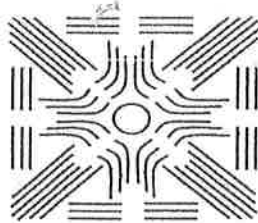


AGENDA NOTES

**56TH MEETING OF THE PLANNING COMMITTEE
TO BE HELD AT 3.00 P.M. ON : 19.9.2008
IN THE CONFERENCE HALL, NIUA, IHC**



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

AGENDA ITEMS FOR THE 56TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 19.9.2008 IN THE CONFERENCE HALL, NIUA, CORE-IV B, 2ND FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

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AGENDA NOTES

AGENDA ITEM NO.1
CONFIRMATION OF THE MINUTES OF THE 55TH MEETING OF
THE PLANNING COMMITTEE HELD ON 24.1.2007.

AGENDA NOTES FOR THE 56TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 3.00 P.M. ON 30.4.2008 IN THE CONFERENCE HALL, NATIONAL INSTITUTE OF URBAN AFFAIRS, CORE-IV B, 2ND FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 55TH MEETING OF THE PLANNING COMMITTEE HELD ON 24.1.2007.

Minutes of the 55th meeting of the Planning Committee held on 24.1.2007 vide letter No. K-14011/2/2007-NCRPB dated 25.1.2007 (Annexure-I) may be confirmed.

AGENDA ITEM NO.2
REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 55TH
MEETING OF THE PLANNING COMMITTEE HELD ON 24.1.2007.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 55TH MEETING OF THE PLANNING COMMITTEE HELD ON 24.1.2007.

i) Preparation of Sub-Regional Plans

The matter is being discussed in the Agenda item No. 3.

ii) Draft Zonal Development Plan for Zone 'O' and part 'P' of MPD-2001

Board Secretariat sent its observations on the Public Notice No. F.4 (2)/98(MP) dated 21-08-2006 regarding inviting objections/suggestions on draft Zonal Development Plan for river Yamuna area (Zone 'O' and part Zone 'P') to DDA vide letter dated 17.11.2006 for incorporation in the draft Plan.

The matter was deferred as Ministry/DDA was in the process of finalization of MPD-2021. The final Master Plan of Delhi (MPD)-2021 was notified on 6.2.2007 by MoUD. In MPD-2021, the boundary of area River Yamuna/River Front i.e., Zone 'O' [earlier Zone 'O' & part 'P' (River Yamuna Area)] has been modified and accordingly the area has been reduced to 8070 hectares from 9700 hectares.

Based on MPD-2021, DDA prepared the draft Zonal Development Plan for Zone 'O'-2021 which was placed in Delhi Development Authority Meetings held on 06.09.2007, 03.10.2007 & 30.10.2007 for consideration. Board as the member of the 'Delhi Development Authority' had sent in its observations & comments on the draft ZDP-2021 for Zone 'O' vide Letter No. No.K-14011/8/(AP)/99-NCRPB Vol. V dated 28.09.2007 to DDA for incorporation in the draft ZDP.

In the Meeting of DDA on 30.10.2007, it was decided that the draft Plan will be taken up for consideration after receipt of Reports from the Technical Committees constituted on river Yamuna.

iii) Landuse change proposals received from Govt. of Rajasthan.

Change of landuse of 7,200 sq.m. agricultural land located in khasra no.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021.

The proposal was recommended by the Planning Committee in its 54th meeting held on 4.9.2006, the proposal was submitted to the Chairman, NCRPB and Hon. Union Minister for Urban Development through Ministry for a decision on 3.11.2006. Board has requested the Ministry vide letter dated 29.6.2007, 12.12.2007 and 24.3.2008. The decision from the Ministry of Urban Development is awaited.

The matter of the remaining two items related to landuse change is being discussed in Agenda item Nos. 6.1 and 6.2.

iv) **Draft Master Plan for Greater NOIDA 2021**

The Draft Master Plan for Greater NOIDA 2021 was considered in the 54th meeting of the Planning Committee. After detailed deliberations observations/suggestions made some observations /suggestions and it was decided that GNIDA Authority will modify the Greater Noida Master Plan 2021 after incorporating the above mentioned suggestions and submit the same to the NCRPB. The Planning Committee authorized the Member Secretary, NCRPB to take a decision in the matter after the modified draft Master Plan 2021 for Greater Noida is submitted by Govt. of UP/NCR Cell, UP.

The observations /suggestions of the Planning Committee were communicated to the Greater Noida Authority and CCP NCR Cell UP Vide letter no.K-14011/66/2001 NCRPB dated 14.09.2006, 9.10.2006 and 9.5.2007 and 23.7.2007 with a request to submit the modified Plan after incorporating the observations/suggestions of the planning committee. After incorporating the observations/suggestions, Greater Noida Authority has submitted the modified Draft Plan vide letter dated 27.7.2007. The matter was re-examined and it was observed that a green belt has been proposed to be provided by the Greater Noida Authority in the area between GT Road and Railway line which has already been notified in the Greater Noida Phase-II and the Master Plan for the same is also being prepared by Greater Noida Authority. It was also mentioned in the reply that a green buffer of about 5 km. width is also proposed to be provided between the boundaries of the notified areas of Greater Noida and Greater Noida Phase-II in the Master Plan of Greater Noida Phase-II.

Board requested the Greater Noida Authority on 14.1.2008 to finalize the Master Plan for Greater Noida Phase II expeditiously and submit the same to the NCRPB so that both the Plans could be examined together and could be placed before the Planning Committee for consideration. The reply from Greater Noida Authority is awaited.

v) **Master Plan for Delhi-2021**

The minutes of the 55th meeting of the Planning Committee was sent to DDA vide Letter No. K-14011/2/2007-NCRPB dated 25.1.2007 for information and necessary action.

Simultaneously, the recommendations of the 55th Planning Committee Meeting were submitted to Secretary, MoUD and Hon'ble UDM-cum-Chairman, NCRPB vide U.O. No.K-14011/2/2007/NCRPB dated 25.1.2007. Subsequently, the final Master Plan of Delhi (MPD)-2021 was notified by MoUD on 6.2.2007.

AGENDA ITEM NO.3
REVIEW OF STATUS OF PREPARATION OF SUB-REGIONAL
PLANS

AGENDA ITEM NO.3: REVIEW OF STATUS OF PREPARATION OF SUB-REGIONAL PLANS

The final Regional Plan-2021 approved by the Board was notified in Gazette of India on 17.09.2005 under Section 13 of NCRPB Act, 1985 and Rule 27 of NCRPB Rules, 1985. One of the functions of the NCR Planning Board under Section 7(b) of the NCRPB Act, 1985 is to arrange for the preparation of Sub-regional Plans and Project Plans by each of the participating States and the Union Territory.

2. According to Section 17 of the NCR Planning Board Act, 1985, each participating State is required to prepare Sub-regional Plan for their respective Sub-region which will be further elaboration of the policies of the Regional Plan-2021 for NCR after collection of spatial and non-spatial data, in-depth analysis of the existing situation, identification of the problems & potentials for development and also formulation of development proposals for various activities, infrastructure, land uses, etc. in their sub-region.

3. In pursuance to the 29th Meeting of NCR Planning Board [24.05.2006], the Board Secretariat, in order to further facilitate the Constituent States organized one day Seminar on Preparation of Sub-regional Plan where the officers of Constituent States participated. In the Seminar detailed procedure, guidelines and time frame for the preparation of the Sub-regional Plan was chalked out for strict adherence by the participating States. The Board committed to provide funds to the tune of Rs.54 lakhs for preparation of Sub-regional Plan to the Constituent States.

4. Board Secretariat observed that little progress has been made in the preparation of Sub-regional Plans except for U.P. Sub-region where NCR Cell has constituted eight Study groups and work is in progress. In Haryana and Rajasthan Sub-regions Study Groups and other Committees were still in the process of constitution. GNCT-Delhi has not initiated any action so far in this regard.

5. Due to delay in formulation of Committees/Groups, Government of Rajasthan and Haryana requested the Board to review the approach for preparation of Sub-regional Plan as it involves several Committees and the manpower required for such works is not available with the Cells. They also requested to outsource this work to enable them to prepare the Sub-regional Plan in a time-bound manner. It was suggested that the study be outsourced on the basis of bidding process.

6. Subsequently, after examination the matter was placed in the 39th PSMG-I Meeting (25.7.2007) for consideration and in-principle approval to initiate action in this regard. Adopting this process, the requirement of various Committees/Groups [Steering Committee, High Level Group, Monitoring Committee and Study Groups] would not be there. The progress and contents of the Study would be reviewed & monitored by a single Committee [Consultancy Review Committee] under the Chairmanship of the Principal Secretary In-charge of the NCR Cells of each State with involvement of experts from the relevant fields. No separate studies need to be conducted for data/information inputs in the process of preparation of Sub-regional Plans. The PSMG-I accorded in-principle approval with a maximum limit of Rs.54 lakhs per Sub-region from NCRPB and additional cost, if any on the preparation of Sub-regional Plan shall be borne by the respective State Governments. Accordingly, the States have been requested to take further action for preparation of Sub-Regional Plans through outsourcing. The sub-region wise status is as under:

i) Haryana Sub-region

As per information available with the Board, Government of Haryana [GoH]/NCR Cell has short-listed the vendor and they are in the process of awarding the Study for preparation of Sub-Regional Plan-2021.

State government/NCR Cell may inform the current status.

ii) Rajasthan Sub-region

Government of Rajasthan/NCR Cell has called the tenders for appointment of the Consultant for the preparation of the Sub-regional Plan-2021 for Rajasthan Sub-region. Final decision on the award of Consultancy is yet to be taken.

State government/NCR Cell may inform the current status.

iii) Uttar Pradesh Sub-region

As per information available with the Board, Government of Uttar Pradesh/NCR Cell has short-listed the vendor and they are in the process of awarding the Study for preparation of Sub-Regional Plan-2021.

State government/NCR Cell may inform the current status.

iv) NCT-Delhi Sub-region

The Government of NCT-Delhi till date has not initiated any action for preparation of SRP-2021 for NCT-Delhi Sub-region.

State government/NCR Cell may inform the current status.

AGENDA ITEM NO. 4
STATUS OF IMPLEMENTATION OF REGIONAL PLAN-2021 FOR
NCR

AGENDA ITEM NO. 4: STATUS OF IMPLEMENTATION OF REGIONAL PLAN-2021 FOR NCR

National Capital Region Planning Board was created under the provisions of NCRPB Act, 1985 and has mandate for preparation of a Plan for the development of the National Capital Region (NCR) and for evolving harmonized policies for the control of land uses and development of infrastructure in NCR to avoid any haphazard development in the region. The NCRPB Secretariat had prepared the draft Regional Plan-2021 with the active participation of the NCR constituent States of Haryana, Rajasthan, Uttar Pradesh and NCT-Delhi and Central Ministries concerned which was approved by the Board in its 28th meeting held on 09.07.05 and was notified in the Gazette of India under Section 13 of NCRPB Act, 1985 and Rule 27 of NCRPB Act, 1985 on 17.09.05 for implementation.

2. NCRPB as a coordination body has also taken up initiatives/actions for the effective implementation of policies through respective State Governments. Under the provisions of NCR Planning Board Act, 1985, the policies and proposals of the Regional Plan-2021 for NCR are to be implemented by the participating State Governments/Agencies both urban as well as rural and the Central Ministries/Departments/Agencies concerned. Toward this, the Board Secretariat vide No. K-14011/32/99/RP-2021/NCRPB dated 05.12.05, 19.12.05, 02.01.06, 14.02.06 and 28.08.06 had requested to all the participating States and Central Ministries & Deptts. at the level of Union Ministers, Chief Ministers, Chief Secretaries, Secretaries concerned Ministries/deptts. both at Centre & State, Principal Secretaries/Finance Commissioner, NCR Planning & Monitoring Cells, Divisional Commissioner/District Collectors/DMs.

