

S.K. Masterkar  
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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

पत्र के-14011/41/सी/97-एससीआरपीबी

दिनांक 15.12.97

बैठक सूचना

विषय:- एससीआर योजना बोर्ड की योजना समिती की 42वीं बैठक 15.12.97 को 11.30 बजे पूर्वाह्न  
एससीआर योजना बोर्ड, प्रथम तल, जेम्स-IV, भारत पर्यवास केन्द्र, लोधी रोड, नई दिल्ली-110003  
कार्यालय में होगी।

संदर्भ: दिनांक 24.11.97 का सप्त सत्यक पत्र

एस.सी.आर. योजना बोर्ड की योजना समिती की 42वीं बैठक 15.12.97 को 11.30  
बजे पूर्वाह्न, एससीआर योजना बोर्ड कार्यालय में होगी। कृपया इसके साथ योजना समिती की कार्यसूची  
प्राप्त करें। यह संख्या 7 के लिए संलग्न VII, IX और X अलग से भेजा जाएगा।

आपसे यह अनुरोध है कि इस बैठक में उपस्थित होने का कष्ट करें।

एस.सी.आर.सी. अध्यक्ष

मुख्य क्षेत्रीय योजनाकार

दूरभाष: 4642289

सदस्य संयोजक

AGENDA ITEMS FOR THE 42ND MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.30 AM ON 15.12.97 IN THE OFFICE OF THE NCR PLANNING BOARD, INDIA HABITAT CENTRE, 1ST FLOOR, ZONE-IV, LODHI ROAD, NEW DELHI

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1. CONFIRMATION OF THE MINUTES OF THE 41ST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.
2. REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.
3. CONSIDERATION OF FUNCTIONAL PLAN FOR INDUSTRY IN NCR.
4. CONSIDERATION OF COMMON ECONOMIC ZONE FOR NCR.
5. CONSIDERATION OF THE LAND USE CHANGE PROPOSALS IN NCT-DELHI RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.
  - 5(a) : Change of land use of an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road.
  - 5(b) : Change of land use of an area measuring 320 ha. from rural use zone to urban uses in Narela project/ urban extension.
  - 5(c) : Change of land use for construction of Police Lines for Armed Police Battallion at Sultanpur Dabas.
  - 5(d) : Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public & Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi).
  - 5(e) : Change of land use from rural use zone to commercial and transportation for Integrated Freight Complex in Narela Sub-City.
6. CONSIDERATION OF THE SUGGESTION OF GOVT. OF RAJASTHAN FOR TRANSFER OF POWER TO CHANGE OF LAND USE WITHIN NCR FROM THE NCR PLANNING BOARD TO THE PLANNING COMMITTEE.
7. CONSIDERATION OF THE DRAFT DEVELOPMENT PLANS FOR PALWAL-2021, SONEPAT-KUNDLI MULTI FUNCTIONAL URBAN COMPLEX - 2021 AD, DRAFT DEVELOPMENT PLAN AND REVISED DRAFT DEVELOPMENT PLAN FOR ROHTAK-2025 AD PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA.
8. CONTINUANCE OF NCR PLANNING & MONITORING CELLS IN THE PARTICIPATING STATES DURING 9TH PLAN PERIOD.
9. ANY OTHER ITEM WITH THE PERMISSION OF THE CHAIR.

AGENDA NOTES FOR THE 42ND MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.30 AM ON 15.12.97 IN THE OFFICE OF THE NCR PLANNING BOARD, INDIA HABITAT CENTRE, 1ST FLOOR, ZONE-IV, LODHI ROAD, NEW DELHI

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AGENDA ITEM NO.1 : CONFIRMATION OF THE MINUTES OF THE 41ST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.

Minutes of the 41st Planning Committee meeting held on 27.1.97 vide letter no.K-14011/39(AP)96-NCRPB(41st) dt.3.2.97 may be confirmed.

AGENDA ITEM NO.2 : REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.

1. Sub Regional Plan for Haryana.

The revised Sub-regional Plan for Haryana incorporating 2 km green belt wherever it was possible and also the sub-regional landuse is yet to be received by the Board. The representative of the Govt. of Haryana may report the progress in finalisation of the sub-regional Plan.

2. Sub Regional Plan for NCT Delhi.

The consolidated comments on the draft sub-regional Plan for NCT Delhi considered by the sub-group has been sent to the Govt. of NCT Delhi. The Govt. of NCT Delhi has also received comments and suggestions from the various departments/agencies on the draft sub-regional plan. The sub-regional Plan is being revised in the light of the comments/views/suggestions received.

3. Review of the Regional Plan-2001 NCR.

On recommendation of the Steering Committee for review of Regional Plan-2001. 7 groups were constituted for indepth studies and deliberations as under:

- i) Sub-group on NCR policy zones, demographic profile and settlement pattern under the Chairmanship of Prof. J H Ansari, Professor and Head, Department of Physical Planning, School of Planning & Architecture.
- ii) Sub-group on Regional Landuse, Environment & Rural Development under the Chairmanship of Prof. R C Gupta, Former Head, Department of Regional Planning Centre for Rural Development, School of Planning & Architecture.

- iii) Sub-group on Physical Infrastructure, Water Supply, Telecommunications, Power/Energy, Sanitation, Drainage, Irrigation, Solid Waste Management under the Chairmanship of Shri J C Gambhir, Former Commissioner (Planning), Delhi Development Authority.
- iv) Sub-group on Transportation under the Chairmanship of Shri P S Bawa.
- v) Sub-group on Social Infrastructure, Education, Health, Shelter under the Chairmanship of Shri R L Bawa, Former Chief Planner, Govt. of Bihar.
- vi) Sub-group on Economic Profile, Fiscal Planning and Development resources under the Chairmanship of Shri M C Purohit, Professor NIPFP.
- vii) Sub-group on Management Structure for Planning implementation strategies and development priorities under the Chairmanship of Shri M K Dhar.

A number of meetings were held to deliberate various issues and problems/constraints in implementation of the various policy recommendations of the Regional Plan-2001. The sub-group members also visited various areas of the NCR. The progress of the review of RP-2001 was reviewed in the meeting of the Chairman of the Sub-Groups held on 24.11.97. Draft reports of the Sub-Groups are under preparation/finalisation.

#### 4. Functional Plan for Water Supply and Drainage.

This item is being discussed in a separate Agenda Item No.4.

#### AGENDA ITEM NO.3 : CONSIDERATION OF FUNCTIONAL PLAN FOR INDUSTRY IN NCR.

The draft Functional Plan for industry in NCR was discussed and approved by the sub-group. The draft Functional Plan for industry in NCR is placed (Annexure I) before the Planning Committee for consideration and approval.

#### AGENDA ITEM NO. 4 : CONSIDERATION OF COMMON ECONOMIC ZONE FOR NCR

In the special meeting of the NCR Planning Board held on 2.9.97 the Prime Minister appreciated the move to have a Common Economic Zone for NCR and asked the Planning Commission to urgently examine the concept of Common Economic Zone for NCR. A concept paper which has been sent to the Planning Commission at Annexure II is placed before the Planning Committee for consideration.



AGENDA ITEM NO.5 : CONSIDERATION OF THE LAND USE CHANGE PROPOSALS IN NCT-DELHI RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.

Agenda Item No.5(a) : Change of land use of an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road.

A proposal has been received from Delhi Development Authority for change of land use for an area of 47 ha. (116 acres) from rural use to public and semi-public facilities (Sports training centre/Sports school) near Ghavera Mour at NH-10 (Annexure III). The site as per the Regional Landuse Plan - 2001 is located in the area earmarked as green-belt/green wedge south of NH-10, located approximately 2 km. from Delhi-Haryana Border.

The observations are as under :

- i) As per the provision of Regional Plan-2001 the site is located outside the urbanisable area of Delhi and falls within the green belt/green wedge the following activities are allowed:
  - 1) Agriculture, particularly high value cash crops
  - 2) Gardening
  - 3) Dairying
  - 4) Social forestry/plantation
  - 5) Quarrying
  - 6) Cemeteries
  - 7) Social institutions such as school, hospital
  - 8) Recreation or leisure
- ii) In case it agreed to allow the establishment of the training school at the proposed site width of 100 mts. on either side along the National Highway should be kept as a green buffer and no construction will be allowed therein.

Representatives from DDA may present the proposal before the Planning Committee for consideration and approval.

Agenda Item No.5 (b) : CHANGE OF LAND USE OF AN AREA MEASURING 320 HA. FROM RURAL USE ZONE TO URBAN USES IN NARELA PROJECT/ URBAN EXTENSION.

The proposal for change of landuse has been received from DDA for change of landuse of an area measuring 320 ha. from rural use zone to urban uses in Narela project/Urban Extension (Annexure-IV). Originally a proposal for allotment of land of an area of 40 ha. for locating a district jail received from IG (Prison) and another 3 ha. for locating a district court and for residential accomodation for judicial officers in Narela was received by DDA. Subsequently, after a joint inspection, a

comprehensive land use proposal has been prepared for land measuring about 320 ha. The area comprising of sectors A-I, A-II, A-III and A-IV is bonded by GT Road in the East, 80 mts. wide road in the South, 40 mts. wide road and sector A-VII in the West and Singhu-Narela Road in the North. The proposal for change of land use of an area of 320 ha. from rural use zone to residential, informal, public and semi-public facilities (including district jail) Govt. office, manufacturing (service centre) was considered and approved by the authority on 31.3.97.

The observations are as under :

- i) As per the Regional Plan-2001, the proposed area falls under the category of green belt/green wedge where no such urban activities are permitted.
- ii) The original request from the concerned departments for allotment of total land, 43 ha. which could be accommodated within the urbanisable area of Regional Plan - 2001 NCR located near Narela.
- iii) The comprehensive land use proposal for development of 320 ha. of land in Narela is a later addition by the DDA which is against the objective of the Regional Plan-2001.
- iv) The large scale conversion of rural land into residential/industrial/commercial/public and semi-public uses outside the urbanisable area of Regional Plan-2001 NCR has been the tendency of DDA. DDA should develop the urban extension area falling within the urbanisable area of 2001, only after developing the urbanisable area shown in the Regional Plan-2001, DDA should go for planning of land in the areas outside urbanisable area of Regional Plan-2001 NCR, after the year 2001, when the Regional Plan gets revised. However, DDA may explain as to how much of the 11000 ha. of urbanisable area shown in the Regional Plan has so far been fully developed as on date and how much is still undeveloped.

Representative from DDA may present the proposal before the Planning Committee for consideration.

Agenda Item No.5(c) : Change of land use for construction of Police Lines for Armed Police Battalion at Sultanpur Dabas.

The proposal for change of land use of an area measuring 20 ha. from rural use to public and semi-public facilities (Police Lines) at Sultanpur Dabas (North-West of Delhi) has been received from DDA. The detailed proposal is at Annexure-V.

The observations are as under :

- i) As per the Regional Plan-2001 the proposed area falls within the green belt/green wage where social institutions such as schools, hospitals, etc. are only permitted. It is therefore, to be decided whether Police line can be considered as institution within the above landuse prescription.
- ii) The Master Plan of Delhi 2001 recommended an area of 4 to 5 ha. for each Police Line. The Police Line is a part of public and semi-public facilities. In case it is decided to include police lines in institutional lands the change of land use may be recommended for 5 ha. of land instead of 20 ha. as proposed.

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

Agenda Item No.5(d) : Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public & Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi).

The DDA has submitted a proposal for change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public & Semi-Public facilities' (Distt. Open Jail) at Baprola on Najafgarh-Nangloi Road (West of Dwarka) (Annexure-VI). The proposal has been approved by the Technical Committee and the Authority.

As per the Regional Plan 2001 the proposed area falls under the green belt/green wedge.

The matter is placed before the Planning Committee for consideration.

Agenda Item No.5(e) : Change of land use from rural use zone to commercial and transportation for Integrated Freight Complex in Narela Sub-City.

The proposal of change of land use for area of 360 ha. from Rural Use Zone to Commercial (190 ha.) and transport (170 ha.) for Integrated Freight Complex in Narela Sub-City has been received from GDA (Annexure-VII).

The observations are as under :

- i) The proposal may be considered on the condition that the proceeds from this freight complex be used to finance the proposed perimeter expressway.

- ii) The Integrated Freight Complex and the perimeter expressway projects be financially tied up together.

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

AGENDA ITEM NO.6 : CONSIDERATION OF THE SUGGESTION OF GOVT. OF RAJASTHAN FOR TRANSFER OF POWER TO CHANGE OF LAND USE WITHIN NCR FROM THE NCR PLANNING BOARD TO THE PLANNING COMMITTEE.

In the 21st meeting of the NCR Planning Board held on 15.3.97 Shri Bhanwar Lal Sharma, Minister, Urban Development, Govt. of Rajasthan suggested that the power to change of landuse may be transferred to the Planning Committee, so that landuse change cases are dealt with expeditiously because normally the Board meetings are held after 6 months.

2. The matter have been examined. The Provision under the NCR Planning Board Act, 1986 regarding modifications (Relevant extracts from the NCRPB Act, 1985 is at Appendix I) of the Regional Plan are as under:

"14(1) The Board may, subject to the provisions of sub-section (2), make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density.

14(4) If any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of landuses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final."

3. Under the above provisions Board can make modifications which in its opinion do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land uses or the standards of population density. Thereby the Board has power to examine the landuse change proposals of the participating State Govts. to see the modifications suggested by the concerned State Govts are not important alterations and are not related to the extent of landuses and the standards of population density.

4. The 2 important aspects, i.e. extent of landuses and standards of population density has been given special importance basically to achieve the objectives of the NCR Planning Board to control the landuses and development of infrastructure to avoid any haphazard development in the region. The Regional Plan policies for landuse and population distribution are to be translated and elaborated in the Sub-

regional plans to be prepared by the participating State Govts. which include any others, the reservations of areas of specific land uses of the regional and sub regional importance, the future urban and major rural settlements including their area, projected population, pre-dominant economic functions appropriate site and location. The Master Plans/development plans for the urban centres prepared within the framework of Regional Plan 2001 by the State Govt. under prevailing Acts in the participating States includes the above aspects.

5. The Hon'ble Allahabad High Court, in the case of Greater NOIDA had studied the NCRPB Act, 1985 and ordered that the Board should approve, review or confirm the Master Plans/Development Plans prepared by the Govt. of U.P. In view of the above, as per the provision of the NCRPB Act, 1985 the power for modifications of the Regional Plan lies with the NCR Planning Board.

6. As per the section 9 of the NCRPB Act, the main functions of the Planning Committee is to assist the Board in :-

- 1(a) the preparation and co-ordinated implementation of the Regional Plan and the Functional Plans; and
- 1(b) scrutinising the Sub-Regional Plans and all Project Plans to ensure that the same are in conformity with the Regional Plan.
- 2) The Committee may also make such recommendation to the Board as it may think necessary to amend or modify any Sub-Regional Plan or any Project Plan.
- 3) The Committee shall perform such other functions as may be entrusted to it by the Board.

7. The change of landuse is related to modification of the Regional Plan and the matter is with the Board. Thus the Planning Committee can recommend to the Board for any proposal and the final decisions lies with the Board.

The matter is placed before the Planning Committee for consideration.

AGENDA ITEM NO.7 : CONSIDERATION OF THE DRAFT DEVELOPMENT PLANS FOR PALWAL-2021, SONEPAT-KUNDLI MULTI FUNCTIONAL URBAN COMPLEX - 2021 AD, DRAFT DEVELOPMENT PLAN AND REVISED DRAFT DEVELOPMENT PLAN FOR ROHTAK - 2025 AD PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA.

The NCR Planning Board has received the draft development plans for Palwal-2021, Sonapat-Kundli Multi Functional Urban Complex-2021 AD, draft development Plan and Revised draft

development plan for Rohtak - 2025 AD from Town & Country Planning Department, Govt. of Haryana. The detailed development plans are at Annexure VIII, IX & X respectively. The comments and observations of the NCR Planning Board are as under :

a) Development plan for Palwal- 2021 AD

- i) The proposed participation ratio of 40% appears to be on higher side. The 1991 participation ratio is about 26% and the RP-2001 proposes to have 30% considering the induce development through the creation of activities as suggested in the plan. The participation ratio of 35% has to be justified on the basis of proposed economic activities and generation of employment.
- ii) The proposal of RRTS i.e. construction of dedicated railway line from Delhi-Palwal (61 kms) as per Functional Plan of Transport has to be incorporated in the Plan. Also as per the recent study being conducted by RITES, a by pass line from Meriput in UP is proposed to passthrough Palwal and cross over to.
- iii) The proposed Faridabad-Noida-Ghaziabad (FNG) which is joining NH-2 at Km stone No. 42 near Sikri village Bhaghola 51 km. stone is only 6 to 8 kms. away from the controlled area of Palwal. The proposed FNG will have tremendous impact on the development of Palwal township. This new development should be kept in view while finalising the development Plan for Palwal for the year 2021.
- iv) Development Plan may be implemented in a phased manner. It is suggested that the first phase the target should be 2005 conciding with the extended time perspective of Regional Plan-2001 NCR. The second phase for 2015 and third phase with the perspective of 2021. The work areas residential sector and infrastructure facilities are to be planned and implemented in integrated and phased manner as indicated above. The phasing should be indicated in the development plan.
- v) The Sub-regional Plan for Haryana Sub-region has not been finalised, and the development plans of towns are to be prepared within the framework of the Sub-regional plan. In view of this it is suggested that proposals of these Development Plans shall be incorporated in the Sub-regional plan of Haryana while finalising it.
- vi) As per the Allahabad High Court judgement the Development Plan for Palwal and Rohtak have to be approved by the NCR Planning Board. Accordingly, the Development Plan of Palwal may be submitted to the NCR Planning Board after incorporating the above suggestions.

- vii) The fund requirement for implementation of the Development Plan should be worked out phasewise and fiscal plan for implementation of the Development Plan is to be prepared.
- b) Development plan for Sonapat-Kundli Multi Functional Urban Complex Land Use Plan-2021 AD
  - i) The provision of link of the proposed Ghaziabad-Kundli-Panipat Expressway may be kept in the Development Plan of Sonapat-Kundli.
  - ii) The provision of the proposed perimeter rail corridor between Khekra (UP) - Rathdhana and Rathdhana-Ghevra (UP) may be kept in the Master Plan of Sonapat-Kundli.
  - iii) The provision of a green belt of 2 kms. width wherever possible along with Delhi-Haryana border may be kept.
  - iv) Since the Kundli-Sonapat controlled area is being planned along Delhi-Haryana Border and on the other side Delhi Development Authority is also planning for the Narela Complex just on the other side of the Delhi-Haryana Boarder, it will be appropriate to integrate the landuse plan proposals particularly the networks of both the complexes. If required a joint meeting of T&CP Deptt. Govt. of Haryana and DDA may be convened by the NCR Planning Board for this purpose.
  - v) Sonapat-Kundli-2021 may be implemented in a phased manner. It is suggested that the first phase the target should be 2005 conciding with the extended time perspective of Regional Plan-2001 NCR. The second phase for 2015 and third phase with the perspective of 2021. The work areas residential sector and infrastructure facilities is to be planned and implemented contiguous and in compact and phased manner as indicated above.
  - vi) The Sub-Regional Plan for Haryana Sub-region has not been finalised, and the development plans of the towns to be prepared within the plan framework of the Sub-regional plan. The Govt. of Haryana in the process of finalising the Master Plans pending approval of the Sub-regional plan. In view of this it is suggested that these development plans may be incorporated in the Sub-Regional Plan of Haryana while finalising it.
  - vii) As per the Allahabad High Court judgement the Development Plan for Sonapat-Kundli Multi-Functional Urban Complex has to be approved by the NCR Planning Board. Accordingly, Plan has to be submitted to the NCR Planning Board for approval. The Development Plan will have to be placed before the Planning Committee for scrutiny and finally be placed before the Board meeting for approval.

viii) The fund requirement for implementation of the Development Plan will have to be worked out phasewise and financial plan for implementation of the Development Plan to be prepared.

c) Development Plan for Rohtak - 2025 AD

- i) The Development Plan for Rohtak has been prepared with the perspective of 2025 AD. It is suggested that the target year may be kept as 2021 as has been done in the case of Kundli and Palwal Development Plans. This will also coincide with the Census year of the Registrar General of India.
- ii) The population assignments of 7.00 lakhs for the target year of 2025 may be kept for the suggested target year 2021.
- iii) The density norms as provided in the RP-2001 i.e. 125 persons per hectare may be adopted for calculating total land requirements.
- iv) The proposal of a Railway line from Rohtak to Hissar via Hansi is a new proposal which may be justified through techno-economic survey by Railway Board.
- v) Upgradation of NH (for Delhi) upto (Hansi). The work on the stretch extending from Bahadurgarh is to commence in 1993-94 and to complete in 1998-99. The remaining stretch should be completed during the IX Plan.
- vi) Additional Railway track to be connected between Delhi to Rohtak (70 kms.)
- vii) High Speed Tramway System (HSTS) may be incorporated in the Plan as suggested in the Functional Plan for transportation NCR since it is planned for 7 lakhs population.
- viii) The Development Plan may be implemented in a phased manner. It is suggested that the first phase the target should be 2005 coinciding with the extended time perspective or Regional Plan-2001 NCR. The second phase for 2015 and third phase with the perspective of 2021. The work areas residential sector and infrastructure facilities are to be planned and implemented integrated in and phased manner as indicated above.
- ix) The Sub-Regional Plan for Haryana Sub-region has not been finalised, and the development plans of towns are to be prepared within the framework of the Sub-regional Plan. In view of this it is suggested that proposals of these Development Plans shall be incorporated in the Sub-regional plan of Haryana while finalising it.



- x) As per the Allahabad High Court judgement the Development Plans for Rohtak and Palwal have to be approved by the NCR Planning Board. Accordingly, the Development Plan of Rohtak may be submitted to the NCR Planning Board after incorporating the above suggestions.

Chief Co-ordinator Planner, NCR Haryana will present the above development Plans before the Planning Committee for consideration.

AGENDA ITEM NO.8 : CONTINUANCE OF NCR PLANNING & MONITORING CELLS IN THE PARTICIPATING STATES DURING 9TH PLAN PERIOD.

The creation of NCR Planning & Monitoring Cells by the participating State Govts. was approved in the 12th meeting of the Planning Committee held on 16th Dec.'87 providing financial assistance to the extent of 50% expenditure on pay & allowances together with attendant office expenditure upto the 7th Plan Period.

2. In the 11th meeting of the NCRPB held on 9th April, 90 and 12th meeting held on 15 Jan.'91, it was decided to continue the Planning & Monitoring Cells created in the States during 8th Plan period providing financial assistance of 100% towards meeting expenditure of pay & allowances as also one time non recurring expenditure on purchase of vehicle, photocopier, personal computer with printer, office furniture and drawing equipments etc. It was also decided to reimburse the recurring expenditure upto the limit of Rs.1.25 lacs per year on telephone, running and maintenance of vehicle, stationary, rent rates & taxes, electric and water charges and other miscellaneous expenditure.

3. With the end of 8th Plan period on 31st March, 97, the term of these cells simultaneously has now expired. Consequently, a decision is required to be taken for the continuance of these cells during the 9th Plan period. The Board has requested the respective State Govts. to give their recommendations in this regard alongwith projected work programme for 9th & 10th plan periods as also requirement of posts thereof. After careful examination of the proposals received from the participating State Govts., it is proposed that Planning Committee may take a decision for the continuance of these cells during the 9th Plan period providing financial assistance to the extent of 100% reimbursement of expenditure on pay & allowances of core staff listed in the Annexure XI and attendant office expenditure upto the limit of Rs.2.25 lacs p.a. on the items shown in Annexure XII as also one time non recurring expenditure for purchase of capital items, if the capital items provided in the 7th Plan period become obsolete/out-dated/irrepayable.

AGENDA ITEM NO 9. : ANY OTHER ITEM WITH THE PERMISSION OF THE CHAIR.

(2) The publication of the Regional Plan, after previous publication, as required by section 12, shall be conclusive proof that the Regional Plan has been duly prepared.

14. (1) The Board may, subject to the provisions of sub-section (2), make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density.

Modifica-  
tions of  
the  
Regional  
Plan.

(2) Before making any modifications in the finally prepared Regional Plan, the Board shall publish a notice, in such form and in such manner as may be prescribed, indicating therein the modifications which are proposed to be made in the finally prepared Regional Plan, and inviting objections and suggestions from any person with respect to the proposed modifications before such date as may be specified in the notice and shall consider all objections and suggestions that may be received by it on or before the date so specified.

(3) Every modification made under this section shall be published in such manner as the Board may specify and the modifications shall come into operation either on the date of such publication or on such later date as the Board may fix.

(4) If any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of land-uses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final.

15. (1) After every five years from the date of coming into operation of the finally prepared Regional Plan, the Board shall review such Regional Plan in its entirety and may, after such review, substitute it by a fresh Regional Plan or may make such modifications or alterations therein as may be found by it to be necessary.

Review  
and  
revision  
of the  
Regional  
Plan.

(2) Where it is proposed to substitute a fresh Regional Plan in place of the Regional Plan which was previously finally prepared or where it is proposed to make any modifications or alterations in the finally prepared Regional Plan, such fresh Plan or, as the case may be, modifications or alterations, shall be published and dealt with in the same manner as if it were the Regional Plan referred to in sections 12 and 13 or as if they were the modifications or alterations in the Regional Plan made under section 14.

## CHAPTER V

### FUNCTIONAL PLANS, SUB-REGIONAL PLANS AND PROJECT PLANS

16. After the Regional Plan has come into operation the Board may prepare, with the assistance of the Committee, as many Functional Plans as may be necessary for the proper guidance of the participating States and of the Union territory.

Prepara-  
tion of  
Func-  
tional  
Plans.

17. (1) Each participating State shall prepare a Sub-Regional Plan for the sub-region within that State and the Union territory shall prepare a Sub-Regional Plan for the sub-region within the Union territory.

Prepara-  
tion of  
Sub-  
Regional  
Plans.

**DRAFT**

**FUNCTIONAL PLAN**

**INDUSTRY**

**NATIONAL CAPITAL REGION**

**NCR PLANNING BOARD  
MIN. OF URBAN AFFAIRS & EMPLOYMENT  
NEW DELHI**

## FUNCTIONAL PLAN : INDUSTRY

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## **FUNCTIONAL PLAN FOR INDUSTRY**

### **1. INTRODUCTION**

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

### **2. NEED FOR FUNCTIONAL PLAN FOR INDUSTRY**

In the last four decades or so, after independence, there had been a fundamental change in Delhi in terms of its physical and social characteristics and life style. It has not only emerged as a strong seat of administrative capital but also as the most important trade and financial centre alongwith proliferation in the availability of highly technical infrastructure. Thus, while working out future policies these characteristics need to be given due consideration and importance.

Delhi has experienced a significant functional shift in its economic structure in favour of manufacturing and processing activities. In 1951, only 17% of the workforce was employed in this sector which increased to about 25% in 1991. This happened mainly at the expense of the service sector, which declined from 43.7% in 1951 to 33% in 1991, (Table-1). It is feared that with the current aggressive entrepreneurship and local administration's promotional support the share of industrial employment could well increase beyond 30% by the end of the century. For a city of national importance, the industrial sector growing fastest of all the economic sectors has caused serious concern to all.

It is sad but nevertheless true that even today, several years after the constitution of NCR Planning Board and the adoption of its comprehensive regional development plan, the vast hinterland of the National Capital Region which lies mostly outside the DMA, continues to experience a very slow rate of economic development even while the core Sub-region of NCT is witnessing a phenomenal surge of physical and economic growth. This is leading to a lopsided development of the Region characterised by the 'Metropolis -Satellite' syndrome where part of the economic surplus of the periphery is extracted by the core and whatever development takes place in the periphery mostly reflects the expansion needs of the core. This runaway process of economic growth in Delhi has inevitably attracted an extraordinary number of migrants, making it extremely difficult to sustain the provision of civic services in the national capital city at the prescribed levels, whether we are looking at the supply of treated water or generation of adequate power or the development of a mass rapid transit system of commensurate size and efficiency.

To redress this increasing imbalance in the pattern of growth and also to transform the dependency of 3 Sub-regions vis- a-vis Delhi into a mutually inter-active or symbiotic relationship where the development of Delhi is virtually synonymous with the growth of

NCR as a whole, there is an urgent need of preparing a comprehensive 'Functional Plan' for industry, duly supported by legal sanctions for the Region.

### **3. OBJECTIVES**

In the light of the above, it is necessary to :

- i) To break the strangle hold of Delhi in terms of location of industries and creation of job opportunities in industrial activities and thereby allowing only those industries which are required either for marketing and market related activities and/or for providing the consumer needs of Delhi's population.
- ii) To prevent Low-Tech and allow restricted growth of only Hi-Tech industries in Delhi, over which it has comparative advantage, and recycle Low-Tech industries into Hi-Tech in a phased manner.
- iii) To revitalise the economy of the stagnating urban centers and rural settlements in the Region by creating conducive environment and investment climate for industrial development.

### **4. THE REGION**

The National Capital Region (NCR) which extends over an area of 30,242 sq. km. comprises:

- Union Territory of Delhi (1483 sq. km.)
- Haryana Sub-region (13,413 sq.kms.), consisting of the six districts of Faridabad, Rewari, Gurgaon, Rohtak, Sonapat and Panipat (part).
- Rajasthan Sub-region (4,493 sq. kms.) which contains six tehsils of Alwar district, namely, Alwar, Ramgarh, Behror, Mandawar, Kishangarh and Tijara;
- Uttar Pradesh Sub-region (10,833 sq. kms.) embracing three districts, namely, Meerut, Bulandshahr and Ghaziabad.

