



CHIEF REGIONAL PLANNER
PHONE : 4642289

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

1st Floor, Zone-IV,
India Habitat Centre,
Lodhi Road, New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No. : 4642163



No.K-14011/16(AP)/96-NCRPB(39th)

Date : 11.7.96

Sub : 39th Meeting of the Planning Committee to be held on
15.7.96 at 11.00 AM in the office of the NCR Planning
Board's Conference Room, India Habitat Centre, Lodhi
Road, New Delhi - 110003.

Sir,

In continuation of this office letter of even number dated
8.7.96, kindly find enclosed herewith the agenda notes of the
above mentioned meeting.

Yours faithfully,

(R.C. AGGARWAL)
Chief Regional Planner

Encl : As above.

AGENDA ITEMS FOR THE 39TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 AM ON 15.7.96 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 38th meeting of the NCR Planning Board held on 10.4.96.
- Agenda Item No.2 : Review of the Action taken on the decisions of the last Planning Committee meeting held on 10.4.96.
- Agenda Item No.3 : Consideration of the Plans for Surajpur and Kasna Sub-Regional Centres (Greater NOIDA) of U.P. Sub-Region.
- Agenda Item No. 4 : Consideration of the papers prepared on Demography and Functional Plan for Power.
- Agenda Item No. 5 : Delegation of Power
- Agenda Item No. 5(a) : Revision of ceiling of reimbursement of conveyance charges for local journeys in Delhi.
- Agenda Item No. 5(b): Delegation of Powers to Member Secretary for payment of TA/DA to employees of the Board.
- Agenda Item No.5(c) : Delegation of Financial Power

Agenda Notes for the 39th meeting of the Planning Committee to be held at 11.00 AM on 15.7.96 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 38th meeting of the NCR Planning Board held on 10.4.96.

Minutes of the 38th Planning Committee meeting held on 10.4.96 vide letter No. 14011/6(AP)/96-NCRPB dated 4.6.96 may be confirmed.

Agenda Item No.2 : Review of the Action taken on the decisions of the last Planning Committee meeting held on 10.4.96.

i) Sub-Regional Plan for NCT-Delhi : In pursuant to the decision of Sub-Group meeting on Regional Plan-NCT Delhi, 3 sub-groups on industries, transport and land use have already been constituted and the meetings have been held. As decided in the said meetings, the necessary amendments to the sub-regional plan are being done.

ii) Sub-Regional Plan for Haryana : The representative of the Govt. of Haryana may indicate the stage for completion of Sub-Regional plan.

iii) Review of the Regional Plan-2001. The papers on demography is being placed before the Planning Committee for discussion.

iv) The Functional Plan for Power has been finalised after discussion with the power sub-group and is also being placed before the Planning Committee. Both these will be discussed as agenda item No. 4.

v) Implementation of the FNG Expressway :

The draft tender document and the format of the advertisement have been modified in the light of the comments received from the U.P. Govt., MOST. The proposal have been submitted to the Ministry for setting up of the 3 committees i.e. Steering Committee, Tender Evaluation Committee and Monitoring and Extention Committee for FNG Expressway. The ministry is likely to discuss the issue in a meeting on 26.7.96.

Agenda Item No.3 : Consideration of the Plans for Surajpur and Kasna Sub-Regional Centres (Greater NOIDA) of U.P. Sub-Region.

The Agenda notes will be circulated in the meeting.

Agenda Item No.4 : Consideration of the papers prepared on Demography and Power.

(a) Demography :

At the time of formulation of the Regional Plan-2001 in 1987-88, demographic data for 1981 census had been used as base and the projections were made for 2001 based on the decinial growths upto 1991. However, in 1991, the new census has yielded the latest demographic data. Simultaneously while initiating the process of mid-term review of the Regional Plan it was felt that a closer look at the population projections was necessary in view of 1991 data. Accordingly a Task Force on Demography was constituted. The task force gave its broad views through a paper on the future trends in the NCR. Subsequently a Expert Study Group on Demography had been constituted for indepth study of population projection. The study group after detailed deliberation on the

paper submitted by Task Force and also Sh. Natrajan, Addl. Registrar General, Census of India, has finalised the paper on Demography which is placed at Annexure-I for consideration and approval.

(2) Power : In order to work out the power requirements and the distribution systems for the balanced growth of the National Capital Region sub-group on power had been constituted sometime back. This sub-group examined the requirements and the projected requirements for 2001. To provide a power supply system in the priority towns which ensure availability of adequate reliable power in industry, economic activities atleast at par if not better than Delhi Metropolis. Accordingly, the sub-group has prepared a Functional Plan for the development of Power in NCR which is placed at Annexure-II for consideration and approval.

Agenda Item No. 5 : Delegation of Power

Agenda Item No. 5(a) : Revision of ceiling of reimbursement of conveyance charges for local journeies in Delhi.

The officials of this Board are required to move frequently within Delhi in order to attend various meetings being taken by Central Ministries, Govt. of NCT-Delhi, DDA and other public & private institutions. Apart from this whenever meetings are organised by the Board's office (such as PSMG, Planning Committee, Personnel Group, full-fledge meeting of the Board etc.), the officials have to visit various offices and places.

As it is not feasible to provide staff car to everyone at all times, the officials are required to hire Taxi/Scooter to have mobility in the performance of duties assigned to them.

According to the existing orders, the reimbursement of conveyance charges in such cases is uniformly limited to Rs. 150.00 per month for all categories of employees. This limit was fixed in December, 1985 and since then there has been steep hike in the Taxi/Scooter charges in Delhi. Further, the activities of the Board have tremendously increased since its formation in 1985 and, as for instance, the Board is now actively engaged in financing development projects of the order of Rs. 300.00 crores during 1994-95 itself.

Keeping the above in view, it is proposed that limit for the reimbursement of conveyance charges may be revised as under:

- | | | |
|------------------------------|---|-----------------|
| 1. Group 'A' officers | : | Rs. 450.00 p.m. |
| 2. Group 'B' & 'C' officials | : | Rs. 300.00 p.m. |
| 3. Group 'D' | : | Rs. 175.00 p.m. |

The matter is placed before the Planning Committee for consideration and approval.

Agenda Item No. 5(b): Delegation of Powers to Member Secretary for payment of TA/DA to employees of the Board.

At present, the employees of the Board are entitled to travelling allowance and daily allowance in accordance with rules and procedure of the Central Government. In special cases, Member Secretary has been delegated powers to the reimbursement of actual expenditure on boarding and lodging to officers/employees while on tour, subject to ceilings prescribed in Government rules (item 22-iii of sub-head III relating to delegation of powers to Member Secretary issued vide gazette notification dated 8th July, 1985). Since under Government rules reimbursement of actual expenditure of tour expenses is not in vogue, it has become

difficult to enforce this delegation. It is, therefore, proposed to modify the existing delegated power of the Member Secretary as under :

"reimbursement of actual expenditure of boarding/lodging for officers/employees and self while on tour in special cases subject to ceilings prescribed under HUDCO rules and procedure - full powers".

The matter is placed before the Planning Committee for consideration and approval.

Agenda Item No. 5(c) : Delegation of Financial Powers.

With a view to have smooth functioning of the Secretariat of the Board and taking decisions in the day to day functions, it is proposed the following enhanced powers may be delegated to Member Secretary.

Sl.No.	Item	Existing Power	Powers to be enhanced
1.	Appointment of Part-Time Advisors/ Experts	Rs. 25,000/- in each case	Rs. 1,00,000 in each case.
2.	Condemnation of Motor vehicles	-	Full powers subject to conditions stipulated in DFFRO
3.	Deficiencies & depreciations in the value of store's (other than motor vehicles) included in stock and other accounts.	Rs. 2500 in each case	-do-

The matter is placed before the Planning Committee for consideration and approval.

Agenda Item No. 5(d) : Delegation of enhanced power to PSMG-II

The PSMG-II constituted in 1971 with the following powers

- | | | |
|--|---|-----------------------------|
| (a) Sanctioning of projects | - | Rs. 100 lakhs in each case. |
| (b) Commissioning of studies & surveys | - | Rs. 5 lakhs in each case. |

The existing powers have been found to be inadequate due to all around increase in prices as well as the development activity which have multiplied manyfold. It is, therefore, felt that the powers may be enhanced to Rs. 500 lakhs in case of projects and Rs. 10 lakhs in case of studies and surveys. The Planning Committee may consider the enhancement of powers as proposed and approved.

BACKGROUND PAPER

ON

**DEMOGRAPHIC FEATURES OF
NATIONAL CAPITAL REGION**

**NCR Planning Board
Ministry of Urban Affairs & Employment
India Habitat Centre, Lodhi Road
New Delhi - 110 003**

DEMOGRAPHIC FEATURES OF NCR

INTRODUCTION

The National Capital Region Planning Board, which was constituted under an Act of Parliament in 1985, has been entrusted with the challenging and important task of containing the population of Delhi-NCT within manageable limits by 2001 A.D. through balanced and harmonious development of the National Capital Region, which covers an area of 30,242 sq. mt. and comprises parts of Haryana, Rajasthan and Uttar Pradesh with Delhi as a core. The Board has accordingly prepared and approved a comprehensive development plan for NCR with 2001 A.D. The plan has a statutory documents came into force with effect from 23rd January, 1989. This plan as per provision of the NCR Planning Board Act, 1985, required to be reviewed/revised after every five years.

One of the very important aspects to be looked into as part of the ongoing mid term review is the demographic profile of the NCR.

