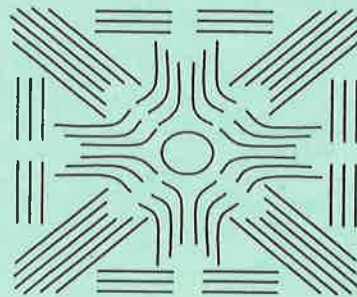


## AGENDA NOTES

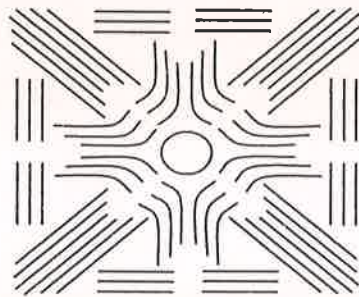
**51<sup>ST</sup> MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 12.00 NOON ON 30.7.2004  
IN THE OFFICE OF THE NCR PLANNING BOARD**



**NATIONAL CAPITAL REGION PLANNING BOARD  
1<sup>ST</sup> FLOOR, CORE-IV B, INDIA HABITAT CENTRE  
LODI ROAD, NEW DELHI-110003**

# AGENDA NOTES

**51<sup>ST</sup> MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 12.00 NOON ON 30.7.2004  
IN THE OFFICE OF THE NCR PLANNING BOARD**



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**NATIONAL CAPITAL REGION PLANNING BOARD  
1<sup>ST</sup> FLOOR, CORE-IV B, INDIA HABITAT CENTRE  
LODI ROAD, NEW DELHI-110003**

**AGENDA ITEMS FOR THE 51<sup>ST</sup> PLANNING COMMITTEE TO BE HELD AT 12.00 NOON ON 30.7.2004 IN THE OFFICE OF THE NCR PLANNING BOARD CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.**

<b>Agenda item No.</b>	<b>Item</b>	<b>Page Nos.</b>
Agenda item No.1	Confirmation of the minutes of the 50 <sup>th</sup> meeting of the Planning Committee held on 13.2.2004	1
Agenda item No.2	Review of the action taken on the decisions of the last meeting of the Planning Committee held on 13.2.2004	1-3
Agenda item No.3	Reconsideration of the landuse change proposal of 37.0 ha. in Zone 'O' of MPD-2001 from 'agriculture and water-body' (A4) to 'residential for Slum Resettlement " at Madanpur Khadar in NCT-Delhi	3-4
Agenda item No.4	Consideration of the proposals for permitting petrol pumps in the 'green buffers along the major transport corridors' of RP-2001.	4-7
	i) Proposal for setting up of a petrol pump measuring an area of 5,700 sq. mtrs in Khasra No. 63 at Village Jojaka,, Tehsil Tijara, Dist. Alwar on SH 24.	
	ii) Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs in Khasra No. 118, at Village Odara, Tehsil Kishangarhbas, dist. Alwar in State Highway No.24.	
Agenda item No.5	Consideration of Draft Development Plan for Bahadurgarh-2021.	7-9
Agenda item No.6	Any other item with the permission of the chair.	

(i)

## LIST OF ANNEXURES

Annexure Nos.	Details	Page No.
Annexure-I	Minutes of the 50 <sup>th</sup> Planning Committee meeting held on 13.2.2004.	10-17
Annexure-II	Proposal for change of land use for an area measuring 37.0 ha. (91.4 acres) in Zone 'o' of MPD-2001 from "Agriculture & Water body" (a-4) to "Residential" for Slum Resettlement at Madanpur Khadar, Delhi.	19-28
Annexure-III	Proposal for setting up of a petrol pump measuring an area of 5,700 sq. mtrs in Khasra No. 63 at Village Jojaka,, Tehsil Tijara, Dist. Alwar on SH 24.	29-39
Annexure-IV	Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs in Khasra No. 118, at Village Odara, Tehsil Kishangarhbas, dist. Alwar in State Highway No.24.	40-50
Annexure-V	Final Development Plan for Bahadurgarh-2021	51-83



**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 50<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004**

Minutes of the meeting of the 50<sup>th</sup> meeting of the Planning Committee held on 13.2.2004 vide letter No. K-14011/50/2003-Board dated 17.2.2004 (Annexure-I) may be confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 50<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004**

- (i) **The change of landuse for an area measuring 252 ha. from “agriculture use” to “recreational use” in Greater Noida, UP.**

The proposal was approved by the Hon'ble UDM and Chairman, Board which was communicated to the State Government and Greater Noida Authority vide letter dated 28.5.2004.

- (ii) **Consideration of landuse change proposals received from DDA.**

Change of landuse for 37.0 ha. (91.4 acres) in Zone 'O' from “agriculture and water-body (A-4)” to “residential” for Slum Resettlement at Madanpur Khadar, Delhi.

The proposal is placed in the meeting as Item No. 3 for reconsideration.

- (iii) **Draft Regional Plan-2021**

In the 26<sup>th</sup> Board meeting, a decision was taken that since MPD-2021 is still under formulation and to have synergy between draft Regional Plan-2021 and MPD 2021 the Public notice on draft Regional Plan-2021 would be considered later. It was also decided that comments of the constituent State Governments may be called for the moment.

The above decision of the Board was discussed in the last meeting held on 13.2.2004, it was unanimously decided that the draft Regional Plan-2021 should be finalized at the earliest since, the Master Plan for 2021 for the towns in NCR are under final stage of preparation / approval by the respective State Governments and these Master Plans will have to be within the policy framework of Regional Plan-2021.

Pursuant to the above decision of the Board, the respective State Governments were requested vide letter dated 17.2.2004 for comments on the draft RP- 2021. Comments from Govt. of UP, Govt. of NCT Delhi and part comments from Govt. of Haryana have been received. Comments from Govt. of Rajasthan has not been received in spite of reminders sent on 24.3.2004, 5.5.2004 and 4.6.2004.

As regards to the Master Plan for Delhi – 2021, since the Plan has not been prepared the Board has requested DDA to expedite preparation of draft MPD-2021 and submit the same to the Board. The draft Master Plan for Delhi is awaited from DDA.

**(iv) Preparation of Sub-Regional Plans**

In pursuance of the decision of the 50<sup>th</sup> Planning Committee meeting held on 13.2.04, all the constituent states were requested to initiate preparation of Sub-Regional Plans for the perspective Year 2021 for their respective sub-region.

Govt. of Rajasthan has informed that they will initiate the preparation of Sub-Regional Plan once the technical manpower is available in the NCR Cell. Since, the technical manpower has already been provided. They may inform the status of preparation of Sub-Regional Plan.

Govt. of U.P. has informed that they have initiated the preparation of Sub-Regional Plans for U.P. Sub-region.

Govt. of Haryana has informed that they will initiate preparation of Sub-Regional Plan after the finalization of Regional Plan 2021.

All the State Govts. are requested to initiate preparation of Sub-Regional Plans with the perspective year 2021 incorporating the policies, proposals and directions given in the Plan 2021 in order to avoid delay in the preparation of Sub-Regional Plans as data collection & compilation is a time consuming process which should be initiated immediately. By the time, the draft Sub-Regional Plan will be ready the approval of Regional Plan 2021 will be available and draft Sub-Regional Plans can be fine tuned with reference to Final Regional Plan 2021. This will save a lot of time.

It is also requested that all the State Govts. may initiate the preparation of Master Plans for the Metro Centres and Regional Centres identified in draft Regional Plan 2021 at the first stage. The Master Plan should also have the analysis of existing landuse plan, existing physical and social infrastructure facilities. The Master Plans should also incorporate the policies and proposals of Master Plans for drinking water supply, sewerage, solid waste management, power supply etc. and details should be annexed as a part of Master Plans.

**(v) Eastern Peripheral Expressway**

In the last meeting, it was decided that the Govt. of UP may submit a proposal for modification of alignment which would be examined and would be placed before the Steering Committee for consideration. The above proposal has not been received.

Supreme Court in its order dated 8.3.2004 appointed National Highway Authority as the nodal agency for bypasses and Expressways around Delhi and directed it to chalk out the schedule for completing the construction of bypass and expressway and submit the progress report within four weeks by the nodal agency. In compliance of the above order of Supreme Court, Secretary-MORT&H convened a meeting, wherein it was decided that bypasses will be funded from the Central Road Fund (CRF) accruals to the concerned State Governments and the construction of Eastern & Western Peripheral Expressways will be entrusted to NHAI on BOT basis and NCRPB would continue to be the coordinating agency.

- (vi) **Change of Landuse of an area measuring 531.62 ha. from "Rural Use" to "Industrial Use" at Neemrana in Rajasthan Sub-Region.**

The above proposal was approved by the Hon'ble UDM and Chairman, NCRPB and communicated to the State Government vide letter dated 28.5.2004.

- (vii) **Consideration of the proposals for permitting Petrol Pumps in the "Green Buffers along the major transport corridors".**

The above proposal was approved by the Hon'ble UDM and Chairman, NCRPB and communicated to the State Government vide letter dated 28.5.2004.

**AGENDA ITEM NO. 3: RECONSIDERATION OF PROPOSAL FOR CHANGE OF LAND USE FOR AN AREA MEASUREING 37.0 HA. (91.4 ACRES) IN ZONE 'O' OF MPD-2001 FROM "AGRICULTURE & WATER BODY" (A-4) TO "RESIDENTIAL" FOR SLUM RESETTLEMENT AT MADANPUR KHADAR, DELHI.**

1. A proposal for change of land use for 37.0 ha. (91.4 acres) in zone 'O' of MPD – 2001 from 'Agriculture & Water body' (A-4) to 'residential' in Madanpur Khadar was considered and approved by Delhi Development Authority in its meeting held on 18.6.2002 *vide* item No. 59/2002. The proposal was submitted to the Ministry for its approval for inviting public objections / suggestions as per provision of Section 11(a) of DDA Act, 1957. The proposal was referred to NCR Planning Board by Ministry *vide* no. K-13011/2/2001-DDIB, dated 18.10.2002. NCR Planning Board in the 49<sup>th</sup> Planning Committee meeting held on 29.9.2003 did not recommend the proposal because the site falls in Zone 'O' of MPD-2001 and the then Chairman, NCRPB and Union Minister for Urban Development in a meeting held on 4.1.2001, had taken a decision that no active urban use was permitted in such eco-sensitive & fragile areas. Consequent upon the decision taken in the 26<sup>th</sup> Board Meeting of NCRPB, the DDA was required to send the proposal again to NCRPB for reconsideration. Accordingly, the DDA has resubmitted the proposal vide letter no. F.3 (10) 2000/MP/85, dt. 7.04.2004. The proposal is at **Annexure-II.**

2. Regarding justification for change of land-use, the DDA has submitted that with a view to undertake proper resettlement of squatters encroaching upon the public lands in Delhi, Supreme Court of India as well as M/o UD&PA during recent years have directed DDA / local bodies to take up such schemes. The resettlement scheme at Madanpur Khadar is one of such schemes to resettle the squatters occupying prime DDA lands under major roads, infrastructure projects, Yamuna River front, District, Centres, etc. This scheme covering 37 ha. is contiguous to the already developed and notified land (14.17 ha.) in Madanpur Khadar, Phase-I. Accordingly, the proposal for change of land-use for 37 ha. in Zone 'O' from 'Agriculture and Water-body' (A-4) to 'residential' for Slum & JJ resettlement at Madanpur Khadar was considered and approved by the Authority in its meeting held on 18.6.2002.

**3. Observations**

- (i) The proposed site of 37.0 ha. (91.40 acres) is located adjacent to already developed and notified land of 14.317 ha. (35 acres) as Phase-I. It may be mentioned that the Board has not received any land-use change proposals for the above mentioned Phase-I (35 acres) land already notified by the Ministry on 18.4.2001.

- (ii) The proposed site of 37.0 ha. under Zone 'O' had been earmarked as 'Agriculture and Water-body' (A-4) in the MPD-2001. A Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001 has been prepared by DDA was submitted to the Board earlier. This Draft Zonal Development Plan was considered in the 43<sup>rd</sup> meeting of the Planning Committee held on 12.2.99. The Planning Committee recommended that the Draft Zonal Development Plan should be prepared on eco-based concept and no active urban uses such as commercial, public activities should be considered. It was decided that DDA should re-submit the proposal. Subsequently, in a meeting taken by Chairman, NCRPB-cum-Hon. UD&PAM on 4.1.2001, this proposal was considered and rejected because no active urban use was permitted in such eco sensitive and fragile area. Extracts from the minutes is at Annexure-II-A.
- (iii) The proposal was referred to NCRPB by the M/o UD&PA vide letter no. K-13011/2/2001-DDIB, dt. 18.10.2002 was considered in 49<sup>th</sup> Planning Committee meeting held on 29.9.2003. The 49<sup>th</sup> Planning Committee did not recommend the proposal. Extracts from the minutes is at Annexure-II-B. The same was discussed in 26<sup>th</sup> Board meeting of NCRPB and Chairman, NCRPB directed the DDA to resubmit the proposal to NCRPB.
- (iv) As per the RP-2001, the proposed site falls in 'green belt / green wedge' where following activities are permissible:
  - a) Agriculture, particularly high value cash crops.
  - b) Gardening
  - c) Dairying
  - d) Social forestry/plantation
  - e) Quarrying
  - f) Cemeteries
  - g) Social institutions such as school, hospital
  - h) Recreation or leisure.
- (v) It is observed from the above that proposed use for residential purpose is not a permissible use and for change of landuse approval of the NCRPB is required.

4. **Points for Decision**

The proposal for change of Land-use for an area measuring 37.0 hectares (91.4 acres) in Zone 'O' from 'Agriculture and Water body' (A-4) to 'residential' for slum resettlement at Madanpur Khadar, Delhi is placed before the Planning Committee for re-consideration, thereafter it will be put to the Chairman, NCRPB-cum-Hon'ble Union Minister for Urban Development & Poverty Alleviation for decision.

**AGENDA ITEM. 4 : CONSIDERATION OF THE PROPOSALS FOR PERMITTING PETROL PUMPS IN THE "GREEN BUFFER ALONG THE MAJOR TRANSPORT CORRIDORS" RP-2001.**

- 1. The Board has received following two proposals for setting up of petrol pumps in the 'green buffers along major transport corridors' from Government of Rajasthan.

**1.1 Proposal for setting up of a petrol pump measuring an area of 5,700 sq. mtrs in Khasra No. 63 at Village Jojaka,, Tehsil Tijara, Dist. Alwar on SH 24.**

The Chief Town Planner (NCR), Govt. of Rajasthan vide Letter No. TPR/NCR/CILU/02/2004/4785 dt. 11<sup>th</sup> May 2004 has submitted a proposal for grant of permission for establishing petrol pump in Khasra No. 63 at Village Jojaka, Tehsil Tijara, Dist. Alwar on SH 24. The detailed proposal along with the site plan is at **Annexure-III**.

**1.2 Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs in Khasra No. 118, at Village Odara, Tehsil Kishangarhbas, dist. Alwar in State Highway No.24.**

The Chief Town Planner (NCR), Govt. of Rajasthan vide Letter No. TPR/NCR/CILU/01/2004/1956 dt. 27<sup>th</sup> Feb, 2004 has submitted a proposal for grant of permission for establishing a petrol pump on SH-24 in Khasra No. 118 at village Odara in Kishangarhbas Tehsil, Alwar District. The detailed proposal along with the site plan is at **Annexure-IV**.

**2. Above proposals have been examined and observations are as under:-**

- i) The provisions of RP-2001 in regard to "green buffer along the major transport corridors" is:

*"A Width of 100 metres on either sides along the National Highways and the proposed Expressways and 60 metres on either sides along the State Highways should be kept as green buffer. Those should be afforested under the control of the Forest Departments. Only activities permitted in the green belt as indicated earlier would be allowed."*

- ii) The major landuses permitted in the green belt/green wedge as indicated above are as under:

- a) Agriculture, particularly high value cash crops.
- b) Gardening
- c) Dairying
- d) Social Forestry/plantation
- e) Quarrying
- f) Cemeteries
- g) Social institutions such as school, hospital
- h) Recreation or leisure

- iii) RP-2001 does not have any specific provisions for allowing petrol pumps in green buffer along major transport corridors.

- iv) Government of Rajasthan has stated that the above mentioned proposal for setting up of petrol pump along the Highways are as per the Indian Road Congress guidelines.

- v) Petrol pumps are part and parcel of the Highways and are necessarily required to be located alongside the highways as part of road furniture and are essential.
- vi) Govt. of Rajasthan has given its consent vide letter Nos .F.10 (14)/UDD/3/03, dated 17.05.2004 & F.10/5/UDD/3/04 dated 26.02.04.

### 3. Decisions of the 49<sup>th</sup> & 50<sup>th</sup> Planning Committee Meetings.

3.1 The meeting of the 49<sup>th</sup> Planning Committee held on 29.9.2003, constituted a group under the chairmanship of Commissioner, Planning DDA for preparation of comprehensive guidelines for locating petrol pumps and other highway facilities / amenities in the Green Buffer along the major transport corridors of RP-2001. The group after the detailed deliberations recommended the following in regard to location of petrol pumps in the Green Buffer:

- (i) The Group observed that petrol/diesel pumps including CNG stations are part and parcel of the highway requirements and are essentially required to be located along side the highways as a part of road side facilities. The Group recommended that petrol/diesel pumps should be permitted in the 'green buffers along the major transport corridors' (Expressways/National/State Highways) proposed in the RP-2001. These should be located on both sides of roads approachable by a dedicated service roads wherever NHAI and IRC stipulations so required.
- (ii) The Group further observed that with the emerging highway traffic and their requirements minimum facilities and amenities like toilets, STD booths, small repairing shop, small tea/soft drink & snack bar (with no cooking facility) may be permitted for which concerned oil company will obtain approval from the Explosive Department.
- (iii) The Group recommended that for construction of fuel filling stations, norms for location, layout and access to fuel stations along National Highways issued by Ministry of Road Transport and Highways, Govt. of India vide letter No. RW/NH-33023/19/99-DO-III dated 17.10.2003 should be adopted except for siting of rest area complex which should not be located in green buffer. It is, however, recommended that the size of the plot should be 33 m. X 45 m. with ground coverage 20% FAR 20 and maximum height 6 m.. In case plot is larger than 33 m. X 45 m. the control norm i.e FAR and ground coverage shall be applicable to the plot size of 33 m. X 45 m. only. The remaining area shall be maintained for green/ parking/ circulation. For State Highways norm as prescribed in the IRC: 1983 will be applicable.
- (iv) Land-use conversion charges and other charges would be payable as per the policy of the respective State governments / local authorities.

3.2 Establishing of petrol pumps in the green buffers along the major transport corridors was considered in the 50<sup>th</sup> meeting of the Planning Committee held on 13.2.2004. The decision of the Planning Committee is as follows:-

*"Planning Committee observed that petrol pumps are part and parcel of highways and are required to be located along side highways as a part of road furniture are essential. It was further observed that keeping in view the above, a provision had already been made for permitting fuel-filling stations in this zone in the draft RP-2021. After detailed deliberations, the Planning Committee unanimously recommended the*

*proposal for permitting the petrol pumps in the "green buffers along the major transport corridors of RP-2001" with the conditions that the petrol pumps will be constructed as per the guidelines mentioned in para 3 (i) to (iv) of the Agenda Notes".*

#### **4. Points for Decision**

i) In view of the above, Planning Committee may consider to permit setting up of petrol pumps mentioned in para 1.1 and 1.2 with the conditions that the petrol pumps will be constructed as per the guidelines mentioned in para 3.1 (i) to (iv). The proposal, thereafter, will be put up before the Chairman, NCRPB-cum-Hon'ble Union Minister for Urban Development & Poverty Alleviation for a decision.

ii) Board has been receiving proposals for establishing petrol pump in the "green buffers along the major transport corridors" from the participating States. The Planning Committee in its last meeting recommended six cases which were approved by the Chairman, NCRPB-cum-Hon'ble Union Minister for Urban Development & Poverty Alleviation. In order to avoid this process of approval of such proposals, Planning Committee may consider that in future for establishing the petrol pumps in the "green buffers along the major transport corridors" may not be sent to the NCRPB for approval and these proposals should be examined by the State government / NCR Cells in reference to the Guidelines for setting up of petrol pumps along highways in the green belts as referred in para 3 above and provide permission for the same.

#### **AGENDA ITEM NO. 5:      CONSIDERATION OF DRAFT FINAL DEVELOPMENT PLAN FOR BAHADURGARH-2021.**

1. The Board has received the Draft Development Plan for Bahadurgarh-2021 for approval of NCR Planning Board vide Memo No. CCP (NCR)-2003/1509, dated 16.7.2003. The Plan was approved by the State Level Committee of Haryana on 14.01.2003. The Board examined the Plan in the light of the policies and proposals of draft Regional Plan – 2021 and the same was also discussed with the officers of Government of Haryana in a meeting held on 16.9.2003 under the Chairmanship of the Member Secretary, NCRPB. The minutes of the meeting are at *Appendix V/1* which were communicated to the Govt. of Haryana vide letter No.K-14011/33/2003-NCRPB dated 21.10.2003 with a request to submit the Draft Development Plan for Bahadurgarh-2021 in the light of comments and suggestions made by NCRPB.

2. It may be mentioned that several cases challenging the land acquisition proceedings of HSIDC and HUDA for development of industrial, residential, institutional etc. in the Bahadurgarh controlled areas are pending in the Hon'ble High Court of Punjab & Haryana and NCRPB has been made respondent. In the matter of CWP No. 15163 of 2002, CWP No. 5614 of 2003, CWP No. 16672 of 2003, CWP No. 16673 of 2003 and CWP No. 4597 of 2004 Vs. UOI & Ors.

The Hon'ble High Court of Punjab & Haryana at Chandigarh dt. 22.4.2004, has passed an Order in the above noted cases for immediate compliance. A copy of the Order is at *Appendix V/2*. The extracts of the Order is as follows:

*..... proceedings in this case are deferred to 2.8.2004. So as to ensure the finalization of the controversy at the earliest, we also consider it just and appropriate to direct the National Capital Region Planning Board to take a final decision on the proposed land use plan for the Bahadurgarh region on or before 15.7.2004.....*



3. In compliance of the above mentioned High Court order, the Board has requested the Govt. of Haryana to submit the modified development plan vide letter dated 10.5.2004. The Government of Haryana vide Memo No. 1864 CCP (NCR)/2004, dt. 8.7.2004 submitted the modified Draft Development Plan for Bahadurgarh – 2021. The Draft Development Plan has been prepared for a population of 3.0 lakhs and urbanisable area of 3950 ha. for the year-2021. The area details proposed in the Draft Development Plan are as follows:

Land Uses	Area In Hectares	%
Residential (including village) Settlements within urbanisable area	1400	36.89
Commercial	140	03.69
Industrial	815	21.47
Transport and Communication	510	13.44
Public Utility	115	03.03
Public and Semi Public uses	140	03.69
Open Spaces and Green belt	675	17.79
<b>Total</b>	<b>3795</b>	<b>100.00</b>
Area of existing City within old Municipal Limits	155	
<b>Total Urbanisable area:</b>	<b>3950</b>	

A copy of the Final Development Plan for Bahadurgarh – 2021 is at **Annexure V**.

4. The Development Plan has been examined and the observations are as under:
- As per the draft RP-2021 hazardous <sup>polluting</sup> industries are not allowed in CNCR. Since the Bahadurgarh falls in CNCR, no hazardous <sup>polluting</sup> industries would be allowed in Bahadurgarh.
  - Hierarchy of Road Network must be shown in the Plan.
  - Water rechargeable areas such as flood plains, oxbow lakes, water bodies, etc. have to be demarcated in the Plan and conserved.
  - A Green buffer of 60 mtr. width on either side of ROW along the National Highways may be kept as against the proposed 50 mts. The width of 30 mts. green buffer for State Highways and 30 mts. green buffer for Railway Lines will have also to be provided in the Plan.
  - Detailed Master Plan for water supply, sewage, drainage, and solid waste along with action plan / programme / investment Plan to be prepared and annexed to the Development Plan.
  - The approval of the Draft Development Plan 2021 will be subject to the finalization and approval of Regional Plan -2021 and Sub-Regional Plan 2021 of Haryana sub-region. The Draft Development Plan will have to be modified, if required, in the light of the proposals of the Final Regional Plan 2021 and Sub Regional Plan for Haryana sub-region 2021.



- vii) Development Plan should be in conformity with Zoning Regulations of Regional Plan – 2021 (This has to be incorporated in Annexure 'B' Zoning Regulations of Final Development Plan).

5. It may be pointed out that Govt. of Haryana vide letter No. 1834 CCP (NCR)/2004 dated 1.07.2004 has intimated the Board, that all the Controlled Areas (existing / proposed) may be considered as Urbanisable areas for the purpose of Regional Land Use Plan 2021 of NCR. This will also result in unauthorized construction activities in the vicinity of the controlled area / urbanisable area boundaries if they are made co-terminus. This will affect the town densities prescribed in the draft Regional Plan-2021. These issues were deliberated in detail by the Study Groups for the preparation of RP-2021 and in the Planning Committee meetings earlier. This will also affect the approval of draft Development Plan of Bahadurgarh-2021, the progress of which is being monitored by Hon'ble Punjab and Haryana High Court and also the other Master/Development Plans submitted by Government of Haryana. Government of Haryana has been informed that this suggestion cannot be agreed.

**Points for Decision**

6. In view of the above the Planning Committee may consider the Draft Final Development Plan for Bahadurgarh-2021 for recommendations with the conditions mentioned in Para 4 (i) to (vii), which will be incorporated in the Draft Final Development Plan. The Draft Final Development Plan along with recommendations of the Planning Committee will be placed before the Board for its approval.

**ANNEXURE-I**

**MINUTES OF THE 50<sup>TH</sup> PLANNING COMMITTEE MEETING HELD ON 13.2.2004.**



38

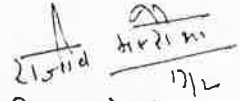
ANNEXURE I  
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
1st Floor, Zone-IV,  
India Habitat Centre,  
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शहरी विकास एवं गरीबी उपशमन मंत्रालय  
Ministry of Urban Development  
& Poverty Alleviation  
Fax : 24642163

सं० के-14011/50/2003-रा०रा०क्षे०यो० बोर्ड

दिनांक : 17.2.2004

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड नई दिल्ली में  
दिनांक 13.2.2004 को आयोजित की गई योजना समिति की 50 वीं बैठक का  
कार्यवृत्त।

कृपया इसके साथ संलग्न योजना समिति की 50 वीं बैठक का कार्यवृत्त सूचना एवं  
आवश्यक कार्रवाई हेतु प्राप्त करें।

  
(राजीव मल्होत्रा)  
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।

19/2  
19/2



39

**BY COURIER****राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD**

1st Floor, Zone-IV,  
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Ministry of Urban Development  
& Poverty Alleviation  
Fax : 24642163

No.K-14011/50/2003-NCRPB

Dated : 17.2.2004

**Sub: Minutes of the 50<sup>th</sup> meeting of the Planning Committee held on 13.2.2004 in the office of the NCR Planning Board, 1<sup>st</sup>, Floor, IHC, Lodi Road, New Delhi.**

Enclosed please find the minutes of the 50<sup>th</sup> meeting of the Planning Committee for information and necessary action.

