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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-14011/39(AP)/96-NCRPB(40th)


Dated: 20-11-1996

MEETING NOTICE

Subject: 40th meeting of the Planning Committee of the NCR
Planning Board to be held on 2-12-1996.

In continuation to this office letter of even number dated 6-11-1996 and subsequent letter dated 13-11-1996 on the above mentioned subject, please find enclosed herewith a set of the Agenda notes for the meeting to be held on 2-12-1996 at 3.30 P.M. in the office of the NCRP Board, India Habitat Centre, Lodhi Road, New Delhi. You are requested to kindly make it convenient to attend the meeting. It is requested that you may kindly confirm your participation in the aforesaid meeting.

Encl: As stated above.


(R.C. Aggarwal)
Chief Regional Planner
&
Member Convenor

To

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

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Agenda items for the 40th meeting of the Planning Committee to be held at 3.30 p.m. on 22.12.96 in the office of the NCR Planning Board, First Floor, Zone IV, India Habitat Centre, Lodhi Road, New Delhi-110003.

AGENDA ITEMS NO.1 Confirmation of the minutes of the 39th meeting of the Planning Committee held on 15.7.96.

AGENDA ITEMS NO.2 Review of the actions to be taken on the decisions of the last Planning Committee meeting held on 15.7.96.

AGENDA ITEMS NO.3 Consideration of the Functional Plan for the Telecommunication in NCR.

AGENDA ITEMS NO.4 Consideration of the proposals for the amendment of the Ghaziabad Master Plan-2001.

AGENDA ITEMS NO.5 Consideration of the proposals submitted by DDA for the change of landuse.

AGENDA ITEMS NO.6 Any other item with the permission of the Chair.

AGENDA ITEMS FOR THE 40TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.30 P.M. ON 2.12.96 IN THE OFFICE OF THE NCR PLANNING BOARD. FIRST FLOOR, ZONE IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

Agenda item No.1 : Confirmation of the minutes of the 19th meeting of the Planning Committee held on 15.7.96.

Minutes of the 39th Planning held on 15.7.96 vide letter No.K-14011/16(AP)/96-NCRPB(39th) dated 18.7.96 may be 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:

Persuant to the decision of Sub-Group meeting on Regional Plan NCT-Delhi three sub-group on industries, transport and landuse were constituted and recommendations finalised. The recommendations of the Sub committees will be discussed in the expert Sub-Group shortly.

ii) Sub-Regional Plan for Haryana:

The representative of the Govt. of Haryana may indicate the stage of completion of Sub-regional Plan.

iii) Review of the Regional Plan-2001:

The paper on demography is under finalisation in

the light of comments of the last Planning Committee meeting. The information regarding the capacity of Regional towns to hold the population by 2005 in terms of their infrastructural capabilities is still awaited.

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

The format, advertisement, tender documents for the implementation project have been finalised & the Ministry has been requested to convene a meeting of the Steering Committee.

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

As decided in the last Planning Committee meeting. The case of landuse change of the above land owned by Adashwani Civil Wing Sevakari Awas Samiti has been delinked and the case was considered by a Sub-group under the Chairmanship of Member Secretary, NCRPB and finally the approval have been accorded. The other cases of builders etc. were also discussed & a comprehensive proposal is being brought before the Committee as agenda item No.4.

- vi) Consideration of the outline development plan for Surajpur and Karna Sub-regional centres (Greater NOIDA of UP Sub-region)

The outline development plan for Surajpur and Kasna Sub-regional centres (Greater Noida) was approved by the Planning Committee and the same was approved in the 20th meeting of the NCR Planning Board and the approval of the outline development plan for Surajpur and Kasna was placed before the Hon'ble Allahabad High Court.

vii) Functional Plan for Power

The Functional Plan for Power as approved by the Planning Committee was discussed in the 20th meeting of the NCR Planning Board and accorded approval.

viii) Delegation of Powers

- a) Revision of ceiling of reimbursement of conveyance charges for local jounies in Delhi.

The matter was approved by the 20th meeting of the NCR Planning Board.

- b) Delegation of powers to Member Secretary for payment of TA/DA to employees of the Board.

The matter was approved by the 20th meeting of the NCR Planning Board.

- c) Delegation of Financial Powers:

The matter was approved by the 20th meeting of the NCR Planning Board.

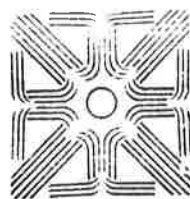
d) Delegation of enhanced power to PSMG-II

The matter was approved by the 20th meeting of the NCR Planning Board.

AGENDA ITEM NO.3 : CONSIDERATION OF THE FUNCTIONAL
PLAN OF TELECOMMUNICATION FOR NCR.

A technical Sub-group was constituted for the preparation of the Functional Plan of Telecommunication. With the help of this technical sub-group, the Functional Plan of Telecommunication has been prepared and finalised (Annexure - I). This Draft Functional Plan of Telecommunication is placed before the Planning Committee for consideration and approval.

FUNCTIONAL PLAN : TELECOMMUNICATIONS



NATIONAL CAPITAL REGION PLANNING BOARD
INDIA HABITAT CENTRE
1ST FLOOR, ZONE IV
LODHI ROAD
NEW DELHI

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1. INTRODUCTION:

1.1 At present there is a marked difference between the availability of Posts and Telecom facilities in NCT-Delhi and other parts of NCR. For example, a local call system between Ghaziabad and Faridabad which existed earlier has now been changed on STD (code 0575 & 0129) rating. Moreover, a local call is of 5 minutes duration within NCT-Delhi irrespective of the distances involved but between Ghaziabad or Faridabad to Delhi, it is of 3 minutes duration. More so it is difficult to make even local call from one exchange to another due to non-availability of adequate, reliable and modern type of transmission medias in some of DMA and priority towns. Even many exchanges are working in non standard or rented buildings which are not as per requirements. In many cases, ducting arrangements to cover the cables are either inadequate or not at all there. There is shortage of local and STD/ISD PCOs in the whole region. Before 1994 issue, Delhi Telephone Directory contained telephone numbers of Faridabad & Ghaziabad. After 1994, this provision has been withdrawn by MTNL, Delhi. This has caused frustration and inconvenience to all Telephone users specially industrialists and commercial establishments.

Similarly, the posts and telegraph facilities are quite inadequate and are not upto the required satisfaction. Sometimes a letter posted in Delhi, reaches Ghaziabad or Faridabad after 7 to 10 days and telegrams are either not at all delivered or if delivered, it is after inordinate delays.

1.2 The demand position as on 1.4.96 (Annexure 1, 2 & 3) shows a waiting list of 79727 in all secondary switching areas in NCR as compared to 9221 in NCT Delhi. The DMA, Priority & Counter Magnet towns also indicate a wide gap in provisioning of Telephones in Comparison to NCT-Delhi (Table :1).

Table :1 Waiting List for Telephone Connections on 1.4.1996.

Sl.No.	Area	Waiting list	Existing Telephones	% short fall
1.	NCT- Delhi	9,221	1167010	0.78
2.	NCR	79,727	373877	17.58
3.	DMA Towns	24,477	159675	13.29
4.	Priority Towns	16,446	100980	14.00
5.	Counter Magnet Towns	12,943	102266	11.23

1.3 Though distribution of Telephone connection has improved but the telecommunication facilities could not achieve the demand level in towns of Faridabad, Gurgaon, Panipat in Haryana. Ghaziabad, NOIDA, Bulandshahr and Khurja in UP and Alwar in Rajasthan. Moreover, the quality of service is far

behind to that of Delhi Telecom network. There is a waiting list of 22,690 in Faridabad-Gurgaon Distt., 22148 in Panipat area, 9689 in Ghaziabad Distt. 6869 in Rohtak distt. and 5499 in Sonapat Distt. against only 9221 in NCT-Delhi(Annexure-I).

1.4 The Telephone/Population ratio was 1:10 in NCT-Delhi, against 1:63 in NCR as on 1st April, 1996. (Table :2).

Table:2 Telephone/Population Ratio on 1.4.1996.

Sl.No.	Area	No. of Telepho- nes	Approx. Popula- tion (1.4.1996)	Ratio (Approx)
1.	NCT-Delhi	11,67,010	116 lakhs	1:10
2.	NCR	5,41,002	315 lakhs	1:63

1.5 Section 2(d) of the NCR Planning Board Act, 1985 defines "Functional Plan" which means to elaborate one or more elements of specific sector of Regional Plan. Section 16 provides for preparation of Functional Plans by the Board with the assistance of the Planning Committee for the proper guidance of the participating States and the Union territory after the Regional Plan has come into operation. Functional Plan for Telecommunications sector is one of such plans.

In view of statutory provisions in the Act, the Regional Plan and the Functional Plan have statutory status and, therefore, policy and programmes contained in the document after due process of approval by NCRPB and notification thereafter, would be binding on all the concerned constituent agencies of the National Capital Region.

2. OBJECTIVES OF THE FUNCTIONAL PLAN:

2.1 In order to bring telecom services at par with Delhi, it is essential to integrate whole of NCR Telecom Network including Delhi. For this purpose, an effective and efficient postal and telecom system is required which is possible only by creating independent NCR telecom and NCR postal circles headed by Chief General Manager, Telecom and Chief Post Master General, Posts respectively or alternatively by merging of the entire NCR Postal and Telecom Areas into the existing Delhi Postal Circles and Delhi telephone network of MTNL. Following steps are essential to achieve the goal of integrating telecom network:-

1) Provision of Uniform local call system in DMA Towns in the 1st phase & in rest of the NCR area in second phase.

2) Provision of single STD code (011) in whole of the NCR including NCT-Delhi.

3) Provision of telephones on demand by 1997 in whole of the NCR.

4) To continue providing of telecom facilities at par with Delhi as per demand and also to the additional population of 20 lakhs and for industries being planned to be shifted to NCR before 2005 by allotting and commissioning of switching equipment on priority basis.

5) Replacing all non-electronic exchanges before 2001.

6) Provision of reliable and latest media/connectivity to maintain service quality at par with Delhi.

7) Provision of reliable trunk services in whole of the NCR.

8) Provision of adequate number of STD/ISD PCOs.

9) All industrial growth centres, tourist and pilgrimage places to be covered with STD, pay phone facilities etc,

10) Provision of all modern facilities like, cellular, paging, voice mail, video fax, ISDN, CCS-7, automatic locking, call transfer, call waiting etc. in whole of the NCR.

11) Provision of uniform postal pin code (11) in whole of the NCR at par with Delhi.

12) Provision of postal & telegraph facilities at par with Delhi by opening additional posts & telegraph offices.

13) Provision of land, building and electric sub-stations for telephone exchanges at Notional prices:

As per national Telecom Policy - 1994, one Telephone connection (DEL) costs Rs.47000/- (on 1993-94 prices). This cost includes component of land, building, cable, switching & transmission media, Lines and wires, Air conditioning etc. Due to huge requirement of funds, Deptt. of Telecom is not able to purchase land and construct buildings at the rates demanded by local authorities. As on 1.4.96 large number of sites are required urgently (e.g. 38 in Rohtak alone). Besides this, large number of land cases are pending for settlement with the local authorities, for example, 6 cases in Bulandshahr Distt. alone. Similarly there exists a long delay in construction of buildings. As an example, 11 buildings are yet to be completed in Rohtak Distt. alone.

14) There is need to provide Telecom lane of 2.5 feet width along with the construction of new roads and provision of RCC pipes at regular interval to avoid frequent cutting of roads and repairing.

3. THE PLAN:

3.1 The existing capacity, working lines and waiting list position as on 1.4.1996 is shown in Annexure 1, 2 & 3. The Economic Research unit of Deptt. of Telecommunication has projected future telephone demand. Details for the years 1997, 2001, 2002 and 2005 for DMA, Priority, Counter Magnet, whole of NCR and NCT Delhi are also given in Annexure 1 & 2.

3.2 The comparative analysis of Existing equipped capacity, Working connections and the Waiting List reveals wide gap between the availability of Telephone connections in NCT Delhi and other parts of NCR. There is a huge waiting list for telephones in whole of NCR and DMA, Priority and counter magnet towns (Table:3). The Existing equipped capacity is much less in other towns of NCR.

Table: 3 Waiting list for new telephone connections as on 1.4.96

Sl.No. -----	Areas -----	Waiting List -----
1.	DMA Towns	24,477
2.	Priority Towns	16,446
3.	Counter Magnet Towns	53,866
4.	NCT-Delhi	9,221

3.3 As per DOT policy - 1994 telephones are to be provided on demand by March, 1997 in whole of the country.

3.4 The DOT has to ensure that the level of providing Telephone on demand has to be maintained beyond 1997. By 2005, DOT will have to meet the addl. demand of (i) 2 million people proposed to be deflected from NCT Delhi and (ii) number of industries proposed for shifting to NCR areas.

3.5 The existing area of NCT Delhi is 1483 sq. kms. and DMA towns 1696 sq.kms. The radial distance works out about 22 kms. for NCT Delhi and 32 kms for an area of 3179 sq kms comprising NCT Delhi & DMA towns. From Annexure-4 it is obvious that the DMA towns are contiguous to existing NCT Delhi towns. For providing telecom facilities at par with NCT-Delhi and to integrate NCR with Delhi, it is essential that these two areas are treated as a single area (zone) of a radial distance of about 32 kms.

3.6 In the present working of DOT, many places in big towns are more than 32 kms apart where charges are only for local calls. For example, in Bombay, Calcutta & Delhi the distance between two farthest telephone users is more than 32 kms and these users are charged on local call basis instead of STD rating. Hence, it is essential that DOT will have to refix its boundaries in a radial distance of 32 kms covering all the DMA towns to enable it to provide local call system and single STD code among the DMA and Delhi in the first phase (i.e. by 2002).

3.7 The NCRPB is responsible for implementation of the Regional Plan and the Functional Plans. Hence, NCRPB will be monitoring the status of the Telecom development time to time. For this purpose DOT will submit a quarterly status report to NCRPB indicating achievements made or likely shortfalls etc. for each Telecom Distt. covering all the SSA (Secondary Switching Areas) & SDCAs (Short Distance Charging Areas).

4. INVESTMENT PLAN

4.1 The National Telecom Policy - 1994 of DOT has calculated the unit cost per line as Rs.47000/- at 1993-94 prices. The policy provides for provisioning of Telephones "ON DEMAND" by March, 1997 and beyond. The 9th Plan objectives of DOT also ensures continuity in the provisioning of Telephones "ON DEMAND" irrespective of any quantum of population at any point of time. Further the 9th Plan of DOT also envisaged for upgrading and improvement in the quality of Telecom services by installing modern type media/connectivity and switching equipment.

4.2 The investment plan for providing Telephones "On demand" in 8 DMA and 12 Priority towns during balance part of 8th Plan (1996-97), complete 9th Plan (1997-2002) and first 3 years of 10th Plan (2003-2005) is given below in Table - 4.

Table : 4 Requirement of Investment 1997-2005

(Annexure 5 to 8)

Sl. No.	Period	No. of Telephones (to be provided)			Amount (investment) (in crores)		
		DMA Towns	Priority Towns	Total	DMA Towns	Priority Towns	Total
1.	9th Plan (1997-2002)	281389	131716	413105	1322.53	618.06	1941.59
2.	During (2002-2005)	315407	144068	459475	1482.41	677.12	2159.53
Total:		596796	275784	872580	2704.94	1295.18	4101.12

4.3 The satisfaction ratio likely to be achieved in the corresponding periods is as follows (Annexure 6 & 8).

Year	Area	No. of Telephones	Population (in lakhs)	Satisfaction Ratio One Tel:Population
2001	NCT Delhi	2493361	144.30	1:5.8
	DMA	435102	31.34	1:7.2
	PRT	223230	28.70	1:12.8
2005	NCT Delhi	3923352	164.00	1:4.2
	DMA	826119	36.43	1:4.4
	PRT	402202	32.20	1:8.0

4.4 When NCR towns are brought in a local call system at par with Delhi, it is likely that there may be loss of revenue to DOT. It is very difficult to work out the exact loss due to conversion of STD working into local call working as metering system of Telecom network is such that same meter registers STD

calls & local calls and no methodology is available to segregate the two revenues. However, on the basis of projects sanctioned by DOT for big towns, STD, revenue is presumed 2/3 of the total revenue registered by a meter and rest 1/3 as local call revenue. Thus, when system is changed to local call, DOT may be at a loss of 2/3rd of the revenue it is getting in a STD working. But it is expected that actual loss will be much less because traffic will increase multifold when people make local calls in place of STD calls. DOT is free to enhance tariffs to compensate for the actual losses due to this conversion which is very essential and unavoidable to integrate and to bring telecom services in NCR at par with Delhi.