DEMOGRAPHIC SCENARIO 2005

Estimation of future population in the NCR constitutes an important step in assessing the future development scenario for the rural areas and the Urban Centres in NCR. The Regional Plan -2001 notified in 1989 had made certain projections and assignments for 2001. These projections were made on the basis of the then available census data upto 1981 and the population assigned to the various sub-regions and priority towns/complexes in the NCR assuming deflection of 20 lakh population from Delhi by 2001. However after that two things have happened:

- i) The development of NCR has been rather slow and the process of decentralisation of economic activities from Delhi as proposed in the plan and accordingly anticipated, has not taken place. It is therefore felt that the target year for achieving the goals of RP-2001 specially with respect to deflection of population from Delhi will have to be shifted from 2001 to 2005 A.D.
- ii) The 1991 census data now available gives a realistic picture of the demographic characteristics in the NCR which need to be kept in view while reviewing the plan.

For this purpose in NCR Planning Board a study group has been constituted and the present paper is an attempt to broadly develop a demographic scenario for the year 2005, which is largely trend based and derived from the growth rates for last 3 decades and assumes the shift of RP-2001 target to the year 2005 A.D. This exercise is mainly taken up to estimate the projected population of various sub regions and urban centres.

Population growth and projections for the total National Capital Region 1991 - 2001 - 2005.

The 1991 census shows that the total population of the region in 1991 was 264.66 lakhs as against the RP-2001 projections of 254.1 in 1991. The comparative distribution rural/urban components was as under:

	Population projected for NCR in 1991 as per RP-2001	Actual Population of NCR in 1991 as per census 1991
Urban	148.9	137.05
Rural	105.2	127.57
Total	<u>254.1</u>	<u>264.66</u>

According to the trend based projections for NCR, the Region's population is likely to be 365.0 lakhs by 2001 as against the Regional Plan projection of 325.00 lakhs. This shows a marked

According to the trend based projections for NCR, the Region's population is likely to be 365.0 lakhs by 2001 as against the Regional Plan projection of 325.00 lakhs. This shows a marked difference of 40 lakhs between the original projections and trend based projected population. However the DRG census of India, in his report, has estimated a population of 356.6 for the Region by 2001.

By 2005 the NCR Region's projected population (trend based) will be 404.71 lakhs.

Sub-Region wise Projections:

By 2005, assuming the trend based projections total population of NCT of Delhi is expected to be 162.00 lakhs followed by Uttar Pradesh sub Region (135.50 lakhs), Haryana sub region (102.79 lakhs) and Rajasthan sub-Region (23.50 lakhs). The sub-Region wise population details are as under:

NCT of Delhi:

The actual 1991 census population shows that the total population of the NCT of Delhi is 94.21 lakhs as against the Regional Plan estimate / census expert committee projections of 92.5 lakhs. The comparative rural /urban distribution is as under:

	Projected population for Delhi in 1991 as per Expert Committee	Actual Population in 1991 as per census
Urban	88.1	84.72
Rural	4.4	9.49
TOTAL	92.5	94.21

In the Regional Plan- 2001, the population of Delhi (without any deflection) has been assumed to be 132.60 lakhs in 2001 as projected by the Expert Committee and published by the Govt. of Delhi in their statistical abstract. The Regional Plan -2001 has assigned a population of 112 lakhs for NCT Delhi by 2001A.D . This lower population for Delhi was assigned by NCRPB in accordance with the plan strategy to deflect 20 lakhs population from NCT Delhi.

However the trend based estimates indicate a population of 113.60 lakhs in Delhi in 1995 meaning thereby that it has already exceeded the NCRPB assigned target population of 112.00 lakhs by 2001 . As such the NCRPB is working on the new assignments for Delhi.

The trend based projections for Delhi came to 142.6 lakhs by 2001 A.D (assuming the 1981-91 growth rate of 51.46% to continue during 1991-2001 AD) as against which the DRG Census of India has projected an undeflected population ranging 132-139 Lakhs by 2001. The trend based projected population for Delhi would be 162.00 lakhs by 2005 assuming the same growth rate of 51.46%. However the growth rate trends of 1971-81 and 1981-91 show that the growth rate has actually falling from 52.98% during 1971-81 to 51.46% during 1981-91. If the same declining trend of population growth rate is projected then for 1991-2001 the growth rate should be assumed at 50% and during 2001 to 2011 should be 47.5%.

Accordingly the projected population (without deflected) by 2001 and 2005 will be as under.

Year	Population (Lacs)
2001	141.3
2005	156.0

Scenario		Undeflected population of Delhi	
		2001	2005
I)	Continuing growth rate of 51.46%	142.5	162.0
II)	Declining growth rate	141.3	156.8
	1981-91 - 51.46%		
	1991-2001- 50%		
	2001-2010- 47.5%		



If the target of deflection of 20 lakhs population from Delhi is shifted from 2001 to 2005; then the assigned population for Delhi under both the scenario will be :

Scenario	2001	2005
I	129	$(162-20) = 142$
II	127.9	$156.8-20 = 136.8$

On the other hand if use the ADG census figure of range i.e. 132-139 for Delhi's undeflected population, and to it apply the deflection factor of 13.4 lacs by 2001 (Proportionately less deflection by 2001 AD), the range is expected to be 118.6 to 125.6 lakhs.

Uttar Pradesh Sub-Region:

The actual population for 1991 in UP-Sub-Region was 90.02 lakhs as per census while the NCR plan had projected it to be 87.6 lakhs. The NCR Plan had projected a population of 109 lakhs by 2001 for the UP Sub-Region on the basis of the trends of the growth which has actually taken place between 1981-1991, i.e. 29.16%, now the projected population for the year 2001 comes to 118.80 lakhs. Continuing the same growth rate of 29.16% the population of U.P. Sub-region by 2005 is projected to be 135.57 lakhs. Thus, if the process of deflection of 20 lakhs of population is assumed to be completed only by 2005 then the proportionate addition of 12 lakhs to the trend base projected population of U.P.

then the proportionate addition of 12 lakhs to the trend base projected population of U.P. Sub-region should give the assigned population of 2005 itself. Accordingly, for 2001 the deflection factor to be added to the trend base growth will come down to 8.4 lakhs. Thus, the assigned population for U.P. Sub-region by 2001 and 2005 would be as under :

Year	Population	Proportionate addition	Total Population
2001	118.80	8.4	127.20 lakhs
2005	135.50	10.80	146.50 lakhs

Haryana Sub-Region:

The actual population for 1991 in Haryana Sub-Region was 66.43 lakhs with 48.08 lakhs rural and 18.35 lakhs urban. While the NCR plan had projected it to be 62.7 lakhs.

The NCR Plan has projected a population of 72.1 lakhs by 2001 for Haryana Sub-Region. On the basis of the trends of growth rate which has actually taken place between 1981-91 i.e. 34.52% the projected population for the year 2001 comes to 89.84 lakhs. Continuing the same growth rate of 34.52% the projected population of Haryana Sub-Region by 2005 would be 102.79 lakhs. Thus if the process of deflection of 20 lakhs of population is assumed to be completed only by 2005 the proportionate addition of 6 lakhs to be trend based projected population of Haryana Sub-Region should give the assigned population of 2005 itself. Accordingly, for 2001 the deflection factor to be added to trend based growth will come down to 4.2 lakhs. Thus, the assigned population of Haryana Sub-Region by 2001 and 2005 would be as under :

Year	Population	Proportionate addition	Total Population
2001	89.84	4.2	94.04 lakhs
2005	102.79	6	109.00 lakhs

Rajasthan Sub-Region:

The actual population for 1991 in Rajasthan Sub-Region was 13.96 lakhs as per census, which NCR Plan had projected it to be 11.3 lakhs.

The NCR Plan has projected a population of 11.9 lakhs by 2001 for Rajasthan Sub-Region. On the basis of the trends of growth rate which has actually taken place between 1981-91 i.e. 31.12% the projected population for the years 2001 comes to 18.49 lakhs. If continuing the same growth rate of 31.20% the projected population of Rajasthan Sub-Region by 2005 would be 21.01 lakhs. Thus if the process of deflection of 20 lakhs of population is assumed to be completed only by 2005 then the proportionate addition of 2 lakhs to be trend base projected population of Rajasthan Sub-Region should give the assigned population of 2005 itself. Accordingly, for 2001 the deflection factor to be added to the trend base growth will come down to 1.34 lakhs. Thus the assigned population for Rajasthan Sub-Region by 2001 and 2005 would be as under :

Year	Population	Proportionate addition	Total Population
2001	18.49	1.34	19.83 lakhs
2005	21.01	2	23.50 lakhs

POPULATION OF NCR & ITS SUB-REGIONS, 1961 TO 1991

SL. NO	Town	POPULATION (In Lakhs)			DECENNIAL GROWTH (%)			Proj.	Assgd.	Proj.	New Assgd.
		1971	1981	1991	1961-71	1971-81	1981-91	2001	2001	2005	2005
A. Priority Towns:											
1.	Panipat	0.87	1.37	1.91	31.26	56.77	38.69	2.64	5.00	2.94	5.00
2.	Palwal	0.36	0.47	0.39	29.95	30.72	25.02	0.74	3.00	0.79	2.00
3.	Rohtak	1.24	1.66	2.16	41.46	33.68	29.58	2.78	5.00	3.05	5.00
4.	Rewari	0.43	0.51	0.75	18.63	17.49	46.12	1.10	1.10	1.23	2.50
5.	Alwar	1.00	1.45	2.10	38.06	45.25	44.14	3.05	5.00	3.39	5.00
6.	Meerut	3.71	5.38	8.49	29.69	44.34	58.36	13.38	15.50	15.43	18.00
7.	Hapur	0.71	1.02	1.46	28.99	44.30	42.23	2.10	4.50	2.23	4.50
8.	Bulandshahr	0.59	1.03	1.27	34.74	73.83	22.98	1.56	5.00	1.67	3.50
9.	Khurja	0.50	0.67	0.80	21.10	33.58	19.65	0.95	3.00	1.02	3.00
10.	Chola	--	--	--	--	--	--	--	--	--	1.50
11.	Dharuhera	--	--	0.11	--	--	10.00	0.12	0.75	0.12	0.75
12.	Bhiwadi	--	--	0.15	--	--	87.00	0.28	0.15	0.33	1.15
Total											51.90
B. Delhi Metropolitan Area Towns:											
1.	Bahadurgarh	0.25	0.37	0.57	72.29	45.23	52.68	0.87	2.00	0.98	2.00
2.	FCA	--	3.30	6.17	--	--	86.70	11.39	10.00	13.65	14.00
3.	Ghaziabad	1.27	2.87	5.11	81.29	132.91	84.35	10.41	11.00	11.16	12.00
4.	Gurgaon	0.57	1.00	1.35	50.92	76.51	34.70	1.78	7.00	2.00	7.00
5.	Kundli	--	0.09	0.11	--	--	22.22	0.13	1.5	0.14	1.5
6.	NOIDA	--	--	1.46	--	--	--	6.64	5.5	--	6.64
Total											43.14

NCR Planning Board has assigned the target population for each DMA and priority town by 2001.