  
(Rajeev Malhotra)  
Chief Regional Planner

**Encl : As above.**

To :

1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development & Poverty Alleviation, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri J.S. Mishra, Principal Secretary, Housing Deptt., Govt. of U.P., Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Shri Ashok Sampatram, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Anil Baijal, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri N.C. Wadhwa, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri T.T. Joseph, Principal Secretary (PWD), Govt. of NCT-Delhi, 5<sup>th</sup> Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri V.K. Gupta, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri U.K. Srivastava, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. Shri A.K. Mishra, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Dr. P.S. Rana, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Dr. R.R. Khan, Advisor (IA-1), Department of Environment, Ministry of Environment & Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110 003.

40

:- 2- :

14. Shri Ashok Wasson, Chief Engineer (Planning), Min. of Road Transport and Highways. Transport Bhawan, Parliament Street, New Delhi-110 011.
15. Shri K.K. Gupta, Executive Director (Delhi Metro), Railway Board. Rail Bhawan. New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Dept. of Telecommunication, Sanchar Bhawan. New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan. New Delhi.
18. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, New Delhi.
19. Shri D.S. Mathur, Principal Secretary, Department of Housing, Ballabh Bhawan. Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Shri G.S. Sandhu, Secretary, Department of Housing and Urban Development. Govt. of Punjab. Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Shri Sharda Prasad, Commissioner. NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Smt. Nisha Singh, Director, Delhi Division, Ministry of Urban Development. Nirman Bhawan. New Delhi
23. Shri A.K. Garg, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Chandu Bhutia, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5<sup>th</sup> Level, Delhi Secretariat, I.P. Estate, New Delhi.
27. Smt. Shashi B. Srivastava, Director, NCRPB.
28. Shri Rajeev Chadha, Joint Director, NCRPB.
29. Shri J.N. Barman, Joint Director, NCRPB.
30. Shri K.S. Chandrashekar, Joint Director, NCRPB.
31. Shri M. Thakore, Joint Director, NCRPB.
32. Shri S. Surendra, Dy. Director, NCRPB.
33. Ms. Anjali Pancholy, Asstt. Director, NCRPB.
34. Shri Dinesh Arora, Asstt. Director, NCRPB.
35. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
36. P.S. to M.S.
37. P.S. to CRP.

91

**MINUTES OF THE 50TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 AM ON 13.2.2004 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.**

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A list of the participants is enclosed.

The Chairman welcomed the members to the 50<sup>th</sup> meeting of the Planning Committee and requested the Chief Regional Planner, NCRPB to take up the Agenda items for discussion.

The Chief Regional Planner initiating the discussion stated that in view of the decisions of the 26<sup>th</sup> Board meeting held on 16.1.2004 and minutes for which have been received 2-3 days earlier, amendments were required in the Agenda notes regarding the approval of the Regional Plan - 2021 for inviting objections/suggestions. He mentioned that as per the minutes *it was decided that public notice would be considered later as MPD-2021 was still at draft stage. Necessity of having synergy MPD-2021 and RP-2021 was stressed. However, for the present comments of concerned State Govts. could be called for.* Accordingly, the Agenda notes were modified.

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 49TH MEETING OF THE PLANNING COMMITTEE HELD ON 29.9.2003**

It was informed that there were no comments/objections received in regard to the minutes of the 49<sup>th</sup> meeting of the Planning Committee held on 29.9.2003. The minutes were confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 49<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 29.9.2003**

**(i) Change of landuse for an area measuring 252 ha. from "agriculture use" to "recreational use" in Greater Noida, UP.**

Chief Regional Planner, NCRPB informed that the actual area proposed for landuse change was 192 ha. (after deducting the abadi area and Master Plan roads). While explaining the background of the case he mentioned that earlier the proposal was recommended by the 47<sup>th</sup> meeting of the Planning Committee and submitted to the Ministry for approval of the Chairman, NCRPB and Hon. UD&PAM. Ministry requested the views of the Member Secretary, NCRPB. The matter was placed in the last meeting of the Planning Committee and as per the decision, a Committee was constituted to examine the proposal. The Committee recommended the proposal for change of landuse from "agriculture" to "recreational use" and vice-versa for an equivalent area. Dy. General Manager (Planning), Greater Noida presented the proposal before the Planning Committee. Commissioner, NCR, UP stressed that this agriculture area was very close to the populated residential area and it would not be possible to maintain the proposed area as agriculture use and development of recreational facilities would also save the land from unauthorized developments. After detailed deliberations, the Planning Committee unanimously recommended the proposed change of landuse from "agriculture use" to "recreational use" and vice-versa of an equivalent area in Greater Noida. The proposal will be put up before the Chairman, NCRPB and Hon. UD&PAM for a decision.

- 72
- (ii) **The change of landuse for an area measuring 200 ha. from "agriculture use" to "mandi, warehousing and wholesale activities" in Greater Noida, UP.**

The Planning Committee noted that this item was dropped and had already been communicated to the Ministry of Urban Development & Poverty Alleviation.

- (iii) **Consideration of landuse change proposals received from Rajasthan Govt. and DDA.**

- a) **Change of landuse for an area measuring 5.23 ha. from "rural use" to "industrial use" in the Humjapur, tehsil Behror in Rajasthan Sub-Region.**

Planning Committee noted that the Chairman, NCRPB had rejected the proposal.

- b) **Change of landuse for 37.0 ha. (91.4 acres) in Zone 'O' from "agriculture and water-body" (A-4) to "residential" for Slum Resettlement at Madanpur Khadar, Delhi.**

Planning Committee noted that the Chairman, NCRPB had directed that the proposal would be sent again by DDA.

- c) **Change of landuse for an area measuring 3.0 acres (1.21) from "rural" to "public and semi-public (Diagnostic-cum-Rehabilitation and Research Centre) for Hind Kusht Nivaran Sansthan known as Anusandhan at Alipur, Delhi.**

The Planning Committee noted that the Chairman, NCRPB had approved the proposal.

- (iv) **Draft Regional Plan-2021**

Chief Regional Planner informed the Committee about the decision of the Board taken in its 26<sup>th</sup> Board meeting held on 16.1.2004 regarding the approval of the draft RP-2021 for inviting objections/suggestions.

Commissioner, NCR, UP observed that as per the NCRPB Act, 1985 the process should have been reversed. He stressed that Regional Plan which is a policy document for the development of the entire NCR should be prepared first which should be followed by hierarchy of plans i.e. Sub-Regional Plans/Master Plans to be prepared by the respective State Govts. etc.. Representative from Govt. of Punjab mentioned that keeping in view the preparation of Master Plans of towns of the NCR the finalization / approval of the RP-2021 should be expedited so that Master Plans of all the NCR towns can be prepared within the framework of RP-2021. Commissioner (Planning), DDA was also in agreement with the views of the representative of Govt. of Punjab.

The Chief Coordinator Planner, NCR Cell, Haryana mentioned that a number of Master Plans for the year 2021 for the towns were under preparation/finalization and these will have to be within the framework of RP-2021. Since the RP-2021 had not been approved, the Master Plans are pending finalization. Commissioner, NCR, UP suggested that the Master Plans may be prepared based on the draft RP-2021 policies. The Master Plans if approved before the approval of the RP-2021, the proposals of such Master Plans will be incorporated in the RP-2021.

Chairman, Planning Committee observed that in the preparation of Regional Plan and Development Plans/Master Plans, the spirit of the NCRPB Act and hierarchy of Plans should be followed and respected.

After detailed deliberations, it was unanimously decided that the RP-2021 should be finalized at the earliest since, the Master Plans for 2021 for the towns in NCR are under final stage of preparation / approval by the respective State Govts. and these Master Plans will have to be within the policy framework of RP-2021.

Chairman, Planning Committee on getting feed back from the Chief Coordinator Planners of NCR Cells observed that the preparation of Sub-Regional Plans for 2021 for the various Sub-regions of NCR had not been initiated and suggested that the State Govts. should take immediate action and initiate preparation of Sub-Regional Plans for their respective Sub-regions and which can be finalized as soon as the RP-2021 is approved by the Board.

**(v) Eastern Peripheral Expressway**

Chief Regional Planner informed the Committee that the team formed by the Planning Committee in its last meeting to visit the alignment of proposed FNG expressway had submitted its report wherein it had indicated that 1.5-2 km stretch has been encroachment out of about 10 km length visited by the team. He also informed that the Planning Committee in its last meeting had already taken a decision that alignment of expressway would be modified at the time of execution by undertaking feasibility/re-alignment study.

Commissioner, NCR, UP stated that in view of the development already taken place and also the encroachments on the proposed alignment of the expressway, minor modification of the proposed alignment may be made by shifting the alignment by about 500 m. to 1 km.. Chief Coordinator Planner, Haryana mentioned that the it would not be appropriate to change the alignment frequently since the alignment has been marked based on the detailed Khasra Plans.

After discussion, Planning Committee decided that the Govt. of UP may submit a proposal for the modification of alignment which would be examined and would be placed before the Steering Committee for consideration.

**AGENDA ITEM NO.3: CHANGE OF LANDUSE OF AN AREA MEASURING 531.62 HA. FROM "RURAL USE" TO "INDUSTRIAL USE" AT NEEMRANA IN RAJASTHAN SUB-REGION.**

After detailed deliberations, the Planning Committee recommended the change of landuse for an area measuring 531.62 ha. of which 263.10 ha. area for ex-post-facto approval and 268.52 ha. for fresh approval from "rural use" to "industrial use" in village Neemrana district Alwar, Rajasthan Sub-region with the conditions mentioned in para 3 (v) of the Agenda notes. The proposal will be put up before the Chairman, NCRPB and Hon. UD&PAM for a decision.



99

**AGENDA ITEM NO.4      CONSIDERATION OF THE PROPOSALS FOR  
PERMITTING PETROL PUMPS IN THE "GREEN BUFFERS ALONG THE MAJOR  
TRANSPORT CORRIDORS".**

Initiating discussions, Chairman Planning Committee mentioned that a Group under the Chairmanship of Commissioner (Planning), DDA was constituted to prepare comprehensive guidelines for locating petrol pumps and other highway facilities/amenities in the "green buffer along the major transport corridors of RP-2001". The Group had submitted the Report which was circulated to all members along with the agenda notes. He invited comments on the report and also on the proposal.


Commissioner, NCR, UP appreciating the Report prepared by the Group mentioned that the Group had gone into the details of the provisions for locating petrol pumps and other highway facilities/amenities of the guidelines of the Ministry of Road Transport and Highways, Indian Road Congress Guidelines and other relevant documents and suggested comprehensive guidelines. He had considered this report as a very sound one. Other members of the Planning Committee also appreciated the efforts made in preparation of the Comprehensive guidelines. The

Planning Committee observed that petrol pumps are part and parcel of highways and are required to be located along side highways as a part of road furniture and are essential. It was further observed that keeping this in view the above, a provision had already been made for permitting fuel-filling stations in this zone in the draft RP-2021. It was further noted that out of the six proposals two were for rehabilitating the victims of Kargil war and Operation Vijay.

After detailed deliberations, the Planning Committee unanimously recommended the proposal for permitting the petrol pumps in the "green buffers along the major transport corridors of RP-2001" with the conditions that the petrol pumps will be constructed as per the guidelines mentioned in para 3 (i) to (iv) of the Agenda notes. The proposal will be put up before the Chairman, NCRPB and Hon. UD&PAM for a decision.

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

No.K-14011/50/2003-NCRPB  
NCR Planning Board  
India Habitat Centre  
1st Floor, Zone-IV,  
Lodhi Road, New Delhi-110 003

  
(Rajeev Malhotra)  
Chief Regional Planner

- Copy to :
1. Chairman, Planning Committee.
  2. Members of the Planning Committee.
  3. Special invitee/participants.
  4. All officers of the Board.

45

**LIST OF THE PARTICIPANTS**

1. Shri B.K.S.Ray - Chairman  
Member Secretary  
NCRPB  
Tel No.24642285
2. Shri Sharda Prasad  
Commissioner,  
NCR Planning Cell, Town & Country  
Planning Deptt., Navyug Market,  
Commercial Building,  
IInd Floor, Ghaziabad, U.P.  
Tel No.951202791529
3. Shri Prabhudayal Meena  
Commissioner,  
Gwalior Division, MP & Chairman SADA,  
(Counter Magnet),  
Gwalior  
Tel. No.0751-234800,801 (O)  
0172-2340100,234010 (R)
4. Shri S.S. Batra  
Adviser (HUD),  
Planning Commission  
Yojna Bhawan, New Delhi.  
Tel No.23096608
5. Shri A.K. Jain  
Commissioner (Planning)  
Delhi Development Authority  
Vikas Minar, I.P. Estate,  
New Delhi.  
23378085
6. Shri U.K. Srivastava, Chief Town Planner  
(NCR), Town & Country Planning  
Department, Govt. of Rajasthan, Nagar  
Niyojan Bhawan,  
Jawaharlal Nehru Marg, Jaipur, Rajasthan  
Tel No.0141-2561377
8. Shri Rajeev Malhotra - Member-  
Convenor  
Chief Regional Planner,  
NCRPB  
Tel No.24642289
9. Shri J.K. Gupta,  
Adviser (T.P.)  
PUDA, Sector-62, SAS Nagar,  
Chandigarh.  
Tel No.0172-2215527
10. Ms. Geeta Banerjee  
Director (CP),  
Department of Telecommunications  
Sanchar Bhawan, New Delhi.  
Tel No. 237330144,23717108
11. Shri S.K. Zaman,  
Chief Co-coordinator Planner,  
NCR Planning Cell, Town & Country  
Planning Deptt., Navyug Market,  
Commercial Building,  
IInd Floor, Ghaziabad, U.P.  
Tel No.951202791529
12. Shri J.B. Kshirsagar  
Town & Country Planner  
TCPO, E-Block, Vikas Bhawan,  
New Delhi.  
Tel No.23370306, 23379197 (Fax)
13. Shri Chandu Bhutia,  
Associate Town & Country Planner,  
NCR Planning Cell, Govt. of NCT-  
Delhi, Room No.507, 5<sup>th</sup> Level, Delhi  
Secretariat, I.P. Estate, New Delhi.  
Tel No.23392294

46

- Shri A.K. Garg  
Chief Coordinator Planner  
NCR Planning Cell  
C/o Chief Administrator  
HUDA, SCO, Sector-6,  
Panchkula, Chandigarh.  
Tel No.0172-2578086
14. Ms. Leenu Sahgal,  
Dy. General Manager (Planning)  
Greater Noida Industrial Development Authority,  
H-169, Chitvan Estate,  
Greater Noida, UP.  
Tel No.95120-2326140
15. Shri R. Srinivas,  
Associate Town & Country  
Planner  
TCPO, E-Block, Vikas  
Bhawan,  
New Delhi.  
Tel No.23378701
16. Shri Subhash C. Sharma  
Assistant Town Planner  
Office of the Chief Town Planner (NCR), Town &  
Country Planning Department, Govt. of Rajasthan,  
Nagar Niyojan Bhawan, Jawaharlal Nehru Marg,  
Jaipur, Rajasthan  
Tel No. 0141-2565412 (Fax)

**Officers of the NCRPB**

17. Smt. Shashi B. Srivastava, Director (A&F)
21. Shri Chandrasekhar, Joint Director
18. Shri J.N. Barman, Joint Director
22. Shri S. Surendra, Dy. Director
19. Shri Rajeev Chadha, Joint Director (Finance)
23. Ms. Anjali Pancholy, Assistant Director
20. Shri V.K. Thakore, Joint Director
24. Shri Dinesh Arora, Assistant Director
21. Shri J.N. Barman, Joint Director
25. Ms. Meenkashi, Assistant Director

## **ANNEXURE-II**

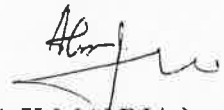
**PROPOSAL FOR CHANGE OF LAND USE FOR AN AREA MEASURING 37.0 HA. (91.4 ACRES) IN ZONE 'O' OF MPD-2001 FROM "AGRICULTURE & WATER BODY" (A4) TO "RESIDENTIAL" FOR SLUM RESETTLEMENT AT MADANPUR KHADAR, DELHI.**

7. The Madanpur Khadar Resettlement Scheme is located on the West of the embankment of River Yamuna, outside of the Yamuna flood plain. Copy of the plan showing the site is placed at Annexure 'D'.

It is requested to reconsider the change of land use for balance 37.0 ha. land from 'Agriculture & Water body' to 'Residential'

Thanking you,

Yours faithfully,



( A K MANNA )

Copy to:

Under Secretary, Govt. of India, MOUD&PA, Nirman Bhawan, New Delhi.

Sub Change of landuse for 37.0 Ha (91.4 acres) in Zone 'O' from 'Agriculture and Water body (A-4)' to 'Residential' for Slum Resettlement at Madanpur Khadar  
 File no. F 3(10)2000/MP

## INDEX

### 1. Proposal in brief:

The land identified for relocating the slums contiguous to the already developed and notified area in Madanpur Khadar Phase I requires processing of change of land use as per Section 11 A of Delhi Development Act 1957

### 2. Background:

- i. The need for resettlement of squatter settlements occupying prime DDA lands in District Centres and other uses was realised and four different pockets in Madanpur Khadar, Hastal, Bhalswa and Bakrawala was identified.
- ii. The change of land use of these four pockets has been notified by Central Govt. vide notification no. K-13011/2/2001/DIIB dt. 28.4.2001 (APP. A' 46-47).
- iii. One of these pockets of Madanpur Khadar was identified in Zone 'O' encompassing an area of 14.17 ha. has undergone change of landuse from Rural use to Residential. On close scrutiny it has been found that the existing landuse of this area is 'Agriculture and Water body' (A-4). Accordingly a corrigendum to this extent could be issued by MCHD.
- iv. Land measuring about 38.66 ha. identified for resettlement of slums in Phase II (comprising 27.35 ha. being developed by DDA) and Phase III (comprising of 11.31 ha. being developed by DDA and will be handed over to Slum & JJ) contiguous to the land already notified and referred here as Madanpur Khadar Phase I.
- v. A table indicating the areas is given below:

S.No.	Details	Area		Remarks
		Ha	Acres	
1	Madanpur Khadar Ph I	14.17	35.22	Change of landuse already notified
2	Madanpur Khadar Ph II	27.35	67.59	
3	Madanpur Khadar Ph III	11.31	27.93	To be handed over to Slum & JJ Wing, MCD
	Total	51.17	126.44	

\* Land already notified for change of land use = 14.17 ha.(35 acres)

Land required to be notified for change of land use = 37 ha.(91.44 acres)

- vi. Two pockets of land, one in Phase II and the other in Phase III are reserved as Bhumidar land as informed by L.M. Wing. These areas under Bhumidar lands are exclusive of the areas proposed for change of land use.

### 3. Proposal and recommendations of the Technical Committee.

The proposal of change of land use of 37.0 Ha (91.4 acres) as indicated above was discussed in the Technical Committee under item no. 9/2002 held on 29.1.02. (APP. A' 48-49). The TC DDA recommended processing of change of land use as under:

- i. The correction/corrigendum to the notification of change of land use of 14.17 ha.(35 acres) from 'Rural' to 'Residential' has to be read as change of landuse from 'Agriculture & Water-body (A-4)' to 'Residential'.
- ii. The change of land use of an area measuring about 37.0 Ha (91.4 acres) in Zone 'O' from 'Agriculture & Water body (A-4)' to 'Residential'.

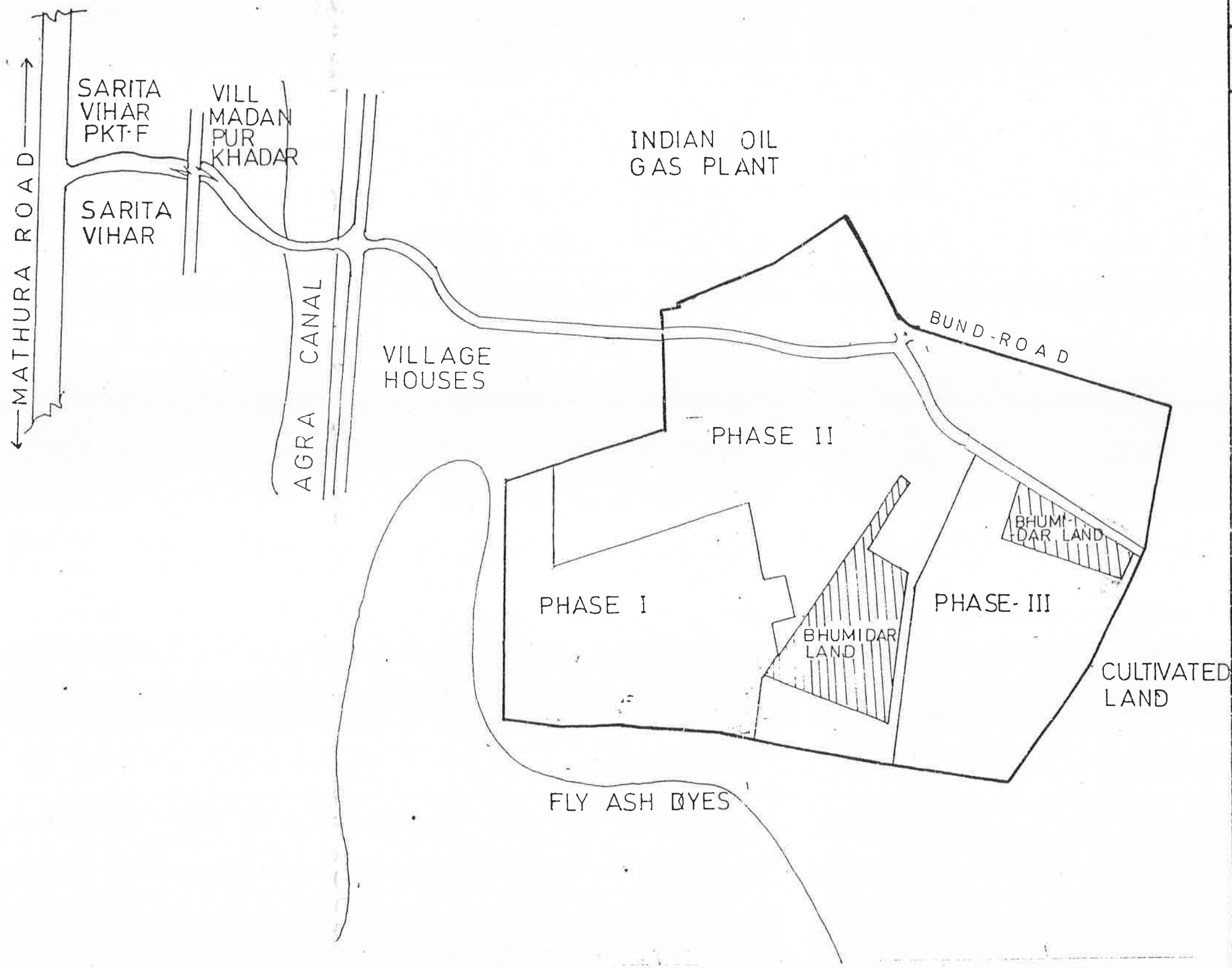
- iii Further the status quo be maintained for the pockets under litigation. It may be processed separately after obtaining legal opinion.  
A letter has been sent to Chief Legal Advisor, DDA on 10.2.02 with a copy to DLM(HQ) for examining the pockets under litigation from legal point of view.  
(App. C-1-50).

4 Recommendation:

The proposal of change of land use as recommended by the DDA Technical Committee given in para 3 (i) & (ii) above is put up for consideration of the Authority. With the recommendation of the Authority, the proposal shall be referred to the Ministry for inviting public objection/suggestions as per section 11 A of Delhi Development Act, 1957 and issue of corrigendum with respect to Item no 3(i) above.

RESOLUTION

Proposals contained in the agenda item were approved by the Authority. The LG asked the Commissioner (LG)-II to submit a detailed paper on the status of 1.00 acre of land reportedly with the Bhumidars, so that these pockets are also transferred to the DDA at the earliest.



D. D. <sup>52</sup> A.

AREA PLANNING I

- NORTH ROAD TO MADAN PUR KHADAR, IOG PLANT.
- SOUTH FLY-ASH DYES.
- EAST CULTIVATED LAND
- WEST FLY ASH DYES, AGRA CANAL

CHANGE OF LANDUSE  
 \* AREA EXCLUSIVE OF BHUMIDAR LANDS

PROPOSED CHANGE OF LAND USE OF 91.4 ACRES APPROX OF PH II & III LAND IN ZONE 'O' FROM 'AGRI CULTURE AND WATER BODY' A-4 TO "RESIDENTIAL" IN MADANPUR KHADAR.

SCALE	12.9.01 DATE	<i>A. Prasad</i> PLG D/MAN	<i>Maya Prasad</i> ASSTT. DIR
DIR	OFF. BTO. ADD.		



No. K-1301/1/27/2001/D.D.H.  
Government of India  
Ministry of Urban Development & Poverty Alleviation  
(Delhi Division)

Nirmal Bhawan, New Delhi,  
Dated the 18<sup>th</sup> April, 2001.

**NOTIFICATION**

S.O. 340(E) - WHEREAS certain modifications which the Central Government proposes to make in the Master Plan for Delhi/Zonal Development regarding the area mentioned hereunder were published as a Public Notice No. K-1301/1/27/2001/D.D.H. dated the 1<sup>st</sup> March, 2001 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1956) inviting objections/suggestions as required by sub-section (3) of Section 44 of the said Act, within thirty days from the date of the said notice.

WHEREAS no objection/suggestion was received with regard to the said modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan:

NOW, THEREFORE, in exercise of the powers conferred by Sub-section (2) of Section 11-A of the said Act, the Central Government hereby the following modification in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India

**MODIFICATIONS:**

"The land use of an area measuring 35 acres in the revenue estate of village Madanpur Khadar falling in Planning Zone 'O' bounded by village road behind existing L.P.C. bottling plant (I.O.C.) across Agra Canal having cultivated land in the North East and Fly Ash Dyes in the South and the West, is changed, from 'Rural Use Zone' to 'Residential'."