Actions / initiatives taken for monitoring the status of implementation of RP-2021 are as under:

a) *Steering Committee for implementation of policies & proposals of Regional Plan-2021 for National Capital Region*

- i) Regional Plan-2021 for NCR [notified on 17.09.2005], provides a model for sustainable development of urban and rural settlements to improve quality of life as well as a rational regional land use pattern to protect and preserve good agricultural land, environmentally sensitive areas and utilize unproductive land for urban areas through an inter-related policy framework relating to settlement systems, economic activities, transportation, telecommunication, regional land use, infrastructural facilities such as power and water, social infrastructure, environment, disaster management, heritage and tourism. The policies and proposals have been detailed out in Annexure of Regional Plan-2021 for NCR, which also identifies the various implementing agencies that would be responsible for implementing the policies and strategies identified in the Plan. These had been formulated with active participation of the Senior Officers from the constituent States concerned, Central Ministries/Departments and members of the Planning Committee and the Board at the time of finalization of Regional Plan-2021 for NCR.
- ii) Subsequently, in the 2nd meeting of Empowered Committee under the chairmanship of Secretary (UD), Ministry of Urban Development, the matter of coordination and implementation of the policies & proposals of RP-2021 was discussed. It was decided that to co-ordinate and oversee the implementation of the various development policies, proposals and programmes within the framework of Regional Plan-2021, a Steering Committee under the chairmanship of Chief Secretary would be reconstituted by the respective State Governments expeditiously.

- iii) Each participating State should revive/re-constitute the Steering Committee under the chairmanship of Chief Secretary with modification depending upon requirement, Member Secretary, NCRPB or his representative could be a member and Principal Secretary, In-charge of NCR Cell could be the Member-Convenor. NCR Cells could work as Secretariat to this Committee. The Committee should meet at least once in a quarter and a status note of the each Committee should be presented in the Empowered Committee by the Member-Convenor of Steering Committee of each participating State. Board vide letter dated 4.1.2008 requested the Chief Secretaries of the constituent States to constitute/reconstitute the Steering Committee.

Govt. of Haryana and GNCT-Delhi has constituted their respective Steering Committees. Government of Haryana held its first meeting on 29.8.2008. Government of U.P. & Govt. of Rajasthan has not constituted their respective Steering Committees so far.

The representative of constituent States may give the status of constitution/re-constitution of the Steering Committee and the meetings held so far.

b) Quarterly Progress Report

- i) Board has requested the concerned Secretaries/Principal Secretaries to monitor the implementation of policies and proposals of Regional Plan 2021 on quarterly basis and submit the Quarterly Progress Report (QPR) in the prescribed format (Annexure-II) of Quarterly Progress Report (QPR) at the end of each quarter i.e., June, September, December and March by 10th of the following month. It may be pointed out that the progress is not only for NCRPB funded project but for all the development scheme in NCR area under various scheme of Government of India, State Government and other Government or private agencies. NCR Cells, are required to coordinate and generate a data base for all the development activities in the region including investment in NCR.
- ii) Board has been regularly requesting constituent States, concerned Departments/Agencies to implement the policies of the Regional Plan-2021 through proper and systematic programming and to submit the QPR regularly. The status from each participating States is still awaited.
- iii) The representative of constituent States may give the present status.

c) Preparation of Functional Plans for selective sectors

- i) Section 16 of NCRPB Act, 1985 provides for the preparation of Functional Plan '*as a plan prepared to elaborate one or more elements of the Regional Plan*', by the Board with the assistance of the Planning Committee, for the proper guidance of the participating states and the Union Territory.
- ii) In pursuance to the decision of the 29th Board Meeting, the Board has initiated action for the preparation of Functional Plans on Water, Transport, Power and Drainage.
- iii) Board has commissioned a Study on 'Water Supply and its Management in NCR' through a Consultant [M/s WAPCOS Pvt. Ltd.] for preparation of Functional Plan for Water Supply. The Study is under progress.
- iv) In order to prepare the Functional Plan on 'Transport', a Study on 'Integrated Transportation Plan for National Capital Region' has also been commissioned through a Consultant [M/s CES Pvt. Ltd.]. The Study is in progress.

- v) Preparation of Function Plans for Power and Drainage are being carried out in-house by the Board Secretariat. Study Groups have been constituted with representation by the Sr. Officers of the State Governments in the respective Sectors and Experts. The preparation of Functional Plans for Power and Drainage are in progress.

d) *Preparation of Sub-Regional Plans-2021 for sub-regions of NCR*

The matter is placed as Agenda Item No. 3 for discussion.

e) *Preparation of Master/Development Plan for towns of NCR for the perspective year 2021*

- i) In NCR, there are 108 urban settlements of which 17 are Class-I cities (including Delhi Metropolis), 9 Class-II towns, 26 Class-III, 39 Class-IV, 15 Class-V and 2 Class-VI towns. The Class-I cities are accommodating more than 90% of the total urban population of the region. The metropolitan cities i.e., population more than 10 lakhs within the Region has increased from one to three [Delhi, Meerut and Faridabad] in last decade.
- ii) It would be pertinent to mention that Section 10(2) (a) of the NCRPB Act, 1985 emphasizes that the Regional Plan shall indicate "the policy in relation to land use and the allocation of land for different uses". Therefore, the Regional Land Use Plan translates broad planning policies and proposals into physical (spatial) form to illustrate the manner in which the land in NCR is to be used for various purposes. In the Regional Plan-2021 for NCR, it is also proposed that Town Planning Department of respective Sub-Regions should earmark the land for treatment/disposal of solid waste as well as prepare Master Plans for sewerage system & other infrastructure facilities.
- iii) However, the detailed specific reservation of areas for various land uses of Sub-Regional and urban importance are to be dealt in the lower hierarchy Plans i.e., Sub-Regional Plans and Master/Development Plans. Keeping a view the rapidly growing towns of NCR and to avoid the haphazard development all the Master Plan preparation exercise of all the towns should be completed in a time-bound manner so that the actual development of the region take place in a planned manner. Thus, preparation of the Master/Development Plans for towns for the perspective year 2021 is of paramount importance for regulated development of the Region. The task of preparation of all the Plans including the notification of the Controlled/Development/Regulated areas & Highway Corridor Zone should be taken up by the constituent States on priority and should be completed as early as possible taking in observations/views of the Board. The status of the Master/Development Plan preparation of the Metro/Regional Centres and other Towns as available in the Board is placed at Annexure-III & Annexure-IV respectively.
- iv) *The representative of constituent States may give the present status of preparation/ finalization of the Master / Development Plans.*
- f) *Others (Sub-Plans, Annual Plans & Action Plans and Projects Plans)***
- i) Each participating State/NCR Cell should prepare an Annual Action Plan for the implementation of the policies of Regional Plan-2021 in consultation with the concerned departments in the respective State Governments. It should be regularly monitored by the concerned Secretary/Principal Secretary of the participating States and reviewed in the Steering Committee meeting of the respective State Government.

AGENDA ITEM NO.5

**CONSIDERATION OF THE STUDY REPORT ON COUNTER-
MAGNET AREAS TO DELHI AND NATIONAL CAPITAL REGION
(NCR)**

AGENDA ITEM NO.5: CONSIDERATION OF THE STUDY REPORT ON COUNTER-MAGNET AREAS TO DELHI AND NATIONAL CAPITAL REGION (NCR)

The Board under the provisions of NCRPB Act, 1985 prepared the Regional Plan-2021 which was approved by the Board in its 28th Meeting held on 9.07.2005 and the final Regional Plan was notified in the Gazette of India on 17.09.2005.

2. The NCR Planning Board Act, 1985 empowers the Board under Section 8 (f) to 'select, in consultation with the State Government concerned, any urban areas, outside the National Capital Region having regard to its location, population and potential for growth, which may be developed in order to achieve the objectives of the Regional Plan'.

3. In the earlier notified Regional Plan-2001, five Counter-magnet Areas i.e., Bareilly (Uttar Pradesh), Gwalior (Madhya Pradesh), Hissar (Haryana), Kota (Rajasthan) and Patiala (Punjab) were identified to play two distinctive & mutually complimentary roles in the context of NCR which are (a) as interceptors of migratory flows into NCR, which may escalate, as the accelerated development of NCR would provide a pull to migrants from the less developed adjoining areas and (b) as regional growth centres, which would be able to achieve a balanced pattern of urbanisation in the region of their own setting over a period of time.

4. However, while preparing Regional Plan-2021, it was observed that these five identified CMAs have not played effective role due to distance factor and paucity of funds allocated for their development. There has been a perceptible change in growth dynamics in the country in terms of labour mobility, migration pattern, investment patterns, economic structure, connectivity (communication, rail, road and air), availability of infrastructure facilities and civic amenities over the period. In view of this, a need was felt to review the Counter-magnet Area development strategy in-depth including their selection and to identify appropriate strategy for the development of CMAs in order to play effective role in achieving the overall objectives of Regional Plan-2021. In this process, NCRPB has awarded a Study on 'Counter-magnet to Delhi and National Capital Region (NCR)' to the Consultant (M/s CES Pvt. Ltd.) on 19.06.2006.

5. In order to have a detailed interaction and consultation with the Stakeholders (including members & co-opted members of the Planning Committee and Experts in the field), a Workshop was organised jointly by NCRPB and the Consultant on 22.11.2007 to deliberate on the Draft findings and recommendations of the Study. The Consultant has now submitted the final Report of the Study. Copies of the final Report of the Study were sent to the participating State vide Letter No.K-14011/57/NCRPB-2006 (Vol. IV) dated 27.03.2008. The Executive Summary of the Study is placed at Annexure-V. The broad recommendations of the Study Report are as under:

i) The following five Counter-magnet Areas have been proposed/identified after taking in due consideration the changes which have taken place in the intervening period in the growth dynamics and factors considered previously in the selection:

- (a) Ambala (Haryana),
- (b) Bareilly (Uttar Pradesh),
- (c) Dehradun (Uttarakhand),
- (d) Hissar (Haryana) and
- (e) Kanpur (Uttar Pradesh).

- ii) Three existing counter magnet areas namely, Patiala, Gwalior and Kota are not included in the list of proposed counter magnet areas as these are located in the areas sending very low level of migration. It was suggested that these counter-magnet areas should be phased out by completing the projects in operation in regard to special assistance as CMA's.

iii) **Proposed CMA's Development Strategy**

There are two types of development envisaged for the proposed CMA's (a) economic development and (b) urban development.

a) **Economic development**

❖ **Identified Sectors**

The CMAs identified present wide range of sectors that can attract investments. All the identified counter magnet areas have had history of investments in industries therefore the potential really spreads across a wider canvass. Some of the potential sectors for investment in and around these cities are given as under:

Identification of Focus sectors for selected CMA's

CMAs	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
Ambala	<ul style="list-style-type: none"> • Nurturing and promoting entrepreneurship that exists in this region. • Take advantage of its location on the Delhi – Chandigarh – Baddi - Shimla route. • Utilise intellectual capital available in the adjoining region to drive economic development. 	<ul style="list-style-type: none"> • Industries Park • Transport hub • Knowledge Centre
Bareilly	<ul style="list-style-type: none"> • Existing industrial base can be made a fulcrum for driving future development in the vicinity of the city and create employment opportunities for its residents. Facilitation may be provided through a provision of common facilities to entrepreneurs to bring down their cost of operations and make them competitive. • Utilise agricultural resources to drive economic activities in the region • Utilise its location vantage on the corridor from Uttar Pradesh to Uttarakhand 	<ul style="list-style-type: none"> • Industrial Park • Food Park • Transport Hub
Dehradun	<ul style="list-style-type: none"> • Create infrastructure to utilising the intellectual capital of the city and promote knowledge-based industry. • Utilise the agricultural raw material available from the fertile region 	<ul style="list-style-type: none"> • Food Park. • Knowledge Centre.
Hissar	<ul style="list-style-type: none"> • Existing industries in the area need to be revived through infusion of technical and management inputs. A facilitation centre, with access to local and international skills would be able to provide the impetus for revival. • An industrial park in the area can be established to spur entrepreneurs to relocate and take advantage of common facilities 	<ul style="list-style-type: none"> • Technical and management-resource-cum-production centre. • Industrial Park

CMA's	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
	to reduce costs and make them competitive.	for SSI
Kanpur	<ul style="list-style-type: none"> • Revival of industries in Kanpur with focus on its core strengths. A modern industrial park, targeting small-scale entrepreneurs should be established in the region. This park should provide facilities for technology sourcing, technical and management training to entrepreneurs to produce internationally competitive products. • Intellectual capital of the city and that available from adjacent state capital can be utilized to service the wide sub sectors of knowledge based industry that can include information technology enabled services like outsourced research and development, knowledge process outsourcing, engineering design centres etc. 	<ul style="list-style-type: none"> • Industrial park for SSI • Knowledge city

The above includes is the list of initial projects to be taken up for economic base development. Considering a norm of creation of 100000 direct employment per Rs. 1000 crore invested, the proposed investment of Rs 1542 crores can potentially create almost 2,00,000 direct employment opportunities. The state government based on changing situation would take up further projects for enlarging the economic base. Projects can be undertaken through public-private partnerships or may be taken up through Government funds available under appropriate schemes. A very high level of investment at par with CNCR Towns is required in the proposed CMA's to effectively act as counter magnet.