5. FINANCING:

5.1 For providing additional 8.72 lacs telephones in DMA & Priority towns by 2005 and upgrade and modernise the telecom network of NCR to bring it at par with Delhi, DOT has to ensure a provision of Rs.4101.12 crores in its budget proposals (Table 4). In the Ist phase, DMA towns are proposed to have full integration with Delhi Telecom Network including provisioning of local call and single STD code. In the IInd phase priority towns and other parts of NCR are to be covered.

5.2 To compensate for the loss of revenue due to conversion of STD routing into local call working, DOT is free to enhance tariffs or to fix special charging system for an area of 32 kms. radial distance instead of existing 22 kms as marked in Annexure 4.

6. PHASING:

It is proposed that above plan proposals be implemented in two phases i.e. Phase I (1997-2002) and Phase II (2002-2005). Telephone connections upto march, 1997 be provided as per DOT policy plan proposals:

Phase I (1997-2002) : It is proposed that target to provide 4 lakhs 13 thousand connections in DMA towns and priority towns be achieved at the cost of Rs.1941.59 during 1997-2002. It will be part of the Sub-component Plan for NCR of the Ministry of communications. Beside it is proposed that the local call system be extended among all DMA towns at par with Delhi. In order to integrate DMA towns with Delhi, the jurisdiction of MTNL be extended to these towns and single STD code (011) be given to all DMA towns to create uniform homogeneous region.

Phase II (2002-2005): It is proposed that another 4 lakh 59 thousand new telephone connections are required to be provided to these DMA and priority towns at the cost of Rs.2159.53 crores and at that stage the single

call facility be extended to entire region and the whole region be provided telecom facilities at par with Delhi. It is also proposed that MTNL Boundary be extended to cover entire NCR during Phase II.

7. POLICY IMPLEMENTATION:

DOT/DOP has to take decisions on the following policy issues:

- a. Creation of a NCR Telecom Circle to be headed by Chief General Manager Telecom.
- b. Creation of a NCR Postal Circle to be head by Chief Post Master General Posts.
- c. Restoration of local call system among DMA & NCT Delhi as it existed earlier.
- d. Provision of local call system taking NCR & MTNL as a single zone by converting entire numbering plan into a seven digit scheme thereby having a uniform STD code (011) in whole of NCR including NCT Delhi.
- e. Demand for additional funds to bring telecom & postal services at par with Delhi in whole of NCR as a priority Sector.
- f. Allot and Commission adequate switching equipment to provide Telephones on demand by March, 1997 not only to the existing population but also to the 2 million additional population & industries likely to be shifted to NCR areas shortly in view of recent Supreme Court orders.

- g. DOP to ensure that postal zones of UP, Haryana and Rajasthan areas are changed to '11' level at par with Delhi.
- h. DOP to further ensure delivery of Postal Dak and Telegrams with the same efficiency of speed as in Delhi Postal circle.
- i. Replacement of all old type switching equipment and transmission media in whole of NCR by March, 1997 by latest and improved equipment.
- j. To provide an efficient and effective Trunk services.
- k. To provide all modern telecom facilities like ISDN, CCS, Cellular, paging etc. at par with Delhi.

DEMAND OF TELEPHONES IN WHOLE OF MCR AS ON 1.4.1996

PROJECTED DEMAND OF TELEPHONES IN WHOLE OF MCR AS ON 1997, 2001, 2002 & 2005 (ERU FTGS OF MCT BASED ON PAST TREND AND ITS PROJECTIONS)

Sl. No.	Name of Area	No. of Exchanges	Equipped Capacity	Working Connections	Waiting List	Demand 7=5+6	Demand 1997	Demand 2001	Demand 2002	Demand 2005	Net Demand to be met during			
											1996-97	1997-2001	1997-2002	2002-2005
1	2	3	4	5	6	7=5+6	8	9	10	11	12=8-5	13=9-8	14=10-8	15=11-10
DRA AND PRIORITY TOWNS:														
1.	Faridabad-Gurgaon	69	112196	82741	22690	105431	118104	202995	232430	348906	35363	84891	114326	116476
2.	Rohtak-Bahadurgarh	49	41876	34223	6869	41092	49720	93448	109474	175705	15497	43768	59754	66311
3.	Panipat-Karnal	132	64640	81843	22148	73991	33353	169979	203125	346631	31510	84626	119772	143506
4.	Kundli-Sonepat	38	15328	10813	5499	16312	21604	46310	56036	99271	10791	24706	34432	43235
5.	Rewari-Harnaul	53	12248	9524	2861	12385	13369	25396	29615	49243	3845	12027	16446	18428
6.	Meerut	44	72376	54221	1691	55912	58034	102585	118257	181265	3813	44551	60223	63008
7.	Ghaziabad	36	115176	97356	9689	107045	123786	194085	217181	304306	26430	70299	93395	87125
8.	Bulandshahr	32	13024	10824	3360	14184	10332	17684	20268	30663	(-) 492	7352	9936	10395
9.	Alwar	88	28630	22332	4920	27252	36346	79467	96632	173749	14014	43121	60286	77117
Total:		541	475494	373877	79727	453504	514648	931989	1003218	1700819	140771	417341	568570	625601

COUNTER MAGNET TOWNS:

1.	Bareilly	26	52004	38628	10167	48795	16982	23630	25665	32881	(-)21646	6648	8683	7216
2.	Gwalior	147	58180	40816	147	40963	56888	114303	136135	229988	15992	57495	79327	93853
3.	Hissar	144	59840	50533	10570	61103	50753	88459	101639	154177	220	37706	50884	52538
4.	Kota	28	26804	22790	8519	31309	42584	76046	87910	135803	19794	33462	45326	47893
5.	Patiala	63	27472	14358	1697	16055	49665	76762	85590	118644	35307	27097	35925	33054
Total:		408	224360	167125	31100	198225	216792	379200	436939	671493	49667	162400	220147	234554
Total for MCR:		949	699854	541002	110827	651829	731440	1311189	1520157	2380312	190438	579749	788717	860155
For MCT Delhi:		129	1435600	1167010	9221	1176231	1584576	2493361	2792565	3923352	417566	408785	1207989	1130787

DEMAND OF TELEPHONES IN MCR AS ON 1.4.1996

PROJECTED DEMAND OF TELEPHONES IN MCR AS ON 1997, 2001,
2002 & 2005 (Based on ERU FIGS of DOT, BASED ON PAST
TREND AND ITS PROJECTIONS)

Sl. No.	Name of Towns	Equipped Capacity	Working Connections	Waiting List	Demand	Demand 1997	Demand 2001	Demand 2002	Demand 2005	Net Demand to be met during			
										1996-97	1997-2001	1997-2002	2002-2005
1	2	3	4	5	6(4+5)	7	8	9	10	11=7-4	12=8-7	13=9-7	14=10-9
DNA TOWNS:													
1.	Faridabad	47800	41714	5876	47590	73942	142388	167733	274191	24935	68446	93791	196458
2.	Ballabhgarh	9000	7293	1163	8456								
3.	Gurgaon	44500	25284	10493	35777	44350	84549	102325	168979	19066	42219	57975	66654
4.	Bahadurgarh	5000	4755	810	5565	7221	13952	16450	26959	2466	6731	9229	10509
5.	Kundli	1000	754	231	985	826	1596	1882	3064	72	770	1056	1202
6.	Ghaziabad	57000	45259	2246	47507	65910	123931	145123	233028	20651	58021	79213	87905
7.	MOIDA	34000	33377	3497	36874	35389	63636	73691	114430	2012	28247	38302	40739
8.	Loni	1400	1239	159	1398	1685	3030	3508	5448	446	1345	1023	1940
(a) Total :		198900	159675	24477	184152	229323	435102	510712	826119	67648	205779	281389	315407
PRIORITY TOWNS:													
9.	Rohtak	16000	13188	940	14128	16205	26704	30255	44004	3017	10499	14050	13749
10.	Rewari	4000	3719	1158	4877	4147	6387	7115	9837	428	2240	2968	2722
11.	Dharuhera	500	470	162	632	592	883	976	1317	122	291	384	341
12.	Palwal	2000	1949	1584	3533	4082	8049	9538	15871	2133	3967	5456	6333
13.	Panipat	15000	13565	6032	19597	25128	52628	63311	110225	11563	27500	38163	46914
14.	Meerut	60000	43609		43609	41478	62966	69892	95566	(-) 2131	21488	28414	25694
15.	Bulandshahr	4000	3548	1454	5002	3302	4852	5342	7130	(-) 246	1550	2040	1788
16.	Khurja	3000	2952	450	3402	3925	6961	8033	12345	973	3036	4108	4312
17.	Hapur	6000	5100	1200	6300	6743	11834	13621	20771	1643	5091	6878	7150
18.	Alwar	12024	10333	3301	13634	16938	32951	38915	64102	6605	16013	21977	25187
19.	MIA Alwar	1000	581	44	625	952	2007	2418	4231	371	1055	1466	1813
20.	Bhiwadi	2000	1966	121	2087	2926	7008	8718	16783	960	4082	5792	8065
(b) Total:		125524	100980	16446	117426	126418	223230	258134	402202	25438	96812	131716	144068
Total(a + b)		324424	260655	40923	301578	355741	658332	768846	1228321	95086	302591	413105	459475

COUNTER MAGNET TOWNS:

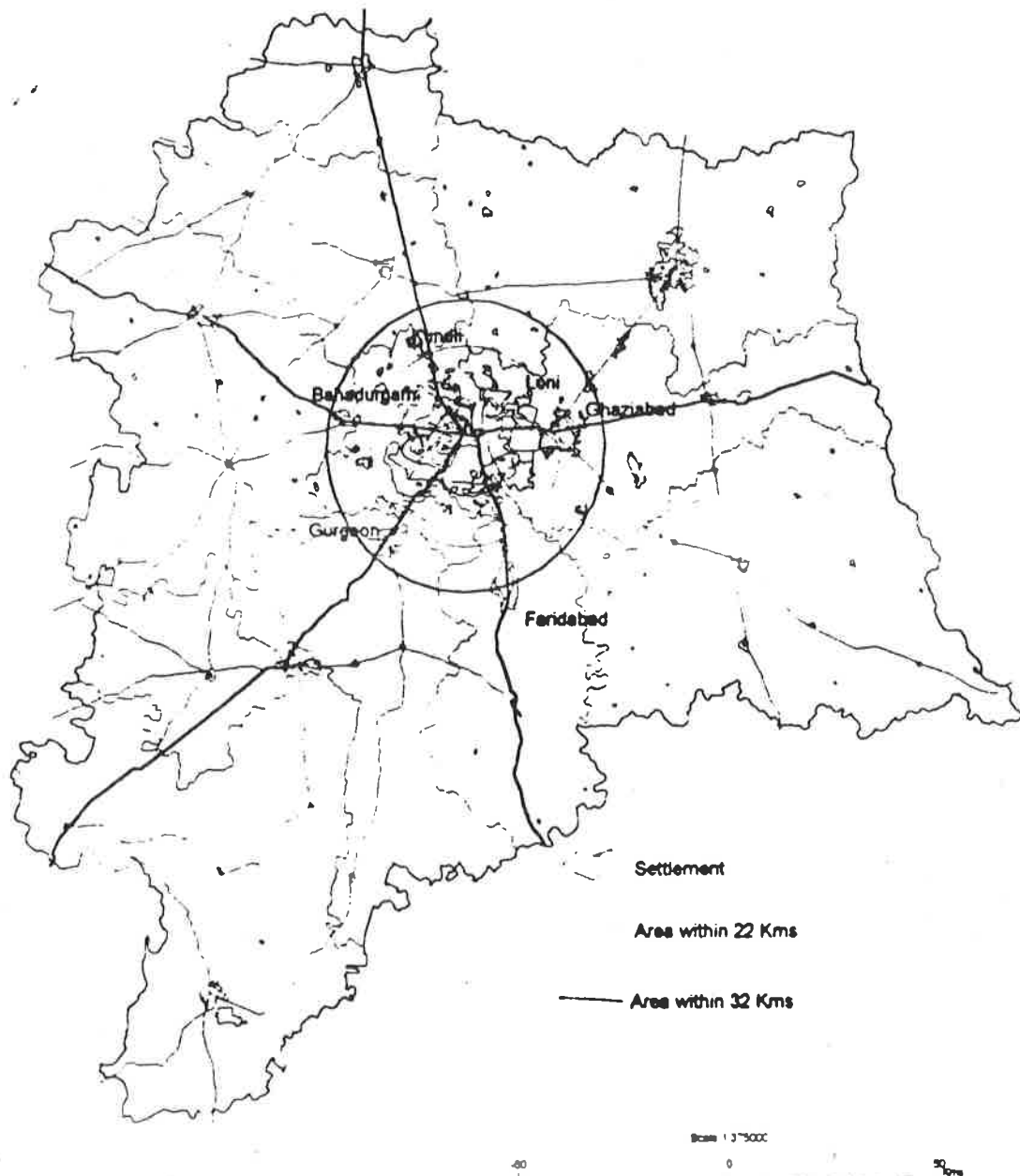
21. Bareilly	24000	12083	1647	13730	14605	19410	20051	25816	2522	4813	6246	4965
22. Gwalior	48000	34602	57	34659	46429	89406	105320	172166	11827	42977	58891	66846
23. Missar	13200	9439	2915	12354	17631	30730	35308	53560	8192	13099	17677	18252
24. Kota	21300	18350	8324	26674	33481	58967	67930	103854	15131	25406	34449	35924
25. Patiala	33100	27792	-	27792	22970	32329	35212	45501	(-) 4822	9359	12242	10289
(c) Total:	139600	102266	12943	115209	135116	230850	264621	400897	32850	95734	129505	136276
Total (a+b+c)	464104	362921	53866	416787	490857	809182	1033467	1629218	127936	398325	542610	555751

UNIT WISE STATUS AS ON 31.3.96

Sl. No.	Name of the	T E L E P H O N E S		
		Equipped Capacity	Direct Exchange Lines	Waiting List
1.	Delhi	1435600	1167010	9221
2.	Uttar Pradesh(E)	470852	393284	52733
3.	Uttar Pradesh(W)	548346	416645	65813
4.	Haryana	382932	294514	76914
5.	Rajasthan	635143	494410	138150
	Total:	3472873	2765863	342831

NATIONAL CAPITAL REGION

Proposed Local call system Area



ESTIMATED COST FOR PROVIDING TELEPHONE CONNECTIONS
DURING 1996-97 (PART OF 8TH PLAN)

Sl. No.	Towns	Existing Working Lines as on 1.4.96	Projected Demand - 1997	Net Demand to be met during (1996-97) (Part of 8th Plan)	Estimated cost @ Rs. 47000/- per Del (in crores)	Remarks
1	2	3	4	5(4-3)	6	7
1.	8 DMA towns	159675	229323	69648	327.35	1. Sl.No. 1,2,3 show the details of demand/cost on the basis of figures of individual towns.
2.	12 Priority towns	100980	126418	25438	114.56	
	Total:	260655	355741	95086	446.91	
3.	5 Counter Magnet towns	102266	135116	32850	154.40	2. Sl.No. 4,5,6 show the details of demand/cost on the basis of figs. of complete secondary switching area in which the particular town is situated.
4.	Whole of MCR including Counter Magnet towns	541002	731440	190438	895.06	
5.	5 Counter Magnet Towns (Complete SSA)	167125	216792	49667	233.44	
6.	Whole of MCR Excluding Counter Magnet towns	373877	514648	140771	661.62	
7.	MCT- Delhi	1167010	1584576	417566	1962.56	