### **5. REGIONAL PLAN - 2001**

#### **5.1 OBJECTIVES**

The core objectives of the Regional Plan-2001, which was approved by the NCR Planning Board in November, 1988, and brought into force in January, 1989, are:

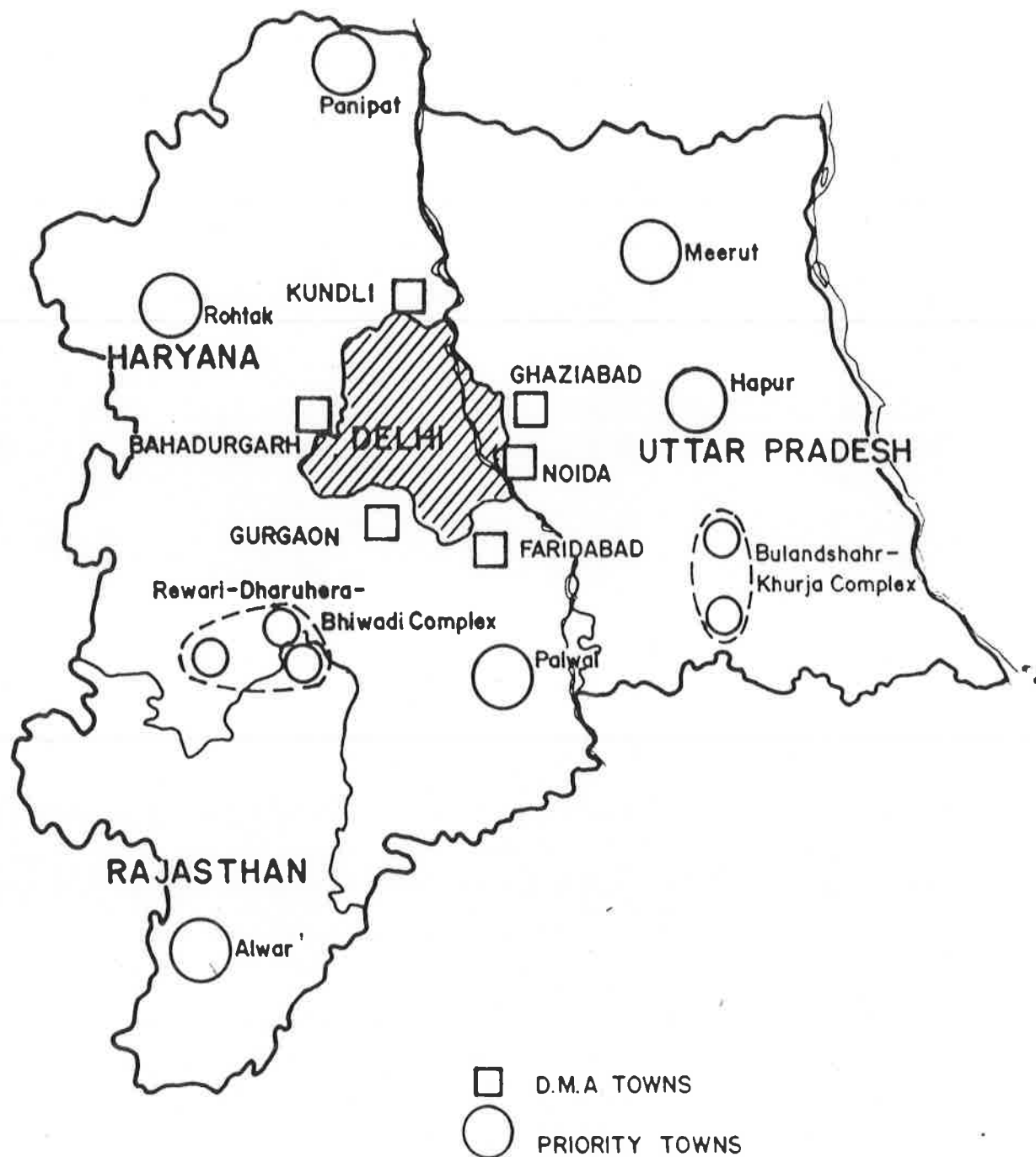
- (a) to reduce the pressure of population on Delhi; and;
- (b) to achieve a balanced and harmonious development of NCR.

#### **5.2 POLICY ZONES**

The Regional Plan has recognised following three policy zones (figure-1) for the effective application of the policies and implementation of the proposals to achieve these objectives:

Figure- 1

DELHI METROPOLITAN AND PRIORITY TOWNS





- i) NCT - Delhi (1483 sq.km)
- ii) Delhi Metropolitan Area (excluding NCT - Delhi) comprising controlled areas of the contiguous towns of Ghaziabad including Loni and Noida in Uttar Pradesh, Faridabad-Ballabgarh Complex, Gurgaon, Bahadurgarh, Kundli and extension of Delhi ridge in Haryana. The total area of DMA excluding Delhi is about 1696 sq. km.
- iii) Rest of NCR (about 27063 sq km)

### 5.3 STRATEGY:

- i) Regional Plan-2001 seeks to achieve its objectives through an inter-related policy framework relating to population (re- distribution), settlement systems, regional landuse patterns, environmental factors, economic activities and infrastructural facilities.
- ii) While aiming to retain the growth of population in the region as a whole at the projected level, the population policy seeks to halve the growth rate of the city of Delhi and accelerate the population increases in a larger number of spatially - dispersed towns and urban complexes both within NCR and beyond. Thus, with the regional population level remaining at the projected 325 lakhs (of which 234 lakhs will be urban and 91 lakhs rural) in the year 2001, the main thrust of the Regional Plan is to restrict the share of Delhi to 112 lakhs as against the projected 132,6 lakhs. Correspondingly, the Regional Plan-2001 provides for accommodating the deflected population of 20 lakhs by stimulating accelerated development to a like extent (but in a more balanced way) throughout the rest of NCR.
- iii) The following 8 towns or urban complexes were specifically selected for accelerated development and designated as 'Priority Towns' in Regional Plan-2001 viz.

#### Haryana Sub-region

- (1) Panipat
- (2) Rohtak
- (3) Palwal
- (4) Rewari-Dharuhera-Bhiwadi Complex  
(Bhiwadi is in Rajasthan Sub-region)

#### Rajasthan Sub-region

- (1) Alwar
- (2) Bhiwadi (see item 4 above)

#### Uttar Pradesh Sub-region

- (1) Meerut
- (2) Hapur
- (3) Bulandshahar - Khurja Complex

## 5.4 DEVELOPMENT APPROACH

- i) Developing integrated new townships alongside the identified priority/DMA towns each in accordance with a specific Master (i.e. land use) Plan and providing for a total population growth assigned in accordance with the overall population profile of NCR as envisaged for the year 2001.
- ii) The townships to be so developed should be centred around core - economic activities including the large/medium industries, major commercial complexes like ICD and whole-sale market yards and office complexes which are to be relocated out of Delhi as part of the over- all dispersal strategy, or, failing which, as new green-field projects of the State/Central Govts.
- iii) Higher-order social facilities of regional or national importance such as educational institutions, universities, hospitals, sports complexes and tourists centres may also be among the specific activities to be promoted in these townships.
- iv) Such major infrastructural works like the building of expressways, widening of national highways, laying of new railway lines and facilities for better telecommunications as also power distribution systems at the sub- regional level, all of which are essential to the balanced and harmonious development of NCR, are intended to be dovetailed with the internal development activities in these townships and funded by the concerned ministries of Central Govt. through a special NCR component Plan.
- v) As part of the process of dispersal of economic activities beyond NCT, concrete linkages are required to be established, as far as possible, between the core economic and other activities to be developed in the new townships and those activities which are identified for relocation out of Delhi, in order to ensure that the twin objectives of Regional Plan 2001 are achieved simultaneously.

## 5.5 INDUSTRIAL LOCATION POLICY

- a) Control within the Union Territory of Delhi:  
The present policy of not promoting location of medium and large scale industries within Delhi UT should be continued.
- b) Control outside Delhi but within the DMA :  
While in the long term perspective, the growth of large and medium scale industries in DMA towns may have to be restricted, these industries may be permitted in the DMA towns for a period of 10 years, whereafter the policy shall be reviewed. The emphasis will be on promoting growth of large and medium scale industries in priority towns in preference, to DMA towns.
- c) Incentives for industries outside the DMA but within the NCR:

The towns selected for priority development should have a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas should be given for location of large, medium and small scale industries. Industrial estates should be developed in these towns. Specific areas should be earmarked in the Region outside the DMA for relocation of non-conforming, polluting and obnoxious industries proposed for shifting in the Delhi Master Plan-2001.

## 6. EXISTING SCENERIO

### 6.1 Organised Sector

As per ORG study report the organised industrial sector in NCR has developed into 1.08 lakh units. Of these L & M units are less than 1000 (928 Units) while SSI constitute about 1.07 lakh units (Table-2). Among different constituent regions within NCR, Haryana & U.P. Sub-regions together account for 72.3% of L & M industries & about 71% of SSI Units.

#### 6.1.1 Large & Medium Industries

There are in all 928 large & medium industries in NCR, Haryana & UP sub-region account for the 671 industries, constituting 72.3% of the L & M industries in NCR. Ghaziabad in UP sub-region & Faridabad in Haryana sub-region has in all 384 L & M Units constituting 41.3% of L & M units in NCR. Alwar in Rajasthan sub-region has another sizable 9.1% of L & M Units, National Capital Territory. Delhi has a total of 173 units (18.6%) (Table-2)

#### 6.1.2 Sectoral Distribution of L & M Units

The L & M industries are distributed over 16 different industry sectors (Table-3).

- In NCT-Delhi electrical machinery & paper & printing units show highest %age distribution. Other units are more or less equally distributed.

- In Haryana sub-region, units manufacturing engineering goods consisting of metal products & parts, machine tools & electrical machinery show highest %age distribution.

- In U.P. Sub-region, Electrical machinery, metal products & parts, chemicals & food products, constitute the major sectors.

- In Rajasthan sub-region metal products & parts, textile products & transport equipments alongwith chemicals, non-metallic mineral products & basic metals constitute the major sectors.

#### 6.1.3 Small Scale Industries

The total number of registered units covering small scale industries stands at 1.07 lac in NCR (Table-4).

Small Scale Industries in NCR is well developed in most of the Sub-regions. Haryana Sub-region accounts for the largest share of SSI Units (51.8%) followed by U.P. Sub-region (19.5%). Delhi & Rajasthan Sub-region accounts for 18.8% & 9.9% of the total SSI Units.

The rural-urban composition shows that about 74% of SSI Units are located in the urban areas. Delhi, UP Sub-region & Rajasthan sub-region has 95% to 76% units located in the urban areas.

## **6.2 Un-organised industries sector**

The un-organised sector consist of those units which are not registered either with the Directorate of industries or under Factories Act. The following discussion summarises the nature of growth & major profile of the un-organised sector.

### **6.2.1 NCT-Delhi**

The National Capital Territory of Delhi has some of the largest clusters of un-organised informal sector units in the NCR. There are about 75422 un-organised units with an employment of 3.77 lacs in Delhi.

The informal sector units are concentrated in major clusters within Delhi Municipal Limits & also in the urban villages of NCT-Delhi. Informal sector clusters are located at Anand Parbat, Tri Nagar, Subash Nagar, Shastri Nagar, Motia Khan, Pahar Ganj, Gandhi Nagar etc.

A wide variety of products are manufactured by informal sector units in Delhi. These are mainly textile & garment units (21%), repair service (20%), machinery, machine tools & parts (10%), printing & paper product (6%) & metal products & parts (6%) & others (37%) (Table-5).

### **Characteristics**

- i) On an average 5 persons per unit are employed in the informal sector in Delhi, which is substantially higher than DMA/priority towns in NCR.
- ii) Per unit fixed investment and working capital are Rs.9.3 lacs & Rs. 0.10 lac respectively in Delhi which is highest in NCR.
- iii) Most of these units are operating under conditions of over crowding & inadequate space. In general, space standards in all types of activities in major clusters, stands at an average of less than 200 sq. ft. per unit.
- iv) Major informal sector clusters have access to basic infrastructure like water supply, drainage, road, electricity etc. but none of these services are adequate.
- v) Plastic, PVC footwear, electroplating, printing & leather units are major activities in the informal clusters which results in high level of area pollution. Some of these units are categorised under

obnoxious/hazardous & pollutant units which are prohibited to be located in & around residential areas.

### 6.2.2 NCR Excluding Delhi

There is a sizable presence of informal activities and enterprises in various towns in the National Capital Region, which produce comparatively inexpensive wage goods and services while providing abundant opportunities for self-employment to the thousands of migrants who flock to these towns every day.

The studies carried out by NCR Planning Board through Consultants have identified the following informal sector activities in the various towns in NCR.

Alwar :	Engineering and metal work, leather work, Murti Kari, Carpet weaving and Pottery.
Meerut :	Handloom, Sports goods and Scissors and blades industry.
Khurja :	Pottery and Ceramics
Panipat :	Handloom Industry
Hapur :	Metal products
Rewari :	Brasswares
Mewat :	Potteries
Region	

Enquiries have also shown that there is scope for development of informal sector activities in the field of gem polishing, garment manufacturing and service sector.

#### Characteristics

Some of the limitations faced by this heterogeneous band of poor small scale entrepreneurs and their work force can be identified as follows:

- i) They have no access to shelter which automatically deprives them of social security benefits like medical services, neighbourhood schools and easy availability of drinking water and electricity.
- ii) They have no access to credit from formal credit institutions and have to pay high rates of interest to private money lenders.
- iii) Their access to markets is limited since their capacity to hold goods is determined by the availability of finance to them.
- iv) They face constant shortages of equipment, raw material and working capital which leads to low productivity.

### **6.3 Industrial Infrastructure**

There are 100 Industrial Estates reported to be functioning in the NCR (1994), (Table-6). The salient features of the Industrial Estates in the sub-regions are as follows:-

#### **6.3.1 NCT-Delhi**

NCT-Delhi has 22 Industrial Estates. These Estates have been developed mainly by DDA (16) followed by the DSIDC (6). The average area per plot is 0.20 acres.

#### **6.3.2 Haryana Sub-region**

There are 41 Industrial Estates in the Sub-region. Panipat, Rohtak, Gurgaon, Sonapat, Rewari and Faridabad districts have recorded 3, 3, 6, 8, 2 and 19 Industrial Estates respectively. These Industrial Estates have been developed by DIC, FCA, HSIDC and HUDA. The average plot size is 0.62 acres.

#### **6.3.3 Rajasthan Sub-region**

The Alwar district in Rajasthan Sub-region has 10 Industrial Estates, of which 8 are in NCR and 2 outside NCR but within Alwar district. RIICO has developed all these Industrial Estates. The average plot area is 1.88 acres.

#### **6.3.4 U.P. Sub-region**

The U.P. Sub-region has 29 Industrial Estates out of which 25 Industrial Estates have been developed by UPSIDC and the remaining 4 (Hastinapur, Mohkampur and Dhirkherea industrial areas), in Meerut district, and one in Ghaziabad district (Modinagar industrial area) have been promoted and managed by the private sector.

Bulandshahar, Ghaziabad and Meerut districts have recorded 5, 18 and 6 Industrial Estates respectively. The average size of of plot in this Sub-region worked out to be 0.94 acres.

## **7. ISSUES**

### **7.1 Regional Level Issues**

- i) The major issue to be resolved for promotion and growth of industries in NCR is related to regulation of their location and operation in a manner that will minimise its adverse effects on environment both in terms of loss of natural amenities as well as degradation of the natural environment.

- ii) Deficiencies in basic infrastructure like power, water, transport linkages, telecommunication etc., which are the pre-requisite for faster industrial growth, are evident in most of the towns in NCR. To make these towns self sustainable and attractive enough for future industrialisation, concomitant infrastructure needs will have to be met.
- iii) NCR being an interstate region, wide variations exist in the statutory tax rates, as well as tax concessions given to manufacturers on purchase of raw materials and machinery, levy of tariff on various services like power, water and transport etc. This causes diversion of manufacturing activities from one State to another.
- iv) Financial institutions and commercial banks since they operate within the jurisdiction assigned to them, certain facilities like transfer of loans, commercial transactions etc. are normally not possible or cause delays which act as hindrance in the relocation and dispersal of the industrial activities in the region.
- v) Land being the vital factor for the industrial development the present procedure of acquisition of land through Land Acquisition Act and the process of transferring them to the development agencies is quite cumbersome. This causes wide gap between demand and supply resulting into location of industries in the non-conforming areas and encroachments on private and public land.

## **7.2 Area Specific Issues**

### **7.2.1 NCT-Delhi**

- i) Delhi which in 1951 and 1961 had administrative character is now very fast becoming a city of industrial character. The first Master Plan of Delhi recognised the need to put a curb on the industrial activities of Delhi and prohibited certain type of industries, mainly large scale and obnoxious industries from being set up in Delhi. The revised MPD-2001 while recognising the need of restricting the industrial growth of Delhi has recommended the growth of only small scale industries. The increase in the industrial employment in the intervening period shows that the curbs prescribed by the Master Plans were not sufficient.
- ii) The phenomenal growth in small scale industries which took place as a result of the prohibition of the large and medium industries is characterised by their continued growth and tendency to concentrate in non-conforming use zones. This had a direct bearing on environment dimensions of the city. This is mainly because of their limited resources that the SSI's tend to waste material resulting into more pollution per unit of output than other large units. The growing sickness and decline in competitiveness of these units further tends credence to premise of their low productivity and, therefore, greater pollution potential. In this context the industrial growth needs a major structural correction.



- iii) There are more than 75,000 un-organised or informal sector units, majority of them are operating in the non-conforming areas. The present factory space in the existing structures in these areas is badly maintained and over utilised. The chemical, plastic, PVC, electroplating units are functioning in excessively in-sanitary and un-safe conditions. The inadequate availability of industrial land and in-efficient enforcement of operational and factory regulations are the major causes of the prevailing situation in the informal sector.
- iv) Recommendations of shifting of certain heavy and large, hazardous and noxious non-conforming units from Delhi have been made both in the MPD-62 and MPD-2001. Shifting of industries from Delhi requires decisions on various related issues about such shifting among the various interests which are involved in the process. It is feared that unless all these issues are tied-up it will be difficult to implement these recommendations.

### **7.2.2 Delhi Metropolitan Area Outside Delhi.**

- i) In pursuance to the policies in the MPD-62 to disperse economic activities in the adjoining towns falling in the DMA, the concerned state governments developed large scale industrial areas in these towns. This resulted in the phenomenal concentration of industrial activities in these towns as compared to other parts of their Sub-regions. The magnitude of concentration can be judged from the fact that in the U.P. sub-region, Ghaziabad alone accounted for more than 60% of the total number of registered factories and 64% of the factory employment. Similarly, in the Haryana sub-region, about 45% of the total registered factories employing more than 66% of the total workers are located in Faridabad.
- ii) While undertaking industrial development in these towns matching level of residential, commercial, tele-communication and other facilities have not been developed resulting in sizable number of workers employed in the industries living in Delhi.
- iii) Massive built-up of industrial infrastructure in the close proximity of Delhi may pose serious threat to environment in DMA including Delhi, which had now come up as a contiguous mass.

### **7.2.3 Rest of NCR**

- i) With stringent measures in Delhi and DMA the search for new industrial areas outside DMA may have to be intensified. The NCR hinterland has enough potential to satisfy this urge provided some serious efforts are made to remove bottlenecks, particularly, power, water and telecommunication.
- ii) Specific areas may have to be earmarked for the relocation of polluting and hazardous industries proposed to be shifted out-side Delhi.



## **8. POLICY FOR INDUSTRIAL DEVELOPMENT**

In order to achieve the objectives, the following policies are laid out;

### **(A) Regional level policies**

- i) For the development of industrial activities in the National Capital Region, a three tier approach should be followed. A policy of strict control for location of industrial activities within the Union Territory of Delhi, moderate control outside Delhi within the Delhi Metropolitan Area and, encouragement with incentives in the area outside the Delhi Metropolitan Area within the NCR is proposed for the balanced development of the Region.
- ii) The policy of development of industrial activities in the Region should take into account the impact of various proposals made in the Regional Plan 2001, Sub-regional Plan and the Functional Plans approved by the Board. Moreover, it should be an integrated policy for the Region as a whole and should be pursued at the Sub-regional levels so as to effectuate the broader objectives of the Plan. It should have the twin objectives of fostering rapid economic growth and achieving balanced development of the Region.
- iii) There should be definite attempt to change the basic character of the regional economy of the Region from the agricultural and pre-industrial to more diversified one, in order to raise the earning capacity of the people. By 2001, nearly 70% of the population would be living in urban areas. This would entail the creation of more jobs in non-agricultural occupations, mainly in industry which has a strong multiplier effect, than at present. For this purpose there should not only be an injection of additional activities in existing and new centres outside urban Delhi but also development of agro-based industries in rural areas in order to support urbanisation on the one hand and to stabilise the rural economy on the other.
- iv) In the Region, the land is generally good for agriculture, and hence selection of sites for the development of industrial activities should be done judiciously in strict compliance to development plans of the area and local environment laws.
- v) There is a need for streamlining not only the fiscal and other incentives given by the concerned State governments but also tax and tariff structure in the Region. It should also be possible to rationalise the taxes in Delhi and in the various towns for mutual benefits and in the overall interest of the Region. This will also enable a free flow of goods and encourage economic development.

**(B) Area specific policies**

**(a) NCT - Delhi**

- i) A city like Delhi should opt for an industrial policy which is highly technology intensive, non-polluting, sophisticated and high value addition generating. In this context, the primary consideration for location of industry in Delhi should not be the fixed investment limit but should be the availability of limited space, large scale relating in-migration, pollution and strain on already deficient civic services.

In order to maintain quality of life and to provide its citizens a better living in terms of clean environment and adequate level of civic services, it becomes imperative that all those manufacturing activities which demand consumption of services viz. power, water, etc. higher than what is permissible in the residential areas should be discouraged.

- ii) With these considerations, Delhi should follow a policy; which have following elements :

- Only those industries which are required either for marketing and market related activities and/or for providing consumer needs of Delhi's population should be allowed in Delhi.
- The requirements on civic services viz. power, water etc. should not exceed the standards and norms permissible for the residential areas.
- The industries should meet the standards laid down by the local pollution control authorities.
- Only Hi-Tech\* industries should be allowed in Delhi.

- iii) In the existing industrial areas Low -Tech industries should be recycled into Hi-Tech.

**b) Delhi Metropolitan Area**

- (i) Owing to the location of DMA towns adjacent to Delhi, no hazardous, polluting industry should be allowed in DMA.

- (ii) Hi-Tech industries should be allowed to flourish in DMA.

- (iii) The industries existing before 1986 should be made to conform to Environment Protection Act, 1986.

**(c) Rest of NCR outside DMA**

- i) The towns selected for priority development should have a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas should be given to all types of industries.
- ii) Modern Industrial Townships/Estates should be developed in the area outside DMA.
- iii) Specific areas should be earmarked in the Region outside the DMA for relocation of polluting, hazardous, heavy and large and non-conforming industries proposed for shifting out of NCT- Delhi.

**9. Strategies**

**9.1. Regional Level Strategies**

**9.1.1 Industrial Infrastructure**

In order to implement the strategies in respect of the regional infrastructure, the Board has finalised Functional Plans for Transportation, Power and Telecommunication.

The Transportation Functional Plan aims at :

- interconnection of the Priority Towns both with Delhi and each other;
- decongesting the Delhi transport network by diverting all by-passable traffic;
- providing a Regional Rapid Transport System (RRTS) for the NCR which fully integrates the Regional Towns with the Transport network of Delhi.

The functional Plan on Power aims at making the NCR Towns power cut free by:

- Providing captive generation upto 50% of the additional capacity requirements in each of the NCR towns.
- Strengthening the Power T&D Systems in order to cater to future needs of these towns.

In order to link up the entire NCR through an efficient system the Telecom Functional Plan envisages:

- The provision of local call system amongst NCR Towns and Delhi and a uniform STD code (011) for the whole of NCR including NCT Delhi.
- Making Telephones available on demand in the NCR.
- Developing a single Pin Code system for entire NCR.

### **9.1.2 Uniformity in Fiscal Structure**

The entire National Capital Region should be treated as a single economic zone so as to minimise advantages of a specific location in terms of choice of location of industries. The scope of Common Economic Zone should not only confine to fiscal and economic policies like taxations etc. but should also include matters like tariffs on various user services like power, water, etc., taxation on goods and passenger traffic and their free movement in NCR and any other matter which by way of creating preferences for location causes diversion of manufacturing, trading or any other economic activity from one state to another. Some of the important areas where uniformity is to be achieved are as under;

- i) Enacting a Sales Tax Act to provide for uniform rate of taxation in the entire NCR and removing all inter-state tax barriers.
- ii) Making the Central Sales Tax rate uniform throughout the NCR
- iii) Institutional finances :

The commercial banks in the NCR should provide the same level of services as available in Delhi, more specifically as under:

- a) all NCR Banks should participate in Delhi clearing housing
- b) all bank branches in NCR be computerised and inter-connected by a network for smooth and expeditious completion of all financial transaction and transfer
- c) branches of banks in DMA and Priority Towns authorised to deal in foreign exchange
- d) all NCR banks to provide letter of credit facilities to customers and
- e) NCR banks to be included in the mandatory clearing centre for public issues, right issues, debentures, etc.

### **9.1.3 Development of Modern Industrial Estates/Townships :**

Modern Industrial Estates/Townships with all the necessary infrastructure for industry should be developed in NCR outside DMA. Simple stream-lined procedure should be adopted for the expeditious allotment of land to the entrepreneurs in these Estates so that there is no delay in commissioning of the projects. Simultaneous effort to provide necessary housing and other social infrastructure should also be made for the industrial workers in the very beginning so that they are not forced to take shelter in unauthorised colonies which may later grow into slums.

### **9.1.4 Rural Industrialisation**

The rapid growth of population of Delhi is mainly due to immigration of people in search of employment from the rural areas where the capacity to generate employment are either exhausted or under - utilised. Thus, there is a need to develop agro-based industries in the rural areas in order to support urbanisation in the NCR as a whole on the one hand and to stabilise the rural economy on the other. In the long run this will prevent exodus of people from rural areas to Delhi.

The studies have shown that the lower order settlements in the NCR (service centres and basic villages) have enough localised traditional skills like potteries, handloom weaving, leather work, murtikari, carpet weaving etc. which if properly nurtured can play the role of a vibrant component of the rural economy and provide gainful employment to the potential migrants to Delhi.

### **9.1.5 Training and Skill upgradation**

In view of the demand for diversification and expansion of industrial activities in the NCR, there is an immediate need of strengthening and upgrading the training facilities in the Region. Introduction of new courses, specially in Hi-tech areas, regulatory controls, supervision and maintenance of uniform standards and curricula, particularly in those institutions which are run privately are some of the areas which need consideration.

## **9.2. Area Specific Strategies**

### **9.2.1 NCT-Delhi**

#### **A. Thrust Areas**

##### **(i) Hi-tech Industries.**

##### **(a) Comparative Advantage**

Delhi has the following resources and facilities readily available for promotion of Hi-tech industries;

- i) Highly qualified manpower because of location of IIT, DCE and other technical institutions.
- ii) A large number of centres of excellence in the field of science & technology like NPL, NIC, C-DOT, CSIR, etc. are located in Delhi & can provide for quick and easy interaction between the industry and R&D centres.
- iii) Delhi is one of the important hub centre of National Telecom Network.
- iv) Location of all embassies in Delhi will give an edge to the exporters/importers of technology.

##### **(b) Potential Growth Areas.**

- i) Computer hardware and software industry and industries doing system integration using computer hardware & software.
- ii) Market related activities.
- iii) Industries integrating & manipulating the interfaces of the computers & telecom facilities.
- iv) Industries catering to the information needs of users by providing data-bases or access to data bases spread throughout the globe.
- v) Industries providing the facilities for sophisticated testing of different or all components of the information-technology.
- vi) Electronic goods.
- vii) Service & repair of TV & other electronic items.
- viii) Photo composing & Desk Top Publication.
- ix) TV & Video programme production.

x) Textile designing & Fabric Testing etc.

**(c) Basic Facilities**

i) Testing and calibration facilities.

ii) Linkage with R&D laboratories and Engineering Colleges

iii) Repair and maintenance support system

iv) Supply of equipment/components

v) PCB design, fabrication and assembly facilities.

vi) Machine shop and tool room etc.

**(ii) Service Industry**

Service sector industries which provide large scale skilled employment and are environment friendly should be promoted in Delhi. Like other megapolis, Delhi needs banks, financial institutions, lawyers, doctors, CAs, printing presses, nursing homes, beauti-clinics, laundries, shopping arcades etc. Tourism is another service sector industry that spawns hotels, guest houses, travel agencies production and supply of food items etc.

Service industries should be allowed to operate in the residential areas provided they function within the norms permissible for the consumption of power, water etc.

**(iii) House hold Industry**

Household industries, since they are required either for providing or servicing the day to day needs of Delhi's population should be allowed to operate in the residential areas provided they are non-pollutant and fulfill the prescribed norms.

**B. Setting up of Regional Commercial Centre to provide linkages.**

Delhi being the major marketing outlet, financial capital of North India and the seat of the Central Govt. every industry wants to have a front office in Delhi, from where all national and international transactions, and liaison work can be handled. As such, it is desirable to have split units of industries where the main industry can be located in the NCR towns while their front

offices can be located within Delhi. To achieve this, Specific Regional Commercial Centres could be set up in Delhi, where office space may be allotted to these industries which have their establishment in NCR at pre-determined rates.

### **C. Joint Venture Projects**

Delhi, with its experience and expertise should participate in the industrial development in NCR. Delhi Administration should take-up projects on 'Joint Venture' basis with the counterpart agencies (UPSIDC, HSIDC and RIICO) of the participating states.

**D. Construction of Multi-storeyed flatted factory complexes should be Multi-storeyed flatted constructed to save space and to have better management factories of services.**

**E. Common Advertisement** Common advertisements indicating the sites available in Delhi along with sites available in NCR towns should be published for relocating non-conforming units ordered to be shifted by the Supreme Court so as to give entrepreneurs varied options for relocation. Similar concessions as being given for their relocation in Delhi should be given for other towns also.