The nodal agencies concerned would be required to initiate the basic planning exercises and identify the most effective source for funds. In most of these projects the Government can participate through provision of land while the development activities can be taken up by private firms, through various public private partnerships like Management Contracts, BOT, BOOT etc.

❖ CMA's Financing strategy

Judicious mix factors are required for creating a favourable investment climate. State governments need to identify exploitable resources and capabilities available in their states and particularly in the region in close proximity to these cities and promote entrepreneurial initiatives to commercially exploit them and create opportunities for employment of the local population. Cities need to provide facilitative infrastructure to support such initiatives. These include physical infrastructure in terms of land, power, water, roads, rail and air connectivity. Besides these, adequate and quality social infrastructure, housing, healthcare, education and entertainment, necessary to attract talent and help them relocate to these cities. Resource endowments and physical infrastructure enable investors to create value from resources available in the region.

❖ Resource Mobilisation

To enable the identified counter magnets to perform successfully, it is imperative that development initiatives, are taken up in the cities in time to take advantage of the prevailing economic conditions. Resource requirement for implementing the initiatives can be sourced from various sources such as State and Central Government; Private Sector Participation; Foreign Direct Investments; and Other Options

❖ Methods to Strengthen Economic Base. Possibility of locating SEZ and other economic Activity

The market mechanism is a key driver for attracting investments and locations and local governments need to take the initiative of incentivising investors to invest in their regions.

b) Urban Development Strategy

The CMAs would develop a new town/urban extension for the additional population between 2007 and 2027; thus to provide land development with quality physical infrastructure i.e. water supply, sewerage, storm water drainage, power supply, solid waste management and also social infrastructure i.e. health, education, recreation, safety, security. The urban extension/new town plan would be a 20 years perspective plan i.e. 2007-2027.

Consultant has estimated an additional population of 31,33,078 to be accommodated in the urban extension of CMAs by 2027. The urban extension areas are proposed to be developed at a city level density of 200 persons per hectare. The five selected counter magnet areas shall have 15,665 ha of land to be developed as urban extension areas in total. It is estimated that total funds required for development of urban extensions/New Towns would be Rs. 13,121 crores (at 2007 price).

The development plan for urban extension / new town to be prepared for 20 years perspective incorporating the following major aspects i.e. land, area; population distribution; housing; transportation; physical infrastructure; social infrastructure; and areas of economic development.

While urban development strategy will be restricted to urban planned areas, the State Governments will have to bring in investments and development in the influence zone of CMAs identified in their respective States through State level policies and development interventions integrated with Five Year Plans and District Development Plans.

c) Recommendation for Allahabad, Gorakhpur & Muzaffarpur – Special Package

The three cities namely Allahabad, Gorakhpur & Muzaffarpur are located on specific road and rail corridor. Gorakhpur and Muzaffarpur are located on east-west corridor while Allahabad is located on Golden Quadrangle. Therefore, their regional/national connectivity will be improved due to the development of these important corridors while there is requirement for upgradation of basic infrastructure. Allahabad is already covered under JNNURM scheme for upgradation/strengthening of existing basic infrastructure.

Considering substantial migration to Delhi & NCR from the influence zone of Gorakhpur & Muzaffarpur and having very low level of available infrastructure, there is immediate need for upgradation of existing physical & social infrastructure (including connectivity). In view of this, the study recommended to consider Gorakhpur & Muzaffarpur at par with JNNURM scheme for upgradation of existing infrastructure. In addition to their consideration, these cities should also be given special package (i.e. grant/loan) from the Ministry of Urban Development or given priority in the five-year plan prepared by the Central/State Government.

6. Points for decision:

The findings and recommendations of the Study on 'Counter-magnet to Delhi and National Capital Region [NCR]' are placed before the Planning Committee for consideration.

AGENDA ITEM NO.6: CONSIDERATION OF LANDUSE CHANGE PROPOSALS IN RAJASTHAN SUB-REGION RECEIVED FROM GOVT. OF RAJASTHAN

AGENDA ITEM NO.6.1: CONSIDERATION OF CHANGE OF LAND USE OF 471.63 HA. LAND OF VILLAGES JANAKSINGHPURA, MADHOSINGHPURA, KALI PAHARI AND MAJRA KATH, TESHIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/ DEVELOPMENT / REGULATED AREAS' AREAS OF SHAHJAHANPUR-NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (INDUSTRIAL) IN NCR RP-2021

AGENDA ITEM NO.6.2: CONSIDERATION OF CHANGE OF LANDUSE FOR AN AREA MEASURING 270.23 HA. IN VILLAGES BALLABODA DHOLIDOOB, TULEDA AND ALWAR NO.1, TEHSIL ALWAR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS' OF ALWAR URBAN AREA TO 'URBANISABLE AREA' (RESIDENTIAL) IN NCR REGIONAL PLAN 2021 FOR 4 MULTIPURPOSE RESIDENTIAL SCHEMES OF UIT, ALWAR.

AGENDA ITEM NO.6.3: CONSIDERATION OF CHANGE OF LANDUSE OF 217.75 HA. (7.76 HA. GOVT. AND 209.99 HA. KHATEDARI) LAND IN REVENUE VILLAGES FAQUARUDINKA, GANDHOLA, CHOPANKI, PATHREDI AND KHORI KALAN TEHSIL TIJARA DISTRICT ALWAR FOR EXTENSION OF CHOPANKI INDUSTRIAL AREA FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/DEVELOPMENT/REGULATED AREAS' TO 'URBANISABLE AREA WITHIN CONTROLLED/DEVELOPMENT/ REGULATED AREAS' IN NCR REGIONAL PLAN-2021

AGENDA ITEM NO.6: CONSIDERATION OF LANDUSE CHANGE PROPOSALS IN RAJASTHAN SUB-REGION RECEIVED FROM GOVT. OF RAJASTHAN

AGENDA ITEM NO.6.1: CONSIDERATION OF CHANGE OF LAND USE OF 471.63 HA. LAND OF VILLAGES JANAKSINGHPURA, MADHOSINGHPURA, KALI PAHARI AND MAJRA KATH, TESHIL BEHROR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/ DEVELOPMENT / REGULATED AREAS' AREAS OF SHAHJAHANPUR-NEEMRANA-BEHROR URBAN COMPLEX TO 'URBANISABLE AREA' (INDUSTRIAL) IN NCR RP-2021

The proposal for change of land use for an area measuring 471.63 ha. in villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021 was received from Chief Town Planner, NCR, Govt. of Rajasthan vide letter dated 15.6.2006. Originally the Govt. of Rajasthan had requested for change of land use for an area of 430.71 ha. land for change of landuse. Govt. of Rajasthan vide letter no. TPR/NCR/COLU/RIICO/06/793 dated 10.10.2006 requested that the total area of 471.63 ha. may be considered for change of land use. Detailed proposal is at Annexure-VI.

2. The proposal was placed before the 54th meeting of the Planning Committee held on 4.9.2006. Chairman suggested that since the site falls within the notified area of Shahjahanpur-Neemrana-Behror (SNB) Urban Complex and a consultant has been appointed for carrying out a detailed study which will provide critical inputs for preparation of Master Plan for Shahjahanpur-Neemrana-Behror Urban Complex, it would not be appropriate to consider the change of land use for the proposal unless the site is considered suitable for industrial development as an outcome of the decisions taken on the said Study. Chairman suggested that as far as possible prime agricultural land should not be used for industrial/urban development purposes. He further suggested that a road link to Bhiwadi from Shahjahanpur-Neemrana-Behror Urban Complex through Rajasthan territory may be constructed which will open up the area in-between Bhiwadi and Shahjahanpur and boost the economy of the Rajasthan Sub-region.

3. Govt. of Rajasthan again requested Secretary, Urban Development, Govt. of India vide D.O. No. RIICO/ IPI/P-2 (20)9/2005/19 dated 17.4.2007 to reconsider the same. Subsequently, a meeting was held in the chamber of the Member Secretary, NCRPB wherein Pr. Secretary, Urban Governance, Govt. of Rajasthan participated along with MD, RIICO. It was decided to constitute a team of officers consisting of representatives from Govt. of Rajasthan and NCRPB to visit the site to study the possibility of expansion of industrial area in Neemrana, in the light of above. The team visited the site on 21.06.2007 and submitted its Report. The team observed that no other alternative site for expansion of industrial area is available and the proposed site towards the South-East of NH 8 measuring about 472 ha. could be considered for expansion of the existing Neemrana industrial area, with necessary conditions. Observations of the team are at Annexure-VIA. The copy of the Report was submitted to the Ministry of Urban Development, Govt. of India vide letter No. K-14011/93/2006-NCRPB dated 28.6.2007.

4. Govt. of Rajasthan again requested for approval of the change of land use vide letter no.TPR/NCR/PC-54th/07dated 28.7.2007. Govt. of Rajasthan was requested to prepare the Master Plan of the area which is under preparation since year 2002 and incorporate the proposed change of land use in the Master Plan vide our letter No. K-14011/93/2006-NCRPB dated 16.8.2007.

5. A meeting was held in Neemrana on 24.12.2007 under the chairmanship of the Member Secretary, NCRPB wherein Govt. of Rajasthan again requested to approve the change of land use.

Chairman clarified that if Master Plans are prepared in time bound manner, change of land use cases would automatically be covered. However, on the insistence of the State Government and after discussions it was decided that State Govt. should immediately start the process of preparation of Sub-Regional Plan and Master Plans. The request for change of land use would be considered as one time exercise and would be processed if preparation of Master Plan takes longer time. The Pr. Secretary, Urban Governance, Govt. of Rajasthan vide letter No. TPR/NCR/PC-54th/07-713 dated 27.02.2008 has requested to accord the approval to change of land use matters submitted to the NCRPB. They have initiated the process of preparation of Master Plans for Shahjahanpur-Neemrana-Behror Urban Complex through outsourcing apart from the Master Plans for Bhiwadi-Tapooskara-Khushkhara and Alwar in Rajasthan Sub-Region.

6. Observations:

- a) The provisions under section 14 of the NCRPB Act, 1985 regarding modifications of Regional Plan under sub-section 14(1) mentions that Board may, make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density. Under section 14 (2), before making any modifications in the Regional Plan, the Board shall publish a notice, for inviting objections and suggestions from any person with respect to the proposed modifications and shall consider all objections and suggestions.

Section 14 (4) of the NCRPB Act, 1985 also states that if any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of land-uses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final. The relevant extracts from the NCR Planning Board is placed at Annexure-VII.

- b) It may be mentioned that Planning Committee in its meeting held on 13.2.2004 while considering another proposal for change of land use of an area measuring 531.62 ha. from 'Rural Use' to 'Industrial Use' in village Neemrana recommended the proposal to the Chairman, NCR Planning Board and Hon'ble Minister for Urban Development for a decision with certain conditions. One of the conditions was that this area would be integrated in the Master Plan of Neemrana-Shahjahanpur-Behror Complex-2021 which was under preparation. It may be observed that the master Plan for this area is under preparation since the year 2002. The regulated area for this town was notified on 26.9.2002 and Chief Town Planner, NCR, Rajasthan was directed to prepare the Master Plan for this town on the same day. The preparation of Master Plan was not actually initiated.
- c) The Government of Rajasthan has now initiated the process for preparation of Master Plan for Greater Bhiwadi-2021 through outsourcing. The Government of Rajasthan has invited bids for preparation of Master Plan for Bhiwadi-Tapooskara-Khushkhara complex on 22.1.2008. A Committee under the chairmanship of Pr. Secretary, Urban Governance has already been constituted and short listing of consultants is in the process.
- d) The proposed sites to be incorporated and integrated with the service networks and the landuse of the Master Plan of Neemrana-Shahjanpur-Behror Complex 2021. In case the change of land use is approved, Govt. of Rajasthan will have to ensure that the land use change proposal is incorporated in the Master Plan for SNB Urban Complex which is under preparation. The Master Plan will have to be prepared within the framework of RP-2021.