But after examination of the population profile for each town and Region we find 6 years has been passed there is lot of gap between targeted population and present population particularly in DMA and priority town which is located in the Region.

Growth of population of Delhi is very high which already crossed the target figure 112.00 by 2001. 5 years is left if this trend continue the population of Delhi may increase upto 142.50 lakhs by 2001. To looking after this situation of Regional Plan implementation, NCR Planning Board should formulate some policy measures or take same policy decision so that fixed target could be achieved.

POPULATION OF NCR & ITS SUB-REGIONS, 1961 TO 1991

Sl. No.	Sub-Region	POPULATION (In Lakhs)				DECENNIAL GROWTH (%)			Proj.	Assgd. By R.P.	Proj.	New Assgd. for
		1961	1971	1981	1991	1961-71	1971-81	1981-91	2001	2001	2005	2005
1.	N.C.R. T	103.8	140.62	191.92	264.66	32.84	36.48	37.88	363.0	323.0	423.37	423.37
	R	-	83.38	100.94	127.57	23.49	18.22	26.38	161.0	91.0	182.21	182.21
	U	-	55.24	90.98	137.05	50.44	64.70	50.63	206.0	234.0	241.16	241.16
2.	Delhi T	26.3	40.66	62.20	94.21	52.97	52.98	51.46	142.4	112.0	164.00	144.00*
	R	-	4.19	4.52	9.49	40.13	7.88	110.18	16.5	2.0	24.00	24.08
	U	-	36.47	57.68	84.72	54.60	58.16	46.86	124.4	110.0	140.00	140.00
3.	N.C.R.- Delhi	79.2	99.96	129.72	170.43	26.18	29.77	31.39	223.93	-	242.71	279.37**

* 144.00 lakhs by 2005, 20 lakhs people deflection from Delhi.
 ** 20 lakhs person added in NCR.

POPULATION OF NCR & ITS SUB-REGIONS, 1961 TO 1991

SL. No.	Sub-Region	POPULATION (In Lakhs)			DECENNIAL GROWTH (%)			Proj.	Assig ned	Proj.	New Assig- ned
		1971	1981	1991	1961-71	1971-81	1981-91	2001	2001	2005	2005
3.	Haryana T	37.98	49.39	66.43	31.28	30.04	34.52	89.84	78.0	102.79	109.25
	R	31.21	37.32	48.08	28.33	19.58	28.83	61.94	34.5	69.08	-
	U	6.77	12.07	18.35	46.85	78.29	52.03	27.90	43.5	33.71	-
4.	Rajasthan T	7.57	10.64	13.96	29.62	40.55	31.20	18.49	14.0	21.01	23.50
	R	6.46	8.70	11.16	26.42	37.77	25.39	13.99	7.0	15.41	-
	U	1.11	1.74	2.80	52.05	56.75	60.92	4.50	7.0	5.60	-
5.	Uttar Pradesh T	54.41	69.69	90.02	22.24	28.08	29.16	118.85	121.0	135.57	146.50
	R	43.52	50.20	58.84	18.52	15.35	17.21	68.97	45.5	73.72	-
	U	10.89	19.49	31.18	39.79	78.97	59.98	49.88	75.5	61.85	-

FUNCTIONAL PLAN

POWER DEVELOPMENT IN NCR

**NATIONAL CAPITAL REGION PLANNING BOARD
INDIA HABITAT CENTRE,
LODHI ROAD,
NEW DELHI-110003**

FUNCTIONAL PLAN FOR POWER DEVELOPMENT IN NATIONAL CAPITAL REGION

1.0 PREAMBLE :

The section 16 of the National Capital Region Planning Board Act 1985 provides for preparation of Functional Plans by the Board, with the assistance of the planning committee, for proper guidance of the participating states and the National Capital Territory after the Regional Plan has come into operation. Section 2(d) of the NCRPB Act defines Functional Plan as a plan prepared to elaborate one or more elements of the Regional Plan. Functional Plan for the Power development is one such plan. As in the case of Regional Plan which is a statutory document, the functional plan for the power development is also statutory and therefore, the policies and programmes contained in the document, after due process of approval by National Capital Region Planning board and notification thereafter, would be binding on all concerned.

Accordingly, the Board has drawn up a Functional Plan for power development with the help of a Study Group on Power development, which has been constituted specifically to prepare this plan.

2.0 Introduction :

The National Capital Region (NCR) extends over an area of 30,242 sq.km., comprising Delhi and parts of the three adjoining States namely, Haryana, Rajasthan and Uttar Pradesh. The main objective of the Regional

Plan-2001 is to evolve harmonised policies for control of land use and development of infrastructure in the region so as to avoid any haphazard development of the region and contain the growth of Delhi by deflecting 2 million population to the region. Three distinct zones have been identified namely Delhi, Delhi Metropolitan Area (DMA) and rest of the region stipulating a restricted growth of Delhi, moderate growth of DMA towns and induced growth of the priority towns and complexes in the rest of the region.

Power is indispensable for any development and for improving the living and working standards of the people. Inadequate availability of power both qualitatively and quantitatively is one of the main constraints in the desired rate of growth of economic activities in National Capital Region. Developed industrial areas are available in all the priority towns identified for induced growth in the NCR Plan but the entrepreneurs feel shy in shifting there due to the lack of power. On the other hand, the position of availability of power in Delhi is far better. The deficit in Delhi would be 787 MW against the deficits of 1528 MW, 1909 MW and 3113 MW in the states of Haryana, Rajasthan and Uttar Pradesh. This is acting as a deterrent for the shifting of industries from Delhi to NCR towns. To remove these imbalances, the plan suggests the ensuing strategies.

3.0 Objectives:

To provide a power supply system in the priority towns which ensures availability of adequate and reliable power for the industry, economic and business activity at least at par if not better than Delhi Metropolis.

4.0 Power Supply in NCR

At present the power supply to various states/regions is regulated through the Regional Grid system. The power supply system of the NCR states viz. Haryana, Uttar Pradesh, Rajasthan and Delhi forms part of the northern grid. The northern grid which is overseen by the Northern Regional Electricity Board (NREB) get power through various central and states generating stations and in turn supply power to the constituent states. The priority and Delhi Metropolitan Area (DMA) Towns get power supply from the Northern Regional Grid. Although the overall control and monitoring of the northern regional grid operation is by the NREB, the basic management and control of the power supply system in the states is by state governments through their respective Electricity Boards. The electricity boards of NCR states are not giving any special priority to the DMA/Priority towns in the matter of supply of electricity.

4.1 Power Supply Position :

Based on likely VIII plan capacity addition of 20729.7 MW in the country and demands as per the 14th EPS report, the anticipated power supply position in the NCR states at the end of 8th plan (1996-97) is as follows :

Power Supply Position	Northern Region	NCR States			
		Delhi	Haryana	Rajasthan	U.P
Peak Demand (MW)	24234	2532	3058	3851	8263
Peak Availability (MW)	14896	1745	1530	1942	5150
Surplus /Defecit	-9388	-787	-1528	-1909	-3113
%	-38.5%	-31.1	-50.0	-49.6	-37.7
Energy Requirement (MU)	129587	14416	15183	22232	43957
Energy Availability (MU)	105401	13153	10148	12572	37852
Surplus/Defecit	-24186	-1263	-5035	-9660	-6105
%	-18.7	- 8.8	-33.2	-43.5	-13.9

5.0 Power Requirements of NCR :

The power requirements of important nodal growth centres (Priority/DMA towns) at the end of 8th plan have been assessed by CEA as follows :

Power requirements in nodal centres (in MW)

	1996-97	2001-02
Uttar Pradesh		
Meerut	160	230
Hapur	50	75
Bulandshahr-Khurja	140	220
Noida	150	240
Ghaziabad	300	430
Haryana		
Panipat	193	306
Rohtak	148	243
Rewari	78	124
Gurgaon	122	219
Faridabad	315	483
Rajasthan		
Alwar	165	281
Bhiwadi	130	266
	1951	3417

6.0 Strategies :

In order to achieve the basic objectives of having both qualitative and quantitative power supply in the priority towns of NCR at par with Delhi, the following strategies are being suggested :

6.1 The priority towns should have their own power generating stations specifically for the areas which are earmarked for shifting the industry etc. from Delhi to these towns. These generating stations should be separate from existing stations which may be there in some of these towns. The existing generation stations will continue to feed power into the main grid. The proposed generating stations can also feed into the main grid and the power supply for these areas can be fed through grid stations specifically earmarked for

these area. Thus normally the power generated at proposed power generating stations will be fed into the grid and the demand of these areas will be met by the power from the grid. This will ensure the reliability and all other advantages of being part of the grid. At the same time the grid stations meant for these areas should have islanding system by which, in the event of major grid failure the proposed generating stations can be islanded and are firstly safe of cascade tripping and secondly will immediately start supplying power to the areas uninterruptedly. The nodal centres should be free from load shedding.