"The land use of an area measuring about 50 acres in the revenue estate of village Hastal falling in Planning Zone 'K' and bounded by unauthorised colonies in the North, road land in the South, Vikas Nagar Colony in the West and earthen road / drain in the East is changed from 'Rural Use Zone' to 'Residential'."

3. "The land use of an area measuring about 200 acres in the revenue estate of village Bhalswa / Jagangpur falling in Planning Zone 'P' and bounded by Village road connecting G.T. Karnal Road to village Burari in the North, unauthorised colonies and agriculture land in the South, G.T. Karnal Road in the West (at a distance of about 500 mtr.), and agriculture land in the East is changed from 'Rural use zone' to 'Residential'."

4. "The land use of an area measuring about 200 acres in the revenue estate of village Bakarwala falling in planning Zone 'K' and bounded by existing village road connecting village Bakarwala in the East, Mundka Minor Drain in the South, existing high tension line in the West and disused land brick kilns in the North is changed from 'Utility Use Zone' to 'Residential'."

(No.K-13011/2/2001-DDIB)

Devendra Kumar Goel, Under Secretary

Copy to:

1. Shri R.K. Jain, Joint Director (MP), DDA, Vikas Minar, IP Estate, New Delhi (with 20 spare copies) with reference to his letter No.F.3(10)2000/55 dated 23.1.2001 with the request that consequential modifications may be carried out in the Master Plan/Zonal Plan for Delhi and copies thereof may be supplied to the NDMC, MCD/DUAC/CPWD and other concerned authorities and publicity may be given through press.
2. Secretary to Lt. Governor, Raj Niwas, Delhi.
3. The Vice Chairman, Delhi Development Authority Vikas Sadan, INA, New Delhi-110 023.
4. The Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi-110 006.
5. The Chairman, New Delhi Municipal Council, Pahlaj Kendra, New Delhi-1.
6. The P.S. Secretary (UD), Govt. of NCT of Delhi, IP Estate, New Delhi-2.
7. Chief Town Planner, Town & Country Planning Office, IP Estate, New Delhi-110002.
8. Director (T.P), Slum & JJ Deptt., Vikas Bhavan Annexe, IP Estate, New Delhi-110 002.
9. The Commissioner (Plg.) (Shri Vijay Rishbud), DDA, Vikas Minar, I.P. Estate, New Delhi-110002.
10. The Addl. Commissioner (S&JJ), Municipal Corporation of Delhi, Punarvas Bhavan, I.P. Estate, N. Delhi-110002.
11. The DG(W), CPWD, Nirman Bhawan, New Delhi.
12. The Secretary, DUAC, India Habitat Centre, Zone-6, Core-F, Lodhi Road, New Delhi-3.

(Devendra Kumar Goel)  
Under Secretary (DD-IB)

F.3(10)/2000-MP/541

A.K.Manna,  
Jt. Director (MP)

Under Secretary to Govt. of India,  
Ministry of Urban Development & Poverty Alleviation  
Nirman Bhawan,  
NEW DELHI.

Annexure-B  
DELHI DEVELOPMENT AUTHORITY  
विकास मिनार  
VIKAS MINAR  
इन्द्रप्रस्थ इस्टेट  
INDRAPRASTHA ESTATE  
नई दिल्ली-2  
NEW DELHI-2

दिनांक  
Dated..... 21/8/02


SUB: Change of land use for 37.0 ha (.914 acres) in zone O from  
'agriculture and water body' (A-4) to 'residential' for slum  
resettlement at Madanpur Khadar.

I am directed to inform you that the above proposal for change of land use  
has been considered and approved by the Delhi Development Authority in its meeting  
held on 18-6-2002 vide item no. 59/2002. A copy of the agenda along with  
resolution is enclosed for your reference.

It is requested to accord approval for inviting public objections / suggestions  
under section 11(A) of Delhi Development Act 1957 for the proposed change of  
land use as mentioned at para 3 (ii) in the agenda. It is also requested to issue  
a corrigendum for the proposed correction of the notification as mentioned at para  
in the agenda.

Thanking you,

Yours faithfully,

  
(A.K.Manna)  
Jt. Director (MP)

As above.

No. K-13011/2/2001-DD-IB  
Government of India  
Ministry of Urban Development & Poverty Alleviation  
Delhi Division

New Delhi, dated the 18<sup>th</sup> October, 2002

/ Shri R.C. Aggarwal,  
NCR Planning Board,  
India Habitat Centre,  
Lodi road,  
New Delhi

Subject: Change of land use for 37.0 ha. (91.4 acres) in Zone 'O' from 'agriculture and water body' (A-4) to 'residential' for slum resettlement at Madanpur Khadar


A proposal has been received from DDA for change of land use for 37.0 ha. (91.4 acres) in Zone 'O' from 'agriculture and water body' (A-4) to 'residential' for slum resettlement at Madanpur Khadar vide letter No. F.3(10)/2000-MP/541 dated 2.8.2002 (enclosed).

The change of land use of an area measuring 35 acres (14.17 ha) in revenue village Madanpur Khadar falling in Planning Zone 'O' has already been done. Notification of even number dated 18.4.2001. The present proposal of the DDA is for change of land use of an area measuring 37 ha. (91.4 acres) which is contiguous to the area for which change of land use has been notified.

The said proposal of DDA has been approved by the Authority. However, as the proposed change of land use is from agriculture and water body to residential for slum resettlement at Madanpur Khadar, you are requested to kindly examine the same and forward the recommendations of the NCR Planning Board at the earliest.

Yours faithfully,

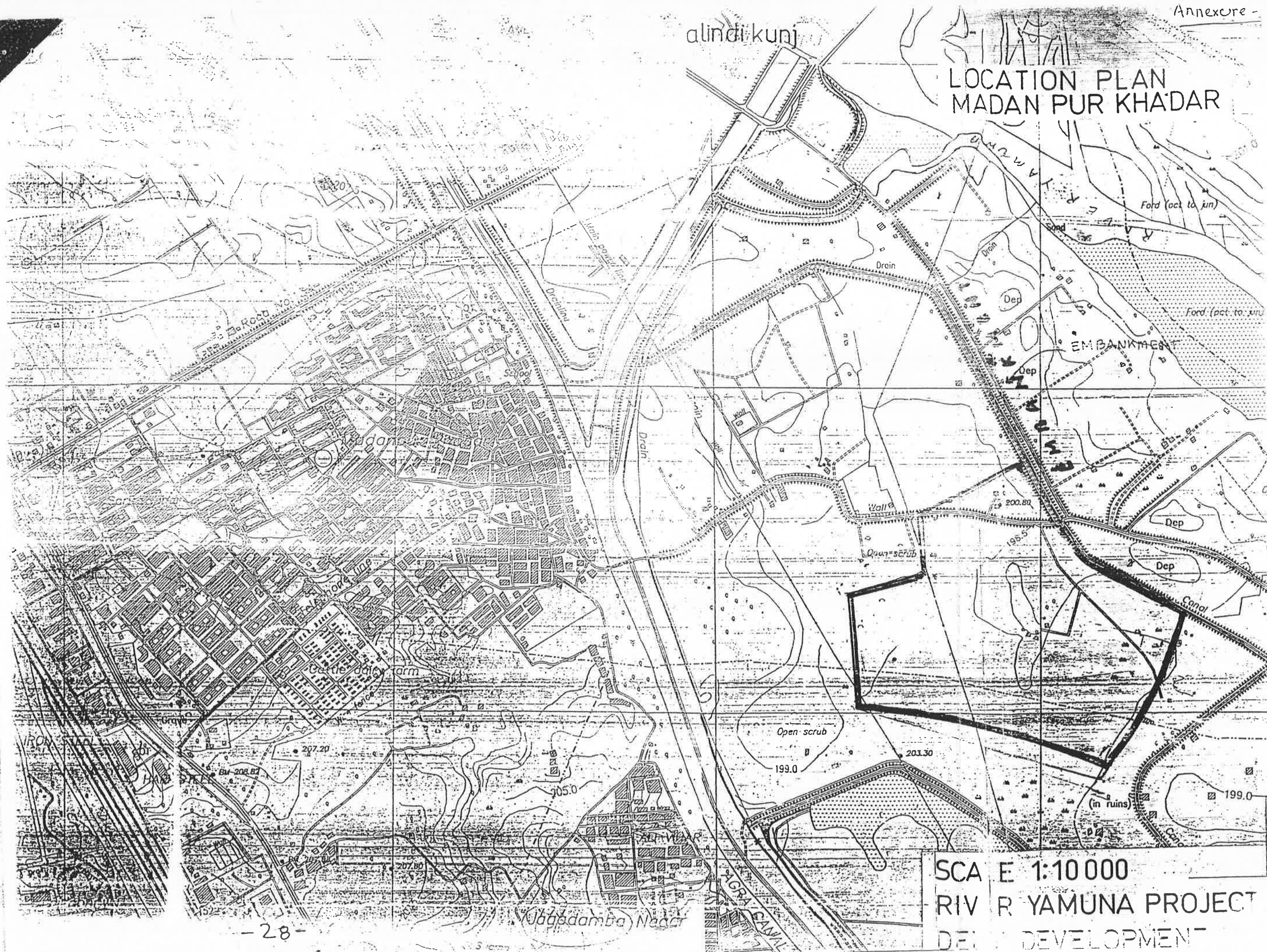
As above

  
(D.K. Goel)

Under Secretary to the Government of India



LOCATION PLAN  
MADAN PUR KHA'DAR



SCA E 1:10 000  
RIV R YAMUNA PROJECT  
DEL DEVELOPMENT

**ANNEXURE-III**

**PROPOSAL FOR SETTING UP OF A PETROL PUMP MEASURING AN AREA OF 5,700 SQ.  
MTRS IN KHASRA NO. 63 AT VILLAGE JOJAKA,, TEHSIL TIJARA, DIST. ALWAR ON SH 24.**



Government of Rajasthan  
Office of the Chief Town Planner (NCR) Rajasthan, Jaipur.

No.TPR/NCR/CILU/02/2004 4785

Dated : 11 MAY 2004

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

Sub: Grant of permission for establishing petrol pump (Khasra No. 63, Village-Jojaka, Tehsil - Tijara) in the area classified in the zoning regulation (R.P.2001) as Green Buffer along major transport routes.

Sir,

A request has been received in this office from the office of the Collector, Alwar for grant of NOC for establishing a Petrol Pump in the area classified in the zoning regulation (R.P.2001) as Green Buffer along major transport routes vide Collector, Alwar's letter No.Revenue/2302 dated 15.03.04.

The matter was referred to the State Govt. vide this office letter No.TPR/NCR/CILU/02/2004 dated 31.03.04, alongwith the comments of this office for the consent of the State Govt.(Annexure-A) The consent of the State Govt. has been received vide letter No.F.10(14)/UDD/3/04 dated 17.05.04 (Annexure-B).

The matter is now submitted for consideration of NCRPB for grant of permission for establishing petrol pump as stated above.

Yours faithfully,

Chief Town Planner(NCR)  
Rajasthan, Jaipur.

Encl: As above.

19/MIS/D  
19.5.04

CRP  
19.5.04

455/CRP/D  
19/5/04

DDCB  
19/5/04  
Per L.V. details P. 19/5  
Q. Sun

304/RJDD(M)  
19/5/04  
A ch

331  
19/5/04

503/DDCB/R/04  
21/5/04

राजस्थान सरकार  
कार्यालय मुख्य नगर नियोजक(एनसीआर) राजस्थान, जयपुर

कमांक:टीपीआर / एनसीआर / सीलू / 02 / 2004 / 3003

दिनांक:

31 MAR 2004

शारान उप सचिव-1,  
नगरीय विकास विभाग,  
राजस्थान, जयपुर।

विषय:- प्रार्थी श्री हितेश जैन पुत्र श्री एम. एल. जैन एवं हरप्रित कौर पुत्र श्री प्यारे सिंह बल्ले राजस्थान ग्राम जोजाका, तहसील तिजारा, खसरा नम्बर 163 स्थित कृषि भूमि के पेट्रोल पम्प (वाणिज्यिक) प्रयोजनार्थ रूपान्तरण बाबत।

महोदय,

विषयाधीन आवेदन जिला कलेक्टर, अलवर के द्वारा विभाग की राय हेतु उप नगर नियोजक, अलवर को प्रेषित किया गया। उप नगर नियोजक, अलवर के द्वारा मामले की जांच कर अपनी टिप्पणी सहित मामला इस कार्यालय को प्रेषित किया गया है। मामले का अध्ययन किया गया। मामले में विभाग की राय निम्न प्रकार से है:-

1. प्रस्तावित स्थल अलवर- तिजारा-गिवाडी राज्य मार्ग संख्या 24 पर राजस्थान ग्राम जोजाका में स्थित है। यह भूमि तिजारा बाईपास राडक रोकरीव 4 किलो मीटर की दूरी पर गिवाडी को जाने वाली राडक के पश्चिम में स्थित है। भूमि के दक्षिण की तरफ करीब 160 मी. की दूरी पर तिजारा - गिवाडी राडक से पूर्व की तरफ ग्राम सलारपुर को जाने वाली ग्राभीण राडक है। प्रस्तावित स्थल का क्षेत्रफल 5700 वर्गमीटर है एवं इसकी आकृति आयताकार नहीं है। राडक के सम्मुख इसकी चौड़ाई 90 मीटर है एवं राडक से औसत गहराई लगभग 44 मीटर के करीब है। प्रस्तावित स्थल की स्थिति एवं नाप राडक चौड़ाई आदि को साईट प्लान में दर्शाया गया है। प्रारंभिक भूमि संलग्न साईट प्लान में दर्शाये अनुसार राज्य मार्ग 24 के मध्य से लगभग 12.65 मीटर की दूरी पर स्थित है (देखें परिशिष्ट-1)।
2. प्रस्तावित स्थल राष्ट्रीय राजधानी क्षेत्रीय योजना 2001 के अन्तर्गत अधिसूचित क्षेत्र के अन्दर पड़ता है। अतः मामले का निपटारा राष्ट्रीय राजधानी क्षेत्रीय योजना के अन्तर्गत स्वीकृत लैंड यूज प्लान एवं जोनिंग रेगुलेशन के अनुसार किया जाना अपेक्षित है। इस सन्दर्भ में मामले की जांच करने पर निम्न स्थिति बनती है :

विषयाधीन भूखण्ड, स्टेट हाईवे न. 24 के साथ निर्धारित 60 मीटर चौड़ी हरित प्रतिरोधक क्षेत्र एवं शेष ग्राभीण भूमि में पड़ता है तथा जोनिंग रेगुलेशन के अनुसार इस हरित प्रतिरोधक क्षेत्र एवं शेष ग्राभीण भूमि में शेष भू उपयोगों की श्रेणी में पेट्रोल पम्प नहीं आता है (जोनिंग रेगुलेशन की प्रति संलग्न है-परिशिष्ट-2)। यहां यह उल्लेखनीय है कि राष्ट्रीय राजधानी क्षेत्रीय परियोजना बोर्ड में राष्ट्रीय राजमार्ग एवं राज्य मार्ग के साथ निर्धारित हरित प्रतिरोधक क्षेत्र में पेट्रोल पम्प की अनुमति दिये जाने के सन्दर्भ में नीतिगत निर्णय लिये जाने बाबत विचार चल रहा है। अतः मामले को राष्ट्रीय राजधानी क्षेत्रीय योजना बोर्ड को, राज्य सरकार की सहमति से भू उपयोग परिवर्तन की अनुमति हेतु भेजा जाना आवश्यक है।

3. भारतीय रोड कांग्रेस के द्वारा पेट्रोल पम्प की अनुमति बाबत जारी की गई गाईड लाइन्स के अनुसार निम्न स्थिति बनती है:

क्रम संख्या	आइ.आर.सी गाईडलाइन्स के अन्तर्गत उल्लेखित प्लानिंग पैरामीटर	स्थिति
1.	अन्य पेट्रोल पम्प से कम से कम दूरी- 300 मीटर	पर्याप्त दूरी पर स्थित है।
2.	भूखण्ड के सामने की चौड़ाई-30 मीटर से अधिक	उपलब्ध -90 मीटर

यथा प्रस्ताव भारतीय रोड कांग्रेस की गाईडलाइन्स के अनुसार है।




चूंकि प्रस्ताव इन्डियन रोड कांग्रेस की गाईडलाइन्स के अनुसार उचित प्रतीत होते हैं अतः यदि राज्य सरकार सहमत हो तो मामले को राष्ट्रीय राजधानी क्षेत्रीय परियोजना को अनुमति हेतु प्रेषित कर दिया जाये।

यदि राष्ट्रीय राजधानी क्षेत्रीय परियोजना बोर्ड उचित भू उपयोग परिवर्तन/रूपान्तरण बाबत अपनी सहमति दे देता है तब विभाग की राय में प्रार्थी को निम्नलिखित शर्तों के साथ कृषि भूमि से पेट्रोल पम्प(वाणिज्यिक) प्रयोजनार्थ रूपान्तरण किया जाना उचित होगा।

1. प्रार्थी के द्वारा राज्य मार्ग संख्या 24 के गम्य से 30 मीटर (100 फीट) दूरी तक की भूमि सड़क के विस्तार हेतु समर्पित की जायेगी (देखें परिशिष्ट-1)। समर्पित भूमि पर किसी प्रकार का कोई निर्माण कार्य जिराफे बाउन्ड्री वाल भी शामिल है नहीं किया जायेगा।
2. पेट्रोल पम्प की इकाई का निर्माण भारतीय रोड कांग्रेस द्वारा पेट्रोल पम्प हेतु निर्धारित दिशा निर्देशों/मापदण्डों के अनुसार किया जायेगा।
3. पेट्रोल पम्प में प्रवेश करने वाले व पेट्रोल पम्प से निकलने वाले वाहनों का मुख्य सड़क मार्ग पर गुजरने वाले वाहनों के लिये उचित विज्ञापन सम्बन्धी समुचित व्यवस्था रखने का दायित्व भारतीय तेल निगम एवं प्रार्थी स्वयं का होगा।
4. प्रार्थी द्वारा अग्नि शान की उचित प्रावधान किये जायेंगे जिसके लिये वह स्वयं उत्तरदायी होगी व इस हेतु निर्धारित मापदण्डों की पालना पूर्ण रूप से सुनिश्चित की जायेगी।
5. पेट्रोल पम्प हेतु रूपान्तरण से पूर्व संबंधित सड़क यातायात अश्वैरिटी से अनापत्ति प्राप्त की जायेगी।
6. भूमि के स्वागित्य की जांच जिला कलैक्टर अलवर कार्यालय स्तर से की जायेगी।

भवदीय,

  
मुख्य नगर नियोजक(एनसीआर)  
राजस्थान, जयपुर।

0/c संलग्न: उपरोक्तानुसार

\_\_\_\_\_

ACRICUTURE

98-07 M

7.2 Agriculture

LAND TO BE SURRENDERED FOR  
ROAD WIDENING

кн. № 464

KHASRA NO.

tone 199.

200 M

TO ALWAR

A I N R O A D

S. H. No 24.

C, A, F, B, C, A, D.

70

ROAD  
TO SALARPUR

4.7  
OWNERS.

उपयुक्त किराओं के द्वारा लगाए जाने चाहिए।

यमुना तथा गंगा नदियों में जल प्रदूषण का स्तर बहुत अधिक होता है जोकि मुख्यतः औद्योगिक क्षेत्रों से आए प्रदूषित जल-मल तथा कूड़े कचरे के कारण है। गंगा नदी योजना के अन्तर्गत नदी की प्रदूषण मुक्त बनाने के उपाय किये गये हैं। यमुना नदी में प्रदूषण रोकने के लिए भी इसी प्रकार की कार्यवाही करने की आवश्यकता है।

ग) भूमि उपयोग नियंत्रण: जोन बनाने संबंधी विधियम

राष्ट्रीय राजधानी क्षेत्र में शैतरीय विकास योजना के लिए तथा तेजी से विकसित हो रहे शहरी क्षेत्र का पुनर्विकसित विकास के लिए विधियम के रूप में एकधियायी सामन होना बहुत जरूरी है। राष्ट्रीय राजधानी क्षेत्र के नगरों के प्रत्याशित द्रुत शहरी विस्तार और इस क्षेत्र में पर्यावरण की निरन्तर की दर को ध्यान में रखते हुए सख भूमि उपयोग नियंत्रण तथा विकास लागू करने के लिए निम्नलिखित चार अलग-अलग क्षेत्रों की पहचान की गई है। निम्नलिखित उपयोग जोनों/क्षेत्रों में संगठित मुख्य आर्थिक क्रियाकलापों की पहचान करने का प्रयास किया गया है:

- ग.) शहरीकरण योग्य क्षेत्र
- ख.) हरित पट्टी/हरित खण्ड
- ग.) प्रमुख परिवहन मार्गों के साथ के क्षेत्र
- घ.) शेष ग्रामीण भूमि

क) शहरीकरण - योग्य क्षेत्र

शहरीकरण योग्य क्षेत्र-2001 में जिसका प्रस्ताव संबंधित नगरों के मास्टर प्लान में है, निम्नलिखित कार्य और उपयोग जारी रखे जा सकते हैं:-

- 1) रिहायशी
- 2) वाणिज्यिक
- 3) औद्योगिक
- 4) सरकारी कार्यालय
- 5) मनोरंजनार्थक
- 6) सार्वजनिक और अर्ध सार्वजनिक
- 7) प्रचार
- 8) खुले स्थान, पार्क और खेल के मैदान
- 9) कब्रिस्तान/समाधि क्षेत्र तथा श्मशान घाट

शहरीकरण योग्य क्षेत्र में अलग-अलग उपयोग मास्टर प्लानों में निर्धारित उपयोगों के अनुसार स्थानीय प्राधिकरण द्वारा शासित होंगे। परन्तु दिल्ली महानगर क्षेत्र तथा प्राथमिकता वाले नगरों के लिए मास्टर प्लान सहभागी राज्यों तथा राध राज्य क्षेत्र के वर्तमान नियमों तथा अभियन्तों के अनुसार बनाए जाने चाहिए। विशेषकर दिल्ली महानगर क्षेत्र के नगरों में भूमि उपयोग नियंत्रण

Ridge, an extended part of the Aravalli range, the forest areas, the rivers Yamuna and Ganga. Apart from these, the NCR has two sanctuaries namely, Sariska Wild Life Sanctuary in the Rajasthan Sub-region and Sultanpur Bird Sanctuary in the Haryana Sub-region harbouring a large number of wild animals and birds. The ridge areas and these sanctuaries should be conserved with utmost care and should be afforested with suitable species.

The rivers Yamuna and Ganga have a high level of water pollution, mainly from the untreated sewage and waste from industrial and residential areas. While measures have been taken to make the river Ganga pollution free under 'Ganga Action Plan', similar action is needed to check pollution of the river Yamuna too.

ग) Land use control Zoning regulation

In order to avoid haphazard development and ensure orderly development of the rapidly developing urban sector in the National Capital Region, a legislative tool in the form of Zoning Regulation is a necessity. Keeping in view the anticipated rapid urban expansion of the NCR towns and also the rate of environmental degradation in the Region, the following four distinct zones have been identified for application of strict land use control and development. An attempt has been made to identify the likely major economic activities in the following use zones/ areas:

- a) Urbanisable area
- b) Green belt/green wedge
- c) Areas along the major transport routes
- d) Remaining rural land

a) Urbanisable area-2001

Within the urbanisable area 2001, which is proposed in the Master Plans of the respective towns, the functions and uses designated as under could be continued:

- 1) Residential
  - 2) Commercial
  - 3) Industrial
  - 4) Government offices
  - 5) Recreational
  - 6) Public and semi-public
  - 7) Circulation
  - 8) Open spaces, parks and playgrounds
  - 9) Grave yards/cemeteries and burning plant.
- The detailed uses within the urbanisable area

परस्पर विरोध समाप्त करने के लिए राष्ट्रीय राजधानी क्षेत्र के अंतर्गत होने वाले सभी नगरों के मास्टर प्लान संशुद्धि की जायेगी जो नया जोड़ के परामर्श से तैयार किए जाने चाहिए।

#### ख) हरित पट्टी/हरित खण्ड

शहरीकरण योग्य क्षेत्र के विलुप्त आसपास पड़ोसी कृषि क्षेत्र को विकास द्वारा उत्सर्जन का बहुत खतरा रहता है। इस क्षेत्र में अवांछित विकास को रोकने के लिए नवाचारित तथा क्षेत्र शहरी विकास सुनिश्चित करने के लिए प्रत्याशित विकास योग्य क्षेत्र की चारों ओर एक नियंत्रण पट्टी रखने का प्रस्ताव है। इस हरित पट्टी में निम्नलिखित अवस्था पूर्णतया निषिद्ध होगी। भूमि के उपयोग का स्वरूप के अनुरूप क्रियाकलापों के लिए इजाजत दी जाएगी। निम्न प्रमुख भूमि उपयोगों के लिए इन जोनों में अनुमति दी जाएगी वे इस प्रकार हैं:-

- 1) कृषि, विशेष रूप से बहुमूल्य नकद फसलें
- 2) बागवानी
- 3) डेरी उद्योग
- 4) सामाजिक वन-खण्ड/बागवानी
- 5) उत्सर्जन
- 6) शमशान
- 7) सामाजिक संस्थान जैसाकि विद्यालय, अस्पताल
- 8) मनोरंजन अवस्था स्कीड

हरित पट्टी/हरित खण्ड की स्वीकार सीमाएं उप क्षेत्रीय योजनाओं तथा मास्टर प्लानों में बताई जाएंगी। हरितपट्टी के मापने में, विशेषकर ऐसी हरितपट्टी जो सड़कों के साथ-साथ या भीतरी भाग में एक दूसरे के बहुत समीप है, उनके बीच का स्थान हरित रखा जाना चाहिए जिसे हरित खण्ड का नाम दिया जा सकता है। इससे बस्ती के चारों ओर अनुपेक्षित विकास के अलावा किसी अन्य विकास पर ही रोक नहीं लगेगी बल्कि वे हरितपट्टी एक दूसरे के साथ मिलने भी नहीं पाएंगी। हरित खण्ड में आंशिक रूप से वृक्ष लगाए जाने चाहिए और जहाँ कहीं जोरदार कारणों से ऐसा करना संभव न हो वहाँ अन्य प्रकार से हरियाली की जा सकती है।

#### ग) प्रमुख परिवहन पंक्तियों के साथ हरित प्रतिरोधक क्षेत्र

नगरों की शहरीकरण योग्य क्षेत्र सीमाओं के बाह्य, पाँच राजमार्गों के साथ के क्षेत्र में अवांछित औद्योगिक विकास निषिद्ध भविष्य में गंभीर समस्या बन जाएगा। प्रमुख परिवहन मार्गों के साथ-साथ लगातार पट्टी विकास होना रहेगा। किसी भी नगर की शहरीकरण योग्य सीमाओं के बाह्य नष्ट पैमाने के विकास पर फंडा नियंत्रण होना चाहिए। राष्ट्रीय राजमार्गों तथा प्रस्तावित एक्सप्रेस मार्गों के साथ-

will be governed by the local authority according to the prescribed uses in the Master Plans. The master plans for Delhi Metropolitan Area and priority towns should be prepared under the existing rules and acts of the participating States/UT. In order to avoid the land use conflicts especially in the Delhi Metropolitan Area towns, the master plans of all the towns within the National Capital Region should be prepared in consultation with the National Capital Region Planning Board.