- e) Since the proposed site is located on the NH, utmost care will have to be taken to ensure that the industrial area is segregated from highway traffic through proper greenbelts, service roads and access to highways is regulated and controlled.

7. **Points for decision:**

The matter is placed before the Planning Committee for consideration.

AGENDA ITEM NO.6.2: CONSIDERATION OF CHANGE OF LANDUSE FOR AN AREA MEASURING 270.23 HA. IN VILLAGES BALLABODA DHOLIDOOB, TULEDA AND ALWAR NO.1, TEHSIL ALWAR FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED / DEVELOPMENT / REGULATED AREAS' OF ALWAR URBAN AREA TO 'URBANISABLE AREA' (RESIDENTIAL) IN NCR REGIONAL PLAN 2021 FOR 4 MULTIPURPOSE RESIDENTIAL SCHEMES OF UIT, ALWAR.

The proposal for change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar No.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar Urban Area to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 Multipurpose Residential Schemes of UIT, Alwar. The scheme wise areas are as under:

S.No.	Schemes	Area
1.	Gulmohar	134 acres
2.	Gulmohar Extension	125 acres
3.	Shalimar	230 acres
4.	Vigyan Nagar	220 acres
	Total	709 acres = 287 ha.

The detailed proposal is at Annexure-VIII.

2. The proposal was placed before the 54th Planning Committee meeting held on 4.9.2006, after detailed deliberations it was suggested that UIT, Alwar / Govt. of Rajasthan may inform the status of development of 'industrial area' and its conversion to 'commercial area' and other uses to the Board in writing. In the meeting, it was decided that the Member Secretary, NCRPB was authorized to decide the further line of action after the status report is submitted by the State Government and examined in the Board and the matter is discussed with the senior officers of the Govt. of Rajasthan.

3. Chief Town Planner, NCR, Govt. of Rajasthan vide letter No.TPR/NCR/COLU/ RIICO/06/71 dated 24.2.2007 submitted the status report. The status is as under:

- As per the UIT, Alwar about 7 industrial activities are in existence in the 'industrial land use' earmarked in Alwar Master Plan.
- The State Level Committee for change of landuse chaired by Secretary (UD), Govt. of Rajasthan has already changed the land use from 'industrial use' to 'residential use' in two meetings held on 20.1.2005 and 4.7.2006. The details are as under:

Part No.	State Committee for Change in Land	Level for Land	Decision to change landuse from / to	Area (in acres)	Purpose
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	Use Meeting No./Date			
A.	36/2005 dated 20.1.05	Industrial to Residential	99.00	Regularization of existing construction by UIT, Alwar.
B.	36/2005 dated 20.1.05	Partly Industrial and partly Railway to Residential	103.90	Regularization of existing construction by UIT, Alwar.
C.	57/2006 dated 4.7.06	Industrial to Residential	57.00	Pandit Deen Dayal Phase I Residential Scheme of UIT, Alwar.
D.	57/2006 dated 4.7.06	Industrial to Residential	70.00	Pandit Deen Dayal Phase II Residential Scheme of UIT, Alwar.
		Total	329.90	

4. Member Secretary, NCRPB considered the proposal and it was decided that the Govt. of Rajasthan may prepare and finalize the Master Plan for Alwar for the perspective 2021 expeditiously. The proposed site for which land use proposal has been submitted to the Board may be incorporated in the said Master Plan. The same was communicated to the Govt. of Rajasthan vide Board's letter No. K-14011/94/2006-NCRPB dated 23.7.2007.

5. A meeting was held in Neemrana on 24.12.2007 under the chairmanship of the Member Secretary, NCRPB wherein Govt. of Rajasthan again requested to approve the change of land use. Chairman clarified that if Master Plans are prepared in time bound manner, change of land use cases would automatically be covered. However, on the insistence of the State Government and after discussions it was decided that State Govt. should immediately start the process of preparation of Sub-Regional Plan and Master Plans. The request for change of land use would be considered as one time exercise and would be processed if preparation of Master Plan takes longer time. The Principal Secretary, Urban Governance, Govt. of Rajasthan vide letter No. TPR/NCR/PC-54th/07-713 dated 27.02.2008 has requested to accord the approval to change of land use matters submitted to the NCRPB. They have initiated the process of preparation of Master Plan for Alwar in Rajasthan Sub-Region.

6. Govt. of Rajasthan vide letter no.TPR/NCR/PC-54th/07/713 dated 27.2.2008 has submitted that notice inviting Bids for preparation of Master Plan for Alwar has been published in Times of India dated 20.1.2008 and technical and financial evaluation is underway and requested that approval of the change of landuse proposal may be accorded.

7. Observations:

- As per the Alwar Master Plan, the proposed sites falls in the 'Peripheral Control Belt', in which above proposed 4 multipurpose residential schemes are not permissible.
- As per the RP-2021 the proposed site falls in the 'agriculture (rural) zone within controlled/ development/regulated areas' where proposed residential uses are not permissible.
- It may be pointed that the Master Plan for Alwar-2001 was extended for the perspective 2011 on 29.1.2002. The requirement for the new urban extension including the above mentioned proposal should have been examined and incorporated while extending the

Plan perspective year which has not been incorporated. Therefore, the Govt. of Rajasthan was requested to prepare the Master Plan for Alwar vide NCRPB letter dated 16.8.2007.

- d) The provisions under section 14 of the NCRPB Act, 1985 regarding modifications of Regional Plan under sub-section 14(1) mentions that Board may, make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density. Under section 14 (2), before making any modifications in the Regional Plan, the Board shall publish a notice, for inviting objections and suggestions from any person with respect to the proposed modifications and shall consider all objections and suggestions.

Section 14 (4) of the NCRPB Act, 1985 also states that if any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of land-uses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final. The relevant extracts from the NCR Planning Board is placed at Annexure-VII.

8. **Points for decision:**

The matter is placed before the Planning Committee for consideration.

AGENDA ITEM NO.6.3: CONSIDERATION OF CHANGE OF LANDUSE OF 217.75 HA. (7.76 HA. GOVT. AND 209.99 HA. KHATEDARI) LAND IN REVENUE VILLAGES FAQUARUDINKA, GANDHOLA, CHOPANKI, PATHREDI AND KHORI KALAN TEHSIL TIJARA DISTRICT ALWAR FOR EXTENSION OF CHOPANKI INDUSTRIAL AREA FROM 'AGRICULTURAL (RURAL) ZONE WITHIN CONTROLLED/DEVELOPMENT/REGULATED AREAS' TO 'URBANISABLE AREA WITHIN CONTROLLED/DEVELOPMENT/ REGULATED AREAS' IN NCR REGIONAL PLAN-2021

The proposal for change of landuse for an area measuring 217.75 ha. (7.76 ha. Govt. and 209.99 ha. Khatedari) land in revenue villages Faquarudinka, Gandhola, Chopanki, Pathredi and Khori Kalan tehsil Tijara district Alwar for extension of Chopanki Industrial Area from 'agricultural (rural) zone within controlled/development/regulated areas' to 'urbanisable area within controlled/development/regulated areas' in NCR Regional Plan-2021. The proposal for change of landuse was submitted by RIICO to the Govt. of Rajasthan. The Chief Town Planner, NCR vide letter No.TPR/NCR/COLU/RIICO/06/85 dated 6.3.2007 has submitted a proposal to the NCRPB for approval. The detailed proposal is at Annexure-IX. Government of Rajasthan has been requesting for approval of the change of land use vide letter no.TPR/NCR/PC-54th/07dated 28.7.2007 and letter No.TPR/NCR/PC-54th/07/ 568 dated 25.10.2007 as this matter is of great significant for development of Rajasthan Sub-region for NCR.

2. **Observations**

- a) The proposed site is not located within notified urban area of Master Plan of Bhiwadi 2011 and is about 3 km. from Bhiwadi urban area boundary. The proposed site is a part of Greater Bhiwadi area for which Master Plan preparation is in the process.

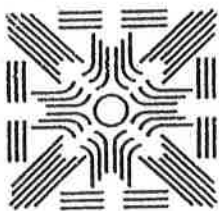
- b) As per the Regional Plan-2021, the proposed site is located in the agricultural (rural) zone within controlled/development/regulated areas' to 'urbanisable area within controlled/development/regulated zone where the proposed activities are not permissible use.
- c) As per the existing Land Use 1999, the proposed site is located adjacent to the nature conservation area (ridge), the Govt. of Rajasthan to confirm that the proposed site is not falling within the nature conservation area.
- d) It may be mentioned that the Government of Rajasthan's proposal for declaration of Bhiwadi-Tapookara-Khushkhara as a Regional Complex was considered by the Planning Committee in its 45th meeting held on 22.5.2000 and was approved by the Chairman, NCRPB on 18.1.2001. While considering the proposal, the Planning Committee decided to include this Complex as Greater Bhiwadi Regional Centre in the Regional Plan-2021. It was also decided that the preparation of Master Plan for this area should be taken up immediately by the Govt. of Rajasthan. It may be observed that even after lapse of about six years, it has been informed to the Board that Govt. of Rajasthan has not been able to begin the preparation of Master Plan due to various reasons. Change of land use proposal has been submitted to the NCRPB pending initiation of preparation of Master Plan.
- e) The Government of Rajasthan has initiated the process for preparation of Master Plan for Greater Bhiwadi-2021 through outsourcing. The Government of Rajasthan has invited bids for preparation of Master Plan for Bhiwadi-Tapookara-Khushkhara complex on 22.1.2008. A Committee under the chairmanship of Pr. Secretary, Urban Governance has already been constituted and short listing of consultants is in the process. Time given to the consultant for the preparation of Master Plan is six months.
- f) The provisions under section 14 of the NCRPB Act, 1985 regarding modifications of Regional Plan under sub-section 14(1) mentions that Board may, make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density. Under section 14 (2), before making any modifications in the Regional Plan, the Board shall publish a notice, for inviting objections and suggestions from any person with respect to the proposed modifications and shall consider all objections and suggestions.
- g) Section 14 (4) of the NCRPB Act, 1985 also states that if any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of land-uses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final. The relevant extracts from the NCR Planning Board is placed at Annexure-VII.

3. Points for decision:

The matter is placed before the Planning Committee for consideration.

Annexures

Annexure-I



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

~~भारत पर्यावास केन्द्र~~ Core-IV बी/1st Floor, Core - IV B

भारत पर्यावास केन्द्र/India Habitat Centre

लोधी रोड, नई दिल्ली-110003 / Lodhi Road, New Delhi-110 003

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष : 24642284, 24642287, फैक्स : 24642163


Phone : 24642284, 24642287, Fax : 24642163

No.K-14011/2/2007-NCRPB

Dated : 25.1.2007

Sub: 55th meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 24.1.2007 in the office of the NCR Planning Board, 1st Floor, IHC, Lodi Road, New Delhi.

55th meeting of the Planning Committee of NCR Planning Board was held on 24.1.2007 in the office of the NCR Planning Board. Minutes of the Planning Committee meeting are enclosed for information and necessary action.


 25/1/07
 (Rajeev Malhotra)
 Chief Regional Planner
 Tsl.No.24642289

To:

Members:

1. Dr. H.S. Anand, Member Secretary and Chairman, Planning Committee. NCR Planning Board, Core-IV B, 1st Floor, India Habitat Centre, Lodhi Road, New Delhi.
2. Shri Dinesh Rai, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
3. Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
4. Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
5. Shri D.C. Lakha, Principal Secretary, Housing Deptt., Govt. of U.P., Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, U.P.
6. Dr. Lalit K. Panwar, Principal Secretary, Urban Development and Housing Deptt., Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
7. Shri K.S. Mehra, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
8. Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
9. Shri S. S. Dhillon, Director, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
10. Shri N.R. Verma, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
11. Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

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Co-opted Members:

12. Shri Ranjit Issar, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Shri A.N.P. Sinha, Sr. Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
14. Shri R.Chandramohan, Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
15. The Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
16. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
17. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
18. The Joint DDG (TPS), Bharat Sanchar Nigam Limited, Statesman House, Barakhamba Road, New Delhi.
19. Shri A.K. Saxena, Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
20. Shri A.K. Jain, Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
21. The Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
22. Shri Rajeev Malhotra, Chief Regional Planner, NCRPB.