## **9.2.2 Rest of NCR excluding Delhi**

### **A. Suggested locations**

- i) The DMA towns and the priority towns (Regional Centres) selected in the Regional Plan for induced development have been envisaged to play a significant role and would have a strong industrial content as shown in their proposed occupational structure (Table -7).
- ii) Besides the DMA and the priority towns it has been proposed in the Regional Plan that the sub-regional centres which have been identified in the Sub-regional Plans prepared by the respective state govts. will also serve as first stage industrial centres.
- iii) On the basis of these recommendations of the Regional Plan and status of industrial development in the region, following locations are suggested :



NCR Constituent sub-regions	DMA towns	Regional Centres	Sub-Regional Centres
1. Haryana	Kundli, Bahadurgarh, Gurgaon, Faridabad	Panipat, Rohtak, Rewari, Dharuhera, Palwal	Samalkha, Jhajjar, Bawal, Hodel, Gohna, Sonapat, Ganaur, Sohna/Rozka-meo, Manesar, Meham, Kharkhoda*.
2. U.P.	Ghaziabad, Noida	Meerut, Hapur, Bulandshahr, Khurja	Pilkhua, Sikarpur, Tronica City - Loni, Greater NOIDA, Muradnagar, Massuri, Gulawati
3. Rajasthan	-	Alwar, Bhiwadi	Khairthal, Tijara, Behror, Shahjhanpur, Nimrana*, Kot kasim*

\* Presently identified as Service Centres, to be upgraded as Sub-regional Centres.

iv) The strategy to develop these areas may entail following elements :

- a) These locations to be developed as model industrial areas equipped with facilities such as uninterrupted power supply, efficient telecommunication network, transportation and ware-housing facilities, common effluent treatment plants and industrial and potable water supply.
- b) Private sector participation in industrial infrastructure development. The private sector may establish and operate key infrastructural facilities like power, water supply, telecommunication, etc.
- c) Establishment of a single window system of registration, financing and industrial regulatory measures.
- d) In order to encourage the industries to establish in NCR, liberal fiscal incentives be given to the new units as provided in the industrial policy frame-work of the states.

### 9.3 SHIFTING OF INDUSTRIES

#### A. Delhi Master Plan Provisions

The Delhi Master Plan-2001 has made the following important provisions with regard to location of industries in Delhi :

- i) Hazardous and noxious industries [H (a)] :
  - a) not permitted in Delhi;
  - b) existing units to be shifted out within 3 years (upto 1993); and
  - c) land which may become available from their shifting/closure is to be used in meeting the deficiencies of the community.
- ii) Heavy and large industries [H (b)] :
  - a) no new units to be permitted in Delhi;
  - b) existing industries to be shifted to DMA and NCR; and
  - c) vacated land to be used for community needs.
- iii) Extensive industries (F)
  - a) no new extensive industries, except in existing identified extensive industrial areas.
  - b) existing non-conforming extensive industries to be shifted to extensive industrial use zones within 3 years.
- iv) Light and service industries :
  - a) non-conforming light and service industries with 20 or more workers located in non-conforming areas shall be shifted within 3 years to conforming use zones.
  - b) non-conforming light and service industries between 10 to 19 workers to be reviewed after 5 years for shifting.

#### B. Efforts by NCRPB

The NCR Planning Board in the 17th meeting of the Board held on 23-4-94 had decided upon a set of modalities for speedy implementation of the decentralisation of economic activities and a package of incentives and constituted a Standing Committee with the Chief Secretary, NCT-Delhi as

the Chairman and representatives of Haryana, U.P., and Rajasthan Govts. as Members to formulate programmes for shifting of designated industries from Delhi to the NCR. A Sub-Group constituted by the Standing Committee further deliberated upon the various issues in connection with the shifting of industries and finalised the proposal.

### C. Supreme Court Orders

A major thrust in this direction came from the Hon'able Supreme Court which has issued orders for the closure of certain industrial units and asked them to move out of the capital as they are not permitted under the law. In this context, the Supreme Court took note of the provisions of the Delhi Master Plan which has asked all such units to give their relocation plan within one year of the notification of the Master Plan in 1991 and shift thereafter in the next two years to the NCR. It also took note of the provisions of the NCR Planning Board Act, 1985 and the Regional Plan - 2001 drawn up by the NCR Planning Board. Some of the important orders issued by the Hon'ble Supreme Court in this regard are as under:

SL.NO.	SUPREME COURT ORDER (DATE)	CONTENTS (INDUSTRIES TO BE SHIFTED/CLOSED DOWN)	CLOSING DATE
1.	19.04.96	Non-Conforming Industries (about 39,000 units)	01.01.97
2.	08.07.96	168 Industries	30.11.96
3.	06.09.96	513 Industries	31.01.97
4.	10.10.96	43 Hotmix Plants	28.02.97
5.	26.11.96	246 Brick Kilns	30.6.97
6.	26.11.96	21 Arc/Induction Furnaces	31.03.97
7.	19.12.96	337 Industries	30.06.97

1. To implement these orders the Court issued following directives :

- i) The allotment of plots, construction of factory buildings, etc. and issuance of any licences/permissions etc. shall be expedited and granted on priority basis.
- ii) In order to facilitate shifting of industries from Delhi, all the four States constituting the NCR shall set up unified single agency consisting of all the participating states to act as a nodal agency to sort out all the problems of such industries.
- iii) The single window facility shall be set up by the four states.
- iv) The use of the land which would become available on account of shifting/relocation of the industries shall be permitted in the following manner :

Sl.No.	Extent	Percentage to be surrendered and dedicated to the DDA for development of greenbelts and other spaces	Percentage to be developed by the owner for his own benefit in accordance with the use permitted under the Master Plan
1	2	3	4
1.	Upto 2000 sq.mt. (including the first 2000 sq.mts. of the larger plot)	-	100% to be developed by the owner in accordance with the zoning regulations of the Master Plan.
2.	02. to 5 ha.	57	43
3.	5 ha. to 10 ha.	65	35
4.	Over 10 ha.	68	32

On the percentage of land as shown in Col.4 the owners at Sl.No. 2, 3 and 4 shall be entitled to one and half time of the permissible FAR under the Master Plan

- v) The shifting industries on their relocation in the new industrial estates shall be given incentives in terms of the provisions of the Master Plan and also the incentives which are normally extended to new industries in new industrial estates.
- vi) The workmen employed shall be entitled to the rights and benefits as indicated hereunder:

- The workmen shall have continuity of employment at the new town and place where the industry is shifted. The terms and conditions of their employment shall not be altered to their detriment;
  - The period between the closure of the industry in Delhi and its restart at the place of relocation shall be treated as active employment and the workmen shall be paid their full wages with continuity of service;
  - All those workmen who agree to shift with the industry shall be given one years wages as 'shifting bonus' to help them settle at the new location;
  - The workmen employed in the industries which fail to relocate and the workmen who are not willing to shift along with the relocated industries, shall be deemed to have been retrenched with effect from the date of closure provided they have been in continuous service (as defined in Section 25B of the Industrial Disputes Act, 1947) for not less than one year in the industries concerned before the said date. They shall be paid compensation in terms of Section 25-F(b) of the Industrial Disputes Act, 1947. These workmen shall also be paid, in addition, six years wages as additional compensation;
  - The gratuity amount payable to any workmen shall be paid in addition.
- D. In the case of non-conforming industries mentioned at Sl.No. 1 (about 39,000 units) the Hon'ble Supreme Court vide its orders dated 30.10.96 and 18.12.96 had permitted Delhi Administration to make use of 102 acres of land available with them in the existing industrial areas and acquire and develop additional 1300 acres of land at three locations to accomodate non-conforming industries. The Court has also directed Delhi Administration to file progress report in the Court every three months.
- E. GNCT of Delhi to consider carefully the re-location of non-conforming industries in 1300 acres of land as allowed by the Supreme Court to be developed within Delhi. It was felt that development of 1300 acres of land would actually need about 10,000 acres of land, needed for the development of housing and meeting demand on provision of concomitant infrastructure. If so many industries are relocated again in Delhi, it would add to the detriment of industrial development of the Region. In case it is finally decided to re-locate these industries in NCR, Multi-Storeyed Flatted Factory concept should be adopted so that speculation tendencies on allotment of raw land could be prevented.

## TABLES

**TABLE - 1: DISTRIBUTION OF WORKING FORCE IN URBAN DELHI 1951-1991**

Categories	1951		1961		1971		1981		1991	
	Workers	%	Workers	%	Workers	%	Workers	%	Workers	%
1 Cultivators	3483	0.7	5178	0.7	5176	0.5	7227	0.39	8534	0.32
2 Agri. Labours	584	0.1	1242	0.2	3603	0.3	4772	0.25	7821	0.29
3 Livestock Forestry etc.	-	-	-	-	-	-	13091	0.70	14692	0.55
4 Mining & Quarrying	1521	10.3	5446	0.7	9091	0.8	4745	0.25	2953	0.11
5 Manufacturing, Processing										
a) Household Industry	6632	1.3	12684	1.7	242733	2.2	31349	1.69	37090	1.37
b) Other than house-hole	80639	15.7	155099	20.7	25107	21.7	510748	27.49	631808	23.44
6 Construction	44948	8.7	32540	4.4	61517	5.5	118699	6.39	207515	7.70
7 Trade & Commerce	117338	22.8	143809	19.3	239719	21.6	413430	22.25	672978	24.97
8 Transport & Comm.	34455	6.7	47387	6.3	107324	9.6	168457	9.07	221164	8.20
9 Other Services	224426	43.7	343430	46.0	422667	37.8	584663	31.47	891018	33.05
Total Workers	514026	100.0	746815	100.0	1116937	100.0	1857545	100.0	2695533	100.0
Population	1437134	-	2349408	-	3647023	-	5678200	-	4420644	-
Participation Ratio	27.96	-	31.65	-	30.62	-	32.20	-	28.61	-

Source : Census of India, 91

**TABLE - 2: ORGANISED INDUSTRIAL SECTOR IN NCR**

Sl.No.	NCR Constituent	large & Medium Industries		Small Scale Industries		Total organised sector (units)
		Unit	%	Unit	%	
1	Delhi	173	18.6	20039	18.8	20212
2	Haryana-Sub-region	348	37.5	55285	51.8	55633
3	UP Sub-region	323	34.8	20844	19.5	21167
4	Rajasthan	84	9.1	10514	9.9	10598
5	NCR	928	100.0	106682	100.0	107610

Source: Study by ORG on 'Regions Economy and Industrial Development Potentials', 1994

**TABLE - 3: INDUSTRY SECTOR-WISE DISTRIBUTION OF L&M INDUSTRIES IN NCR**

Sl. No.	Industry Sectors	Delhi		Haryana Sub-region		UP Sub-region		Rajasthan Sub-region	
		Units	%	Units	%	Units	%	Units	%
1	Food Products	11	6.4	28	8.0	35	10.7	3	3.6
2	Beverages & Tobacco	5	2.9	9	2.6	11	3.4	1	1.2
3	Cotton Textiles	-	-	11	3.1	5	1.5	1	1.2
4	Textile Products	5	2.9	22	6.3	13	4.0	10	11.9
5	Paper/Publ./Printing	19	10.9	12	3.4	25	7.7	2	2.4
6	Leather/Fur Products	2	1.2	4	1.1	2	0.6	1	1.2
7	Chemicals	14	8.1	23	6.6	35	10.7	7	8.3
8	Non-Metallic mineral products	4	2.3	18	5.1	12	3.7	7	8.3
9	Basic Metals	17	9.8	30	8.6	19	5.8	7	8.3
10	Metal Products & Parts	17	9.8	54	15.4	33	10.1	13	15.5
11	Machine Tools	17	9.8	51	14.6	17	5.2	5	6.0
12	Electrical Machinery	33	19.1	38	10.9	65	19.9	7	8.3
13	Transport Equip.	8	4.6	23	6.6	20	6.1	8	9.5
14	Other Manufacturing	3	1.7	9	2.6	5	1.5	2	2.4
15	Wood Based/ Furniture Products	-	-	-	-	2	0.6	-	-
16	Rubber/Plastic Petroleum Products	10	5.8	18	5.1	27	8.3	10	11.9
	Unclassified	8	4.7	-	-	-	-	-	-
	<b>Total</b>	<b>173</b>	<b>100.0</b>	<b>350</b>	<b>100.0</b>	<b>326</b>	<b>100.0</b>	<b>84</b>	<b>100.0</b>

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.



**TABLE - 4: SMALL SCALE INDUSTRIES IN NCR**

Sl.No.	NCR Constituent Territories	Total no of units	Rural-Urban composition		No. of units in DMA & Priority Towns
			Urban (%)	Rural (%)	
1	Delhi	20039 (18.8)	19037 (95.0)	1002 (4.9)	19298
2	Haryana Sub-region	55285 (51.8)	33464 (60.5)	21821 (39.5)	17994
3	U.P. Sub-region	20844 (19.5)	17857 (85.7)	2987 (14.3)	12719
4	Rajasthan Sub-region	10514 (9.9)	8021 (76.3)	2493 (23.7)	3009
5	NCR	106682 (100.0)	78379 (73.5)	28303 (26.5)	53020

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 5: UNORGANISED SECTOR PROFILE IN DELHI**

Sl.No.	Industry Group	Total No. of Units
1	Food Products	4797
2	Textile Products	18546
3	Wooden Products	3132
4	Printing	4970
5	Leather Products	1369
6	Rubber & Plastic Products	3137
7	Chemicals	427
8	Mineral & Metal Products	1396
9	Metal & Metal Products	6858
10	Machinery & Parts	7425
11	Electrical Machinery	1685
12	Transport Equipment	1814
13	Other Mfg. Industries	2827
14	Repair Services	14178
15	Other Services	2861
Total		75422

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 6: INDUSTRIAL ESTATES (IEs) IN NCR**

Sub-region	Number of IEs	Area Development (Acres)	No. of Plots		Avg. (acres) Plot size	No. of plots/shed occupied
			Deve- loped	Alloted		
Delhi	22	2560.41	13178	10749	0.20	10749
Haryana	41	5446.11	8746	7820	0.62	3267
Uttar Pradesh	29	11598.56	12846	12846	0.93	10649
Rajasthan	8	4276.88	2223	1925	1.92	1106

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 7: OCCUPATIONAL STRUCTURE IN DMA AND PRIORITY TOWNS - 2001**

Town	Proposed participa- tion	Proportion of workers (%)					
		Primary	Industry	Construc- -tion	Trade & Commerce	Transport Storage & Communi- cation	Services
<b>A. DMA TOWNS</b>							
Ghaziabad	30	0.5	38.0	6.0	15.0	10.0	30.0
NOIDA	35	2.0	40.0	6.0	20.0	12.0	20.0
Faridabad/Ballabhgarh	35	2.0	45.0	6.0	16.0	7.0	24.0
Gurgaon	35	2.0	40.0	10.0	16.0	10.0	22.0
Bahadurgarh	35	6.0	30.0	4.0	25.0	10.0	25.0
Kundli	35	2.0	40.0	10.0	16.0	10.0	22.0
<b>B. PRIORITY TOWNS</b>							
Meerut	32	2	29	4	20	9	36
Hapur	30	6	28	4	22	13	27
Bulandshahr -Khurja	30	4	40	4	20	12	20
	30	4	40	4	20	12	20
Panipat	32	4	40	4	20	12	20
Rohtak	30	7	28	4	20	13	28
Palwal	30	9	15	4	17	21	34
Rewari	30	9	15	4	21	15	36
-Dharuhera	30	5	50	4	16	7	18
-Bhiwadi	30	5	50	4	16	7	18
Alwar	30	5	30	4	20	11	30

Source: Regional Plan - 2001

**NATIONAL CAPITAL REGION PLANNING BOARD****COMMON ECONOMIC ZONE  
FOR  
NATIONAL CAPITAL REGION**

The phenomenal growth of population over the last few decades and its effects on the shortages in Urban infrastructure and the degradation of environment in Delhi - the National Capital, have been a cause of grave concern. Infact the present trends indicate that if no remedial measures are taken on a war footing, the population of the National Capital Territory of Delhi is likely to go up to about 213 lacs by 2011, causing severe strain on the already scarce infrastructure like water supply, sewerage, garbage disposal, public transport, housing etc., whereby more than half of Delhi's population may have to go without most of these services by 2011. Already the slum population in Delhi has reached a whopping figure of over 30 Lacs and the continuance of the process unabatedly can result in the slum population growing to 88 lacs by 2011 (i.e a slum city with a population equivalent to that of Urban Delhi of 1991). Infact the major source of the rapid increase in population of Delhi, over and above its natural growth, is the immigration specially from the adjoining States of U.P., Haryana and Rajasthan; taking place mostly for employment/economic opportunities followed by growth of the family and next of kins around the employed person. Keeping in view of the enormity and complexity of the problems, it was felt that it will not be possible to plan for Delhi within its own territorial jurisdiction and requires to be planned on a much wider area i.e., the National Capital Region (NCR). Accordingly, an area of more than 30,000 sq. kms. covering NCT-Delhi and 7 districts of Haryana, 4 districts of U.P. and part of a district of Rajasthan was delineated as National Capital Region.

With this situation in view, in 1985 the NCR Planning Board Act, was enacted by the Parliament after getting the consent of the three neighbouring state of Haryana, U.P. and Rajasthan. This act provides for the preparation of a plan for the balanced development of the National Capital Region and for co-ordinating and monitoring the implementation of the Plan and evolving harmonised policies for the control of landuse and development of infrastructure in the National Capital Region. This Board was given the functions of:

- preparation of Regional, Sub-regional and Functional and Project Plans.
- Co-ordination and implementation of the Plans through the participating States.
- Financing of selected development projects through Central and State development funds and other sources of revenue.

Accordingly, a Regional Plan was formulated, approved and notified in 1989 with the core objectives of keeping Delhi within manageable limits by deflecting 20 lakh population by 2001 and achieve a balanced and harmonised development of the region. These objectives were sought to be achieved through dispersal of population and economic activities into the identified NCR towns and complexes and development of a high level of regional infrastructure to support these activities and provide effective linkages within the NCR. . As a further process of planning and to provide a positive thrust to the implementation, specially for Regional Infrastructure development, NCR Planning Board drew-up Functional Plans for various sub-sectors like transportation, power, telecommunications, etc. paving the way for the formulation of specified development projects.

The Board has recently finalised and approved the Fiscal Plan for NCR indicating the total investment required over the next decade (i.e. the IX & X Plans) and identify the mode of resource generation for the Regional development Projects. This fiscal plan lays special emphasis on the involvement of private sector and minimising the dependence on budgetary support. Accordingly, the total investment requirements of Rs. 28426 cr., are proposed to be met through :

Private Sector	:	16500 cr.
Budgetary support	:	8076 cr.
Extra budgetary resources	:	3850 cr.

During the last 12 years of its existence (1985-1997) the Board has approved schemes worth about Rs. 1427 cr. a loan component of Rs. 741 cr., out of which upto the end of Eighth Plan a total of Rs. 362.14 cr. was disbursed as loan to the participating states and their agencies for development of infrastructure, land acquisition and development in NCR towns. So far, out of the total 98 schemes sanctioned under this NCR funding programme, 54 have already been completed and 44 are on-going. Through these schemes, it is envisaged to develop 2004 ha. of industrial area to provide about 10,000 developed industrial sites and sheds, 17,000 shops and offices and 4,530 ha. of residential area to provide approximately 1 lakh plots and flats, to accommodate atleast 6 lakh population and create 5 lakh formal and informal jobs.

However, despite these investments and creation of infrastructure, desired results have not been achieved especially towards the dispersal of economic activities and in some cases e.g. Meerut and Ghaziabad, the towns are languishing under the pressure of under utilised infrastructure. A few of the most significant reasons for this state of affairs are :

- The disparate fiscal policies being followed in different parts of the region; specially the favourable fiscal structure in Delhi- lower tax levels, lower water and power tariff and, above all, a variety of concessions, direct and indirect subsidies and incentives, highest wages

- Limited financial resources for regional infrastructural development in the NCR and the consequent slow pace at which it is being provided ,
- availability of a comparatively much higher level of physical, social and economic infrastructure in Delhi resulting out of a much larger higher per capita plan expenditure within the National Capital Territory -Delhi;
- Limited involvement of the key Central Ministries like Surface Transport, Railways, Power and Water Resources as well as lack of full support from the participating States, as neither the Central Ministries nor the States made any specific NCR sub-component plan in their 8th or earlier plans.

It has become evident that the regional plan policies are required to be complemented by properly structured policies of taxation, tariff and other fiscal measures of concession/incentives/disincentives etc., which would effectively influence the locating / re-locating of various activities in the industrial estates, wholesale trade markets and commercial centres and offices complexes outside Delhi in the NCR. This has to be supported by innovative methods of resource generation and full commitment of all Central Ministries and State Govts. through an NCR sub-component plan forming part of their overall 9th Plan. The NCR Planning Board has been considering various measures through which the above ideal solution can be achieved and in this regard has been suggesting to the member States, concerned Central Ministries and their Departments to initiate appropriate measures to rationalise the tax and tariff structure which at present are widely varying between the sub-regions of the NCR leading to one member State competing with another member State in extending the favourable tax and tariff structure; as well as create a large **common resource base** to generate enough funds, for a time bound and integrated development of Regional Infrastructure

Therefore, in order to effectively implement the Regional Plan policies for reversing the trend of over-concentration of population and economic activities in NCT Delhi and to achieve the Regional Plan target of deflecting 2 million population and dispersal of economic activities into the NCR towns, the Board has proposed that the entire NCR should be treated as a **COMMON ECONOMIC ZONE**.

#### **THE CONCEPT :**

Broadly, this concept would entail developing NCR as a Common Economic Zone :

- with harmonious the Fiscal structure consisting of uniform taxes and tariffs in the entire National Capital Region:
- with uniform Financial / Banking services:

- with an enlarged scope of Delhi-based Authorities/Corporations (like DTC, MTNL, DFC, DSIDC, DDA, etc.) to include the entire NCR in their area of operation; for providing integrated service at a uniform level.
- Integrated high level of Regional Rail & Road Transport and Communication networks.
- Unhindered movement of goods and passenger vehicles including buses, taxis, three wheelers, etc. in the entire NCR irrespective of the state boundaries.
- Regional Infrastructure and Services like Power, Water supply resources and drainage/sewerage disposal etc;
- having a Regional Centre in Delhi to act as a node maintaining linkages between the economic activities being established in the NCR outside Delhi and the metropolis by making available space for their front offices etc;
- with common resource base to fund the development of infrastructure in towns and at the regional and functional level through new and bold measures for generation of resources including involvement of private sector at the Regional level.

### **COMMON ECONOMIC ZONE - THE SCOPE**

Scope of Common Economic Zone (CEZ), therefore, would entail the following broad features:

1. Common Planning Approach
2. Uniform Fiscal Policy
3. Uniform Level of Integrated Physical Infrastructure
4. Financial Allocation and Resource generation treating CEZ as a single entity.

#### **1. Common Planning Approach :**

Considerable ground has been covered for the spatial and economic planning of the region, with the preparation of the Regional Plan-2001, Sub-regional Plans for NCR, and the functional plans which envisage integrated development of the region taking into consideration the various sectors of development. The NCRPB act in addition to providing for various planning parameters for the Regional Plan preparation and implementation, lays special emphasis for the Plan to provide for suitable economic base for the future balanced growth of the Region. The Board has recently finalised and approved the Fiscal Plan for NCR indicating the total investment required over the next decade (i.e. the IX & X Plans) and identify the mode of resource generation for the Regional development Projects.

## 2. Uniform Fiscal Policy :

The various components to be considered in this regard are as under:

### a) Uniform Tax and Tariff Structure

State Sales Tax: The existing wide variation in sales tax in the NCR states (under the state sales tax acts ) and the mode of levying the same i.e. the first point viz. a.viz the last point , give a large comparative advantage to various manufacturing and trading activities located in Delhi over their neighbouring states. This results in their concentration in Delhi and even their unauthorised functioning in the non-conforming areas. ( About 80 % i.e. more than 90,000 of Delhi's small scale industries are functioning from non-conforming areas in NCT Delhi.) . These variation need to be finished and a uniform tax structure needs to be evolved.

Central Sales Tax: The difference in the C.S.T. leviable ( in Delhi it is 2 % as against 4 % in the neighbouring states ) causes most of the goods to be brought first into Delhi's whole markets and distributed therefrom all over the country. This calls for :

- a) Equalising the CST in the entire NCR so that export from any part of the NCR ( in Delhi or in the states of U.P., Haryana or Rajasthan) to any other state in India are subject to same amount of CST and
- b) The Sales within the entire NCR are considered as sales within a single state for CST purposes and do not attract CST.

Tax on Goods Vehicles : The goods vehicles are subject to Road Tax and Goods Tax and there is a very large variation between the NCR states specially with regards to the Goods tax. The combined effect of taxes in Delhi is Rs 2655 P.A. as compared to 8330 P.A. in U.P & 5000 p.a. Haryana.

In fact the combined effect of all these taxes coupled with the high incidence of tax evasion , has resulted in Delhi becoming the largest centre of distributive trade in the Country, so much so that in case of some of the commodities like textiles, chemicals and building materials more than 60-80% of the inflowing goods into Delhi are re - exported out and unless uniformity is brought about in them, the concentration of economic activities resulting in the proliferation of population would keep continuing unabated in Delhi .

- Tariffs on Services - Power, Water etc. The Tariff levels greatly affect the productivity of goods and services and accordingly influence the investment decisions, specially in the case of industry where they form an important ingredient of the cost of production. Their uniformity treating the entire NCR as a sub-grid is the only method of providing equal opportunity to all potential investor in the Region.

b) Uniform Incentives and Concessions to commercial and industrial activities to avoid interstate competition and diversion of economic activities.

c) Uniform Banking Facilities in the entire NCR are required to provide for.

- Clearing House Facilities at par with Delhi to avoid loss of time in transactions.
- Computerisation and Net-working of Bank Branches to facilitate immediate inter branch transfer of money , accounts and related information and cut down the delay caused in physical transfer of documents.
- Foreign Exchange Transaction and Letter of Credit Facilities in Bank branches in the NCR towns to facilitate the export oriented units.

d) Evolving the Common "Specified Commodities Marketing Act" to enable the dispersal of Wholesale Distribution Trades to the NCR towns. The whole sale markets in the NCR are normally regulated through the agriculture produce marketing act of the various states, which have three major limitations;

- firstly they can regulate only the marketing of agricultural produce ;
- secondly their jurisdiction is limited to the state only; as such under them only wholesale trade in agricultural products can be dispersed / relocated within the concerned state and
- thirdly they allow each of the state Govts to impose a different market fee thereby inducing the farmers to sell their produce in markets outside their state of production.

It is therefore necessary to have a specified commodities marketing act which could cover the entire NCR, making it possible major space extensive commodities like Building materials including Iron & steel, Cement etc., chemicals , Petroleum products and plastics in addition to food grain, to be located in the wholesale markets in the NCR This would also ensure subjecting all commodities of any particular type, to be charged the same market fee anywhere in the Region.



- e) Setting up a Regional Commercial Centre in Delhi for providing Front Offices and Showrooms for the shifting as well as new industries in the NCR to maintain marketing and managerial linkages with Delhi. This would help in establishing split units in the NCR e.g. large industries are set up in the NCR priority towns, their godowns, research & development units and major establishments in the DMA towns and their front office in the Regional Centre in Delhi.
- f) Enhancing the scope of Delhi Based Agencies like DSIDC, Delhi Agricultural Produce Marketing Board, DFC, DDA, DTC, MTNL etc. for facilitating Joint Venture Projects by these agencies with their counterparts in the National Capital Region, Sub-regions in the field of
- Industrial Estates
  - Wholesale Market
  - Office Complex; and
  - Housing Estate etc.
  - Integrated Road Transport

This would allow the continuance of working of the shifting units under a common umbrella and help in provision of integrated services in the Region.

### 3. Uniform Level of Physical Infrastructure :

The key elements in the integrated and balanced growth of the NCR are the development of the New townships alongside the Priority and Delhi Metropolitan Area (DMA) Towns, fully supported by Regional infrastructure. In order to implement the strategies in respect of new townships and the regional infrastructure contained in the Regional Plan, the Board has finalised Functional Plans for transportation, power and telecom sectors, while those for water supply, drainage, sewerage and solid waste and for industry are under finalisation. These are supported by a Fiscal plan which identifies the investment requirements and the sources for generation of resources for them.

Development of New Townships: The Regional Plan has identified 6 Delhi Metropolitan Area Towns namely Ghaziabad, NOIDA, Faridabad, Gurgaon, Bahadurgarh & Kundli and 8 Priority towns / complexes namely Meerut, Hapur, Bulandshahr- Khurja Complex, Panipat, Rohtak, Palwal, Rewari- Dharuhera-Bhiwadi Complex and Alwar. The Priority Towns and selected DMA Towns are proposed for induced development with a very high level of infrastructure comparable with Delhi, so as to accommodate 2 million population proposed to be deflected from Delhi by the middle of next decade. For the development of new townships alongside these towns a total investment requirement of about Rs.16000 crs. has been estimated during the IX Plan and is proposed to be met through the following sources:

NCRP Board	: 3028 crs.
NCR states	: <u>927 crs</u>
Total Public sector investment	: <u>3955 crs</u>
Total Private sector investment	: 12000 crs

**The Transport Functional Plan aims at:**

- interconnection of the Priority Towns both with Delhi and each other;
- decongesting the Delhi transport network by diverting all by-passable traffic;
- providing a Regional Rapid Transport System (RRTS) for the NCR which fully integrates the Regional Towns with the Transport network of Delhi.
- and changing the modal share of the commuters to the extent of 50% in Delhi and 100% in NCR in favour of rail based rapid transit systems.

In order to achieve these objectives, the transport functional plan has identified both road & rail based regional transport system requiring inputs not only from the public sector consisting of the Central ministries of surface transport, railways and the state Govts. but also the private sector.

