

AGENDA ITEMS FOR THE 36TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11:30 A.M. ON 31.5.1995 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 35th meeting of the Planning Committee held on 31.1.1995.
- AGENDA ITEM NO. 2 : Review of the action taken on the decisions of the last Planning Committee held on 31.1.1995.
- AGENDA ITEM NO. 3 : Linkages and concrete measures for the dispersal of industrial activities from Delhi.
- AGENDA ITEM NO. 4 : Any other item with the permission of the Chair.

AGENDA NOTES FOR THE 36TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11:30 A.M. ON 31.5.1995 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 35TH MEETING OF THE PLANNING COMMITTEE HELD ON 31.5.1995.

The minutes of the 35th meeting of the Planning Committee held on 31.5.1995 were circulated vide letter no. K-14011/1/95(35th)-NCRPB dated 10-2-1995 may be confirmed.

AGENDA ITEM NO. 2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE LAST PLANNING COMMITTEE HELD ON 31.1.1995.

i) Sub-Regional Plan for NCT-Delhi

The Government of Delhi has submitted the draft Sub-regional Plan for NCT-Delhi prepared by the NCR Planning Cell, Delhi Development Authority. The NCR Planning Board has constituted a sub-group to examine the draft Sub-regional Plan for NCT-Delhi and the group will be meeting shortly. The Government of NCT-Delhi also sent the draft sub-regional plan for NCT-Delhi to the various departments / agencies for their views.

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) may report the status of preparation of detailed Project Report of Kundli which was indicated earlier as at the advanced stage of finalisation" was to be submitted by March 01, 1995. The CCP may also indicate the progress of preparation of detailed Project Reports for Bahadurgarh, Rohtak, Rewari, Panipat, Dharuhera and Alwar.

B. Uttar Pradesh

The modified detailed Project Report for Meerut has been received in the office of the Planning Board. The detailed Project Report with respect to Bulandshahr has also

been received from the Town & Country Planning Department, Government of Uttar Pradesh. As decided in the last meeting that a Development Authority may be created for Hapur under the Chairmanship of District Magistrate with a full time Vice-Chairman. The Secretary, Housing Department, may report the progress in this respect.

iii) Approval of Sub-regional Plan for Haryana.

The Chief Co-ordinator Planners of Haryana and Uttar Pradesh may report the progress on the plotting of the present stages of development on either side of Delhi-Haryana-Uttar Pradesh border on DMA base map.

iv) Proposed Amendment of the U.P. Sub-Regional Plan.

The detailed note on proposal for development of Bulandshahr-Khurja Growth Centre and Chola, prepared by the Government of Uttar Pradesh has been received by the NCR Planning Board. The detailed proposal for development of Tropika city on an area of 1230 acres after deducting equivalent area from the urbanisable area (industrial area) in the Ghaziabad Master Plan has not yet been received from the Government of Uttar Pradesh.

**Agenda Item No. 3 : Guidelines for the new financing pattern
(34th Meeting) for NCR Projects.**

The matter was discussed with the State Governments and all of them have agreed to the new financing pattern for NCR Projects. In fact, based on this new pattern they have already submitted a number of projects for loan assistance from the Board quite a few of which have been approved by the Project Sanctioning and Monitoring Group (PSMG).

**Agenda Item No. 4 : Consideration of the application of M/s.
(34th meeting) Delhi Auto Ltd. founded by Govt. of U.P.
regarding change of land use.**

As decided in the last meeting, necessary communication has been sent to Govt. of U.P.

**Supplementary Agenda Item : Integrated Mass Rapid Transit
(34th meeting) System Plan for DMA and NCR.**

The matter is being discussed as a supplementary Agenda Item.

AGENDA ITEM NO. 3 : LINKAGES AND CONCRETE MEASURES FOR THE DISPERSAL OF INDUSTRIAL ACTIVITIES FROM DELHI.

The matter regarding decentralisation of economic activities into the National Capital Region has been under active consideration for quite some time. In fact, it was discussed in great detail in the 17th and 18th meeting of the NCR Planning Board and the Chairperson, NCRPB has laid special emphasis on the urgent need for establishing necessary physical, social and economic linkages to facilitate the process of dispersal specially of the economic activities throughout the National Capital Region. In fact, while giving an example, it was suggested by her that in order to encourage establishment of industries in the region to act as a source of employment generation, the industries which are shifting out of Delhi may be allowed to split their existing units retaining their front offices in Delhi on their existing sites and be encouraged to and provided incentives for locating their industries in the region itself.

Consequent upon the decision taken in the above two meetings of the National Capital Region Planning Board, a Standing Committee formed under the Chairmanship of the Chief Secretary, Government of NCT of Delhi to prepare an Action Programme and Monitor the Dispersal of Economic Activities from Delhi, constituted a Sub Group, exclusively, to prepare an Action Programme for industrial dispersal. This Sub Group met on 12-4-1995 at Sariska, District Alwar (Rajasthan). The important decisions arrived at during the meeting are at Annexure - I.

2. In the meanwhile, the Honourable Supreme Court had issued an Order dated 24-3-1995 directing about 9000 industries to be shifted out of Delhi. These obnoxious, hazardous and general industries located either in non-conforming areas or in conforming industrial zones. In order to concretise the proposal for the re-location of these and other similarly placed industries from Delhi in the National Capital Region, the following strategy is placed before the Planning Committee for discussion and consideration:-

(1) Identification of units to be shifted outside and their closure in Delhi.

Action to close the units identified by the Order of the Hon. Supreme Court will have to be taken by the Government of National Capital Territory of Delhi and a list of such units, along with the programme of their closure, will have to be provided to the State Governments so that advance action can be taken by them.

(2) Relocation of units outside Delhi in the National Capital Region on which actions are required to be taken by the State Authorities:

(a) Identification of sites for re-location:

The industries to be relocated are broadly of two types:-

- (i) Non-polluting industries
- (ii) Polluting industries

As far as non-polluting industries are concerned, they can be straightway accommodated in the regular planned industrial areas, estates/zones already developed or being developed in the National Capital Region by the concerned authorities of the respective States.

For locating the industries currently listed as polluting / hazardous, there could be two alternatives :-

- (i) whenever these industries are set up at their new locations, they improve their technologies and no longer remain polluting and hazardous. Under such circumstances, they can be located alongside the other non-polluting industries in regular planned industrial areas.
- (ii) for those of the industries, which cannot immediately upgrade / improve their technologies and still continue to remain polluting, special industrial zones for accommodating them could be created, so that they do not adversely affect the living environment in the vicinity, such industrial zones may have special infrastructural facilities to take care of the pollutants and provide protective belts around them to mitigate the effect of their polluting effluents and smokes, gases, noise etc. and any accidental release thereof.

The State Governments / concerned Agencies, may indicate at the time of the Planning Committee meeting, the sites earmarked for regular industrial estate / areas / zones where non-polluting industries can be accommodated and the extent to which they can be accommodated. As well as they may also indicate the sites where exclusive industrial areas for polluting / hazardous industries can be specifically developed.

In respect of the existing and proposed industrial areas, information in the prescribed proforma enclosed as per Appendix 'A', may be brought along with in the meeting.

(b) Package of Incentives :
(to be provided by the State where these industries are to be relocated).

- i) Land to be allotted to the shifting units on priority and without any delay, according to their requirements keeping in view future expansion programme and modernisation of technology.
- ii) Land should be allotted at pre-determined rates.
- iii) For heavy industries, requiring large sites, additional land may be acquired and allotted by the States wherever necessary.
- iv) Consequent upon their relocation, these units be treated as new units and be provided with all facilities and concessions as per the industrial policy of the State.
- v) Additional back-up facilities may be provided for employees housing of such industries wherever necessary.

The NCR Planning Board can provide loan assistance for the creation and development of such industrial areas / estates and provision of infrastructure concomitant to shifting of these units.

(c) Incentives to be provided by the Government of NCT - Delhi / DDA / Government of India in respect of the lands being vacated by the shifting industries in Delhi.