Special Invitees:

23. Ms. Promila Shankar, Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
24. Ms. S. Aparna, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
25. Shri S.D. Saini, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
26. Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
27. Shri Hirdesh Bedi, Associate Town & Country Planner, NCR Planning Cell, Govt. of NCT-Delhi, Room No.507, 5th Level, B-Wing, Delhi Secretariat, I.P. Estate, New Delhi.
28. Shri R.K. Karna, Director (A&F), NCRPB.
29. Shri J.N. Barman, Joint Director, NCRPB.
30. Shri R.C. Shukla, Joint Director, NCRPB.
31. Ms. Anjali Pancholy, Asstt. Director, NCRPB
32. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
33. Shri Aqeel Ahmed, Asstt. Director, NCRPB.
34. P.S. to CRP.

MINUTES OF THE 55th MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 24.1.2007 IN THE OFFICE OF THE NCR PLANNING BOARD, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

The Chairman warmly welcomed the members of the Planning Committee. Thereafter, the Planning Committee took up the Agenda Items one by one.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 54TH MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.

The minutes of the 54th meeting of the Planning Committee held on 4.9.2006 were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 54TH MEETING OF THE PLANNING COMMITTEE HELD ON 4.9.2006.

i) Preparation of Sub-Regional Plans

The Committee noted the status.

ii) Draft Zonal Development Plan for Zone 'O' and Part 'P' of MPD-2001.

The Committee noted the status.

iii) Change of land use of 430.71 ha. Land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, teshil Behror from 'agricultural (rural) zone within controlled/development/regulated areas' areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'urbanisable area' (industrial) in NCR RP-2021.

The Committee noted the status.

iv) Change of landuse of 7,200 sq.m. agricultural land located in khasra no.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021.

The Committee noted the status.

v) Change of landuse for an area measuring 270.23 ha. in villages Ballaboda Dholidoob, Tuleda and Alwar no.1, tehsil Alwar from 'agricultural (rural) zone within controlled / development / regulated areas' of Alwar urban area to 'urbanisable area' (residential) in NCR Regional Plan 2021 for 4 multipurpose residential schemes of UIT, Alwar.

The Committee noted the status.

vi) Consideration of draft Master Plan-2021 for Greater NOIDA

The Committee noted the status.

AGENDA ITEM NO.3: CONSIDERATION OF MASTER PLAN FOR DELHI-2021

The MS, NCR Planning Board requested the representative of the Delhi Development Authority to make a presentation to the MPD-2021. The representative of the DDA made a detailed presentation on the MPD-2021. Copies of the said presentation were circulated amongst the participants of the meeting. Thereafter, a discussion paper prepared by the NCR Planning Board was circulated. The Member Secretary, NCR Planning Board briefly dwelt on the salient features of the said discussion paper. Thereafter, various aspects of the MPD-2021 and the discussion paper were discussed.

The Director Town & Country Planning Department, Govt. of Haryana stated that number of road links between Haryana and Delhi need to be increased with a view to ensuring free movement of people within the National Capital Region.

The Principal Secretary and Financial Commissioner, Govt. of Haryana stated that she had raised the issue of certain roads linkages with Delhi earlier and also stated that the increased FAR in the MPD-2021 may lead to similar demands in other parts of the NCR.

The Chief Coordinator Planner, NCR Cell, Uttar Pradesh commented on the high FAR provided in the MPD-2021 and pointed out that this likely to have a ripple effect on other parts of the NCR.

The Vice Chairman, DDA informed the participants that the Master Plan-2021 was published in 2005 and accordingly, as per standard practice, suggestions/objections were invited. DDA received about 7000 objections and a Board of Enquiry considered all the public objections and conducted necessary public hearings before finalizing the draft Master Plan. He also pointed out that the draft Master Plan has been in the public domain (i.e. on the website of the DDA) for several months. He also stated that matters like additional road links with neighbouring States will be taken up at the time of preparation of Zonal Plans after the MPD-2021 is finally notified.

The Principal Secretary, PWD, Govt. of NCT of Delhi and member of the Planning Committee pointed-out that issues pertaining to additional road links or widening of existing links will be taken up through mutual consultation. A Committee already exists in this regard.

The Member Secretary, NCR Planning Board pointed-out that the decadal rate of growth of Delhi's population has decreased from 51% in 1981-91 to 47 % in 1991-01. The efforts of the NCR Planning Board have had a beneficial effect in this regard. The Regional Plan-2021 has projected a population of Delhi of 2.20 crores in 2021. In this regard, Delhi has two options: one is to decrease the green cover or increase the FAR leading to taller building structures with a view to accommodating the projected increase in population. It is commendable that Delhi has kept 13.16% of the Master Plan area for natural conservation features like Ridge, forests, wild life sanctuary, Yamuna & lakes/ponds and about 7% as green belt thereby providing a natural/green cover of about 20%. It would be desirable that Planners and urban administrators of UP and Haryana

also provide for more than 20% of natural / green cover while preparing the Master Plans of cities falling within the National Capital Region.

The VC, DDA, pointed-out that necessary provision for protection of large depressions (with an area of one hectare) and water bodies will be made at the time of preparation of Zonal Plans. He also stated that necessary provision for utilities like power and water will also be made at the time of preparation of Zonal Plans.

The Joint Secretary (D&L), Ministry of Urban Development stated that the Master Plan – 2021 lays down the broad policy framework and strategies for development of a Transport network in the NCT of Delhi with appropriate linkages with other parts of the NCR. He emphasized the need for a well-planned and efficient transport network between NCT of Delhi and various towns of the NCR.

The Member Secretary, NCR Planning Board stated that the Board is in the process of developing an Integrated Transport Plan for the NCR in the context of a Regional Rapid Transit System (RRTS), which will address all the issues of linkages within the NCR. He also mentioned that the Planning Commission has set up a Task Force in this regard.

i) Para 6.2.2 Proposed Wholesale- Markets Within Integrated Freight Complexes (Page 49)

Following may be inserted in para 6.2.2 after first paragraph on page 49 of MPD-2021:

Wholesale goods meant for locations other than the NCT of Delhi cause severe traffic congestion in Delhi. As such, it is proposed that the wholesale markets within the NCT of Delhi should cater only to distributive trades within the NCT of Delhi. All wholesale goods meant for locations outside the NCT of Delhi should be handled through Integrated Freight Complexes built outside the NCTD at the intersections of the Eastern/Western Expressways and the National Highways.

ii) Para 12.11 Integrated Freight Complexes (page 99)

In consonance with the provision made in para 6.2.2, it is proposed that wholesale goods meant for destinations other than the NCT of Delhi will be handled by suitable Integrated Freight Complexes located outside NCT of Delhi. Therefore, the following sentence in para 12.11 at page 99 of the MPD-2021 may be replaced :

The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi.

The above sentence may be substituted by the following sentence :

Wholesale goods meant for destinations other than the NCT of Delhi will be handled by suitable Integrated Freight Complexes located outside NCT of Delhi.

iii) Para 8.1 Decentralisation of Offices (Page 67)

Following portion in para 8.1 at page 67 may be replaced :

However, this would be possible only after a time bound action plan is prepared together with suitable incentives and disincentives.

The above sentence in para 8.1 may be substituted by the following sentence :

However, the issue of shifting existing Government or PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.

iv) Para 7.7 New Industrial Areas (Page 58)

Following may be inserted in para 7.7 'New Industrial Areas' at page 58 of MPD-2021 at the end of the existing para:

New industrial activity in the NCT of Delhi should be restricted to high-tech areas as given below :

- i) Computer hardware & software industry and industries doing system integration using computer hardware and software.*
- ii) Packaging.*
- iii) Industries integrating & manipulating the interfaces of the computers and telecom facilities.*
- iv) Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.*
- v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.*
- vi) Electronic goods.*
- vii) Service & repair of TV and other electronic items.*
- viii) Photo composing and Desk Top Publication.*
- ix) TV and Video programme production.*
- x) Textile designing and Fabric Testing etc.*
- xi) Bio-technology.*
- xii) Telecommunications and IT enabling services.*
- xiii) Gems and Jewellery.*

v) Para 12.0 Transportaton (Page 89-91)

Following may be added in the strategy in para 12.0 at page 91 below (xii):

It is proposed that unrestricted movement of buses, taxis and auto-rickshaws be permitted within the National Capital Region by developing a consensus amongst the constituents of the National Capital Region in a time-bound manner.

vi) Para 14.2 Water (sub para 3 on page 132 to 134)

The following sub-paragraphs may be inserted as (ix) after (viii) on page 134:

At the time of preparation of Zonal Development Plans, water bodies, large depressions and other ground water recharging areas will be identified and protected from unintentional filling and encroachments.

At the time of preparation of Zonal Development Plans, appropriate areas should be identified and earmarked for utilities pertaining to Power (power plants and sub-stations), Water (sewage treatment plants & sewage pumping stations) and Solid Waste Management (solid waste treatment plants and sanitary land fill sites). Appropriate land should accordingly be earmarked for Solid Waste Management keeping in view a long term perspective.

vii) Para 14.6 Solid Waste (Page 138-140)

As per Regional Plan-2021 minimum land required for the disposal of solid waste up to 2021 is 7.35 sq kms. Immediately after Table 14.8 relating to "Existing Land Fill sites for Waste Management," the following paragraph may be inserted :

Appropriate land should be earmarked for Solid Waste Management keeping in view a long term perspective.

viii) Chapter 17.0 Development Code

Clause 4.0 Use Zones Designated (Page 157-158)

In Chapter 16 at para 16.0 regarding Land Use Plan-2021 at page 152, nine categories of land use have been given which includes 'Agriculture & Water Body'. The Development Code, Chapter 17.0 page 155 to 162 should follow the land use categories given at Page 152. However, it is observed that the land use categories given in the Development Code on page 158 has used different terminology. Therefore, in Clause 4.0 'Use Zones Designated' at page 157-158 of MPD-2021, the following portion may be replaced by the reformulation given immediately thereafter:

- **GREEN BELT, URBANISABLE AREA AND WATER BODY**
 - A1 Plant Nursery
 - A2 Green Belt
 - A3 River and Water body
 - A4 Urbanisable Area

Above Para may be written as follows:

- **GREEN BELT/ AGRICULTURE GREEN AND WATER BODY**
 - A1 Plant Nursery
 - A2 Green Belt
 - A3 River and Water body

ix) Chapter 17.0 Clause 4.0 Use Zones Designated – Mixed Land Use (Page 158)

The issue as to whether mixed land use should be a separate category of use or it should be deemed to be integral to Residential Use was discussed. The position adopted in the draft MPD-2021 whereby mixed land use is deemed to fall within 'Residential Use' was accepted.

**x) Chapter 3.0 para 3.2.1 – GREEN BELT (Page 8-9)
and Chapter 9.0 para 9.6 – GREEN BELT (Page 77)**

The Planning Committee noted and appreciated that the paragraph relating to green belt in the draft MPD-2021 has been retained.

**AGENDA NO.4 CRITICAL ISSUES RELATED TO PLANNING AND
DEVELOPMENT OF SUB-REGIONS OF NCR**

As some of the Members had to attend another important meeting, this agenda item was deferred.

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


(Rajeev Malhotra)
Chief Regional Planner
Tel.No.24642289

To:

- i) Chairman, Planning Committee
- ii) Members of the Planning Committee
- iii) All Officers of the Board.

List of the participants

- 1) Dr. H.S. Anand, Member Secretary cum Chairman, Planning Committee. NCRPB, India Habitat Centre, Core-IV, B, 1st Floor, Lodi Road, New Delhi-110003.
- 2) Shri Dinesh Rai, Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
- 3) Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
- 4) Ms. Shakuntla Jakhu, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 5) Shri K.S. Mehra, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi.
- 6) Shri Prabhudayal Meena, Principal Secretary, Housing & Environment, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
- 7) Shri S.D. Dhillon, Director, Town & Country Planning Department, Govt. of Haryana, 18-A, Madhya Marg, Chandigarh.
- 8) Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
- 9) Shri A.K. Saxena, Director, (Opr. Monitoring), Ministry of Power, Shram Shakti Bhawan, New Delhi.
- 10) Shri V.M. Bansal, Principal Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
- 11) Shri Kishore Kanyal, Chief Executive Officer, SADA NCR Counter Magnet, Gwalior.
- 12) Shri Rajeev Malhotra, Chief Regional Planner IHC, Lodi Road, New Delhi.
- 13) Shri R.K. Karna, Director (A&F), NCRPB IHC, Lodi Road, New Delhi.
- 14) Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 15) Shri S.D. Saini, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- 16) Shri Ashok Kumar, Additional Commissioner (Planning), MPD-2021, Delhi Development Authority, D-6, Vasant Kunj, New Delhi-110070.
- 17) Dr. P. Jayapal, Executive Director, (Urban & Regional Planning), HUDCO, HUDCO House, Lodi Road, New Delhi.
- 18) Shri R.L. Batra, Regional Chief, HUDCO, HUDCO House, Lodi Road, New Delhi.
- 19) Shri J.N. Barman, Joint Director, NCRPB, IHC, Lodi Road, New Delhi..
- 20) Shri R.C. Shukla, Joint Director, NCRPB, IHC, Lodi Road, New Delhi...
- 21) Shri P.V. Mahashabdday, Director (Planning), MPD-2021, Delhi Development Authority, D-6, Vasant Kunj, New Delhi-110070.
- 22) Shri Y. Ramesh, Town & Country Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 23) Shri P.P. Singh, Deputy Town Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- 24) Shri A.K. Tyagi, Assistant Town Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 25) Ms. Meenakshi Singh, Assistant Director, NCRPB.
- 26) Shri Syed Aqeel Ahemad, Assistant Director, NCRPB.