**ROAD SECTOR** programmes consist of the augmentation of National Highways ; development of Expressways on BOOT basis and strengthening, widening and adding new links to develop state roads into Regional Road Grids. It is proposed to finance these projects during the IX Plan as under :

Ministry of Surface Transport :	601 crs
States ( Delhi, Haryana & U.P):	178 crs
NCR Planning Board	<u>715 crs</u>
Total Public Sector investment:	<u>1494 crs.</u>

Private sector investment proposed 2000 crs

**REGIONAL RAPID TRANSIT SYSTEM** has been envisaged to integrate an upgraded & optimised Delhi's rail network with regional rail network connecting the NCR towns with Delhi and with each other to provide for the Regional commuters as also for a bypass perimeter rail to relieve the congestion on the existing overloaded network in Delhi. For the IX Plan an investment of approximately Rs.1875 Crs to be shared as under:

Min. of Railways :	1015 crs.
States	215 crs
NCR Planning Board:	860 crs

POWER sector Functional Plan aims at: making the NCR Towns power cut free by:

- Providing captive generation upto 50% of the additional capacity requirements in each of the NCR towns through the Private sector at a cost of Rs. 3000 crs.
- Strengthening the Power T&D Systems in order to cater to future needs of these towns at a cost of Rs. 600 crs by the states out of their own plan resources.

**TELECOM SECTOR** In order to link up the entire NCR through an efficient system, the Telecom Functional Plan envisages:

- The provision of local call system amongst NCR Towns and Delhi and a uniform STD code (011) for the whole of NCR including NCT Delhi.

- Making Telephones available on demand in the NCR.

For implementing the above the investment required to be made by the Ministry of communications would be approximately Rs. 1300 Crs during the IX Plan.

- Developing a single Pin Code system for entire NCR.

4. **Financial Allocation treating CEZ as a Single entity :**

So far, the Planning Commission has been finalising the Five Year Plans considering states as a single unit and accordingly there are either state plans or sector plans for the central ministries. Now, that a region i.e. the NCR, has been created under statute of the Parliament, this region should be recognised and considered as one single entity and a separate plan document needs to be finalised for the NCR by the Planning Commission for the Ninth Plan incorporating all the sub-components necessary from various ministries, state govts. and other sources of investment.

Accordingly, the NCR Planning Board had prepared an investment programme for the Ninth Plan with the assistance of the sub-group of the working group on urban development and transportation set up by the Planning Commission, followed by a fiscal plan approved by the Board in its 21st meeting of the Board. This fiscal plan has worked out the detailed sub-component requirements to be provided for the NCR in the Ninth Plans of the key central ministries of Surface Transport, Railways and Communication as well as the participating states of Haryana, U.P., Rajasthan and Delhi.

In order to ensure the development of infrastructure and implementation of the Regional Plan-2001, in a time bound manner, it is imperative that adequate financial allocations are made in the Five Year Plan of the respective Central Ministries and the Member States as "NCR SUB COMPONENT" of their IX Five Year Plan as per the following requirements indicated in the fiscal plan :

M/of Surface Transport	Rs. 601 cr
M/of Railways	Rs.1015 cr
M/of Communications	Rs.1300 cr

Rs.2916 cr

Haryana	Rs.1468 cr.
Rajasthan	Rs. 206 cr.
U.P.	Rs.1441 cr.
NCT-Delhi	Rs.1060 cr.

Rs.4175 cr.

#### Innovative Methods for Resource Generation:

In view of the limited resources through the budgetary modes, innovative methods like putting a land for their optimal use and exploitation of its full commercial potential as a resource, developing regional commercial centres in Delhi and using the surplus out of that as a resources, levying a Development Cess on the Land in the NCR Towns to partly recover the cost, using the available use and infrastructure facilities in the neighbouring DMA towns for providing General Pool Accommodation and Office Space for Delhi Based Government Offices - have been identified as the possible mechanism for generating the required resources for financing the regional infrastructure development programme.



No. P. 20(6)95-MP/241

From: CHANDRA BALLABH  
ADDL. COMM. (DC&B)

To

The Chief Planner,  
NCRPB, Indian Habitat Centre,  
Lodhi Road,  
New Delhi.

Sub: Change of land use of an area measuring 47 ha.  
(116 acres) from 'rural use' to 'Public and semi  
public facilities' (Sports Training Centre) near  
Ghavera Mour on Rohtak Road in West Delhi.

....

Sir,

210/CR/197  
17-4-97

This is with reference to the above proposal of  
change of land use from 'Rural use' to 'Public and Semi Public  
facilities' (Sport Training Centre) near Ghavers Mour on  
Rohtak Road, which was considered and approved by the Auth-  
ority in its meeting held on 19.2.96 under item no. 19/96  
for issue of final notification. A copy of the Authority  
resolution is enclosed for your reference.

The proposal was referred to the Ministry on  
14.3.96 for issue of final notification. The Under Secretary  
(DD) MOUAE vide his letter no. K-13011/9/95-DDIB dt. 28.2.97  
has requested to obtain necessary clearance from NCR Planning  
Board to enable them to process the case further. (copy enclosed).

You are requested to kindly process the case and  
convey the clearance for the proposed change of land use at  
the earliest for onward submission to the Ministry.

Thanking you,

Yours faithfully,

(CHANDRA BALLABH)  
ADDL. COMM. (DC&B)

Encl: As above.

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17/4/97

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No.K-13011/9/95-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)

New Delhi, dated the 28th February, 1997

To

The Commissioner(Plg.)  
DDA, Vikas Minar  
I.P.Estate, New Delhi.

Sub: Change of land use of an area measuring 47 ha.(116 acres)  
from 'rural use' to 'public and semi-public facilities'  
(Sports Training Centre) near Ghavera Mour on Rohtak  
Road in West Delhi.

Sir,

I am directed to refer to your office letter No.F.20(6)/  
95-MP/1252 dated 7.11.96 on the above subject and to request  
that necessary clearance from NCR Planning Board and E.I.A.A.  
may be obtained and communicate to this Ministry so as to  
enable this Ministry to process the matter further.

Yours faithfully,

*K.K. Gupta*  
(K.K.Gupta)  
Under Secretary(DD)

ITEM NO. Sub: Change of land use of an area measuring 47 ha.  
19/96 (116 acres) from 'rural use' to 'public and Semi-  
public facilities' (Sport Training Centre)' near  
A-19.02.96 Ghevera Mour on Rohtak Road in West Delhi.  
No. F. 20(6)/95-MP.

P R E C I S

Reference is invited to the Authority resolution No.18/95 dated 23.02.1995 (Appendix 'KK' Page No. 149 to 150) vide which change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and semi-public' facilities (Sports Training Centre)' subject to that

- i) 30 mt. wide green buffer to be proposed along NH-10 after maintaining the approved right of way;
- ii) the height of development be restricted to maximum 15 m. ( 4 storey ). The overall scheme of the area with self-contained facilities should be got approved from DDA and DUAC, besides concerned local body/deptt.; and
- iii) the case be further processed for change of land use for total scheme.

2. The Govt. of India, Ministry of Urban Affairs and Employment, was requested to convey the approval of the Central Govt. under section 11-A of the Delhi Development Act, 1957 to issue a public notice for inviting objection/suggestions from public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of the Central Govt. vide letter No. K-13011/9/95-DDIB dated 26.07.1995 (Appendix 'LL' page No. 151) Accordingly, a public notice was issued on 14.10.1995 (Appendix 'MM' page No. 152)

3. No objection/suggestions has been received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Affairs and Employment will now be requested to issue a final notification under Section 11 of Delhi Development Act, 1957.

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4. The proposal is placed before the Authority for approval of proposal in para 5 above.

RESOLUTION

Resolved that proposals contained in para 3 of the agenda item be approved.

\*\*\*

Compared.

14/3/96

Attested

*H. K. Babbar*

H. K. BABBAR  
Assistant Secretary  
Delhi Development Authority



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ITEM Sub:  
O.

Proposal for construction of a sports school near Ghewra Maur on Rohtak Road in West Delhi by Directorate of Education, GNCTD.

18/95

No. F. Dir. (NCR&UE)/94/F.118.

A-23.02.95

P R E C I S

1. A proposal has been received from the Directorate of Education, GNCTD for construction of a Sports School near Ghewra maur on Rohtak Road in West Delhi. The proposal is on two pockets of land measuring about 61 Acres & 80 Acres, on Rohtak Road near Ghewra Maur, in West Delhi. Subsequently, a Communication has been received from Directorate of Education, GNCTD where the proposal has been modified suggesting the development of Sports School in 116 acre instead of 61 acres on the South of NH-10.
2. The land under consideration (as shown in the plan laid on table) was examined in the Planning Deptt. of DDA, with regard to the provisions of MPD-2001 as well as the Urban extension Plan 2001. The pocket of 80 Acs. is part of the Urban Extension; the other pocket (61 Acs. & 116 acre) South of Rohtak Road is outside the Urban Extension. The land use of these two pockets is Rural Zone.
3. The proposal for the establishment of the Sports School was discussed in the Technical Committee of the DDA in its meeting held on 27.01.1995. The Technical Committee recommended as follows:
  - i) The Technical Committee recommended the proposed location of the Sports School subject to change of land use of the area which may be acquired.
  - ii) After keeping the R/W of NH-10, 30 mts. wide green buffer would be provided alongwith NH-10.
  - iii) The height of Development be restricted to max. 15m. (4 storey). The overall scheme of the area with self-contained facilities should be got approved from DDA and DUAC, besides concerned local body/depts.
  - iv) The case be further processed for change of land use.
4. In view of the recommendations of the Technical Committee contained in para 3, the case is put up for consideration of the Authority to approve processing the change of land use of 61 Acs. of land which would be sufficient for the Sports School, from 'Rural' to 'Public & Semi public Facilities (Sports

Contd/-....

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- 150 -

Training Centre) under the provisions of Delhi Development Act - 1957, with other conditions, as specified in para 3 above.

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RESOLUTION -

Resolved that proposal for establishing a Sports School in 116 acres of land as proposed by the Govt. of N.C.T.D. be approved subject to the recommendations contained in para -3 of the agenda item. Amendments to the Master Plan, which may thus be necessitated be carried out simultaneously.

Further resolved that follow-up action be initiated without waiting for formal confirmation of minutes.

\*\*\*\*\*

APPENDIX 'LL' TO ITEM NO. 19/96 87

No.K-13011/9/95-DDIB,  
Government of India  
Ministry of Urban Affairs & Employment  
(Delhi Division)  
.....

New Delhi, dated the 26th July, 1995

To

Sh.P.V.Mahashabdey  
Joint Director(MP)  
Delhi Development Authority  
Vikas Minar  
I.P.Estate  
New Delhi.

Sub: Change of land use of an area measuring about 116 acres  
from 'Rural use' to 'Public and semi-public facilities'  
(Sports Training Centre) near Ghevera Maur on Rohtak  
Road, New Delhi.  
.....

Sir,

I am directed to refer to your letter No.F.20(6)/95-  
MP/272 dated 7.4.95 on the above subject and to convey the  
approval of Central Government under Section 11-A of Delhi  
Development Act, 1957 for issuing a public notice for inviting  
objections/suggestions from the public for the proposed change  
of land use.

Yours faithfully,

  
(R.Viswanathan)  
Under Secretary(DD)

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APPENDIX 'MM' TO ITEM NO. 19/96

DELHI DEVELOPMENT AUTHORITY

Dated: 6.10.95

No. F.20(6)95/MP

PUBLIC NOTICE

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

MODIFICATION

ONLY  
"The land use of an area, measuring 47 Ha. (116 acres) bounded by N.H.10 (Rohtak Road) in the North, Madanpur drain and existing village road in the east, agricultural land falling in the revenue estate of villages Hiran Kudna and Tikri Kalan on the South and existing Nilwad Road and the revenue estate of Village, Tikri Kalan in the west, is proposed to be changed from 'rural use zone' to 'public and semi-public facilities' (Sports Training Centre)"

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

NEW DELHI

DATED: 14.10.95



DELHI DEVELOPMENT AUTHORITY  
NCR U.E. & PPR UNIT

- (i) 30M WIDE GREEN BUFFER TO BE PROPOSED ALONG NINE AFTER MAINTAINING THE APPROVED R/W.
- (ii) THE HEIGHT OF DEVELOPMENT BE RESTRICTED TO MAXIMUM 15.24 M (50 FEET) THE OVERALL SCHEME OF THE AREA WITH SETTLEMENTS FACILITIES SHOULD BE GOVERNED BY THE DDA AND DDA'S RESIDENTS CONCERNED LOCAL BODY DEPARTMENT.

SCALE 1:10000



DELHI DEVELOPMENT AUTHORITY  
NCR U.E. & PPR UNIT



**A. K. JAIN**

Addl. Commissioner (Dev. Control & Bldg.)

Tel. : 3311416

Fax. : 3322518/3320604/3319536

F 20C33) 80/MP/321

**ANNE XURE - IV**

दिल्ली विकास प्राधिकरण

**DELHI DEVELOPMENT AUTHORITY**

विकास मीनार

**VIKAS MINAR**

बाई.पी. एस्टेट

**I. P. ESTATE**

नई दिल्ली-2

New Delhi-110002

**13 MAY 1997**

Chief Regional Planner, — on tour  
NCR Planning Board,  
India Habitat Centre,  
Lodi Road, New Delhi:

R.P.

Sub : Change of land use of an area measuring 320 ha from 'rural use zone' to 'urban uses' in Narela Project/ Urban Extension.

Dear Sir,

The proposal for change of land use of an area measuring 320 ha from 'rural use zone' to 'Residential, Commercial, Public and semi-public Facilities' (including District Jail), Govt. office, Manufacturing (Service Centre) was considered and approved by the Authority in its meeting held on 31.3.97 under item no.8/Plg./97 for processing under section 11A of D.D.Act, 1957 with the following observations:-

- The land be acquired for development excluding the forest land and abadi areas.
- Interim arrangement for services will be the responsibility of District Jail & Court Administration till the municipal services are extended to this area.
- Simultaneously, proposal be referred to NCRPB requesting for amendment in the Regional Plan-2001.

A copy of the agenda note incorporating the draft minutes as approved by the Chairman/LG is enclosed for your reference.

It is requested to kindly process the case for the clearance of NCRPB to the proposed change of land use. An early action will enable us to submit the proposal to Ministry expeditiously.

Thanking you,

Yours faithfully,

(A.K.JAIN)

ADDL.COMMR. (DC&B)

Diary No. 207

Date 21/5/97

21/5/97

for m/f/kare  
21/5/97

AP  
23.5.97  
23.5.97

**NEED FOR ADDITION OF NARELA SUBCITY (PART)  
(IN NCR PLAN URBAN EXTENSION)**

**EXISTING DEVELOPMENT:**

Narela town was identified as Ring town in Master Plan for Delhi-1962. Based on this zonal plan for this area i.e. I(1) was approved in the year 1972 for an area of 788 hact. approximately.

- Accordingly, 450 hact. of land was acquired by DDA in 1988 and developed as Narela Phase 1/1.
- DSIDC has also developed an industrial estate covering an area of about 247 hact.
- As part of re-settlement project, 12 hact. of land allotted to MCD.
- Land for sewage treatment plant and water treatment plant for 1.4 million population, as per Urban Extension Plan was acquired and handed over to Municipal Corporation of Delhi as per directive of Supreme Court.
- Land acquired for gas based power plant and in possession of Delhi Vidyut Board.
- Large pockets in possession of All India Radio near Khampur and Budhpur.

**B. PROPOSALS AT PLANNING STAGE:**

- Two pockets identified for shifting of industries from residential uses as per directives of the Supreme Court.
- As proposed in MPD-2001, plans for integrated freight complex, Narela has been approved and in the process of change of landuse. Part land has been acquired by DDA.
- Proposal for District Jail and District Courts approved as part of Sector A-1 to A-4, by DDA.
- 80 mtr. wide road connecting G.T. road to Alipur road implemented on site. Proposed to be extended to connect industrial pockets near Bawana for shifting of industries.

Master Plan for Delhi-2001 has proposed development of Oil Terminal near Holambi Kalan. 330 acres of land along railway line identified. If this land is not acquired, it is likely that no such large pocket will be available along the railway line as other portion near the Narela is encroached.

- Govt of NCTD is consolidating/extending Lal Dora. Consolidation is proposed for 9 villages in Narela Sub-city, out of which in two villages (Budhpur and Alipur) consolidation has already taken place.

C. UNAUTHORISED DEVELOPMENT:

- Ribbon development along GT Karnal Road mostly in terms of warehouses, petrol pumps, service and repair shops etc are coming up. These activities are to be located in Integrated Freight Complex.

- As per the latest serial photographs/imageries, unauthorised residential development along other major roads have been observed. If timely action is not taken up, the road network proposed in Urban Extension can not be implemented.

- Large number of farm houses along Alipur Road.

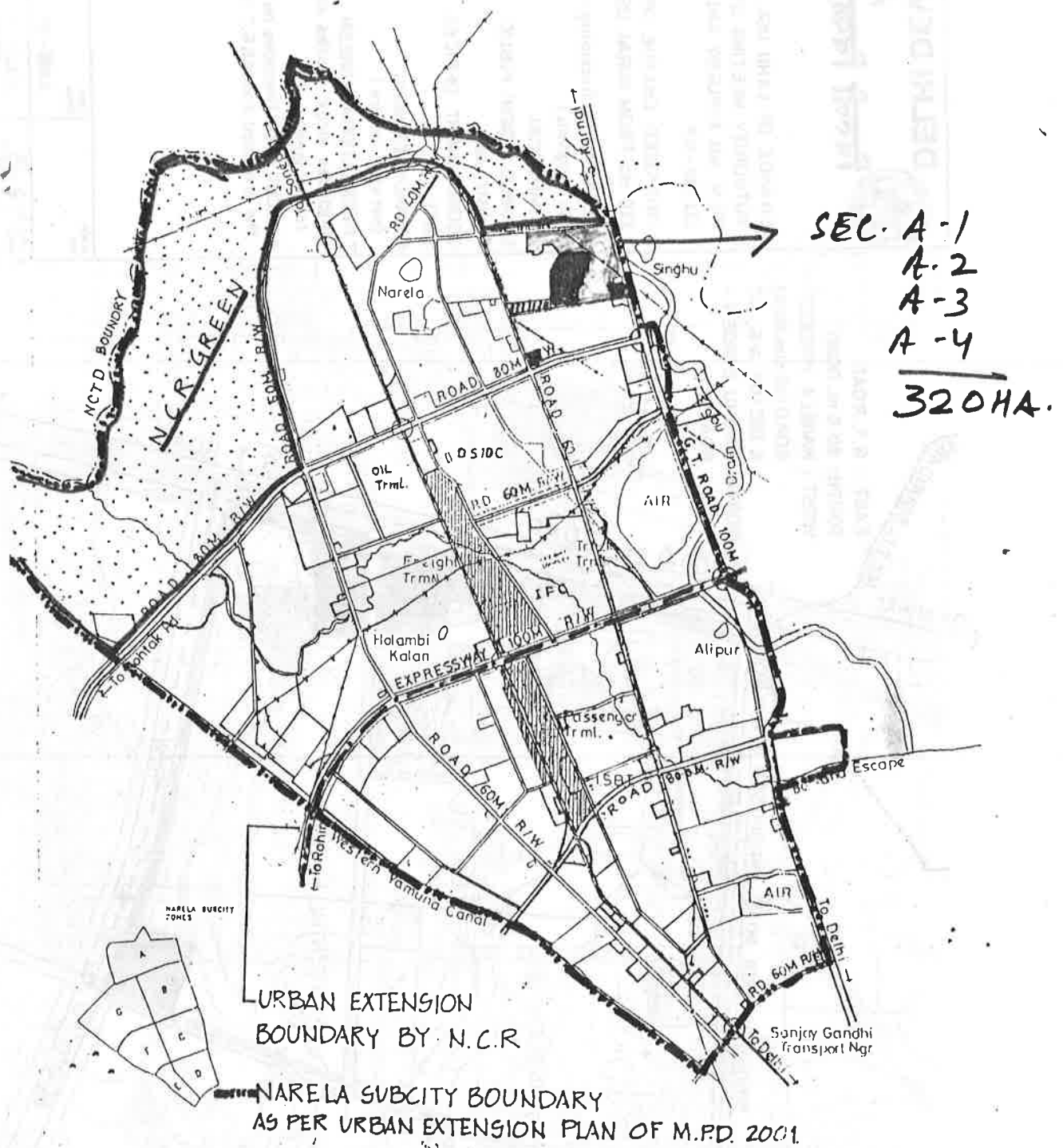
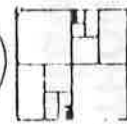
D. MASTER PLAN FOR DELHI-2001 & NCR PLAN PROPOSALS:

- POPULATION: NCR Plan assigned 11.2 million population for Delhi by 2001 against 12.81 million by MPD-2001. As per the 1991 census the population of Delhi was 9.42 million (51.45% decadal growth). Based on this trend, the population of Delhi by 2001 works out to 14.26 million.

- URBAN EXTENSION: MPD-2001 has proposed extension of urban limits by about 14,000 to 20,000 hacts. Further, during the preparation of the plans of Urban Extension, Najafgarh, Narela and other important settlement in rural use zone like Nangloi, Bawana and Alipur shall be provided with infrastructure and integrated in the Urban Extension Plan.

- REVIEW OF URBAN EXTENSION: From the above projections, it is clear that additional area in Urban Extension of NCR Plan is required for additional population. Thus, it is recommended to review the Urban Extension proposed in NCR Plan.





NARELA SUB-CITY

दिल्ली विकास प्राधिकरण



• CHANGE OF LAND USE APPROVED IN AUTHORITY MEETING DTD. 31.3.97. VIDE ITEM NO. 8/PLG/97 AND FILE NO. F20-(33)80-MP

• PROPOSED CHANGE OF LAND USE OF 320 Ha. FROM RURAL USE ZONE TO —

1. RESIDENTIAL (including - vill. singhola)

## 2. COMMERCIAL

3. PUBLIC & SEMI PUBLIC  
(distt. jail)

	12.0 Ha.	2.0 Ha.
4. GOVERNMENT OFFICES		
5. UTILITY		

6. MANUFACTURING  
(service centre)

7. RECREATIONAL / GREEN  
(includes large chunks of  
forest land)

8. CIRCULATION (includes half of - 42.0 Ha. ☐  
the proposed roads & G.T. road)

EAST : G.T. ROAD

**SOUTH: 80.0 m. ROAD:**

WEST : NARELA PROJECT

ROAD (40.0m.R/W).

& SECTOR A-6, A-7


**"NORTH: SINGHU BORDER-**

ROAD

ROAD RIW

G.T. ROAD

TO DELHI

scale 1:1000	date 1997	JUNE - 97	date 1997	North	N		area 1000
		drawn by Shyam Sunder	checked by S. S. S.				
			project planner S. S. S.				

Government of National Capital Territory of Delhi  
(Deptt. of Law, Justice & Legislative Affairs)  
5-Sham Nath Marg, Delhi - 110 054.

3790 CM  
24/1

No.F.6/26/91-Judl '96

Dated : 20.5.1996

To

Shri Sudripto Roy,  
Commissioner(LD),  
Delhi Development Authority,  
New Delhi.

Kind attention: Comm(Plg)  
Reference to letter dated 16.5.96  
from Deptt. (L&J). Pl get  
site availability checked  
and reported. Sir,  
A meeting is shortly being held  
at high level.

Thank you

Washuk Ganes

DD(L)

With reference to your letter No.PS/CLD/96 dated 16.5.96 addressed to Secretary, Law, Justice & Legislative Affairs regarding the allotment of land for setting up an Academy for the Judicial Officers Training, construction of District Courts Buildings and for Family Courts, I am directed to state that the requirement of land for these projects is as follows:-

A plot of land about four acres in or around Rouse Avenue or which would be equidistant from different District Courts where courts are functioning is required.

There is a proposal to construct sixty courts alongwith residential accommodation for the judicial officers for which a plot of land measuring approximately three hectares for District Courts and one acre + 3000 sq.meters for residential accommodation for judicial officers required each in the localities of Saket/Malviya Nagar, Raja Garden & Narela. This requirement is based almost on the pattern of allotment in the Rohini area.

There is a proposal to set up 15 Family Courts near the localities ISBT (4 Courts), Trans Yamuna area (5-7 Courts), District Centre, Janak Puri (4 Courts) for which 3000 sq.feet is required for each Family Courts.

You are requested to kindly make it convenient to attend the meeting scheduled to be held between the Hon'ble Lt.Governor Delhi and the Hon'ble Chief Justice of Delhi High Court on 21.5.96 at 4.30 PM at Raj Niwas Delhi.

Yours faithfully,

(R.K.Parbhakar)  
Under Secretary(L&J)  
Govt.of NCT of Delhi.

Contd..2/-

ON TOP PRIORITY

Please check-out with the concerned unit heads about the availability of sites which can be offered. Site verification is also necessary. This should be completed & put-up to me before 26/06. H. Ann 21/05

107 11

OFFICE OF THE INSPECTOR GENERAL OF PRISONS: (DELHI)  
CENTRAL JAIL: TIHAR: NEW DELHI-110064.

No.F.15(762)/Genl./CJ/35/ 3149

Dated: 7.5.96

To

Shri A.K. Gupta,  
Director,  
Narela Project, DDA,  
New Delhi.

श्री अ.के. गुप्ता/नरेला प्रोजेक्ट  
दिनांक 7.5.96  
विवरण विकास प्रस्ताव/ D. D. A.

Sir,

This is with reference to our request for acquisition of land for Jail at Narela. As discussed with you earlier, kindly take note that a patch of land measuring around 100 acres should be identified to meet our requirement. It should also be borne in mind that the land in question is away from the residential settlements and is close to the city. Approachability to the main road and proximity is essential to meet the emergency requirements of the prisoners and Jail security.

Yours faithfully,

( JAYADEV SARANGI )  
DEPUTY INSPECTOR GENERAL (PRISONS)  
DELHI.

DDC (NP)  
8/5/96

श्री अ.के. गुप्ता  
दिनांक 8/5/96  
विवरण विकास प्रस्ताव/ D. D. A.



A. K. JAIN

Addl. Commissioner (Dev. Control & Bldg.)

Tel. : 3311416

Fax. : 3322518/3320604/3319536

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

विकास मीनार

VIKAS MINAR

आई.पी. एस्टेट

I. P. ESTATE

नई दिल्ली-2

New Delhi-110002

No.F.20(33)87-MP/834

Dated 6.8.1997  
- 8 AUG 1997

The Chief Regional Planner,  
N.C.R. Planning Board,  
India Habitat Centre,  
Lodhi Road,  
New Delhi - 110 003.

Sub: Change of land use of an area measuring 320 hac.  
from 'Rural Use Zone' to 'Urban Uses' in Narela  
Project/Urban Extension.

Sir,

Please refer to your letter No.K-14011/18(AP)/96/NCRPB  
(Part) dated 30.5.1997 regarding above mentioned subject. Accordingly  
please find enclosed the following information/details:-

- i) A copy of letter dated 7.5.1996 from I.G. (Prison) for  
allotment of 40 Hac. of land. Letter dated 20.5.97 from  
Under Secy. (D&J), Govt. of NCTD.
- ii) A copy of plan showing Sectors A-1, A-2, A-3, A-4 and  
their boundaries.
- iii) A copy of Plan of Narela sub-city showing the urbanis-  
able area as per DOA and NCR Planning Board.
- iv) A note explaining the need for addition of Narela  
Sub-city.

I hope the above information will enable the clearance of  
the NCR Planning Board for change of land use of 320 hac. in  
Narela project. In case any further information is required,  
we shall be glad to furnish the same.

Thanking you,

Yours faithfully,

( A.K. JAIN )  
ADDL.COMR.(DC&B)

9307/CRP/197  
20/8/97  
2078  
383  
20/8/97



ITEM Sub: Change of land use for the Area measuring  
NO. 120 Hec. from 'Rural Use Zone' to 'Urban  
Uses' in Narela Project/Urban Extension.

8/10/97

31.3.97

No.F.20(33)80-M.P.

P R E C I S

A request has been received from I.G. (Prison) vide letter dated 07.05.96 for allotment of 40 hact. land in Narela for locating a District Jail.

2. A request has also been received from Under Secretary (D&J) Govt. of NCTD vide letter dated 20.05.96 for allotment of 3 Hact. of land for District Courts and land for residential accommodation for judicial officers in Saket/Malviya Nagar/Raja Garden/Narela.

3. The area was jointly inspected where following views were expressed:-

i) To provide 40 hact. land for District Jail in Narela.

ii) To provide 3 hact. land for District Court in Narela. It was favoured to locate Jail site adjacent to the Court to facilitate movement of prisoners to and from the Court.

iii) Separate provision for suitable area for residential accommodation for judicial officers may also be provided.

4. A comprehensive land use proposal has been prepared for land measuring about 320 Hact. Keeping in view the other land requirements, besides location of District Jail and District Courts. The proposal comprising of Sectors A-1, A-2, A-3 and A-4 is bounded by GT Road in the east, 80 mtr. wide road in the south, 40 mtr. wide road & sector A-7 in the West and Singhu-Narela road in the north. The breakup of proposed land uses for 320 hact. are given below:-

S.No.	Land use	Area (in ha.)	% age	Remarks
i)	Residential	147	45.95	includes abadi area of village Singhola.
ii)	Commercial	11	3.43	
iii)	Public & Semi-public (Distt. Jail)	40	12.50	

1.	2.	3.	4.	5.
iv)	Government offices	12	3.75	
v)	Utility	2	0.62	
vi)	Manufacturing (Service Centre)	6	1.87	
vii)	Recreational/green	60	18.75	includes large chunks of forest land
viii)	Circulation	42	13.13	includes half of the proposed roads and G.T. Road.
Total		320	100	

5. 1) The area under reference is a part of Urban Extension Plan-2001 and falls in Zone(Division)-'P'. Present land use of area is rural and involves processing of change of land use, as given above.

ii) As per Regional Plan-2001 prepared by NCRPB, the land use is 'regional green'.

iii) This entire area forms part of DDA Development Area No.175. The land is partially under forest, and partially under cultivation/lying vacant. The entire land is either privately owned or belongs to Gaon Sabha. Acquisition of land, excluding forest land and abadi area, will be required.

iv) The scheme will take care of the requirements of District Jail and District Courts as requested by the respective Departments.