Master Plan of Delhi - 2001 has made the following provisions in respect of the land to be vacated by Heavy and Medium as well as Hazardous and Noxious Industries required to be shifted -

" The land which would become available on account of shifting as administered in (b) above, would be used for making up the deficiency, as per the needs of the Community; based on norms given in the Master Plan; if any land or part of land so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use; however, the land shall be used for light and service industries, even if the land use according to the Master Plan / Zonal Development Plan is extensive industry. "

This, Delhi Master Plan - 2001 provision, seems to be one of the biggest impediments in the shifting process, as there is hardly any area from where such industries are to be shifted, which would have no deficiency in terms of the Master Plan. As such the implication is that most of the industries opting to shift will have to surrender their land for community services, a position which may not be acceptable to any land owner.

In fact, in the subsequent Sub-regional Plan for NCT - Delhi which is under consideration, it has been suggested that the land vacated consequent upon the shifting of the industries be used on the lines of Bombay Control Act as given in the following table:-

TABLE - I

OPEN LANDS AND LANDS AFTER DEMOLITION OF EXISTING STRUCTURES IN CASE OF A REDEVELOPMENT SCHEME TO BE USED AS IN THE TABLE BELOW:-

Serial	Extent	Percentage to be earmarked for Recreation Ground, playground or any other open uses as specified by the Commissioner	Percentage to and handed over for development by DDA, public sector undertakings	Percentage to be earmarked and to be developed for residential or commercial user to be developed by the owner
(1)	(2)	(3)	(4)	(5)
1.	Upto 5 ha.	33	27 (to be developed by DDA for Public Housing).	40
2.	Between 5 ha. and upto 10 hac.	33	34 (out of which 50 per cent to be developed by DDA for Public Housing and remaining 50 per cent to be developed by public sector undertakings for their housing to be developed according to normal Regulations).	33
3.	Over 10 ha.	33	37 (out of which 50 per cent to be developed by DDA for Public Housing and remaining 50 per cent to be developed by public sector undertaking for their Housing to be developed according to normal Regulations).	30

Note : * (This issue is being separately processed by Technical Committee / Authority).

Note: (i) In addition to the land to be earmarked for recreation garden / playground or any other open user as in column (3) of the above Table as otherwise required under these Regulations shall also be provided.

(ii) Segregating distance as required under these Regulation shall be provided within the lands intended to be used for residential / commercial purposes.

(iii) The owner of the land will be entitled to Development Rights in accordance with the Regulations for grant of Transferable Development Rights as in Appendix VII only in respect of the lands earmarked for open spaces in column (3) of the above Table and for the lands earmarked and handed over to DDA Public Housing as in column (4) of the above Table.

However, during the course of the discussion, in the meeting held on 12-4-95, it was felt that the fragmentation of very small plots and parcelling out such fragmented areas to different authorities may lead to a lot of complications. As such, it was decided that plots up to 2,000 sq.m. size (for larger plots, their areas up to 2,000 sq.m.) may be allowed to be fully retained by their owners themselves and their future use after vacation may be as under:

- i) In case, such vacated areas are located in residential zones while these areas could be used for residential land use prescribed in the Master Plan of Delhi, within it, a part of the same building say up to 10% could be utilised as a front office.
- ii) In case, such vacated lands are located in designated commercial areas of the Master Plan of Delhi, they would be used as per the land use prescribed in the Master Plan.
- iii) In case, such vacated areas are re-located in the industrial zones in Master Plan, they may be allowed to be used for a front office and management residences subject to a maximum ceiling of 25% FAR of the plot. For larger plots, i.e., above 2000 sq. m. and the portions of the plots more than 2000 sq.m., the vacated land could be re-used according to Table - I.

In order to implement these proposals, necessary amendments would be required in the following provisions of Delhi Master Plan - 2001. Under Part II - Sec. 3 (ii) on pages 123 and 124 of the Gazette dated 1st August, 1990, part C of the clauses under Hazardous and Noxious industries and Heavy and Large industries are amended.

In addition enabling provision is also necessary in development code sub-clause 8 (2) [pages 152 and 153] to allow other uses, i.e., commercial offices (serial no. 025), residential flats (Serial No. 003) to the extent of 25% FAR, in

the industrial zones M1 and M2 in case of vacated industrial sites up to 2000 sq.m. Similar amendment may also be necessary in the case of use zone RD (residential) to allow 10% use of the residential building constructed on vacated plots, for commercial offices.

It may be pointed out over here that already in the industrial zones M1, Guest house, Boarding houses and lodging houses and convenient shopping as well as night shelters and weekly markets have been permitted. Likewise, in residential areas (RD), residence-cum-work plots (sr. no. 004) have been permitted.

PROFORMA - I

LAND ACQUISITION AND DEVELOPMENT COST

Town / Area	Land Acquisition Cost (per hect.)	Land Development Cost (per hect.)
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PROFORMA - II

AVAILABILITY OF LAND UNDER INDUSTRIAL USE

A. Position of availability of vacant plots (latest)

S.No.	Name of the Industrial Area	No. of vacant plots	Land allotment rates (Rs. per sq.Km)	Total area vacant plc in acres
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B. Position of land under acquisition

S.No.	Name of the Industrial Area	Land under acquisition
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NATIONAL CAPITAL REGION PLANNING BOARD

A SUMMARY RECORD OF DISCUSSIONS HELD AND DECISIONS TAKEN THEREOF IN THE MEETING OF THE SUB-GROUP TO CONSIDER LINKAGES AND SUGGEST CONCRETE MEASURES FOR DISPERSAL OF INDUSTRIAL ACTIVITIES FROM DELHI, HELD ON 12.04.1995 AT 10.30 A.M. AT SARISKA (ALWAR).

1. A list of the participants is annexed.
2. A two-minute silence was observed as a mark of respect in the memory of former Prime Minister, Late Shri Morarji Desai, who passed away on 10 th April, 1995.
3. Shri Omesh Saigal, Member-Secretary, NCR Planning Board welcomed the participants and gave in brief a background of Regional Plan objectives and policies. While apprising the members about the background of the sub-group, Member-Secretary said that a Standing Committee under the Chairmanship of Chief Secretary was constituted by the NCR Planning Board on the recommendations of an another committee set up by the Board on the subject, headed by Commissioner (Planning), DDA. This sub-group which has been constituted by the above Standing Committee will go into the details of the linkages and concrete measures needed for the dispersal of industrial activities from Delhi. He further mentioned that the Supreme Court Order dated March 24, 1995, which has issued directions with regard

to shifting of about 9000 hazardous and polluting units out of Delhi, has given an added significance to the deliberations being held in this meeting today.

4. A detailed presentation on the broad policies of NCR, decentralisation of economic activities from Delhi and linkages and concrete measures needed for the dispersal of industrial activities was made by Shri R.C. Aggarwal, Chief Regional Planner, NCR Planning Board.

5. After detailed discussion on the various issues raised in the presentation, following decisions were taken in the meeting :-

I. Identification of Industrial Units :

- i) The Govt. of Delhi (Industries Department/DDA) to identify and prepare a comprehensive list of all industrial units which are to be relocated outside Delhi.
- ii) To start with, large and medium scale industrial units, out of the 9038 industrial units mentioned in the Supreme Court order, could be taken up in the first instance for the purpose of shifting.

iii) In view of the fact that sufficient developed vacant unallotted industrial plots/areas are available in the National Capital Region outside Delhi Union Territory, which can be straightaway allotted to the industries to be shifted out of Delhi, Delhi Government should initiate a time-bound programme for their closure in Delhi.

iv) The Govt. of Delhi to provide details of such industries (Nature of Industry, Employment, space requirement, capital requirement etc.) to the participating State Govts. under intimation to the NCR Planning Board.

v) The Govt. of Delhi may identify specific units for relocation in specified industrial areas in the States after interaction with the concerned States.

II. Package of Incentives :

i) Priority allotment of land to be given to the shifting units.

ii) The land so provided be given at the pre-determined rates.

iii) In addition to allotting the industrial plots in the Industrial Estates, additional land may be acquired and allotted by the States, wherever necessary, to meet the requirements of large industrial units who opt to shift.