**ESTIMATED COST FOR PROVIDING TELEPHONE CONNECTIONS
DURING 1997-2001 (PART OF 9TH PLAN)**

Sl. No.	Towns	Existing Demand - 1997	Projected Demand - 2001	Net Demand to be met during (1997-2001)	Estimated cost @ Rs. 47000/- per line (in crores)	Remarks
1	2	3	4	5(4-3)	6	7
1.	9 DMA towns	229323	435102	205779	967.16	1. Sl.No. 1,2,3 show the details of demand/cost on the basis of figures of individual towns.
2.	12 Priority towns	126418	223230	96812	455.02	
	Total:	355741	658332	302591	1422.18	
3.	5 counter Magnet towns	135116	230850	95734	449.95	2. Sl.No.4,5,6 show the details of demand/cost on the basis of figs. of individual secondary switching area in which the particular town is situated.
4.	Whole of NCR including Counter Magnet towns	731440	1311189	579749	2774.82	
5.	5 Counter Magnet Towns (Complete SSA)	216792	379200	162408	763.32	
6.	Whole of NCR Excluding Counter Magnet towns	514648	931989	417341	1961.50	
7.	NCT- Delhi	1584576	2493361	908785	4271.29	

**ESTIMATED COST FOR PROVIDING TELEPHONE CONNECTIONS
DURING 1997-2002 (PART OF 9TH PLAN)**

Sl. No.	Towns	Existing Demand - 1997	Projected Demand - 2002	Net Demand to be met during (1997-2002)	Estimated cost @ Rs. 47000/- per line (in crores)	Remarks
1	2	3	4	5(4-3)	6	7
1.	8 DMA towns	229323	510712	281389	1322.53	1. Sl.No. 1,2,3 show the details of demand/cost on the basis of figs. of individual towns.
2.	12 Priority towns	126418	258134	131716	618.06	
	Total:	355741	768846	413105	1941.59	
3.	5 Counter Magnet towns	135116	264621	129505	608.67	2. Sl.No.4,5,6 show the details of demand/cost on the basis of figs. of complete secondary switching area in which the particular town is situated.
4.	Whole of NCR including Counter Magnet towns	731440	1520157	788717	3706.97	
5.	5 Counter Magnet Towns (Complete SSA)	216792	436939	220147	5677.55	
6.	Whole of NCR Excluding Counter Magnet towns	514648	1083218	568570	2672.28	
7.	NCT- Delhi	1584576	2792565	1207989	5677.55	

**ESTIMATED COST FOR PROVIDING TELEPHONE CONNECTIONS
DURING 2002-2005 (PART OF 10TH PLAN)**

Sl. No.	Towns	Existing Demand - 2002	Projected Demand - 2005	Net Demand to be met during (2002-2005)	Estimated cost @ Rs.47000/- per line (in crores)	Remarks
1	2	3	4	5(4-3)	6	7
1.	3 DMA towns	510712	326119	315407	1482.41	1. Sl.No. 1,2,3 show the detail/cost on the basis of figs. of individual towns.
2.	12 Priority towns	258134	402202	144068	677.12	
	Total:	768846	1228321	459475	2159.53	
3.	5 Counter Magnet towns	264621	400897	136276	640.50	2. Sl.No.4,5,6 show the details of demand/cost on the basis of figs. of complete secondary switching area in which the particular town is situated.
4.	Whole of NCR including Counter Magnet towns	1520157	2380312	860155	4042.73	
5.	5 Counter Magnet Towns (Complete SSA)	436939	671493	234554	1102.41	
6.	Whole of NCR Excluding Counter Magnet towns	1083218	1708819	625601	2940.32	
7.	NCT- Delhi	2792565	3923352	1130787	5314.70	

Technical Sub-Group of Telecommunication

1. Shri Omesh Saigal, I.A.S. Chairman
Member Secretary
NCRPB, New Delhi
2. Shri Anil Kumar, I.A.S. Member
Vice Chairman
DDA, New Delhi
3. Shri K Sridhara Member
Deputy Director General
Department of Telecommunication
Sanchar Bhawan, New Delhi
4. Shri R.K.Panikar Member
Director
Department of Telecommunication
Sanchar Bhawan, New Delhi
5. Shri Nirmal Singh Member
Deputy Advisor
Planning Commission
New Delhi
6. Chief Planner Member
Town Planning Department
Government of U.P.
Lucknow
7. Shri C.S.Mehta Member
Chief Planner and Architectural Advisor
Town Planning Department
Government of Rajasthan
Jaipur
8. Shri B.D.Gulati Member
Chief Coordinator Planner
Town and Country Planning Department
Government of Haryana
Panchkula

- | | | |
|-----|---|----------|
| 9. | Shri B.S.Saxena
AGM, Long Term Planning
MTNL, New Delhi | Member |
| 10. | Shri R.C.Aggarwal
Chief Regional Planner
NCRPB, New Delhi | Member |
| 11. | Shri M.L.Gupta
Advisor
NCRPB, New Delhi | Member |
| 12. | Dr. N. B.Johri
Regional Planner
NCRPB, New Delhi | Convenor |

**AGENDA ITEM NO.4 : CONSIDERATION OF THE PROPOSAL FOR
AMENDMENT OF GHAZIABAD-LONI MASTER
PLAN-2001.**

After the publication of the Ghaziabad Master Plan in 1986, a number of land use changes had taken place and from time to time cases for conversion of land use had been received in the NCR Planning Board like Hastinapuram, Indirapuram, Tronica City, Delhi Auto etc. and in this process an area of 3144 acres had been added to the various urban uses like residential (2519 acres), industrial (625 acres). In addition, Govt. of U.P. has also converted 75 acres for public and semi-public uses from recreational use. In some of the cases like Delhi Auto and Tronica City, a condition had been laid down at the behest of the U.P. Govt. that in lieu of the conversion from agriculture/recreational/green areas into urban buildable uses, equivalent area from the buildable urban use would be converted into green/recreational use, while approving the U.P. Govts. proposal.

2. In the meanwhile, 2 more proposals namely Akashwani Civil Wing Sehkari Awas Samiti and Mahamaya General Finance Company Ltd. for change of land use had been received. During the 39th meeting of the Planning Committee it was decided that the case of the Employees Society may be decided by a Sub-group under the Chairmanship of the Member Secretary, NCRPB, while the other cases may be taken up with the Planning Committee. In the meanwhile, the Govt. of U.P. has submitted a proposal for amendment of the Master Plan whereby target date of the plan has been changed to 2005 and accordingly the planned population has been increased from 11 lakhs in 2001 to 15 lakhs in 2005 (Annexure-II).

3. The proposal was discussed in detailed in the 2nd meeting of the sub-group under the Chairmanship of Member Secretary, NCRPB held on 22.10.96 (copy of the minutes enclosed at Annexure-III) and the proposal regarding change of land use of 12.5 acres of land owned by Akashwani Civil Wing Sehkari Awas Samiti, was approved. Also in the Sub-group meeting, the proposal of the U.P. Govt. to amend the Ghaziabad Master Plan for its new population targets of 15 lakhs by 2005 A.D. was discussed. While the Sub-group generally accepted the proposal, however, doubts were raised on the following two issues:

- i) The utilisation of the area planned for residential use in the Master Plan-2001.
- ii) Availability/provision of infrastructure for the existing/future population of Ghaziabad.

4. As decided in the meeting, a note on status of urbanisable area in Ghaziabad-Loni Master Plan-2001 and provision of infrastructure has been received from the Ghaziabad Development Authority which is placed at Annexure-IV.

5. As per the revised plan for 2005 A.D., it is proposed that the Ghaziabad-Loni Complex would accommodate a population of 15 lakhs by 2005. The total residential area for the population would be as under :

i)	As per the original plan	11953
ii)	Upto date conversion	2519
iii)	Now proposed for conversion (including requirement upto 2005)	1661
	Total	16133

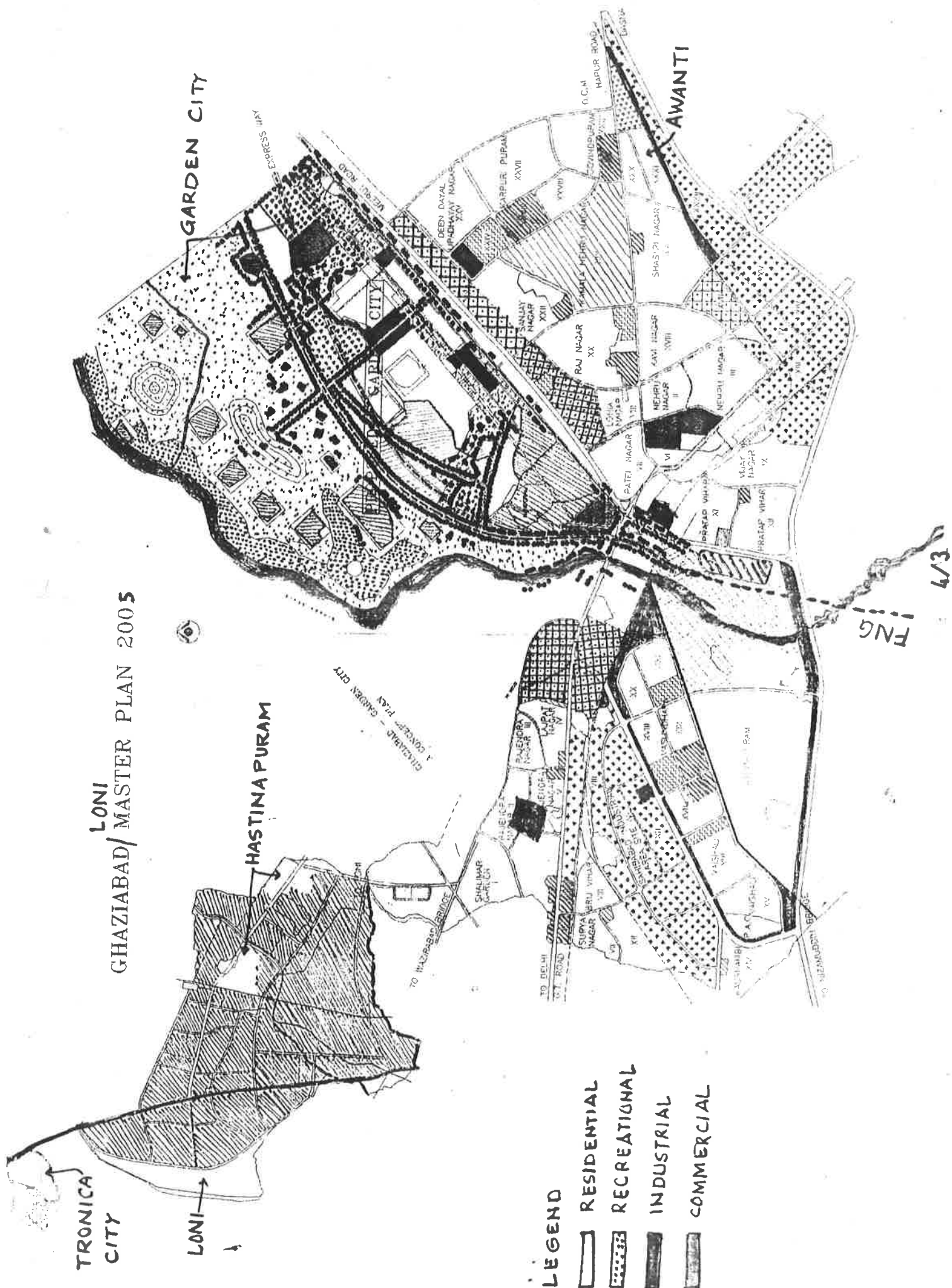
6. As stated although the total area under residential use would increase but the percentage/ratios of the areas under residential use in the amended plan would remain more or less similar to those in the original 1986 plan. A comparative statement is in table-2 of Annexure-II.

7. As regards the provision of infrastructure, the proposed programmes have been indicated in detail in Part-II of the note received from Ghaziabad Development Authority is at Annexure-IV.

8. The proposal for amendment of the Master Plan of Ghaziabad-Loni-2005 and the related infrastructure requirement would be presented by the Govt. of U.P. in the meeting.

9. The matter is placed before the Planning Committee for consideration and approval for placing the same before the NCR Planning Board meeting.

LONI **GHAZIABAD/ MASTER PLAN 2005**



LEGEND

- RESIDENTIAL
- RECREATIONAL
- INDUSTRIAL
- COMMERCIAL

अखण्ड प्रताप सिंह

आई. ए. एस.



प्रमुख सचिव

आवास विभाग,

उत्तर प्रदेश शासन

लखनऊ २०६ ००९

दिनांक 18.10.1996

गाजियाबाद नगर के कतिपय क्षेत्रों के भू-उपयोग परिवर्तन के संबंध में आप ने कृपापूर्वक चर्चा की है और गाजियाबाद नगर की सन् 2005 तक प्रस्तावित जनसंख्या के कम में जे प्रस्ताव यहां से भेजे गये हैं, उन्हें सहानुभूतिपूर्वक सुना भी है। जनसंख्या के इस लक्ष्य को प्राप्त करने के लिये हमें अभी से तैयारी शुरू करनी होगी और शहरीकरण की प्रक्रिया में तेजी लानी होगी। इस संबंध में एक टिप्पणी प्रस्तुत करते हुये मुझे अनुरोध करना है कि इस पर शीघ्रताशीघ्र निर्णय लेने की कृपा करें।

संलग्नक यथोपरि

भवदीय,

§ अखण्ड प्रताप सिंह §

श्री ओमेश सहगल
सदस्य सचिव
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
शहरी विकास मंत्रालय
प्रथम तल, चतुर्थ जोन
इण्डिया हैबिटेड सेंटर
लोदी रोड, नई दिल्ली। -

प्रतिलिपि:-

उपाध्यक्ष, गाजियाबाद विकास प्राधिकरण को इस निर्देश के साथ प्रेषित कि उक्त पत्र की संलग्नक टिप्पणी विशेष वाहक से एन0सी0आर0प्लानिंग बोर्ड में भेजना सुनिश्चित करें।

§ अखण्ड प्रताप सिंह §

प्रमुख सचिव, आवास

ASSESSMENT OF POPULATION & LANDUSE IN GHAZIABAD AND LONI - 2005

Ghaziabad is the second largest and one of the most important DMA Town of National Capital Region. Comparatively its close proximity to Delhi and excellent/transport and socio-economic linkages to regional areas are the factors basically responsible for the rapid growth rate of population.

The decineal growth rate has been as follows :-

<u>Population</u>	<u>Year</u>	<u>P>C></u>
0.70	51-61	61.2
1.28	61-71	81.77
2.87	71-81	124.28
5.19	81-91	84.35

The growth rate of population of Ghaziabad during 71-81 was very high. It continued to be high during 81-91 and is much higher than growth rate of population of Delhi during the same period (81-91), it being 51.46%. The growth rate of Delhi declined during the period (81-91) as compared to (71-81), growth rate being 52.98.

2.0 Some of the reasons given below would affect the growth rate of population of Ghaziabad and it is most likely that the growth rate may be even much higher than in (81-91). Therefore, it is most desirable to assign higher population of Ghaziabad in a near future upto 2005.

3.0 About 554 acres of land was acquired by the Central Government to accommodate the office to be shifted out of Delhi. The process has begun and CBI Academy and other offices have started functioning.

2.2 Ghaziabad Development Authority has already allotted about 100 Acres of land alongwith number of houses to Shanti Suraksha Bal, a new organisation.

2.3 U.P.S.I.D.C. has planned a Tronica City, Industrial cum residential township on 1230 acres of land in Loni area. Policy of the Central Government in view of the order of Hon'ble Supreme Court, to shift many industries from the Union Territory will encourage the shift to Ghaziabad and consequently, it will also affect the population growth rate of Ghaziabad.