6. Technical Committee of the DDA in its meeting held on 08.10.96 vide item No.103/96 approved and recommended to the Authority the processing of change of land use of an area measuring 320 hact. from 'Rural Use' to 'Residential', Commercial, Public and Semi-public facilities (including District Jail), Government offices, Manufacturing (Service Centre) as per the area break up as given in para '4' above of the agenda note, with the following observations:-

i) The land be acquired for development excluding the forest land and abadi areas.

ii) Interim arrangement for services will be the responsibility of District Jail and Court Administration, till the municipal services are extended to this area.

Contd.../- 3/-

iii) Simultaneously, proposal be referred to NCRPB requesting for amendment in the Regional Plan-2001.

7. The proposal as contained in para '6' of the Agenda is placed before the Authority for its consideration and approval for processing the change of land use under Section 11-A of the Delhi Development Act, 1957.

R E S O L U T I O N

"Resolved that the proposals contained in paras 6 & 7 of the agenda item be approved."





ANNEXURE - VI

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
विकास मीनार  
VIKAS MINAR  
इन्द्रप्रस्थ इस्टेट  
INDRAPRASTHA ESTATE

NO.F8(7)81-MP/490

FROM: P.V. MAHASHABDEY  
JOINT DIRECTOR (MP)

नई दिल्ली-२  
NEW DELHI 9-6-1997

TO:

The Chief Regional Planner,  
India Habitate Centre,  
Lodhi Road, New Delhi.

Sub: Construction of Police Lines for Armed Police Battallion  
at Sultanpur Dabas.

Sir,

The proposal for change of land use of an area measuring 20 hacts. from Rural Use to Public and Semi Public Facilities (Police Lines) at Sultanpur Dabas was considered and approved by the Authority in its meeting held on 31.3.97 under item no. 3/Plg./97 for processing under section 11 A of the DD Act 1957 with the following observations:

- i) The proposed change of land use may suitably be incorporated in the village development plan by MCD.
- ii) The interim arrangement of services i.e. water, power etc. may have to be made by Police Department out of their own resources till the time regular municipal services are made available.
- iii) The development controls specified for 'Education and Reserarch Centre' (large campus) shall be applied.
- iv) Simultaneously the NCR Planning Board be requested to effect appropriate amendment in the Regional Plan 2001, if so required.

A copy of the agenda note incorporating the draft minutes be approved by the Chairman/L.G. is enclosed for your reference.

You are requested to consider the proposal for according the clearance of the NCR Planning Board as well as amendment in the Regional Plan: -2001.

Thanking You,

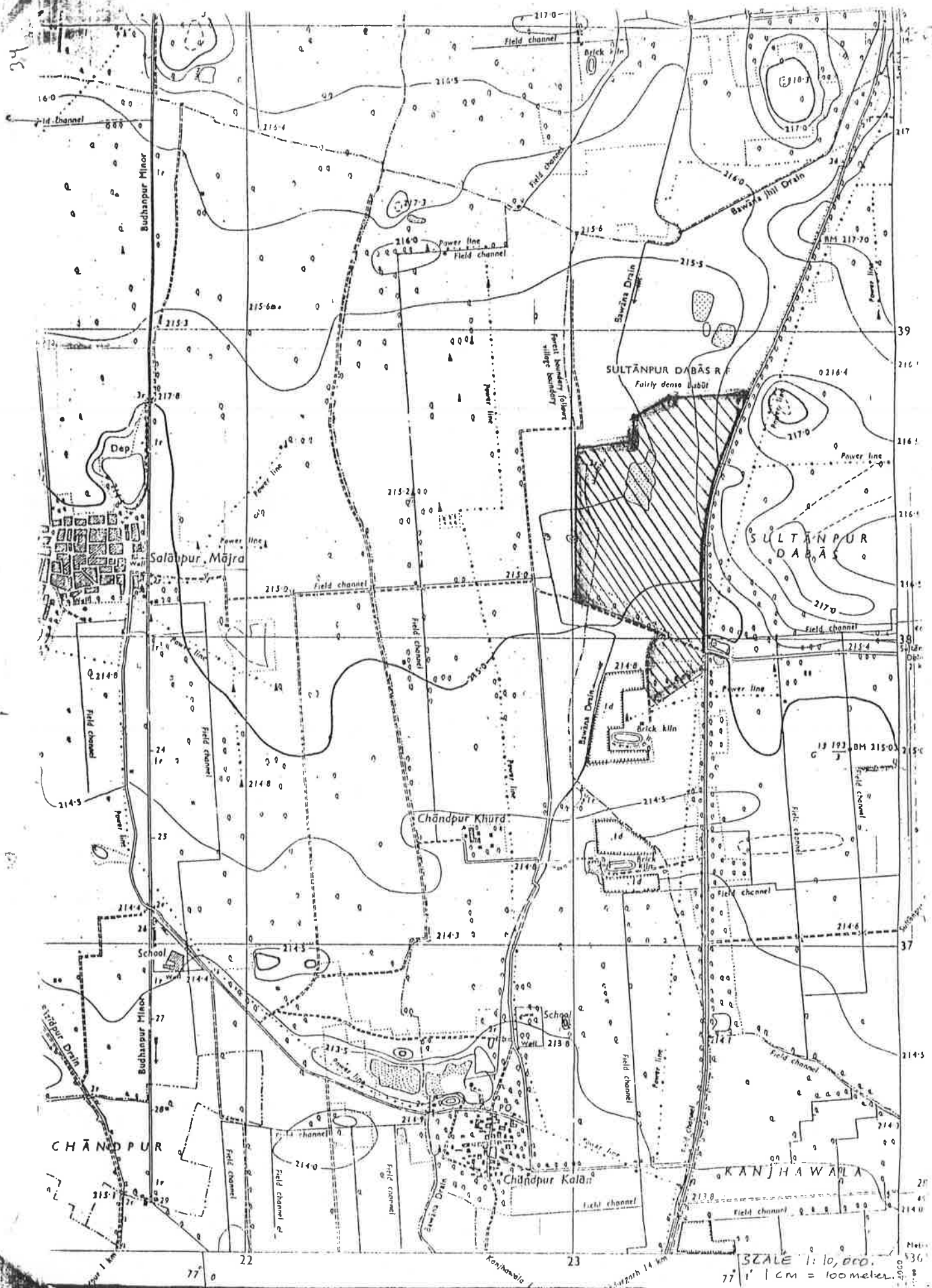
Yours faithfully,

( P.V. MAHASHABDEY )  
JOINT DIRECTOR (MP)

Encl: AS Above.

624/CRP/97  
23/6/97

NCR  
Planning  
Board



ITEM NO. Sub: Construction of Police Lines for Armed Police Battalion  
3/18/97 at Sultanpur Dabas.  
F.8(7)81-MP

31.3.97

PRECIS

The request of Delhi Police for establishment of police lines for two Armed Battalions in the village Sultanpur Dabas in North-West Delhi in an area of 20 ha. of Gaonsabha land was discussed in the Technical Committee of DDA in its meeting held on 11.3.93. The Technical Committee observed that since the land under reference at Sultanpur Dabas is part of reserved forest, Police Deptt. may first obtain clearance of Ministry of Environment.

2. Deputy Commissioner of Police sought clarification from DFO and Min. of Environment and has informed vide letter dated 2.8.96 that the land under consideration is only a 'Charagah Land' (grazing land) and there is only a heavy outgrowth of keekar and babool on the said land. Police Deptt. has now requested for processing of change of land use.

3. As per MPD-2001 the site under reference falls outside the proposed Urban Extension and the present land use is 'rural use' (agriculture). MPD-2001 recommends an area of 4 to 5 ha each for police lines in North, South, West and East Delhi. The police lines is part of 'public and semi-public use zone' (PS-4) in the Master Plan.

4. The proposal was considered by the Technical Committee in its meeting held on 25.8.96 under item no.100/96. During discussion, it was stated that as per NCR Regional Plan, the land falls in the green belt/green wedge. The NCR Regional Plan 2001 provides that 'social institutions' are permitted land uses in green belt/green wedge. According to MPD-2001 police lines are categorised under 'public and semi-public facilities/institutions'. The Technical Committee recommended the change of land use for an area measuring 20 ha near village Sultanpur Dabas from 'rural

use' to 'public' and semi-public facilities (Police Lines)' to be processed u/s 11-A of D.D. Act, 1957 with the following observations:

- i) The proposed change of land use may suitably be incorporated in the village development plan by MCD.
- ii) The interim arrangement of services i.e. water, power etc. may have to be made by Police Department out of their own resources till the time regular municipal services are made available.
- iii) The development controls specified for Education and Research Centre (large campus) shall be applied.
- iv) Simultaneously the NCR Planning Board be requested to effect appropriate amendment in the Regional Plan 2001, if so required.

5. The proposal as contained in para '4' above is placed before the Authority for consideration and approval.

#### RESOLUTION

Resolved that the proposals contained in para 4 of the agenda item be approved.

\*\*\*\*

Compared  
with original

ch  
11/6/87

Atksh

Sharma

11/11/87

J. A. BAKSHI  
Assistant Secretary  
Land Development Authority



**A.K. JAIN**

Addl. Commissioner (Dev. Control & Bldg.)

Tel. : 3311416

Fax. : 3322518/3320604/3319536

No. R. 2076/186-MP/359

The Chief Regional Planner,  
NCR Planning Board,  
1st floor, Zone-IV,  
Indian Habitat Centre,  
Lodi Estate, New Delhi.

493/CRP/97  
30/5/97

ANNEXURE - VI

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

विकास मीनार

VIKAS MINAR

आई.पी. एस्टेट

I. P. ESTATE

नई दिल्ली-2

New Delhi-110002

16597

Sub : Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public & Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi.)

The proposal for change of land use of an area measuring 125 ha. from 'rural use zone' to 'public and semi-public facilities' (Distt. Open Jail) at Baprola on Najafgarh-Nangloi Road, (towards West of Dwarka, New Delhi) was considered and approved by the Authority in its meeting held on 31.3.97 for processing change of land use under section 11A of D.D.Act, 1957. The proposal has been approved with the following observations:

- i) To process the change of land use of about 125ha. from 'rural use' to 'public and semi-public facilities' (District Jail).
- ii) Approved right of way of Najafgarh-Nangloi Road would be maintained.
- iii) Interim arrangement of services would be the responsibility of the Delhi Prison Authorities till the time municipal services are extended in this area
- iv) The development control norms of large educational campus as per MPD-2001 shall be applicable.
- v) The land acquisition may be done directly by the Prison Deptt. of GNCTD.

A copy of the agenda note incorporating the draft minutes as approved by the Chairman/L.G. is enclosed for your reference.

It is requested to kindly process the case and convey the clearance of NCRPB for the proposed change of land use. An early action will enable us to refer the proposal of change of land use to the MOUA&E.

Thanking you,

Yours faithfully,

(A.K. JAIN)

ADDL.COMMR. (DC&B)

ITEM  
NO.

9/10/97

31.3.77

Sub : Change of land use of an area measuring 125 ha. from 'rural use zone' to 'public and semi-public facilities' (Distt. open jail) in Dwarka, Delhi.

F.20(6)96-MP

P R E C I S

On the request of I.G.Prison to locate District Jail in West Delhi, the Technical Committee in its meeting held on 9.4.96 considered 3 alternative proposals and approved to recommend to Authority to process change of land use of 165 ha on the **southern** side of Najafgarh Road, next to Dwarka Project.

2. During the course of further processing, it was however, known that the same land has been earmarked for MRTS Najafgarh Depot and acquisition proceedings have been initiated by Transport Deptt. of GNCTD through L&B Deptt. The said depot does not form part of Phase-I approved route. However, RITES have emphasised its requirement in the near future.

3. With a view to amicably sort out both the requirements, the matter was discussed with RITES and representatives of Transport Deptt., GNCTD on 5.6.96 and subsequently also discussed with I.G. Prison. A joint site inspection was held on 6.8.96, when the following views were expressed:-

- i) The land located on main Najafgarh Road and close to Dwarka City Project, will be ideally suitable for MRTS Depot, for which acquisition proceedings have been already initiated.
- ii) Part of the alternative 2 of the proposal put up in Technical Committee on 9.4.96 measuring about 290 ha. was agreed by I.G. Prison. The site is in the interior and along the two drains will be ideally suited for District Jail, predominantly meant for convicted prisoners and would also be used on open jail concept.

4. I.G.(Prison) was requested for identification of land on survey of India map and also the area requirement vide DDA letter dt.22.8.96. DIG (Prison) vide letter dated 7.10.96 was consented for the proposed site. The land will measuring about 125 ha. bounded by agricultural land in the east, Manaspur drain in the south, Najafgarh-Nangloi Road in the North-West and Agricultural land of Bapraula village in the North. The site falls in rural use zone.

5. The proposal was considered by the Technical Committee in its meeting held on 19.11.96 under item no.109/96. The Technical Committee recommended the proposal for approval of the Authority as given below with the observations that simultaneously NCR Planning Board be requested to consider and approve amendment in the Regional Plan 2001 for NCR.

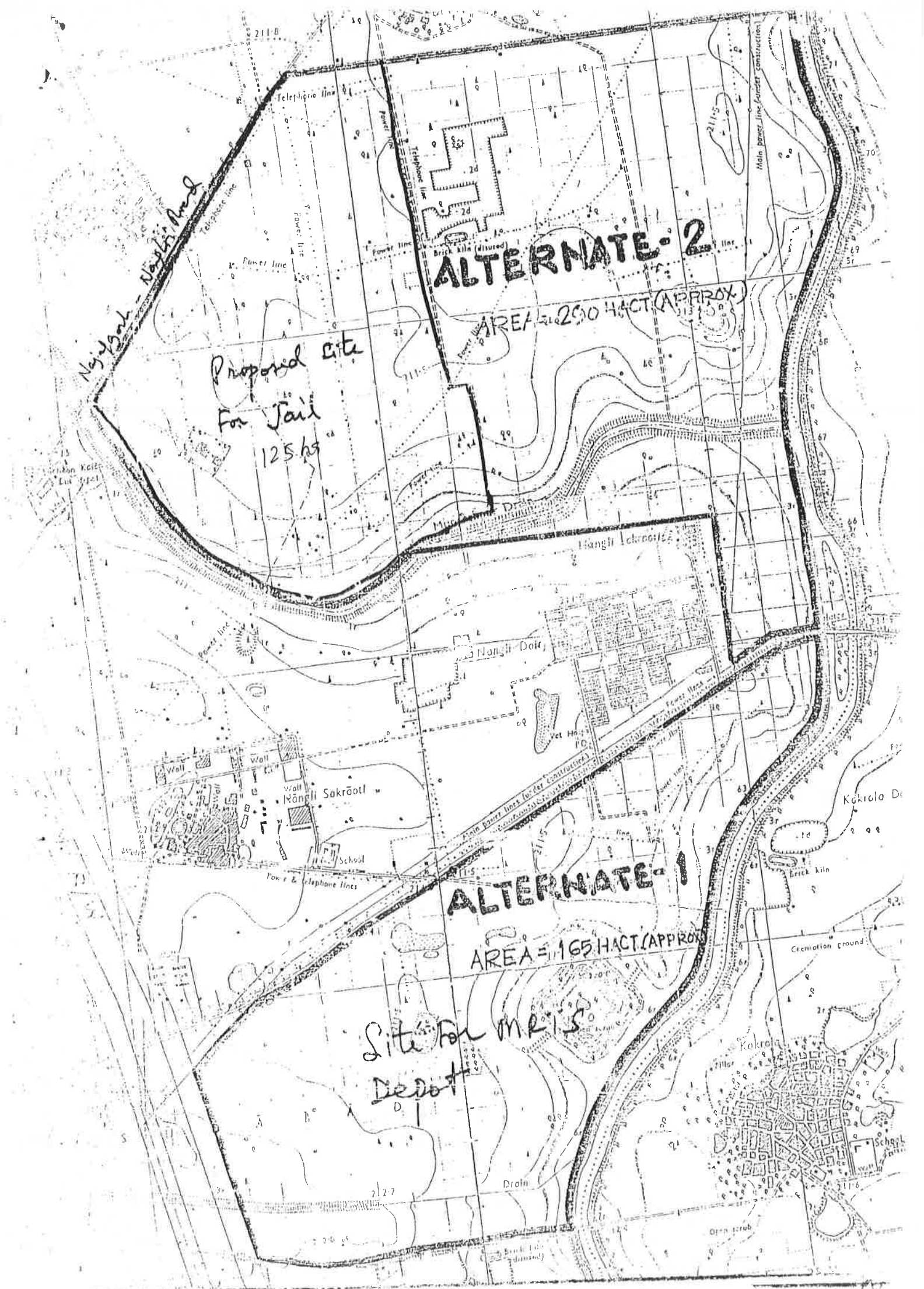
- i) To process the change of land use of about 125 ha. from 'rural use' to 'public and semi-public facilities' (District Jail).
- ii) Approved right of way of Najafgarh-Nangloi Road would be maintained.
- iii) Interim arrangement of services would be the responsibility of the Delhi Prison Authorities till the time municipal services are extended in this area.
- iv) The development control norms of large educational campus as per MPD-2001 shall be applicable.
- v) The land acquisition may be done directly by the Prison Deptt. of GNCTD.

6. The proposal as contained in para '5' above is placed before the Authority for consideration and approval for processing under section 11A of Delhi Development Act, 1957.

### **R E S O L U T I O N**

Resolved that the proposals contained in paras 5 & 6 of the above be approved.









ANNEXURE - VIII VII

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

विकास मीनार  
VIKAS MINAR

आई.पी. एस्टेट

I. P. ESTATE

नई दिल्ली-2

New Delhi-110002

A. K. JAIN

Addl. Commissioner (Dev. Control & Bldg.)

Tel. : 3311416

Fax. : 3322518/3320604/3319536

F.20(7)/96-MP/628

Dated : 1.7.97

8

Chief Regional Planner,  
N.C.R. Planning Board,  
India Habitat Centre,  
Lodi Road, New Delhi.

Sub : Change of land use from rural use zone to commercial  
and transportation for Integrated Freight Complex  
in Narela Sub-city.

--- --

Sir,

The Ministry of Urban Affairs & Employment vide letter  
no.K-13011/22/96-DDIB dt.10.3.97 on the above cited subject  
have desired that the clearance of the NCR Planning Board  
may be obtained on the above proposal, which was submitted  
to the Ministry for conveying the approval for inviting  
objections/suggestion from the public.

It is further to inform that the proposal of change  
of land use for an area measuring 360 ha. from 'rural use  
zone' to 'commercial (150 ha) and transportation (170ha.)  
for Integrated Freight Complex in Narela sub-city was consi-  
dered and approved by the Authority in its meeting held  
on 22.3.96 under item no.41/96. A copy of the Authority  
Resolution alongwith the Location plan is enclosed for your  
reference.

Further based on the detail transportation studies  
by the Consultant, the plan has been revised and the modified  
layout plan of IFC narela was approved by Technical Committee  
in its meeting dt.27.3.97. In the modified layout plan,  
there is change in composition of the land uses and the  
comparative table showing the areas approved by the Authority  
and the new plan is enclosed. These changes are being submitt-  
ed to the Authority for approval.

You are requested to process the case and convey the  
clearance for the proposed change of land use at the earliest  
for onward submission to the Ministry.

Thanking you,

Yours faithfully,

Encl: As above.

( A.K.JAIN )

ADDL.COMMR.(DC&B)

ITEM SUB: PROPOSED DEVELOPMENT OF INTEGRATED FREIGHT  
NO. COMPLEX, NARELA SUB-CITY - CHANGE OF LANDUSE  
41/96 THEREOF.

22.3.96

F.No. Dir./NP/94/114/Pt.II.

### P R E C I S

#### 1.0 BACKGROUND:

1.1 To effectively deal with the wholesale trade by 2001 in the Delhi Metropolitan Area, MPD-2001 has suggested development of four wholesale markets in various parts of the city. The concept of integrated 'Freight Complex' has been envisaged which provides for better operational and environmental conditions. The integrated freight complex will provide for regional and intra urban freight movement and will also provide the transit as well as inter change of mode. Facilities for warehousing storage and business will be provided alongwith servicing, lodging, idle parking, boarding/facilities. The integrated freight complex in the Northern part of Delhi has been suggested in Narela Sub-city.

1.2 An overall plan for the development of Narela sub-city is under finalisation for about 7,500 hacts. of land. This plan has been prepared within the overall parameters and the guidelines of MPD-2001 and Urban Extension Plan. However, development of about 515 hact. of acquired land has already been commenced by DDA. Besides, land for two Sewerage Treatment Plants and Water Treatment Plant (Ph-I) has also been acquired.

1.3 The Integrated Freight Complex in the General Development Plan (Draft) is located between 80 mtr. wide proposed road, GT Road (express way as per NCR Plan), 100 mtr. wide road (express way as per Urban Extension Plan) and Railway Line to Karnal. This area is contiguous to DSIDC Industrial Area. Thus, the proposed Integrated Freight Complex will provide for a major economic activity centre for the entire sub-city. The proposed Freight Terminal on about 125 hact. of land is also part of this complex. The area proposed for the Integrated Freight Complex thus has very efficient service transport linkages both by road and rail.

#### 2.0 LAYOUT PLAN FOR IFC:

2.1 MPD-2001 has suggested 164 hact of land for the development of freight complex for the commodities like

Contd../-

I.F.C., NARELA , LAND USE BREAK UP FOR PROCESSING  
OF CHANGE OF LANDUSE.

Textile & textile products, Auto, Motor Parts & Machinery, Fruit & Vegetable, Hardware & Building Material, Iron & Steel, Foodgrain, Timber, Plastic, Leather & PVC Products, and Truck Terminal. The timber market (37 hacts. is proposed to be located in Shyamapur which falls outside Narela Sub-City area and as such, not included in the Freight Complex. The development of the freight complex for various commodities will help in decongestion of walled city and shifting of various wholesale activities from that area.

2.2 The layout plan indicating various commodities, area for common facilities, circulation has been prepared and discussed by the Technical Committee in its meeting held on 6-2-96. The Technical Committee approved the layout plan and the details of the sub-plan for the area for foodgrain, fruit & vegetable market. (Plans laid on Table.) The Technical Committee also recommended the following:

- i) The land under litigation (already notified) & left out land alongwith additional land upto the extent of about 15 hact. be acquired immediately.
- ii) Possibility of utilising the land falling under 66/220/400 KV HT Lines for nursery/floriculture on Licence Basis be explored in consultation with DAMB & DESU.
- iii) Notification be issued for acquisition of the remaining land for integrated freight complex, district centre and 100 mtr. express way invoking emergency clause.
- iv) Processing for change of land use for an area measuring about 360 ha. be initiated.
- v) Appointment of Transportation Planning Advisor for the IFC Narela be processed and finalised early.
- vi) Detailed scheme as may be required for submission to DUAC for the entire IFC Narela be prepared immediately within a time frame.

2.3 About 140 acres (57 hact.) of land indicated for food, fruit, vegetable Market & circulation etc has already been acquired and possession taken by DDA. Out of this, about 35 hact. of land is being allotted to Delhi Agriculture Marketing Board. Necessary action on other issues as recommended by the Technical Committee has already been initiated:

Contd.../-

2.4 The proposal to process the change of landuse of 360 hact. of area as per the following break-up under Section 11 A-(2) of Delhi Development Act is placed before the Authority for its consideration & approval.

- i) From 'Rural Use' Zone to 'Commercial' - 190 Hact.  
(C-1 District Centre-45 hact., C-2 Wholesale and Warehousing - 145 Hact.)
- ii) From 'Rural Use' Zone to 'Transportation' -170 Hact.  
(Truck Terminal -45 Hact. and Freight Terminal-125 Ha.)

### **R E S O L U T I O N**

"Facilities to be provided in the complex were discussed in detail and it was felt that Fruit & vegetable market coming up in Kundli (Haryana) should be integrated with this project at an appropriate stage. After detailed discussions, the Authority resolved that proposals contained in para '2.4' of the agenda be approved."

\*\*\*\*

TO KARNAL

RLY. LINE

DELHI  
KALAMBI  
HOLAMBI

BHOP  
GARH

ALIPUR NARELA ROAD

DSIDC  
(EXISTING)

DSIDC  
(EXISTING)

SHAH  
GARH  
VILL

SECTOR B-4  
AREA UNDER  
DEVELOPMENT  
BY D.D.A.  
SECTOR  
B-4

TIKRI KHURD  
VILLAGE

PROPOSED  
60 M WIDE  
ROAD

AIR  
LAND  
(KHAMPUR)



COMMERCIAL



C1 DIST CENTRE

C2 WHOLE SALE & WARE  
HOUSING

TRANSPORTATION

TRUCK TERMINAL & FREIGHT  
TERMINAL

NORTH-EXISTING D.S.I.D.C. AREA &  
SHAH PUR GARHI VILLAGE  
ABADI

EAST - AIR LAND, KHAMPUR

SOUTH - CULTIVATED LAND

EAST - DELHI KARNAL RLY. LINE

PROPOSED CHANGE OF LAND  
USE OF 360 HA FROM "RURAL  
USE TO "COMMERCIAL USE"

C1 DIST CENTRE - 45 HA, C2  
WHOLE SALE & WARE HOUSING  
145 HA AND (ii) TRANSPORTATION  
- TRUCK TERMINAL - 45 HA AND  
FREIGHT TERMINAL - 125 HA

NOTE

1 APPROVED BY D.D.A.  
VIDE/41/96  
DID-22.3.96.

2 PROPOSED CHANGE OF  
LANDUSE HAS BEEN  
RECOMMENDED BY TECH.  
COMMITTEE, DDA FOR  
APPROVAL OF AUTHORITY  
VIDE ITEM NO 22/96 DT. 6-2-96

NARELA PROJECT

G T ROAD

Haryana

## Annexure-XI

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1	1	1
Associate Planner	1	2 DTP	2 DTP
Economic Planner	1		
Asstt. Town Planner	3	3	3
Research officer	1	1	1
Junior Engineer	1	1	1
Plg. Asstt.	2	2	2
Research Asstt.	2	2	2
Plg. Draughtman	2	2	2
Investigator	2	2	2
Head Clerk-cum Accountant	1	1	1
Stenographers (one Senior & two junior)	3	3	3
LDC	1	1	1
Typist	2	2	1
Driver	1	1	1
Feorro Printer	1	1	1
Chowkidar	1	1	1
Peon	4	6	3
Total 30			
=====			
Computer Programmer	-	1	1
Assistant	-	2	1
		=====	=====
		Total 35	30
		=====	=====



Uttar Pradesh

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1	1	1
Associate Planner	1	1	1
Economic Planner	1	1	1
Asstt. Town Planner	3	2	2
Research officer	1	-	-
Junior Engineer	1	1	1
Planning Assistant	2	2	2
Research Assistant	2	2	2
Plg. Draughtman	2	2	2
Investigator	2	2	2
Head Clerk-cum Accountant	1	1 (UDC)	1
Stenographer (one senior & & two junior)	3	3	3
LDC	1	1	1
Typist	2	1	1
Driver	1	2	2
Feorro Printer	1	1	1
Chowkidar	1	1	1
Peon	4	6	3
	====		
Total	30		
	====		
Commissioner	-	1	1
Computer Programmer	-	1	1
Asstt. Architect	-	1	1
Asstt. Engineer	-	1	-
Part time Sweeper	-	1	-
		====	====
		Total 35	30
		====	====



Rajasthan

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1	1	1
Associate Planner	1	-	-
Economic Planner	1	-	1
Asstt. Town Planner	3	4	3
Research officer	1	-	-
Junior Engineer	1	1	1
Planning Assistant	2	1	1
Research Assistant	2	2	2
Plg. Draughtman	2	2	2
Investigator	2	1	1
Head Clerk-cum Account	1	1 (UDC)	1
Stenographer (one senior & & two junior)	3	2	2
LDC	1	2	2
Typist	2	-	-
Driver	1	1	1
Feorro Printer	1	-	-
Chowkidar	1	-	-
Peon	4	1	1
	====		
Total	30		
	====		
Senior Town Planner	-	1	1
		====	====
		Total	20
			====

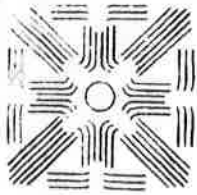
Annexure XII

Recurring office expenditure

(Amount in Rs.)		
Items	P.M.	Per Annum
1. Telephone - 2 Nos	2000/-	24,000/-
2. Running & Maintenance 1 Nos of vehicle	3000/-	36,000/-
3. Stationary, Postage, Books & Drawing Stationary	1000/-	12,000/-
4. Rent Rates & Taxes	7500/-	90,000/-
5. Electricity Water Charges	4000/-	48,000/-
6. Liveries	Lumpsum	5,000/-
7. Miscleneous	Lumpsum	10,000/-
=====		
Total Rs.2,25000/- Per Annum		
=====		

Government of NCT-Delhi

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
1. Joint Secretary	1	1	1
2. Associate Town & Country Planner	1	1	1
3. Stenographer Gr.II	1	1	1
4. Stenographer Gr.II	1	1	1
5. Peon	1	1	1
Total	=== 5 ===	=== 5 ===	=== 5 ===



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-14011/41(AP)/97-NCRPB

**Dated: 9.12.1997**

**MEETING NOTICE**

**Ref: Letter of even no. dated 5.12.97.**

**Sub: 42nd Meeting of the Planning Committee to be held  
11.30 A.M. in the Office of the NCR Planning Board,  
1st Floor, Zone-IV, India Habitat Centre, Lodhi  
Road, New Delhi.**

The 42nd Meeting of the Planning Committee to be held  
11.30 A.M. in the Office of the NCR Planning Board. The  
Agenda Notes has already been sent. Please find enclosed  
the **Supplementary Agenda Item No.I-Timely completion of the  
NCRPB Financed Projects** and the Annexure nos. VIII, IX and X  
of the Agenda Item No.7.

You are requested to kindly make it convenient to  
attend the meeting.