- iv) The land allotted be more than the existing areas, depending upon the demand/requirement for expansion and modernisation.
- v) The land to be so vacated by these industries in Delhi may be permitted to be used in the following manner :
- Units located in conforming use zones may be allowed to use the vacated premises for front offices and managerial residences permitting FAR not more than 25%.
 - Industries located in non-conforming zones i.e. residential, commercial, institutional etc. may use the vacated site according to the Master Plan land use and FAR.
 - Rank encroachers, without any title of the land, not to be given any concession.
- vi) The State Finance Corporations (SFC's) to take the loan responsibility of the shifting units financed by DFC, for which an agreement/MOU to be reached between Delhi and the States Finance Corporations with the concurrence of appropriate refinancing apex bodies. For financing the creation of new assets of the shifted units, the SFC's to take the responsibility as per the existing practice in vogue. The surplus funds of DFC may be parked with SFC's for this purpose.

III. GENERAL

- i) The provisions of the Delhi Factory Act, Delhi Municipal Act and Delhi Development Act, which by and large govern the location and operational aspects, may be suitably amended to facilitate shifting of units.
- ii) The units which are to be relocated will have to abide by the provisions of the State Pollution Control laws. The State Govts. to take necessary facilitative steps in this regard.
- iii) The State Govt. shall provide back-up infrastructure (housing etc.) as may be required for functioning of the industries. A package may be evolved through which the shifting industries can be allotted residential plots for their employees, in addition to the industrial plots.
- iv) All facilities and concessions may be provided as per the industrial policies of respective State Govts.
- v) DDA may develop one of their district centre as NCR commercial centre for setting up front offices of the shifting units in Delhi to facilitate proper linkages for the shifted units. The space for front office, may be allotted on pre-determined rates to the shifted industries, once they start functioning at their new locations.

- vi) The incentives recommended w.r.t. linkages be applicable only to those units which are shifting within NCR.
- vii) The NCRPB will provide loan assistance for creation of Industrial Estates and provision of infrastructure concomitant to shifting of these units.
- viii) The States may also create and plan separate Industrial Estates for locating hazardous and noxious units to be shifted from Delhi.

6. It was decided that, Govt. of Delhi will provide necessary information in the light of above recommendations, so that the same could be discussed with the Chief Secretary, Govt. of U.P. in the Steering Committee meeting to be held on 21st April, 1995.

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

(R.C. AGGARWAL)
Member-Convenor

Copy to the participants and members of the Sub-group.



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
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Ministry of Urban Development
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सं. के-14011/20/95 ए.पी. इ-रा.रा.वे.बो. 36वीं

दिनांक : 24.5.95

सेवा में,

संलग्न सूची के अनुसार

विषय : दिनांक 31.5.95 को प्रातः 11.30 बजे राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के कार्यालय में होने वाली योजना समिति की 36वीं बैठक ।

संदर्भ : एच संख्या के-14011/20/95 ए.पी. इ-रा.रा.वे.बो. 36वीं दिनांक 16.5.95 व दिनांक 23.5.95.

उपरोक्त विषयवर्तित संदर्भित पत्रों के अन्तर्गत में रा.रा.वे. योजना बोर्ड के सहायक श्री कृष्ण प्रताप द्वारा बैठक के एण्डा संख्या-3 के विषय को लेकर बनाये गये पत्र की प्रति योजना समिति की बैठक में जहाँ हेतु आपको प्रेषित की जा रही है ।

2. कृपया बैठक में भाग लेने का रुच करें ।

(Signature)

॥ आर.सी. आनंद ॥
मुख्य क्षेत्रीय निदेशक

संलग्न : उपरोक्तानुसार

प्रति:-

1. अध्यक्ष व योजना समिति के सभी सदस्य
2. विरोध प्राप्ति अधिकारी
3. बोर्ड कार्यालय के सभी अधिकारी

NCR Planning Board

Subject : Shifting/closure of hazardous, noxious, heavy and/or large industries from/in NCT of Delhi—Utilisation of land to be vacated by such units & related issues.

Ripples in staid waters

The Supreme Court, on 24.3.95, created ripples in the staid waters of Delhi's urbanisation scene. Though the Master Plan of Delhi (MPD) stipulated, as far back as 1962, shifting industries from non-conforming to conforming locations under a 20-year time-bound programme, no tangible results materialised. The MPD-2001, re-inforcing the resolve, required shifting of hazardous and noxious industrial units within 3 years, viz by 31.8.93, and heavy and large industries as per the national industrial policy and the NCR Plan. No material work has yet been done in this direction. A general sense of complacency overtook, and it was thought that while paper plan may continue, no polluting/non-conforming industry could be moved out of its present location unless it wanted to do so for its own reasons. Even the industries, which were eager to shift/close down, did not have a smooth sailing because of uncertainties about utilisation of land to be vacated by them. The DDA initiated an exercise in this behalf about 2 years ago, which is yet to crystallise. The Supreme Court's order of 24.5.95 has, however, suddenly brought a new sense of urgency and revived hopes of improving environment in Delhi, which is now rated as one of the most polluted metropolises.

2. A status note on the Supreme Court's intervention is at Annexure I.

Present scenario

3. Some of the more important aspects of the present situation are:

(1) Though the MPD-1964 & 2001 provided the basis for formulations for the non-conforming industries and the DDA is the nodal agency, both for planning & implementation, the Supreme Court's intervention is through the forum of the Central Pollution Board and the Secretary (Environment), Delhi Government. Notices to industrial units have mostly been issued with reference to a survey conducted by the Delhi Pollution Control Committee (DPCC) during 1993-94 (Appendix-1 of Annexure I) and not the surveys made earlier for preparation of MPD-1962 & 2001. The role of the DDA has been marginalised in the present scenario.

(ii) Notices to about 9,000 industrial units have been issued without due preparations in the DDA and the Delhi Government to deal with the resultant situation. The Supreme Court has left it to the affected industries to come up with their requirements for shifting/closure and the modalities for the same are yet to be worked out.

(iii) Approval/clearances from atleast 7 main official agencies and about 20 sub-agencies are required for closure/shifting of industrial units and redevelopment of the vacated land. This could be an endless process without a co-ordinated and well-timed approach.

Utilisation of land vacated by industry

4.1 A crucial policy-frame, which could make or mar the scheme for shifting/closure of the non-conforming/polluting industries, is regarding utilisation of land to be vacated by such units.

4.2 The MPD-1962 wanted suitable inducements to be given to the industrial units slated for shifting.

4.3 The MPD-2001 broadly provides that the land vacated by the said industries will be used for making up the deficiency as per the needs of the community on norms given in the Master Plan, and the rest as per the prescribed land use.

DDA's proposals

4.4 The DDA, at functional level, thought that instead of working out land requirements to meet community facilities' deficiencies in each case, a formula may be prescribed for use of land vacated by industries, and found the Regulation no. 58 of the Development Control Regulations for Greater Bombay, 1991 (relevant extracts at Annexure II), dealing with redevelopment of land of sick and/or closed mills in Bombay, handy for the purpose. The same pattern has been proposed in the Delhi's Sub-Regional Plan of the NCR Plan, which is now under consideration of the NCR Planning Board's Planning Committee.

4.5 The DDA's Technical Committee undertook detailing of the said broad approach and, in March, 1994, constituted a small Committee of 3-4 officers to prepare a policy note within the broad parameter that one-third each of the vacated land may be utilised for community facilities (social infrastructure), residential use and commercial use. The Technical committee's resolution dated 8.3.94 and its preamble give an idea of the DDA's thought process on the subject (copy at Annexure III).

4.6 The said committee is understood to have suggested that out of the total land available after closure/shifting an industrial unit from a non-conforming area, 20% be kept open/green for recreational purposes and handed over by the owner of the land to a local body free of cost, and the rest 80% be developed and disposed of by the owner of the land for the

following purposes:

20%	Community facilities-'institutional' land use (FAR: 100)
30%	'residential' land use-group housing (FAR : 133) on plots of 4,000 sq. mts. or more and plot-housing on smaller plots (FAR : 83).
30%	flatted factories-'industrial' land use (FAR : 60-75)
Total	<u>80%</u>

(Note: Plots upto certain size may not be subjected to the above stipulations and be allowed to be utilised as per the prescribed land use).

The proposal is now before the DDA's Technical Committee.