(d) Opening of Medical College in Ghaziabad, besides allotment of flats, houses and commercial complexes to many Govt. Deptt. like Income Tax, Steel Authority of India, Sales Tax, Excise Deptt. will further increase in the growth rate.

(e) The proposed FNG Expressway and its extension to Meerut will further strengthen the transportation linkages.

In view of the above, it is anticipated that the major part of deflection of population of about 20 lac from Delhi proposed by NCR would be taken up by Ghaziabad as its holding capacity is high. Therefore, there is a need to plan a futuristic programme for 2005 for a population of about 15 lacs.

3.0 NEW TOWNSHIP : Garden City - Ghaziabad

GDA is planning to develop a garden city with the concept to provide major educational areas and

recreational areas. Which will not only serve the regional population but will also cater to the needs of East Delhi as it is lacking in such facilities.

On Delhi-Meerut road on the eastern side, the area is earmarked for industrial landuse whereas on the Western side between the road and the river Hindon the area is earmarked for Agricultural use but due to the advantages of linkages, good under ground water and Electricity. The area has potential for development. The sporadic unauthorised development takes place which is difficult to contain. Therefore, G.D.A. has proposed the new township with the following salient features :

SALIENT FEATURES OF THE PROPOSED CITY

- * A comprehensive project based on the concept of Garden City is being proposed at Meerut Road in Ghaziabad. The total area will be approx. 8000 Acres.
- * It is envisaged to plan, recreational and residential spaces approx. in a ratio of 33% each.
- * Project has been visualised for educational and recreational facilities in Trans Yamuna area of Delhi and Ghaziabad.

- * The site has advantage of availability infrastructure, like good potable underground water, drainage, road linkages including proposed Express way & electricity.
- * Creation of an Eco-friendly environment will be the main concept of the project.
- * Project site will be connected with transportation routes, including construction of link road connecting G.T. Road and NH 24 bye-pass.
- * Areas on both sides of river Hindon, will be developed as core recreational uses as up market scheme.
- * The Project is being planned for investment by NRI's & Custom built houses are proposed.
- * Maximum involvement of Private sector will be encouraged.

4.00 GROSS RESIDENTIAL DENSITY :

By the year 2001, the total residential area proposed in Ghaziabad and Loni Master Plan is 11954 acres for the assigned population in 11 Lac. Thus, a gross residential density works out to 92 PPA. Based on this very density, an area of about 16304 acres would be required for residential use for a population of about 15 lac by 2005.

5.00 INCORPORATED CHANGED & PROPOSED LAND USES :

Certain landuses have already been changed since the Master Plan - 2001 has come into effect from 1st June 1986. Still more are proposed by the year 2005. These are as given in Table-1 Annexed.

Thus, incorporating all these land areas under different uses, the Table-2 annexed indicates that the area under residential use shall be 16008 acres as against 16304 acres. This area will be 43.18% as against 43.88% as in 2001. Thus, there will be a balance of residential area vis-a-vis urbanisable area.

TABLE -01

Area in : ac

PROPOSED & ALREADY CHANGED LAND USES

S.NO.	SCHEME LANDUSED ALREADY CHANGED	U S I S				REMARKS
		Residential	Commercial	Transport	Industrial	Institutional Recreational
1.	INDIRAPURAM	1260	-	-	-	-
2.	HASTINAPURAM	574	-	-	-	-
3.	TRONICA CITY	605	-	-	625	-
4.	DELHI AUTO	80	-	-	-	-
5.	C.I.S.F.	-	-	-	-	75
<u>LAND USES PROPOSED TO BE CHANGED</u>						
1.	TRANSPORT NAGAR/ FNG RELATED TRANSPORT	-	-	161	-	-
2.	LONI/AKASHWANI	346	-	-	-	-
3.	MAHAMAYA	115	-	-	-	-
4.	FNG RELATED	-	200	-	-	-
5.	GARDEN CITY	950	500	750	1100	1200
6.	AWANTI	250	-	-	-	3500
TOTAL		4180	700	911	1725	1200
						3500

PROPOSED LAND USE 2005

LAND USE	HAZIABAD		TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
	2001	Proposed increase (2005)	Sub Total (2005)	Proposed increase (2005)	Sub Total (2005)	2001	PC	2005	PC	2001	PC	
		Other	Garden City									
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11	12.	
Residential	10590	1260+80+115+250	900	13245	1363	605+574+346	2888	11953	43.88	16133	43.25	
Commercial	887	200	900	1587	415	-	415	1302	4.78	2002	5.3	
Industrial	4909		1150	6009	62	625	677	4961	18.23	6686	17.9	
Community Facility	376	75-135	1200	1516	69	-	69	445	1.65	1586	4.2	
Office Use	759	-		759	99	-	99	858	3.15	858	2.	
Transport	2800	-270+161-115	750	3326	445	-	445	3245	11.80	3771	10.	
Recreation	3856	-115-1260-200-80-75	3500	5626	-	-	-	3856	14.15	5626	15.	
Central Govt. use	554			554	-	-	-	554	2.03	554	1	
PAC	62			62	-	-	-	62	0.23	62	0	
	24793		8000	32684	2463	4593	27236	100.00	32277	100		

4/11

MINUTES OF THE SECOND MEETING OF THE SUB-GROUP TO EXAMINE THE CASES RELATING TO THE EMPLOYEES COOPERATIVE HOUSING SOCIETIES IN GHAZIABAD DEVELOPMENT AREA HELD AT 11.30 AM ON 22.10.96 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.

The list of the participants is enclosed.

Welcoming the members of the Sub-Group, Member Secretary requested Chief Regional Planner, NCRPB to give a brief background. It was explained by the CRP that two proposals of land use change from agriculture to residential had been received from Govt. of U.P. i.e. 12.5 acres owned by Akashwani Civil Wing Sehkari Awas Samiti, mainly consisting of middle and lower income group Govt. employees and 115.0 acres owned by the Mahamaya General Finance Ltd. The matter was discussed in the 39th Planning Committee meeting and it was decided that the employees societies land would be delinked from the other cases and would be considered along with the other cooperative societies by a smaller group whereas the rest of the cases of the builders it would be placed before the next Planning Committee meeting.

2. Dr. Bansal, Director (Planning) DDA wanted to know the role of NCRPB and in dealing with the case of landuse change. Member Secretary clarified that the landuse change for the areas indicated as agricultural/rural/green in the regional land use plan to residential and other urban use required the clearance by the Board. In the case of other minor landuse changes within the approved urbanisable areas of the Master Plan no clearance is required from the NCRPB.

3. Chief Regional Planner, NCRPB explained that after publication of the original Ghaziabad Master Plan in 1986, a number of changes had taken place and from time to time cases for conversion of land use had been received in the NCR Planning Board like Hastinapuram, Indirapuram, Tronica City, Delhi Auto and CISF and in the process approximately 3200 acres of area had been added to various urban uses like residential, industrial and institutions. In some of the cases (Delhi Auto and Tronica City) a condition had been laid down at the behest of the U.P. Govt. that in lieu of the conversion from agriculture/ recreational/green areas into urban buildable uses, equivalent area from buildable urban use would be converted into green/recreational use, while approving the U.P. Govt. proposals. In the meanwhile, two proposals as pointed out earlier had been also received from the Govt. of U.P. which were pending for change of land use. Now the GDA had submitted a proposal to the U.P. Govt. for revision of the Master Plan whereby the target date of the plan has been changed to 2005 and accordingly the planned population has been increased from 11 lakhs in 2001 to 15 lakhs in 2005. Under the revised Master Plan, the total urbanisable area of Loni and Ghaziabad has been increased from 27236 acres to 37277 acres while the interse percentages of various land uses for the new plan has been kept nearly the same as in the case of the earlier plan.

4. Chief Regional Planner, NCRPB requested Shri Ved Mittal, Chief Architect Planner, GDA to present the proposal

to the members. While presenting the proposal Shri Ved Mittal, CATP, GDA explained that to meet the growing demand in Ghaziabad, landuse of about 3200 acres has already been changed with the approval of NCRPB and about 9300 acres including recreational area of 35,000 acres was proposed to be changed from agriculture to residential and other urban areas, which includes Garden City for an area of 8000 acres. FNG related commercial area of 200 acres, Loni 346 acres and Mahamaya General Finance Ltd. about 115 acres. The Garden City as explained by Shri Ved Mittal would be developed to serve recreational, educational needs of even the East Delhi population.

5. Shri A.P. Singh, Principal Secretary, Housing, Govt. of U.P. intimated that the proposal submitted by Ghaziabad Development Authority had the approval of U.P. Govt. while expressing the urgent need for additional urban/recreational area to be included in the GMP-2001, stressed that growth rate of Ghaziabad had been much higher i.e. more than 84% whereas the growth rate of Delhi being 51.46 (1981-91) which had been declined from 54% in 1997-81. In fact Ghaziabad being adjacent to Delhi taking the major share of deflecting population from Delhi. Planning for additional urban area in Ghaziabad is a must to accomodate the growing population which is expected to reach 15.0 lakhs by 2001. If unplanned, then only unauthorised slums will come up as is the situation in every city since unabated growth is a problem, therefore, futuristic plan is to be prepared if no

time action is taken, then problem will be beyond control.

6. Dr. Bansal, Director (Plg.) DDA, in reference^{to Lr} proposed development of additional area for urbanisation stated that status of the utilisation of the urbanisable area GMP-2001 need to be seen and whether existing urbanisable area had been utilised. Dr. Bansal also mentioned that the requirements of the infrastructure for the additional area and population in Ghaziabad-Loni need to be assessed and how this needs to be met by the Authority to be elaborated.

7. Shri R.P. Tyagi, Vice Chairman, Ghaziabad Development Authority explained that the road, drainage and sewerage would be developed and the site endowed with good potable water. Expressing the need for additional urban area in Ghaziabad, Member Secretary stated that it is necessary for regulating the existing fast developments in Ghaziabad-Loni. He also indicated that within the existing urbanisable area, earmarking of green belt/zone is not possible and the new proposal envisages about 3500 acres of land to be reserved for green/recreational purposes.

8. Shri B.D. Gulati, Chief Coordinator Planner, NCR, Haryana mentioning that a large area to be added to the Master Plan Area of Ghaziabad, emphasised the need of amendment in Master Plan of Ghaziabad-Loni. Shri P.K. Mathur, Additional Chief Town Planner, Rajasthan stressed that the adequate essential civic services to be provided in the newly urban areas.


9. The following decisions were taken :

- (a) The change of land use proposal in respect of Akashwani Civil Wing Sehkari Awas Samiti for which the Planning Committee had authorise this sub-committee to finalise, was approved.
- (b) The proposal for the amendment in the Master Plan for additional urbanisable areas should be duly supported by a note explaining the points raised in the meeting with regards to the utilisation of the area proposed to be developed in the existing Master Plan - 2001 and the provision of necessary infrastructure to meet the requirements of the 2005 plan. The proposal along with these notes covering all pending cases should be placed taken before the next Planning Committee meeting for its approval.

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

No.K-14011/4/96-NCRPB
NCR Planning Board
1st Floor, Zone-IV
India Habitat Centre,
Lodhi Road,
New Delhi

Dated : 30.10.96


(R.C. AGGARWAL)
Chief Regional Planner

List of Members/Participants

1. Shri Omesh Salgal,
Member Secretary,
NCRPB
New Delhi
2. Shri A.P. Singh,
Principal Secretary
Housing Department,
Govt. of Uttar Pradesh,
Lucknow.
3. Shri Lalit Srivastava
Managing Director
U.P.S.I.D.C.
Lakhanpur,
Kanpur
4. Shri B.D. Gulati,
Chief Coordinator Planner (NCR)
Govt. of Haryana,
Kotni No. 1095, Sec.4
Gurgaon
5. Shri S.P. Bansal
Director (Plg.)
Vikas Minar,
New Delhi - 110002
6. Shri P.K. Mathur
Vice Chairman,
Ghaziabad Development Authority,
Ghaziabad (U.P.)
7. Shri P.K. Mathur
Addl. Chief Town Planner,
Govt. of Rajasthan
Jaipur
8. Shri Ved Mittal,
Chief Architect Planner,
Ghaziabad Development Authority
Ghaziabad
9. Shri Shiv Raj Singh,
Vice Chairman,
Bulandshahr-Khurja Development Authority
Bulandshahr (U.P.)
10. Shri Krishna Prasad
Advisor, NCRPB
11. Shri Anil Bhattacharya
Economic Planner
Ghaziabad

12. Shri K.N. Mathur
General Manager,
RIICO
Udhyog Bhavan,
Tilak Marg,
Jaipur (Rajasthan)
13. Shri Bindu Rao
Regional Manager
RIICO, Bikaner House
New Delhi.
14. Shri C.S. Parashar,
Asstt. Town Planner,
Town & Country Planning Deptt.
Govt. of Rajasthan
J.L. Marg,
Jaipur.
15. Shri R.S. Thenua,
Executive Engineer,
Bulandshahar-Khurja Development Authority
Bulandshahar (U.P.)
16. Shri R.C. Aggarwal,
Chief Regional Planner
NCRPB
New Delhi.



गाजियाबाद विकास प्राधिकरण

गाजियाबाद

प्रेमक,

दिनांक 21/11/96 १६६

उपाध्यक्ष,
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

सेवा में,

तत्कालीन सचिव,
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,
शाहरी विकास मंत्रालय,
प्रथम तल, चतुर्थी जेन,
इण्डिया हैविटेड सेंटर,
लौदी रोड, नई दिल्ली।

महोदय,

गाजियाबाद नगर महायोजना 2001 में किये गये कृषि भू-उपयोग परिवर्तन तथा प्रस्तावित भू-उपयोग परिवर्तन के सम्बन्ध में महायोजना को 2005 तक जिसमें लगभग 15.00 लाख आबादी होने का अनुमान है, के अन्तर्गत में नियोजन समिति की तब कमेटी की बैठक दिनांक 22-10-96 आपका अध्यक्षता में हुई थी, जिसमें विस्तृत विचार-विमर्श के बाद जिन दिक्कतों पर आख्या वाहो गयी थी, वह संलग्न कर प्रेषित है। इसके साथ ही जो भू-उपयोग परिवर्तन किये जा चुके हैं तथा जो प्रस्तावित हैं उनकी भी संशोधित तालिका संलग्न है। कृपया उपरोक्त को प्लानिंग कमेटी की बैठक में रखाने का निर्देश देने का कष्ट करें।

संलग्न: उपरोक्तानुसार।

भवदीय,

आरोपित/उत्पादित
उपाध्यक्ष।

A BRIEF NOTE IN REFERENCE TO THE SECOND MEETING OF SUB GROUP
OF NCR HELD ON 22/10/96.

I-STATUS OF URBANISABLE AREA IN GHAZIABAD -LONI MP-2001

Under the Ghaziabad- Loni Master Plan-2001 which was effected from June, 1986, a total of 27,236 acres of land was shown as urbanisable under various land uses. Out of this, an area of 11,953 acres which is 43.88% of the urbanisable area, was earmarked for residential use. While preparing Master Plans, trend based projection are made and perspective plans are envisaged. The direction of growth of the city is also taken into account, but in a time scale many factors and market forces change the projections and anticipations.

In case of Ghaziabad, the area near to Delhi was more prone for development, therefore, an area of about 1280 acres on NH-24 bypass was planned as Indirapuram Housing Scheme and a part of the same was allowed Land use conversion, similarly in some more areas change of land use for residential purpose was got approved from NCR Planning Board and in the process so far a total of 2599 Acres of land has been converted into residential area. Thus the total area under residential use in the Ghaziabad- Loni Complex (i.e. the original as per year 86 plan Plus to-date of conversion) comes to 14472 Acres out of which already 12433 Acres (86%) has been developed.