( R.C. AGGARWAL )  
Chief Regional Planner  
Tel: 4642289

**To**

1. Chairman, Planning Committee
2. Members of the Planning Committee
3. Advisors/Officers of the Board

## **SUPPLEMENTARY AGENDA ITEM NO.1**

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### **TIMELY COMPLETION OF THE NCR FINANCED PROJECTS**

National Capital Region Planning Board (NCRPB) was constituted under NCR Planning Board Act, 1985 for the development of National Capital Region and for coordinating and monitoring the implementing of such plan and for evolving harmonised policies for the control of land use and development of infrastructure in the National Capital Region so as to avoid any haphazard development of that region and for matters connected therewith or incidental thereto. For achieving this the Regional Plan-2001 was prepared with the objectives of (i) harmonised and balanced development of the NCR and (ii) containing the population growth of Delhi within manageable limits. For this purpose NCR Planning Board is providing loan schemes/projects being implemented by their respective development authorities/implementing agencies.

The NCR Planning Board and Monitoring Cells in the participating States are, amongst others, required to collect Quarterly Progress Reports and make site inspections of the projects for their physical progress. In addition the PMC Wing in the NCRPB is also monitoring and conducting regular site inspection of projects for which loan assistance is being provided by NCRPB. The monitoring teams have during their inspections observed that most of these schemes suffer from time over-run due to various reasons, sometimes beyond the control of the Implementing Agencies. In the face of present rising prices the time over-run results in the cost over-run and consequently delays the implementation of the projects/schemes which are meant for balanced and harmonised development of National Capital Region and ultimately defeats partially and objectives of Regional Plan-2001. It is, therefore, desirable to complete the projects at the earliest with the minimum possible time over-run.

The State Govts./Implementing Agencies/NCR Cells in the participating States may therefore ensure that the delays are avoided as far as possible to ensure timely completion of the on-going schemes so as to achieve the objectives of the NCRPB's/Regional Plan. The need for timely completion of the schemes was also put as an agenda in the 21st meeting of the NCRPB held on 15.3.97 and emphasised in Review Meeting, Planning Committee Meeting etc. held earlier.

### **2. TIMELY COMPLETION OF QUARTERLY PROGRESS REPORTS :**

In the loan sanction letter being issued by the Finance & Accounts Wing of the NCRPB the various State Govts and Implementing Agencies were required to submit Quarterly Progress Report to the Board through State Planning & Monitoring Cells. The progress reports are not being received from the aforesaid agencies regularly by the Board. This matter was also being raised by the Monitoring Teams during their visits to the concerned Implementing Authorities. This matter was also taken up during one of the earlier Planning Meetings as well as in the

Review Meeting taken by Secretary and Chairman of the PSMG-I. The Planning and Monitoring Cells in the States are responsible, inter-alia for collecting QPRs and make site inspections of the projects for their physical progress. Despite these repeated requests at various forums, quarterly progress reports remain to be received belatedly and in some cases in incomplete form.

The need for timely submission of the QPRs need not be over emphasised. All concerned authorities, including NCR Planning & Monitoring Cells in the participating States are once again requested to ensure timely submission of the QPRs to NCRPB (one copy to FAO and one copy to DD (PMC) at their respective addresses).

The NCR Planning Board and Monitoring Cells in the participating States are, amongst others, requested to collect Quarterly Progress Reports and make site inspections of the projects for their physical progress. In addition the PMC Wing in the NCRPB is also monitoring and conducting regular site inspections of projects for which loan assistance is being provided by NCRPB. The monitoring teams have during their inspections observed that most of these managers who are time and again late to submit reports, sometimes beyond the control of the implementing agencies, in the face of present rising prices for labour and materials, the cost of transport and other factors, the time taken for the completion of the projects is much longer than the original estimate. It is, therefore, requested to the participating States to ensure the projects at the earliest with the minimum possible time over-run.

The State Governments/Implementing Agencies/NCR Cells in the participating States are requested to ensure that the delays are avoided as far as possible to ensure timely completion of the projects. It is also requested to the participating States to ensure the timely submission of the QPRs to NCRPB. The NCRPB is also monitoring and conducting regular site inspections of the projects for which loan assistance is being provided by NCRPB. The monitoring teams have during their inspections observed that most of these managers who are time and again late to submit reports, sometimes beyond the control of the implementing agencies, in the face of present rising prices for labour and materials, the cost of transport and other factors, the time taken for the completion of the projects is much longer than the original estimate. It is, therefore, requested to the participating States to ensure the projects at the earliest with the minimum possible time over-run.

#### 2. TIMELY COMPLETION OF PROJECTS

In the last session, it was noted that the NCRPB is also monitoring and conducting regular site inspections of the projects for which loan assistance is being provided by NCRPB. The monitoring teams have during their inspections observed that most of these managers who are time and again late to submit reports, sometimes beyond the control of the implementing agencies, in the face of present rising prices for labour and materials, the cost of transport and other factors, the time taken for the completion of the projects is much longer than the original estimate. It is, therefore, requested to the participating States to ensure the projects at the earliest with the minimum possible time over-run.

**CONSIDERATION OF APPOINTMENT OF PRIVATE MEDICAL PRACTITIONER AS AUTHORISED MEDICAL ATTENDANT FOR THE EMPLOYEES OF THE BOARD.**

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Central Government Health Scheme (CGHS) is not applicable to the employees of the Board. Its employees are entitled to get treatment in Govt. hospitals and hospitals recognised by CGHS which are distantly located from the residential colonies. It is very difficult for them to go to hospital for seasonal diseases like fever, cold, cough and throat infection etc.

2. As per the Medical Attendance Rules applicable to the Central Govt. employees, the Head of the Deptt. as specified in the Supplementary Rules 2(10) is competent to appoint Private Registered Medical Practitioner as an Authorised Medical Attendant in respect of a class or classes of Central Govt. employees. The Board is governed by Central Govt. Rules. In exercise of the powers conferred by section 32 of the NCR Planning Board Act 1985 (2) of 85, the Member Secretary has been vested with the powers of the Head of the Deptt. as contemplated in the Fundamental & Supplementary Rules, and in Delegation of Financial Power Rule 1971 of the Central Government.

3. Presently, the Board's employee have been getting full reimbursement of their treatment (OPD/hospitalisation) taken in St.Stephen's Hospital as per the eligibility fixed by the Central Govt. Reimbursement of cost of treatment in emergency cases in private hospitals/nursing homes/clinics not recognised under CGHS, is regulated on the basis of the rates approved by the Health Ministry for St.Stephen's Hospital, Delhi.

4. In view of the above, it is suggested that AMA in different localities be appointed for the Board's employee as per authorisation in the Medical Attendant Rules applicable to the Central Govt. employees and reimbursement of medical charges be regulated on the basis of the rates approved by the Health Ministry for St.Stephen's Hospital in OPD as per their eligibility.

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

FINAL

28-11-97

VIII

ANNEXURE -

EXPLANATORY NOTE ON  
DRAFT DEVELOPMENT PLAN  
PALWAL FOR 2021 AD

OFFICE OF  
DIST. TOWN PLANNER  
FARIDABAD



ANNEXURE-A

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF PALWAL

Introduction

Palwal, an ancient town is said to have been set up in Mahabharata Times. Two Masjids of archaeological importance bear inscriptions of 13th century. It is important tehsil Head Quarter of District Faridabad and has been providing business and shopping facilities of consumer goods to the surrounding area of about 20K.M. radius.

Palwal town has an important location. It is situated at a distance of 57K.M. South of Delhi on Delhi-Mathura National Highway and lies on Delhi-Bombay Railway Line. It has also good road links with other important towns of the District, it is one of the seventeen priority town of the National Capital Region. Outer rings of proposed road and railway lines have been planned to pass through this town joining the Haryana sub-region of the N.C.R. with Uttar Pradesh sub-region. On materialisation of this proposal the potentiality of the town will increase manifold.

Palwal town is bounded on the East by the Delhi-Mathura Railway Line, in the North and South by two distributaries which are providing irrigation facilities to surrounding villages. The old town is situated on a big mound surrounded by low lying areas on almost all sides varying from 2 to 6 feet deep. Due to this reason the two rehabilitation colonies set up after partition, had to be located at a distance of about 1 km. South-East of the old town creating a parallel unit. Consequently, the intervening areas have been subjected to major speculative

Contd.....3.

HARYANA GOVERNMENT  
TOWN & COUNTRY PLANNING DEPARTMENT  
Notification

No.

In exercise of the powers conferred under sub-section-4 of section-5, of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to publish the Draft Development Plan, modifying the final Development Plan published vide notification No. 1273-2TCP-78 dated 27.2.1978, alongwith the restrictions and conditions (given in Annexure-A & B to the Development Plan) applicable to the Controlled Area at Palwal as notified under section-4 of the said act vide notification No. 3522-2TCP-74/24936 dated 4.7.1974 and published in Haryana Government Gazette dated 17.9.74 for the information of all persons likely to be affected thereby.

Notice is hereby given that the Draft Development Plan shall be taken into consideration by the Government on or after the expiry of 30 days from the date of publication of this notification in the official Gazette together with objections and suggestions which may be received by the Director, Town & Country Planning, Haryana, Aayojna Bhawan, sector-18, Chandigarh from any person in writing in respect of this plan before the expiry of the period so-specified.

DRAWINGS

1. Existing Land Use Plan Drawing No. D.T.P.(9) - 147/76 dated 5.8.76
2. Draft Development Plan Drawing No. D.T.P.(F) - 1871/97 dated 7.11.97.

ventures in the form of residential, commercial as well as industrial areas irrespective of physical conditions of the land, without any consideration to necessary infrastructural facilities.

## 2. POPULATION

Palwal town had a total population of 59127 persons as per 1991 census. The decade-wise population growth rate of the town is described as below:-

<u>Sr.No.</u>	<u>Year</u>	<u>Population</u>	<u>Growth rate</u> <u>(%)</u>
1.	1901	12830	-
2.	1911	9485	-26.07
3.	1921	9352	- 1.40
4.	1931	10807	15.56
5.	1941	13606	25.90
6.	1951	13915	2.27
7.	1961	27863	100.24
8.	1971	36207	29.97
9.	1981	47328	30.72
10.	1991 (including the pop. of extended Municipal Area).	75127	58.74

From the above table it is evident that except for decrease in population during 1901-1921 due to epidemic and 100 per cent increase between 1951-1961 due to rehabilitation of migrated population from West Pakistan; the town has been growing at moderate growth rate. The population figure of 59127 recorded in 1991 census shows

Contd.....4.

that the growth of the town has fallen from 30.72% to 24.98% giving misleading impression of its stagnation. Actually the town expanded between Bye-pass and Railway line during this decade. The area being outside Municipal limits, its population could not be counted and added in the population figure of the Town. Statistics reveal that the actual population of the Town within its physical boundaries was 75127, thus recording a much faster growth rate of 58.74%. The present population of the town is 87789 persons and the town may exceed the population figure of 1,00,000 persons by 2001 A.D. i.e. the population for which the published final Development Plan was prepared.

### 3. ECONOMIC BASE

As per statistics for actual population of 75127 persons in 1991, 21036 persons were enumerated as total main workers which accounts for 28 per cent of total population. The distributions of this working force into various employment sectors is described as below:-

<u>Sr. No.</u>	<u>Name of employment sectors</u>	<u>Nos. of workers</u>	<u>Percentage of total workers</u>
1.	Agricultural sector (Cultivators and agricultural labour).	1262	6.00
2.	Industrial sector (House Hold, Manufacture servicing and repair).	1683	8.00
3.	Trade & Commerce (Transport and service sector)	18091	86.00
	<b>Total</b>	<b>21036</b>	<b>100.00</b>

Contd.....5.

From the perusal of above table it is apparent that trade and commerce, transport and services sectors (i.e. Tertiary sector) of economy are the predominant sectors of economy in which 86.00% of total workers of the town were engaged. The industrial base of the town is not very sound as this town does not have any large scale industry as a result only 8 per cent of its total workers are engaged in this sector of economy. The recently established Sugar Mill in village Bannikhera in this Controlled Area does not become a part of this town. The situation is changing now with the notification of Palwal block as industrially backward and some large scale agrobased units like Milk processing plants & Rice Shellers etc. have recently come up and more such units are in the pipe line. Though these units are/will be located outside Municipal limits of the town yet the workers would find their home in the town in the hope of better living environment, thus the town would definitely grow at a growth rate of around 75% and the necessary steps to groom the town needs to be expedited.

A lots of people of this town are dependent upon the economy of Delhi for their livelihood and commute to Delhi. In order to know the quantum of commuters commuting from Palwal Town to Delhi and Faridabad, a Survey was conducted by the office of the District Town Planner, Faridabad which reveals that 60 per cent of total workers of this town are commuting daily to Delhi and Faridabad for their livelihood. The number of commuters using different mode of transport are detailed as under :-

<u>Sr.No.</u>	<u>Mode of Transport</u>	<u>Number of commuters</u>	<u>Percentage of commuters</u>
1.	By Rail	4434	58.00
2.	By Bus	3200	42.00
Total :-		7634	100.00

4. EXISTING LAND USE PATTERN INFRASTRUCTURAL FACILITIES & GROWTH TRENDS :

Like other Indian towns the existing land use pattern of this town, which abuts on Delhi-Mathura roads and Palwal-Sohna road, is characterised by mixed land use with extreme congestion in the centre, defective circulation pattern, delapidated structures, lack of sewerage and storm water system, existence of shops on both sides of the roads without parking facilities causing traffic hazards and inadequacy of other community facilities.

However, the new colony abutting on Kasulpur Road, Bye Pass and Delhi-Mathura Road, which has been established after partition of India to resettle the migrants from Pakistan is the only planned colony of the town. Housing Board, Haryana has now set up a Housing colony in sector-2 which has been completed recently.

Though the department had prepared a Development plan for Palwal in the year 1978 and the town has been identified as a priority town in the N.C.R. plan yet no sincere and concerted efforts have been made for the induced and planned development of this town, sector-8 & 10 being situated between Bye-Pass and Existing town had already been developed into a slum and similarly sector-9 having a very prime location and reserved as undetermined use in the Development Plan with a view to develop a dry port in this sector, has also been developed into a slum.

Whole sale Grain and vegetable Markets have been developed in sector-13 reserved for whole sale trade in the development plan.

**b. EXISTING INFRASTRUCTURE**

Palwal town has two colleges, one I.T.I. having two wings each for boys and girls separately, one vocational Educational Institute, Three Senior Secondary, six High, Two Middle, Fourteen Primary Schools, One thirty beds civil Hospital, One S.S.I. Dispensary, Forty local medical practitioners, One fire Station, Five picture halls/Cinemas including Four Mini-Theatres, Four Developed parks, Two libraries, Three clubs, Two Rest Houses Three Dharam-shallas, Two Hotels, One railway station, one bus stand, four post offices, one telegraph office, One Electronic Exchange having capacity of 1500 lines, Four Petrol pumps and One H.P. Gas Agency. A community Centre and a stadium is being taken up for construction soon.

**c. GROWTH TRENDS.**

The location of railway station, whole sale Fruit & Vegetable and grain Markets, existence of Bye-pass on the east of Existing town has led to the growth of the total area between Railway Line, Bye-pass and existing town. However since these areas now stand developed in the form of unauthorised colonies further trend of growth has been observed along Delhi road, Sohna Road, Nuh Road and Hathin Road. No significant growth has taken place on the east of Delhi-Mathura Railway line. But this area has also become potential now due to nearness of Railway station and construction of bridge over the Yamuna on Palwal-Aligarh Road.

Contd.....8.

Palwal block has now been declared as industrially backward. Lot of entrepreneurs are taking interest in the area situated between Delhi-Mathura road and Railway Line near village Agwanpur and Ferozepur etc. and some industrial units have already been permitted in this area.

In view of the above and proposed road & Rail network of N.C.R. It can be safely assumed that future growth of the town will take place along Delhi-Mathura, Palwal-Sohna, Palwal-Nuh and Palwal-Hathin roads.

5. N.C.R. PROPOSALS WITH RESPECT TO PALWAL TOWN:  
a) population

As per regional plan of N.C.R Palwal has been identified as priority town to accommodate the perspective Delhi Bound migrants by creating employment opportunities in secondary and tertiary sectors. A population of <sup>2.5</sup> ~~20~~ lacs persons has been assigned to Palwal Town in the Regional Plan of National Capital Region upto 2001 AD. Keeping in view the present population of 87789 and slippages in the programme of shifting of offices from Delhi, the town may marginally exceed the population level of 1 lac persons upto 2001AD. Therefore, the population level of 2.5. lacs persons assigned by the N.C.R Planning Board is impossible to achieve upto 2001AD.

Keeping in view the actual growth rate of about 60% during the last decade, increasing number of industrial units, expanding trade and commerce etc. It is concluded that the growth rate of population will touch the level of 70% during 1991-2001 and around 75% <sup>during</sup> 2001-2011 and 2011-2021 AD. At the above rate of growth, the population of the town may grow to 3.5.lacs persons by 2021AD. Assuming that N.C.R plan proposals with regard to shifting of offices and economic activities in priority towns and regional road and rail linkages are

Contd.....9.



implemented, the population of the town may reach 4.00 lacs persons by 2021 AD. The Draft Development Plan for the town has been prepared for a perspective population of 4.00 lacs persons by 2021AD.

**b. ECONOMIC ACTIVITIES:**

The N.C.R. has also recommended that the offices of Government, corporations/ Public sector undertakings be shifted from Delhi to the priority towns. Palwal having efficient road & rail linkages offers ideal location for these offices. Regional plan further recommends the location of whole sale Trade and large and medium scale industries in priority towns.

**c. REGIONAL LINKAGES.**

The following proposals of regional road and rail network Plan of N.C.R will enhance the growth potential of Palwal manifold:-

- i) Upgradation of Delhi-Mathura Road to four lane express way (M-I road) upto Hodal.
- ii) provision of an additional Broad Gauge railway track from Delhi to Palwal.
- iii) provision of Outer Road Grid (M-II) through Palwal Town connecting Khurja, Palwal, Sohna, Dharuhera, Bhiwadi, Rewari, Jhajjar, Rohtak, Panipat, Meerut etc.
- iv) provision of Regional Rail Bye-pass, passing through Palwal connecting Khurja, Palwal, Nuh, Rewari, Jhajjar Rohtak & Panipat etc.

**6. PROPOSED EXTENSION AND SIZE OF THE TOWN**

The existing town form the nucleus of future growth. Latest growth of the town, compact and integrated development, Physiography, drainage system, proposed Regional linkages, and practical consideration are the basis of

Contd.....10.

formulation of plan proposals and location of various land uses.

N.C.R. plan envisages that priority towns be developed on the Basis of Town Density of 50 persons per acre. Keeping in view the projected population of 4.00 lacs persons and Town density prescribed in the N.C.R plan, area requirement for the Town has been worked out. The urbanisable area accommodate the projected population on the above basis works out to about 8000 acres. However as per planning proposals conceived keeping in view the existing features etc. 8179 acres of land has been proposed to be urbanised.

7. LOCATION OF MAJOR LAND USES :

As explained earlier, the main concept in farming the development plan proposals for Palwal Town is to extend the town in a properly planned manner to ensure its compact and integrated development. Following the existing trend of natural growth, various land uses have been proposed in a manner so as to ensure the integration of the existing town with new proposals, best utilisation of existing infrastructure better residence work place relationship, full exploitation of existing and proposed transportation network, utilisation of physical features, consideration of wind direction etc. provisions for various land uses have been made as under:-

LAND USES:

<u>Sl. No.</u>	<u>Land Uses</u>	<u>Area in acres</u>	<u>Percentage of Total area</u>
1.	Residential	2980	36.43
2	Commercial	585	7.15
3.	Industrial	1210	14.79
4.	Transport and communication	677	8.27

5.	Public Utilities	110	1.35
6.	Public and semi public	425	5.29
7.	Peaks open spaces and Green belts.	615	7.53
8.	Existing Town Total:	<u>1577</u> <u>8179</u>	<u>19.28</u> <u>100%</u>

#### 8. MAJOR ROAD SYSTEM

The existing Bye-pass to Delhi-Mathura Road passing through the town will continue to function as main artery of the Town till such time the city is developed and alternative alignment of a portion of it is constructed. With a view to ensure free movement of the inter-city traffic; a 60 metre wide road skirting the proposed town on western side has been proposed. The road is proposed to ~~be~~ be developed of the standard of M-II type as envisaged in the Regional plan of N.C.R.

The alignment of 60 meters wide M-II Khurja-Palwal Road has been so fixed that it may not be exploited by unscrupulous elements. Similarly the alignment of Khurja- Palwal-Rewari railway regional bye-pass has been proposed keeping in view the existing features and enable it to act as a physical barrier for the town.

Other existing roads which are presently connecting palwal with Sohna, Nuh and U.P. have retained and proposed to be upgraded to the level of sector road designated as M-III roads in the plan. However, the alignment of a portion of Hathin road falling in urbanisable area has been proposed to be modified and reallocated along the sector roads. The new roads have been proposed on the rectangular grid pattern. Entire urbanisable area of 8179 acres has been proposed to be sub-divided into various land use zones designated as sectors and each sector has been given a number. Each sector is proposed to be bounded by 30 metre wide M-III roads or some physical.

contd.....12

9. PROPOSED DEMOGRAPHIC STRUCTURE OF THE TOWN.

The Draft Development plan envisages a total population of 4,00,000 persons for the town by 2021 AD. This population level can only be achieved if concerted efforts are made for industrial development and offices. of the Government of India and its undertakings are shifted as envisaged in the plan. Demographic structure of the town has been conceived assuming that the above recommendations would be implemented.

Besides above, keeping in view the prevailing level of unemployment, under employment and increasing number of women workers entering the labour market, it is assumed that the participation ratio of 40 would be safely achieved. On achieving the proposed level of population, the total working force will be of the order of about 1,60,000 persons.

The occupational structure of the town has been proposed as under:-

Sr.No.	Sector of economy	Percentage of total workers	Total
1.	Primary	5	7000
2.	Secondary Industry construction.	28	39200
3.	Tertiary	67	93800
	Total	100	140000

Contd.....13.

10. Description of Land Uses:

N.C.R Plan recommended a town density of 50 persons per acre for all priority towns. An Urbanisable area of about 8000 acres would be needed to accomodate the projected population of 4 lacs persons by 2021AD. Though presently the physical spread of the existing town encompasses about 1577 acres of land but lot of low lying areas which get inundated during rainy season are lying vacant. Such area being located within and adjacent existing town cannot be left out of urbanisable area for reasons of continuity. Therefore, keeping in view the above factors and town density prescribed by the N.C.R Plan, and urbanisable area of 8179 acres, has been proposed for various uses. The description of the land uses is given below:-

RESIDENTIAL

In 1991 about 59000 persons were living in the area shown as existing town with mixed land uses. It is assumed that vacant pockets lying in between the existing town will take care of the decongestion of existing high density area and the present mixed land uses in the existing town will not be disturbed till 2021AD.

New sectors have been proposed to be developed on an average gross residential density of 117 to 120 persons per acre.

Contd.....14.

To accommodate the additional population 3,41,000 persons 2930 acres of residential area is required. The development plan envisages the residential area of 2980 acres.

#### COMMERCIAL

Each new residential sector is proposed to be developed on the concept of self-sufficient neighbourhoods having all the modern amenities including sector shopping centres. All important roads of existing towns have already been developed as shopping streets which will continue to serve the needs of the existing town. Wholesale fruit and vegetable and grain markets have also been established near the Railway Station. These markets will not be able to cope with the increased demand created by the proposed population. Therefore, with a view to meet the requirements of the projected population additional area for wholesale markets has also been proposed. Highly potential area designated as sector-3 having an area of 155 acres has been proposed as Central Business District (City Centre).

Total area proposed for commercial use comes to about 585 acres.

#### INDUSTRIAL

The percentage of industrial workers to total working force was 8% in 1991. This shows the lack of sound industrial base of this town. There is need to establish some big labour intensive, industrial units in joint and assisted sectors. In view of the nature of the proposed economic base of the town, it is visualised that out of 33200 workers of secondary sector 70% i.e. about 27440 would be engaged in manufacturing and about 30% i.e. about 11760 in construction and allied activities, N.C.R Plan envisages a density of 25 workers per acre of industrial area for the priority towns. The requirement of the industrial area for industrial working force of the

Cntd.....15.

order of 27440 workers has been worked out on the basis of density prescribed in the N.C.R. Plan, which comes to about 1100 acres. Keeping in view the demand for certain unforeseen industrial uses, an additional area of about 110 acres has been proposed which can be finalised after midterm review of the Plan. Thus in all, the development plan proposes an area of 1210 acres for industrial use. Existing trend of industrial growth, accessibility, wind direction, equitable spatial distribution, work-residence place relationship, future traffic flow pattern etc. are the main criteria for determining the location of industrial zones in the form of industrial sectors.

#### TRANSPORT AND COMMUNICATION :

An area of about 225 acres near existing Railway Station has been proposed for transport and communication zone where freight container depot may also be set up. Railway siding can also be made available easily to this zone. Total area under this zone including the area of proposed major roads other than M-III roads and proposed railway line in urbanisable area is 677 acres.

#### PUBLIC UTILITIES.

Since the water to meet the needs of the town will be brought from the area on the East or Delhi-Mathura Railway line a site having an area of about 110 acres has been proposed in sector-15 for setting up of head water works and electric sub-station. The culvert on Railway line near this site will facilitate the passage of water supply main lines without incurring extra cost. Besides above public utilities like gas godown etc. may also be allowed in this zone. Keeping in view the natural slope, it is suggested that disposal works should be located on the South West of the town near Bhanguri distributary which can be used for disposal of treated water for irrigation purposes. However, actual location or site for disposal works may be selected by a joint site selection Committee.

PUBLIC AND SEMI PUBLIC USES.

As per recommendations of N.C.R. Plan offices of the Government of India and its undertakings are to be shifted in Palwal. Therefore, an area of 425 acres has been proposed for public-semi-public uses to meet the requirement of the town.

OPEN SPACES.

Low lying area near existing town being unfit for building activities has been proposed for development as town park/open space. The area under the proposed open spaces and green belts is about 615 acres. Besides this every sector will have its own parks and open spaces as per planning norms.

AGRICULTURE ZONE:

Rest of the Controlled Area has been designated as Rural Zone with a view to keep it free from large scale building activities so that it could be further utilised for the expansion of the town. However, rural and small scale industries and farm houses are permissible in this zone subject to the conditions stipulated in zoning regulations and policy framed by the government.

ZONING REGULATION:

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. This also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

Contd.....17.



ANNEXURE-'B'

ZONING REGULATIONS

Governing use and development of land in the Controlled Area around Palwal -- as shown in Drawing No. DTP(F) 1871 /97 dated 7.11.97.

I. GENERAL

- (1) These zoning regulations forming part of the development plan for the Controlled Area around Palwal shall be called zoning regulations of the development plan for the Palwal Controlled Areas.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 and the rules framed thereunder.

II. DEFINITIONS.

In these regulations:-

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' mean rules contained in part-VII of the rules 1965 as amended upto date.
- (c) 'Drawing' means Drawing No. DTP(F) 1871 /97 dated 7.11.97.
- (d) 'Floor Area Ratio (F.A.R)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' shall be buildings designated in the form of flattened development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the DTCP, Haryana.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

Contd.....18.

- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice cream manufacturing, aerated water, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.
- (l) 'Material Date' means the 4th July, 1974 in respect of lands within the Controlled Area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963-Vide Haryana Government notification No. 3522-2 TCP-74/24936 dated 4th July, 1974 appearing in Haryana Government Gazette of 17th September, 1974.
- (m) 'Non conforming use' in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development plan.
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any Municipal Services including a fire station.
- (o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) 'Sector Density and Colony Density' shall mean the number of persons per acre in sector area or colony area as the case may be.

EXPLANATION

- (1) In this definition the 'Sector area' or 'Colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each, with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (3) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
- (4) The Terms Act, Colony, Coloniser, Development Plan, sector and sector Plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.
- (5) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
- (aa) 'Farm House' shall mean a house constructed by the owner of a Farm at his land for the purpose of,
- (1) Dwelling unit, i.e. main use,
- and
- (11) Farm Shed i.e. ancillary use.
- Notes: (1) The construction of the farm house shall be governed by the restrictions given under clause regarding 'provision of farm houses outside abadi-deh in rural/agricultural zone".
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building Control and site specifications.

Contd.....20.

- (ab) Ledge of Tand:- A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.
- (ac) Loft:- An intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.
- (ad) Mezzanine floor:- An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
- (ae) Subservient to Agriculture:- Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, wind mills, irrigations drains, pucca platforms, fencing and boundary walls, water hydrants' etc.
- (A) Rural Industries Scheme means industrial unit which is registered as RIS by the Industries Department.
- (B) Small scale Industries means industrial unit which is registered as SSI by the Industries Department.
- (C) Agro based Industries means an industrial unit which uses foodgrain, fruits or agro waste as a raw material
- III. MAJOR LAND USES ZONES.
- (1) (1) Residential Zone.
- (11) Industrial zone.
- (111) Commercial zone.
- (1v) Public & semi-public uses (Institutional zone)
- (v) Major open spaces.
- (vi) Transport and Communication zone.
- (vii) Public utilities.
- (viii) Agricultural Zone.
- (2) Classification of major land uses is according to Appendix-'A'.

IV. DIVISION INTO SECTORS.

Major land uses mentioned at Serial Nos. (1) to (iv) & at Sr. No.(vi) in regulation-III above which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES.

Main ancillary and allied uses, which <sup>are</sup> subject to the other requirements, of these regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix-'B' sub-joined to these regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for the sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES.

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government undertakings or a public authority approved by the Government in this behalf and no permissions shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above the Government may reserve, at any time any other sector for development exclusively by itself the agencies mentioned above.

VIII. LAND RESERVATION FOR MAJOR ROADS.

1. Land Reservation for major roads shall be as under:-

- (ix) Major roads indicated as M-I on the drawing
- (11) Major roads indicated as M-I A & M-I B, M-I C on the drawings.
- (111) Major roads indicated as M-II on the drawing
- (iv) Major road indicated as M-II A on the drawing
- (v) Major roads indicated as M-III on the drawing  
(Roads along the boundaries of the sector)

100 metre wide with 100 metre green belt on either side existing width.  
Existing width.