Appraisal of DDA's proposal & some suggestions

5. Feed-back on the role model necessary-

The provisions of the Regulation no.58, Development Control Regulations for Greater Bombay, 1991, which has been treated as the role model for Delhi, does not seem to have been well tested even in Bombay. The DDA is trying to adopt the pattern without getting a feed-back from Bombay. According to news-paper reports, redevelopment of land of sick mills in Bombay has mostly bogged down in litigation. It is, therefore, necessary to gather information about the implementation of the said Regulation through a short study. A questionnaire for the purpose is placed at Annexure IV.

6.0 Compensation for land to be kept 'green' & utilised for other community facilities-

6.1 The DDA's proposal envisages that atleast the portion of land to be developed as 'green' should be contributed by its owner free of cost, which may be questioned in court of law. A recent judgement of the Supreme Court on a similar issue is not favourable to such a proposition.

6.2 Moreover, the said Regulations for Greater Bombay permit Transfer of Development Rights (TDR), wherein the owner of a plot may be allowed to build more with higher FSI (known as FAR in Delhi) elsewhere in the city in lieu of the restrictions placed on construction on his plot, but the Master Plan of Delhi has no provision for the same. So, following the Bombay pattern in Delhi without providing for TDR in the MPD-2001 may become lop-sided.

...p.4.

6.3 Compensation has been paid under the Land Acquisition Act for any land acquired for public purpose in Delhi. The only exception has been leaving a strip of land without monetary compensation for future road widening while redeveloping a property. For taking over land for community facilities, the owner should either be paid compensation under the Land Acquisition Act and/or allowed, in lieu thereof, additional FAR on the portion of land left for him to build.

7. Data about land covered by the affected industries-

The industrial surveys made so far in Delhi have been confined to their product and workforce. Except for about a dozen large units, there is no reliable information available about the sizes of their plots, which is crucial for working out viable land utilisation pattern. On a very rough estimate, about 80 percent of the units may cover less than 2000 sq. mts. of land each. It may, however, be appropriate to call for relevant information from the units, to which notices have been issued under the Supreme Court's order.

8. Pattern of land utilisation-

So far only uniform pattern of land utilisation has been thought of, which may, perhaps, not be appropriate in view of the diverse nature of the locations of industrial units in Delhi. For planning exercise, the units may broadly be categorised location-wise :

(i) Industrial units located in Walled City, Karolbagh and Shahadra.

(ii) Units located in other residential/commercial areas.

(iii) Units located in 'industrial areas'.

9. Linkage between Delhi and NCR Towns in respect of shifting units -

The industrial units, which shift to NCR Towns, may be allowed to utilise their existing site or a part thereof for office and residential purposes. This may help in preserving a link between the existing site and the new site of the unit.

10. While working out land requirements for community facilities, take into account existing community facilities within the premises-

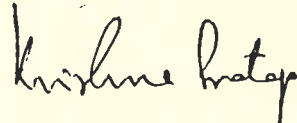
Several of the large industrial units, slated for shifting/closure, have, over the years, built community facilities like schools, parks etc. within their premises, which should be kept in view while calculating the requirements of land to be taken over for community facilities.

11. Package for redevelopment of land-

Urban renewal is the most difficult part of the urbanisation process. Redevelopment of land, vacated by shifting/closing industries, involves many imponderables and needs flexibility in approach. For instance, a particular land may not have enough road openings to accommodate community facilities and structures to be constructed by the owner. In most cases, land may be vacated in stages over time. Moreover, official agencies may find difficult to garner resources for construction of community facilities in isolated pockets. So, the entire redevelopment on plot of say over 50 acres should be conceived and executed as a package. The owner of the land should be encouraged to construct the required community facilities while undertaking development/redevelopment on the portion of land left for his use. Thereafter, the community facilities may be handed over to a public agency for maintenance.

12. Consultation with industry-

In none of the exercises, carried out so far, the affected party, viz. industry, has been consulted in any manner. For arriving at workable solution, it may be helpful to discuss the matter in a broad perspective with a few representative bodies of the industry, like the PHD Chamber of Commerce & Industry.



(KRISHNA PRATAP)

Advisor

22.5.1995

Annexure 1 Page 2 N.C.

REGIONAL MASS RAPID TRANSIT SYSTEM

The NCR Plan 2001, in order to achieve its objective of containing the population growth in Delhi and achieving a harmonious development of the Region, aims at deflecting approximately 20 lacs population along with economic activities from Delhi to DMA and NCR Priority Towns by 2001. Development of an efficient transport network and system between Delhi and DMA/NCR is one of the most needed and immediate requirements to offer facilities for fast movement of commuters between Delhi and the rest of NCR.

Govt. of National Capital Territory has got a MRTS Plan prepared through RITES of which Phase-I has been approved by the Group of Ministers of Govt. of India (refer map 1). This was followed by presentation of 7 comparative options by RITES before the Ministry of Urban Development which have been compared in Table I at Annexure-I. During the course of discussion, the most preferred option, for implementation in the first phase was option III. This option has been shown on map No.2 and has the following broad parameters:

i)	Length:	
a)	Underground	10 km (V. Vidyalaya to Central Secretariat)
b)	Surface	18 km (Shahdara-Nangloi
c)	Elevated	13 km & ISBT to Azadpur Subzi Mandi)
	Total :	41 km
ii)	Project Cost:	2024 Crores
iii)	No. of passengers carried per day	14.9 lacs

Subsequently, at the time of presentation of the DPR, the modified version of option No.III was explained. This version is shown in the Plan No.3 placed below. Though, the broad configuration is the same as option III, only the surface/elevated corridor between ISBT and Azadpur Subzimandi has been extended upto Holambi Kalan. Finally the parameters of the modified MRTS as per the DPR are as under:-

i)	Length:	
a)	Underground	11.0 km (V.Vidyalaya to Central Secrtt.)
b)	Surface	22.5 km (Nangloi to Shah-
c)	Elevated	22.0 km dara and ISBT to Holambi Kalan)
	Total:	55.5 km
ii)	Project Cost (1995 prices)	Rs.4182 Crores*
iii)	No. of passengers per day	27.0 lacs
iv)	Financial Implications of the Plan proposed through DPR:	
	- Debt/equity ratio proposed	1:1
	- Debt proposed from OECF	Rs.2091 Crs. (@ 3% int.)
	- Investment required from Govt. of India/ GNCT Delhi:	
	a) Equity	Rs.2091 Crs.
	b) Cost of Exchange Rate of fluctuation @ 9%	Rs.190 Crs. p.a. (Approximately) for 20 years.

*According to this presentation, the earlier project cost of option III i.e. Rs.2024 crores, discussed in the Jan., 1995 meeting, was based on 1989-90 prices and this cost is based on 1995 prices & DPR.

It was felt that the proposals prepared by RITES for GNCT Delhi & MOUAE would only take care of the central portions of Delhi i.e. Shahdara, walled city, Patel Nagar,

Connaught Place and Central Secretariate. In fact when this system becomes operational, there is likelihood of the central portion of Delhi getting more and more congested because Connaught Place, Central Secretariate and ISBT will become the hubs of transport concentration, consequently attracting more and more activity & population.

1. N.C.R.'s COMPLEMENTARY PLAN:

The NCR Planning Board felt that a larger & broader complementary system, which would connect the central portions of Delhi with the NCR Towns can provide relief to the over crowded core of Delhi and help in the dispersal of various activities to the NCR towns. Accordingly, a Complementary Plan consisting of the following proposals was referred to the U.D.(Ministry). This Plan is Annexed as Plan No.4 and consists of adding new tracks for MRTS as given below to the proposed option III.

COSTS:

SECTION	LENGTH (KM)	COST (RS.IN CRS.) (1992-93 price level)
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 crs.

Total Cost

Haryana : 659 Cr.
Uttar Pradesh : 205 Cr.

In case the above additions/complementary proposals are to be dove-tailed with the D.P.R. configuration now given by RITES, the portion from New Azadpur to Holambikalan can be eliminated and the cost will then come down to Rs.615 crores (at 1992-93 price level). Adding an average annual escalation factor of 15% per annum, the revised cost would be Rs.891.75 crores.