#### b) Green belt/green wedge

The peripheral agricultural zone in the immediate vicinity of the urbanisable area is very vulnerable to encroachment by development. To arrest undesirable growth in this zone and, to ensure orderly and compact urban development, a control belt is proposed all around the expected developable area. The development will be restricted or strictly controlled in this green belt. The activities compatible with open character of land will be permitted. The major landuses that could be permitted in these zones are as under:

- 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

The detailed boundaries of the green belt/green wedge will be defined in the Sub-regional plans and master plans.

In the cases of settlements particularly those which are in close vicinity to each other either along the roads or interior, the intervening space between the settlements should be kept green which can be designated as green wedge. This will prevent not only any development other than permitted taking place around the settlement but also prevent them from merging with each other. The green wedge should be forested and, wherever it is not possible for pressing reasons, it could be in the other forms of greens.

#### c) Green buffer along the major transport corridors

The undesirable industrial development in the areas beyond the urbanisable area limits of the

साथ दोनों तरफ 100 मीटर चौड़ा तथा राज्य राजमार्गों के दोनों ओर 60 मीटर चौड़ा क्षेत्र हरित प्रतिरोधक क्षेत्र के रूप में रखा जाना चाहिए। इन क्षेत्रों में वन विभाग के नियंत्रणाधीन वृक्ष लगाए जाने चाहिए। जैसाकि पहले बताया गया है, केवल हरित पट्टी के लिए अनुमेय क्रियाकलापों की अनुमति दी जाएगी।

#### घ) शेष ग्रामीण भूमि

शेष ग्रामीण जोन में मुख्यतः विशाल कृषि भूमि, वन तथा ग्रामीण बस्तियां शामिल हैं। इस साथ इस क्षेत्र की पूर्णतया कृषि भूमि को विशेषकर राजमार्गों तथा राज्य राजमार्गों के साथ जो रहे औद्योगिक/शहरी अतिक्रमण से बचाना भी पड़ा है। ग्रामीण क्षेत्रों में जमीन की कम कीमतों, शानदार रिचलन प्रणाली तथा उत्पादों के लिए निर्यात बाजारों ने इइकों के साथ उद्योगों के विकास को तेजी प्रदान की है। ग्रामीण भूमि में निम्नलिखित प्रमुख भूमि उपयोग हो सकते हैं। ग्रामीण जोन में खतरनाक उद्योगों पर बड़े पर पैमाने पर नडा निषेध तथा नियंत्रण लागू करना होगा।

- 1) गहन कृषि तथा सन्तुल्य क्रियाकलाप।
- 2) वृक्षारोपण विशेषकर पहाड़ियों, चट्टानी जमीनों, खड़केदार जमीनों तथा बंजर जमीनों पर।
- 3) क्षेत्रीय मनोरंजनात्मक सुविधाएं जैसाकि क्षेत्रीय पार्क, वन्य प्राणियों के अभ्यारण।
- 4) कब्रिस्तान, विद्यालय तथा अस्पतालों जैसे संस्थानों के लिए अनुमति दी जा सकती है। परन्तु प्रस्तावित विकास में भारी फसल देने वाली कृषि भूमि का प्रयोग नहीं होना चाहिए और न ही इसका पारिस्थिकीय हित के किसी प्राकृतिक सौन्दर्य स्थल पर कोई प्रतिकूल प्रभाव पड़ना चाहिए।
- 5) उखनन
- 6) ईंटों के भट्टे
- 7) वर्तमान गांव गण्डियां
- 8) ग्रामीण उद्योग आदि।

ये भूमि उपयोग सुझाव चित्र-4 में दिखाये गये हैं।

towns along the Highways would become a serious problem in the near future. There will be a continuous ribbon development along the major transportation routes. The large scale development beyond urbanisable limits of any town should be strictly controlled. A width of 100 metres on either sides along the National Highways and the proposed Expressways and 60 metres on either sides along the State Highways should be kept as green buffer. These should be afforested under the control of the Forest Departments. Only activities permitted in the green belt as indicated earlier would be allowed.

#### d) Remaining rural land

The remaining rural zone include mainly the vast agricultural land, forest, ridge areas and rural settlements. This zone of virgin agricultural land at present, is being threatened by the spotted industrial/urban encroachments especially along the 5 National Highways and, State Highways. The lower cost of land in the rural areas, excellent transportation system and marketing for the products have accelerated the development of industries along the roadsides. The following major landuses can be designated in the rural lands. Strict prohibition and control on the large scale and hazardous industries, has to be exercised in the rural zone:

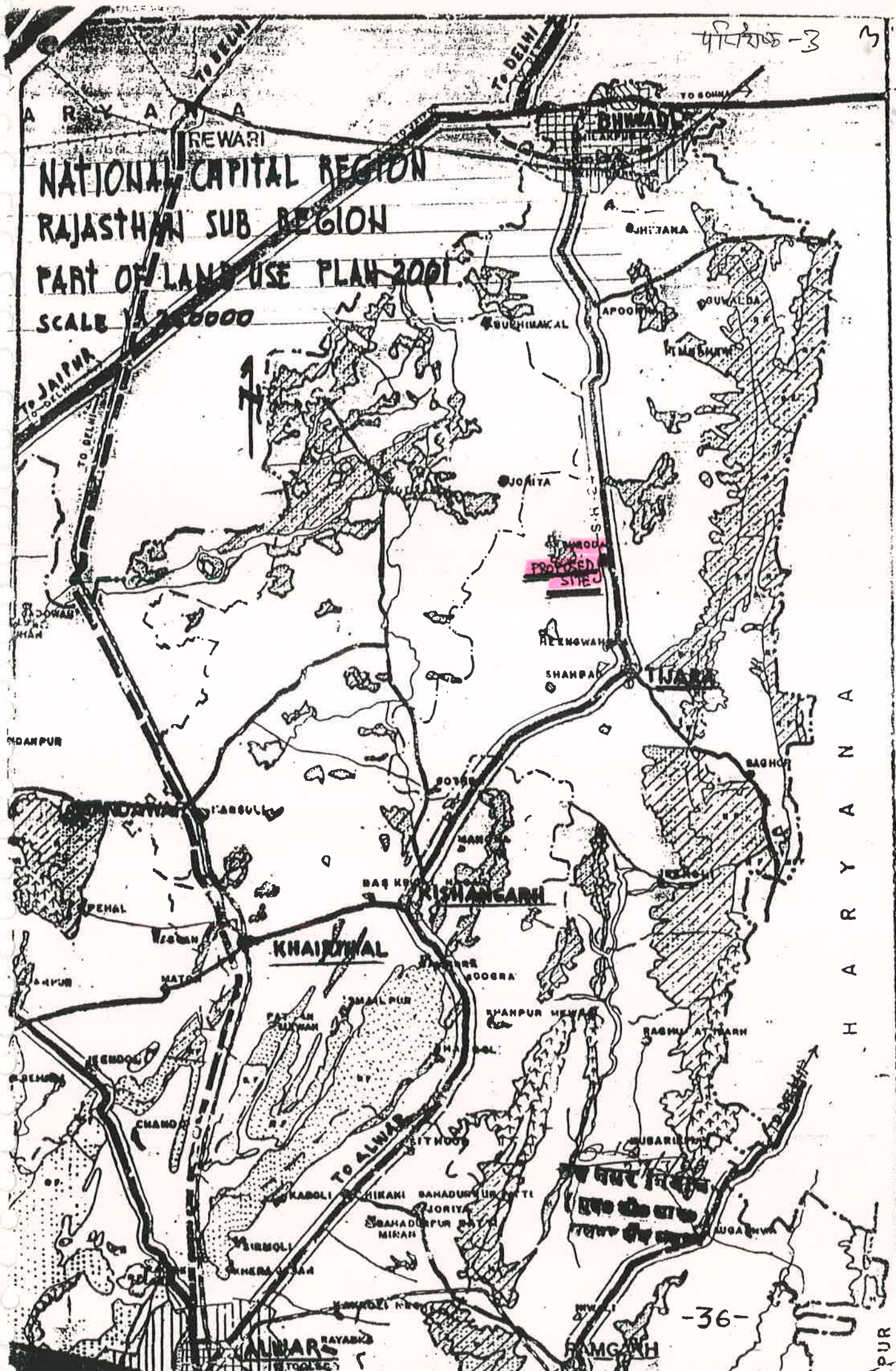
- 1) Intensive agriculture and allied activities
- 2) Afforestation especially on the hills, rocky lands.
- 3) Regional recreational facilities such as regional parks, wild life sanctuary.
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land nor should it adversely affect a site of special scenic beauty or of ecological interest.
- 5) Quarrying
- 6) Brick kilns
- 7) Existing village mandies
- 8) Rural industries etc.

These landuse proposals are shown in Map 4.



# NATIONAL CAPITAL REGION RAJASTHAN SUB REGION PART OF LAND USE PLAN 2001

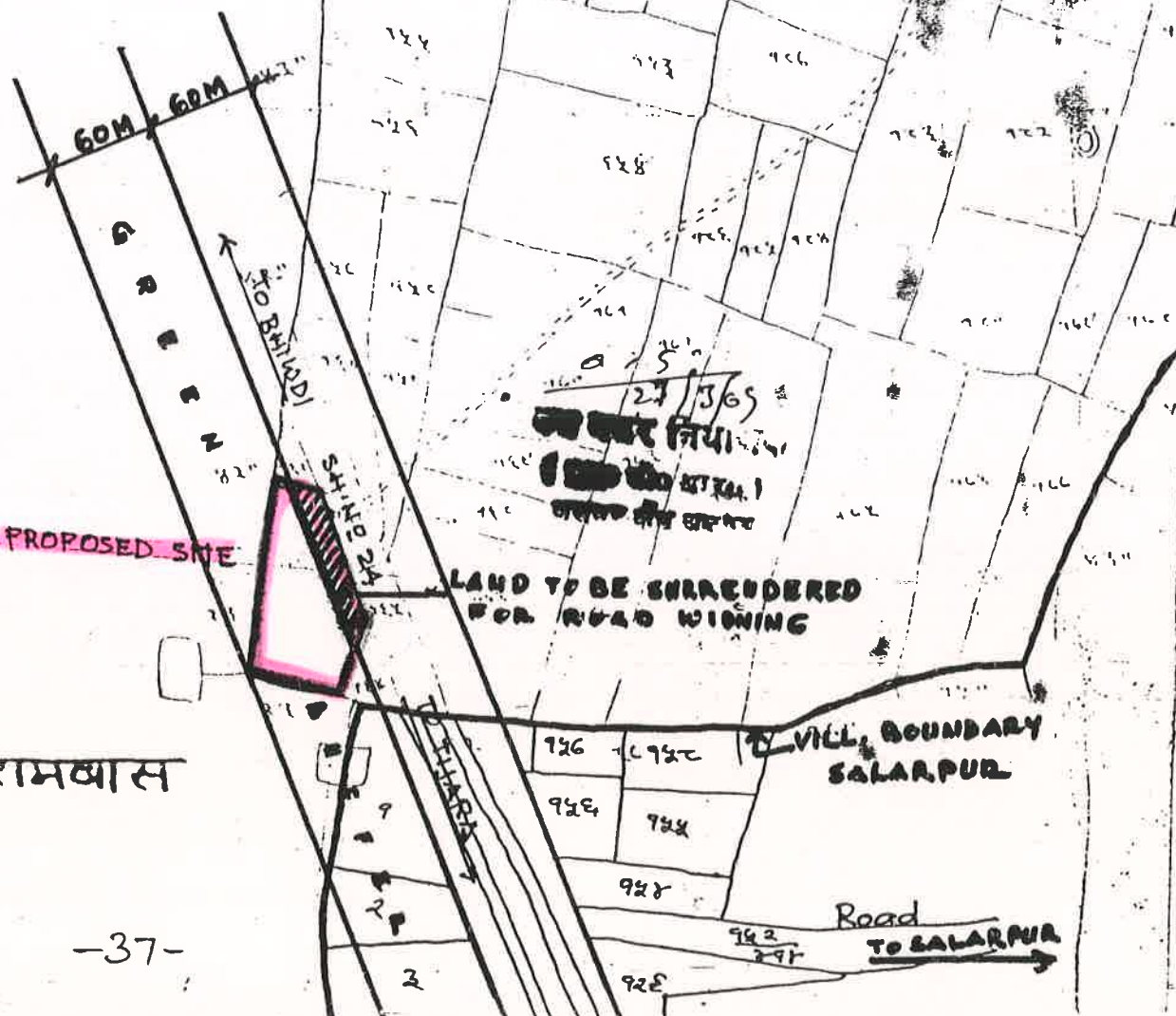
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**PART PLAN OF KHASRA MAP**  
**VILL. JOJAKA TEH. TIJARA. ALWAR**  
**SCALE 1 CM = 40 MT**



राजस्थान सरकार  
नगरीय विकास विभाग

At (Mao)  
17/5/04

क्रमांक : सफ 108/148 नवीप/3/04

जयपुर, दिनांक :  
17 MAY 2004

मुख्य नगर नियोजक सन.सी.आर.,  
राजस्थान, जयपुर ।

विषय :- प्राथमिक श्री हितेश जैन पुत्र श्री सम.सल.जवन एवं  
हरिप्रत कौर पुत्र श्री प्यारे सिंह क्लेर राजस्व  
ग्राम जोजाका, तहसील तिजारा छासरा नम्बर  
163 स्थित कृषि भूमि के पैदोल पम्प  
वाणिज्यिक प्रयोजनार्थ स्तान्तरण बाबत ।

सन्दर्भ :- आपका पत्र क्रमांक टीपीआर/सनसीआर/सील/  
02/2004/ दिनांक 31.3.2004

महोदय,

उपरोक्त विषयान्तर्गत लेखा है कि प्राथमिक श्री हितेश  
जैन पुत्र श्री सम.सल.जवन एवं हरिप्रत कौर पुत्र श्री प्यारे सिंह क्लेर राजस्व  
ग्राम जोजाका, तहसील तिजारा छासरा नम्बर 163 स्थित कृषि भूमि  
के पैदोल पम्प वाणिज्यिक हेतु भू-उपयोग परिवर्तन किये जाने के लिये  
राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड, नई दिल्ली को सहायता हेतु  
भिजवाया जाकर इस विभाग को अवगत कराये जाने का श्रम करे ।

भावदीय,

15/5/04  
शासन उप सचिव





**आईबीपी कं. लिमिटेड**  
(इंडियन ऑयल समुह कंपनी)  
बिजनेस ग्रुप : पेट्रोलियम

**IBP CO. Limited**  
(An Indian Oil Group Company)  
Business Group : Petroleum

बहुमूल्य है, इसकी रक्षा करें  
IS PRECIOUS SAVE IT

REF.NO. : EN - Jojaka  
DATE : February 25, 2004

DISTRICT MAGISTRATE,  
Alwar

SUB : PROPOSED MS/HSD RETAIL OUTLET AT VILLAGE JOJAKA,  
TEHSIL TIJARA, DIST. ALWAR, RAJ.

Dear Sir,

We propose for setting up a new MS/HSD retail outlet (RO) at Dauhera to Alwar Road (SH-25), near KM Stone 199, Khasra No. 163, Village Jojaka, Tehsil Tijara, District Alwar.

We are enclosing herewith eight copies of layout of subject location for your kind approval.

You are requested to kindly issue No Objection Certificate for proposed RO at subject location and oblige.

Thanking you

Yours faithfully,  
for IBP CO. Ltd

*(Signature)*

Divisional Manager

cls. : as stated above

जयपुर प्रभागीय कार्यालय:  
प्लॉट, पंचशील विहार,  
हरी मार्ग, 12 सिविल लाइन्स  
जयपुर - 302006  
फोन : 2224835, 2225107  
फैक्स : 2225135  
वेबसाइट : आईबीपीसीएल.कॉम/  
आईबीपीऑयल.कॉम

**Jalpur Divisional Office :**  
A-4, Panchsheel Vihar,  
Hari Marg, 12, Civil Lines,  
JAIPUR - 302006  
Phone : 2224835, 2225107  
Fax : 2225135  
WEB Site : ibpcl.com / itpoil.com

**ANNEXURE-IV**

**PROPOSAL FOR SETTING UP OF A PETROL PUMP MEASURING AN AREA OF 3760 SQ.MTRS  
IN KHASRA NO. 118, AT VILLAGE ODARA, TEHSIL KISHANGARHBAS, DIST. ALWAR IN  
STATE HIGHWAY NO.24.**

**Government of Rajasthan**  
**Office of the Chief Town Planner (NCR) Rajasthan, Jaipur.**

No.TPR/NCR/CILU/01/2004/1956

Dated : 27 FEB 2004

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

**Sub:** Grant of permission for establishing petrol pump (Khasra No. 118, Village-  
 Odara, Tehsil - Kishangarhbas) in the area classified in the zoning regulation  
 (R.P.2001) as Green Buffer along major transport routes.

Sir,

A request has been received in this office from the office of the Collector, Alwar for grant of NOC for establishing a Petrol Pump in the area classified in the zoning regulation (R.P.2001) as Green Buffer along major transport routes vide Collector, Alwar's letter No.Revenue/66 dated 06.01.04(Annexure-1)..

The matter was referred to the State Govt. vide this office letter No.TPR/NCR/CILU/01/2004 dated 20.02.04, alongwith the comments of this office for the consent of the State Govt.(Annexure-2) The consent of the State Govt. has been received vide letter No.F.10(5)/UDD/3/04 dated 26.02.04 (Annexure-3).

The matter is now submitted for consideration of NCRPB for grant of permission for establishing petrol pump as stated above.

Yours faithfully,

**Chief Town Planner(NCR)**  
**Rajasthan, Jaipur.**

Encl: As above.

197/CRP/F  
 5-3-04

103/5010/A  
 8/3/04

Diary No. 118  
 Date 3/3/04  
 Signature

CRP

103/5010/A  
 8/3/04  
 For Translation  
 P. S. Suresh  
 9/3/04

कार्यालय दिनांक 21/02/04

श्री. 21/02/04

दिनांक 21/02/04

श्री. 21/02/04

Sec. No. 21/02/04

27  
21/02/04

विषय : श्री. 21/02/04 के अन्तर्गत  
श्री. 21/02/04 के अन्तर्गत  
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श्री. 21/02/04 के अन्तर्गत

श्री. 21/02/04 के अन्तर्गत

असा कलक्टर  
असाधर

राजस्थान सरकार  
कार्यालय मुख्य नगर नियोजक(एनसीआर) राजस्थान, जयपुर

कमांक:टीपीआर / एनसीआर/सीनू/01/2004/1760

दिनांक:

20 FEB 2004

शासन उप सचिव-1,  
नगरीय विकास विभाग,  
राजस्थान, जयपुर।

विषय:- प्रार्थी श्री राधेश्याम पुत्र श्री लखगौराम अग्रवाल एवं विशवेश कुमार पुत्र श्री बी एल गुप्ता राजरव ग्राम ओदरा, तहसील किशनगढ़बास अलवर, खसरा नम्बर 118 स्थित कृषि भूमि के पेट्रोल पम्प (वाणिज्यिक) प्रयोजनार्थ रूपान्तरण बाबत।

महोदय,

विषयाधीन आवेदन जिला कलैक्टर, अलवर के द्वारा विभाग की राय हेतु उप नगर नियोजक, अलवर को प्रेषित किया गया। उप नगर नियोजक, अलवर के द्वारा मामले की जांच कर अपनी टिप्पणी सहित मामला इस कार्यालय को प्रेषित किया गया है। मामले का अध्ययन किया गया। मामले में विभाग की राय निम्न प्रकार से है:-

1. प्रस्तावित स्थल अलवर-किशनगढ़बास-तिजारा राज्य मार्ग 24 पर राजरव ग्राम ओदरा में स्थित है। यह भूमि किशनगढ़ बास बाईपास सड़क चौराहा के उत्तर की तरफ करीब 900 मीटर की दूरी पर किशनगढ़ बास तिजारा सड़क के पश्चिम में स्थित हैं। प्रस्तावित स्थल का क्षेत्रफल 3760 वर्गमीटर है एवं इसकी आकृति आयताकार नहीं है। सड़क के समुख इसकी चौड़ाई 40 मीटर है एवं सड़क से औसत गहराई लगभग 83 मीटर के करीब है। प्रस्तावित स्थल की स्थिति एवं नाप सड़क चौड़ाई आदि को साईट प्लान में दर्शाया गया है। प्रसांगिक भूमि संलग्न साईट प्लान में दर्शाये अनुसार राज्य मार्ग 24 के मध्य से लगभग 16.9 मीटर की दूरी पर स्थित है। इस स्थल के उपर से 33 के वी विद्युत लाईन गुजर रही है (देखें परिशिष्ट-2)।
2. प्रस्तावित स्थल राष्ट्रीय राजधानी क्षेत्रीय योजना 2001 के अन्तर्गत अधिसूचित क्षेत्र के अन्दर पड़ता है। अतः मामले का निपटारा राष्ट्रीय राजधानी क्षेत्रीय योजना के अन्तर्गत स्वीकृत लैण्ड यूज प्लान एवं जोनिंग रेगुलेशन के अनुसार किया जाना अपेक्षित है। इस सन्दर्भ में मामले की जांच करने पर निम्न स्थिति बनती है :

विषयाधीन भूखण्ड, स्टेट हाईवे न. 24 के साथ निर्धारित 60 मीटर चौड़ी हरित प्रतिरोधक क्षेत्र एवं शेष ग्रामीण भूमि में पड़ता है तथा जोनिंग रेगुलेशन के अनुसार इस हरित प्रतिरोधक क्षेत्र एवं शेष ग्रामीण भूमि में देय भू उपयोगों की श्रेणी में पेट्रोल पम्प नहीं आता है (जोनिंग रेगुलेशन की प्रति संलग्न है-परिशिष्ट-2)। यहां यह उल्लेखनीय है कि राष्ट्रीय राजधानी क्षेत्रीय परियोजना बोर्ड में राष्ट्रीय राजमार्ग एवं राज्य मार्ग के साथ निर्धारित हरित प्रतिरोधक क्षेत्र में पेट्रोल पम्प की अनुमति दिये जाने के सन्दर्भ में नीतिगत निर्णय लिये जाने बाबत विचार चल रहा है। अतः मामले को राष्ट्रीय राजधानी क्षेत्रीय योजना बोर्ड को, राज्य सरकार की सहमति से भू उपयोग परिवर्तन की अनुमति हेतु भेजा जाना आवश्यक है।

3. भारतीय रोड कांग्रेस के द्वारा पेट्रोल पम्प की अनुमति बाबत जारी की गई गाईड लाइन्स के अनुसार निम्न स्थिति बनती है:

क्रम संख्या	आइ.आर.सी गाईडलाइन्स के अन्तर्गत उल्लेखित प्लानिंग पैरामीटर्स	स्थिति
1.	अन्य पेट्रोल पम्प से कम से कम दूरी- 300 मीटर	पर्याप्त दूरी पर स्थित है।
2.	भूखण्ड के सामने की चौड़ाई-30 मीटर से अधिक	उपलब्ध -40 मीटर

यथा प्रस्ताव भारतीय रोड कांग्रेस की गाईडलाइन्स के अनुसार है।

चूंकि प्रस्ताव इन्डियन रोड कांग्रेस की गाईडलाइन्स के अनुसार उचित प्रतीत होते हैं अतः यदि राज्य सरकार सहमत हो तो मागले को राष्ट्रीय राजधानी क्षेत्रीय परियोजना को अनुमति हेतु प्रेषित कर दिया जावे।

यदि राष्ट्रीय राजधानी क्षेत्रीय परियोजना बोर्ड उक्त भू उपयोग परिवर्तन/रूपान्तरण बाबत अपनी सहमति दे देता है तब विभाग की राय में प्रार्थी को निम्नलिखित शर्तों के साथ कृषि भूमि से पेट्रोल पम्प(वाणिज्यिक) प्रयोजनार्थ रूपान्तरण किया जाना उचित होगा।

1. प्रार्थी के द्वारा राज्य मार्ग संख्या 24 के मध्य से 30 मीटर (100 फीट) दूरी तक की भूमि सड़क के विस्तार हेतु समर्पित की जायेगी (देखें परिशिष्ट-1)। समर्पित भूमि पर किसी प्रकार का कोई निर्माण कार्य जिसमें बाउन्ड्री वाल भी शामिल है नहीं किया जायेगा।
2. प्रस्तावित भूमि के दक्षिण में संलग्न साइटप्लानों में दर्शायेनुसार 33 केवी की विद्युत लाईन गुजर रही है। अतः भारतीय विद्युत नियम/कोड के अन्तर्गत निर्धारित न्यूनतम दूरी तक इसके आसपास के क्षेत्र को पूर्ण रूप से खुल्ला रखना चाहिये। पेट्रोल पम्प की अनुमति दिये जाने से पूर्व विद्युत मंडल से अनापत्ति प्राप्त की जायेगी।
3. पेट्रोल पम्प की इकाई का निर्माण भारतीय रोड कांग्रेस द्वारा पेट्रोल पम्प हेतु निर्धारित दिशा निर्देशों/मापदण्डों के अनुसार किया जायेगा।
4. पेट्रोल पम्प में प्रवेश करने वाले व पेट्रोल पम्प से निकलने वाले वाहनों का मुख्य सड़क मार्ग पर गुजरने वाले वाहनों के लिये उचित विजन सम्बन्धी समूचित व्यवस्था रखने का दायित्व भारतीय तेल निगम एवं प्रार्थी रवंय का होगा।
5. प्रार्थी द्वारा अग्नि शमन की उचित प्रावधान किये जायेंगे जिसके लिये वह रवंय उत्तरदायी होगी व इस हेतु निर्धारित मापदण्डों की पालना पूर्ण रूप से सुनिश्चित की जावेगी।
6. पेट्रोल पम्प हेतु रूपान्तरण से पूर्व संबंधित सड़क यातायात अथॉरिटी से अनापत्ति प्राप्त की जायेगी।
7. भूमि के स्वामित्व की जांच जिला कलैक्टर अलवर कार्यालय स्तर से की जायेगी।