The proposed generating stations should have the capacity of atleast 50 to 60% of the power demand for these areas.

Power generation requirements in nodal centres (in MW)

Generation Capacity

Uttar Pradesh

Meerut	80
Hapur	30
Bulandshahr-Khurja	70
Noida	75
Ghaziabad	150

Harvana

Panipat	100
Rohtak	75
Rewari	30
Gurgaon	50
Faridabad	150

Rajasthan

Alwar	75
Bhiwadi	60

945 MW

The generating stations should be gas based and should be equipped to use alternative fuel like naphtha/diesel in the event of shortage/non availability of gas. The allocation of gas for these should also be given high priority. The availability of gas is believed to be increased in the northern region with the coming of gas pipe line from Iran. For gas based stations, we can plan for bigger stations and start with units of small capacities of 30 to 40 MW which are indigenously available and do not require very long gestation period for being put up. Therefore, while these stations can be planned for an ultimate capacity, the individual units can be put up as and when demand rises.

6.2 Distribution System :

Though there is an existing T&D system in these nodal centres but to have a reliable power supply, these areas should be provided with modern transmission and distribution system. The sub transmission and distribution lines should be laid underground and sub-stations should be in-doors with equipment having proper protective devices. This will ensure the system free from disturbances due to weather, tempering, vandalism etc.. They should be designed to have adequate spare capacity in sub transmission and distribution lines and the transformer capacity to provide for inter transfer of power in the event of local breakdown in the system.

6.3 Automatic Operation of the Distribution System :

In order to have reliability of power supply for consumer, it is proposed that they should be provided with Supervisory Control and Data Acquisition System (SCADA) with complete automation of the operation of the power supply system. This will facilitate immediate transfer of power from one place to another in the event of breakdown or any disturbance in the system.

7.0 Investments

The total investments worked out for above system is to the tune of Rs.3600 Crore at present price (1995-86) level (Rs. 3 Cr. for power generation per MW and 0.6 Cr. for Transmission & Distribution lines per MW). The investment is spread over a period of 10 years. Keeping five percent increase per annum in the cost, the total investment worked out by 2005-06 is of the order of Rs.5400 Crore. (However, this does not include gas line infrastructure costs.)

8.0 Financing Strategies

It is proposed to keep the investments for generation of power (Rs. 3000 Cr.) under private sector. The investments under transmission & distribution works (Rs. 600 Cr.) are proposed to be under state sector with an outlay of Rs.300 Crore in the IX plan and Rs. 300 Crore in the X Plan respectively spread in the state plans of Haryana, Rajasthan and Uttar Pradesh. The private sector can make Power Purchase agreements with *respective State Govt.*

AGENDA ITEM NO.3 : CONSIDERATION OF THE OUTLINE DEVELOPMENT PLANS FOR SURAJPUR AND KASNA SUB-REGIONAL CENTRES (GREATER NOIDA) OF U.P. SUB-REGION.

In the Civil Misc. Writ Petition No. 26737 of 1993, Ravindra Singh & Others Versus State Govt. of U.P. and Others the Hon'ble High Court in its order dated 27.2.96, asked the Greater Noida Authority to submit their development plans to the NCR Planning Board for examination and approval. The copy of the Hon'ble High Court order dated 27.2.96 is enclosed at Annexure-III.

While examining the powers and functions of the NCR Planning Board, the court had observed that "One authority whose business it is to go into these matter has yet to engage it's attention to it. This is the N.C.R.P., an authority specially vested with functions to discharge its obligations under the Act". The Hon'ble High Court also observed that the NCR Planning Board Act, 1985 under Section 27 in no uncertain term makes it clear that the provision of Act, aforesaid, shall have effect notwithstanding any other law", and passed the following order:

" Thus, to permit aspects, in context, to be examined by the Board, the Court adjourns these proceedings for a period of two months to enable the Board to approve, review, consult, affirm or confirm the plans which are the subject matters of these writ petitions in total freedom notwithstanding that a notification has been issued for acquisition of land by the State of Uttar Pradesh or for that matter that these proceedings are pending before the High Court. The only guidance which this Court gives to the Board is to give effect to the intentions of the Act for coordinating, monitoring and scrutinising the implementation of the plans and for harmoniously building urban planning with excellence without disturbing the ecological balance of nature and by respecting the green cover, agriculture and not abdicating either in favour of urbanisation but with a dedicated effort to respect the forests an strive to retain the balance of nature and ecology and at every given occasion not loosing the perspective in so far as the Board is concerned in these matters, of the fundamental duties as enshrined in Article 51 A(9) (h) and (j) read with 48-A of the Constitution of India."

In compliance with the Hon'ble High Court's order, the Greater Noida Authority submitted outline development plans for sub-regional centres of Surajpur and Kasna. To review and in-depth examination and consideration of the outlined development plans for Surajpur and Kasna sub-regional centres (G. Noida) of U.P. sub-region, a sub-group was constituted under the Chairmanship of Member Secretary (Annexure-IV). The Sub-group met twice and based on the discussion the Greater Noida Authority has finalised the outline development plan of Surajpur and Kasna sub-regional centres.

The outline development plans for Surajpur and Kasna have been prepared for a population of 1.5 lakhs each by 2001 with a total proposed urbanisable area about 5,000 ha. (both for Kasna and Surajpur put together). According to the Greater Noida Authority though the area has practically doubled but the total from the originally conceived areas the major increase has been only on account of additional area for industries and recreational use, keeping the change in residential area to the minimum, thereby keeping the population assignment practically unchanged. The outline development plan for Surajpur and Kasna is at Annexure-V. These two plans will be presented by Greater Noida Authority in the meeting of the Planning Committee for consideration and approval.

IN THE HIGH COURT OF JUDICATURE AT ALLAHABAD

(Stay Form)

CIVIL SIDE

APPELLATE/ORIGINAL JURISDICTION

Dated Allahabad, the 27-2-1996.

PRESENT: The Hon'ble Mr. Justice Ravi S. Dhavan, J.

and Hon'ble Mr. Justice A. B. Srivastava, J.

Civil Misc. Write Petition No. 26737 of 1993. of 199

Order on the application of Order on the order sheet.

In re!

Petitioner,

1. Ravindra Singh

2. Mahendra Pal Singh

3. Prati Pal Singh

4. Darshan Veer Singh

Versus

Appellant.

-----Respondent

All sons of Shri Bhag Singh, R/o Village Tugalpur, Tehsil Sikandrabad, Pergana Dankaur, District Bulandshahr. .

ORDER

Versus

. . . Petitioners.

1. State of U.P.

2. Collector, Bulandshahr.

3. The Greater NOIDA Industrial Development Authority, through its Chairman Sector-20, NOIDA, District Ghaziabad... Respondents.

DISTRICT: BULANDSHAHR

ORDER ON THE ORDER SHEET

Present:

Mr. V.K. Gupta, Advocate, and

Mr. A.K. Yog, Advocate for the petitioners.

Mr. V.B. Upadhyaya, Senior Advocate, and

Mr. Pradeep Kumar, Advocate for the Greater NOIDA.

Mr. K.B. Mathur, Advocate and

Mrs. Sheila Sethi, Advocate for the National Capital Region Planning Board.

Mr. Prabodh Gaur, Senior Standing Counsel, and

Mr. Krishna Prasad, Standing Counsel.

National Capital Region Planning Board has entered the scene, when during hearing the petitioners felt the necessity to implead this authority as a party for a better perspective of the case but without seeking any relief against this authority. In this regard orders of the Court dated 23 August, 1995 and thereafter need to be referred to. Representatives of the National Capital Region Planning Board (N.R.R.P.) appeared yesterday, and have also entered appearance through counsel.

The Court had indicated to the parties that a hearing cannot be effective in these cases for any planning which may happen or may be effected in areas which are in issue without participation of the N.C.R.P.

The crucial question which was facing the Court is whether of every aspect regarding plans for Greater NOIDA approval has been had from the National Capital Region Planning Board. The Court refers to the different types of plans as are mentioned in the 'definition' clause of the Act and references to which are reiterated subsequently in the Act, for review, approval or consultation with the Board within the meaning of Section 8, for discussion under Section 12, for modifications to be considered under Section 14, review and revision under Section 15 and then preparation of the National plans, Sub Regional Plans and project Plans under Chapter V within the meaning of Sections 16, 17, 18, 19 and 20.

One stipulation is inescapable that unless the National Capital Region Planning Board gives the green signal nothing can go ahead. The necessary implication of this is also that at every stage in reference to the plans, aforesaid, each constituent State as part of the National Capital Region Plan has to keep a close consultation with, the federal agency which is the Board.

The petitioners challenge the acquisition of certain areas for the development of Greater NOIDA, particularly of village Tugalpur and Rampur Jagir.

Prima facie upon perusal of the record and upon hearing the parties, the Court at present is not satisfied that the intention of either parties can be objectively considered without the development plans attaining finality without consultation of the National Capital Region Planning Board.

