E' Block, Vikas Bhawan,  
Indraprastha Estate,  
New Delhi - 110 002.
8. Shri B.D. Gulati,  
Chief Co-ordinator Planner (NCR Planning Cell),  
Government of Haryana,  
Kothi No. 1095, Sector - 4,  
Gurgaon.

9. Shri V.K. Sharma,  
Deputy Secretary (OM),  
Ministry of Energy,  
Department of Power,  
Shram Shakti Bhawan,  
New Delhi - 110 001.
10. Shri P.C. Jain,  
Additional Commissioner (AP),  
Delhi Development Authority,  
Vikas Minar, New Delhi - 110 002.
11. Shri R. Anandakumar,  
Additional Director (S),  
Ministry of Environment & Forests,  
Parvyavaran Bhawan,  
CGO Complex,  
Lodhi Road, New Delhi - 110 003.
12. Ms. Bindu Jeswani,  
Regional Chief (NCR),  
Housing & Urban Development Corpn. (HUDCO),  
India Habitat Centre,  
1st Floor, HUDCO Block,  
New Delhi.
13. Shri M.P. Aneja,  
Senior Town Planner,  
Town & Country Planning Department,  
Government of Uttar Pradesh,  
7, Bandaria Bagh,  
Lucknow - 226 001.
14. Shri A.K. Bhatnagar,  
Economic Planner (NCR Cell),  
Vikas Vihar, New Mohanpuri,  
Meerut, U.P.
15. Shri R.C. Aggarwal  
Chief Regional Planner,  
NCR Planning Board.

- Member-Convenor

OFFICERS OF THE NCR PLANNING BOARD

1. Shri R.P. Rastogi,  
Regional Planner
2. Shri K.L. Sachar,  
Finance & Accounts Officer
3. Shri J.N. Barman,  
Associate Planner
4. Shri V.K. Thakore,  
Senior Research Officer

5. Shri M.M.A. Baig,  
Asstt. Town Planner
6. Shri Naresh Dhiran  
Asstt. Town Planner
7. Shri S. Surendra,  
Asstt. Town Planner
8. Shri Manmohan Singh,  
Research Officer
9. Shri P. Sisupalan,  
Research Officer