Annexure-II

ANNEXURE-II**QUARTERLY PROGRESS REPORTS OF THE IMPLEMENTATION OF THE
REGIONAL PLAN-2021 FOR NCR**

S. No.	Policy & Proposals /Sector/Programme/ Projects*	Action Taken during the Quarter	Cumulative Progress during the Year	Cumulative Progress so far	Remarks

Annexure-III

ANNEXURE-III

STATUS OF MASTER/DEVELOPMENT PLANS-2021 FOR METRO & REGIONAL CENTRES IN NCR AS AVAILABLE IN NCRPB

Name of Town	Status	Remarks
1	2	3
NCT-Delhi	Notified	
Metro and Regional Centres within CNCR		
Bahadurgarh	Notified	
Faridabad-Ballabgarh complex	Notified	For 2011
Gurgaon-Manesar complex	Notified	
Ghaziabad-Loni complex	Approved	
NOIDA	Approved for 2001	Under finalization for 2021
Sonepat-Kundli complex	Notified	
Metro and Regional Centres outside CNCR		
Panipat	Notified	
Rohtak	Notified	
Palwal	Notified	
Rewari-Dharuhera-Bawal complex	Draft Notified	
Meerut	Approved	
Hapur-Pilkhua complex	Hapur Approved	Pilkhua under preparation
Greater NOIDA	Approved for 2001	Under preparation for 2021
Bulandshahr-Khurja complex	Approved	
Baghpat-Baraut complex	-	
Alwar	Notified	
Greater Bhiwadi	Under preparation	
Shahjahanpur-Neemrana-Behror complex	Under preparation	

Annexure-IV

ANNEXURE-IV

STATUS OF PREPARATION OF MASTER/DEVELOPMENT PLANS OF OTHER TOWNS IN NCR AS AVAILABLE IN NCRPB

S. No.	Sub-Region/Town	Class	Perspective Year	Status	Comments
UP Sub-Region					
1	Ghaziabad – Loni – Murad Nagar	I	2021	Approved	Behta Hajipur is part of Ghaziabad Development Area
2	Bulandshahr	I	2021	Approved	
3	Jahangirabad	II	2021	Approved	
4	Khurja	II	2021	Approved	
5	Sikandrabad	II	2021	Approved	
6	Hapur	I	2005	Approved	Notified and being reviewed for 2021.
7	Modi Nagar	I	2001	Approved	Under Revision for 2021
8	Pilakhua	II	2021	Under preparation	Submitted for approval to Government of UP
9	Garhmuketshwar	III	2021	Under preparation	Draft prepared
10	Meerut	I	2021	Approved	
11	Greater Noida	-	2021	Under preparation	Final stage of completion
12	Noida	-	2021	Under preparation	Final stage of completion
13	Daurala	IV	2021	Approved	Part of Meerut Development Area
Rajasthan Sub-Region					
1	Alwar	I	2011	Notified	
2	Behror	III	2011	Notified	
3	Bhiwadi	III	2011	Notified	Greater Bhiwadi area has been notified and plan is under preparation
4	Khairthal	III	2021	Notified	
5	Shahjahanpur	-	2011	Notified	
6	Tijara	IV	2021	Notified	
7	Rajgarh	III		Under preparation	Survey work for base map has been completed
8	Shahjahanpur-Neemrana-Behrur Urban Complex	Urban complex		Under preparation	Urban area has been notified under section 3(1) of UI Act, 1959
9	Greater Bhiwadi	-		Under preparation	Urban area has been notified under section

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					3(1) of UI Act, 1959
Haryana Sub-Region					
1	Panipat	I	2021	Draft Plan Notified	
2	Samalkha	III	2021	Under preparation	
3	Sonepat	I	2021	Notified	
4	Gohna	III	2001	Notified	Draft Plan-2021 under preparation
5	Ganaur	III	2021	Draft Plan Notified	
6	Kharkhoda	IV	2021	Under preparation	Draft Plan under preparation
7	Rohtak	I	2025	Notified	
8	Meham	IV	2021	Draft Plan Notified	Draft Plan under preparation
9	Bahadurgarh	I	2021	Draft Plan Notified	
10	Jhajjar	III	2021	Draft Plan Notified	
11	Ladrawan	V	2021	Under preparation	Covered under the proposed KMP Expressways
12	Sankhol	V	2021	Draft Plan Notified as a part of Bahadurgarh town	Area covered in Bahadurgarh Development Plan
13	Rewari	I	2001	Notified	Draft Plan 2021 Notified
14	Dharuhera	IV	2001	Notified	Draft Plan 2021 Notified
15	Bawal	IV	2021	Draft Plan under preparation	Draft Plan-2021 under preparation
16	Rewari (Rural)	VI	2021	Under preparation	Area covered in Rewari Development Plan
17	Gurgaon	I	2001	Notified	Draft Plan-2021 under preparation
18	Sohna	III	2021	Draft Plan under preparation	
19	Ferozpur Jhirka	IV	2021	Draft Plan under preparation	
20	Taoru	IV	2021	Draft Plan Notified	
21	Nuh	IV	2021	Draft Plan Notified	
22	Dundahera	IV	2021	Under preparation as part of Gurgaon town	Area covered in Gurgaon Development Plan

23	Faridabad	I	2011	Notified	
24	Pawal	I	2021	Notified	
25	Hodal	III	2001	Notified	Draft Plan-2021 under preparation
26	Hathin	IV	2021	Draft Plan under preparation	Draft Plan-2021 under preparation
27	Tipat	V	2011	Notified	As a part of Faridabad Development Plan

Annexure-V

Executive Summary

of

**Study on
COUNTER MAGNET AREAS TO DELHI & NCR**

prepared by
Consulting Engineering Services (India) Private Limited
in association with
ICRA Management Consulting Services, a division of ICRA Limited

for

**National Capital Region Planning Board
[Ministry of Urban Development], GoI
New Delhi**

EXECUTIVE SUMMARY

1 The Study Background

The present study entitled "Study of Counter Magnet Areas to Delhi and NCR" has the major objective to review the counter magnet areas identified in context of National Capital Regional Plan 2001 and suggest new Counter Magnet Areas in the context of NCR Regional Plan - 2021. The present study proposes to review and suggest new counter magnet areas outside the boundaries of NCR in the states sending high level of migrant population to NCTD and NCR.

NCT Delhi is one of the fifteen major urban agglomerations in the World. As per 2001 census, total population of Delhi is 13.78 million which comprise of 12.82 million urban population and 0.96 million rural population. Delhi, which is the third largest metropolis of the country, has been experiencing high growth rate during the last few decades. The population growth rate of Delhi during the last decade (1991-2001) was 47.02 percent. The unprecedented growth rate and population influx to Delhi is mainly due to high migration into the city from other states of the country.

The study is being conducted in following stages culminating in the identification of new counter magnet areas in the context of NCR Plan – 2021 and the strategy for development:

- I Inception
- II Profile of NCT Delhi and NCR; migration study and study of existing counter magnets
- III Selection and identification of new counter magnet areas
- IV Strategy for development of proposed counter magnet areas including strategy to develop/strengthen economic base, urban infrastructure and operationalisation/resource mobilisation.

2 Migration in Delhi and NCR

2.1 Trend of Migration

The population of NCR has increased from 111 lakh in 1961 to 371 lakh in 2001. The decadal growth has continuously increased from 32.43 percent in 1961-71 to 37.69 percent in 1981-91 and slightly reduced to 35.40 percent during 1991-2001. The share of NCT-Delhi sub-region in total population of NCR has steadily increased from 23.95 percent in 1961 to 37.33 percent in 2001.

The population of Delhi has increased from 40.66 lakh in 1971 to 138.5 lakh in 2001. The in-migration during same period has increased from 8.76 lakh in 1971 to 22.22¹ lakh in 2001. However, the share of out-migration from Delhi has slightly increased from 2.42 lakh in 1961-71 to 2.82 lakh during 1981-1991 to 4.58 lakh in 1991-2001. The net migrants (In-migrants – Out-migrants) to NCTD have steadily increased from 6.34 lakh during 1961-71 to 17.64 lakh during 1991-2001.

¹ As per census 2001, 22.22 lakh in-migrants to Delhi include 21.73 lakh migrants from rest of the country and 0.49 lakh migrants from outside India

According to Census of India (2001), Uttar Pradesh (including Uttarakhand) has provided maximum migration of 45.16 percent followed by Bihar i.e. 19.09 percent to Delhi. The percentage share of migration from Bihar has increased from 5.77 percent in 1971-1981 to 19.09 percent in 1991-2001. The percentage share of migration from Haryana has decreased from 12.93 percent in 1971-1981 to 7.87 percent in 1991-2001. The percentage share of migration from Punjab has decreased from 6.4 percent in 1971-1981 to 2.33 percent in 1991-2001. The percentage share of migration from Rajasthan has decreased from 7.63 percent in 1971-1981 to 4.06 percent in 1991-2001.

During 1991-2001, in-migration to NCTD was 21.7 lakhs; 6 lakhs from urban areas and 14.9 lakhs from rural areas. Migration to rest of NCR including inter district migration within rest of NCR was 24.6 lakhs; 6.5 lakhs from urban areas and 18.1 lakhs from rural areas.

The top 20 districts comprising 31.76 percent of the total migrants to Delhi. Among the top 20 districts, 10 districts are from Uttar Pradesh consisting of maximum migration to Delhi. These 10 districts of Uttar Pradesh are Bulandshahr, Aligarh, Meerut, Ghaziabad, Etah, Azamgarh, Gorakhpur, Agra, Budaun and Muzaffargarh; constituting 17.32 percent of the total migrants to Delhi. Five districts of Bihar, which include Madhubani, Darbhanga, Patna, Samastipur and Muzaffarpur, are among the top 20 districts consisting of 7.71 percent of total migrants to Delhi. The migration from two districts of Haryana (Sonapat and Rohtak) is 2.48 percent of total migrants. Moreover, among the top 20 districts, 11 districts have maximum migration to NCTD are within 100-200 km distance from Delhi. Delhi mostly receives maximum migration from nearby districts located within NCR region i.e. Ghaziabad, Bulandshahr, Meerut of Uttar Pradesh sub-region, Rohtak and Sonapat of Haryana Sub Region.

Among million plus cities located in the six states², Ghaziabad, Lucknow, Kanpur, Faridabad and Patna attract more in-migrants as compared to out-migration. Varanasi, Agra and Allahabad have equal and low level of in-migration and out-migration. Among cities of population 5-10 lakh, Dehradun attracts maximum in-migrants (1,33,037), however, have minimum/lowest out-migration (35,122). On the contrary, Aligarh has maximum migrants to Delhi (50068 migrants which is 37.90 percent of its total out-migration) as well as to other districts in six identified states. Saharanpur has shown lowest degree of attraction to Delhi by sending 8993 migrants which is 8 percent of total out-migration. Gorakhpur, Moradabad and Saharanpur are sending more migrants to the districts other than Delhi.

Among five existing counter magnets, Patiala, Hissar, Gwalior and Kota, in-migration to these districts is higher than out-migration. However, Bareilly has higher out-migration compared to in-migration. Among all the CMAs, Patiala attracts maximum in-migrants (1,30,869) while Bareilly attracts minimum in-migrants (86,352). Bareilly out of five existing CMAs has maximum out-migrants to Delhi (17,180 migrants), which is 14.58 percent of its total out-migration to six states and NCTD.