On behalf of Greater NOIDA much emphasis was laid on certain correspondence which was exchanged between the Chariman of the Greater NOIDA and the Member Secretary of the Board. Yesterday after submissions were made by Member Secretary and today by

counsel for the Board, Mrs. Sheila Sethi, it is clear that the Board has not had an occasion, as of date to approve any detailed development plan for the simple reason that these have neither been submitted nor has there been any occasion for the Board to scrutinise these plans which have yet to be sent to the Board. In these circumstances and on the statement which has now come from the National Capital Region Planning Board the doubts of the Court have not been unfounded.

The issues which remain in the petition are, to the effect, that a possibility cannot be ruled out that of the acquisition of land which have been made, it may be a subject of scrutiny of the National Capital Region Planning Board and possibly the merits and the purpose of the acquisition may need a revision. The claim of some of the petitioners that they have a certificate of an appropriate authority under Section 143 of the U.P. Zamindari Abolition and Land Reforms Act, 1951 may not be of much help because if the conforming use of the area is agriculture, and the Regional Plan 2001 respects agricultural areas any diversion from the conforming use to urbanisation may violate the spirit of Regional Planning 2001.

The question is the scope of these preceeding on a writ of certiorari by the High Court. One authority whose business it is to go into these matter has yet to engage it's attention to it. This is the N.C.R.P., an authority specially vested with functions to discharge its obligations under the Act. Clearly before the Court, today, there is no document to verify that the plans on which the Greater NOIDA may yet proceed have the seal of approval by the National Capital Region Planning Board and this aspect stands confirmed by the submission which was made on behalf of the Board by its Member Secretary, Yesterday, and its learned counsel today.

The National Capital Region Planning Board Act, 1985 under Section 27 in no uncertain term makes it clear that the provision of Act, aforesaid, shall have effect notwithstanding any other law. This implies that the Board while examining this matter must have absolute discretion notwithstanding that a notification under Section 4 of the Land Acquisition Act has been issued. The Board may thus, examine the plans of Greater NOIDA, in context, without inhibition and come to an independant decision while scrutinising plans for development of Greater NOIDA. Suffice it to say that the reservations which have been provided to the Board under Section 27 could not be the reservations for a High Court when matters are examined under a prerogative writ.

Thus, to permit aspects, in context, to be examined by the Board, the Court adjourns these proceedings for a period of two months to enable the Board to approve, review, consult, affirm or confirm the plans which are the subject matters of these writ petitions in total freedom notwithstanding that a notification has been issued for acquisition of land by the State of Uttar Pradesh or for that matter that these proceedings are pending before the High Court. The only guidance which this Court gives to the Board is to give effect to the intentions of the Act for coordinating, monitoring and scrutinising the implementation of the plans and for harmoniously building urban planning with excellence without disturbing the ecological balance of nature and by respecting the green cover, agriculture and not abdicating either in favour of urbanisation but with a dedicated effort to respect the forests and strive to retain the balance of nature and ecology and at every given occasion not losing the perspective in so far as the Board is concerned in these matters, of the fundamental duties as enshrined in Article 51 A (9) (h) and (j) read with 48-A of the Constitution of India.

Dated: 27-2-96.

Sd/ Ravi S. Dhavan.
Sd/ A.B. Srivastava.

sps
exam. by;



R.C. Aggarwal,
Chief Regional Planner

Tele: 4642289

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD

1st Floor, Zone-IV,
India Habitat Centre
Lodhi Road New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय
Ministry of Urban Affairs & Employment
Fax No 4642163

No. K-14011/35(AP)/95-NCRPB/Court Case

Dated: 17th May, 1996.

OFFICE ORDER

Subject: Constitution of Sub-group to review and consider the Plans for Surajpur and Kasna Sub-regional Centres in Greater Noida of U.P. Sub-region of NCR.

...

During the course of hearing in a Civil Misc. Writ Petition No.26737 of 1993, the Hon'ble High Court of Allahabad has ordered that the National Capital Region Planning Board should approve, review, consult, affirm or confirm the Plans (of Surajpur and Kasna Sub-regional Centres of Uttar Pradesh Sub-region of N C R) which are subject matter of these Writ Petitions in total freedom notwithstanding that a notification for land acquisition by the State of Uttar Pradesh or for that matter that these proceedings are pending before the Hon'ble High Court.

2. Accordingly, in order to review and have an indepth examination of these plans, the following Sub-group is constituted:-

- | | | |
|----|--|---------------|
| 1. | Shri Omesh Saigal,
Member Secretary,
NCR Planning Board. | Chairman |
| 2. | Shri Ajay Shankar,
Chief Executive Officer,
Greater Noida Industrial Development
Authority, NOIDA, Dist: Ghaziabad. | Member |
| 3. | Shri Bharat Bhushan,
General Manager(Planning & Architecture),
Greater Noida Industrial Development,
Authority, Noida, Distt: Ghaziabad(U.P.) | Member |
| 4. | Shri D.S. Meshram,
Chief Planner,
Town & Country Planning Organisation,
I.P. Estate, New Delhi. | Member |
| 5. | Shri S.S. Shafi,
Ex-Chief Planner,
Town & Country Planning Organisation,
22, SFS DDA Flat, Houz Khas, New Delhi. | Member |
| 6. | Shri R.G. Gupta, Consultant,NCRP Board | Member |
| 7. | Prof. A.K. Maitra,
Deptt. of Environment,
School of Planning & Architecture,
I.P. Estate, New Delhi | Member p.t.o. |



66


75

File No.K-14011/35(AP)/95-NCRPB(Court Case)

(Contd.)

-2-

8. Shri H.K. Sharma,
Town & Country Planner,
Town & Country Planning Department,
Government of Uttar Pradesh,
7, Bandaria Bagh,
Lucknow-226001. Member
9. Shri R.C. Aggarwal,
Chief Regional Planner,
NCRP Board, New Delhi. Member
10. Smt. Sheila Sethi,
Legal Counsel,
NCR Planning Board,
New Delhi. Member
10. Shri J.N. Barman,
Associate Planner, NCRP Board, New Delhi. Member Convenor


(R.C. Aggarwal)
Chief Regional Planner.

**OUT LINE DEVELOPMENT PLAN 2001
SURAJPUR COMPLEX AND KASNA COMPLEX**

Greater Noida Industrial Development Authority
Commercial Complex, Sector-20, Noida-201301
Distt. Ghaziabad (U.P.)

OUT LINE DEVELOPMENT PLAN 2001

SURAJPUR COMPLEX AND KASNA COMPLEX

Greater Noida Industrial Development Area (GNA)

I. INTRODUCTION

Developing third world nations are characterised by rapid urbanization and growth of large metropolises. The number of cities with more than one million population in India was just five in 1950, nine in 1970 and twenty three in the year 1990. In 1994 Bombay and Calcutta ranked in the list of most populous cities. However by the year 2000 A.D., Delhi is likely to be the fifteenth in the ranking of urban population. Urban planners have been concerned about the rapid growth of urbanization and the constant pressure on civic services and also the social tensions caused by the burgeoning population.

Rapid urbanization is an intrinsic part of the development process. As India develops and industrialises, it would change over the coming decades from a primarily rural society to a urban one. One of the major challenges before the nation is to provide for planned urbanization with adequate parks and open spaces rather than unplanned haphazard and polluted slum like urban settlements.

Planning for the National Capital Region envisages creation of appropriate rural - urban balance and dispersal of economic activities outside Delhi Metropolitan Area (DMA) by providing excellent and fast modes of communication. It has also been observed that unless areas outside DMA are planned carefully, unregulated and haphazard urban development will take place.

Development of Greater Noida Industrial Development Area has been envisaged in accordance with Sub-Regional Plan of Uttar Pradesh, approved by NCR planning board. The state government of Uttar Pradesh was concerned with unplanned development in the area and after initially declaring it as notified area under U.P. regulations of Building operations Act, 1958 on 19 Sep, 1989, constituted an Authority under U.P. Industrial Area Development Act, 1976 on 28th January, 1991. Accordingly, at the outset it had been decided that the two proposed urban nodes, would have a modest size development of under 1,50,000 population for each of the two sub-regional centres namely SURAJPUR Complex and KASNA Complex, incorporating the industrial area already developed by the UPSIDC. Though total notified area is 40,000 Ha. about 5075 Ha. are planned for careful development with adequate open spaces and green areas. GNA will also upgrade a reserve forest of 1240 Ha. lying to the north of development area.

II. OBJECTIVES

The Outline Development Plans of Surajpur Complex & Kasna Complex within the Greater Noida Industrial Development Area has inter alia the following main objectives:-

1. To curb speculative land dealings in the Development Authority area in order to prevent unplanned and haphazard growth.
2. Within the framework of policies for the development of NCR, to promote planned development integrated with industrial development for discouraging concentration of population and economic activities in the Delhi Metropolitan Area.
3. To provide for low density recreational activities to serve the region.
4. To facilitate the emergence of industrial work opportunities at a place suited for such activities and provide the workers a conducive environment for work and enjoyment of good quality of life.

III. REGIONAL PERSPECTIVE

The regional plan-2001 has identified four levels of settlements for desirable population size and probable functions within the National Capital Region.

Level of Settlements	Population Size
1. Regional centres	3.0 lakhs & above
2. Subregional centres	0.5 lakhs to 3.0 lakhs
3. Service centres	10,000 to 50,000
4. Basic villages	less than 10,000

Within the U.P. subregion, Surajpur and Kasna are the two subregional centres identified within the Greater Noida Development Area.