In the meeting the following ^{additional} areas are proposed to be converted into residential use, ^{keeping in view the requirements of the}

(i) Garden City	= 950 Acre
(ii) Awanti Yojna	= 250 "
(iii) Mahamaya	= 115 "
(iv) Loni Area	= 346 "

1661 Acre

The total residential area for Ghaziabad-Loni Complex for the year 2005 for 15 lac population would be :-

1) As the original Plan	= 11953
2) Upto date conversion	= 2519
3) Now proposed conversion (including requirement upto 2005)	= 1661
	-
	<hr/> 16133 <hr/>

Thus, overall areas after adding the uses for future plan of Garden City, would be as per table-1 and 2 and the ratio/percentages of areas remain more or less the same as per original provisions of the 1986-plan.

II- PROVISION OF INFRASTRUCTURE:

The site for proposed Garden City is along Delhi-Meerut road which is a State Highway-45. The western side of the site stretches upto the river Hindon. A proposed Delhi-Ghaziabad -Meerut Expressway divides the site into two halves. The portion between SH-45 and Expressway is proposed to be utilized for residential, Industrial and Institutional use whereas the site between expressway and Hindon river will be earmarked for recreational use.

2.1 : WATER SUPPLY:

The site is endowed with good potable underground waer. Infact, the entire water supply of Ghaziabad is from underground water. There are 110 tubewells, giving a discharge of nearly 128 Mld. Thus, on an average the water

supply is @ 170 litre per capita per day which is more than the actual water supply in Delhi, it being about 150 l.p.c.d. though in both the cases the system has been designed on 225 l.p.c.d.

2.2 Augmentation of water supply through Ganga Water for Trans-Hindon area, an ambitious plan to draw 50 cusecs (120 mld) of water from upper Ganga Canal has been drawn up. Noida, CDA and Housing Board will share the cost and the water in a ratio of 20:15:15. The project is likely to cost Rs. 80.92 crore and is at the stage of take off. This project will further add to the supply of water.

2.2 DRAINAGE :

The site has a natural gradient towards river Hindon, therefore, in planning the drainage system, it will be economical. For other area the drainage Master Plan has already been prepared and efforts are on to implement the balanced work.

2.3 SEWERAGE SYTEM :

The area under sector 23,24,25 and 26 etc. have been indentified as a seperate zone for sewerage district. Thus area under proposed Garden City will also be connected with this zone and a seperate sewerage treatment plant is to be planned for this zone.

At present two sewage treatment plants, one for CIS-Hindon Area which is located in Dundaheda and the other for Trans-Hindon area which is proposed to be located near Indirapuram area being planned under Yamuna Action Plan.

2.4: ELECTRICITY :

In the proposed site, there exists a 33KV sub-station, moreover, the entire grid coming from Murad Nagar 220 KVA sub station is passing through this area. Even the Patpatganj sub-station of 132 KV. is being served from this sub-station. Therefore, the electricity will be available at the site.

TABLE -01
PROPOSED & ALREADY CHANGED LAND USES

S.NO.	SCHEME LAND/USED ALREADY CHANGED	U S E S				REMARKS
		Residential	Commercial	Transport	Industrial	Institutional Recreational
1.	INDRAPURAM	1260	-	-	-	-
2.	HASTINAPURAM	574	-	-	-	-
3.	TRONICA CITY	605	-	-	625	-
4.	DELHI AUTO	80	-	-	-	-
5.	C.I.S.F.	-	-	-	75	-
LAND USES PROPOSED TO BE CHANGED						
1.	TRANSPORT NAGAR/ FNG RELATED TRANSPORT	-	-	161	-	-
2.	IONI/AKASHWANI	346	-	-	-	-
3.	MAHARAYA	115	-	-	-	-
4.	FNG RELATED	-	200	-	-	-
5.	GARDEN CITY	950	500	750	1100	1200
6.	AWANTI	250	-	-	-	-
TOTAL		4180	700	911	1725	1200
						3500

TABLE -02

Area in Ac.

PROPOSED LAND-USE: 2005

LAND USE	CHAZIABAD			LONI			T O TAL.			TOTAL	
	2001	Proposed Increase (2005)	Other Garden City	Sub Total (2005)	2001	Proposed Increase (2005)	Sub Total (2005)	2001	PC	2005	PC
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11	12.
Residential	10590	1260+80+ 115+250	950	13245	1363	605+574+ 346	2888	11953	43.88	16133	43.28
Commercial	887	200	500	1587	415	-	415	1302	4.78	2002	5.37
Industrial	4909		1150	6009	52	625	677	4961	18.23	6686	17.94
Community Facility	376	75-135	1200	1516	69	-	69	445	1.65	1586	4.26
Office Use	759	-		759	99	-	99	858	3.15	858	2.30
Transport	2800	-270+161- -115	750	3326	445	-	445	3245	11.80	3771	10.11
Recreation	3856	-115-1260 -200-80-75	3500	5626	-	-	-	3856	14.15	5626	15.10
Central Govt. use	554			554	-	-	-	554	2.03	554	1.49
PAC	62			62	-	-	-	62	0.23	62	0.17
TOTAL :	24793		8000	32684	24793		4593	27236	100.00	32277	100.00

**AGENDA ITEM NO.5 : CONSIDERATION OF THE PROPOSALS FOR CHANGE
OF LAND USE SUBMITTED BY DELHI DEVELOPMENT
AUTHORITY**

The Delhi Development Authority has submitted four proposals for change of land use measuring an area of 213.77 ha. from rural/agricultural use to residential/ public and semi-public/light and service industries as under:

TABLE - 1

Sl.No.	Proposal	Location	Area
1.	Land use change from rural/agricultural to residential use for resettlement of JJ Clusters. (Annexure-V)	Jaunapur South Delhi	26.30 ha.
2.	Change of land use from rural use to residential use. (Annexure-VI)	Narela urban Extension	21.00 ha.
3.	✓ Change of land use from rural use to public and semi-public facilities (CRPF Batalian 6 Nos.) (Annexure-VII)	Bawana	40.47 ha.
4.	a) Change of land use from rural use to light and service industries (PVC Bazar) (Annexure-VIII)	Tikri Kalan	101.00 ha.
	b) Change of land use from rural use to residential (Annexure-VIII)	Tikri Kalan near PVC Bazar	25.00 ha.

2. The status of the proposal for development of urban extension as approved on 30.6.1987 and received from DDA is as under :

TABLE - 2

Phases	Area/Sub-city	Area in Ha.	Population
I A	Sub-city Dwarka	3549	7.0 lakh
I B	South Delhi	5121	3.0 lakh
IIA	Area between Najafgarh road and Rohtak road Rohini Extension	6915	14.0 lakh
IIB	Narela	2450	3.0 lakh
III	Area in North west between Rohtak road & GT Railway line beyond Rohine	6200	12.0 lakh
IV	-do-	5436	11.0 lakh
Total:		29671	50.0 lakh

3. The total area under proposed urban extension is 29,671 ha. and population 50.0 lakhs.

4. Comparing the above areas with the land use proposals as per RP-2001, the following areas are not in the urbanisable areas as per the Regional Plan and lie in the green belt/wedge :

- i. Strip of land along Rohtak road from urbanisable area limit upto Haryana-NCT boundary.
- ii. The area shown at IV of the above table No. 2
- iii. Area North of Alipur in Narela.

All these areas are shown in ^{Brown} colour on the plan at Annexure-A and measure approximately 6,700 ha.

5. The present Plan status of Dwarka, Rohini and Narela as indicated by DDA is as under:

a) Dwarka:

- (i) The structure Plan of Phase I Dwarka was approved by Authority on 7.7.92.
- (ii) The first phase to be developed over an area of 3549 Ha. for a population size of 7.0 lakhs.
- (iii) Phase II : Change of landuse from rural to residential and other uses approved by Authority on 17.8.96 and matter was referred to MOUAE on 13.9.96. (still not included in the above table 2)

iv) From the urban extension map, supplied by DDA at Flag "B" it appears that only phase-I area of Dwarka is within urbanisable area of DMP-2001 and RP-2001.

v) Phase II proposed to be developed on an area of 2098 Ha. for a population of 4.0 lakhs, landuse change is yet to be approved by MOUAE, falls outside the urbanisable area of MPD 2001 and RP-2001. (This is shown in blue colour on the plan at Annexure- A)

b) Rohini:

(i) Rohini phase I & II proposed to be developed over an area of 2407 Ha. for a population of 8.5 lakh was approved by the authority on 27.12.90, while change of landuse of phase III was approved by authority on 27.2.90.

6. As reported, the general development plan at draft stage and zonal development plan for I-I as per MPD-62 approved and 40 ha. land was change of landuse from rural to PSP. About 268 ha. land was notified by MOUD on 17.1.91, landuse change for freight complex about 368 ha. was also approved by Authority on 27.3.96. It appears that land of 368 ha. was approved by authority on 22.3.96 is beyond the urbanisable area of RP-2001. In case the area of Dwarka phase-II (i.e. 2098 ha.) is added to the total area being proposed for urbanisation as urban extension, the total area for extension would come to 30769 ha., out of which atleast 8800 ha. is outside the RP-2001 urbanisable area limits.

7. The comments on the four proposals received from DDA for land use change from rural/agriculture belt to residential PSP light and service industries are as under:

A) Change of land use of about 26.3 ha. (63 acres) from rural use to residential for resettlement of JJ Clusters near village Jaunpur, South Delhi.

i) The change of land use from rural use to residential use for an area of 26.3 ha. has been proposed in view of the Hon'ble Supreme Court's Order regarding completion of reallocation operations by October, 1996. The proposed area to be developed for resettlement of JJ Clusters shifting from the Southern ridge area. The proposal has been approved by the Delhi Development Authority on 27.8.96.

ii) The area in question is outside the urbanisable area and falls in rural use and it is contiguous to the regional park though it falls outside the boundary of regional park.

B) Change of land use of an area measuring about 21 ha. (52 acres) rural use to residential in DMA Narela urban extension scheme.

- i) The proposed area forms part of the urban extension of MPD-2001 and is described in the text and the broad structure plan. The proposed area forms part of the urban extension.
- ii) According to the Regional Plan-2001 NCR, the area falls within the green belt/green wedge and requires the amendment of the Regional Plan-2001.

C) Change of land use of an area measuring about 40.47 ha. from rural use to public and semi-public facilities (CRPF Batalian 6 Nos.) in Bawana, Delhi.

- i) The change of land use of the area in question is being processed as per the directives of the Supreme Court to clear the ridge area with a view to conserve the environment of the ridge and the clearance operation has to be completed by October, 1996. The site of the CRPF Batalian falls outside the urbanisable area of the MPD-2001 and also the Regional Plan-2001 falls in the green belt. The proposed land use should not be permitted. The land use change will be violation of Regional Plan without the prior change of Regional land use plan of NCR.
- ii) The CRPF Batalian can be located in Bahadurgarh which is close to Bawana.

D) Change of land use of (i) area measuring 101 ha. (250 acres) from rural use zone/ agriculture green belt to light and service industry (PVC Bazar) Tikri Kalan, Delhi and (ii) area measuring 25 ha. from rural use zone/agriculture green belt to residential use, Tikri Kalan, Delhi.

- i) The project was undertaken on war-fitting for shifting of affected PVC Traders. The land has already been acquired and the development work has also been undertaken by DDA. A residential complex near the PVC Bazar has also been proposed on an area of 25 acres.
- ii) Both areas falls outside the urbanisable area of MPD-2001 and Regional Plan-2001 and falls in the rural use zone and the development of the PVC Bazar and the residential complex would be violation of Regional Plan-2001. The development of this two complexes would result in development of huge unauthorised activities around these complexes and this would result a continuous urban extension from the Delhi urban area to the Haryana boundary thereby eliminating the 2 kms. green belt along the Delhi-Haryana boundary.

iii) It is suggested this activity can be located in Bahadurgarh, a slow growing DMA town just across the Delhi boundary. This would surely boost-up the economic activities in Bahadurgarh.

8. In all these cases, the DDA has taken the following view :

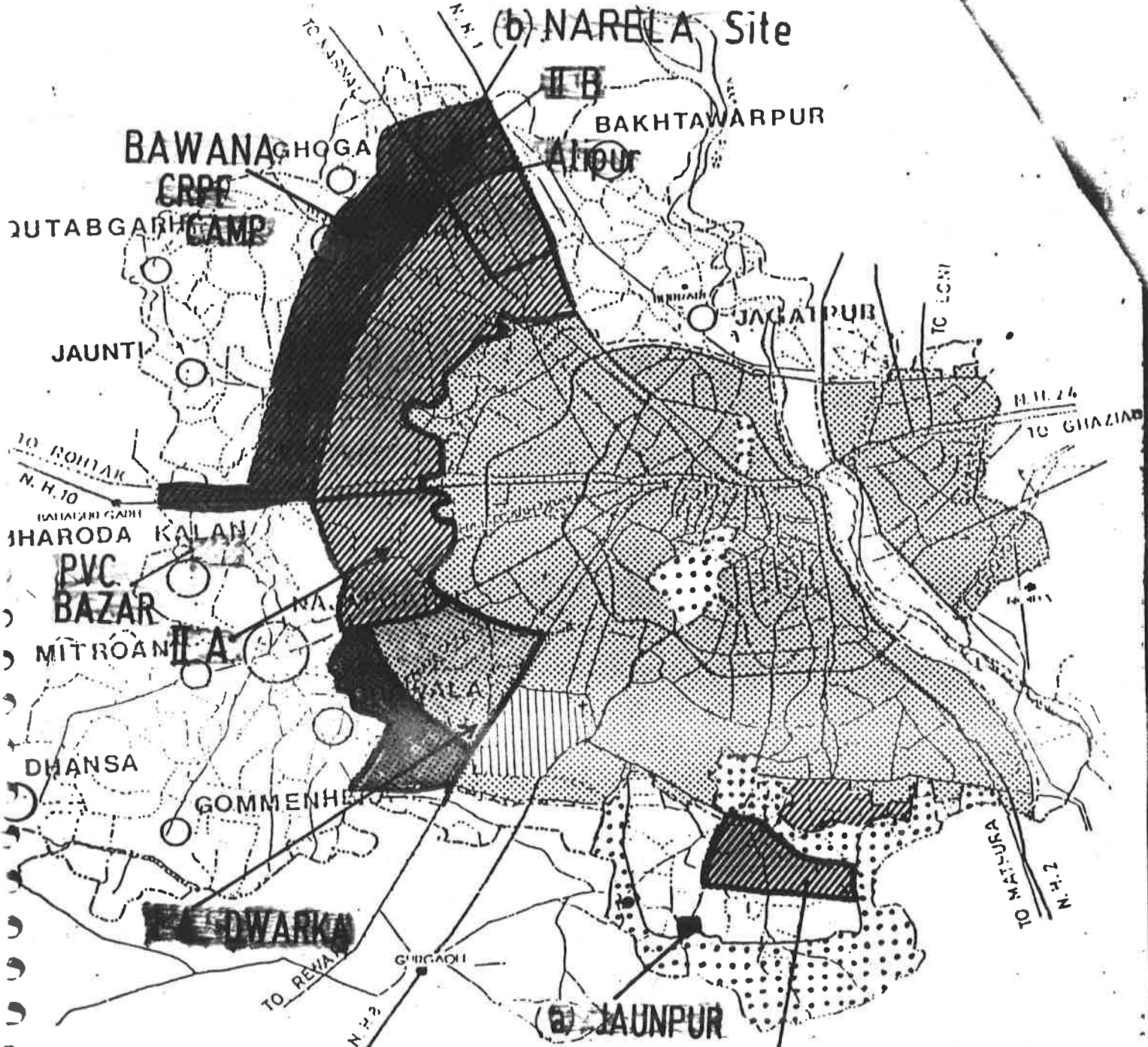
"Each modification in the Master Plan text/land use in Delhi is processed as per a well laid down amendment process similar to that of Regional Plan i.e. inviting/hearing of public objections and suggestions. Recommendations of the Authority/Planning Committee and the final approval by the Central Government. A separate approval by the Central Government. A separate processing of each and every Master Plan amendment in the Regional Plan, hence, would amount to duplication of effort and time."