It is observed that metropolitan cities have more capacity to attract migrants. Among the existing counter magnets, Patiala, Hissar, Gwalior and Kota also attract in-migrants as compared to out-migrants.

² Six states include Punjab, Rajasthan, Uttar Pradesh, Uttarakhand and Bihar.

2.2 Reasons of Migration

The reasons for the migration have been classified under seven aspects. They are: employment, family movement (moved with household), marriage, education, business and others. Among them, maximum people have migrated for employment/work reason. However, among women the reason for movement is the family movement (moved with household).

2.3 Profile of Migrants

The total migration to NCTD in the decade (1991-2001) including migration within the state of enumeration is 23.54 lakh; 70.18% literates and 29.82% illiterates, which is comparatively higher than the average literacy rate of the country i.e. 65.37%. The sex ratio of migrant population is 785 females per 1000 male which is lower than sex ratio of Delhi i.e. 821. Out of the total migrants coming to Delhi, 56 percent are the male migrants and 44 percent are the female migrants. The percentage of male illiterates (23.85%) is lesser than female illiterates, which is 37.43%. The work participation rate of people migrating to Delhi is 43.21%. The migrants seeking / available for work are 5 percent of the total migrants.

2.4 Migration Analysis (Based on Primary Survey)

In order to conduct detail analysis of the migration pattern (among low income groups) to Delhi and other areas in the NCR, primary survey was conducted. The migration pattern analysis is based on a primary survey of 497 households from various unauthorised colonies and JJ clusters. The mean age of the migrants was found to be around 17 years at the time of migration. The level of literacy of migrants to unauthorized colonies is found to be higher. Not many migrants had a job in hand when they came to Delhi but main reason for coming to Delhi is found to be job search and joining families. Nearly half of the migrants are from the state of Uttar Pradesh, followed by Bihar. The study indicates that the main reason for migration to Delhi was for employment followed by joining family. The migrants maintain a regular social contact with the person residing at the place of origin or in the native place. More than 40 percent of migrants of JJ clusters are engaged as semi-skilled or unskilled activities in Delhi. Average monthly income of people staying in unauthorised settlements is just double than people of JJ clusters. Both the groups reported considerable savings (34% of their income) and mostly intended to use savings for better life in future. However, in general, migrants have not shown any interest to shift from Delhi in near future.

2.5 Projection of Population and Migration

The Technical Committee of Census of India have projected the population of NCTD as 184.51 lakh in 2011 and 244.85 lakh in 2021. Out of the additional population, the net migration is estimated as 28.54 lakh in 2001 – 2011 and 37.95 lakh in 2011 – 2021. The NCR Planning Board have also projected population for NCTD which is 179.90 lakh in 2011 and 234.87 lakh in 2021. In this case, the net migration is estimated to be 17.46 lakh in 2001-2011 and 21.83 lakh in 2011-2021. The Regional Plan 2021 also projected population for the rest of NCR. The projected population of the Haryana, Uttar Pradesh and Rajasthan sub-region is 117.55 lakhs, 150.83 lakhs and 37.91 lakhs respectively in 2011. The projected population of the Haryana, Uttar Pradesh and Rajasthan sub-region is 160.16 lakhs, 198.29 lakhs and 48.06 lakhs respectively in 2021. The projected net migration in 2001-2011 to these sub-regions is 16.98 lakhs, 9.21 lakhs and 2.03 lakhs respectively. The projected net migration in 2011-2021 to these sub-regions is 30.23 lakhs, 19.55 lakhs and 4.84 lakhs respectively. Thus, the projected population of NCR is 641

lakhs and the total net migration to NCR in 2011 – 2021 will be about 87 lakhs.

3 Study of the Existing Counter Magnets

3.1 Counter Magnet Areas (CMA's) – Regional Plan 2001

As mentioned earlier, there are five urban centres were selected as counter magnet areas in the context of NCR Plan 2001: Hissar (in Haryana), Gwalior (in Madhya Pradesh), Patiala (in Punjab), Kota (in Rajasthan) and Bareilly (in Uttar Pradesh).

Regional Plan 2001 assigned two distinctive and mutually complementary roles in the context of NCR:

- (i) As interceptors of migratory flows into NCR, which may escalate, as the accelerated development of NCR would provide a pull to migrants from the less developed adjoining areas.
- (ii) As regional growth centres, which would be able to achieve a balanced pattern of urbanisation in the region over a period of time.

3.2 Selection of Counter Magnets

Based on the analysis various parameters (i.e. their size and status, population growth, work participation ratio, population density and spatial parameters like accessibility, congruence with immigration corridors and proximity to other contenders in the region) and after discussions and consultations with the concerned state governments, following urban centres were recommended as possible contenders for further scrutiny to decide/finally select the counter magnet areas.

- a. Hissar, Yamuna Nagar, Ambala and Karnal in Haryana
- b. Gwalior in Madhya Pradesh
- c. Patiala, Bhatinda and Ludhiana in Punjab
- d. Kota, Sikar and Ajmer in Rajasthan
- e. Bareilly, Moradabad, Saharanpur and Allahabad in Uttar Pradesh

Final selection of five existing counter magnets was based on the cumulative evaluation of these urban centres by preparing city profile for all of them and by using certain indicators such as demographic changes, productive activity, finance & commercial services, public & semi public facilities, urban management, infrastructure (utilities & services) and growth impulse.

3.3 CMA Development Strategy

The development of counter magnets is viewed in larger perspective for achieving balanced development and equitable growth in the adjoining states/territories as a complementary planning process for orderly growth of Delhi and NCR. The selected counter magnets had potential to grow and develop on their own with inputs from state and local governments, certain sectors including regional linkages and social and economic infrastructure needed immediate attention to promote accelerated development in these cities to enable them to function effectively as counter magnets to NCR and also as regional growth centre. The areas of intervention are:

- Upgradation of regional linkages
- Improvement of economic base viability
- Upgradation of infrastructure

3.4 Review of Existing CMA's During the Intervening Period

Comparative performance of existing CMA's has been analysed and given the table 1. Twelve land and infrastructure development projects have been implemented in these CMA's during the last about 15 years. The development activity in these towns on the initiative of NCRPB, has affected/influenced the development pattern and helped in accelerated/induced population growth. Other important factors responsible for affecting/reducing the migration flow to Delhi from the state representing counter magnets are the overall development of the state specially Haryana, Punjab and Rajasthan; and creation of better employment opportunities in other towns/cities in the state of migration.

Table 1 Comparative Analysis of counter magnets to Delhi and NCR

Aspects/Factors	Year	CMA towns				
		Hissar	Patiala	Bareilly	Kota	Gwalior
Population 2001		2.63 lakh	3.24 lakh	6.99 lakh	7.03 lakh	8.26 lakh
Population growth rate	1981-91	31.95	23	37.36	50	30.36
	1991-2001	45.14	27.66	13.36	30.08	15.20
In-migration	1991-2001	129,056	130869	86352	107511	113587
Out-migration to 6 states	1991-2001	88306	98264	117814	53867	58852
Out-migration to Delhi	1991-2001	6894	3363	17180	2202	4692
WPR	1991	28.74	29	26.89	28.43	25
	2001	33.51	31.90	30.30	29	25.99
Economic base		Industry, Trade & Commerce and Institution	Service town (govt. employees), Trade & Commerce, and Institution	Agro based	Industry, Trade & Commerce	Trade & Commerce and service sector

Reconnaissance survey of the five existing counter magnet towns (Hissar, Patiala, Gwalior, Bareilly and Kota) has been conducted in order to review the status of developmental activities covering location and connectivity; regional importance; population, migration and economic base; master plan; and status report of NCRPB funded projects for each town. In all the CMA's decadal population growth rate has increased from 1981-91 to 1991-2001. As per Census 2001, in all the CMA's, the net migration is positive i.e. in-migration is higher than out-migration except in case of Bareilly. Similarly workers participation rate in all the CMAs has increased and regional connectivity has improved. Individually Hissar has improved water supply and sewerage system, Patiala besides water supply and sewerage have got one integrated township in process, Bareilly has got two residential development schemes besides transport nagar, Kota developed integrated township and Gwalior developed a new town development scheme.

3.5 Financial assistance to CMA's by NCRPB

NCRPB have sanctioned loan amount of 767.82 crores and so far released Rs 368.75 crores to twelve projects in five existing CMA's. The present status of loan assistance for all the five CMAs is as tabulated below:

Table 2: Status of NCRPB funded projects in CMAs (completed & on-going) Rs in Crore

Sr No.	Counter Magnet Areas	No of Projects	Estimated cost	Loan sanctioned	Loan released by NCRPB	Expenditure (March 2007)
1	Gwalior	4	133.65	101.24	89	134.18
2	Patiala	3	144.95	95.63	74.75	98.27
3	Bareilly	2	438.68	57	57	130.68
4	Hissar	2	4274.6	511.95	146	11.66

Sr No.	Counter Magnet Areas	No of Projects	Estimated cost	Loan sanctioned	Loan released by NCRPB	Expenditure (March 2007)
5	Kota	1	35.71	2	2	25.61
	Total	12	5027.58	767.82	368.75	400.40

Source: NCR Planning Board

4 Identification of New Counter Magnets

4.1 Identification of Possible Contenders for Counter Magnet Areas

The consultants have analysed in-migration to the National Capital Territory of Delhi (NCTD) from all the 593 districts in India as per Census of India, 2001. The total in-migration during the last decade i.e. 1991-2001 to the NCTD is 21,72,760, highest migration i.e. 64,373 from district Bulandshahr in Uttar Pradesh and lowest migration i.e. 2 migrants from district Kolasib in Mizoram, the average migration per district being 3664 persons. There are two districts of India not sending any migrant to Delhi namely South Garo hills of Meghalaya and Diu of Daman & Diu UT. The top 100 districts account for 16,16,562 (74.40%) of total in-migration to NCTD. The selection of counter magnet areas is an exercise related to check and divert in-migration, which is coming to Delhi; thus the headquarters of the top 100 districts, which are the areas of major out-migration are contenders for counter magnets areas.

The constituent areas of rest of NCR are three sub-regions viz (i) Haryana sub-region; (ii) Rajasthan sub-region; (iii) Uttar Pradesh sub-region. Migration to rest of NCR districts during 1991-2001 is 25,48,129 persons. Top hundred districts sending major migration to rest of NCR districts provide 20,71,269 migrants i.e. 81.29 percent of the total migration. It is also observed that top hundred districts sending migrants to Delhi and rest of NCR districts are mostly common i.e. 81 out of 100 districts are the same. These 81 common districts are sending 3436058 total migrants to rest of NCR districts plus NCTD, which is 72.78% of total migrants. (Refer Table 3)

Table 3: Migration pattern to Delhi & Rest of NCR Districts

	Migration to Delhi (A)	Migration to rest of NCR districts (B)	Total (A+B)
Migration from 81 common districts	1453989	1982069	3436058
Percentage of total migration	66.92	77.79	72.78
Migration from other districts of India	718771	566060	1284831
Percentage of total migration	33.08	22.21	27.22
Total migration	2172760	2548129	4720889

The district headquarters/cities identified as contenders for proposed counter magnet areas by selecting district headquarters of top 100 districts out of total 119 districts (i. 81 common districts sending major migrants to Delhi & rest of NCR districts; ii. 19 districts sending migration to Delhi and iii. 19 other districts sending migration to rest of NCR districts). District headquarters of top 100 districts sending major migration to Delhi and rest of NCR districts have been considered as potential contenders for counter magnet areas (CMA's). It is observed that top 100 districts contribute around 3/4th of the total migration to NCTD and rest of NCR districts.