Concept of the Outline Development Plan is based on the proposed population targets of 1,50,000 persons each for both the centres by 2001. This population figure has been used to work out gross land area requirements for residential, commercial, recreational, public and semi-public, transport and other related uses; as well as facilities. Further, this population target has been a basis for calculating the requirement of infrastructure such as water-supply, sewerage, drainage power-supply, medical, education, communication and such other at local, town and regional levels. Industrial areas in Surajpur Complex and Kasna Complex as developed by UPSIDC has been accepted as it is in qualitative and quantitative terms alongwith its implications concerning workers density, character and space requirements.

The Authority is putting approximately 5075.55 HA. under two settlements while 1240 HA. is reserved forest which is to be upgraded so as to improve ecological balance and protect the wild life available there. The remaining approximately 35,000 hectares of GNA will be retained as agricultural green as provided in the U.P. subregional plan-2001 and protected from the pressures of unauthorized and illegal urbanization. The Surajpur complex and Kasna complex within Greater Noida have been conceived as planned entities.

IV. PLANNING AND DESIGN CONCEPT

The key physical features of the structure and design of the proposed new development are outlined below:-

1. The river Hindon is a major ecological resource which has to be conserved and should have more plantations and organised green areas all along Hindon river front.
2. The reserve forest cover in the North is the major ecological source which should be conserved. Some parts of this reserve forest are presently degraded and an upgradation scheme would be taken up actively to improve the ecological balance and protect the wild life.
3. The concept of inter-flowing green spaces as in Chandigarh, and in Delhi Master Plan, has also been provided in GNA as a continuous lung-space which will ultimately connect to local level open space system to be shown as part of detailed development plans.
4. A grid iron pattern of road network has been proposed which is conducive to establishment of an efficient public transport system. In both the complexes comprising the GNA, pedestrian and cycle paths would be provided adequately to create better environment. Road side tree plantation on the pattern of New Delhi would be attempted.

V THE OUT LINE DEVELOPMENT PLAN - 2001 SURAJPUR COMPLEX:

In addition to the Industrial and Residential areas the important features of this complex would be the large areas devoted to regional recreational activities such as ornamental Garden, Recreational, Botanical Zoological, Theme and Amusement Parks, Forest area and River Front .

The proposed Surajpur development plan extends over an area of approx. 2793 ha. as delineated on the map. The total area to be developed has been divided into sectors and facilities including parks and green spaces have been distributed in accordance with contemporary urban and environmental planning practices.

The Outline Development Plan level land use breakup for year 2001 is given in table 1.

OUTLINE DEVELOPMENT PLAN FOR SURAJPUR COMPLEX, GREATER NOIDA INDUSTRIAL DEVELOPMENT AREA.

Table-1 : PROPOSED BREAKUP OF LAND USE 2001,

S.No.	Land Use Category	Area(ha)	Percentage
1.	Residential	513.59	18.39
2.	Commercial	52.62	1.88
3.	Industrial	920.12	32.95
4.	Public and Semi-Public (including Utilities)	308.63	11.05
5.	Recreational	928.04	33.23
6.	Transportation Related	69.92	2.50
Total		2792.92	100

Apart from above there will be an area of 1240 hectare under forest cover which would be upgraded.

KASNA COMPLEX :

The Kasna Complex extends over an area of approx. 2283 ha and will contain the Kasna Industrial Area, IV and V already developed by UPSIDC.

The Land use analysis of Kasna Planning Area is shown in the Table 2.

OUTLINE DEVELOPMENT PLAN FOR KASNA COMPLEX, GREATER NOIDA INDUSTRIAL DEVELOPMENT AREA

Table-2 : PROPOSED BREAKUP OF LAND USE 2001,

S.No.	Land Use Category	Area (ha)	Percentage
1.	Residential	796.41	34.89
2.	Commercial	47.12	2.06
3.	Industrial	675.84	29.61
4.	Public and Semi-Public (including Utilities)	262.00	11.48
5.	Recreational	433.86	19.01
6.	Transportation Related	67.40	2.95
Total		2282.63	100

The Kasna village was, once upon a time, the centre of a minor kingdom. There are some ruins which would be preserved and the surrounding area will also be suitably landscaped to conserve the heritage.

RESIDENTIAL AREA DEVELOPMENT:

The residential area is proposed to be developed in the form of residential sectors.

Generally a population of 15,000 has been taken as the population of a residential sector. Sectors have been provided of varying gross densities of population ranging from 200 ppha at the lowest level to 500 ppha at the highest level. The average population density will be appxo. 300 ppha. The size of a sector is 64 ha (800m x 800m), but the actual size varies according to density and population of the sector and site conditions.

INDUSTRIAL AREA DEVELOPMENT:

Since Greater Noida Industrial Development Area will be primarily an industrial town, the land requirement for industries has been planned in relation to characteristics of towns and cities with a prominent industrial base. Normally in an urban area, workers participation rate is around 33 percent. Assuming that, with time, this figure is likely to improve as a result of development and also considering that a growing industrial town provides additional opportunities for work in construction activities, a participation rate of 35 per cent has been assumed.

The figure has, therefore been used for calculating the number of workers. This would mean that the total number of workers by the year 2001 would be 1.05 Lakhs for 3.0 Lakhs population for both the complexes.

According to the sub regional plan of U.P., 45 percent of the total work force comprises of industrial workers. Assuming that similar percentage would be achieved in Greater Noida, the number of industrial workers would become 47,250 by the year 2001, for both Surajpur Complex and Kasna Complex.

Workers density figures used are 50 workers per ha for small scale industries and 25 workers per ha for medium and large scale industries. The average gross workers density for industrial work force in GNA will be between 25 ppha to 30 ppha. This is due to the larger proportions of capital intensive industries which also need greater area per unit.

COMMERCIAL AREA DEVELOPMENT:

Commercial areas proposed are as follows:

- 1) Four community centres of 7.50 ha is per 75,000 population would mean a total area of 30.0 ha by 2001.
- 2) Besides the above, commercial facilities have been provided at sector, block and cluster levels as well.

RECREATIONAL AREA DEVELOPMENT:

Like other facilities recreational facilities too have been provided at different levels. The facilities are namely:

- tot lots at housing cluster level;
 - parks and play grounds at the block level;
 - parks and play grounds at the sector level;
 - recreational clubs, sports centres and major green spaces at the community level;
 - regional recreational spaces in the form of forest reserve areas, lake front development and related picnic areas; and
 - development of the Hindon River Front area.
- 184.00 ha. Golf Course with Integrated Sports Complex has been proposed on the Surajpur-Kasna road, between both the complexes.

DEVELOPMENT OF PUBLIC AND SEMI-PUBLIC AREAS:

have been reserved for public and semi-public offices within an overall office complex designated as a Corporate office Park and public Semi public Institutional area Besides, there is provision for institutions related to education, health care, religious functions, cultural activities and facilities such as those for fire fighting, police protection, cremation and burial grounds and others needed by residents of an urban development area.

DEVELOPMENT OF TRANSPORT NETWORK:

The transport system has been designed as a multi-nodal one with a hierarchical road network system which links to the regional road network. Major proposals are:-

- i) The present two lane Dadri-Surajpur-Challera roads to be strengthened and widened connecting with the state highway No. 22, with a overhead bridge at the railway line near Dadri and widening of Hindon River bridge near Kulesra village.
- ii) The present single lane Surajpur-Kasna road is to be widened.
- iii) The present single lane Sikandrabad-Dankaur road is to be widened and extended upto Yamuna river. The road will ultimately connect to Mathura Road near Ballabhgarh in Haryana State.
- iv) The Dadri station is suitably located and connected by DSC road for Surajpur Complex, while a 80 metre wide road is proposed to connect the SH 22 near Ajaibpur railway station with Kasna. This will provide rail facility for Kasna Complex.
- v) A rail line is proposed to connect Dadri Station with Tuglakabad station. A container depot is proposed to be located along the proposed alignment of rail line.
- vi) A road is proposed to connect Kasna complex to Noida from Okhla Barrage.

DEVELOPMENT OF VILLAGE ABADI AND RURAL ZONE.