भवदीय,

मुख्य नगर नियोजक(एनसीआर)

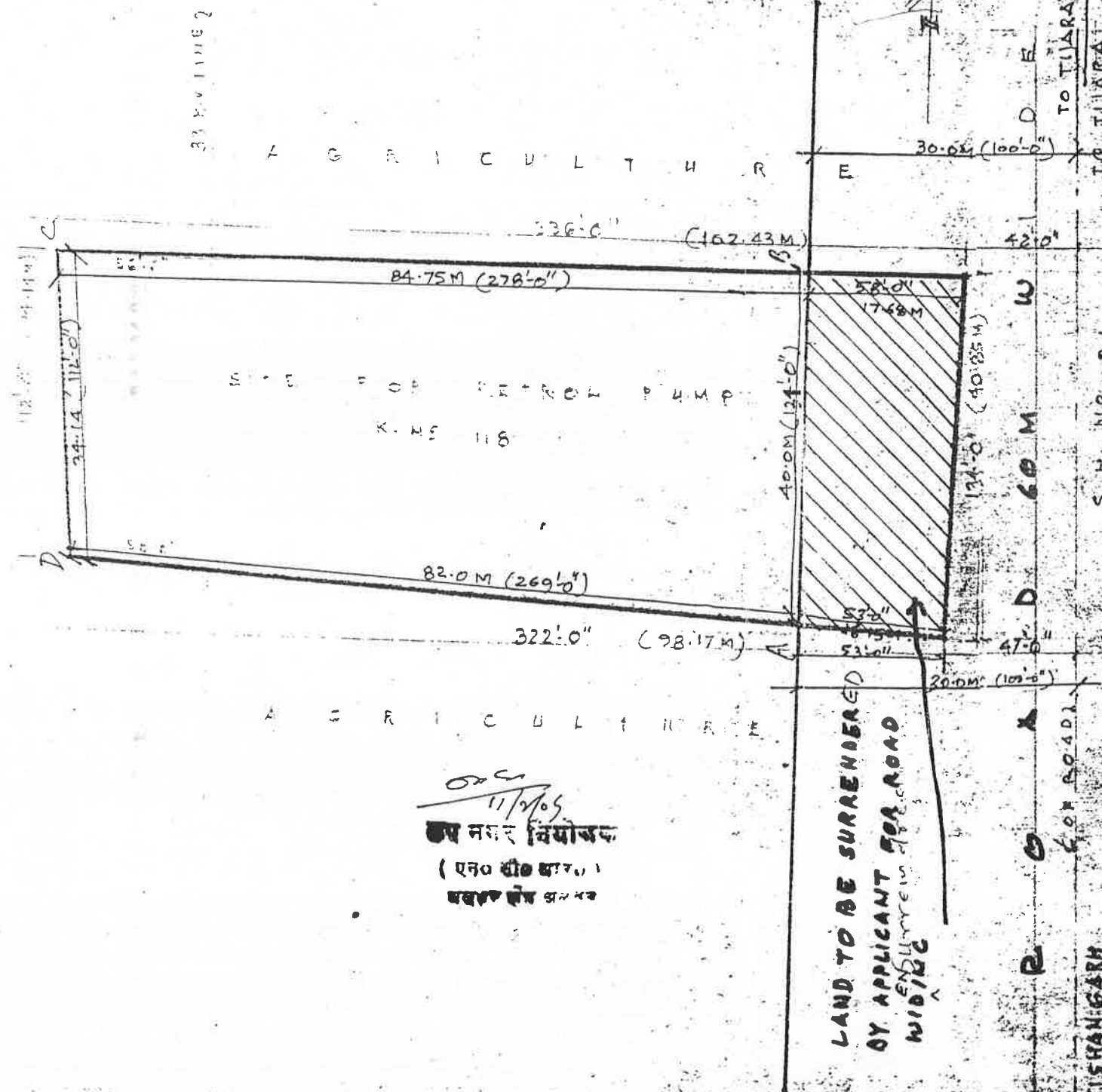
राजरथान, जयपुर।

संलग्न: उपरोक्तानुसार



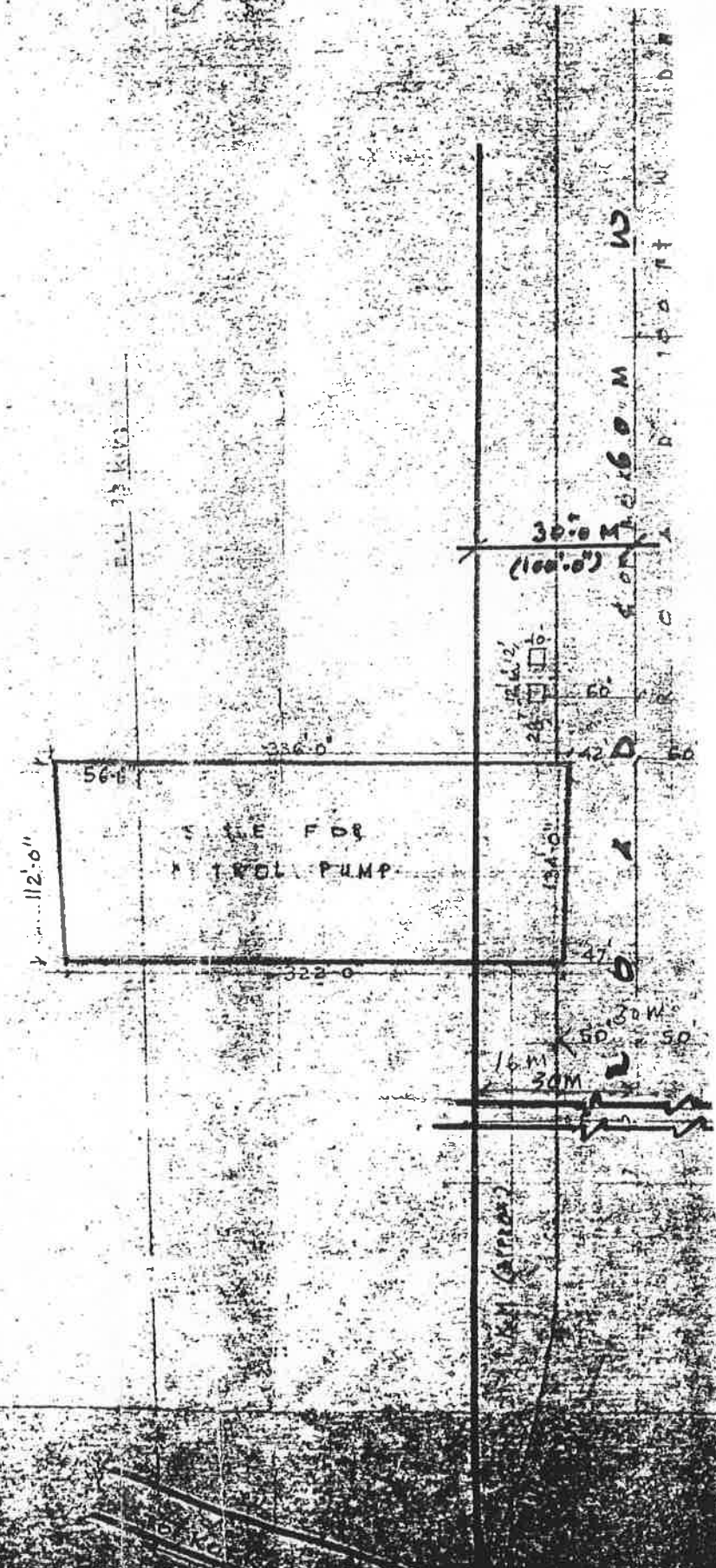
ON KISHANGARH - TIJARA ROAD. I.E.H. KISHANGARH DIST. ALWAR  
FOR CONVERSION PURPOSE FOR PETROL PUMP.

SCALE - 50 FT. TO AN INCH



11/7/05  
नगर नियोजक  
(एनओ सीओ कार्यालय)  
अवधूत सिंह अलवर

Annexure - 2-A



उपयुक्त किस्मों के वृक्ष लगाए जाने चाहिए।

यमुना तथा गंगा नदियों में जल प्रदूषण का स्तर काफी अधिक होता है जोकि मुख्यतः औद्योगिक क्षेत्रों से आए प्रदूषित जल-मल तथा कूड़े कचरे के कारण है। गंगा कार्य योजना के अधीन गंदी नदी को प्रदूषण मुक्त बनाने के उपाय किये गये हैं। यमुना नदी में प्रदूषण रोकने के लिए भी इसी प्रकार की सरकारी कार्रवाई करने की आवश्यकता है।

v) भूमि उपयोग नियंत्रण: जोन बनाने संबंधी विनियम

राष्ट्रीय राजधानी क्षेत्र में बेतरतीब विकास रोकने के लिए तथा तेजी से विकसित हो रहे शहरी क्षेत्र का सुव्यवस्थित विकास के लिए विनियम के रूप में एक विधायी साधन होना बहुत जरूरी है। राष्ट्रीय राजधानी क्षेत्र के नगरों के प्रत्याशित द्रुत शहरी विस्तार और इस क्षेत्र में पर्यावरण की गिरावट की दर को ध्यान में रखते हुए सख्त भूमि उपयोग नियंत्रण तथा विकास लागू करने के लिए निम्नलिखित चार अलग क्षेत्रों की पहचान की गई है। निम्नलिखित उपयोग जोनों/क्षेत्रों में संभावित मुख्य आर्थिक क्रियाकलापों की पहचान करने का प्रयास किया गया है:

- क) शहरीकरण योग्य क्षेत्र
- ख) हरित पट्टी/हरित खण्ड
- ग) प्रमुख परिवहन मार्गों के साथ के क्षेत्र
- घ) शेष ग्रामीण भूमि

क) शहरीकरण - योग्य क्षेत्र

शहरीकरण योग्य क्षेत्र-2001 में जिसका प्रस्ताव संबंधित नगरों के मास्टर प्लान में है, निम्नलिखित कार्य और उपयोग जारी रखे जा सकते हैं:-

- 1) रिहायशी
- 2) वाणिज्यिक
- 3) औद्योगिक
- 4) सरकारी कार्यालय
- 5) मनोरंजनात्मक
- 6) सार्वजनिक और अर्ध सार्वजनिक
- 7) प्रचार

8) खुले स्थान, पार्क और खेल के मैदान

9) कब्रिस्तान/समाधि क्षेत्र तथा शमशान घाट

शहरीकरण-योग्य क्षेत्र में अलग-अलग उपयोग मास्टर प्लानों में निर्धारित उपयोगों के अनुसार स्थानीय प्राधिकरण द्वारा शासित होंगे। परन्तु दिल्ली महानगर क्षेत्र तथा प्राथमिकता वाले नगरों के लिए मास्टर प्लान सहभागी राज्यों तथा संघ राज्य क्षेत्र के वर्तमान नियमों तथा अधिनियमों के अनुसार बनाए जाने चाहिए। विशेषकर दिल्ली महानगर क्षेत्र के नगरों में भूमि उपयोग संबंधी

Ridge, an extended part of the Aravalli range, the forest areas, the rivers Yamuna and Ganga. Apart from these, the NCR has two sanctuaries namely, Sariska Wild Life Sanctuary in the Rajasthan Sub-region and Sultanpur Bird Sanctuary in the Haryana Sub-region harbouring a large number of wild animals and birds. The ridge areas and these sanctuaries should be conserved with utmost care and, should be afforested with suitable species.

The rivers Yamuna and Ganga have a high level of water pollution, mainly from the untreated sewage and waste from industrial and residential areas. While measures have been taken to make the river Ganga pollution free under 'Ganga Action Plan', similar action is needed to check pollution of the river Yamuna too.

v) Landuse control: Zoning regulation

In order to avoid haphazard development and ensure orderly development of the rapidly developing urban sector in the National Capital Region, a legislative tool in the form of Zoning Regulation is necessary. Keeping in view the anticipated rapid urban expansion of the NCR towns and also the rate of environmental degradation in the Region, the following four distinct zones have been identified for application of strict landuse control and development. An attempt has been made to identify the likely major economic activities in the following use zones/ areas:

- a) Urbanisable area
- b) Green belt/green wedge
- c) Areas along the major transport routes
- d) Remaining rural land

a) Urbanisable area-2001

Within the urbanisable area 2001, which is proposed in the Master Plans of the respective towns, the functions and uses designated as under could be continued:

- 1) Residential
  - 2) Commercial
  - 3) Industrial
  - 4) Government offices
  - 5) Recreational
  - 6) Public and semi-public
  - 7) Circulation
  - 8) Open spaces, parks and playgrounds
  - 9) Grave yards/cemeteries and burning ghat.
- The detailed uses within the urbanisable area



परम्पर विरोध समाप्त करने के लिए राष्ट्रीय राजधानी क्षेत्र के अंतर्गत आने वाले सभी नगरों के मास्टर प्लान राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के परामर्श से तैयार किने जाने चाहिए।

#### ख) हरित पट्टी/हरित खण्ड

शहरीकरण योग्य क्षेत्र के विलुक्त आसपास परिधीय कृषि क्षेत्र को विकास द्वारा उल्लंघन का बहुत खतरा रहता है। इस क्षेत्र में अवांछित विकास को रोकने के लिए तथा व्यवस्थित तथा ठोस शहरी विकास सुनिश्चित करने के लिए प्रत्याशित विकास योग्य क्षेत्र की चारों ओर एक नियंत्रण पट्टी रखने का प्रस्ताव है। इस हरित पट्टी में विकास निषिद्ध अथवा पूर्णतया नियंत्रित होगा। भूमि के स्वभाविक स्वरूप के अनुरूप क्रियाकलापों के लिए इजाजत दी जाएगी। जिन प्रमुख भूमि उपयोगों के लिए इन जोनों में अनुमति दी जाएगी वे इस प्रकार हैं:-

- 1) कृषि, विशेष रूप से बहुमूल्य नकद फसलें
- 2) बागवानी
- 3) डेरी उद्योग
- 4) सामाजिक वन-खण्ड/बागवानी
- 5) उत्खनन
- 6) शमशान
- 7) सामाजिक संस्थान जैसाकि विद्यालय, अस्पताल
- 8) मनोरंजन अथवा क्रीड़ा

हरित पट्टी/हरित खण्ड की ब्योरेवार सीमाएं उप क्षेत्रीय योजनाओं तथा मास्टर प्लानों में बताई जाएंगी।

बास्तियों के मामले में, विशेषकर ऐसी बस्तियां जो सड़कों के साथ-साथ या भीतरी भाग में एक दूसरे के बहुत समीप हैं, उनके बीच का स्थान हरित रखा जाना चाहिए जिसे हरित खण्ड का नाम दिया जा सकता है। इससे बस्ती के चारों ओर अनुमेय विकास के अलावा किसी अन्य विकास पर ही रोक नहीं लगेगी बल्कि ये बास्तियां एक दूसरे के साथ मिलने भी भी नहीं पाएंगी। हरित खण्ड में आंशिक रूप से वृक्ष लगाए जाने चाहिए और जहां कहीं जोरदार कारणों से ऐसा करना संभव न हो वहां अन्य प्रकार से हरियाली की जा सकती है।

#### ग) प्रमुख परिवहन गलियारों के साथ हरित प्रतिरोधक क्षेत्र

नगरों की शहरीकरण योग्य क्षेत्र सीमाओं के बाहर, पाँच राजमार्गों के साथ के क्षेत्र में अवांछित औद्योगिक निवेश निकट भविष्य में गंभीर समस्या बन जाएगा। प्रमुख परिवहन मार्गों के साथ-साथ लगातार पट्टी विकास होना रहेगा। किसी भी नगर की शहरीकरण योग्य सीमाओं के बाहर बड़े पैमाने के विकास पर कड़ा नियंत्रण होना चाहिए। राष्ट्रीय राजमार्गों तथा प्रस्तावित एक्सप्रेस मार्गों के साथ-

will be governed by the local authority according to the prescribed uses in the Master Plans. The master plans for Delhi Metropolitan Area and prior towns should be prepared under the existing rules and acts of the participating States/UT. In order to avoid the land use conflicts especially in the Delhi Metropolitan Area towns, the master plans of all the towns within the National Capital Region should be prepared in consultation with the National Capital Region Planning Board.

#### b) Green belt/green wedge

The peripheral agricultural zone in the immediate vicinity of the urbanisable area is very vulnerable to encroachment by development. To arrest undesirable growth in this zone and, to ensure orderly and compact urban development, a control belt is proposed all around the expected developable area. The development will be restricted or strictly controlled in this green belt. The activities compatible with open character of land will be permitted. The major landuses that could be permitted in these zones are as under:

- 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

The detailed boundaries of the green belt/green wedge will be defined in the Sub-regional plans and master plans.

In the cases of settlements particularly those which are in close vicinity to each other either along the roads or interior, the intervening space between the settlements should be kept green which can be designated as green wedge. This will prevent not only any development other than permitted taking place around the settlement but also prevent them from merging with each other. The green wedge should be forested and, wherever it is not possible for pressing reasons, it could be in the other forms of greens.

#### c) Green buffer along the major transport corridors

The un-desirable industrial development in the areas beyond the urbanisable area limits of the

साथ दोनों तरफ 100 मीटर चौड़ा तथा राज्य राजमार्गों के दोनों ओर 60 मीटर चौड़ा क्षेत्र हरित प्रतिरोधक क्षेत्र के रूप में रखा जाना चाहिए। इन क्षेत्रों में वन विभाग के नियंत्रणाधीन वृक्ष लगाए जाने चाहिए। जैसाकि पहले बताया गया है, केवल हरित पट्टी के लिए अनुमेय क्रियाकलापों की अनुमति दी जाएगी।

#### घ) शेष ग्रामीण भूमि

शेष ग्रामीण जोन में मुख्यतः विशाल कृषि भूमि, वन तथा ग्रामीण बस्तियां शामिल हैं। इस समय इस क्षेत्र की पूर्णतया कृषि भूमि को विशेषकर राजमार्गों तथा राज्य राजमार्गों के साथ जो रहे औद्योगिक/शहरी अतिक्रमण से खतरा पैदा हो गया है। ग्रामीण क्षेत्रों में जमीन की कम कीमतों, शानदार परिवहन प्रणाली तथा उत्पादों के लिए बिक्री बाजारों ने सड़कों के साथ उद्योगों के विकास को तेजी प्रदान की है। ग्रामीण भूमि में निम्नलिखित प्रमुख भूमि उपयोग हो सकते हैं। ग्रामीण जोन में खतरनाक उद्योगों पर बड़े पैमाने पर कड़ा निषेध तथा नियंत्रण लागू करना होगा।

- 1) गहन कृषि तथा सन्नद्ध क्रियाकलाप।
- 2) वृक्षारोपण विशेषकर पहाड़ियों, चट्टानी जमीनों, खड्डेदार जमीनों तथा बंजर जमीनों पर।
- 3) क्षेत्रीय मनोरंजनात्मक सुविधाएं जैसाकि क्षेत्रीय पार्क, वन्य प्राणियों के अभ्यारण।
- 4) कब्रिस्तान, विद्यालय तथा अस्पतालों जैसे संस्थानों के लिए अनुमति दी जा सकती है। परन्तु प्रस्तावित विकास में भारी फराल देने वाली कृषि भूमि का प्रयोग नहीं होना चाहिए और न ही इसका पारिस्थिकीय हित के किसी प्राकृतिक सौन्दर्य स्थल पर कोई प्रतिकूल प्रभाव पड़ना चाहिए।
- 5) उत्खनन
- 6) ईंटों के भट्ठे
- 7) वर्तमान ग्राम मण्डियां
- 8) ग्रामीण उद्योग आदि।

ये भूमि उपयोग सुझाव चित्र-4 में दिखाये गये हैं।

□

towns along the Highways would become a serious problem in the near future. There will be a continuous ribbon development along the major transportation routes. The large scale development beyond urbanisable limits of any town should be strictly controlled. A width of 100 metres on either sides along the National Highways and the proposed Expressways and, 60 metres on either sides along the State Highways should be kept as green buffer. Those should be afforested under the control of the Forest Departments. Only activities permitted in the green belt as indicated earlier would be allowed.

#### d) Remaining rural land

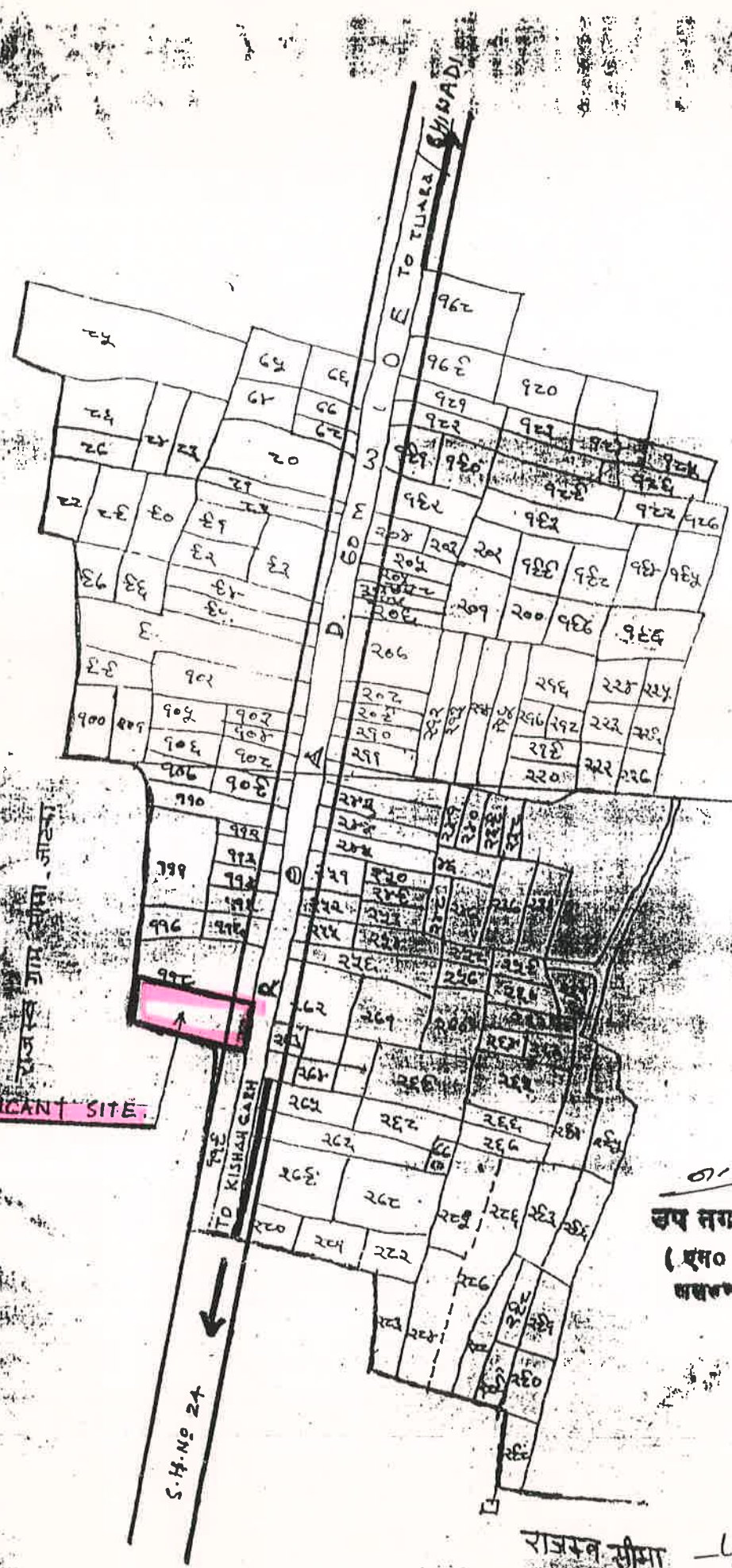
The remaining rural zone include mainly the vast agricultural land, forest, ridge areas and rural settlements. This zone of virgin agricultural land at present, is being threatened by the spotted industrial/urban encroachments especially along the 5 National Highways and, State Highways. The lower cost of land in the rural areas, excellent transportation system and marketing for the products have accelerated the development of industries along the roadsides. The following major landuses can be designated in the rural lands. Strict prohibition and control on the large scale and hazardous industries, has to be exercised in the rural zone:

- 1) Intensive agriculture and allied activities
- 2) Afforestation especially on the hills, rocky lands.
- 3) Regional recreational facilities such as regional parks, wild life sanctuary.
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land nor should it adversely affect a site of special scenic beauty or of ecological interest.
- 5) Quarrying
- 6) Brick kilns
- 7) Existing village mandies
- 8) Rural Industries etc.

These landuse proposals are shown in Map 4.