This complementary system would directly connect the towns of Bahadurgarh, Sonapat, Ghaziabad & NOIDA generating heavier commuter traffic in DMA to the M.R.T.S. at a comparatively smaller cost. However, this complementary system assumes that by adding on the above mentioned new tracks, the M.R.T.S. get extended upto the DMA towns and the MRT trains would move freely from DMA to the Central Delhi on this total system. In order to make this system operational the jurisdiction of the MRT Company will have to be extended beyond NCT Delhi upto various NCR towns which are proposed to be connected to this system. It may further be pointed out that this complementary system will start functioning only when MRT proposed for Delhi has been made operational i.e. between 2001-2004. As such the phasing of the extensions should correspond with the laying of MRT Sections in different directions.

2. PLAN FOR INTERIM PERIOD:

For the intervening period, in order to provide some relief to the Delhi traffic and the present commuters from DMA towns like Ghaziabad, NOIDA, Faridabad, Sonapat etc., it is proposed that the existing network of the Indian

Railways between the DMA towns and Delhi ring rail may be optimally utilised for which the following proposals are made:

I. Utilisation of existing tracks:

Currently EMUs (though very few in number) are running on the following tracks:

- i) Palwal, Faridabad, Hajrat Nizammuddin, New Delhi.
- ii) Hajrat Nizammuddin, Naraina Vihar, Patel Nagar, New Delhi, Tilak Bridge, Hajrat Nizammuddin (ring rail).
- iii) Ghaziabad, Shahdara, New Delhi.
- iv) In addition some DMUs are running between Panipat - New Delhi and Rohtak - New Delhi.

It will, therefore, be desirable that in the first instance, on these stretches where EMUs and DMUs are running, these multiple units may take continuous routes from one end-point to the other end-point, traverse the entire ring so that the commuters can get down at the nearest point to their destination/work centres.

II. Additional/New Tracks:

As the major problem in this system, is the non-availability of capacity during peak hours on the track between Daya Basti, Old Delhi, New Delhi, Tilak Bridge, and Nizammuddin, two new tracks are required to be laid down between Nizammuddin, New Delhi, Old Delhi and Patel Nagar. During the discussion with the railways it was confirmed that land for laying of these two tracks can be made available, but the cost of laying them will have to be borne either by GOI or by GNCT, Delhi. The cost of laying a pair of electrified tracks between Patel Nagar, Old Delhi, New Delhi & Nizammuddin, a stretch of 18 km should be

approximately 360 crores and the system can be made effective within a year or so, with the fullest cooperation of Indian Railways.

TABLE - I

COMPARISON OF PROPOSALS

These proposals for Interim Development are shown in Plan No. 5.

A comparative statement of various proposals of MRTS is shown in table II. Planning Committee may deliberate upon various pros & cons of these proposals and suggest the most suitable integrated system to the Delhi MRTS.

1	10.0	18.5	17.0	4.0	34.5	22.2	3.1
2	10.0	18.5	17.0	4.0	34.5	17.3	2.1
3	10.0	18.5	17.0	4.0	34.5	17.9	2.8
4	10.0	18.5	17.0	4.0	34.5	14.4	2.7
5	10.0	18.5	17.0	4.0	34.5	11.8	2.4
6	10.0	18.5	17.0	4.0	34.5	11.0	3.0

1. 10.0 18.5 17.0 4.0 34.5 22.2 3.1

Annexure - I

TABLE - I

COMPARISON OF NETWORKS

NETWORK	LENGTH (KM)				COST (Rs. CRS.)	PASS. PER DAY (LAKHS)	PASS. PER KM. (LAKHS)
	U/G	S	E	TOTAL			
1A	21.5	39.5*	6.5	67.5	3098	31.8	3.9
1B	16.0	19.0	24.0	59.0	3252	22.2	3.1
II	21.0	12.0	36.0	69.0	3455	19.0	2.1
III	10.0	18.0	13.0	41.0	2024	14.9	2.8
IV	-	18.0	27.0	45.0	1313	14.4	2.7
V	-	30.0	13.0	43.0	1098	10.8	2.6
VI	-	5.0	23.0	28.0	877	11.0	3.3

* Including 17.5 Kms Busway.

TABLE - 11

BROAD PARAMETERS OF VARIOUS MRTS OPTIONS

S.No.	Parameters	O P T I O N S / P R O P O S A L S					
		MRTS Full System	Option I Present- ed to G.O.M. (6/94)	Opt.III Present- ed to U.D.M. (12/94)	Modi- fied Option III based on DPR presen- ted to Secy. U.D. C.S. Delhi (5/95)	NCR Inter- grated Plan submi- tted to Secy. U.D. (1/95)	NCR Inter- rim Pro- posals
1.	Type of New Tracks and Length (Kms):						
	a) Underground	27	21.5	10	11		
	b) Surface	140	22	18	22.5		
	c) Elevated/Busway	17.5	24	13	22		
	Total:	184.5	67.5	41	55.5		
2.	Optimization of Existing Tracks & Length (KM)					45 (New Tracks)	18 (New Line)
3.	Project Cost (Crores)/year	7469 (1992-93 price level)	3098	2024 (1989-90)	4182 (1995 price level)	892	360
4.	Special Features of Financial Plan:						
	- Debt: Equity Ratio				1:1		
	- Equity Amount (Cr.)				2091		
	- Debt Amount (Cr.)				2091		
	- Annual Cost of Debt. Services (Rs. Crores)						
	on (i) MRTS	3%			60		
	(ii) G.O.I.	9%			190		
5.	Anticipated ridership (lakh trips/day)	64	31.8	14.9	27.0		
6.	No. of Buses requi- red to cater to passengers not using MRTS.	7000	14500	20000	12000		

MRTS-2001 AD

PRESENTED TO GOM (JUNE 94)

OPTION 1

OPTION 1 (GOM)

Length	67.5 km
Underground	21.5
Surface	39.5
Elevated	6.5
COST	Rs. 3098 Cr.

TOTAL NUMBER OF PUBLIC TRANSPORT
TRIPS BY 2001 129 Lakh

TRIPS TO BE CATERED BY OPTION 1 32 Lakh (25%)