9. It seems that the above view was taken without considering the land use proposals contained in the Regional land use plan of 2001. The Regional land use plan-2001 is a statutory as held by the Hon'ble Supreme Court and no change contrary to the provisions therein can be done without first amending the regional land use plan.

10. In the light of the above all these proposals are placed before the Planning Committee to take a view in the light of their status as explained by the DDA and the provisions of the Regional Plan-2001.

SUB REGIONAL LANDUSE & SETTLEMENT NATIONAL CAPITAL TERRITORY OF INDIA

(b) NARELA Site

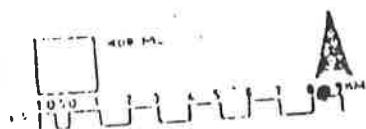


LEGEND

- DELHI URBAN AREA 1981
- URBAN EXTENSION
- N.C.T.D. BOUNDARY
- SERVICE/GROWTH CENTRES
- SUB REGIONAL CENTRE (NAJAFGARH)
- RIDGE/REGIONAL PART
- RURAL
- AIRPORT
- RIVER

I B. SOUTH DELHI

Note : This is only a broad landuse at Sub Regional level. The detailed landuses shall be govern by the Master Plan.





अरुण म्हासालकर
Arun Mhaisalkar
प्राप्त (योजना)
Commissioner (Planning)
(Tel. : 3319536)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार
VIKAS MINAR
आई.पी. एस्टेट
I. P. Estate

ANNEXURE - V
FAX - 3322518

NO. F.3(49)95-MP/960

नई दिल्ली-2
NEW DELHI-2 2-9-1996

To

✓
The Member Secretary,
National Capital Region Planning Board,
1st floor, Zone-IV,
India Habitat Centre,
Lodhi Road,
NEW DELHI.

6
SUB: CHANGE OF LAND USE OF ABOUT 26.3 HA (63 ACRES) FROM
'RURAL USE' TO 'RESIDENTIAL' FOR RESETTLEMENT OF JJ
CLUSTERS NEAR VILLAGE JAUNAPUR, SOUTH DELHI.

Sir,

(1) I hereby refer to the discussion in the Authority Meeting held on 27.08.1996 under Item No. 85/96 regarding the change of land use of an area measuring 26.3 ha (63 acres) for resettlement of JJ cluster near village Jaunapur, South Delhi. In view of the Hon'ble Supreme Court orders regarding completion of re-allocation operations by October, 1996. Authority resolved as follows:

- C1
- (a) Proposal contained in para '5' of the agenda item be approved.
 - (b) Clearance of the NCR Planning Board for the change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the scheme.

f (2) The following supporting reasons to enable processing of the proposed amendments are once again highlighted for consideration of the Board:

12 a 191
(a) The Regional Plan 2001 indicates broad land uses that are to be supplemented by the Sub-Regional Plan and the Master Plan.

(b) This change of land use is being processed as per the directives of the Supreme Court to clear the

Ridge Area with a view to conserve the environment of the Ridge. The completion of clearance of JJ cluster from the Ridge and the relocation operation has to be completed by October, 1996.

- (c) Each modification in the Master Plan text/land use in Delhi is processed as per a well laid down amendment process similar to that of Regional Plan i.e. inviting/hearing of public objections and suggestions. Recommendations of the Authority/Planning Committee and the final approval by the Central Government. A separate processing of each and every Master Plan amendment in the Regional Plan, hence, would amount to duplication of effort and time.
- (3) In view of the above, may I request you to kindly accord early approval of the proposed amendments by the NCR Board and incorporation of the same in the Regional Plan 2001. A copy of the Authority's agenda incorporating the draft minutes is enclosed.

Thanking you,

Yours faithfully,



[ARUN MAHASALKAR]

Encl: As above.

ITE. NO.
85/96

Sub : Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of JJ clusters near village Jaunapur, South Delhi.

E.3142.125-MR

P R E C I S

Reference is invited to letter no.DD-F/C-III/9599/145/ Vol.I/961 D/429 dt.22.5.96 conveying DDA the decision of Progress, Review & Monitoring Committee under the chairmanship of Chief Secretary, GNCTD on 16.4.96 and requesting DDA to initiate action for change of land use for the land contemplated to be used for establishment of resettlement complex at Jaunapur. Relevant decision of the first meeting of the Progress Review and Monitoring Committee referred to above is reproduced below:

"On the basis of change of land use, it was pointed out by Commissioner(Plg.)DDA that Slum & JJ Deptt. should immediately send the 'Shajra Plan' with specific khasra numbers of the lands for which the land use change is required in Jaunapur for establishment of a resettlement complex in isolation. As regards the emergent basis with a view to complying with the directions of the Hon'ble Supreme Court. A reference in this regard should go from the Slum & JJ Deptt. to DDA within 10 days with a specific letter from Member Secretary, DSIB requesting for emergent clearance of the proposal".

2. In the letter dt.30.5.96 from the Member Secretary, Delhi Slum Improvement Board a mention has been made of the Supreme Court's order in CWP No.4677/85 dt.9.4.96 in respect of shifting of 5000 jhuggi families from the southern ridge area. It is further mentioned that Slum & JJ Deptt. has finalised the Action Plan which has been approved by the Hon'ble Supreme Court for carrying out massive relocation operation to be completed by Octg.'96. The details of land with revenue numbers/khasra numbers for an area measuring 26.3 ha. (63 acres) have been sent requesting for change of land use.

3. The matter was examined and was partly replied vide letter dt.6.3.96 informing Slum & JJ Deptt. that as per the Supreme Court Orders dt.25.1.96 in IA No.(WP)(C) No.4677/95, the subject matter

contd...../-

is before the Supreme Court to declare the Gaon Sabha lands of villages in this area as forest by way of transferring U/s 154 of the Lands Reforms Act.

a) Orders dt.3.4.96:

"The land is a part of the ridge area. Even though it is not reserved forest, it happens to be a forest. This area can not be utilised in any manner in view of the prohibition contained under the Forest Conservation Act, 1980"

b) Orders dt.3.4.96 :

"Pursuant to this Court's order dt. March 13, 1996 the necessary notification under section 154 of Delhi Land Reforms Act, 1954 has been issued on 2nd April, 1996. We direct the Ridge Management Board through Mr. Khanduri to take control of this area and start fencing the same. The area which needs planting of trees that should also be undertaken immediately".

It is apparent from the location plan that village Jaunapur is contiguous to the 'regional park', though it falls outside the boundary of regional park.

5. The proposal for change of land use was considered by the Technical Committee in its meeting held on 25.6.96 under item no.73/96/TC wherein it was recommended to process the change of land use of an area measuring 26.3 ha. (63 acres) at village Jaunapur under section 11-A of Delhi Development Act, 1957 subject to the following:-

- i) Clearance be obtained by Slum & JJ Deptt, MCD from Deptt. of Forest & Deptt. of Environment, GNCTD with reference to the Supreme Court Of India's orders in IA No.18.
- ii) The proposed scheme be integrated in the development plan of village Jaunapur. It may be suitably incorporated in the Zonal Plan of this area and also the Mini Master Plan proposal of GNCTD.
- iii) Arrangement of services i.e. water, power, sewerage, drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.

6. The proposal as in para '5' above is placed before the Authority for consideration/approval.

RESOLUTION

.3.
R E S O L U T I O N

In view of the Hon'ble Supreme Court's order regarding completion of re-allocation operations by October, 1996, Authority resolved as follows:

- a) Proposal contained in para '5' of the agenda item be approved.
- b) Clearance of the NCR Planning Board for the change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the scheme.
- c) Follow-up action on the decision of the Authority be initiated without waiting for approval/confirmation of minutes.



अरुण म्हासालकर
Arun Mhaisalkar
प्राधिकृत (योजना)
Commissioner (Planning) ✓
(Tel. : 3319536)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार
VIKAS MINAR
आई.पी. एस्टेट
I. P. Estate

No. F.20(1)95-MP/961

नई दिल्ली-2
NEW DELHI-2 9-9-1996

To

✓
The Member Secretary,
National Capital Region Planning Board,
1st floor, Zone-IV,
India Habitat Centre,
Lodhi Road,
NEW DELHI.

SUB: CHANGE OF LAND USE OF AN AREA MEASURING ABOUT 21 HA (52 ACRES) 'RURAL USE' TO 'RESIDENTIAL' IN DDA NARELA URBAN EXTENSION SCHEME.

Sir,

- (1) Kindly refer to the letter No. DDA/1011.17/12/INFRP-78 dated 09.07.1996 and subsequent discussion in the Authority Meeting held on 27.08.1996 under Item No. 87/96 regarding the modification suggested in response to the public notice dated 10.06.1996 issued in this regard.
- (2) The above proposal of change of land use was considered by the Authority in the said meeting. The Authority resolved that proposal contained in para '4' of the agenda item be approved and NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan 2001.
- (3) The following supporting reasons to enable the processing of the proposed amendments are once again highlighted for consideration of the Board:
 - (a) The Regional Plan 2001 indicates broad land uses that are to be supplemented by the Sub-Regional Plan and the Master Plan.
 - (b) The proposed urbanisable area shown in the Regional Plan is approximate and the boundaries of urban limit would be governed by the proposals of statutory Master Plans/New Master Plan in force.

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(c) As part of the Master Plan for Delhi 2001 the proposed urban extension is described the text and the broad structure plan for the entire urban extension area was prepared and after the approval of the Authority on 30.06.1987 it was submitted to the Government on 10.08.1987. The above proposed amendment forms part of proposed urban extension.

(d) Each modification in the Master Plan text/land use in Delhi is processed as per a well laid down amendment process similar to that of Regional Plan i.e. inviting/hearing of public objections and suggestions. Recommendations of the Authority/Planning Committee and the final approval by the Central Government. A separate processing of each and every Master Plan amendment in the Regional Plan, hence, would amount to duplication of effort and time.

(4) In view of the above, may I request you to kindly accord early approval of the proposed amendments by the NCR Board and incorporation of the same in the Regional Plan 2001. A copy of the Authority's agenda incorporating the draft minutes is enclosed.

Thanking you,

Yours faithfully,



[ARUN MHAISALKAR]

Encl: As above.

NO. 96

Sub: Change of land use of an area measuring about 21 ha. (52 acres) from 'rural use' to 'residential use' in the Narela Scheme, Delhi
E.20(1)95-MP

P. R. E C I S

Reference is invited to the Authority resolution no.25/95 dt. 17.4.95 (App: 'A' P.3.) vide which change of land use of an area measuring 21 ha (52 acres) from 'rural use' to 'residential use' in the DDA Narela Scheme had been approved

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no. K-13011/24/95-DDIB dt.14.5.96 (App: 'B' P.No. 4). Accordingly, a public notice was issued on 8.6.96 (App: 'C' P. 5-6).

3. In response to the public notice only one objection/suggestion has been received from Chief Regional Planner, NCR Planning Board. The objection/suggestion received in this office on 22.7.96. Though time barred, this being from Govt. body has been examined and the comments from Plg. Deptt. are at appendix, 'D' Page No. 7).

4. The objection/suggestion & planning comments have been considered by the Technical Committee in its meeting held on 6.8.96 under item no.84/96. The Technical Committee recommended the proposal of change of land use of an area measuring 21 ha. (52 acres) from 'rural use' to 'residential use' in the DDA Narela Scheme being a part of the approved urban extension area of MPD-2001. The Technical Committee also recommended that simultaneously NCR Plg, Board be requested to consider the amendment in the Regional Plan 2001 for NCR. The Authority/Govt. of India will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for proposed change of land use.

5. The proposal is placed before the Authority for its consideration & approval of the para '4' above.

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R E S O L U T I O N

Resolved that proposal contained in para '4' of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan -2001.

NO.
15/95

17.04.95

Sub: Change of land use of an area measuring 21 hect. (approximately) from 'Rural Use Zone' to 'residential' in Narela sub-city.
No. F. 20(1)/95-MP.

P R E C I S

Narela, phase 1/1 is being developed on 515 hec. of land to cater to a population of about 1 lakh. This is located on north and east of DSIDC Industrial Complex and west of G.T.Road. The area is approachable from G.T.Road by the existing Alipur - Narela Road and from Singhu Border Road.

As per draft GDP of Narela sub-city, one 80 mt. wide road has been proposed as arterial road for the traffic passing through Narela, phase 1/1 between Sector A-7, A-10, B-4 and DSIDC Industrial Complex. As per Urban Extension Plan for Delhi this road connects GT road with Rohtak Road passing through Narela sub-city and Rohini Project.

The proposed alignment plan of the 80 mt. wide road was discussed in the Technical Committee held on 13.12.94 vide item no. 120/9. While recommending the approval of the 80 mt. wide road (with modifications), Technical Committee also recommended change of land use of the area measuring about 21 hect. in respect the acquired land towards south of proposed 80 mt. wide road from 'Agriculture (Green Belt)' to Residential use'. The minutes of the Technical Committee are at (Appendix 'B' page No. 7 - 11)

The proposed area is bounded by:-

- Proposed 80 mt. wide road on North
- 40 mt. wide road/Sector B-4 on West
- Agriculture green belt on South
- Area being development by Slum Deptt., MCD, Village Tikri Khurd on East.

The plan showing the area under reference is laid on table.

The proposal to change the land use of about 21 hect. of land falling in Narela, phase 1/1 from 'Rural Use Zone' to 'Residential' is placed before the Authority for consideration and approval for processing the same as per Delhi Development Act.

R E S O L U T I O N

Resolved that the proposal to change the land use of 21 hectares of land, as recommended by the Technical Committee, be approved.

APPENDIX ' B ' TO ITEM NO. 87/96

No.K-13011/24/95-DDIB
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
(Delhi Division)

New Delhi, dated the 14th May, 1996

To

P.V. Mahashabdey
Joint Director (MP)
DDA, Vikas Minar
I.P. Estate, New Delhi.

Sub: Change of land use of an area measuring 21 ha. from
'rural use zone' to 'residential' in Narela sub-city,
Delhi.

Sir,

I am directed to refer to your letter No.F.20(1)95-MP/230 dated 8.3.96 on the above subject and to convey the approval of the Central Government for issue of public notice for inviting objections/suggestions regarding the proposed change of land use under Section 11-A of Delhi Development Act.

Yours faithfully,

(R. Viswanathan)
Under Secretary (DD)

No.F.20(18)95-MP

Dated : 27/5/96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha. ^(0.79 Acre) falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks)' to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos.)"

...2/-

87/56

: 6 :

APPENDIX

2. The plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.

Sub :

(V.M. BANSAL)

COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

14

NEW DELHI

DATED 8.6.96

DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 21ha. (52 acres) from rural use to residential use in the Narela Scheme, Delhi.

F.20(1)95-MP

Summary of objection/suggestion received in response to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner NCR Board dt.9.7.96.

"The area fall within the green belt/green veg in Regional Plan-2001 NCR. The land use change will be violation of regional plan without getting prior change in the regional land use plan of NCR".

PLANNING COMMENTS :

The proposal is part of approved Urban Extension area 2001 as per Master Plan of Delhi. The details of the proposed urban extension are approximately identified in the Regional Land Use Plan-2001 NCR. The proposal may not require any amendment in the regional land use plan.

Moreover, Proposed Urbanisable Areas shown in the Regional Plan are only approximate and the urbanisable limits are to be governed by the statutory Master Plan in-force.



अरुण म्हासालकर
Arun Mhaisalkar
प्राधुक्त (योजना)
Commissioner (Planning)
(Tel. : 3319536)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार
VIKAS MINAR
आई.पी. एस्टेट
I. P. Estate

नई दिल्ली-2
NEW DELHI-2 9-9-1996

No. F.20(2)96-MP/962

To

✓ The Member Secretary,
National Capital Region Planning Board,
1st floor, Zone-IV,
India Habitat Centre,
Lodhi Road,
NEW DELHI.