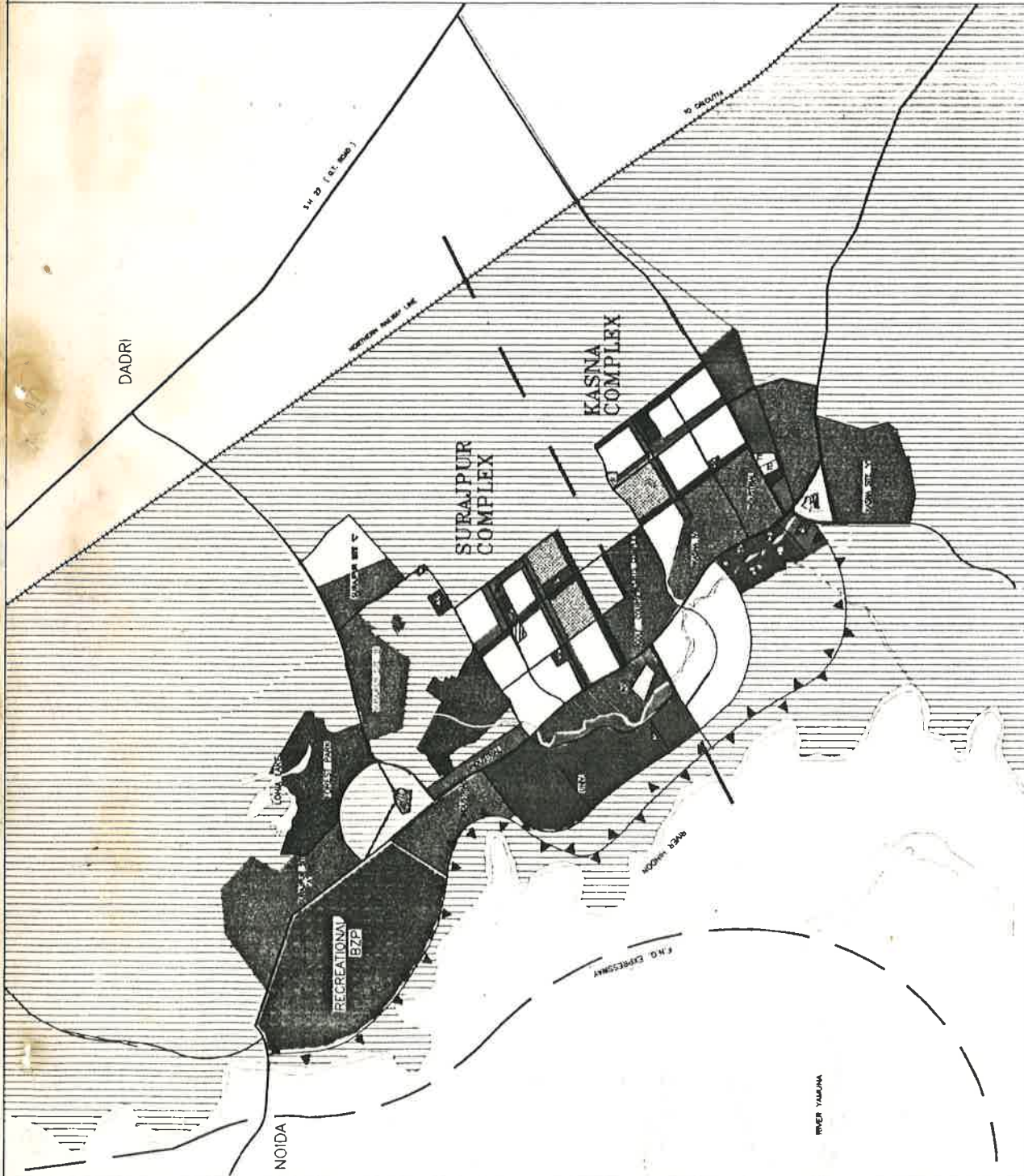
Villages are under going changes in their life styles and socio-economic indicators. With the close proximity of the two sub regional centres, certain type of village level activities are coming up in villages. These pertain to agro industries, fruit processing and allied industries that can be classified under the tiny cottage sector. These type of industrial activities also reflect the increasing living standards of villagers. The board of Greater Noida has taken a conscious decision not to interfere with the genuine growth of such rural industries like flour mill, fruit processing, making & repair of agriculture equipment, pump repair etc. Clearly these activities are complementary and harmonious to agriculture activity and no separate land use is indicated in the plan.

Greater Noida Authority has a phased programme for rural development for the villagers. Separate village development plans will be prepared which include village roads, provision of schools, health centres and other activities for improving the social infrastructure. These activities are being undertaken to arrest the migration to urban areas.

GREATER NOIDA LANDUSE PLAN

LEGEND

- RESIDENTIAL**
- LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
- COMMERCIAL**
- COMMERCIAL
- INDUSTRIAL**
- INDUSTRIAL SITES
- RECREATIONAL**
- PROTECTED AND RESERVE FOREST
 - RECREATIONAL, BOTANICAL AND ZOOLOGICAL PARK
 - GOLF COURSE & SPORTS CENTRE
 - GREEN BELT & ORGANISED GREEN
 - RURAL ZONE
- PUBLIC & SEMI PUBLIC**
- PUBLIC & SEMI PUBLIC OFFICES
 - INTEGRATED SCHOOL COMPLEX
 - POLICE LINE
 - COLLEGE
 - CREATION & BURNAL GROUND
 - CENTRAL FIRE STATION
 - CIVIL DEFENCE & HOME GUARD
 - UNIVERSITY
 - SPECIALISED INSTITUTIONS
- TRANSPORTATION**
- TRUCK TERMINAL
 - BUS TERMINAL/DEPOT/WORKSHOP
 - Road CIRCULATION
- MISCELLANEOUS**
- VILLAGE ARBO
 - WATER BODY
 - RIVER BAND
- BOUNDARIES**
- SURAJPUR/KASNA PLANNING AREA



SURAJPUR COMPLEX & KASNA COMPLEX

OUTLINE DEVELOPMENT PLAN 2001



MINUTES OF THE 39TH MEETING OF THE PLANNING COMMITTEE OF THE NCR PLANNING BOARD HELD AT 11.00 AM ON 15.7.96 IN THE OFFICE OF THE NCR PLANNING BOARD, INDIA HABITAT CENTRE, 1ST FLOOR, ZONE-IV, LODHI ROAD, NEW DELHI - 110003.

List of the participants is annexed.

Agenda Item No. 1 : Confirmation of the Minutes of the 38th meeting of the NCR Planning Board held on 10.4.96.

The minutes of the meeting were confirmed.

Agenda Item No.2 : Review of the Actions taken on the decisions of the last Planning Committee meeting held on 10.4.96.

i) Sub-Regional Plan for Delhi :

The Chief Regional Planner, NCRPB had intimated that the three sub-committees met once separately and the detailed comments and suggestions on these three aspects of Sub-Regional Plan for Delhi, are being prepared.

(ii) Sub-Regional Plan for Haryana :

Since no representative from Govt. of Haryana was present, the stage of finalisation of the Sub-regional plan for Haryana could not be appraised before the Planning Committee.

(iii) Review of the Regional Plan - 2001

The Chief Regional Planner, NCRPB mentioned that a paper on Demography prepared by the Study Group would be discussed in agenda item no. 4.

(iv) Implementation of the FNG Expressway Project - approval of the format, advertisement, tender document etc.

The Chief Regional Planner stated that the proposal had been submitted to the Ministry for setting up of three committees i.e. Steering Committee, Tender Evaluation Committee and Monitoring and Execution Committee for FNG-Expressway. A meeting has been fixed on 26.7.96 to discuss the various issues by the Ministry of Surface Transport.

(v) Consideration of the proposal of landuse change of 12.5 acres in the village of Sadullabad from agriculture to residential use for Ghaziabad-Loni Master Plan.

The matter was discussed in the meeting and it was decided that the proposal of landuse changes of 12.5 acres in the village of Sadullabad from agriculture to residential use belonging to Akashwani Civil Wing Sehkari Awas Samiti would be delinked from

Co-operative the other cases and would be considered along with other employees/ corporate societies by a smaller group, where as the rest of the cases of the builders etc. would be placed before the next Planning Committee meeting for consideration.

Agenda Item No.3 : Consideration of the Outline Development Plans for Surajpur and Kasna Sub-Regional Centres (Greater NOIDA) of U.P. Sub-Region.

Member Secretary, NCRPB explaining the background for preparation of the outline development plan for Surajpur and Kasna Sub-regional centres stated that the Hon'ble Allahabad High Court in its order dated 27.2.96 had directed the Greater Noida Authority to submit their development plans of Surajpur and Kasna Sub-regional centres to the NCRPB for examination and approval. Member Secretary drew special attention to the order of Hon'ble High Court that "...the only guidance which this Court gives to the Board is to give effect to the intentions of the Act for coordinating, monitoring and scrutinising the implementation of the plans and for harmoniously building urban planning with excellence without disturbing the ecological balance of nature and by respecting the green cover, agriculture and not abdicating either in favour of urbanisation but with a dedicated effort to respect the forests and strive to retain the balance of nature and ecology and at every given occasion not losing the perspective in so far as the Board is concerned in these matters....."

In compliance with the Hon'ble High Court Order, the Greater Noida Authority had submitted the outline development plans for Surajpur and Kasna Sub-regional centres to the NCR Planning Board. The NCR Planning Board had constituted an Expert Sub-Group under the chairmanship of Member Secretary, NCRPB for review and in-depth examination to the outline development plans of Surajpur and Kasna Sub-regional Centres. Amongst others, the Sub-group had experts like Chief Planner, Town & Country Planning Organisation (TCPO), Govt. of India, Shri Syed Safi, Ex-Chief Planner, TCPO, Govt. of India and U.N. expert for planning of Mecca and Karachi, Prof. A.K. Maitra, Head, Deptt. of Environment, School of Planning & Architecture, New Delhi etc..

The Sub-group that met on 31.5.96 and 11.7.96, had a detailed presentation by the Greater Noida Authority and thereafter in-depth deliberations took place on the various issues relating to the development of the Greater Noida Area (GNA). The Sub-group suggested certain modifications, the more important amongst them being the incorporation of plans for village development, the need for specifically identifying major ecological resources and emphasis on larger industrial units having lesser worker density, which will further enhance green cover.

In this meeting of the Planning Committee the Greater Noida Authority presented the modified outlined development plans for Surajpur and Kasna Sub-regional Centres incorporating the suggestions made by the Expert Sub-group. Shri Bharat Bhushan, General Manager (Planning & Architecture), Greater Noida, while presenting the plan stated that the modified plan proposed to develop an area of 2792.92 ha. for Surajpur and 2282.63 ha. for Kasna, totalling 5085.55 ha. for both the complexes and for a population of 1.5 lakhs in each complex. The Sub-regional plan for U.P. Sub-region had recommended for these two centres for a population of 1.5 lakhs on an area of 1200 ha. in each. The modified outline development plan envisaged to develop 2792.92 ha. in Surajpur and 2282.63 ha. in the case of Kasna.