UNCOVERED TRIPS 97 Lakh

Number of buses required 14,500

LEGEND

EXISTING NETWORK

RAIL

ROAD

PROPOSALS APPROVED BY GOM

SURFACE RAIL

UNDER GROUND RAIL

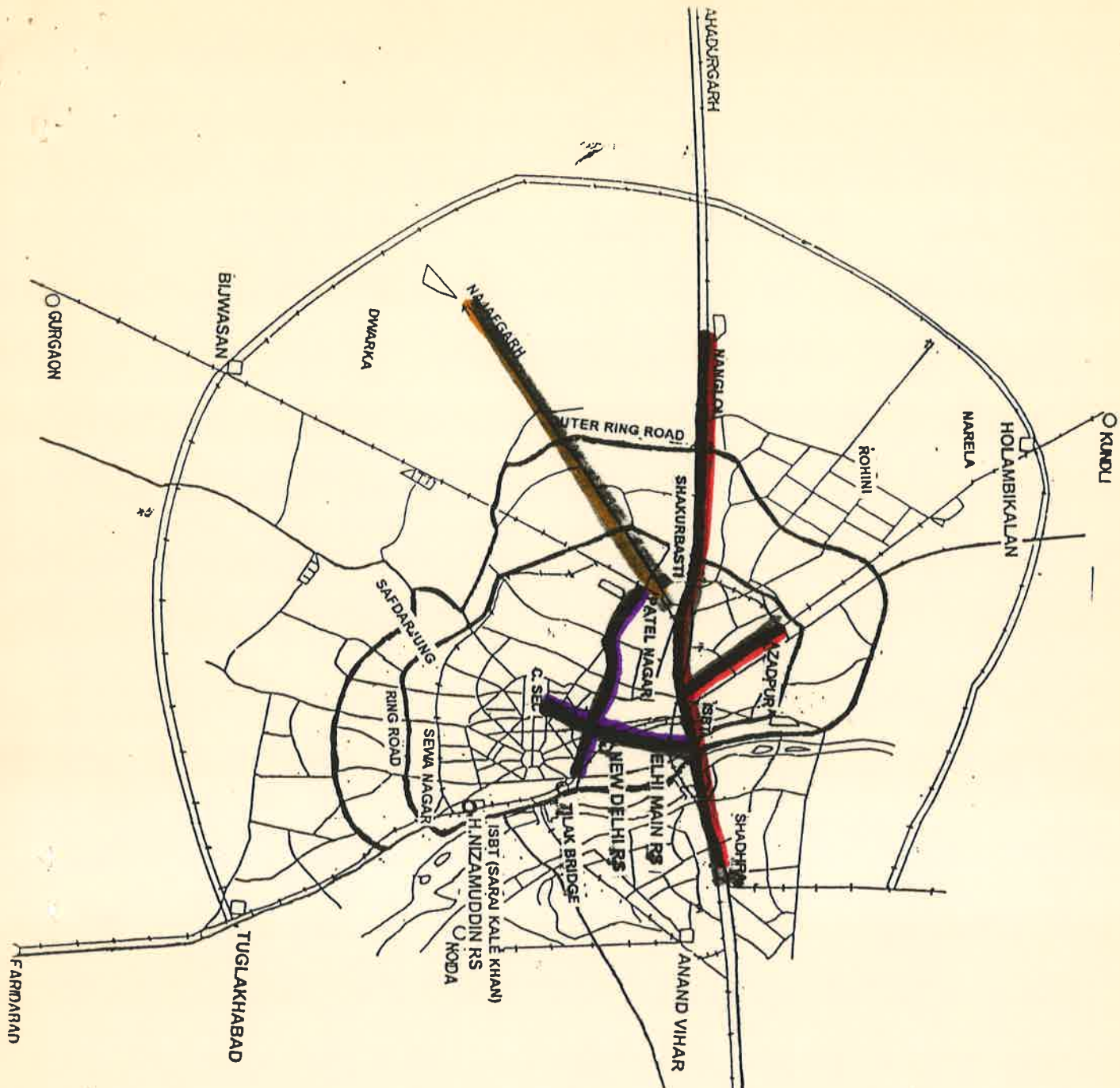
NCR-COMPLEMENTARY PROPOSALS

OPTIMIZATION OF
RING RAIL & SPURS

NEW RAIL LINES

BUS-WAY

DIRECTIONAL
ROAD CUM RAIL
TERMINAL



MRTS-2001 AD

PRESENTED TO (DEC 94)