60 metre wide with 60 metre green belt on either side.

60 metre wide with 30 metre green belt on either side.  
30 metre

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plan of colonies.

Contd.....22.

IX. INDUSTRIAL NON-CONFORMING USES.

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned:-

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and;
- (b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director;
- (c) No further expansion shall be allowed within area of non-conforming use.

X. DISCONTINUANCE OF NON-CONFORMING USES.

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be re-used or redeveloped only according to the conforming use.
- (2) If a non conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN.

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN.

- (1) No permission for erection or re-erection of building on a plot shall be given unless:-
  - (i) The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
  - (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

**XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:**

- (1) The minimum size of the plots for various types of uses shall be as below:-
- (1) Residential plot 50 Sq. Mts.
- (11) Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Govt. 35 Sq. Mts.
- (111) Shop-cum-residential plot 100 Sq. Mts.
- (1v) Shopping booths including covered corridor or pavement in front. 20 Sq. Mts.
- (v) Local service industry plot 100 Sq. Mts.
- (vi) Light industry plot 250 Sq. Mts.
- (vii) Medium industry plot 0.8 hectares.

(2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres if it is developed independently.

**XIV. SITE COVERAGE HEIGHT AND BULK OF BUILDING UNDER VARIOUS TYPES OF BUILDINGS :**

Site coverage and the height upto which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter-VII of the rules. In the case of other categories, the maximum coverage and the floor area ratio subject to Architectural Control as may be imposed under regulation XVI shall be as under:-

Sr.No.	Type of use	Maximum G.F. Coverage.	MAX FAR	Remarks.
1.	Group Housing	35%	175	
2.	Govt. offices	25%	150	

Contd.....24.

3. Commercial

(a) Integrated corporate

40%

150

The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.

(b) Individual

100%

300

Only 35% of the total area of commercial pocket in which those sites have been planned be accounted as plotted area for working out the plotable area of the sector.

4. Ware Housing

75%

150

N.B.:- Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV. BUILDING LINES IN FRONT SIDE AND REAR OF BUILDINGS.

These shall be provided in accordance with rules 51, 52, and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. ARCHITECTURAL CONTROL

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE:

In the case of any land lying in Rural zone, Government may relax the provisions of this development plan:-

- (a) for use and development of the land in-to a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.
- (b) for use of land as in, individual site ( as distinct from an industrial colony) provided that:
  - (1) The land was purchased prior to the material date.
  - (11) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.



(iii) the owner of the land secures permission for building as required under the rules.

(iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

EXPLANATION -The work 'Purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

# XVIII. DENSITY

Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

## XIX. PROVISION OF FARM HOUSE OUTSIDE ABADI-DEH IN AGRICULTURAL ZONE/RURAL ZONE.

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

Size of Farm	Maximum coverage on ground for dwelling unit (main Building)	Maximum coverage on ground for farm shed (ancillary building)
(1) Site coverage 2 Acs.	100 Sq. Mtrs.	1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarter)
for every additional 0.25 acre, 10 Sq. mtrs. in main building subject to maximum of 200 Sq. mtrs.		
MAXIMUM HEIGHT		
Main dwelling unit		Ancillary building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

Contd.....26.

(111)

Set Back- It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the roads as under:-

- (a) Where the road is by-pass to a scheduled road .....100 metres.
- (b) Where the road is a Scheduled Road .....30 metres.
- (c) Any other road .....15 metres.

(1V)

Approach Road - (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b) When the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).

(V)

Basement- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(VI)

Ledge, Loft and Mezzanine floor- Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II.

(VII)

Services-water supply and drainage- (a) Good potable water/<sup>supply</sup> should be available in the farm for human consumption in case of farm house is built.

(b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Act.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Act.

2.(1)

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

#### XX. RULATION OF DEVELOPMENT PLAN

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

CLASSIFICATION OF LAND USES

Main code	Sub code	Main Group	Sub Group
100	-	Residential	Residential sector on neighbourhood pattern
200	-	Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and storage
	240		Office and Banks including Government. offices.
	250		Restaurants, Hotels and Transient Boarding Houses including Public Assistance institutions providing residential accomodation like Dharamshala, Tourist Houses etc.
300	260		Cinema and other places of Public assembly on a commercial basis.
	270		Professional Establishment
	310	Industrial	Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry
400		Transport and communication	
	410		Railway yards, Railway Stations and sidings
	420		Roads, Road Transport, Depots and parking areas, Dockyards, Jettya.
	440		Airport/Air Stations.
	450.		Telegraph Offices, Telephone Exchanges etc.
	460		Broadcasting stations.
	470		Television stations.

Contd.....2.

Main code	Sub code	Main Group	Sub Group
500		Public utilities	
	510		Water supply installation including treatment plants.
	520		Drainage and sanitary installations including disposal works.
	530		Electric power plants, Sub-Station etc.
	540		Gas Installation and Gas work.
600		Public and semi-public	
	610		Government Administrative Central Secretariat, District offices, law courts, Jails, Police stations, Governor and President's Residence.
	620		Education, Cultural and Religious Institutions.
	630		Medical and Health Institutions.
	640		Cultural institution like theatres, Opera houses etc. of a predominantly non-commercial nature
	650		Land belonging to defence.
700		Open spaces	
	710		Sports Grounds, Stadium, Play Grounds.
	720		Parks.
	730		Other recreational uses.
	740		Cemeteries, crematories etc.
	750		Fuel Filling Stations and Bus Queue Shelters.

Contd.....3.

Main code	Sub code	Main Group	Sub Group
800		Agricultural Land	
	810	Market Garden.	
	820	Orchards and Nurseries.	
	830	Land under staple crops.	
	840	Grazing and land pastures.	
	850	Forest Land.	
	860	Marshy land.	
	870	Barren Land.	
	880	Land under water.	

APPENDIX-'B'

1. RESIDENTIAL ZONE

- (1) Residence.
- (11) Boarding house.
- (111) Social Community, religious and recreational buildings.
- (1v) Public utility buildings.
- (v) Educational buildings and all types of School and college where necessary.
- (vi) Health Institutions.
- (vi1) Cinemas.
- (vi11) Commercial and professional offices.
- (1x) Retail shops and restaurants.
- (x) Local service industries.
- (x1) petrol filling stations.
- (x11) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (x111) Nurseries and green houses.
- (xiv) any other minor needs ancillary to residential use.

II. COMMERCIAL ZONE

- (1) Retail Trade.
- (11) Wholesale Trade.
- (111) Warehouses and storages.
- (1v) Commercial offices and banks.
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist Houses etc.

As required for the local needs of major uses and needs of the town; at site approved by Director in the sector/colony plan.

- (vi) Cinemas, Hotel, Motels and other places of public assembly like theatres, club Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) parking spaces, bus stops taxis, Tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Any other use which the Director in public interest may decide.

### III. INDUSTRIAL ZONE.

- (i) Light industry.
- (ii) Medium industry.
- (iii) Obnoxious and Hazardous industry.
- (iv) Heavy industry.
- (v) Service industry.
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading areas.
- (viii) Truck stands/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public utility community buildings and retail shops.
- (x) Petrol filling stations and service garages
- (xi) L.P.G Gas godown permitted by Director.
- (xii) Any other use permitted by Director.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

Contd.....32.

IV. TRANSPORT AND COMMUNICATION ZONE:

- (I) Railway yards, railway stations and sidings.
- (II) Transport Nagar, Roads and Transport depots and parking areas.
- (III) Freight container depot.
- (IV) Airports and Air Stations.
- (V) Telegraph offices and telephone exchange
- (VI) Broadcasting stations.
- (VII) Television stations.
- (VIII) Agricultural, horticulture and nurseries at approved sites and places.
- (IX) Petrol Filling stations and services garages.
- (X) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director subject to the provisions of Section 3 of the said Act.

V. PUBLIC AND SEMI PUBLIC USES ZONE:

- (I) Government offices, Government Administration centres, secretariats and Police Station.
- (II) Educational, cultural and Religious Institutions.
- (III) Medical Health Institutions.
- (IV) Civic, Cultural and social institutions like theatre, opera houses etc. of predominantly non commercial nature.
- (V) Land belonging to defence.
- (VI) Any other use which Government in public interest may decide.

At sites earmarked in the sector plan.



VI. OPEN SPACES.

- (i) Sports grounds, stadium and play grounds.
- (ii) Park and green belts.
- (iii) Cemeteries, crematories, etc.
- (iv) Motor Fuel filling stations, bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of Director.

At sites approved by D.T.C.P.

VII. USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material without proper licence.

VII. AGRICULTURE ZONE.

- (i) Agricultural, horticultural, Dairy and Poultry farming.
- (ii) Village house within abadi-deh.
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of its part for recreation.
- (v) Expansion of existing village contiguous to abadi deh if undertaken a project approved or sponsored by the Central Government or State Government.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless stations.
- (x) Grain go-downs, storage spaces at sites approved by the Director.

As approved by D.T.C.P.

Contd.....34.

- (xl) weather station
- (xli) Land drainage and irrigation, hydro-electric works and tubewell for irrigation.
- (xlii) Telephone and electric transmission lines and poles.
- (xliii) Mining and extraction operations including lime and brick-kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xlv) Cremation and burial grounds.
- (xvi) petrol filling station and service garages.
- (xvii) Hydroelectric/thermal power plants/sub stations.
- (xviii) L.P.G Gas storage godowns with the approval of Director.
- (A) Non polluting industries registered as RGS/SSI units subject to one of the following conditions:-
  - (1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway.
  - (2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) out side the half kilometre zone referred to in (1) above, upto a depth of 100 metres along the approach road.

As approved by D.T.C. P.

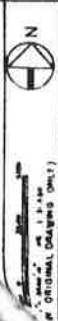
(B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and state Highway.

(xix) Any other use which Government may in public interest decide.

Commissioner and Secretary to Government, Haryana  
Town & Country Planning Department.

W A L

# PLAN FOR PALWAL ED AREA



PROPOSED LAND USE FOR 2021 A D

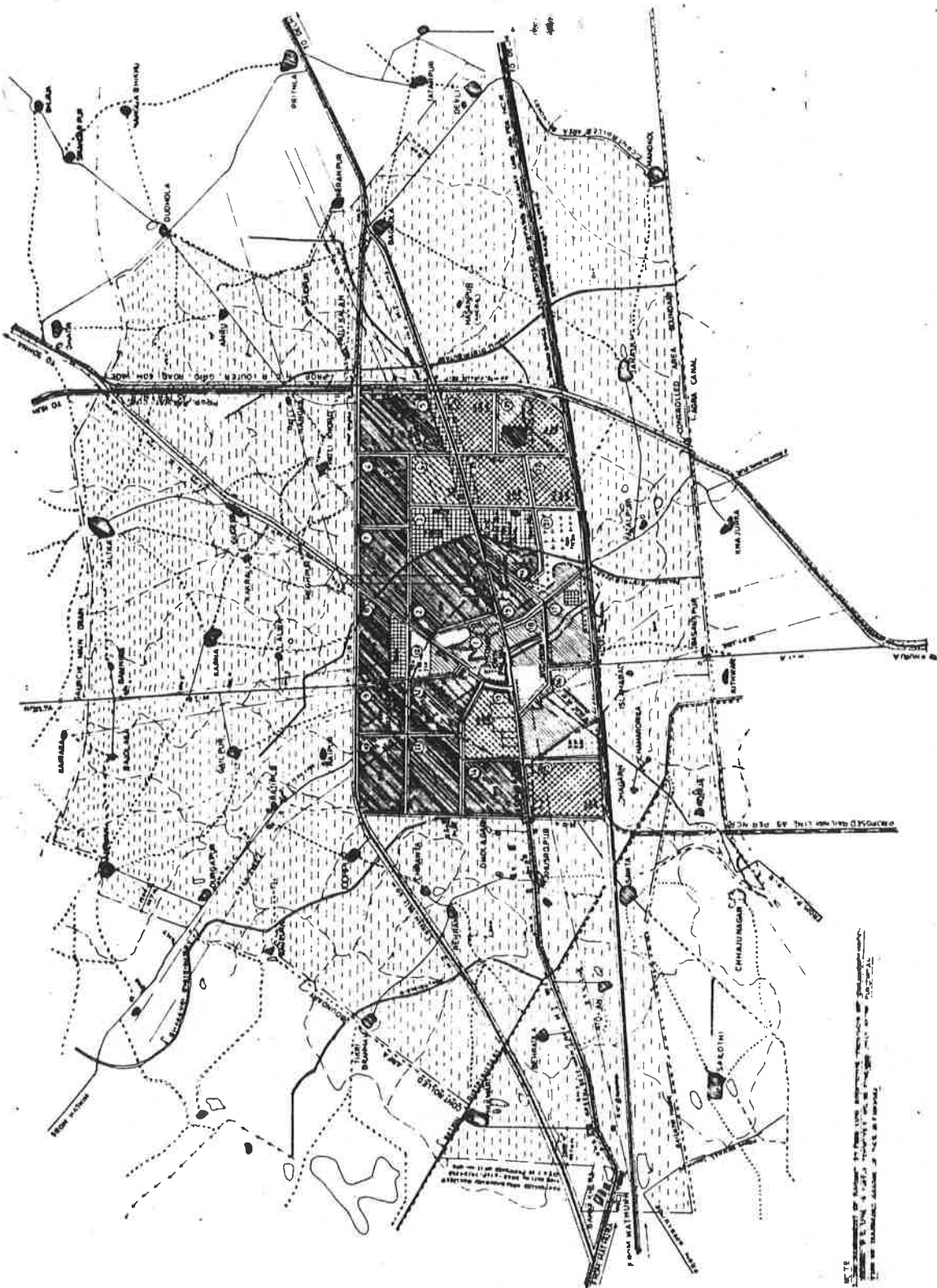
## LEGEND

- EXISTING FEATURES**
- COMMUNAL AREA BOUNDARY
  - MUNICIPAL LIMIT / STIPPLED M.C. LIMIT
  - VILLAGE BOUNDARY
  - UNPAVED ROAD
  - PAVED ROAD
  - RAILROAD
  - WATER / DRINKING WATER / SEWERAGE
  - ELECTRIC CABLE / ELECTRIC LINE
  - EXISTING TOWN
- PROPOSALS**
- 100 RESIDENTIAL**
    - 100-1 SINGLE FAMILY RESIDENCE
    - 100-2 MULTIFAMILY RESIDENCE
    - 100-3 VILLAGE TYPE RESIDENCE
    - 100-4 INDUSTRIAL WORKERS' QUARTERS
    - 100-5 OFFICE AND BUSINESS
    - 100-6 RESTAURANT
    - 100-7 OTHER COMMERCIAL USES OF PUBLIC UTILITY
  - 200 INDUSTRIAL**
    - 200-1 LIGHT INDUSTRY
    - 200-2 HEAVY INDUSTRY
    - 200-3 LOGIC AND WOOD INDUSTRY
  - 300 TRANSPORT AND COMMUNICATION**
    - 300-1 AIRPORT
    - 300-2 RAILROAD
    - 300-3 PORT & HELICOPTER
    - 300-4 WATERWAY
    - 300-5 WATER TOWER
    - 300-6 DRAINAGE CANAL
    - 300-7 SEWAGE TREATMENT PLANT
    - 300-8 OTHER UTILITIES
  - 400 PUBLIC AND SEMI-PUBLIC USES**
    - 400-1 GOVT. BLDG. AND OFFICE
    - 400-2 FEDERAL GOVT. AND INSTITUTIONAL BUILDING
    - 400-3 FIRE STATION AND MEDICAL FACILITY
  - 500 OPEN SPACES**
    - 500-1 PARK AND RECREATION
    - 500-2 OTHER RECREATIONAL USES
  - 600 AGRICULTURAL ZONE**
    - 600-1 AGRICULTURE
    - 600-2 FORESTRY
    - 600-3 FISHING
    - 600-4 OTHER

NOTE: THE PROPOSED COMMERCIAL USES (100-1 TO 100-7) ARE NOT TO BE USED IN THE ZONE OF THE PROPOSED INDUSTRIAL ZONE (200-1 TO 200-3) AND THE ZONE OF THE PROPOSED TRANSPORT AND COMMUNICATION ZONE (300-1 TO 300-3).

DRAWING NO. DTP/107/77 DT 7-11-1977

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ANNEXURE- X

ROHTAK

REVISED DRAFT DEVELOPMENT PLAN - 2025 A.D.

OFFICE OF DISTRICT TOWN PLANNER, ROHTAK

TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

NOTIFICATION

No. \_\_\_\_\_. In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1953 and with reference to Haryana Govt. Gazette Notification No. 1331-10DP-57/4/89 dated 26th March 1982 appeared on 18th May, 1982 vide which Final Development Plan of Fohtak Controlled Area was published, the Governor of Haryana is pleased to revise Draft Development Plan for Controlled Area declared around Fohtak Town vide Gazette Notification No. 4587-VDP-69/3719 dated 11.6.69 published on 3.7.69 and ADDITIONAL Controlled Area declared vide Notification No. 1107/CCF(MOR)/96 dated 11th Oct., 1996 published on 5th Nov., 1996 alongwith restriction & conditions proposed to be made applicable thereon (given in annexure A & B to the Revised Draft Development Plan).

Notice is hereby given that the Revised Draft Development Plan 2021 AD shall be taken into consideration by the Govt. on or after the expiry of thirty days from the publication of the notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning Department, Haryana, Sector-18, Chandigarh from any person in writing in respect of such plan before the expiry of the period specified.

DRAWINGS

- a) Existing Land Use Plan Drawing No. DTP(R)/1364/97 Dated 21.2.97 for the additional Controlled Area
- Existing Land Use Plan Drawing No. DTP(R) 245/71 Dated
- b) Revised Draft Development Plan 2021 AD for Fohtak Controlled Areas bearing Drg. No. DTP(R) 1370/97 Dated 8.5.97

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ANNEXURE-1EXPLANATORY NOTE TO THE REVISED DEVELOPMENT PLAN ROHTAK.1. INTRODUCTION:-

Rohtak Town lies at a distance of 75 Kms. from Delhi towards its north-west on National Highway No. 10 (Jehli - Hissar - Sirsa - Rohtak Road). Delhi, being a Metropolis in whole of Northern Region extends its influence on areas, falling on its outskirts of U.P., Rajasthan and Haryana. As such the Town & Country Planning Organisation Govt. of India prepared a National Capital Regional Plan in consultation with the planning Deptt. of adjoining States. Subsequently National Capital Board was formulated in 1985 in order to provide balanced development of these regions. Accordingly the National Capital Regional Plan- 2001 has been prepared by the NCR Planning Board in consultation with the State Government.

Rohtak town is one of the eight priority towns (Regional Centres) of N.C.R. sub-region Haryana. In the N.C.R. Plan the population of this town has been proposed as 5 lacs by 2001 AD against population of 1.66 lacs in 1981. According to 1991 census, its population was up to 2.15 lacs. Keeping in view the policies of State Govt., as well as the increasing demand of land due to employment potentials and commercial base the Revised Draft Development Plan has been prepared for a population of 7 lacs by 2025 AD within the Existing Controlle<sup>d</sup>.

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## Area and the Additional Controlled Area.

### 2. EXISTING PHYSICAL FEATURES:-

Delhi-Hisar Road passes through the town, thus the shape of the town has emerged into a linear form due to developments along the Highway.

The only Bypass on D.H.S. Road is towards its north and is bisected by the intercity roads of Sonapat, Gohana and Jind. On eastern side of the town flows a distributory in the name of Bhalaut sub-Branch. It is also acting as a source of water supply to the town. The Drain No. 9 runs on the eastern side of the town and is useful source for protecting the town from heavy floods from that side.

On the north-western side of the town, there is an undulating area of about 200 Hectares, known as old Rohtas Garh (Vanished with the time and is buried over here.) This area has been reserved by the Archeology Deptt. Govt. of India for Archaeological findings. The heart of the town is of bowl shape. Besides this, there are other pockets where discharge of flood water through gravity is not possible & as such pumping system is the only remedial measure.

The ground water being brackish the water supply is canal based.

Although there are two water works, one along Sonapat Road and other

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along Jhajjar Road but there is acute shortage of water supply in the town.

There are a number of drains on the northern side of the town, which have been creating flooding problems from time to time because of general slope being from North to South.

3. EXISTING IMPORTANT FACILITIES:-

The town is enjoying a nodal location due to the following consideration:-

1. Rohtak town besides being Distt. Headquarter is also functioning as Commissionary Head Quarter. Thus it accomodates a large number of Govt. Offices.

2. The town being well connected with the surrounding areas through a network of Rail-Road linkages, has a predominant grain market, whereas it already commands first position in cloth.

3. It has privilege of having only post-Graduate Institute of Medical Science in the State, besides Maharshi Dayanand University. There are two Ayurvedic Colleges, Eight Degree Colleges, three colleges of Education, two polytechnics besides Institute of Managements.

4. It enjoys the pride position for having A.I.R. Station of Haryana.

5. It has two Tourist Complexs namely Tiliyar and Myna. The Tiliyar Complex being on D.H.S. Road in a spacious area having a zoo and a lake has

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**B. INDUCED ECONOMIC ACTIVITIES:-**

Keeping in view the possibility of a large number of Industrial Units of National & State level, there is necessity of setting up a Transport Nagar and other infrastructures like whole sale Markets and Ware Housing, City Centre besides working provision for shifting of offices/public sector under-taking out of Delhi.

**C. ADDITIONAL RECREATIONAL FACILITIES:-**

In addition to the existing spacious Tilyar Complex there is still necessity for provision of additional Areas for various activities like leisure parks and Appu Garh etc.

**D. NECESSITY FOR RAILWAY LINE BETWEEN ROHTAK & HISSAR VIA HANSI:-**

In order to link Hissar (counter Magnet Town) with Delhi, a Railway Line from Rohtak to Hissar via Hansi is essential and as such provision for the same has been made in the plan by taking linkage from the existing Bhiwani Rly. Line.

**E. NECESSITY FOR NORTHERN-BYPASS & SOUTHERN PERIPHERY ROAD:-**

Keeping in view the proposed extended urbanisable limits, the existing northern bye pass published in the Final Development Plan has been converted into ordinary sector road. Instead the northern bye pass has been proposed as per the proposal No.-2 in the interim report received from the public Works Deptt. (National Highways).

Due to the possibility of southern bye pass in future, the southern bye pass shown in the published Final Development Plan has been realigned, keeping in view the requirement of additional urban area on this side and has been converted into a peripheral road of 45 metres.

**F. CONSTRUCTION OF LINK ROAD BETWEEN PROPOSED NORTHERN BYE PASS AND SOUTHERN PERIPHERY ROAD:-**

The area in between the banks of J.L.N. Feeder and Bhalaut sub-Branch having minimum width of 60 ft. may be utilised for link road connecting northern & southern areas of the town viz-Sonepat Road, Delhi Road and upto the Railway crossing for its further linkage with Jhajjar Road through construction of link road along western side of JIN Feeder.

**G. CONSTRUCTION OF ROHTAK DRAIN:-**

For proper disposal of storm water of HUDA sectors and town area, there is necessity to link Bohar Drain with KCB Drain under the scheme of ROHTAK DRAIN.

**H. PROVISION OF BRIDGES FOR PROPER COMMUNICATION & TRANSPORTATION:-**

For streamlining the traffic between the various components of the proposed town and to provide un-hindered traffic on the Bye-pass, provisions of Bridges have to be made as shown in the plan.

**I. OMISSION OF AIR STRIP SITE:-**

Due to the extension of urbanisable area towards northern side of the town from the point of protection from floods. The site for air strip

have been omitted and will be provided as per requirements and site conditions as and when received from Director General Civil Aviation New Delhi, in the rural zone.

#### J. MESSAGES IN PUBLISHED FINAL DEVELOPMENT PLAN:-

A few other amendments have been made in this Revised Draft Development Plan as per local requirement/future needs of the town and feasibility as per the site conditions. As such sector No. 0, 11, 19 & 30 have been omitted and sector No. 26, 27, 28, 29, 30, 31, 32, 33 on the eastern side and sector No. 34, 35, 36, 36A & 37 on the northern side have been added to attain the projected population of 7 lacs.

#### K. ADDITIONAL CONTROLLED AREA:-

Additional Controlled Area has been declared vide Govt. Notification No.

107/CQ/96 dated 11.0.96 appeared in Haryana Govt. Gazette dated 5.11.96.

#### 5. POPULATION PROJECTIONS

<u>Census Year</u>	<u>Population</u>	<u>Decimal Growth</u>
1951	7902	-
1961	88183	22.5 %
1971	124754	41.4 %
1981	166768	33.68 %
1991	215844	29.43 %

Average decimal growth rate 29.3 %

If the decimal growth rate of 29.3 % for projection of population

by 2025 AD is taken, it will not be realistic. Keeping in view the various

considerations i.e. induced industrial growth, induced economic activities and

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a town density of 110 persons per hectare the population has been projected to 7 lacs by 2025 AD.

#### 6. DEVELOPMENT PROPOSALS:-

The Revised Draft Development Plan has been prepared for the projected population of 7 lacs persons by 2025 AD. This existing town covers total built-up area of about 1804 hec and it accommodates the population of about 2.5 lacs persons. The planning of this area is conspicuously absent. It is thickly populated. So it is supposed that by the coming up of the new residential sectors about 20 percent of the population of the thickly populated area will come in these sectors. So the development plan proposals have been made to accommodate an additional population of 5 lacs persons.

The residential density of 120-150 persons per hectare proposed in published plan has to be revised to the realistic density of about 250 persons per hectare.

The extent of various uses is given below:-

Sr.No.	Land Uses	Area within Municipal Limit Hects.	Area outside Municipal Limits Hects.	Total Hects.
1.	Residential	344	1606	1950
2.	Commercial	152	160	312
3.	Industrial	197	613	810
4.	Transport & Communication	47	382	429
5.	Public Utility	48	193	241
6.	Public & Semi Public Uses	132	478	610
7.	Open Spaces	152	92	244
		1072	3544	4596

Existing area of the town

= 1804

Total proposes area

1804 + 4596 = 6400 Hectares

### RESIDENTIAL

To provide for the projected population an area of 1950 Hectares has been proposed in Sector 1,2,3,4,9,10,14,18 Part, 19,22,23 Part,26 to 28, 33,34 Part, 35,36 & 36-A in addition to the existing town area. The average density of the residential sectors works out to be about 250 persons per hectare.

### COMMERCIAL

An area of about 312 hectares has been provided in Sector-6 and 18 Part for commercial uses viz retail trade, ware-housing, storage & whole sale trade etc. Sector-6 is proposed to be developed as city centre and the provision of main bus stand has been made in this sector. Besides a few commercial belts have also been provided in Sector 34,35 & 37 along V-2 Road.

### INDUSTRIAL

The industrial sectors have been taken on southern side keeping in view the proposal of Final Development Plan published in 1982 in Sectors 20,21, 22 Part,24 & 25 Part. So an area of about 810 hectare has been kept, which includes proposed sector 37 on Gohana Road as against 388 hectares provided in the published plan.

### TRANSPORT & COMMUNICATION

Keeping in view the trend of expansion of urbanisable areas towards northern side and to protect the city from floods, site of air strip has been omitted which was provided in the earlier published development plan. Proposal of transport Nagar has been made in Sector-5. The provision of Air Strip will be

made in rural zone as soon as the recommendation for the same is received from the Director Civil Aviation, New Delhi. So presently an area of 429 Hectares (including major roads) has been provided in place of 408 hectares in published plan.

PUBLIC UTILITIES:-

An area of about 241 hectares has been provided for public utility services like water supply, Grid Sub-station, Disposal Works etc. in different sectors viz. Sector 1, 2, 7, 23, 35, 32 & 34 to cope with the demands arising from time to time in addition to the existing water services.

PUBLIC AND SEMI PUBLIC USES:-

An area of 610 hectare has been proposed for this use in Sector-7, 29, 30 & 31 in addition to the sufficient vacant pockets available in Mahari Shi Dayanand University & Post Graduate Institute of Medical Sciences Campus in Sector-15. Besides some strips of land have also been reserved in Sector-36 & 36 A along V-2 Road.

OPEN SPACES:-

An area of about 244 hectares will come under open spaces, which will include green belts along V-1 Road & other roads. The areas of Tilyar Complex Sector-32 and the areas of Rana Kpura reserved by Archeology Deptt. are taken in this zone.

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AGRICULTURAL ZONE:-

A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village contiguous to abadi-dah if undertaken under project approved or sponsored by Govt. for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural/area.

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ZONING REGULATIONS:-

Concerning use and development of land in the controlled area around Rohtak as shown in Drawing No. DTP(R) 1370/97 dated 8-5-97.

1. GENERAL:-

- (1) The zoning regulations forming part of the development plan for the controlled area around Rohtak shall be called zoning regulation of the development plan for the Rohtak Controlled Areas.
- (2) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Rules framed thereunder.

II. DEFINITIONS:-

In these regulations:-

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in part VII of the rules.
- (c) 'Drawing' means Drawing No. DTP(R) 1370/97 dated 8-5-97.
- (d) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.

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- (e) 'Group Housing' shall be buildings designated in the form of planned development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the DCP, H.  
(f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.  
(g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice-cream manufacturing, aerated water,atta chakles with power, laundry, dry cleaning and dying, repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.  
(h) 'Medium Industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours.  
(1) 'Extensive Industry means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.  
(j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (If the cost of machinery is more than one crore rupees).

- (k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleased or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.

(l) 'Material date' means the date of publication of notification of various controlled areas mentioned below:-

Sr.No.	Name of the Controlled Area and Notification No.	Material date
1.	Controlled Area notified vide Hr. Govt. notification No.4587-VDP-69/3719 dated 11th June 1969 published in Haryana Gazette, dated 8th July, 1969.	8th July, 1969
2.	Additional Controlled Area notified vide Hr. Govt. notification No.1107/CCP(NCR)/96 dated 11th Oct., 1996 published on 5th November, 1996.	5th November 1996

(m) 'Non Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Revised Draft Development Plan.

(n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.

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(o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

(p) Sector Density and Colony Density shall mean the number of persons per Hectare.