□



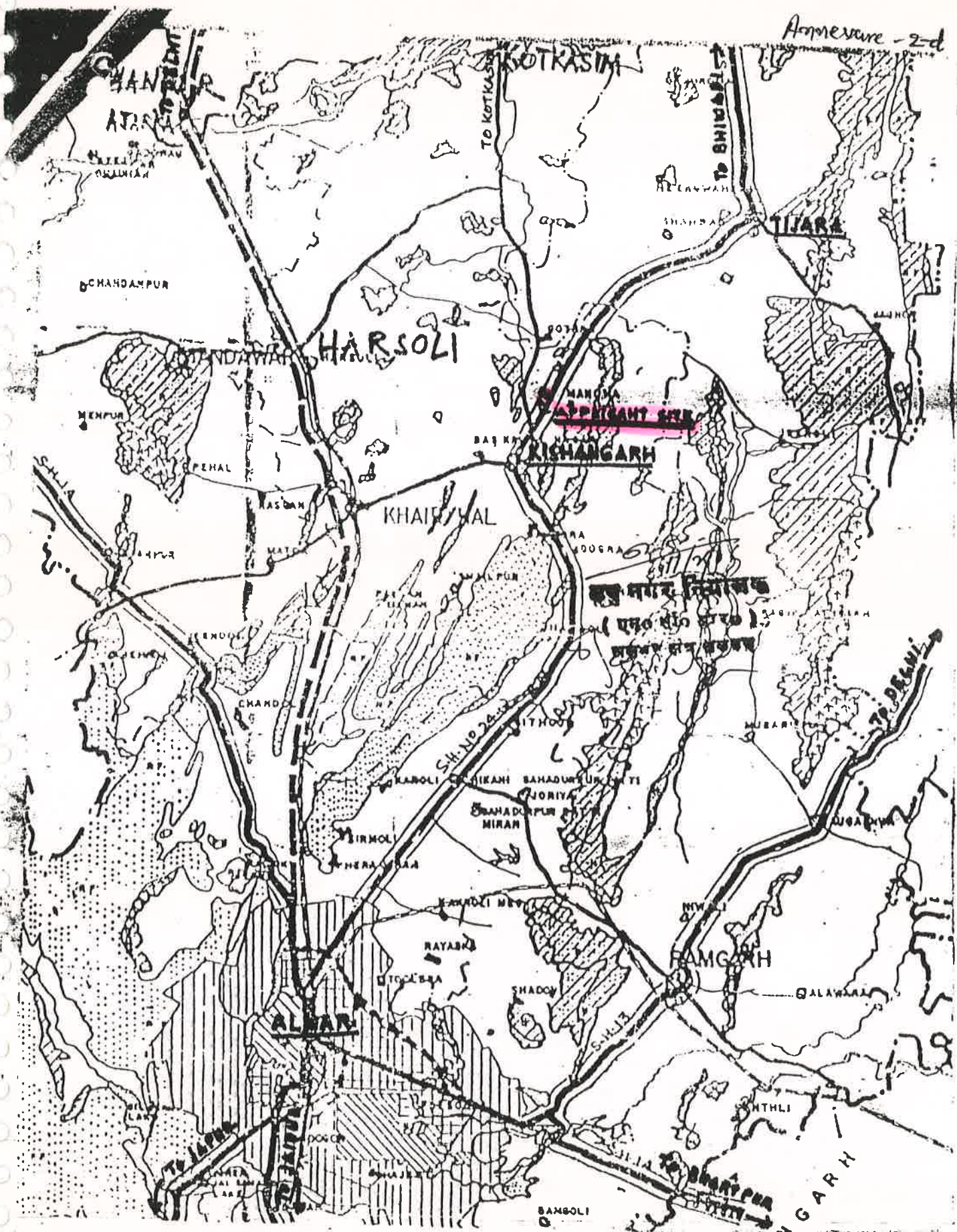


015  
11/10/5  
उप नगर नियोजक  
( एम० सी० कार० )  
असल क्षेत्र सदर

राजस्व सीमा - 48 -  
दमावापुर

PART PLAN OF KHASRA MAP VILLAGE OPARA  
TEH. KISHANGARH. ALWAR SCALE 1CM=240M 1.





NATIONAL CAPITAL REGION -  
RAJASTHAN - SUB - REGION  
PART PLAN OF PROPOSED LAND-USE, 2001  
SCALE - 1:25,000  
PLAN  
- 49 -

राजस्थान सरकार  
नगरीय विकास विभाग

Ammeru - 3

At (H.R.)

प्रपत्र नं. जी. संख्या 4

26/2/04

क्रमांक : एफ 10858 नीवि/3/04

जयपुर, दिनांक 26 FEB 2004

मुख्य नगर नियोजक एन.सी.आर.,  
राजस्थान, जयपुर ।

विषय :- प्राणी श्री राधेश्याम पुत्र श्री लखामीराम अग्रवाल एवं  
विशवेश कुमार पुत्र श्री बी.एल.गुप्ता राजस्थान ग्राम ओदरा  
तहसील बिकानेर जिला अलवर छातरा नम्बर 11 स्थित  
कुर्छा भूमि के बैदोल बम्ब व वाणिज्यिक प्रयोजनार्थ  
स्मान्तरण बाबत ।

तन्दमा :- आषका पत्र क्रमांक टीबीआर/एन्सीआर/सील/01/2004/  
1760 दिनांक 20.2.04

महोदय,

उपरोक्त विषयान्तर्गत निदेशानुसार लेखा है कि श्री राधो-  
श्याम पुत्र श्री लखामीराम अग्रवाल एवं विशवेश कुमार पुत्र श्री बी.एल.गुप्ता  
राजस्थान ग्राम ओदरा तहसील बिकानेर जिला अलवर छातरा नम्बर 11B स्थित कुर्छा  
भूमि के बैदोल बम्ब व वाणिज्यिक हेतु भू-उपयोग परिवर्तन किये जाने के लिये  
राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड, नई दिल्ली को सहमति हेतु भिजवाया  
जाकर इस विभाग को अवगत कराये जाने का प्रम करे ।

भावदीय,

प्रतिनिधि उप सचिव



**ANNEXURE-V**

**FINAL DEVELOPMENT PLAN FOR BAHADURGARH-2021**

From

Chief Coordinator Planner,  
NCR Cell, Haryana,  
IIIrd Floor, 1st Block,  
HUDA Complex, Sector-6,  
Panchkula.

To


✓ Member Secretary,  
NCR Planning Board,  
1<sup>st</sup> Floor, Zone-IV,  
India Habitat Centre,  
Lodhi Road, New Delhi.

Memo No. 1864 CCP(NCR)/2004/  
Dated: Panchkula the 8-7-04

**Subject: Final Development Plan, Bahadurgarh-2021AD.**

Kindly refer to the telephonic discussion held with your good self on 6.7.2004. As desired, the necessary observations, as conveyed vide NCRPB letter dated 21.10.2003, have been incorporated in the Development Plan after getting the approval of State Govt. A copy of modified Final Development Plan, Bahadurgarh-2021AD alongwith the notified gazette copy of Draft Development Plan, Bahadurgarh 2021AD is enclosed herewith for your information and further necessary action.

D.A./As above.

  
Chief Coordinator Planner,  
(NCR), Haryana, Panchkula.

Endst.No.

CCP(NCR)/2004/


Dated:

A copy is forwarded to the following:-

PS/TCPM for kind information of Hon'ble Town & Country Planning Minister, Haryana please.

PS/FCTCP for kind information of Financial Commissioner & Principal Secretary to Govt. Haryana, Town & Country Planning Department, Chandigarh.

PS/DTCP for kind information of Director, Town & Country Planning, Haryana, Chandigarh.

  
Chief Coordinator Planner,  
(NCR), Haryana, Panchkula.

784/CRP/F  
9-7-04

- 51 -

628/CRP/F  
9/7/04

162/CRP/D  
9/7/04

782/CRP/F  
9/7/04

MS may kindly  
see in date. This  
will be examined with  
by all divisions  
that will be in spirit  
2. Haryana Committee for  
consideration.

  
9/7

MS may  
examine this  
CRP  
9.7.04  
9/7/04

**HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT  
NOTIFICATION**

The ,2004

No.CCP(NCR)/JCA-1/2004/ - In exercise of the powers conferred by sub-section 7 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act no. 41 of 1963, and all the powers enabling him in this behalf and with reference to Haryana Government, Town and Country Planning Department notification no. CCP(NCR)/JCA-1/2003/2523 dated the 30<sup>th</sup> October, 2003 and in supersession of all other notification issued in this behalf and to modify the Final Development Plan of Bahadurgarh town previously published vide Haryana Govt. Gazette Notification No.1116- 2 T.C.P.78 dated 15<sup>th</sup> February 1978 published on 2<sup>nd</sup> May 1978 and to publish the Final Development Plan also for the additional Controlled Area No II and III declared vide Haryana Govt. Gazette Notification No. 4779-10 DP 84/9720 dated 25<sup>th</sup> June, 1984 published on 10<sup>th</sup> July 1984 and Haryana Govt. Gazette Notification No. CCP -96 / 8681 dated 12<sup>th</sup> June 1996 published on 18<sup>th</sup> June 1996 respectively, the Governor of Haryana is pleased to publish the Final Development Plan along with restrictions and conditions to be made applicable to the Controlled Area covered it given in the annexure "A" and "B" to the Final Development Plan of Bahadurgarh.

**Drawings.**

1. Existing land Use Plan bearing Drawing No.(JH)15/99 dated 29<sup>th</sup> June, 1999 already published vide notification no. CCP(NCR)/JCA-1/2003/2523 dated the 30<sup>th</sup> October, 2003 in the Haryana Government Gazette dated the 30<sup>th</sup> October, 2003.
2. Final Development Plan -2021AD for Bahadurgarh Controlled Areas, I, II and III bearing Drawing No. DTP(JH) no. 89/2003 dated 7<sup>th</sup> June, 2004.

**ANNEXURE -A**

**EXPLANATORY NOTE ON THE FINAL DEVELOPMENT PLAN BAHADURGARH-2021AD.**

**1. Historical Background.**

The Estate of Bahadurgarh alongwith 25 other villages were received by Bahadurkhan and Taj Mohammad of Farukhnagar in Jagir in 1755 AD. The town was known as Sharafabad, when it was handed over to the Bahadurkhan and Taj Mohammad, who ruled it for over 40 years and built a fort here. The town and its dependent villages were bestowed upon to Mohammed Ismail Khan, brother of the Jhajjar Nawab by Lord Lake, Ismail Khan's family retained this Estate till 1857, the Estate became part of the Rohtak Distt. in the year 1860.

**2. Location and Regional Setting:**

Bahadurgarh town is situated on Delhi-Hisar National Highway No. 10 at a distance of 37 Kms from Delhi. It is located between 76° 55' 25" East longitude and 28° 43' 50" North latitude. The Najafgarh town and Nagloi village, which are important settlements of N.C.T. Delhi are located at a distance of 10 Km and 14 Km respectively. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak- Hisar by National Highway No.10 and Railway line.

Bahadurgarh town is an important Industrial town wherein Haryana Govt. has developed about 200 Hectares of land for Industrial purpose. Besides other big Industrial units such as M/s.Hindustan National Glass Co. ,M/S Hindustan Sainitary Wares,M/s.Surya Roshni, M/S Somani Pikington,M/s.Parley Biscuits and M/s. Swastik Pipe etc are its main Industrial Units existing here on the land privately purchased by them. The town has specialization in manufacturing of Sanitary Ware, China Ware, Galvanized steel pipe, footwear etc. Recently an area of about 250 Hectares has also been notified under Section 4 & 6 by H.S.I.D.C. for Industrial purpose. Besides the town exerts considerable influence in its Rural surrounding.



### 3. Physiography:

Physiographically, the town is low lying and slopes towards southeast. The old settlement rests on a mound in the southeast. The trends of its development is along National Highway towards west and along Bahadurgarh-Najafgarh Road, Bahadurgarh-Jhajjar Roads and across the Railway station in North. The Western jua drain flows North to South in the middle of town, falls into the Mungeshpur Drain and ultimately in the Drain No. 8 in Delhi. The underground water is brackish and in the year 2001, the canal-based water supply has been launched

### 4. Availability of Infrastructures:

#### 4.1 Utility Services:

At present, Bahadurgarh town has a 132 Kilo Volts electric Sub-Station alongwith 4 Numbers of 33 Kilo Volts Sub Stations with the total installed capacity of 69 Megha Volts Ampere, which is sufficient to cater the need of present population. At present, the existing capacity and source of the supply is being supplied from Bhakara Beas Management Board, New Delhi and Rewari.

At Bahadurgarh town, there is a production of 6.9 MLD of water per day with the help of three rapid sand filtration treatment plants and the present rate of water supply is 80LPCD. With the construction of second water supply channel/Minor at Bahadurgarh, the water supply system has been improved. There is a provision of supply of 35 Cusecs i.e. 90MLD water for Bahadurgarh town from Gurgaon water supply channel, which would be sufficient to cater the further needs of this Industrial town for 3 lacs population.

Bahadurgarh town is covered with approximately 60% separate sewer system having 5.18 MLD of sewerage generation, which is presently discharged into Drain no. 8 without any treatment. A site has been selected for treatment plant of sewerage Disposal jointly by Public Health Department and Haryana Urban Development Authority between Mungeshpur Drain and proposed Bye-Pass of Sector 9,9A on Najafgarh Road. When this treatment plant will be in operation, sewerage problem will be solved to a great extent. At present, the town generates 34 MT/D of solid waste, which is disposed four Kilometers away from the existing city with non-environment friendly land fill site.

Presently for storm water drainage system, the surplus rain water from the different parts of the town is being collected in the sub drains by means of the open drain, which falls in the Western Jua Drain having discharge capacity of 725 cusec exist parallel to the National Highway No 10, Diversion Western Jua Drain having discharge capacity of 573 cusec and Kulashi Link Drain having discharge capacity of 144 cusec exist on the northern side of the Railway Line, which ultimately falls in Mungeshpur Drain having discharge capacity of 2680 cusec, which are serving the purpose of the drainage of storm water drainage for the town. The same will also cater the purpose of the drainage of surplus rain water for 2021 AD for the town.

The town is enjoying the facilities of 5 telephone exchanges, out of which, 4 are Remote Station Switch Units and one is main with Internet-cum- International Subscribed Dialing facilities. The present capacity of main exchange is approximately 14500 lines, which may be increased to one-lac lines, which is sufficient to cater the need of telephone for the population of 3 lac. As recommended in the Draft Regional Plan -2021, there will be requirement of 34500 lines at the tele-density of 11.5 i.e. 11.5 telephone connections per 100 person.

#### 4.2 Social Infrastructure: -

Bahadurgarh town has two degree colleges, one Govt. Girls Junior Basic Teacher training centre, one Industrial Training Institute and ten High/Higher Secondary Schools. Health Services in town includes 30 beds Civil Hospital, which is to be extended upto 50 beds in near future. Three employees state Insurance dispensary, Maternity and clinic, welfare centre are other medical facilities. There is Gauriaya Tourist Complex which includes Motel, Restaurant, Conference Hall, Bar, Gift shop and lawns for social gathering. The town is also facilitated with Brigadier Hoshiar Singh Stadium and Mela Ground.

### 5. Economic base of the town/Functional status.

The main problem of Brackish water of this town has been solved now as the canal based water supply for the town has been commissioned recently. With the result, now the Industrial growth of the town has picked up. The Industrial base of this town is further going to be strengthened as some of the industries of non - conforming area of Delhi ,

which have been closed by the order of the Hon'ble Supreme Court of India, are also being set up at Bahadurgarh, being a nearest place of Delhi.

#### 6. Population/ Demography:

As per 1991 census, the town had a population of 57235 persons. The past trend of its population growth and town growth indicates that inspite of its closeness to Delhi, Bahadurgarh town could not achieve high growth rate as envisaged in the final Development plan of town and N.C.R. Plan of 2001, due to its local problems of brackish underground water and weak urban infrastructure.

The decade -wise population of Bahadurgarh town since 1961 is as under: -

#### POPULATION OF BAHADURGARH TOWN

Year	Population	Percentage Growth
1961	14982	-
1971	25812	72.28
1981	37488	45.23
1991	57235	52.67
2001	132000	130.62
2011	198000 Projected	50.00
2021	300000 Projected	51.51

#### 7. Existing Land And Use of Bahadurgarh Town: -

At Bahadurgarh, due to its local problem of under ground brackish water, the activities i.e. the manufacturing industries and the central government offices which were proposed to be shifted in the town as mentioned in the Regional Plan for NCR and Delhi Master Plan, could not be shifted to the town resulting poor urban growth. The existing land use vis-a-vis the proposed land use in Final Development Plan for 1991 AD is as under:-

Main Code	Land Uses	Proposed Land Use in 1991 (in Hectares)	Existing Land Use in 1999 (in Hectares)	Variation
100	Residential	575.10	430.00	145.10 (-)
200	Commercial	89.91	60.00	29.91 (-)
300	Industrial	409.05	290.00	119.05 (-)
400	Transport and Communication	126.36	80.00	46.36 (-)
500	Public Utility	30.78	30.78	-
600	Public and Semi Public uses	40.50	12.00	28.50 (-)
700	Open Spaces and Green belt	123.12	36.00	87.12 (-)
	<b>Total:</b>	<b>1394.82</b>	<b>938.78</b>	<b>456.04 (-)</b>

#### 8. Existing Transportation Network: -

Bahadurgarh is Sub-Divisional Head Quarter of Distt. Jhajjar. It is one of four Delhi Metropolitan Area towns proposed to be developed as per N.C.R. plan 2001. As per recommendations of Master Plan for Delhi-2001 AD, dispersal of certain selected wholesale trades from Delhi and decentralization of central Govt. offices with transport Network is inevitable in the surrounding towns of Delhi in N.C.R., so as to decongest the over burdened National Capital of India. Due to its strategic location on National Highway No. 10, Bahadurgarh is one of the important DMA towns. The town of Bahadurgarh is very well linked with Delhi and other important towns of Haryana such as Rohtak- Hisar by Railway line and road network.

#### 9. Need for declaration of controlled Areas: -

Controlled area of Bahadurgarh was declared around the town vide Punjab. Govt. Gazette Notification No. 3959-2T.C.P-64/29556 Dated 7<sup>th</sup> November, 1964 and published on 26<sup>th</sup> February, 1965 and additional controlled area declared vide Haryana Govt. Gazette Notification No. 4779-10DP-84/9720 dated 25<sup>th</sup> June, 1984 and published on 10<sup>th</sup> July 1984 and controlled area No. III around the Bahadurgarh declared vide HR. Govt. Gazette Notification No. CCP. 96/8681 dated 12<sup>th</sup> June, 1996 and published on 18<sup>th</sup> June, 1996.

Name of Controlled Area	Area In acres	Area In Hectares
Controlled Area-I	7294.60	2953.27
Controlled Area-II	7934.40	3212.30
Controlled Area-III	3820.80	1546.88
<b>Total</b>	<b>19049.80</b>	<b>7712.45</b>

The Haryana Government published the Final Development Plan vide gazette notification No. 1116-2TCP -78 dated 15<sup>th</sup> February, 1978 and published on 2<sup>nd</sup> May, 1978.

#### 10. Proposed Land Use:

As per N.C.R. Plan, Bahadurgarh town has been proposed to be developed for 3.00 lacs population for 2021 AD. In accordance with the provisions of N.C.R. Plan, the Final Development Plan of Bahadurgarh Town has been designed on average residential density factor of 200 persons per hectare. Due to provision of 100 meter wide green belt on both sides of proposed Bye Pass, the overall town density works out to about 77 persons per hectare. The extent of various land uses is given as below:-

#### PROPOSED LAND USES:

Main Code	Land Uses	Area in Hectares	Percentage
100	Residential (including village) Settlements within urbanisable area)	1400	36.89
200	Commercial	140	03.69
300	Industrial	815	21.47
400	Transport and Communication	510	13.44
500	Public Utility	115	03.03
600	Public and Semi Public uses	140	03.69
700	Open Spaces and Green belt	675	17.79
	<b>Total:</b>	<b>3795</b>	<b>100.00</b>
	Area of existing City within old Municipal Limits	155	
	<b>Total Urbanisable area:</b>	<b>3950</b>	

#### 10.1 Residential Zone:

The Final Development Plan of Bahadurgarh town for 2021AD has been designed for the projected population of 3 lacs. In this Plan, an area of 1400 hectares has been reserved for residential purpose on the basis of average residential density of 200 persons per hectare. However, the residential sectors adjoining to industrial areas have been proposed to be developed on higher residential density of 225 persons per hectare to accommodate the population of economically weaker section and low-income group. The residential sectors adjoining to District Shopping Centre and Institutional areas would be developed on the basis of residential density of 200 per hectare. However, the Gross Density of the town remains below 100 persons per hector. As per 1991 Census, the old Municipal town was accommodating 57235 persons. It has been considered that that old part of Bahadurgarh town would accommodate about 60,000 persons by 2021. The rest of the projected population would be accommodated in residential sectors i.e. 1, 2, 3, 3A, 3B, 4A, 5, 6, 7, 9, 9A, 10,11; 13, 14, 15, 19 part, 20 Part, 23 part, 24 part, 25, 27, 28 and 28A.

#### 10.2 Commercial Zone:

In order to cater to the commercial needs of Bahadurgarh town, an area of 140 hectares has been reserved for commercial purpose. In this Final Development Plan the above commercial area also includes District Shopping centers, which have been proposed in Sector 4, 9 part, 12 part and 26 part. The existing Grain-market of the town, which is located in a very congested area, has been proposed to be shifted to sector 4. An Auto market has developed along National Highway -10 in an un-organised way, causing traffic jams and accidents. In order to solve this problem, the said Auto-market has also been proposed to be shifted to a new site, earmarked in sector 9. All the two shopping centres have been proposed either on existing National Highway or on proposed Bye Pass / Ring Road in Sector 9 and 12, so that these areas may become the main attraction points to the public for flourishing

their business. All residential sectors would be developed on neighborhood planning concept. The local commercial needs of each sector would be accomplished within those sectors by developing local shopping centres.

### **10.3 Industrial Zone:**

Bahadurgarh town is primarily an industrial town. M/S Somani, M/S Parley Biscuits, M/S Surya Roshni Ltd. M/S Hindustan Sanitary Wares and M/s Hindustan National Glass Co. are its main industrial units. The Town has specialization in manufacturing sanitary ware, Chinaware, Galvanized steel pipes, footwears etc. In this Final Development Plan, the industrial character of the town has further been strengthened by proposing industrial area of 815 hectares on prime locations either at Delhi-Hisar National Highway or adjoining to railway line/ Bye Pass. The sector proposed for the industrial purpose are 4B, 16, 17, 18, 18A, 19, 20 Part, 21, 22, 23 and 24 Part. Hazardous & non polluting industries will be governed by state industrial policy & Industrial Management Policy.

### **10.4 Transport & Communications:**

In the Final Development Plan, an area of 510 hectares has been proposed for transport and communication use. The existing Delhi- Hisar National Highway passes through congested parts of the town. There is a traffic volume count of 17901 vehicle for motorized vehicle and 2965 for non motorized vehicle on NH-10 and also along with the movement of intra-city traffic. Traffic on this National Highway no. 10 mostly remains choked at various points i.e from Bus Stand to Jhajar Mor. For smooth flow of the traffic, one eastern periphery road starting from Nizampur Road in the Delhi territory and southern Bye-Pass starting from Sector 9 have been proposed as shown in the Final Development Plan. In the N.C.R. Regional Plan, upgradation and widening of National Highway No. 10 as 4 lanes has also been suggested at Bahadurgarh. A fly-over bridge has also been proposed on Periphery Road at railway crossing and National Highway-10. For Intra - city traffic, a network of 45 metres and 30 metres wide roads at a distance of 1 Km to 1.5 Kms, on the grid iron pattern have been proposed. These sector roads have been shown as V-2 and V-3 roads on the Final Development Plan. For connecting Bahadurgarh with core Delhi, there is a proposal of Regional Rapid Transit System (RRTS) mentioned in Draft Regional Plan for transport. Regional Rapid Transit System will ultimately be connected with Delhi Metro by the year 2011, Dedicated Broad Gauge Double Line (electrified) will be constructed.

Bahadurgarh is basically an industrial town, therefore, an Inland Port cum Transport Nagar has also been proposed in sector -17A between Railway Line and National Highway No. 10 adjoining to industrial sectors. This Inland Port cum Transport Nagar shall also have the facility of Truck Parking, Transport Booking Agencies, Auto Market, Warehousing, weight bridges, Petrol pumps, loading and unloading platforms etc.

### **10.5 Public Utility Zone:**

In the Final Development Plan, all Public Utility areas which stand already developed at site have been accommodated as such. There will be requirement of 60 MLD of water to cater the need of projected population of 3 lac persons at the rate of 200 LPCD as recommended in the Draft Regional Plan-2021 and 6 hectares of land at the rate of 0.1 Hectare/MLD will be required for water treatment plant and water distribution system. Keeping in view the above requirement, sufficient water and an area measuring 25 hectares is reserved in the Final Development Plan for 2021 AD.

At Bahadurgarh, 48 MLD of the sewerage will be generated from the projected population of 3 lacs persons and 48 hectares of land at the rate of 1 Hectare/MLD will be required for sewerage treatment plant. In this regard, for the establishment of sewerage disposal works, an area of about 48 hectares on Mungeshpur Drain, near industrial Sector -22A and an area of about 5.5 Hectares for disposal works on Beri Road has been reserved. Also 150 MT/day of the solid waste will be generated from the projected population of 3 lacs persons. For disposal of solid waste, an area of about 35 hectares including green buffer of 500 meter in sector-22A and 20 hectares for solid waste on Badli road has been earmarked in the Final Development Plan for 2021 AD.

At Bahadurgarh, there has proposals of state government to install one 220 Kilo Volts electric Sub-Station at village Nuna Majra, one 132 Kilo Volts electric Sub-Station at sector 9-9A and two nos of 33 Kilo Volts electric Sub-Stations at Modern Industrial Estate and at village Bamnoli with the total installed capacity of 61.2 Megha Volts Ampere. Also the Power Grid Corporation of India has a proposal to install 400 Kilo Volts electric Sub-Station at village Daboda Kalan. Beside above, sufficient area measuring 10.5 hectares is reserved in the Final Development Plan for 2021 AD to fulfill the further need of electricity. The existing electric sub stations of the town have also been accommodated as such in the Final Development Plan.

In order to cater to the need of projected population of 3 lacs persons, an area of 115 hectares has been reserved for public utility uses. The area reserved under public utility use is proposed in sectors 7, 17, 22A, 27 and in agricultural zone.

#### 10.6 Public and Semi Public Uses Zone:

In the Regional Plan of NCR, Bahadurgarh town has been identified as a D. M. A town and as per recommendations of the said plan; Bahadurgarh town would have to accommodate the offices and institutions of Public and private Sector enterprises, which would be shifted out of Delhi for the de-congestion of National Capital. Keeping in view the aforesaid proposal an area of 140 hectares has been proposed to be developed as Public and Semi Public uses in the Final Development Plan. This Public and Semi - Public use would also accommodate town level community facilities such as Technical Colleges, technical training institutes, medical institutes, Hospitals, Fire Station and Government Offices etc. The neighborhood level community facilities such as Schools, Colleges, Dispensaries, Community Centres, Religious Buildings etc. would be provided in residential sectors as per norm at the time of preparation of layout plans of the sectors. The area reserved under Public and Semi Public Use is proposed in sector 3A, 5, 7, 10, 12, 13, 14 and 19.

#### 10.7 Open Spaces and Green Belts:-

The area under major open spaces as reserved in the Final Development Plan is 675 hectares. Sector 5(Part) has been earmarked for Town Level Park with an area of 35 Hectares Other open spaces have been provided mainly in linear fashion in the form of 100 metres wide green belts along Bye Pass, 50 metres wide green belts along National Highway and 30 metres wide green belts along Scheduled Roads. No construction would be allowed in the said green belts except petrol pumps and other structures, which are required for maintenance & preservation of grassy land. These green belts would be developed as a lush green wood lands and well land-scaped parks. The existing Mela Ground of the town has been preserved in this Final Development Plan for performing town level religio-social functions. In addition, an area of about 100 hectares has been reserved for the development of a stadium on the Bye-Pass/ Ring Road in the southern part of the town in sector-12A.