SUB: CHANGE OF LAND USE OF AN AREA MEASURING ABOUT 40.47 HA (100.00 ACRES) FROM 'RURAL USE' TO PUBLIC AND SEMI PUBLIC FACILITIES' (CRPF BATTALION 6 NUMBERS) IN BAWANA DELHI.

Sir,

- (1) Kindly refer to the letter No. K-14011/17(AP)NCRPB-90 dated 09.07.1996 and subsequent discussion in the Authority Meeting held on 27.08.1996 under Item No. 88/96 regarding the modification suggested in response to the public notice dated 10.06.1996 issued in this regard.
- (2) The above proposal of change of land use was considered by the Authority in the said meeting. The Authority resolved that proposal contained in para '4' of the agenda item be approved and NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan 2001.
- (3) The following supporting reasons to enable the processing of the proposed amendments are once again highlighted for consideration of the Board:
 - (a) The Regional Plan 2001 indicates broad land use that are to be supplemented by the Sub-Regional Plan and the Master Plan.
 - (b) This change of land use is being processed as per the directives of the Supreme Court to clear the Ridge area with a view to conserve the environment of the Ridge. The clearance operation has to be completed by October, 1996.

- (c) NCR Regional Plan 2001 provides that the 'Social Institutions' are permitted land uses in the green belt/ green wedge. According to MPD-2001 Police Lines are categorised under public and semi-public facilities/ institutions.
- (d) Each modification in the Master Plan text/land use in Delhi is processed as per a well laid down amendment process similar to that of Regional Plan i.e. inviting/hearing of public objections and suggestions. Recommendations of the Authority/Planning Committee and the final approval by the Central Government. A separate processing of each and every Master Plan amendment in the Regional Plan, hence, would amount to duplication of effort and time.
- (4) In view of the above, may I request you to kindly accord early approval of the proposed amendments by the NCR Board and incorporation of the same in the Regional Plan 2001. A copy of the Authority's agenda incorporating the draft minutes is enclosed.

Thanking you,

Yours faithfully,



[ARUN MHAISALKAR]

Encl: As above.

ITEM Sub : Change of land use of an area measuring about
NO. 40.47 ha (100.00 acres) from 'rural use' to 'public
88/96 and semi-public facilities' (CRPF battalion 6
nco.) at Bawana, Delhi.

F.20(2)96-MP

P R E C I S

Reference is invited to the Authority resolution no.38/96 dt.22.3.96 (Appendix.'A' P.No.3-4) vide which the change of land use of an area measuring 39.3 ha (97acres) from 'rural use' to 'public and semi-public facilities' (PS-4 Police Distt. Battalion). The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD - 2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans and the maximum height is 15 mtr. Further decided that the MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court Orders.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/9/96-DDIB dt.9.5.96 (Appendix.'B' P.No. 5). Accordingly, a public notice was issued on 8.6.96 (Appendix.'C' P.No.6-7.).

3. In response to the public notice, two objections/suggestions have been received, one from Chief Regional Planner, NCR Board dt.9.7.96 and 2nd from Town Planner, MCD dt.18.7.96. These objections/suggestions have been

concl.....2/-

received in the office on 22.7.96. Though time barred, this being from Govt./Local Body have been examined and the comments from Plg.Deptt. are at (Appendix! D'. P.No. 8).

4. The objections/suggestions & planning comments have been considered by the Technical Committee in its meeting held on 6.8.96 under item no.85/96. The Technical Committee recommended the proposal of change of land use of an area measuring 40.47 Ha (100 acres) from 'rural use' to 'public and semi-public facilities' (CRPF battalion 6 nos.) in Bawana, Delhi to the Authority /Govt. of India for issue of a final notification for the proposed change of landuse under section 11 of D.D.Act, 1957 with the observation that simultaneously NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

5. Hon'ble Supreme Court in his orders dt.26.7.96 in CWP No.4677/85 - M.C.Mehta V/s Union of India has accepted the undertaking given by Mr.Bhaskar Khulbe, MOH that the totality of the ridge area shall be vacated by the Security Forces by Sep. 15, 1996.

6. The proposal is placed before the Authority for its consideration and approval of para '4' above.

R E S O L U T I O N

Resolved that proposal contained in para '4' of the agenda item be approved. NCR Planning Board be simultaneously be requested to concur and incorporate these amendments in the NCR Regional Plan - 2001.

NO. Sub
/96

03.96

APPENDIX 'A' TO ITEM NO. 88/96

ITEM NO.
38/96

A-22.03.96

Sub : Change of land use of an area measuring about 39.3ha. (97 acres) of land from 'rural use' to 'public and semi-public facilities' in village Bawana, North West Delhi for resiting six CRPF battalion.

F.20(2)96-MP

P R E C I S

Reference is invited to the discussion in the meeting held in the Chamber of Special Secretary, Home Affairs on 18.1.96 & 2.2.96, when it was decided that about 41.2ha. (101.8 acres) of land at village Bawana (earlier notified for acquisition for shifting PVC market) be acquired by Delhi Admn. urgently and handed over to CRPF for locating six battalions presently in Central & Southern Ridge area. This has become necessary in view of the directions of the Hon'ble Supreme Court of India in CWP No.4677/85-M.C.Mehta Vs Union of India to shift the existing CRPF campus from ridge area to some other suitable location. It was also decided that tentative layout plan may be prepared by CPWD and the processing of change of land use will be done by DDA immediately as per the time schedule fixed by Supreme Court to complete the shifting by 15.5.95.

FOR OFFICE USE

2. CRPF has informed about acquisition of approximately 41.2 ha. (101.8 acres) of land in the Revenue Estate of village Bawana located towards North West of Delhi on Alipur Bawana Road. Land is presently accessible through 25 mtr. wide Narela Road. The land is at present under agricultural cultivation and stands divided equally by 4 mtr. wide road providing access to Ghoga Helicopter Base. In the site, there are 2 brick kilns, one farm house and a small iron factory.

3. CRPF proposes to develop self-contained campus to station six battallion, with number of common facilities, single storey barracks for Jawans and also few type I to type VI residential quarters. The area after road widening works out to about 39.3 ha. (97 acres). Most of the buildings will be single storeyed structure besides few residential blocks with 2 storey construction. The CRPF initially proposes to develop as a temporary camping site but gradually will convert into a permanent camping site to be developed in a phased manner.

4. According to MPD-2001 this land forms part of rural use and the proposal will be required to be processed for

change of land use to 'public and semi-public facilities' (PS-4 Police Distt. Battalion) for 39.3 ha. land. The Bawana Alipur road as per Urban Extn. Plan is to be widened to 80 mtr. and has been duly incorporated in the CPWD plan submitted for this area.

5. The proposal was considered by the Technical Committee in its meeting held on 20.2.96 under item no.29/96. The Technical Committee recommended the change of land use of about 39.3 ha. from 'rural use' to 'public and semi-public facilities (PS-4 Police Distt. Battalion) for further processing. The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans. Maximum height approved by the Technical Committee is 15mtr.

6. The matter is submitted for consideration of the Authority as per the proposal contained in para '5' above.

RESOLUTION

Resolved as follows:-

- a) The proposals contained in para 5 of the agenda item be approved;
- b) The MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court orders.

Compared with original ***
4/7/96

Attested
4/7/96

M. K. BABBAR
Assistant Secretary
Urban Development

-5-

APPENDIX 'B' TO ITEM NO. 88/96

No.K-13011/9/96-DDIB /
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
(Delhi Division)

...

New Delhi, dated the 9th May, 1996

To

Sh.P.V.Mahashabdey
Joint Director(MP)
D.D.A., Vikas Minar
I.P.Estate
New Delhi.

Sub: Change of land use of an area measuring 19.3 ha.(97 acres)
from 'rural use zone' to 'public and semi-public facilities'
(PS-4) for CRPF Battalions at Bawana, Delhi.

.....

Sir,

I am directed to refer to DDA's letter No.F.20(2)96/MP/336 dated 4.4.96 on the above subject and to convey the approval of Central Government for issue of public notice inviting objections/suggestions in regard to the proposed change of land use under Section 11-A of Delhi Development Act, 1957.

Yours faithfully,

He
15/5/96
U-I

Res
(R.Viswanathan)
Under Secretary(DD)

APPENDIX 'C' TO ITEM NO. 88/96
DELHI DEVELOPMENT AUTHORITY

No. F. 20(18)95-MP

Dated : 27/5/96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha ^(0.794 acre) falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos.)"

...2/-

88/96

-7-

2. The plan indicating the proposed modification, will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.



(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY



NEW DELHI

DATED 8.6.96

DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 40.47ha. (100 acres) from rural use to public and semi-public facilities (CRPF) Battalion-6 nos. in Bawana.
F.20(2)96-MP

Summary of objection/suggestion received in response to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner, NCR Planning Board dt.9.7.96.

"The area falls within green belt/green veg in Regional Plan-2001 NCR. The land use change will be violation of regional plan without getting prior change in the regional land use plan of NCR".

PLANNING COMMENTS :

It is a case of resitment of six already functioning battalions from Ridge Area as per orders of Supreme Court of India (CWP No.4677/85 M.C.Mehra V/s Union of India & Others. The shifting is being monitored by Ministry of Home in consultation with GNCTD.

Moreover, in the Regional Plan-2001 NCR, the activities compatible with open character of land e.g. social institutions etc. are permitted in the green belt/green veg. In the proposed resitment proposal, low rise development is envisaged.

NCR Planning Board may be requested to process the proposed amendment in the Regional Plan-2001 NCR, if necessary.

2. Objection/suggestion from Town Planner, MCD dt.18.7.96

"The issue was discussed in LOSC of MCD vide item no.91/96 dt.5.7.96 which observe that since CRPF authorities have submitted a layout plan on the area of 108.56 acres, the land use be processed for the entire land under possession of CRPF i.e. 108.56 acres".

PLANNING COMMENTS :

This has been discussed with Senior Architect, CPWD. An area about 8.56 acres could be required for 2 road widenings i.e. 80mtr. right of way proposed Bawana Narela road and the proposed 30 mtr. road connecting gogha air base/village. Therefore, the land use of the scheme would be only for 40.47ha. (100 acres).

SUBJECT:

DRAFT/UNAPPROVED MINUTES OF AUTHORITY
MEETING HELD ON 27.8.96

1. 85/96 In view of the Hon'ble Supreme Court's order regarding completion of re-allocation operations by October, 1996, Authority resolved as follows:
- a) Proposal contained in para '5' of the agenda item be approved.
 - b) Clearance of the NCR Planning Board for the change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the scheme.
 - c) Follow-up action on the decision of the Authority be initiated without waiting for approval/confirmation of minutes.
- F.3(49)/95-MP
2. 87/96 Resolved that proposals contained in para '4' of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan - 2001.
- F.20(1)/95-MP
3. 88/96 Resolved that proposal contained in para '4' of the agenda item be approved. NCR Planning Board be simultaneously be requested to concur and incorporate these amendments in the NCR Regional Plan - 2001.
- F20(2)/96-MP
4. 95/96 Resolved that proposals contained in the agenda item be further examined and the matter be brought to the Authority, thereafter.
- F.23(14)/88-Bldg.



अरुण म्हासालकर
Arun Mhaisalkar
मायुक्त (योजना)
Commissioner (Planning)
(Tel. : 3319536)

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास मीनार
VIKAS MINAR
माई.पी. एस्टेट
I. P. Estate

NO.F.20(12)/95-MP/

नई दिल्ली-2
NEW DELHI-2. 4.11.96.....199

To

The Member Secretary,
National Capital Region Planning Board,
1st floor, Zone IV,
India Habitat Centre, Lodhi Road,
NEW DELHI.

SUB: CHANGE OF LANDUSE OF [i] AREA MEASURING 101 HACT. [250 ACRES] FROM 'RURAL USE ZONE' / AGRICULTURE GREEN BELT TO 'LIGHT AND SERVICE INDUSTRY' (PVC BAZAR) TIKRI KALAN, DELHI AND [ii] AREA MEASURING 25 HACT FROM 'RURAL USE ZONE' / AGRICULTURE GREEN BELT TO 'RESIDENTIAL USE', TIKRI KALAN, DELHI.

Sir,

AD 26/11

Kindly refer to letter no. K-14011/17/96-NCRPB dated 10.9.96 vide which objections/suggestions have been received on the proposed amendment/change of landuse [Sl.No. (i)] in response to the Public Notice dated 3.8.96.

2. A background note giving the circumstances under which the location to rehabilitate the PVC trade near Tikri Kalan was identified, is annexed herewith.

3. As the project was undertaken on war-footing for rehabilitation/shifting of affected PVC traders, the land was acquired under emergency clause of Land Acquisition Act. The development work has also been undertaken by DDA and is in advance stage. The allotment process has also been started.

4. A residential complex near PVC Bazar has also been proposed to be developed speedily for which the necessary action for amendment in the MPB - 2001 has been initiated.

5. For the above two projects, the Technical Committee and the Authority decided to request NCRPB to accord concurrence and incorporate these amendments in NCR Regional Plan - 2001.


Sl. No. 478
Date 5/11/96
Signature

contd..2/-

6. I have discussed this case on 30-10-96 with the Chief Regional Planner, NCRPB who has kindly agreed to give due consideration to the request of reconciliation of landuse in the NCR Plan. The development of PVC Bazar is at an advance stage as explained in the background note. Keeping in view the urgency, may I request you to kindly accord early approval of the proposed amendments by NCR Board and incorporation of the same in the Regional Plan - 2001.

Thanking you,

Yours faithfully,


[ARUN MHAISALKAR]

ENCL: AS ABOVE.

Copy to:-

OSD TO VC for information please.

COMMISSIONER [PLG.]

LIST OF MEMBERS

- 1 Shri Omesh Saigal
Member Secretary
NCR Planning Board
New Delhi
- 2 Shri M.L. Tayal
Commissioner & Seretary
Town & Country Planning Deptt
Govt. of Haryana
Haryana Civil Seretariat
- 3 Shri N K Verma
Seretary
Urban Development & Housing Deptt
Govt. of Rajasthan
Jaipur
- 4 Shri A.P. Singh
Principal Secretary
Housing Deptt Govt of UP
U.P. Seretariat
Lucknow
- 5 Shri Sant Kaul
Commissioner & Secretary (L&B & PWD)
Govt. of NCT-Delhi
P Block Vikas Bhawan
P Estate New Delhi
- 6 Joint Secretary (H)
Ministry of U.A. & E.
Nirman Bhawan
New Delhi - 110 011
Copy to:
Shri R.K. Singh,
Director, Min. of UA&E
Nirman Bhawan, New Delhi
- 7 Chairman & Managing Director
Housing & Urban Development Corpn
HUDCO House
Lodhi Road
New Delhi - 110 003
- 8 Shri Anil Kumar
Vice Chairman
Delhi Development Authority
Vikas Sadan
Near INA Colony
New Delhi - 110 023
- 9 Shri D S Meshram
Chief Planner
Town & Country Planning Organisation
Govt. of India
P Estate, New Delhi

- 10 Shri C S Menta
Chief Town Planner (NCR)
Town & Country Planning Department
Govt of Rajasthan
Nagar Niyojan Bhawan
Jawahar Lal Nehru Marg
Opp Birla Mandir
Jaipur, Rajasthan - 302 004
- 11 Chief Town & Country Planning Department
Government of Uttar Pradesh
7, Bandaria Bagh
Lucknow - 226 001
- 12 Dr S Mudgal
Advisor (IA-I)
Department of Environment
Ministry of Environment & Forest
Paryavaran Bhawan
CGO Complex, Lodhi Road
New Delhi - 110 003
- 13 Shri R L Koul
Chief Engineer (Planning)
Ministry of Surface Transport
Transport Bhawan
Parliament Street
New Delhi - 110 011
- 14 Shri S C Chaudhary,
Director
Town & Country Planning & Urban Estate
and Chief Administrator
Haryana Urban Development Authority
Sector - 18, Madhya Marg
Chandigarh - 160 018
- 15 Shri K R Bhagwan
Deputy Secretary (OM)
Ministry of Energy
Department of Power
Shram Shakti Bhawan
- 16 Shri S P S Jain
Executive Director (Project)
Railway Board
Rail Bhawan
New Delhi - 110 001
- 17 Shri A K Sharma
Director General (Long Term Planning)
Department of Telecom
Sanchar Bhawan
Ashoka Road
New Delhi - 110 001

3. Advisor (HUD)
Planning Commission
Yojana Bhawan
New Delhi - 110 001
- 19 Shri R C Aggarwal
Chief Regional Planner.
NCR Planning Board
Lodhi Road, New Delhi - 110 003
- 20 Shri B D Gulati
Chief Co-ordinator Planner
(NCR Planning Cell)
C/o Chief Administrator, HUDA,
SCO, Sector 6, Panchkula,
Haryana.
- 21 Shri A Mahashalkar
Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi - 110 002
- 22 Shri A K Bhatnagar
Economic Planner
O/c Chief Co-ordinator Planner
NCR planning Cell
Town & Country Planning Deptt.
Navyug Market,
Commercial Building,
IInd Floor, Chaziabad.