UDM

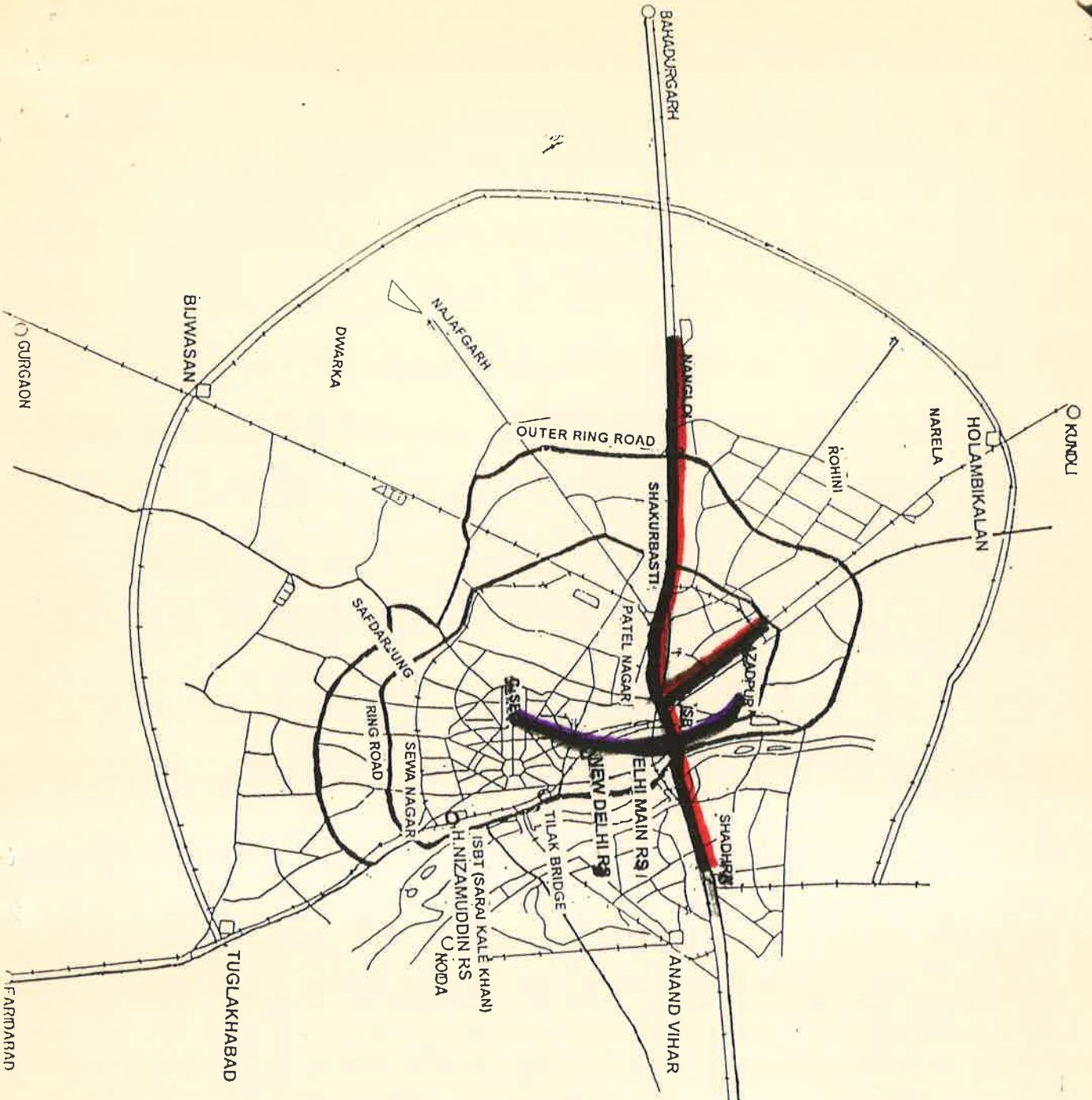
OPTION III
Length 41.0 km

Underground	10.0
Surface	18.0
Elevated	13.0
COST	Rs 2024 Cr

PASSENGER TRIPS

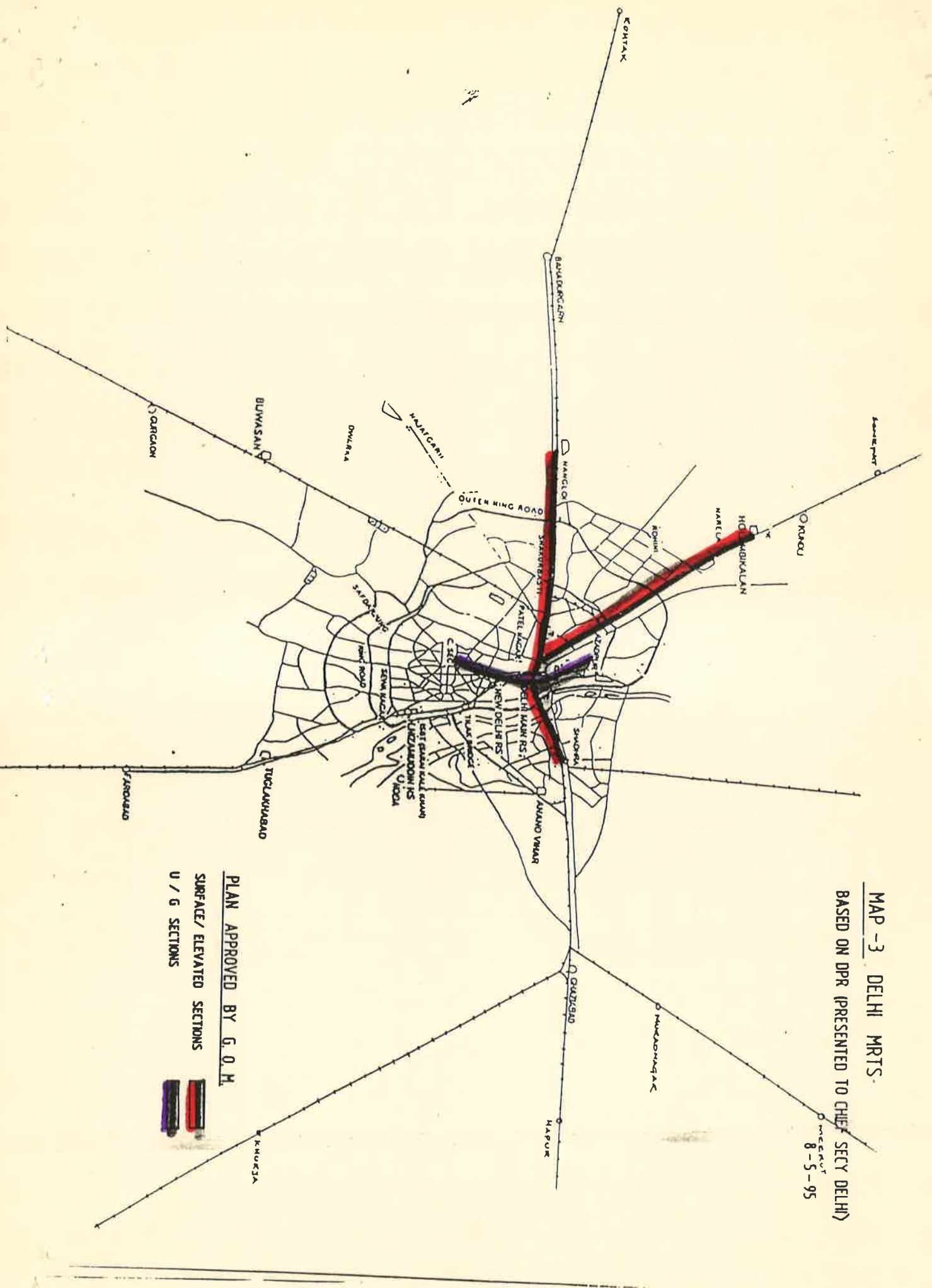
LEGEND

- 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



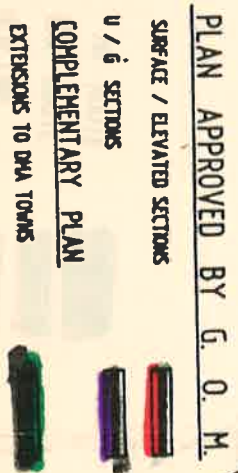
MAP -3 DELHI MRTS
 BASED ON DPR (PRESENTED TO CHIEF SECY DELHI)

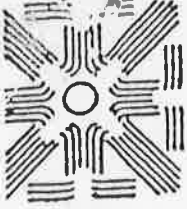
8-5-95



PLAN APPROVED BY G.O.M.
 SURFACE / ELEVATED SECTIONS
 U / G SECTIONS

NCR INTEGRATED MITS PROPOSAL
SENT TO SECY UD & DISCUSSED WITH
CM (DELHI)





०८८

आर.सी. मन्त्रालय
नए क्षेत्र नियंत्रक

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

नं. के-14811/24/95(36वीं)-राजधानी क्षेत्र योजना बोर्ड

दिनांक 18-7-95

प्रति,

सम्मान मूर्ति के अनुसार

विषय:- राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 36वीं बैठक के कार्यवाही
का प्रेषण ।

प्रति,

दिनांक 31.5.95 को राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड कार्यालय नई दिल्ली में सम्पन्न बैठक
समिति की 36वीं बैठक के कार्यवाही सम्बन्ध आदेशों सुनिश्च एवं उचित कार्यवाही हेतु प्रेषित है ।

आर.सी. मन्त्रालय

सम्मान : उपरोक्तानुसार

Shashi

13/7/95

MINUTES OF THE 36TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 A.M. ON 31.5.1995 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.

AGENDA ITEM NO.1. Confirmation of the minutes of the 35th meeting of the Planning Committee held on 31.1.1995.

Minutes were confirmed.

AGENDA ITEM NO.2. Review of the action taken on the decisions of the 35th Planning Committee Meeting held on 31.1.95

1) The Draft Sub-regional Plan for NCT-Delhi received from Govt. of NCT Delhi is under examination. The Govt. of NCT Delhi has also circulated the draft Sub-regional Plan to various departments/agencies for their views.

ii) Time bound programme for the preparation of ODPs and formulation of detailed project Plan for proposed integrated townships.

A. Haryana : The Chief Coordinator Planner, NCR, Haryana reported that detailed project report of Kundli, Bahadurgarh and Rohtak were being finalised and would be made available to the NCR Planning Board by the end of June 1995. The detailed project reports of Rewari, Dharuhera, Palwal is under revision.

B. Uttar Pradesh: Senior Town Planner, Town and Country Planning Deptt. Govt. of U. P. reported that creation of Development Authority for Hapur is under consideration.

iii) Approval of Sub-regional Plan for Haryana.

Mapping of the present status of development on either side of Delhi-Haryana-U.P. Border is in progress. Once this map is ready, the land use plan for Haryana will be prepared.

iv) Proposed amendment of the U.P. Sub-regional Plan.

Shri Siraj Hussain, MD, UPSIDC reported that for preparation of the detailed proposal for development of the tronica city at Loni, a joint survey is being carried out and expected to complete by end of the June '95. After the survey is completed the detailed proposal would be prepared and sent to NCR Planning Board.

Referring to the earlier decision on the proposal of development of Masuri-Gulaothi as industrial park, MD, UPSIDC requested that a Agro-park may be permitted to develop at Masuri-Gulaothi.

AGENDA ITEM NO. 3. Linkages and Concrete measures for the dispersal of Industrial Activities from Delhi.

Member Secretary briefly explained the context of constituting a Standing Committee under the Chairmanship of the Chief Secretary, Delhi to prepare an action programme and monitor the dispersal of Economic activities from Delhi, as a follow up of a decision to that effect by the NCR Planning Board. This Standing Committee had set up a Sub-Group to prepare an action programme for the industrial dispersal which had its meeting at Sariska on 12.4.95 and decided, inter-alia, that a comprehensive list of all industrial units which are to be relocated outside Delhi to be prepared and in the first instance, the large and medium units may be taken up. The Sub-Group had also concluded that a package of incentives in the nature of: (a) priority land allotment and at pre-determined rates; (b) permission to utilise the vacated land as per Master Plan norms and denying any concessions to rank encroachers, who do not have any title of land, and; (c) providing financial back up for transferring the loan liability of shifting units etc.; may be provided as facilitative steps to enable the units to re-locate from their present sites in Delhi. Member Secretary also appraised the Planning Committee of the recent judgement of the Supreme Court wherein about 9000 industrial units have been directed to be shifted outside Delhi.

Shri Kishna pratap, Consultant read out his paper giving a status note on the Supreme Court's intervention and narrated the emerging scenario which called for taking appropriate policy decisions regarding incentives for redevelopment of vacated land and the need, in general for a continuous interaction with the entrepreneurs to resolve the issues to everybody's advantage.

Member Secretary then requested the participants to give their views on the various issues involved and explained in the Agenda Notes and come up with directions to evolve appropriate follow up measures.

Shri Virendra Singh, Secretary, Industries Department, Delhi gave the background of the list appended to the Supreme Court judgement and intimated that the actual number of units which may qualify for shifting could be much larger than that contained in the present list, which is only an annexure of an affidavit submitted by the Environment Department of Govt. of NCT- Delhi, before the Supreme Court and based on a sample survey.

Member Secretary at this point suggested that the discussions need not be confined only to the Supreme Court judgement, but should be in the larger perspective of decongesting Delhi and decentralising the various economic activities as envisaged in the Regional Plan 2001 for NCR.

As regards the incentives that could be made available to the units intending to shift, the Member Secretary informed the committee about the open offer made by Rajasthan Govt. who has proposed to convert the land use appropriately if the shifting units buys sites which may be currently under agricultural use.

Shri Bansal, Director, DDA informed the Committee about the tentative decisions of the technical Committee regarding the controls on the land vacated to be redeveloped on the pattern of the Bombay land control Act. However, Member Secretary pointed out that the condition stipulated therein that about 25-30 percent of such vacated land would have to be transferred to DDA for housing development, appeared to a restrictive clause because, the same level of housing output could be achieved, if instead, the owners of the land are permitted to use that land in accordance with the Master Plan provisions. The representatives of the PHD Chamber of Commerce and Industry with whom he had interacted on this topic earlier, had also expressed their desire on these lines, he added.