#### 10.8 Agricultural Zone:

The rest of the controlled area i.e. controlled area except urbanisable area has been designated as agricultural zone. This zone however, will not eliminate the essential building construction and development within this area such as extension of existing village contiguous to Abadi-deh if undertaken as a project approved or sponsored by the Government for other ancillary and allied facilities necessary for maintenance and improvement of agriculture area. Approximate 10 hectares of area has been earmarked for dairy farming which are to be shifted from the old town on Sidipur road.

### 11 PHASING OF FINAL DEVELOPMENT PLAN

Serial no.	Period	Sector to be developed	Development activity to be taken up
1.	2001-2011	Residential sector-1, 2,9, 9A, 10, 11,13 Commercial sector-9part, 12part. Institutional Sector - 10part, 12part, 13part, Industrial sector- 16,17,18A	Construction of bye-pass and proposed V-2 road of width 45meters, shifting of dairies from the existing town, four laning of existing NH-10. Rapid Regional Rail network has proposed in Regional plan for 2021, development of sewerage disposal and garbage disposal site in sector 22A and sewerage disposal site on Beri road.
2.	2011-2021	Rest of the proposal in the final development plan	-

#### Zoning Regulations

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations, which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all 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.

## ANNEXURE B

### Zoning Regulations:

Governing use and development of land in the controlled area around Bahadurgarh as shown in Drawing No. DTP(JH) 89/2004 dated 7<sup>th</sup> June 2004.

#### General:

- (1) These zoning Regulations, forming part of the development plan for the Controlled Areas, around Bahadurgarh shall be called zoning regulations of the development plan for the Controlled Areas, Bahadurgarh
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(41 of 1963), and the rules framed thereunder:

### II. Definitions:

#### In these regulations:

- (a) 'approved' means approved under the rules;
- (b) 'building rule' means the rules contained in part VII of the rules;
- (c) 'Drawing' means Drawing No. DTP (Jh)-89/2004 dated 7<sup>th</sup> June 2004.
- (d) 'Floor Area Ratio' (FAR) 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 the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) 'Light Industry' means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, 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 Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot 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 in extensive employing more than 100 workers and may use any kind of captive 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 hazards to the health and safety of the community;
- (l) 'Material Date' means the date of publication of notification of various controlled area declared as under:

Serial Number	Name of the Controlled Area and Notification number	Material Date
1.	Controlled Area No.1 notified vide Punjab Government Gazette Notification No.3959-2TCP-64/29556 dated 7th November, 1964 published on 26th February, 1965	26th February, 1965
2.	Controlled Area No.II notified vide Haryana Government Gazette Notification No.4749-10DP-84/9720 dated 25.6.1984 published on 10th July 1984.	10th July 1984.
3.	Controlled Area (Part-III) notified vides Haryana Government Gazette Notification No.CCP-96/8681 dated 12th June 1996 published on 18th June 1996.	18th June 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 development plan.
- (n) 'Public Utility Service 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;
- (r) 'Sector Density' and 'Colony Density' shall mean the number of persons per hectare in sector area or colony area, as the case may be;
- (q) 'Sector Area' and 'Colony Area' shall mean the area of sector or of colony as bounded within the major road system shown on drawing;

**Explanation:**

- (1) 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 of sector density or colony density, it shall be assumed that 55 percent 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 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;
- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) 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 (41 of 1963) and rules;
- (t) "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
  - (ii) Farm shed i.e. Ancillary use.

**Notes:**

- (1) The construction of the farmhouse shall be governed by the restrictions given under clause regarding "provision of farm house 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.
- (u) 'Ledge or Tand' means 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 meter;
- (v) 'Loft' :- An intermediary floor on a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes;
- (w) '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;
- (x) '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, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (Za) "Agro based industries," means an industrial unit, which uses food grain, fruits or Agro waste as a raw material; and
- (zb) 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, (41 of 1963).



- (ze) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park/ Information Technology Park " means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

### III. Major Land Uses/Zone:

- (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Transport and Communication Zone.
- (v) Public and Semi Public Zone (institutional Zone)
- (vi) Public Utility Zone
- (vii) Open Spaces Zone
- (viii) Agriculture 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) in zoning 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 regulations and of the rules, may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning 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 there-on from consideration 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 semi-public zone shall be taken only and exclusively through the 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 or by the agencies mentioned above.

### VIII. Land Reservations for Major Roads:

- (1) Land reservation for major roads marked in the Drawing shall be as under:

Classification	Land Reservation
(i) V-1(A)	Existing Width
(ii) V-1(B)	Existing Width
(iii) V-1(C)	Existing Width
(iv) V-1(D)	Existing width with 30 meters green belt on both sides.
(v) V-1(E)	Existing width with 30 meters green belt on both sides.
(vi) V-1(F)	Existing Width
(vii) V-1(G)	Existing Width
(viii) V-1(H)	Existing Width

ix)	V-1(I)	Existing Width
x)	V-1	60 meters wide road with 100 meters belt on both sides.
xi)	V-2 (A)	45 meters wide road with 30 meters belt towards urbanisable area.
xii)	V-2	45 meters wide road.
xiii)	V-3	30 meters wide road.

- (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 zone in the development plan, such industrial non-conforming uses shall 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:

- 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;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

#### X. Discontinuance of non-conforming uses:

- 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.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- 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-

- 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; and
- the plot is accessible through a roads laid out and constructed up to the situation of the plot to the satisfaction of the Director.

#### XIII. Minimum size of plots for various types of building:

- The minimum size of the plots for various types of uses shall be as below:-

(i) Residential plot	50 Square meters
(ii) Residential plot unsubsidized industrial housing Or slum dwellers housing scheme approved by the Government	35 Square meters
(iii) Shop-cum-residential plot	100 Square meters
(iv) Shopping booths including covered corridor or pavement in front	20 Square meters
(v) Local service industry plot	100 Square meters
(vi) Light industry plot	250 Square meters
(vii) Medium industry plot	8000 Square meters

- The minimum area under a group-housing scheme will be 5 acres if it forms a part of a licensed 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:

Serial	Type of use	Maximum	Maximum	Remarks
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Number		Ground Floor Coverage	Floor Area Ratio	
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 out the total plotted area of the sector Only 35% of the total area of commercial pocket in which those sites have been planned be counted as plotted area for working out the plotable area of the sector
	(b) Individual site	100%	300	
4.	Warehousing	75%	150	

N.B: Basement floor shall be permitted as approved in the zoning plan. The basement shall be used for storage purpose.

#### **XV. Building lines in front and rear of building:**

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

#### **XVI. Architectural control:**

Every building shall conform to architectural control prepared under rule 50 of the rules.

#### **XVII. Relaxation of agricultural zone:**

In the case of any land lying in Agriculture zone, Government may relax the provisions of this development plan and review after every five years.

(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 developed prior to the material date and the coloniser secures permission for this purpose as per rules.

(b) for use of land as an individual site (as distinct from an industrial colony)

Provided that:

- the land was purchased prior to the material date;
- the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- the owner of the land secures permission for building as required under the rules;
- 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 the regulation shall mean acquisition of full proprietary right and no lesser title, such as agreement to purchase etc.

#### **XVIII Density:**

Every residential sector shall be developed to the sector density indicated as 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 farmhouse outside Abadi-Deh in Agricultural 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 shed (ancillary building)
(i) Site coverage	2 Acres	100 square metres	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)

For every additional 0.25 acres, 10 square metres in main building subject to maximum of 200 square metres.

	<b>Maximum height</b>	
	Main dwelling unit	Ancillary building
(ii) Height and storey	6 metres single storeyed	4 metres single storeyed

(iii) Set back:

It shall be at least 15metres 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 road as under: -

- (a) Where the road is bye-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 13.5metres (45feet).

(b) When the approach road serves more than one farm than 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

(viii) 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 incase of Dairy farms, Drains are to be provided for carrying rainwater in case of all buildings.
- (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
- (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

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. 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.

**XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES**

(i) LOCATION

- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only.

(b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks.

(c) Cyber Cities:- The location of such a facility will be decided by the Government.

(ii) SIZE

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	Minimum 50 Acres

(iii) MISCELLANEOUS

I Parking

- (a) One Equivalent Car Space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City.
- (b) Three Tier basements for I.T. Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, and Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross area of the Cyber Park/Information Technology Park.
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the cyber city shall be permitted for Commercial/Institutional uses.
- (c) No residential plotted development shall be allowed in a Cyber City.
- (d) For a Cyber City Project if allowed in Agricultural /Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc.

III The Government may impose any other condition as deemed necessary from time to time.

### APPENDIX A CLASSIFICATION OF LAND USES

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.



400	Transport and Communication	
410		Railway Yards, Railway Station and Sidings.
420		Roads, Road Transport Depots and Parking Areas
430		Dockyards, Jetties
440		Airport/Air Stations
450		Telegraph offices, Telephone Exchanges etc
460		Broadcasting Station
470		Television Station
500	Public Utilities	
510		Water Supply installation including treatment plants
520		Drainage and Sanitary installation including disposal works
530		Electric power plants substation etc.
540		Gas Installation and Gas work.
600	Public and semi public	
610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors 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 and Play Grounds
720		Parks
730		Green Belts, Garden and other Recreational Uses.
740		Cemeteries, crematories etc
750		Fuel filling stations and Bus Queue shelters
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

### I. RESIDENTIAL ZONE:

- (i) Residence
- (ii) Boarding House.
- (iii) Social community religious and recreational buildings
- (iv) Public Utility Building.
- (v) Educational Buildings and all types of school and college where necessary.
- (vi) Health Institutions.
- (vii) Cinemas
- (viii) Commercial and Professional offices.
- (ix) Retail shops and Restaurants.
- (x) Local service Industries.
- (xi) Petrol Filling Stations.
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs to ancillary to residential use

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

- (xv) Starred hotels
- (xvi) Any other use, which the Government may in public interest decide
- (xvii) Cyber Parks/Information Technology Park

As per the policy/ parameters decided by the Government

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

As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies

## III. INDUSTRIAL ZONE

- (i) Light industry
- (ii) Medium Industry
- (iii) Obnoxious and Hazardous Industry.
- (iv) Heavy Industry.
- (v) Service Industry.
- (vi) Warehouse and storage.
- (vii) Parking, loading and unloading area.
- (viii) Truck stand/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public Utility, community buildings and retail shops.
- (x) Petrol filling stations and service garages.
- (xi) Liquid Petroleum Gas godowns permitted by the Director.
- (xii) Any other use permitted by the Director.
- (xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units

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

## IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and siding.
- (ii) Transport Nagar, Roads and Transport depots and parking areas.
- (iii) Airports and Air Stations.
- (iv) Telegraph offices and Telephone exchange.
- (v) Broadcasting stations.
- (vi) Televisions station.
- (vii) Agricultural, horticulture and nurseries at approved sites and places.
- (viii) Petrol filling stations and Service Garages.
- (ix) Parking spaces, bus stop /shelters, taxi, Tonga and rickshaw stand

At sites earmarked in the sector plan

## 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.

At sites earmarked in the sector plan

- (iv) Civic/Cultural and social institutions like theatres, open houses etc. of predominantly noncommercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest made decide.

#### VI. OPEN SPACES

- (i) Sports ground, stadium and play grounds.
- (ii) Parks 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.
- (vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads

At sites approved by  
Director, Town and Country  
Planning, Haryana

#### VII. PUBLIC UTILITIES

- (i) Water supply installations including Treatment plants.
- (ii) Drainage Sanitary installations. Disposal works.
- (iii) Electric Power plant and sub-station including Grid substation.
- (iv) Gas installations and Gas works.

At sites earmarked in the  
sector plan

#### VIII. USES STRICTLY PROHIBITED:

Storages of petroleum and other inflammable material without proper license.

#### 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 the part for recreation.
- (v) Expansion of existing village continuous to abadi-deh including social institutions like schools, dispensaries, veterinary centre and police posts restricted for the requirement of the village and located within five hundred meters of the abadi deh, if undertaken as a project approved or sponsored by the central Government, or State Government
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus queue shelter and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless station.
- (x) Grain godowns, storage space at sites approved by the Director.
- (xi) Weather stations
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extractions including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) Fuel filling station, service station and repair workshop.
- (xvii) Hydro electric/thermal power plant sub. Station.
- (xviii) Storage godown for inflammable petroleum product such as liquid petroleum gas, petrol, diesel, kerosene, aviation turbine fuel, light diesel oil and other petroleum products and lubricants with the approval of the Director.
- (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small

As approved by Director,  
Town and Country Planning  
Department Haryana

- Scale Industrial units Subject to one of the following conditions:-
- (i) Located within half kilometre belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway.
  - (ii) 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.
  - (iii) With an area up to two acres.
  - (B) The site should not fall within 900 metres restricted belt around Defence installations.
  - (xx) Small Restaurants and Motels along National Highways
  - (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers.
  - (xxii) Sanitary land fill, compost processing plant and other such activity sites with adequate protected belt as prescribed in the CPHEEO manual of the ministry of urban development and poverty alleviation and the notification issued by the ministry of environment and forest from time to time.
  - (xxiii) Recreational/tourist facilities as per the approval of the competent authority.
  - (xxv) Any other use, which Government may in Public Interest, decides.

As approved by Director,  
Town and Country Planning  
Department Haryana

#### APPENDIX -1

Categories of Industries included in the scope / definition of Information Technology Industry.

- (A) **Computing Devices including:**
  - Desktop
  - Personal Computer
  - Servers
  - Work-station
  - Nodes
  - Terminals
  - Network P.C
  - Home P.C.
  - Lap-top Computers
  - Note Book Computers
  - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
  - Network Interface Card (NIC)
  - Adaptor Ethernet /PCI/EISA/Combo/PCMICA
  - SIMMs Memory
  - DIMMs Memory
  - Central processing Unit (CPU)
  - Controller SCSI/Array
  - Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including :**
  - Hard Disk Drives/Hard Drives
  - RAID Devices & their Controllers
  - Floppy Disk Drives
  - C.D. ROM Drives
  - Tape Drives DLT Drives/DAT
  - Optical Disk Drives
  - Other Digital Storage Devices
- (D) **Other**
  - Key Board
  - Monitor
  - Mouse
  - Multi-media Kits
- (E) **Printers and Output Devices including**

- Dot matrix
- Laserjet
- Inkjet
- Deskjet
- LED Printers
- Line Printers
- Plotters
- Pass-book Printers
- (F) **Networking products including**
  - Hubs
  - Routers
  - Switches
  - Concentrators
  - Trans-receivers
- (G) **Software including**
  - Application Software
  - Operating system
  - Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
  - Switch mode power supplies
  - Uninterrupted Power supplies
- (I) **Networking/Cabling & related accessories**  
(related to IT Industry)
  - Fibre Cable
  - Copper Cable
  - Cables
  - Connectors, Terminal blocks
  - Jack panels, patch cord
  - mounting cord/wiring blocks
  - Surface mount boxes
- (J) **Consumables including:**
  - C.D.ROM /Compact Disk
  - Floppy Disk
  - Tapes DAT/DLT
  - Ribbons
  - Toners
  - Inkjet Cartridges
  - Inks for Output devices.
- (K) **Electronic Components:**
  - Printed Circuit Board/populated PCB
  - Printed Circuit Board/PCB
  - Transistors
  - Integrated Circuits/ICs
  - Diodes/Thyristor/LED
  - Resistors
  - Capacitors
  - Switches(On/Off, Push button, Rocker, etc.)
  - Plugs/sockets/relays
  - Magnetic heads, Print heads
  - Connectors
  - Microphones/Speakers
  - Fuses
- (L) **Telecommunication Equipment including:**
  - Telephones
  - Videophones
  - Fascimile machines/Fax cards
  - Tele-Printers/Telex machine
  - PABX/EPABX/ RAX/MAX Telephone Exchange
  - Multiplexers/Muxes



Modems  
Telephone answering machines  
Telecommunication Switching Apparatus  
Antenna & Mast  
Wireless datacom equipment  
Receiving equipments like Pagers, mobile/Cellular Phones, etc.

**VSATs**

Video Conferencing Equipments

\* Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services are business processes and services, the end products/services of which are:-

- Delivered outside India.
- Delivered over communication network, and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note:

Services which would not be included are:-

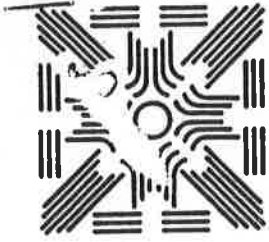
- i) Remote production/manufacturing units
- ii) The Corporate offices of companies or their local branches
- iii) Virtual business on Internet.

The following services which meet the above criteria would be included:-

- i) Back-Office Operations
- ii) Call Centres
- iii) Content Development or Animation
- iv) Data Processing
- v) Engineering and Design
- vi) Geographic Information System Services
- vii) Human Resource Services
- viii) Insurance Claim Processing
- ix) Legal Database
- x) Medical Transcription
- xi) Payroll
- xii) Remote Maintenance
- xiii) Revenue Accounting
- xiv) Supports Centres and
- xv) Web-site Services".

BHASKAR CHATTERJEE,  
Financial Commissioner and Principal Secretary to  
Government Haryana, Town & Country Planning Department





57

**राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD**

1st Floor, Zone-IV,  
India Habitat Centre,  
Lodhi Road, New Delhi-110003  
शहरी विकास एवं गरीबी उपशमन मंत्रालय  
Ministry of Urban Development  
& Poverty Alleviation  
Fax No. : 4642163

K-14011/33/2003-NCRPB

Dated: 21.10.2003


**Sub:- Minutes of the meeting held under the Chairmanship of Member Secretary, NCRPB to discuss the Draft Development Plan for Bahadurgarh-2021 held on 16.9.2003.**

Sir,

Please find enclosed copy minutes of the meeting held under the Chairmanship of Member Secretary, NCRPB to discuss the Draft Development Plan for Bahadurgarh-2021 held on 16.9.2003 in the office of the NCR Planning Board.

2. The Draft Development Plan for Bahadurgarh-2021 may be modified in the light of the comments/suggestions and submit to the Board for placing the same before the Planning Committee.

Yours faithfully,

  
(Rajeev Malhotra)  
Joint Director

६/८

Encl.: as above

To:

- 1) Sh. K.Surjit Singh, Chief Co-ordinator Planner, NCR Planing Cell, C/o Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Chandigarh.
- 2) Sh. B.N. Sharma, Sr. Town Planner, Town & Country Planning Department, Gurgaon, Haryana.
- 3) Sh. B.K. Saini, District Town Planner, Town & Country Planning Department, Jhajjar, Distt. Bahadurgarh, Haryana.
- 4) Sh. V.K. Goyal, District Town Planner, Town & Country Planning Department, HSIDC, Rewari, Haryana.
- 5) Shri K.S. Chandrashekar, Joint Director, NCRPB.
- 6) Shri V.K. Thakore, Joint Director, NCRPB.
- 7) Shri J.N. Barman, Joint Director, NCRPB.
- 8) Shri S. Surendra, Dy. Director, NCRPB.
- 9) PS to MS.
- 10) PS to CRP (O).

वर्षा/Issue .....

दिनांक/Date .. 22/10 .....

हस्ताक्षर/Signature .....

58

**MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF MEMBER SECRETARY, NCRPB TO DISCUSS THE DRAFT DEVELOPMENT PLAN FOR BAHADURGARH-2021 HELD ON 16.9.2003 AT 2.30 P.M. IN THE OFFICE OF NCRPB, IHC, LODHI ROAD, NEW DELHI**

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The list of the participants is annexed.

Member Secretary, NCRPB mentioned that Master / Development Plans prepared for various towns does not contain the action plans, programmes and investment plans which should be part of the Master/Development Plans. He further mentioned that while preparing Master/Development Plans environmental parameters such as water requirements and other natural resources should be given top priority for balanced eco development. He stressed that public participation is required for Plan and finalization stage.

2. The Chief Coordinator Planner, NCR, Haryana referring to the NCRPB's letter dated 14.8.2003 regarding preparation and consultation of the Master/Development Plan stated that the present Plan under consideration is a Development Plan prepared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development, Act, 1963 covers the area for urbanization outside the existing Bahadurgarh town. He further indicated that the Master-Plan for the existing town to be prepared by the Urban Development Department, which would be dovetailed with the Development Plan. The Development Plan for Bahadurgarh was approved on 14.1.2003 by the State Level Committee constituted under the chairmanship of Hon'ble Town & Country Planning Minister, Govt. of Haryana.

3. The various proposals of the Development Plan were discussed and following observations and suggestions were made :

- i) The population targets of 1.98 lakhs and 3.00 lakhs for 2011 and 2021 respectively envisaged in the draft Development Plan appeared to be reasonable as the population targets suggested in the draft Regional Plan for 2011 and 2021 are 2.00 lakhs and 3.00 lakhs respectively.
- ii) Regarding earmarking of proposed industrial locations for hazardous, polluting and non-polluting industries it was suggested that the locations for these industries may be earmarked on the proposed landuse Plan for Bahadurgarh for 2021 as per the Central Pollution Control Board (CPCB) and a list of hazardous and polluting industries may be annexed in the Plan. The CCP, NCR, Haryana mentioned that the location of industries are governed by State Industrial Policy and Industrial Management Policy which would take care of pollution aspects.

59

- iii) It was observed that there is no analysis of existing urban landuses and no existing landuse map showing the existing towns have been prepared. It was further observed that analysis of existing situation in respect of water supply, sewage, solid waste collection and disposal are not available in the draft Plan. The CCP, NCR, Haryana had agreed to give analysis of existing urban landuses existing landuse map and also carry out other analysis of existing situation indicated above.
- iv) The CCP, NCR, Haryana agreed to incorporate the observations on the location of sites for Solid Waste Disposal site compost plant and sewage treatment plant based on wind direction, soil condition, water table and topography of the area etc. He further agreed to include provision of 500 mt. buffer zone around the proposed landfill site and also examine the location of water treatment plan and sanitary installations proposed in the Development Plan.
- v) It was observed that the analysis of existing transport network of the town has not been done. The document does not contain any data like traffic volume count, parking and OD analysis.
- vi) The proposed NH bye-pass starts from NH No.8 in sector 22 and passes through the industrial area. It was observed that on both sides of the proposed bye-pass various activities have been proposed which contradicts very purpose of having a bye-pass of Bahadurgarh town. The CCP, NCR, Haryana had clarified that sector 22 and also the stretch in between the Delhi-Haryana border and the proposed NH bye-pass have already been built up and there is no space for construction of a bye-pass.
- vii) In the draft Plan document there is no mention of the notified controlled for the Bahadurgarh town. The CCP, Haryana agreed to mention the area (in ha.) of Controlled areas notified for Bahadurgarh town.
- viii) The density proposed for Bahadurgarh urbanisable area is 77 pph which includes the 100 width of green belt on both sides of proposed bye-pass 50 mt. greenbelt along the National Highways and 30 mt. green belt along the Schedule roads. As per the draft RP-2021 the density norms proposed for a town with a population range of 1.0 to 5.0 lakhs is 110 pph to 125 pph. Keeping this provision in view, it was suggested that for 3.0 lakhs population a density norms of 110 pph should be adopted. The CCP, Haryana had explained that Bahadurgarh has been envisaged to be developed as industrial town with 21.76% area proposed for industrial use, 13.62% for transportation and also the 17.76% for 'open spaces and green belt' and requested that the lower



CC

density of 77 pph may be accepted. Member Secretary, NCRPB agreed with the submission of the CCP, Haryana.

- ix) It was observed that the open spaces excluding green belt works out to about 4.43% which is very small and need to be increased. CCP, NCR Cell, Haryana explained that the green belt along the national highway and bypasses would be used as parks and open spaces. In addition the provision of open spaces have been kept in every sector.
- x) Regarding the location of dairy farm in the urbanisable limit, the CCP has agreed to earmark the land for dairy farms in the agriculture zone outside the urbanisable limits.
- xi) It was observed that no phasing of urbanisable area of Bahadurgarh 2021 has been indicated on the proposed Landuse Plan-2021. It was suggested that phasing of the proposed Landuse Plan may be indicated for 2011 and 2021. This was agreed to by the Chief Coordinator Planner, NCR Cell, Haryana.
- xii) Regarding relaxation of agriculture zone in the Zoning Regulations it was suggested that the XVII clause may be reviewed after 5 years. This was agreed to by the CCP, NCR Cell, Haryana.
- xiii) Various landuses indicated in Appendix -B -IX i.e. in the 'agriculture zone' outside the urbanisable limits but within the controlled area of Bahadurgarh provisions of Zoning Regulations RP-2021 may be incorporated.

4. It was observed in the Annexure-B-XIV that 100% ground floor coverage with an FAR of 300 mt. for individual commercial site appeared to be very high. The CCP, NCR Cell, Haryana clarified that the overall sectoral ground coverage is less than 40%.

5. The Bahadurgarh is prone to floods and falls in seismic zone-IV. CCP, NCR Cell, Haryana mentioned that the building regulations have already been framed and this aspects have already been taken care of.

6. It was suggested that the water rechargeable areas such as lakes, ponds and rivers etc. have to be reserved. It was informed that NCRPB has identified recharable areas to be protected while preparing Master/Development Plans details could be obtained from the office of the NCRPB. The CCP, NCR, Haryana said that Geology/Hydrology, Deptt. of Govt. of Haryana has already such type of pockets and due care is taken care off. For the new and proposed urbanized areas roof top harvesting has been made compulsory in all Haryana towns.

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

CW/MSD  
07/5/04

344 (18)

No. 3123 W-13/Writs/Dated 28/4/04

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH.

To  
His May Lady  
in del.

My wife  
to strictly  
comply  
with the  
court  
order.

6/5  
JD (PMC)

7.5.04

Return  
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CRP

1. Union of India, through its Secretary, Ministry Urban Development and Poverty Alleviation Government of India, New Delhi-110011.
2. National Capital Region Planning Board, through its Member Secretary, 1st Floor Zone IV, India Habitat Centre, Lodhi Road, New Delhi.
3. State of Haryana through Commissioner & Secretary Urban Development, Haryana Civil Sectt. Chandigarh.
4. State of Haryana through Commissioner & Secretary Industries Department, Haryana Civil Sectt. Chandigarh.
5. Haryana State Industrial Development Corporation through its Managing Director, Sector-6, Panchkula.
6. District Revenue Officer Jhajjar cum- Land Acquisition Collector, Tehsil Bahadurgarh.
7. Chief Town Planner, State of Haryana Panchkula.
8. Land Acquisition Collector, Directorate of Urban Estates, Haryana Sector-12, Faridabad, Haryana.