Shri Kameshwar Nath
Hon. Advisor (NCRPB)
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Shri R G Gupta
Advisor (NCRPB)
UPS Campus (Universal Public School)
Block - 'A', Preet Vihar
Delhi - 91

Shri S P Gautam
Advisor (NCRPB)
Block - Q, 347
Sector - 21
NOIDA - 201 301

Shri Krishan Pratap
Advisor (NCRPB)
IAS (Retd.)
16, Sukhdev Vihar
New Delhi - 25

Dr M P Dhir
Advisor (NCRPB)
A-I/133, Safdarjung Enclave
Near Kamal Cinema
New Delhi - 29

Shri M L Kansal
Advisor (NCRPB)
C - 109, Preet Vihar
Trans-Yamuna
Delhi - 91

Shri R N Misra
Consultant (PMC)
Janpath Bhawan
New Delhi - 110 001

Shri M L Gupta
Telecom Advisor (NCRPB)
II-F/53-54, Nehru Nagar
Ghaziabad - 201 001 (U.P.)

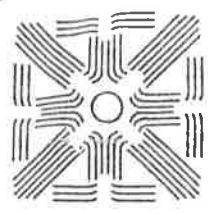
Shri N.K. Dhar,
Advisor, NCRPB

**AGENDA ITEM NO.6 : TIMELY SUBMISSION OF QUARTERLY
PROGRESS REPORTS FROM THE STATE
GOVTS./DEVELOPMENT AUTHORITIES/
IMPLEMENTING AGENCIES IN RESPECT OF
NCR FINANCED PROJECTS/SCHEMES.**

One of the conditions stipulated in the NCRPB loan sanction order is submission of QPR in the prescribed form by 15th of the month following the quarter to which it relates i.e. 15th April-15th July-15th October and 15th January each year. Release of next loan instalment also depends upon physical progress of the scheme and availability of funds. Despite the above conditions, the quarterly progress reports are either not being received or are being received very late, that too after reminders. This defeats the very purpose for which these QPRs are prescribed.

Also, on scrutinising the QPRs it is observed that (i) all columns are not filled in each case (ii) physical progress is generally not given on the basis of actual work but on the basis of expenditure incurred due to which in some cases the physical progress shown exceeded 100%, which is obviously wrong and (iii) complete expenditure details are also not given in some cases. It may be added that the requests for timely submission of QPRs have had been made by the Monitoring Team during its Site Visits. Member Secretary, NCRPB had also requested all the development agencies/implementing agencies as well as NCR Cells of the participating states in the meeting held on 19th Jan., 1996, in the NCRPB office Lodi Road, New Delhi regarding the progress of projects and requirements of funds for on-going and new projects.

All concerned authorities/NCR Cells are once again requested to submit the QPRs within the stipulated time, complete in all respects, in duplicate (one copy marked to Finance & Accounts Officer, NCRPB, IHC, Lodi Road, New Delhi and other copy marked to Dy. Director, Project Monitoring & Co-ordination wing, 7th Floor, 'B' wing, Janpath Bhawan, Janpath, New Delhi - 110 001).



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

सं० के--14011/39/स०नि०/96-रा. रा. ध. यो. बोर्ड/40वीं

दिनांक 16-12-96

सेवा में,

संलग्न सूची के अनुसार

विषय:- राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की
40वीं बैठक के कार्यवृत्त का प्रेषण ।

महोदय,

दिनांक 2.12.96 को राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड कार्यालय, नई
दिल्ली में सम्पन्न योजना समिति की 40वीं बैठक के कार्यवृत्त संलग्न आपको सूचनार्थ
एवं उचित कार्यवाही हेतु प्रेषित हैं ।

संलग्न: उपरोक्तानुसार

जे. एन. बर्मन
सहयुक्त नियोजक

**MINUTES OF THE 40TH MEETING OF THE PLANNING COMMITTEE
HELD AT 3.30 PM ON 2.12.96 IN THE OFFICE OF THE N.C.R.
PLANNING BOARD 1ST. FLOOR ZONE IV, INDIA HABITAT CENTRE
LODHI ROAD NEW DELHI-110003.**

List of the participants is enclosed.

**AGENDA ITEM NO.1 : Confirmation of the Minutes
of the 39th Meeting of the
Planning Committee held on
15.7.96**

The minutes of the meeting were confirmed.

**AGENDA ITEM NO. 2 : Reveiw of the Actions taken on
the dicisions of the Last
Planning Committee meeting
held on 15.7.96 .**

i) Sub-Regional Plan for Delhi:

Chief Regional Planner NCRPB, informed that the meeting of the Expert Sub - Group would be convened shortly to finalise comments/recommendations on the Sub-Regional Plan for NCT-Delhi.

ii) Sub - Regional Plan for Haryana:

Chief Regional Planner informed that submission of the Sub - Regional Plan of Haryana has been delayed and requested the representative of Haryana to expedite the finalisation on the basis of the meeting held with Commissioner & Secretary, Town & Country Planning, Govt. of Haryana held on 18.9.96.

iii) Reveiw of the Regional Plan -2001:

Information regarding the capacity of the Regioal Centres to hold the population by 2005 in terms of their infrastructural capabilities is awited. The Paper on Demography is under finalisation. Simultaneously , a Steering Committee to undertake the review is being constituted.

iv) Consideration of the proposal of landuse change of 12.5 acres in Village Sadullabad from agriculture to residential use in Ghaziabad - Loni Master Plan.

Persuant to the dicision of the Last Planning Committee meeting, a Sub-group under the Chairmanship of Member Secretary was formed , the case was considered and approved.

v) Consideration of the Outline Development Plan for Surajpur and Kasna Sub-Regional Centres (Greater NOIDA) of UP Sub-region).

Chief Regional Planner informed that the Outline Development Plan was approved in the 20 th meeting of the NCR Planning Board and the approval of the same was placed before the Hon'ble Allahabad High Court.

vi) Functional Plan for Power:

Chief Regional Planner NCRPB, mentioned that the Functional Plan for Power was approved in the 20th meeting of the NCR Planning Board.

vii) Delegation of Powers:

Delegation of Powers to Member Secretary for payment of TA/DA to employees of the Board ,delegation of Financial Powers and delegation of enhanced power to PSMG - II were approved in the 20th meeting of the NCR Planning Board.

AGENDA ITEM NO.3 : Consideration of the Functional Plan of Telecommunications for NCR.

Chief Regional Planner NCRPB, after giving a brief background of the preparation of the Fuctional Plan, Shri M.L. Gupta ,Consultant NCRPB presnted the Plan. It was suggested that the facility of internet/VSNL should be included in the DMA in the 1st phase and to the rest of NCR in the second phase.

It was pointed out by the members that in view of the liberalisation and privatisation taking place especially , in the Telecom sectors, the proposed Financing of the Telecom Functional Plan should contain substantial share of private sector investments. It

was explained out that though the total funds required for the telecom services had been worked out but their bifurcation between the public and the private sector had been reflected only in the Ninth Plan Investment Programme, which has separately been finalised by the Sub group set up by the Planning Commission for this purpose, and in this Report more than 50% of the investment is proposed to come from the private sector over the next 10 years. It was decided that this may also be reflected in the Functional Plan itself. In order to implement the Functional Plan recommendations of extending the boundary of MTNL to DMA towns in the first phase and the rest of NCR ultimately, it was suggested by Shri R.K. Panickar, Director (Telecom) that a meeting with the Chairman/MD of MTNL should be convened so that they can keep the NCR point of view while finalisation their own 9th Plan Programme.

After deliberations, the Functional Plan for Telecom Sector was approved for placing the same to the N.C.R. Planning Board meeting.

AGENDA ITEM NO. 4 : Consideration of the proposal for amendment of Ghaziabad-Loni Master Plan.

The Chief Regional Planner, NCRPB while giving the brief background of the proposal mentioned that after publication of 1986 Master Plan, about 3219 acres of land had been added to the Ghaziabad Master Plan. Two proposals namely Akashwani Civil Wing Sehkari Awas Samiti (12.5 acres) and Mahamaya General Finance Company Ltd. (115 acres) for change of land use from recreational/agricultural/green belt to residential use had been received from Govt. of Uttar Pradesh. In pursuant to the decisions of the 39th Planning Committee meeting, the case of Akashwani Civil Wing Sehkari Awas Samiti was considered by a Sub-Group under the Chairmanship of Member Secretary, NCR Planning Board and was approved. In the meanwhile, the Govt. of U.P. had submitted a proposal for amendment of Ghaziabad-Loni Master Plan -2001 whereby the target of the plan proposed to change from 2001 to 2005 and accordingly the planned population proposed to increase from 11 lakhs to 15 lakhs by 2005.

Shri Ved Mittal, Chief Architect Town Planner GDA presented the proposal for amendment of the Ghaziabad Master Plan 2001. While presenting the proposal, Shri Mittal mentioned that a number of residential colonies,

Tronica City, medical college and hospital and number of other activities had been coming up in Ghaziabad and the amended Master Plan could also include areas under Mahamaya General Finance Company Ltd., the proposed garden city, transport nagar, etc. On a query on the present status of land utilisation in Ghaziabad-Loni Master Plan, Shri Mittal clarified that about 86% of the land earmarked for residential use, had been utilised. The revised plan for 2005 proposed to accomodate 15 lakhs population for which total residential area would be 16133 acres. The ratio proportion of residential landuse would remain same while even under green belt/recreational use would be increased now. In the meeting it was pointed by Shri R.G. Gupta what while planning Ghaziabad, which is at the door step of the Eastern Trans Yamuna Area (TYA) of Delhi, the facilities provided in the Revised Master Plan of Ghaziabad should not only cater to Ghaziabad's projected population but should also serve some portions of East Delh in population which are highly defficient in the same. He also suggested that the development of infrastructure should go hand in hand with the development of the township, so that there is no time - lag between the development and the habitation actually coming into the area. It was explained by Shri Ved Mittal CATP,GDA that the proposed Garden City facilities would take care of the regional needs of the area including the East Delhi portion. It was assured that the development of infrastructure would be taken up simultaneously with the overall development of the Garden City.

After detailed deliberations, the proposal for amendment of the Ghaziabad Master Plan was approved for placing the same in the next Board meeting for consideration and approval.

AGENDA ITEM NO. 5: Consideration of the proposals for change of land use submitted by Delhi Development Authority.

After delaited deliberations on the following 4 proposals for the land use change were approved by the Planning Committee for placing the same to the NCR Planning Board meeting for consideration and approval.

- a) Change of land use of about 26.3 ha. (63 acres) from rural use to residential for resettlement of JJ Clusters near village Jaunpur, South Delhi.

- b) Change of land use of an area measuring about 21 ha. (52 acres) rural use to residential in DDA Narela urban extension scheme.
- c) Change of land use of an area measuring about 40.47 ha. from rural use to public and semi-public facilities (CRPF Batalian 6 Nos.) in Bawana, Delhi.
- d) Change of land use of (i) area measuring 101 ha. (250 acres) from rural use zone/agriculture green belt to light and service industry (PVC Bazar) Tikri Kalan, Delhi and (ii) area measuring 25 ha. from rural use zone/agriculture green belt to residential use, Tikri Kalan, Delhi.

AGENDA ITEM NO. 6: Timely submission of quarterly progress reports by the State Govts./Development Authorities/Implementing Agencies in respect of NCR financed projects/schemes.

Member Secretary, NCRPB requested the members of the participating states to look into the matter and ensure that the progress reports on various ongoing schemes reached to the office of the NCR Planning Board in time.

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

No.K-14011/39(AP)/96-NCRPB (40th)
NCR Planning Board
India Habitat Centre,
Zone-IV, 1st Floor,
Lodhi Road,
New Delhi - 110003

Date : 16.12.96



(R.C. AGGARWAL)
Chief Regional Planner

Copy to : (1) Chairman and members of the Planning Committee.
(2) All officers of the Board.

LIST OF THE PARTICIPANTS

1. Shri Omesh Saigal
Member Secretary
N.C.R. Planning Board
New Delhi.
2. Shri A.P. Singh
Principal Secretary
Housing Deptt. Govt. of U.P.
U.P. Secretariat,
Lucknow, U.P.
3. Shri B.D. Gulati
Chief Co-ordinator Planner
(NCR Planning Cell)
C/o Chief Administrator, HUDA
SCO, Sector 6, Panchkula,
Haryana
4. Shri S.P.S. Parihar
Dy. Secretary
Deptt. of Urban Development
Min. of Urban Affairs & Employment
Nirman Bhavan
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5. Shri R.K. Panicker,
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6. Shri R. Sankaran,
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7. Shri S.K. Thakral,
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Deptt. of Power
Shram Shakti Bhawan
New Delhi
8. Shri K. Sitaraman
Asstt. Secretary (BMCC)
Ministry of Power
Deptt. of Power
Shram Shakti Bhawan,
New Delhi

9. Shri Sanat Kaul,
Commissioner & Secretary (L&B)
Govt. of GNCT-Delhi
'B' Block Vikas Bhavan
I.P. Estate,
New Delhi
10. Shri Arun Mahashalkar,
Commissioner (Planning)
Delhi Development Authority
Vikas Minar,
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11. Shri R. Anandakumar,
Director
Deptt. of Environment
Ministry of Environment & Forests
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CGO Complex, Lodhi Road,
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12. Shri S. Sen
Senior Town Planner (ST)
Town & Country Planning Deptt.
Govt. of Rajasthan
Nagar Niyojan Bhawan
Jawahar Lal Nehru Marg,
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13. Shri M.P. Aneja,
Senior Planner
Town & Country Planning Deptt.,
7, Bandariabag, Lucknow
Uttar Pradesh
14. Shri Chandra Ballabh
Addl. Commissioner (Plg. DC &B)
DDA, Vikas Minar
New Delhi.
15. Shri A.K. Jain
Addl. Commissioner (Plg.)
Delhi Development Authority
Vikas Minar,
New Delhi
16. Shri S.P. Bansal,
Director (Plg.)
DDA
Vikas Minar
New Delhi

17. Shri Ved Mittal
Chief Architect Planner
GDA, Ghaziabad, U.P.
18. Shri V.K. Gupta
Associate Planner (NCR Planning Cell),
Town & Country Planning Deptt.
Navyug Market, Commercial Building
Ghaziabad, U.P.
19. Shri R.N. Misra,
Consultant (PMC),
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20. Shri Kameshwar Nath,
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Delhi - 90.
21. Shri A.K. Gupta,
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22. Shri M.L. Kansal,
Advisor (NCRPB)
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23. Shri R.G. Gupta,
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24. Shri S.P. Gautam
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NOIDA - 201301

NCRPB

1. Shri N.B. Johri, R.P.
2. Shri J.N. Barman, A.P.
3. Shri V.K. Thakore, S.R.O.
4. Shri N.K. Bhardwaj, F.A.O.
5. Shri N.K. Aneja, D.D.
6. Shri Manmohan Singh, R.O.
7. Shri Sisupalan, R.O.
8. Shri N.K. Dhiran ATP