EXPLANATION:-

(1) In this definition the 'sector area' or 'colony area' shall mean the / area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(2) For the purposes of ~~calculation~~ calculation of sector density or colony density, it shall be assumed that 55 percent of the sector or area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(q) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.

(r) The terms Act, colony, coloniser Development Plan, sector plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.

(s) 'Farm House' shall mean a house constructed by the owner of a Farm at his land for the purpose of,

(i) Dwelling unit, i.e. main use,  
and

(ii) Farm Shed i.e. ancillary use.

NOTES:- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside abadi-deh in rural/agricultural zone".

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

(t) LEDGE OR TAND:- A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

(u) LOFT:- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.

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(v) MEZZANTINE FLOOR:- An Intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2,2 metres.

(w) SUBSERVIENT TO AGRICULTURE:- Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, windmills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants, etc.

(x) Rural Industries Scheme means industrial unit which is registered as RIS by the Industries Department.

(y) Small Scale Industries means Industrial unit which is registered as SSI by the Industries Department.

(z) Agro based Industries means an Industrial unit which uses foodgrain, fruits or Agro waste as a raw material.

(z)a) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963.

### III. MAJOR LAND USES/ZONES:-

- (1) (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Public & Semi-public Uses (Institutional Zone)

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(v) Public Utility Zone

(vi) Transport and Communication Zone

(vii) Public open spaces

(viii) Agricultural zone

(2) Classification of major land uses is according to Appendix 'A'.

#### IV. DIVISION INTO SECTORS:-

Major land uses mentioned at Serial Nos. (i) to VII excluding (VIII) in regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

#### V. DETAILED LAND USES WITHIN MAJOR USES:-

Main ancillary and allied uses, which are subject to the other requirements of these regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix 'B' subjoined to these regulations.

#### VI. SECTORS NOT RIPE FOR DEVELOPMENT:-

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any changes in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and



other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES:-

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above the Government may reserve, at any time any other sector for development exclusively by it by the agencies mentioned above.

VIII. LAND RESERVATION FOR MAJOR ROADS:-

(1) Land reservation for major roads shall be as under:-

(1) V-I Roads 60 Metres width

Northern by-pass

(11) V-2 Roads 45 Metres width

Pen/Jeroa; roads as shown on the plan

(111) V-I-a Rohtak-Jhajjar Road

V-I-b Rohtak-Bhiwani Road

V-I-c Rohtak-Hissar Road

V-I-d Rohtak-Jind Road

V-I-e Rohtak-Gohana Road

V-I-f Rohtak-Sonepat Road

V-I-g Rohtak-Delhi Road

Existing width

(1iv) Major Roads Indicated as V-3 30 Metres width on the drawing

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. INDUSTRIAL NON-CONFORMING USES:-

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming use may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned:

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and
- (b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- (c) No further expansion shall be allowed within the area of non conforming use.

X. DISCONTINUANCE OF NON-CONFORMING USES:-

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

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- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN:-

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN:-

No permission for erection or re-erection of building on a plot shall be given unless;

- (1) The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction the Director.

XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:-

(1) The minimum size of the plots for various type of uses shall be as below:-

(i) Residential plot	50 sq. Metres
(ii) Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the Government.	35 sq. Metres
(iii) Shop-cum-residential plot	100 sq. Metres
(iv) Shopping booths including covered corridor or pavement in front	200 sq. Metres
(v) Local service industry plot	100 sq. Metres
(vi) Light Industry plot	250 sq. Metres
(vii) Medium industry plot	0.8 Hectares

(2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres if it is developed independently.

XIV. SITE COVERAGE HEIGHT AND BULK OF BUILDING UNDER VARIOUS TYPES OF BUILDINGS

Site coverage and the height upto which building may be erected within independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the Rules.

In the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under.

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Sl. No. Zone of Use	Max. G.F. Coverage	Max FAR	Remarks
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1. Group Housing	35 %	175	
2. Government Offices	25 %	150	
3. Commercial			
* (a) Integrated Corporate	40 %	150	

The total area of the commercial pocket is to be considered as plotable area while working the total plotted area of the sector.

(b) Individual site	100 %	300	
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35 % of the total area of commercial pocket for which these sites have been planned may be accounted for a plotted area for working out the total plotted area of the sector.

N. B.:- Basement floor shall be permitted as approved in the zoning plan.

The basement shall be used for storage purposes.

XV. BUILDING LINES IN FRONT SIDE AND REAR OF BUILDINGS:-

These shall be provided in accordance with rules 51, 52 and 53 of

the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. ARCHITECTURAL CONTROL:-

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled

Areas Restriction of Unregulated Development Rules, 1965.

XVII. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE:-

In the case of any land lying in Rural Zone, Government may relax the provisions of ~~these~~ this development plan:

(a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.

(b) for use of land as in, individual site (as distinct from an industrial colony) provided that;

(i) the land was purchased prior to the material date.

(ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;

(iii) the owner of the land secures permission for building as required under the rules.

(iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent;

EXPLANATION:-The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

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XVII. DENSITY:-

Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX. PROVISION OF FARM HOUSE OUTSIDE ABADI-DEH IN AGRICULTURAL ZONE/RURAL ZONE.

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following condition:-

Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farm shed (ancillary building)
--------------	--	---

(1) Site Coverage 2 acres

100 sq. Metres

1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters)

For every additional 0.25 acre, 10 sq. mtrs. in main building subject to maximum of 200 sq. mtrs.

MAXIMUM HEIGHT

Main dwelling unit

Ancillary building

(11) Height and Storey 6 metres single storeyed 4 metres single storeyed

(111) SET BACK:- It shall be at least 15 metres away from the edge of the

agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a

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minimum set back from the edge of the road as under:-

- |   |            |
|---|------------|
| (a) Where the road is by-pass to a Scheduled Road | 100 metres |
| (b) Where the road is a Scheduled Road            | 30 metres  |
| (c) Any other road                                | 15 metres  |

(iv) APPROACH ROAD:- (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b) When the approach road serves more than one farm then the minimum right of way should be 18.0 metres (60 feet).

(v) BASEMENT:- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) LEDGE, LOFT AND MEZZANINE FLOOR:- Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part II.

(vii) SERVICES-WATER SUPPLY AND DRAINAGE:- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

(b) Open & sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.

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(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Rules 1965.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Rules, 1965.

2 (1) Provided that Government may amend the minimum size of the farm for any scheme sponsored by State Government/State Agency for the proper utilisation of the rural zone.

XX. RELAXATION OF DEVELOPMENT PLAN:-

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

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APPENDIX-A

CLASSIFICATION OF LAND USES

Main Code	Sub Code	Main Group	Sub-Group
100		Residential	Residential Sector on neighbourhood pattern
200		Commercial	
	210		Retail trade
	220		Whole sale trade
	230		Warehousing & Storage
300		Industrial	
	320		Light Industry
	330		Medium Industry
400		Transport & Communication	
	410		Railway siding
	420		Bus Stand, Work Shop, Parking
500		Public Utilities	
	510		Water Works
	520		Disposal Works
	530		Grid sub station
600		Public & Semi-public Uses	
	610		Mini-Secretate Cum Judicial Complex Jail, Police Station & other institutions

contd...30....

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Main Code	Sub Code	Main Group	Sub Group
620	630	Open Spaces	Educational
700	710		Medical
	720		Sports Grounds,
	730		Parks.
	740		Other Recreational uses
	750		Cemeteries, Crematoria etc.
800	830	Green Belts	
		Agricultural Zone	
		Land under water	

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APPENDIX X

1. RESIDENTIAL ZONE:-

- (i) Residences
- (ii) Boarding Houses
- (iii) Social Community, religious and recreational buildings.
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of Schools and colleges where necessary.
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and restaurants.
- (x) Local Services Industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw Stand.
- (xiii) Nurseries and green houses.
- (iv) Any other minor need ancillary to residential use.

As required for the local needs of major use and needs of the town; all sites approved by the Director in the Sector/colony Plan.

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II. COMMERCIAL ZONE:-

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Warehouses and storages
- (iv) Commercial Offices and Banks
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala Tourist Houses etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments
- (viii) Residences on the first and higher floors
- (ix) Local service industry
- (x) Public utility buildings
- (xi) Petrol filling stations and service garages
- (xii) Loading and unloading yards
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand
- (xiv) Town Parks

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

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- (xv) Any other use which the Director in public interest may decide.

III. INDUSTRIAL ZONE:-

(i) Light Industry

(ii) Medium Industry

(iii) Obnoxious and Hazardous Industry

(iv) Heavy Industry

(v) Service Industry

(vi) Warehouse and storages

(vii) Parking, loading and unloading areas

(viii) Truck stands/bus stops, taxi, tonga and rickshaw stand

(ix) Public Utility, community buildings and retail shops

(x) Petrol filling stations and service garages

(xi) L.P.G. Gas godowns permitted by the Director

(xii) Any other use permitted by the Director

IV. TRANSPORT AND COMMUNICATION ZONE:-

(i) Railway yards, railway station and sidings

(ii) Transport Nagar, Roads and transport depots and parking areas

(iii) Airports and Air Station

All sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

(iv) Telegraph offices and telephone exchange

(v) Broadcasting stations

(vi) Television station

(vii) Agricultural, horticulture and nurseries at approved sites and places

(viii) Patrol filling stations and service garages

(ix) Parking spaces, bus stops/shelter, taxi, tonga and rikshaw stand

As sites earmarked in the sector plan

#### V. PUBLIC UTILITIES ZONE:-

(i) Water supply installations including treatment plants

(ii) Drainage and sanitary installations including disposal works

(iii) Electric power plants, sub-station etc. and staff quarters at approved sites

(iv) Gas installations and gas works.

#### VI. PUBLIC AND SEMI PUBLIC USES ZONE:-

(i) Government of ICES, Government Administration Centre, Secretariates and Police Station

(ii) Educational, Cultural and Religious Institutions

(iii) Medical Health Institutions

As sites earmarked in the sector plan

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(iv) Civic, cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature

(v) Land belonging to defence

(vi) Any other use which Government in public interest may decide

VII. OPEN SPACES:-

(i) Sports ground, stadium and play grounds

(ii) Park and green belts

(iii) Cemeteries crematories etc.

(iv) Motor fuel filling station, bus queue shelter along roads with the permission of Director

(v) Any other recreational use ~~ix~~ with the permission of Director.

As sites approved by  
D.T.C.P.

VIII. USES STRICTLY PROHIBITED:-

Storage of petroleum and other inflammable material without proper licence.

IX. AGRICULTURE ZONE:-

(i) Agricultural, Horticultural, dairy and poultry farming

(ii) Village houses within abadi-deh

(iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.



- (iv) Afforestation development of any of its part for recreation.
- (v) Expansion of existing village contiguous to adjoining if unimproved and if approved by the Central Government or State Government.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless stations.
- (x) Grain godowns, storage spaces at sites approved by the Director.
- (xi) Weather Station.
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extraction operations including lime and brick-kilns, stone, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Fertilising station and service garages.
- (xvii) Hydro electric/thermal power plant/ sub-station.

(xviii) L.P.G. Gas storage godowns with the approval of Director

(A) Non polluting industries registered as RSI/SSI units subject to one of the following conditions:-

(1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway

(2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (1) above, upto a depth of 100 metres along the approach road

(B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled Roads, National Highway and State Highway.

(C) The site should not fall within 900 M. restricted belt around Defence Installation.

(xix) Any other use which Government may in public interest decide.

As approved by  
D.T.C.P.

Commissioner and Secretary to Government, Haryana,  
Town & Country Planning Department.

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D.T.P (R)

# LEGEND

- EXISTING CONTROLLED AREA BOUNDARY
- ADDITIONAL CONTROLLED AREA BOUNDARY
- EXISTING TOWN BOUNDARY
- PROPOSED DENSITY PER HECT
- SECTOR NO.
- VILLAGE AREA/RECTANGULAR
- VILLAGE BOUNDARY
- RAILWAY LINE
- ROADS
- KATCHA RASTA
- CANAL/INNOV/BUILDING/STREET
- DRAIN
- 100 RESIDENTIAL
- 200 COMMERCIAL
- 300 INDUSTRIAL
- 400 TRANSPORT AND COMMUNICATION
- 500 PUBLIC UTILITIES
- 600 PUBLIC AND SEMI PUBLIC USE
- 700 OPEN SPACES
- 800 AGRICULTURAL ZONE
- 900 BULAND UNDER WATER



DRAWING NO. D.T.P.(N)1370/97 DT 8-5-97

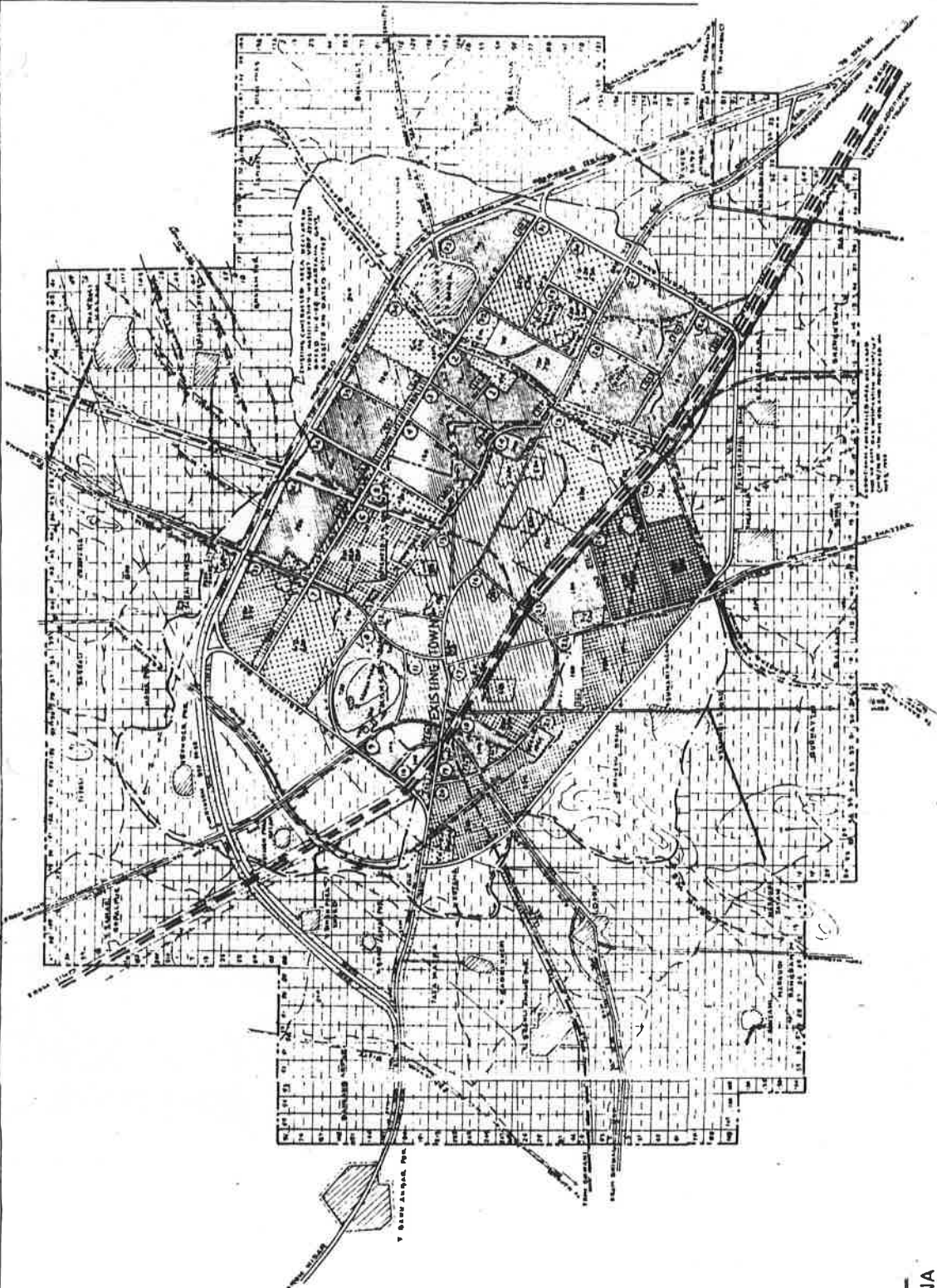
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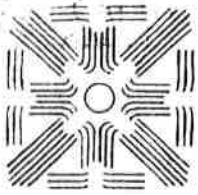
PLANNING ASST. 26.5x

CITY TOWN PLANNER H.P.

SENIOR TOWN PLANNER | CHIEF CO-ORDINATOR PLANNER DIRECTOR

DEPT. OF TOWN & COUNTRY PLG., HARYANA





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

सं. के-१४०११/१४स०नि०/१७-रा.रा.क्षे.बो.बोर्ड

दिनांक: २.१.१९९८

सेवा में,

संलग्न सूची के अनुसार

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की ४२वीं बैठक के कार्यवृत्त का प्रेषण।

महोदय,

दिनांक १५.१२.९७ को ११.३० बजे राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड कार्यालय, नई दिल्ली में सम्पन्न योजना समिति की ४२वीं बैठक के कार्यवृत्त संलग्न आपको सूचनार्थ एवं उचित कार्यवाही हेतु प्रेषित है।

आर.सी. अग्रवाल  
मुख्य क्षेत्रीय योजनाकार

संलग्न:- उपरोक्तानुसार

**MINUTES OF THE 42ND MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 AM ON 15.12.97 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.**

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List of the participants is enclosed.

**AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 41ST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97**

The minutes of the 41st meeting of the Planning Committee held on 27.1.97 were confirmed.

**AGENDA ITEM NO.2 : REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.**

**1. Sub-regional Plan for Haryana.**

While reporting the progress in the preparation of the Sub-regional Plan of Haryana, Commissioner & Secretary, Town & Country Planning Deptt. Govt. of Haryana, mentioned that in view of the Development Plans already prepared before the Regional Plan was notified, and development already taken place, it would not be possible to provide for a 2 km green belt along the boundary with NCT- Delhi. However, the Chairman said that keeping in view the developments that had already taken place, the green belt may be provided to the extent possible. Referring to the preparation of the Regional Landuse Map, Secretary & Commissioner, T&CP Deptt. Haryana mentioned that as per the existing Town Planning Acts and Rules there is no provision to control/check the developments outside the Controlled Areas of urban settlements, therefore, the Regional Landuse Plan even if prepared, can not be enforced. Chairman was of the opinion that the areas beyond the Controlled Areas may be shown as agricultural-use and the provisions of the N.C.R Planning Board Act, 1985/RP-2001, would apply for the enforcement. Commissioner & Secretary, Haryana, agreed to the above suggestions made by the chairman and ensured that the revised Draft Sub-regional Plan would be submitted to NCR Planning Board as soon as possible.

**2. Sub-regional Plan for NCT-Delhi.**

Chief Regional Planner, NCRPB explained that Sub-regional plan for NCT-Delhi is being revised in the light of the comments/views received from the various Depts/Technical Groups.

Chairman sought clarification regarding the concept of growth centres as proposed in the MPD-2001 and the Growth Centres being developed by the Govt. of NCT-Delhi. It was clarified by the Addl. Commissioner, DDA that the concept of Growth Centres as proposed in the MPD-2001 is similar to that of the Service Centres proposed in the RP-2001. Chairman suggested that a Committee may be constituted under the Chairmanship of Secretary (L&B), NCT-Delhi with the Chief Coordinator Planners of Participating States, Chief Regional Planner, NCRPB and Commissioner DDA as members to examine the concept/role of the Growth Centres in development of NCT-Delhi; ii) to ensure that there is no violation of the RP-2001 and Sub-regional Plan NCT-Delhi. Chief Regional Planner further suggested that the Committee may also look into the matter of setting up of Motels in the rural areas of NCT-Delhi.

### 3. Review of the Regional Plan-2001 NCR

Shri Syed S.Shafi, Former Chief Planner, TCPD & UN Expert and the Chairman, Steering Committee for Review of RP-2001 while explaining the progress of the review work mentioned that a number of meetings were held by the various Sub-groups and some of the Sub-groups were in the process of preparation/ finalisation of draft reports. Member Secretary was of the view that the review work may be expedited and the draft Report may be prepared by mid-February, 1998.

### **AGENDA ITEM NO.3 : CONSIDERATION OF FUNCTIONAL PLAN FOR INDUSTRY IN NCR**

Chief Regional Planner, NCRPB presented the Draft Functional Plan for Industry in NCR. Secretary, Urban Development and Housing, Govt. of Rajasthan mentioned that in view of the fast industrial development in the Rajasthan Sub-region there was a need to upgrade some Sub-regional centres to Regional Centres and some Service Centres to Sub-regional Centres. Chairman suggested that such centres may be identified and incorporated in the Sub-region Plan. The proposal for amendment of the Sub-regional plan may be submitted to the NCR Planning Board separately. After detailed deliberations of the Functional for Industry in NCR the plan was approved for placing the same for consideration and approval of the Board.

### **AGENDA ITEM NO. 4. : CONSIDERATION OF COMMON ECONOMIC ZONE FOR NATIONAL CAPITAL REGION.**

Chief Regional Planner, NCRPB, while explaining the concept of the Common Economic Zone for NCR, indicated that the note on Common Economic Zone for NCR had already been discussed in the last meeting of the NCR Planning Board. Appreciating the move to have a common economic zone for NCR, Prime Minister had asked the

Planning Commission to examine the concept. Accordingly the Board had already sent the Note to the Planning Commission for examination. Secretary, Urban Development & Housing, Rajasthan, indicated that in the proposed financial allocation in the note had been made Rs.206 Cr. for IX Five Year Plan against these the Govt. of Rajasthan had a proposal of Rs.457.67 Cr. in the Joint sector and Rs. 71 Cr. exclusively for State sector i.e. for a proposed total allocation of 528.67 Cr. and requested to incorporate the same in the note on Common Economic Zone for NCR.

**AGENDA ITEM NO. 5 : CONSIDERATION OF THE LAND USE CHANGE PROPOSALS IN NCT-DELHI RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.**

**Agenda Item No.5 (a) : Change of land use of an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road.**

Initiating discussion, Chief Regional Planner, NCRPB mentioned that the DDA was proposing a sports training centre at Ghavera Mour at Rohtak Road which was about 2 km. from Bahadurgarh and an area of 47 ha. under rural use proposed to be converted into public and semi-public use. The Secretary, Housing, Govt. of U.P. had expressed reservation on the change of land use covering an area of 47 ha. for the proposed Sports Training Centre. Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana had indicated that if such land use conversion are allowed in Delhi, the towns outside Delhi would not be developed. However, for the above sports training centre at Rohtak Road, he expressed fear that the Rohtak Road would become more congested and necessary steps should be taken while locating the sports training centre at the above location so that the road does not become congested. The representatives from DDA, while presenting the proposal mentioned that the proposed Sports Training Centre was the requirement of the Govt. of NCT-Delhi and this activity is permitted in the green belt/green wedge area. The width of 100 mts. of either side along the NH-10 would be kept as green and no construction activities would be allowed. After detailed discussions, it was finally decided that the above proposal may be recommended for consideration of the Board.

**Agenda Item No. 5(b) : Change of land use of an area measuring 320 ha. from rural use zone to urban uses in Narela Project / Urban extension.**

The above proposal was considered by the Planning Committee and it was recommended that a total area of 43 ha. for which 40 ha. for locating a district jail and another 3 ha. for locating a district court and for residential accommodation for judicial

officers. may be changed from rural use to urban uses. The land use change of the rest of the area would be considered along with the Urban Extension plan of DDA. The proposal as approved by the Planning Committee and will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (c) : Change of land use for construction of Police Lines for Armed Police Battallion at Sultanpur Dabas.**

The Planning Committee considered the above proposal and it was recommended that an area of 5 ha. instead of 20 ha. may be permitted for change of land use from "rural use" to "public and semi-public facilities" (Police Lines) at Sultanput Dabas. The proposal as approved by the Planning Committee and will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (d) : Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public and Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi)**

The above proposal was considered by the Planning Committee and it was recommended that an area of 125 ha. may be changed from 'rural use zone' to 'Public and Semi-public facilities' (District Jail) at Baprola. The proposal as approved by the Planning Committee, will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (e) : Change of land use from rural use zone to commercial and transportation for Integrated Freight Complex in Narela Sub-City.**

The above proposal was considered by the Planning Committee and it was recommended for change of land use from 'rural use zone' to 'Commercial and Transport for Integrated Freight Complex' in Narela Sub-City subject to the following conditions.

- i) The surplus proceeds from this freight complex be used to finance the proposed perimeter expressway.
- ii) The Integrated Freight Complex and the perimeter expressway projects be financially tied up together.

The proposal as approved by the Planning Committee will be placed before the Board for consideration and approval.



**AGENDA ITEM NO. 6 : CONSIDERATION OF THE SUGGESTION OF GOVT. OF RAJASTHAN FOR TRANSFER OF POWER TO CHANGE OF LAND USE WITHIN NCR FROM THE NCR PLANNING BOARD TO THE PLANNING COMMITTEE.**

The matter of transfer of power to change of land use within NCR from NCR Planning Board to the Planning Committee was considered and it was recommended that the above proposal will be placed before the Board for consideration and approval.

**AGENDA ITEM NO. 7 : CONSIDERATION OF THE DRAFT DEVELOPMENT PLANS FOR PALWAL-2021, SONEPAT-KUNDLI MULTI FUNCTIONAL URBAN COMPLEX - 2021 AD, REVISED DRAFT DEVELOPMENT PLAN FOR ROHTAK - 2025 AD PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA**

The Draft Development Plans for Palwal-2021, Sonapat-Kundli Multi Functional Urban Complex - 2021 AD, and revised Draft Development Plan for Rohtak-2025 AD, prepared by Town & Country Planning Deptt., Govt. of Haryana were considered by the Planning Committee and it was recommended for placing the same before the Board for consideration and approval.

**AGENDA ITEM NO. 8. : CONTINUANCE OF NCR PLANNING & MONITORING CELLS IN THE PARTICIPATING STATES DURING 9TH PLAN PERIOD.**

The matter of continuing the NCR Planning & Monitoring Cells in the Town & Country Planning Departments of the participating States and their staff strength during 9th plan period was discussed. The representative of Govt. of Rajasthan indicated that there was a need of a Computer Programmer in the Planning Cell and requested that one post of Computer Programmer may be included in the proposed staff strength as had been done in the case of Planning Cells of U.P. and Haryana. It was agreed by the Chairman. The proposal of continuance of NCR Planning & Monitoring Cells in the Town & Country Planning Departments of the participating states and their staff strength was approved by the Planning Committee for placing the same before the Board for consideration and approval.

**SUPPLEMENTARY AGENDA ITEM NO.1 : TIMELY COMPLETION OF THE NCR FINANCED PROJECTS AND SUBMISSION OF PROGRESS REPORTS.**

Dy. Director (FMC Wing) mentioned that the execution of various schemes financed by NCRFB were normally delayed and requested the Secretaries of the participating states to ensure that the Development Authorities and Implementing Agencies strict to the time schedule of the projects. He further pointed out that even

as the Planning & Monitoring Cells in the participating states of U.P., Harvna and Rajasthan were, inter-alia, assigned the duties of independent inspection and physical review of the NCR financed projects as well as obtaining QPRs from all concerned Implementing Agencies/Development Authorities and submission of the same to the NCRPB in turn, these jobs especially monitoring of the schemes were not being performed by them. The representative of NCR Cell at Ghaziabad, however, stated that despite their best efforts they were not receiving the QPRs from the Development Authorities, etc. in time. Both Secretaries of the participating States & Commissioner (NCR), U.P. Sub-region were all appreciative of the facts and accordingly passed on the instruction to the CCPs/other concerned officers present in the meeting to do the needful in letter & spirit and keep the NCRPB informed of the physical progress of the schemes as also adhere to the stipulated time for submission of the Quarterly Progress Reports, to the PMC Wing, NCRPB.

**SUPPLEMENTARY AGENDA ITEM NO.2 : CONSIDERATION OF APPOINTMENT OF PRIVATE MEDICAL PRACTITIONER AS AUTHORISED MEDICAL ATTENDANT FOR THE EMPLOYEES OF THE BOARD.**

Finance & Accounts Officer, NCRPB presented the proposal of appointment of private Medical Practitioner as Authorised Medical Attendant for the employees of the Board. The proposal was considered and the Planning Committee recommended for placing the same before the Board for final approval.

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

**No.K-14011/41 (AP) 97-NCRPB  
NCR Planning Board  
India Habitat Centre  
1st Floor, Zone-IV,  
Lodhi Road,  
New Delhi - 110003**



**(R.C. AGGARWAL)  
Chief Regional Planner**

**Date : 24.12.97**

- Copy to :**
- 1. Chairman and members of the Planning Committee**
  - 2. Special Invitees/Advisors of NCRPB**
  - 3. All officers of the Board.**

## LIST OF THE PARTICIPANTS

1. Shri Omesh Saigal  
Member Secretary  
NCR Planning Board  
New Delhi
2. Shri Bhaskar Chatterjee  
Commissioner & Secretary  
Town & Country Planning Deptt.  
Govt. of Haryana, Haryana Civil Secretariat  
Chandigarh
3. Shri Parmesh Chandra  
Secretary  
Urban Development and Housing Deptt.  
Govt. of Rajasthan  
Jaipur
4. Shri Atul Gupta  
Principal Secretary (Housing Deptt.)  
Govt. of U.P.  
U.P. Secretariat  
Lucknow
5. Shri Sanat Kaul  
Commissioner & Secretary (L&B PWD)  
Govt. of NCT-Delhi  
"B" Block, Vikas Bhawan  
I.P. Estate  
New Delhi
6. Smt. Sumita Kandpal  
Chairman, Noida & Commissioner (NCR)  
Sector - VI  
Noida (U.P.)
7. Shri Syed S. Shafi,  
Chairman, RP-2001 Review Steering Committee  
Flat No. 22, Hauz Khas  
SFS Apartments  
New Delhi
8. Shri J.C. Sharma  
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12. Shri G. Prasad  
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13. Shri S.K. Jayaswal  
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14. Shri K. Sitaraman  
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25. Shri H.L. Malik  
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