Subject:- (1) CWP No.15163 of 2002 Mehar Singh Vs. UOI & others  
2. CWP No.5614 of 2003 Smt. Indrawati & Others Vs. --do--  
3. CWP No.16672 of 2003 Suraj Mal Vs. --do--  
4. CWP No.16673 of 2003 Rajinder Vs. --do--  
5. CWP No.4597 of 2004 Mittal sons family trust & anr. Vs. --do--  
..... Petitioner

Versus

Union of India & others.

...Respondents

In continuation of this Courts order dated 18-2-2004, 25.3.2004  
I am directed to forwarded herewith a <sup>copies</sup> copy of order dated 22.4.2004  
passed in the above noted cases for immediate compliance.

Given under my hand and seal of this Court this 28th day  
of April 2004.

SUPERINTENDENT (WRITS)  
FOR ASSTT. REGISTRAR (WRITS)

Guf  
29/4/04

DD (H) - on training.

JD (B)

29/4/04  
27/5/04

-76-

1674/12  
6/5/04

299  
6/5/04

319/52 (PMC) 04  
7/5/04  
349/216  
7/5/04  
460/07 (C) 1K  
2/5/04

JD (B) DD (S) 7/5/04

Present: Mr. Arun Palli, Advocate for the petitioner.  
Mr. Sanjay Sarin, Advocate for respondent  
Nos. 1 and 2.  
Mr. Sanjay Vashisht, Senior Deputy Advocate  
General, Haryana, for respondent Nos.3,4 and 6.  
Mr. A.K.Pathania, Advocate for respondent No.5.

The primary contention of the learned counsel for the petitioner in challenging the acquisition proceedings is that the same are in violation of the proposed land use plan prepared by the National Capital Region Planning Board upto the year 2001 which is the only existing plan prepared under the provisions of the National Capital Regional Planning Board Act, 1985.

As against the aforesaid contention of the learned counsel for the petitioner, Mr. B.K. Sunder Ray, Member Secretary of the National Capital Region Planning Board, who is present in Court in person, states that the proposed land use plan prepared upto the year 2001 is subject matter of review and that a further proposed land use plan under the National Capital Regional Planning Board Act, 1985 is subject matter of consideration before the National Capital Region Planning Board. He also states that the land use plan which is subject matter of

3416

[ 2 ]

C.W.P. No. 15163 of 2002

consideration is planned upto the year 2020-21. It is, however, conceded that the same will be finalised only after its approval by the National Capital Region Planning Board. He states that a determination in this behalf will be made by the aforesaid Board at its next meeting.

Since activity in violation of the National Capital Region Plan prepared under the National Capital Regional Planning Board Act, 1985 is totally unauthorised, it would be necessary for an effective determination of the controversy raised in the instant writ petition to await the finalisation of the proposed land use plan upto the year 2020-21 so as to be able to arrive at a conclusion whether or not the acquisition proceedings would be in consonance with the land use plan. Consequently, we consider it just and appropriate to defer proceedings in the instant writ petition to await the finalisation of the proposed plan upto the year 2020-21 pending consideration with the National Capital Region Planning Board.

In view of the above, proceedings in this case are deferred to 2.8.2004. So as to ensure the finalisation of the controversy at the earliest, we also consider it just and appropriate to direct the National Capital Region Planning Board to take a final decision on

345

[ 3 ]

C.W.P. No. 15163 of 2002

the proposed land use plan for the Bahadurgarh region on  
or before 15.7.2004.

The parties are directed to maintain status-quo  
in all respects including construction over the land in  
question in the meantime.

Sd/-J.S.KHEHAR  
JUDGE

Sd/-ASHUTOSH MOHUNTA  
JUDGE

rupi April 22, 2004

True copy

Examined

G.S.  
29/4/04

Common Director  
Adm. Mag. Issued  
23/4  
2004



Present: Mr. Arun Palli, Advocate for the petitioners.

Mr. Sanjay Sarin, Advocate for respondent Nos.1 and 2.

Mr. Sanjay Vashisht, Senior Deputy Advocate General, Haryana, for respondent Nos.3, 4 and 6.

Mr. A.K.Pathania, Advocate for respondent No.5.

...

List along with Civil Writ Petition No.15163 of 2002 on 2.8.2004.

Interim directions in the same terms.

Sd/-J.S.KHEHAR  
JUDGE

Sd/-ASHUTOSH MOHANTA  
JUDGE

rupi April 22, 2004

True copy

Examined

9/4  
29/4/04

Common Document  
added  
2/4  
20/4

Present: Mr. Arun Palli, Advocate for the petitioners.

Mr. Sanjay Sarin, Advocate for respondent Nos.1 and 2.

Mr. Sanjay Vashisht, Senior Deputy Advocate General, Haryana, for respondent Nos.3 to 6.

List along with Civil Writ Petition No.15163 of 2002 on 2.8.2004.

Interim directions in the same terms.

Sd/- J.S.KHEHAR  
JUDGE

Sd/- ASHUTOSH MOHANTA  
JUDGE

rupi April 22, 2004

True copy

Examined

29/4/04

Commr. Dated  
added  
By  
M/s  
C.S.M.

Present: Mr. Arun Palli, Advocate for the petitioners.

Mr. Sanjay Sarin, Advocate for respondent Nos.1 and 2.

Mr. Sanjay Vashisht, Senior Deputy Advocate General, Haryana, for respondent Nos.3 to 6.

...

List along with Civil Writ Petition No.15163 of 2002 on 2.8.2004.

Interim directions in the same terms.

Sd/- J.S. KHEHAR  
JUDGE

Sd/- ASHUTOSH MOHANTA  
JUDGE

rupi April 22, 2004

True copy

Examined

Common label  
Added  
Ref  
20/4/04  
P. S. A.

Present: Mr. R.K.Malik, Advocate for the petitioners.

...

Notice of motion for 2.8.2004.

List along with Civil Writ Petition No. 15163 of 2002.

Interim orders in the same terms.



Sd/- J.S.KHEHAR  
JUDGE

Sd/- ASHUTOSH MOHANTA  
JUDGE

rupi April 22, 2004

Examinee

*CS*  
29/4/04

PUNJAB & HARYANA HIGH COURT

*Common Booklet  
added may 15/04  
28/04  
28/04*



**BY COURIER**

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
**NATIONAL CAPITAL REGION  
PLANNING BOARD**

1st Floor, Zone-IV,  
India Habitat Centre,  
Lodhi Road, New Delhi-110003  
शहरी विकास एवं गरीबी उपशमन मंत्रालय  
Ministry of Urban Development  
& Poverty Alleviation  
Fax : 24642163

No.K-14011/22/2004-NCRPB

Dated : 5.8.2004

**Sub: Minutes of the 51<sup>st</sup> meeting of the Planning Committee held on 30.7.2004 in the office of the NCR Planning Board, 1<sup>st</sup>, Floor, IHC, Lodi Road, New Delhi.**

Enclosed please find the minutes of the 51<sup>st</sup> meeting of the Planning Committee for information and necessary action.

(Rajeev Malhotra)  
Chief Regional Planner

**Encl : As above.**

To :

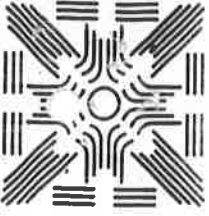
1. Shri P.K. Pradhan, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri Bhaskar Chatterjee, Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri J.S. Mishra, Principal Secretary, Housing Deptt., Govt. of U.P., Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
4. Mrs. Usha Sharma, Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Madhukar Gupta, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri N.C. Wadhwa, Director, Town & Country Planning & Urban Estate and Chief Administrator, Haryana Urban Development Authority, Sector-18, Madhya Marg, Chandigarh
7. Shri K.T. Gurumukhi, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri O.P. Kelkar, Principal Secretary (PWD), Govt. of NCT-Delhi, 5<sup>th</sup> Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri V.K. Gupta, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri U.K. Srivastava, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. Shri A.K. Mishra, Principal Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Dr. P.S. Rana, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.

जारी/Issue.....  
दिनांक/Date.....  
हस्ताक्षर/Signature.....

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14. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. Ms. Geeta Banerjee, Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri S.K. Jayaswal, Dy. Secretary (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, New Delhi.
19. Shri D.S. Mathur, Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Shri K.V.S. Sandhu, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
21. Shri S.P. Goyal, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Smt. Nisha Singh, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. Shri A.K. Garg, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Shri Amar Chand, Asstt. Secretary, BMCC, Min. of Power, F-Wing, IInd Floor, Nirman Bhawan, New Delhi.
25. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
26. Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5<sup>th</sup> Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
27. Smt. Shashi B. Srivastava, Director, NCRPB.
28. Shri Rajeev Chadha, Joint Director, NCRPB.
29. Shri J.N. Barman, Joint Director, NCRPB.
30. Shri K.S. Chandrashekar, Joint Director, NCRPB.
31. Shri R.C. Shukla, Joint Director, NCRPB.
32. Shri V.K. Thakore, Joint Director, NCRPB.
33. Shri D.R. Sarin, Deputy Director (Admn.), NCRPB.
34. Shri S. Surendra, Dy. Director, NCRPB.
35. Ms. Anjali Pancholy, Asstt. Director, NCRPB
36. Shri Dinesh Arora, Asstt. Director, NCRPB.
37. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
38. Shri Bhowmik, Consultant, NCRPB.
39. P.S. to M.S.
40. P.S. to CRP.



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
**NATIONAL CAPITAL REGION  
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Ministry of Urban Development  
& Poverty Alleviation  
Fax : 24642163

सं० के-14011/22/2004-रा०रा०क्षे०यो० बोर्ड

दिनांक : 5.8.2004

विषय : राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, प्रथम तल आई० एच० सी० लोधी रोड नई दिल्ली में  
दिनांक 30.7.2004 को आयोजित की गई योजना समिति की 51 वीं बैठक का  
कार्यवृत्त।

कृपया इसके साथ संलग्न योजना समिति की 51 वीं बैठक का कार्यवृत्त सूचना एवं  
आवश्यक कार्रवाई हेतु प्राप्त करें।

(राजीव मल्होत्रा)  
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तनुसार।

52

**MINUTES OF THE 51<sup>ST</sup> MEETING OF THE PLANNING COMMITTEE HELD AT 12.00 NOON ON 30.7.2004 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.**

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A list of the participants is enclosed.

The Chairman welcomed the members of the 51<sup>st</sup> meeting of the Planning Committee and requested the Chief Regional Planner, NCRPB to take up the Agenda items for discussion.

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 50<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004.**

It was informed that there were no comments / objections received in regard to the minutes of the 50 meeting of the Planning Committee held on 13.2.2004. The minutes were confirmed.

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 50<sup>TH</sup> MEETING OF THE PLANNING COMMITTEE HELD ON 13.2.2004**

- (i) **The change of landuse for an area measuring 252 ha. from "agriculture use" to "recreational use" in Greater Noida, UP.**

The Planning Committee noted that the Chairman, NCRPB and Hon. UDM had approved the proposal.

- (ii) **Consideration of land use change proposal received from DDA.**

Change of landuse for 37.0 ha. (91.4 acres) in Zone 'O' from "agriculture and water-body (A-4)" to "residential" for Slum Resettlement at Madanpur Khadar, Delhi.

The proposal was discussed in the meeting as Agenda item no. 3

- (iii) **Draft Regional Plan-2021**

The Chief Regional Planner while explaining the status of preparation draft Regional Plan-2021 informed the Committee that as per decisions of the 26<sup>th</sup> Board meeting comments on the draft Regional Plan were sought from the participating State Govts. Comments from Govts. of UP, NCT-Delhi and part comments from Govt. of Haryana were received. Govt. of Rajasthan informed recently that it would take about a month's time to send the comments.

The Chief Regional Planner, NCRPB further added that comments received from State Govts. should be first examined by the NCR Planning Cells and then forward only those comments/suggestions which have not been discussed/deliberated earlier as they were associated in all stages of preparation of draft RP-2021. Planning Committee agreed with the suggestion.

All the representatives of participating States stressed that DDA should expedite finalization of MPD -2021 before the next Board meeting in view of the urgency that a number of Master/Development Plans for the perspective year 2021 has been prepared and are pending finalization because of non-finalization of draft RP-2021. Representatives of the States were of the opinion that the Regional Plan is an umbrella plan and all the Master Plans/Development Plans in the Region should be

57

formulated under the policy directions of the Regional Plan-2021. Even the DDA Master Plan should also follow the policy directions of Regional Plan and should synchronize their plan with Regional Plan. The Members of the Planning Committee appealed the Board to consider the draft Regional Plan-2021 for approval for inviting suggestions/objections under Section 12 of NCRPB Act, 1985.

Chairman, Planning Committee requested Commissioner (Planning), DDA to inform the Committee the status of preparation of MPD-2021. Commissioner (Planning)-DDA, while giving the status mentioned that the DDA had prepared the draft MPD-2021 and submitted to a Consultant for fine tuning. He informed that the draft MPD-2021 would be ready by October 2004.

Chairman-Planning Committee informed that as per the Board's decisions in its last meeting, to have a synergy between RP-2021 and MPD-2021, NCRPB has already requested DDA to incorporate the policies of RP-2021 while preparing MPD-2021. He further suggested that the officers from NCRPB and DDA will discuss the various policies of both the Plans and identify areas of differences.

Director, T&CP, Govt. of Haryana stated that the policies and proposals of MPD-2021 would have an impact on the policies of the NCR areas outside Delhi and suggested that concerns of the participating States should be taken into account while synchronizing the provisions of RP-2021 and MPD-2021. No modifications should be carried out in draft RP-2021 for the purpose and it should be submitted to the Board as it is.

Secretary (Housing), Govt. of UP suggested that RP-2021 should be finalized within the year 2004 on priority which should be followed by finalization of Sub-regional Plans and Master / Development Plans including that of Delhi.

It was decided by the Planning Committee after detailed discussions that the draft Regional Plan-2021 will be submitted to the Board in its forthcoming meeting along with the suggestions/views of all the State Governments and comments of the NCRPB on the same without carrying out any modifications as was placed in the last Board meeting. Based on the suggestions/directions of the Board in its forthcoming meeting, the draft RP-2021 will be modified and published under Section 12 of the NCRPB Act, 1985.

**(iv) Preparation of Sub-Regional Plans**

The Secretary (UD), Govt. of Rajasthan mentioned that the process of preparation of Sub-Regional Plans – 2021 for Rajasthan will be initiated very soon. Director, T&CP, Haryana mentioned that the process of preparation of Sub-Regional Plan - 2021 for Haryana has already been initiated. Commissioner, NCR UP Sub-region mentioned that Committees were being constituted for preparation of Sub-Regional Plan-2021 for UP, on the lines of Study Groups constituted by the NCR Planning Board for preparation of RP-2021. Since the process of preparation of Sub-Regional Plan has already started, he requested for funds to conduct the studies to prepare exhaustive and meaningful Sub-Regional Plan.

Secretary (Housing), UP felt that since the policies of MPD-2021 affects the policies of Sub-Regional Plans and Master Plans, the finalization of the Sub-Regional Plans in the absence of approved Regional Plan -2021 would not be a meaningful exercise.

50

Secretary (UD) Rajasthan and Director, T&CP Govt. of Haryana agreed with the views of Secretary (Housing), UP.

Chief Regional Planner, NCRPB explained that preparation of Sub-Regional Plan requires huge data collection, compilation and was a time consuming process and stressed that participating States may initiate preparation of Sub-Regional Plan. By the time the draft Sub-regional Plan will be ready, the approval of Regional Plan-2021 will be available and draft Sub-regional Plans can be fine tuned with reference to Final Regional Plan-2021. This will save a lot of time. This was agreed by the Planning Committee. Chairman, Planning Committee suggested that the Board will examine the issue of providing funds for preparation of Sub-Regional Plan raised by Commissioner, NCR, UP separately.

**(v) Eastern Peripheral Expressway (EPE)**

Chief Regional Planner, NCRPB informed that the proposal for modification of alignment of EPE was just received. He further informed that the Hon'ble Supreme Court had made National Highway Authority of India (NHAI) as a Nodal Agency for bypasses and expressways around Delhi and directed it to chalk out schedule of completing the construction.

Director, T&CP, Haryana mentioned that new alignment of Western Peripheral Expressway (WPE) passes entirely through Haryana State and Govt. of Haryana had decided to construct the same from their own funds if it is not taken up by Government of India. Chairman stated that Bhure Lal Committee appointed by the Hon'ble Supreme Court while discussing the matter of alignment of Western Expressway in a meeting held on 17.7.2004 directed the representative of Government of Haryana to finalise within a weeks time whether they will bear the cost of land for the alignment of the Expressway which is passing through the State of Haryana or not. The minutes of this meeting are still awaited.

Chairman requested that the copy of the reply sent to the Bhure Lal Committee on the issue of alignment and construction of WPE may be sent to the NCRPB. The Director, T&CP, Haryana had agreed to send the same to the Board.

**(vi) Change of Landuse of an area measuring 531.62 ha. from "Rural Use" to "Industrial Use" at Neemrana in Rajasthan Sub-Region.**

The Planning Committee noted that the Chairman, NCRPB and Hon. UDM had approved the proposal.

**(vii) Consideration of the proposals for permitting Petrol Pumps in the "Green Buffers along the major transport corridors".**

The Planning Committee noted that Chairman, NCRPB and Hon. UDM had approved the proposal.



69

**AGENDA ITEM NO. 3: RECONSIDERATION OF PROPOSAL FOR CHANGE OF LAND USE FOR AN AREA MEASUREING 37.0 HA. (91.4 ACRES) IN ZONE 'O' OF MPD-2001 FROM "AGRICULTURE & WATER BODY" (A-4) TO "RESIDENTIAL" FOR SLUM RESETTLEMENT AT MADANPUR KHADAR, DELHI.**

Chief Regional Planner, NCRPB explained the proposal. The members of the Committee felt that since the proposed area falls in Zone 'O' of MPD-2001 which is eco-sensitive and fragile area, the construction activity will affect the whole of eco-system. The representative from Ministry of Environment and Forests suggested that a small Group may be constituted to study the proposal after site visit. After detailed deliberations, it was decided by the Planning Committee that a Group consisting of Commissioner (Planning)-DDA, CCP-NCR Cell (UP), CCP-NCR Cell (Haryana), CTP (Rajasthan), Shri Shiv Kumar, Director (IA), MoE&F and Chief Regional Planner, NCRPB will be constituted. The team will visit the site and also examine the proposal and give its recommendations/observations. The proposal along with the Report of the Group will be placed before the Planning Committee.

The representative of Ministry of Environment Forests informed that MoE&F had recently issued amendments in the notification no.S.O.60(E), dated 27.1.1994 on 7.7.2004 regarding environmental clearance from Ministry of Environment & Forests for taking up of construction of new townships, industrial townships/estates, settlement colonies, commercial complex, hotel complexes, hospitals, office complexes, etc. residential & industrial projects. A copy of the above mentioned Notification was also circulated in the meeting and is also enclosed for reference. Planning Committee requested the representatives of the constituent States to follow the same.

**AGENDA ITEM. 4 : CONSIDERATION OF THE PROPOSALS FOR PERMITTING PETROL PUMPS IN THE "GREEN BUFFER ALONG THE MAJOR TRANSPORT CORRIDORS" RP-2001.**

Chief Regional Planner, NCRPB mentioned that the Board had received following two proposals for setting up of petrol pumps in the 'green buffers along major transport corridors' from Government of Rajasthan.

- (i) **Proposal for setting up of a petrol pump measuring an area of 5,700 sq. mtrs in Khasra No. 63 at Village Jojaka,, Tehsil Tijara, Dist. Alwar on SH 24.**
- (ii) **Proposal for setting up of a petrol pump measuring an area of 3760 sq.mtrs in Khasra No. 118, at Village Odara, Tehsil Kishangarhbas, dist. Alwar in State Highway No.24.**

Chairman, Planning Committee mentioned that the fuel filling stations are part & parcel of the highway requirement and are essentially required to be located along side the highways as a part of road side facilities. He further added that as decided in the 49<sup>th</sup> meeting of the Planning Committee held on 29.9.2003, a Group under the Chairmanship of Commissioner (Planning), DDA was constituted on 20.10.2003 to prepare Guidelines for locating petrol pumps and other highway facilities / amenities in the "green buffer along the major transport corridors of RP-2001". The Group after detailed deliberations recommended that petrol pumps should be permitted in this zone in its guidelines. He further added that in the 50<sup>th</sup> meeting, the Planning Committee observed that the petrol pumps are part and parcel of highways and are required to be located along side highways as a part of road furniture and are essential. Keeping this in view, a

48

provision had already been made for permitting fuel-filling stations in this zone in the draft Regional Plan-2021. He added that the Planning Committee considered the guidelines submitted by the Group and unanimously recommended six proposals for permitting petrol pumps in the said zone with the conditions laid down in the guidelines. Present two cases mentioned above were also on the same lines.

Commissioner, NCR (UP) suggested that the Zoning Regulations of RP-2001 may be modified so that States would not be required to send the proposals for permitting the petrol pumps in "green buffer along the major transport corridors" of RP-2001. Chairman informed that the draft Regional Plan-2021 was ready and had the provision for locating fuel filling station in green buffer along transport corridors. In the light of the above, the Planning Committee had recommended providing the permission for locating petrol pumps in the said zone. However, legal opinion as regard to modifications of Zoning Regulations of RP- 2001 and permission to be granted for construction of petrol pumps along the National Highways and State Highways vis-à-vis NCRPB Act 1985 would be taken and accordingly the matter will be examined.

Secretary, (UD) Govt. of Rajasthan mentioned that since the petrol pumps were need based and very much essential for the increasing traffic on these highways and requested the Planning Committee to consider and recommend the proposals for approval.

In a reply to a query of Chairman, Director, T&CP, Haryana mentioned that in Haryana they had been permitting petrol pumps in the "green buffers along the highways" as per their prevailing Acts and Rules. CCP, NCR, UP stated that they were not aware but petrol pumps had been set up in these green buffer zones.

Secretary, UD, Rajasthan submitted that Rajasthan should not be penalized for being sincere follower of the policies and proposals Regional Plan-2001.

After detailed deliberations, the Planning Committee unanimously recommended the above mentioned two proposals for permitting the petrol pump in the "green buffers along the major transport corridors of RP-2021" with the conditions that the petrol pumps will be constructed as per the guidelines and conditions mentioned in para 3.1 (i) to (iv) of the Agenda notes of this meeting. The proposal will be put up to the Chairman, NCRPB and Hon'ble Minister for Urban Development for a decision.

#### **AGENDA ITEM NO. 5:        CONSIDERATION OF DRAFT FINAL DEVELOPMENT PLAN FOR BAHADURGARH-2021.**

After detailed deliberations, the Planning Committee unanimously recommended the draft Final Development Bahadurgarh – 2021 for approval subject to the observations/conditions mentioned in para 4 (i) to (vii) of the agenda which have been reproduced below and will be incorporated in the draft Final Development Plan:

- i) As per the draft RP-2021 hazardous & polluting industries are not allowed in CNCR. Since the Bahadurgarh falls in CNCR, no hazardous and polluting industries would be allowed in Bahadurgarh.
- ii) Hierarchy of Road Network must be mentioned in the Plan.
- iii) Water rechargeable areas such as flood plains, oxbow lakes, water bodies, etc. have to be demarcated in the Plan and conserved.

- iv) A Green buffer of 60 mtr. width on either side of ROW along the National Highways may be kept as against the proposed 50 mts. The width of 30 mts. green buffer for State Highways and 30 mts. green buffer for Railway Lines will have also to be provided in the Plan.
- v) Detailed Master Plan for water supply, sewage, drainage, and solid waste along with action plan / programme / investment Plan to be prepared and annexed to the Development Plan.
- vi) The approval of the Draft Development Plan 2021 will be subject to the finalization and approval of Regional Plan -2021 and Sub-Regional Plan 2021 of Haryana sub-region. The Draft Development Plan will have to be modified, if required, in the light of the proposals of the Final Regional Plan 2021 and Sub Regional Plan for Haryana sub-region 2021.
- vii) Development Plan should be in conformity with Zoning Regulations of Regional Plan – 2021 (This has to be incorporated in Annexure 'B' Zoning Regulations of Final Development Plan).

The draft Final Development for Bahadurgarh-2021 will be placed before the Board along with the observations of the Planning Committee for consideration and approval.

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

No. K-14011/22/2004-NCRPB  
NCR Planning Board  
India Habitat Centre  
1<sup>st</sup> Floor, Zone-IV-B  
Lodhi Road, New Delhi-110 003

  
(Rajeev Malhotra)  
Chief Regional Planner  
5.8.2004

Copy to:

1. Chairman, Planning Committee.
2. Members of the Planning Committee.
3. Participants.
4. All officers of the Board.

**List of Participants**

1. Shri B.K.S.Ray - Chairman  
Member Secretary  
NCRPB  
Tel No.24642285
2. Shri J.S. Mishra,  
Secretary, Housing Deptt., Govt. of U.P.,  
Bapu Bhawan, Uttar Pradesh Secretariat,  
Lucknow, U.P.  
Tel No.0522-2237161
3. Mrs. Usha Sharma,  
Secretary, Urban Development and  
Housing Deptt., Govt. of Rajasthan,  
Rajasthan Secretariat, Jaipur, Rajasthan.  
Tel No.0141-2227509
4. Shri N C Wadhwa,  
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Urban Estate and Chief Administrator,  
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Phone No.0172-2549851
5. Shri U.K. Srivastava, Chief Town Planner  
(NCR), Town & Country Planning  
Department, Govt. of Rajasthan, Nagar  
Niyojan Bhawan,  
Jawaharlal Nehru Marg, Jaipur, Rajasthan  
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6. Shri S.S. Batra  
Adviser (HUD),  
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Tel No.23096608
7. Shri A.K. Jain  
Commissioner (Planning)  
Delhi Development Authority  
Vikas Minar, I.P. Estate, New Delhi.  
Tel No. 23378085
8. Shri S.P. Goyal,  
Commissioner,  
NCR Planning Cell, Town & Country  
Planning Deptt., Navyug Market,  
Commercial Building,  
IInd Floor, Ghaziabad, U.P.  
Tel No.951202791529
9. Shri Rajeev Malhotra  
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23. Smt. Shashi B. Srivastava, Director (A&F)
24. Shri J.N. Barman, Jt. Director
25. Shri R.C. Shukla, Jt. Director
26. Shri Chandrasekhar, Jt. Director
27. Shri Rajeev Chadha, Jt. Director (F)
28. Shri V.K. Thakore, Jt. Director
29. Shri D.R. Sarin, Dy. Director (Admn.)
30. Shri S. Surendra, Dy. Director
31. Ms. Anjali Pancholy, Asstt. Director
32. Shri Dinesh Arora, Asstt. Director
33. Ms. Meenkashi, Asstt. Director
34. Shri Bhowmik, Consultant.