Shri Siraj Hussain, Managing Director, UPSIDC observed that there is no dearth of industrial plots in the nearby areas of Delhi and therefore a closer liaison between the various departments of Delhi, the industrial units earmarked for shifting and the Development Authorities/Industrial Development Authorities of the neighbouring States would hopefully speed up the shifting/relocation of the industrial units. For this, he suggested that the Government of Delhi may like to take a lead and organise a one day seminar of the concerned agencies and the entrepreneurs. Member Secretary welcomed this suggestion and opined that Delhi would have to adopt a single window system and preferably locate it at Directorate of Industries to give spot clearance and information support.

The suggestions made by the NCR Planning Board in respect to the various package of incentives and modalities for facilitating the shifting of industries from Delhi to NCR in the Agenda Notes were discussed and the following decisions on each of the item was taken:-

1. Identification of Units to be shifted outside and action for their closure in Delhi.

The Departments of Environment and the Industries of Government of National Capital Territory of Delhi would proceed in the matter and take appropriate action and inform the NCR Planning Board periodically about the progress therein. They would provide the list of such industries as could be shifted immediately.

(Action by GNCT-Delhi)

2. Relocation of units outside Delhi in the National Capital Region.

a) Identification of sites for relocation of Units:

- (i) Existing/New Industrial Estates where non-polluting industries can be located. The information regarding these to be made available to the NCR Planning Board within a month by the participating State Govts.

(Action by the participating
NCR State Governments)

- (ii) Identification of dedicated industrial estates where polluting units could be located.

Such sites to be identified and indicated to the NCR Planning Board by the participating NCR States within a month.

(Action by participating NCR
State Govts.)

b) Package of Incentives:

The incentives to be provided by the State Government where these industries are to be relocated as proposed in the Agenda Notes were all agreed to upon by the respective State Governments.

- c) Incentives to be provided by the Govt. of NCT-Delhi/DDA/Govt. of India in respect of reuse of lands being vacated by the shifting industries in Delhi:

In view of the restrictions provided in the Delhi Master Plan, it was decided that the NCR Planning Board may recommend action to suitably amend the Delhi Master Plan, to provide for the following pattern of utilisation of land vacated by the industries:-

OPEN LANDS AND LANDS AFTER DEMOLITION OF EXISTING STRUCTURES IN
CASE OF RE-DEVELOPMENT SCHEME TO BE USED AS IN THE TABLE GIVEN
BELOW:-

Sl. No.	Extent	Percent- age to be utilised for recrea- tion Ground, Playground or any other open uses as specified by the Com- missioner	Percent- age of land to be used for provi- ding hou- sing faci- lities by the owner at norms to be dete- mined by DDA/GNCT- Delhi.	Percent- age to be earmarked and to be developed for resi- dential or commercial user to be developed by the owner.
1	2	3	4	5
1.	Upto 2000 sq.mts. (including the first 2000 sq.mts of the larger plots)*	-	-	100% to be de- veloped by the owner in accor- dance with the zoning regula- tions of the Master Plan*
2.	0.2 to 5 Ha.	33	27	40
3.	5 Ha. to 10 Hac.	33	34	33
4.	Over 10 Ha.	33	37	30
* i) In case such vacated areas are located in a residential zone, while the total area can be reused for residential landuse as prescribed in the Master Plan of Delhi, a part of the building upto 10% so constructed in conformity with the Master Plan could also be utilised as a Front Office of the shifted industry.				
ii) In case, such vacated lands are located in designated commercial areas of the Master Plan of Delhi, they would be used as per the land use prescribed in the Master Plan.				
iii) In case, such vacated areas are relocated in the industrial zones in Master Plan, they may be allowed to be used for a front office and management residences subject to a maximum ceiling of 25% FAR of the plot.				

The above concessions for re-use of vacated land will not be made available to rank encroachers in whose case the land will revert to original owner of the land.

In order to implement the above proposals necessary amendment would be required to the following provisions of Master Plan-2001:

- a) Part II - Sec. 3(ii) on pages 123 and 124 of the Gazette dated 1.8.1990, part C of the clauses under Hazardous and Noxious industries and Heavy and Large industries.
- b) Development Code sub-clause 8(2) (pages 152 and 153) to allow other uses, i.e. commercial offices (serial No.025), residential flats (Serial No.003) to the extent of 25% FAR, in the Industrial zones M1 and M2 in case of vacated industrial sites upto 2000 sq. m. Similar amendment may also be necessary in the case of use zone RD (residential) to allow 10% use of the residential building constructed on vacated plots, for front offices.

(Action by Ministry of Urban
Affairs & Employment, Delhi
~~Development Authority and GNCT,~~
Delhi)


AGENDA ITEM NO.4. Regional Mass Rapid Transit System.

A complementary proposal to the Delhi MRTS to link it with four DMA towns and three Priority towns of NCR was circulated among the members for obtaining their views. As no representative from Railway Board and Transport Department of NCT Delhi could attend the meeting, discussion on the proposal could not take place.

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

No. K-14011/1/95(36th) - NCRPB
National Capital Region Planning Board
1st Floor, Zone - IV
India Habitate Centre
New Delhi - 110003

Dated 10.7.95


(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
2. Shri Suman Swarup,
Secretary (L&B), Delhi
Vikas Bhawan, New Delhi.
3. Shri D.S. Meshram,
Chief Planner, TCPO
4. Shri C.S. Mehta,
Chief Town Planner,
Rajasthan.
5. Shri B.D. Gulati,
Chief Coordinator Planner,
NCR, Haryana.
6. Shri M.P. Aneja,
Senior Planner,
Town & Country Planning Deptt.,
U.P.
7. Shri R. Ananda Kumar,
Min. of Environment & Forests
8. Shri V.K. Sharma,
Deputy Secretary,
M/o Power.
9. Shri S.P. Bansal,
Director, DDA.
10. Mr. B. Jeswani,
Regional Chief, NCR,
HUDCO.
11. Shri P.N. Dongre,
A.C. (Planning), DDA.
12. Shri V.K. Vidyarthi,
Associate Planner,
NCR Cell, Meerut.
13. Shri R.C. Aggarwal,
Chief Regional Planner,
NCR Planning Board.

Chairman

Member Convenor

Special Invitees:

1. Shri Krishna Pratap,
Advisor, NCR Planning Board.
2. Shri K. Nath, Advisor,
NCR Planning Board.
3. Shri Sanat Kaut,
Chairman & MD,
✓ DSIDC, Delhi.
4. Shri Virendra Singh,
Commissioner (Ind.),
✓ Delhi.
5. Shri R.K. Gupta,
Chief Engineer,
✗ DSIDC.
6. Shri J.S. Walia,
D.M., DSIDC
7. Shri M.K. Datta,
G.M., HSIDC,
8. Shri D.K. Mahle,
Dy. General Manager, UPFC, NOIDA.
9. Shri Siraj Hussain,
✓ MD, UPSIDC, Kanpur.
10. Shri R. Pareek,
Dy. General Manager,
Rajasthan Finance Corporation,
Jaipur.
11. Shri P.M. Ansari,
Director (Env.),
Govt. of Delhi.
12. Shri S.K. Gupta,
Dy. General Manager,
Delhi Financial Corporation.
13. Shri Ajit Privantarn
Jt. Director (Ind.)
Govt. of Delhi.
14. Shri S.N. Sharma,
Additional Director (Ind.),
Rajasthan, Jaipur.

15. Shri A.S. Verma,
Sr. Regional Manager,
RIICO. Jaipur.
16. Shri B.N. Sharma,
Distt. Town Planner (I&G)
Rep. of Director,
Industrial Deptt.
Haryana.

NCR Planning Board:

1. Shri R.P. Rastogi,
Regional Planner,
2. Shri K.L. Sachar,
Finance & Accounts Officer,
3. Shri V.K. Thakore,
Sr. Research Officer,
4. Shri N.K. Aneja,
Deputy Director.
5. Shri J.N. Barman,
Associate Planner.
6. Shri M.M.A. Baig,
Assistant Town Planner.
7. Shri Manmohan Singh,
Research Officer.
8. Shri Sisupalan,
Research Officer.
9. Shri N.K. Dharan,
Asstt. Town Planner.
10. Shri Surendra,
Asstt. Town Planner.