The industrial area had been significantly increased to accomodate the large and medium size industrial units, requiring bigger size of plots but having hitech employing comparatively fewer workers, and accordingly the density would not be more than 15-30 persons per ha. These industrial units will have Low FAR and ground coverage and as such the major portion of the plot will remain as open space in shape of parks and green belt etc. It was also highlighted that out of total 40,000 ha. of development area, more than 87% of the acre i.e. approx. 35,000 ha. will remain under agriculture/green use.

In the modified plan for both the centres, 26% area has been kept under recreational open space and green belt.

The Hon'ble Court's observations regarding the declaration under section 143 of U.P. Z.A. and L.R. Act declaring agricultural land as abadi, which in many instances militated against the spirit of carefully planned development were brought to the notice of the officers of U.P. government. It was suggested that U.P. Govt. will take appropriate steps to prevent the misuse of this provision in Greater Noida area.

Mrs. Suman Swarup, Secretary, Land & Building, Govt. of NCT-Delhi, mentioend that the development of Surajpur and Kasna sub-regional centres as a industrial township would not serve the purpose unless there is a change of allotment policy for industiral land. There should be a reservation for the plots of the industries which are to be shifted from Delhi. In compliance with the Supreme Court order, She had also indicated that some residential sectors may be developed for the population to be shifted out of Delhi. The Principal Secretary, Industrial Deptt., Govt. of U.P., welcomed the suggestions of Mrs. Suman Swarup, Govt. of NCT-Delhi and assured that Greater Noida Authority will be interested to welcome the industries and also population from Delhi. Shri A.P. Singh, Principal Secretary, Deptt. of Housing, Govt. of U.P. observed that the matter regarding reservations can be examined. Member Secretary suggested that the two Sub-regional centres can be developed for an area about 5,000 ha. but the remaining 35,000 ha. in the Greater Noida Development Area must be kept agricultural use/green. He had also suggested that development plan for the villages falling within the development area of Greater Noida may be prepared.

The Planning Committee had detailed deliberations and thereafter approved the modified development plan for Surajpur and Kasna Sub-regional centres which had incorporated the suggestions made by the expert sub-group.

Agenda Item No. 4 : Consideration of the paper prepared on Demography and Power.

(a) Demography :

The Chief Regional Planner, NCRPB had presented the paper on demography which had been approved by the Expert Sub-Group on Demography. He had indicated that the population for the sub-regions had been assigned for the year 2005. Based on the continuing growth trend, the Delhi's population by 2005 will be 142.5 lakhs and by 2005 the population assigned for NCT-Delhi would be 162.0 lakhs without deflection of 20 lakhs population from Delhi. Chief Regional Planner had also presented the population assignments for the sub-regions of U.P., Haryana and Rajasthan, for priority and DMA towns of NCR. The Senior Town Planner, Town & Country Planning Department had stated that the population assignments for U.P. sub-region is lower side. Chief Regional Planner requested the Sr. Town Planner to suggest the population assignments for the U.P. sub-region. After detailed discussions, it was observed by Dr. S.P. Bansal of DDA that the assignment of population should be done according to the potential infrastructural facilities available for each of the Regional towns. It was accordingly decided that in order to finalize the assignments a small sub-group be constituted.

(b) Power :

Chief Regional Plan, NCRPB explained that the NCR Planning Board had constituted a sub-group for preparation of a Functional Plan for Development of Power in NCR. The Sub-group after detailed deliberations had finalised the Functional Plan for Power. Chief Regional Planner presented the Functional Plan for Power for NCR which was approved by the Planning Committee.

Agenda Item No.5 : Delegation of Powers

5(a) Revision of ceiling of reimbursement of conveyance charges for local journeys in Delhi.

This agenda item was withdrawn.

5(b) Delegation of Powers to Member Secretary for payment of TA/DA to employees of the Board.

Planning Committee considered the matter and approved the proposal as contained in the agenda notes.

5(c) Delegation of Financial Powers

The Planning Committee considered the matter and approved the proposal as contained in the agenda notes.

5(d) Delegation of enhanced power to PSMG-II

The Planning Committee considered the matter and approved the proposal as contained in the agenda notes.

No.K-14011/16(AP)/96-NCRPB(39th)
N.C.R. Planning Board,
India Habitat Centre,
1st Floor, Zone-Iv,
Lodhi Road,
New Delhi - 110003

Date : 18.7.96


(R.C. AGGARWAL)
Chief Regional Planner

Copy to :

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



LIST OF PARTICIPANTS

- | | | |
|---|---|----------|
| 1 | Shri Omesh Saigal
Member Secretary
NCR Planning Board
New Delhi | Chairman |
| 2 | Shri A.P. Singh
Principal Secretary
Housing Deptt Govt of UP
U.P. Seretariat
Lucknow | |
| 3 | Shri Laxmi Chand
Principal Secretary
Industrial Development Deptt.,
Govt. of U.P.
U.P. Secretariate Annexe,
Lucknow. | |
| 4 | Smt. Suman Swarup
Commissioner & Secretary(L&B & PWD)
Govt. of NCT-Delhi
'B' Block Vikas Bhawan
I P Estate New Delhi | |
| 5 | Shri R.K. Singh
Director
Ministry of Urban Affairs & Employment
Nirman Bhawan
New Delhi - 110 011 | |
| 6 | Shri Arun Maheshalkar
Commissioner (Plg.)
Delhi Development Authority
Vikas Minar
I.P. Estatelony
New Delhi - 110 002 | |
| 7 | Shri K.T. Gurumukhi
Addl. Chief Planner
Town & Country Planning Organisation
Govt. of India
I P Estate
New Delhi | |
| 8 | Shri S.C. Sen
Sr. Town Planner (NCR)
Town & Country Planning Department
Govt of Rajasthan
Nagar Niyojan Bhawan
Jawahar Lal Nehru Marg
Opp Birla Mandir
Jaipur, Rajasthan - 302 004 | |

- 9 Shri M.P. Aneja
Sr. Town & Country Planning Department
Government of Uttar Pradesh
7, Bandaria Bagh
Lucknow - 226 001
- 10 Shri Ashok Kumar
Superintending Engineer (Planning)
Ministry of Surface Transport
Transport Bhawan
Parliament Street
New Delhi - 110 011
- 11 Shri K Sitaraman
Asstt. Secretary (OM)
Ministry of Power
Department of Power
Shram Shakti Bhawan
- 12 Shri A.S. Jangau
Jt. Director (Project)
Railway Board
Rail Bhawan
New Delhi - 110 001
- 13 Shri Ajay Shankar
Chief Executive Officer
Greater NOIDA
Sector-20, Commercial Complex,
NOIDA; Distt. Ghaziabad, U.P.
- 14 Shri R.P. Tyagi,
Vice Chairman
Ghaziabad Development Authority
Ghaziabad, U.P.
- 15 Dr. S.P. Bansal,
Director (Plg.)
Delhi Development Authority
Vikas Bhavan,
I.P. Estate,
New Delhi.
- 16 Shri S. Krishnan
Addl. Chief Executive Officer
Greater NOIDA
NOIDA, U.P.
- 17 Shri Ved Mittal
Chief Architech Planner
Ghaziabad Development Authority
Ghaziabad, U.P.
18. Shri Bharat Bhushan
General Manager (Plg. & Arch.)
Greater NOIDA
NOIDA, U.P.

- 19 Shri A K Bhatnagar
Economic Planner
O/o Chief Co-ordinator Planner
NCR Planning Cell
New Vikas Vihar
Mohan Puri
Meerut.
- 20 Ms. Meena Bhargava
Manager (Architecture)
Greater NOIDA Authority
NOIDA, U.P.
- 21 Ms. Leenu Sahgal
Manager (Plg.)
Greater NOIDA Authority
NOIDA, U.P.
- 22 Shri Kameshwar Nath
Hon. Advisor (NCRPB)
40, Saini Enclave
Vikas Marg Extension
Delhi - 110090
- 23 Shri R.G. Gupta,
Advisor (NCRPB)
UPS Campus (Universal Public School)
Block-'A', Preet Vihar
Delhi - 110091
- 24 Shri S.P. Gautam
Advisor (NCRPB)
Block - Q, 347
Sector - 21
NOIDA - 201 301
- 25 Shri Krishan Pratap
Advisor (NCRPB)
IAS (Retd.)
16, Sukhdev Vihar
New Delhi - 25
- 26 Dr M P Dhir
Advisor (NCRPB)
A-I/133, Safdarjung Enclave
Near Kamal Cinema
New Delhi - 29
- 27 Shri M L Kansal
Advisor (NCRPB)
C - 109, Preet Vihar
Trans-Yamuna
Delhi - 91

- 28 Shri R N Misra
Consultant (PMC)
Janpath Bhawan
New Delhi - 110 001
- 29 Shri M L Gupta
Telecom Advisor (NCRPB)
II-F/53-54, Nehru Nagar
Ghaziabad - 201 001 (U.P.)
- 30 Shri Lakhbir Singh
Consultant
NCRPB
New Delhi.
31. Dr. N.B. Johri
Regional Planner
NCRPB,
New Delhi.
- 32 Shri J.N. Barman
Associate Planner
NCRPB
New Delhi
- 33 Shri V.K. Thakore
Senior Research Officer
NCRPB
New Delhi
- 34 Shri N.K. Aneja,
Dy. Director
NCRPB
New Delhi
- 35 Shri Manmohan Singh,
Research Officer
NCRPB
New Delhi
- 36 Shri P. Sisupalan
Research Officer
NCRPB
New Delhi
- 37 Shri N.K. Dhiran
Asstt. Town Planner
NCRPB
New Delhi
- 38 Shri S. Surendra,
Asstt. Town Planner
NCRPB
New Delhi.