4.2 Criteria for Selection of Counter Magnets

The National Capital Region Planning Board Act, 1985 empowers the Board to select in consultation with the State Government concerned, any urban area outside the National

Capital Region having regard to its location, population and potential for growth to achieve the objectives of the Regional Plan. Thus, the criteria for the selection process have been divided into following stages:

1. Preliminary Stage: Distance, population and Connectivity
2. Stage II Special Consideration for Lateral addition and deletion: For Addition; existing CMA's and State Government recommendation of cities/towns were considered. While for Deletion cities/towns located too near (100 km distance) were considered.
3. Stage III – Final Criteria for selection: Migration from the influence zone; District Development Index and infrastructure development index
4. Stage IV - Infrastructure Index based on economic development potential of selected CMA's: Cities with low infrastructure development index to be considered under special package and cities with better infrastructure index to be selected as Proposed New CMA's

The new identified counter magnet areas are located in all directions of high migration with respect to NCTD. They are as follows:

1. Ambala (Haryana)
2. Bareilly (Uttar Pradesh)
3. Dehradun (Uttarakhand)
4. Firozabad (Uttar Pradesh)
5. Hissar (Haryana)
6. Kanpur Nagar (Uttar Pradesh)

The above-mentioned list includes the concerned state governments recommended cities i.e. Firozabad, Ambala and Dehradun.

The selected new counter magnet areas are well distributed in three states sending major migration to Delhi. The proposed CMA's are located as following:

- 2 proposed CMA's are located within 100-200 km (Hissar and Ambala);
- 3 CMA's within 200-300 km (Bareilly, Firozabad and Dehradun) and;
- 1 CMA's within 400-500 km (Kanpur)

However, in the workshop it was stated that Firozabad is a part of Taj Trapezium Zone (TTZ) and is environmentally sensitive area. Thus, bringing more industries to this area would be difficult. In view of this, Firozabad has been deleted from the final list of proposed CMAs. Five new CMA's covers 24 districts within their influence zone and have the potential to tackle 8,02,081 persons migrated to NCR including NCT Delhi.

4.3 Recommendation for Allahabad, Gorakhpur & Muzaffarpur – Special Package

These three cities are located on specific road and rail corridor. Gorakhpur and Muzaffarpur are located on east-west corridor while Allahabad is located on Golden Quadrangle. Therefore, their regional/national connectivity will be improved due to the development of these important corridors while there is requirement for upgradation of basic infrastructure. Allahabad is already covered under JNNURM scheme for upgradation/strengthening of existing basic infrastructure. Considering substantial migration to Delhi & NCR from the influence zone of Gorakhpur & Muzaffarpur and having very low level of available infrastructure, there is immediate need for upgradation of existing physical & social infrastructure (including connectivity). In view of this, it is recommended to consider Gorakhpur & Muzaffarpur at par with JNNURM scheme for upgradation of existing

infrastructure. In addition to their consideration, these cities should also be given special package (i.e. grant/loan) from the Ministry of urban development or given priority in the five-year plan prepared by the Central/State Government.

4.4 Recommendation for Patiala, Gwalior and Kota

Patiala, Gwalior and Kota are three existing counter magnet areas not included in the list of proposed counter magnet areas being located in the areas sending very low level of migration. It is suggested that these should be phased out by completing the projects in operation in regard to special assistance as CMA's and pave way for other more important to be included as CMA's.

5 Proposed CMA's Development Strategy

There are two types of development envisaged for the new proposed CMA's (i) economic development and (ii) infrastructure / urban development.

5.1 Economic development

5.1.1 Identified Sectors

The CMAs identified present wide range of sectors that can attract investments. All the identified counter magnet areas have had history of investments in industries therefore the potential really spreads across a wider canvass. Some of the potential sectors for investment in and around these cities are shown in the table 4.

Table 4: Identification of Focus sectors for selected CMA's

CMAs	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
Ambala	<ul style="list-style-type: none"> • Nurturing and promoting entrepreneurship that exists in this region. • Take advantage of its location on the Delhi – Chandigarh – Baddi - Shimla route. • Utilise intellectual capital available in the adjoining region to drive economic development. 	<ul style="list-style-type: none"> • Industries Park • Transport hub • Knowledge Centre
Bareilly	<ul style="list-style-type: none"> • Existing industrial base can be made a fulcrum for driving future development in the vicinity of the city and create employment opportunities for its residents. Facilitation may be provided through a provision of common facilities to entrepreneurs to bring down their cost of operations and make them competitive. • Utilise agricultural resources to drive economic activities in the region • Utilise its location vantage on the corridor from Uttar Pradesh to Uttrakhand 	<ul style="list-style-type: none"> • Industrial Park • Transport Hub • Food Park
Dehradun	<ul style="list-style-type: none"> • Create infrastructure to utilising the intellectual capital of the city and promote knowledge-based industry. • Utilise the agricultural raw material available from the fertile region 	<ul style="list-style-type: none"> • Food Park. • Knowledge Centre.
Hissar	<ul style="list-style-type: none"> • Existing industries in the area need to be revived through infusion of technical and management inputs. A facilitation centre, with access to local and international skills in would be able to provide the impetus for revival. • An industrial park in the area can be established to spur entrepreneurs to relocate and take advantage of common facilities to reduce costs and make them competitive. 	<ul style="list-style-type: none"> • Technical and management resource cum production centre. • Industrial Park for SSI
Kanpur	<ul style="list-style-type: none"> • Revival of industries in Kanpur with focus on its core strengths. A modern industrial park, targeting small-scale entrepreneurs should be established in the region. This park should provide facilities for technology sourcing, technical and management training to 	<ul style="list-style-type: none"> • Industrial park for SSI • Knowledge city

CMAs	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
	<p>entrepreneurs to produce internationally competitive products.</p> <ul style="list-style-type: none"> • Intellectual capital of the city and that available from adjacent state capital can be utilized to service the wide sub sectors of knowledge based industry that can include information technology enabled services like outsourced research and development, knowledge process outsourcing, engineering design centres etc. 	

The above includes is the list of initial projects to be taken up for economic base development. Considering a norm of creation of 100000 direct employment per Rs. 1000 crore invested. The proposed investment of Rs 1542 crores can potentially create almost 2,00,000 direct employment opportunities. The state government based on changing situation would take up further projects for enlarging the economic base. Projects can be undertaken through public private partnerships or may be taken up through Government funds available under appropriate schemes. A very high level of investment at par with CNCR Towns is required in the new proposed CMA's to effectively act as counter magnet.

Financial closure for implementing these initiatives will need to be taken up by the nodal agencies concerned which would be required to initiate the basic planning exercises and identify the most effective source for funds. In most of these projects the Government can participate through provision of land while the development activities can be taken up by private firms, through various public private partnerships like Management Contracts, BOT, BOOT etc.

5.1.2 CMA's Financing strategy

For creating a favourable investment climate, a judicious mix factors are required. State governments need to identify exploitable resources and capabilities available in their states and particularly in the region in close proximity to these cities and promote entrepreneurial initiatives to commercially exploit them and create opportunities for employment of the local population. However, just availability of resources will not suffice in attracting investments. Cities need to provide facilitative infrastructure to support such initiatives. These include physical infrastructure in terms of land, power, water as also roads, rail and air connectivity. Besides these, adequate and quality social infrastructure, housing, healthcare, education and entertainment, necessary to attract talent and help them relocate to these cities. Resource Endowments and physical infrastructure enable investors to create value from resources available in the region. Governance and regulations provide the overarching framework within which the society and their livelihoods operate. Weak governance contributes negatively towards development, driving entrepreneurs, and consequently livelihood opportunities, to relocate.

5.1.3 Resource Mobilisation

To enable the identified counter magnets to perform successfully, it is imperative that development initiatives, are taken up in the cities in time to take advantage of the prevailing economic conditions. Resource requirement for implementing the initiatives can be sourced from various sources such as State and Central Government; Private Sector Participation; Foreign Direct Investments; and Other Options

5.1.4 Methods to Strengthen Economic Base. Possibility of locating SEZ and other economic Activity

Investments can be attracted to a location through administrative power, by forcing entrepreneurs to develop a particular location. However, with increasing competition amongst locations to attract investments in their region, this strategy is not very successful as investors look towards independence in operations and move to locations that offer more freedom in operations. Thus market mechanism is a key driver for attracting investments and locations and local governments need to take the initiative of incentivising investors to invest in their regions.

5.2 Urban Development Strategy

The CMAs would develop a new town/urban extension for the additional population between 2007 and 2027; thus to provide land development with quality physical infrastructure i.e. water supply, sewerage, storm water drainage, power supply, solid waste management and also social infrastructure i.e. health, education, recreation, safety, security. The urban extension/new town plan would be a 20 years perspective plan i.e. 2007-2027.

An additional population of 31,33,078 is estimated to be accommodated in the urban extension of CMAs by 2027. The urban extension areas are proposed to be developed at a city level density of 200 persons per hectare. The five selected counter magnet areas shall have 15,665 ha of land to be developed as urban extension areas in total. It is estimated that total funds required for development of urban extensions/New Towns would be Rs. 13,121 crores (at 2007 price).

The development plan for urban extension / new town to be prepared for 20 years perspective incorporating the following major aspects i.e. land, area; population distribution; housing; transportation; physical infrastructure; social infrastructure; and areas of economic development.

While urban development strategy will be restricted to urban planned areas, the State Governments will have to bring in investments and development in the influence zone of CMAs identified in their respective States through State level policies and development interventions integrated with Five Year Plans and District Development Plans.

Annexure-VI

Government of Rajasthan
Office of Chief Town Planner (NCR) Rajasthan;
Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004
Telefax - 0141 2561377

No.TPR/NCR/COLU/RIICO/06 / 8380

Date 5 JUN 2006

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

Sub: Proposals received from RIICO for change in land use of 430.71 ha. land of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, Tehsil Behror from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' Areas of Shahjahanpur-Neemrana-Behror Urban Complex to 'Urbanisable Area' (Industrial) in NCR Regional Plan 2021.

Sir,

A request for change of land use, of land measuring 430.71 ha. (1064 acres) of villages Janaksinghpura, Madhosinghpura, Kali Pahari and Majra Kath, Tehsil Behror, to extend existing industrial area of Neemrana, has been received from, Managing Director, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO), Jaipur vide letter no. IPI/P-2(20)9/2006/57 dated 02.05.06 (copy enclosed with its enclosures).

RIICO has developed / is developing Industrial Areas in this area viz.. Industrial Area Neemrana (232.93 ha.), Social Infrastructure, Neemrana (30.17 ha.), Export Promotion Industrial Park Neemrana (EPIP) (85.19 ha.) and Industrial Area Neemrana Phase II (128.19 ha.). Since change of land use in Regional Plan 2001 was required for the above industrial areas, change of land use cases were sent on 23.03.02 by this office to NCRPB, New Delhi. Approval of the same was received vide your office letter no. K14011/5/2004-NCRPB dated 28.05.04.

The present proposed site is located on NH-8 opposite existing RIICO Industrial Area Neemrana, in notified urban area of Shahjahanpur-Neemrana-Behror Urban Complex. As per Proposed Land Use 2021 of Regional Plan 2021, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, proposed Industrial Area is not permissible.

As stated by Managing Director, RIICO in his above referred letter dated 02.05.2006, since several investment proposals are coming in this area, there is a need to take up development of this industrial expansion urgently.

You may kindly recall that draft / final report of development strategy and action plan for a New Town - A Global City on NH-8 (Shahjahanpur-Neemrana-Behror Urban Complex) being formulated by M/s Lea Associates South Asia Ltd., New Delhi is still awaited. Preparation of Shahjahanpur-Neemrana-Behror Urban Complex Master Plan under the provisions of Urban Improvement Act, 1959 can be taken up only after finalization of the above report. Awaiting finalization of the above report and subsequent preparation of the

F10(91) 21015/3106

RIICO

Rajasthan State Industrial Development
& Investment Corporation Ltd.

(A Rajasthan Government Undertaking)

Udyog Bhawan, Tilak Marg, Jaipur-302 005 INDIA

No. IPI/P-2(20)9/2006/56

Dated: 02/5/2006

The Principal Secretary to the Government
Urban Development Department
Govt. Of Rajasthan
Jaipur

URGENT

Subject: Change of land use from 'Agricultural (rural) zone within Controlled/ development zone' to Industrial use (Urbanisable area) in NCR, Regional Plan 2021

Sir,

Neemrana is emerging as an Industrial Centre in Rajasthan. RIICO has developed/developing Industrial areas viz Industrial Area Neemrana (232.93 Hect.), Social Infrastructure, Neemrana (30.17 hect.), Export Promotion Industrial Park Neemrana (EPIP) (85.19 Hect.) and Industrial Area Nemrana Phase II (128.19 Hect.). However, due to rapid industrialization the existing areas are saturated and further land is not available for new projects.

Looking to the need of Industries and allied facilities, Corporation is planning to extend the Industrial Area at Neemrana for which land measuring 430.71 hectares (about 1064 acres) of village Janaksinghpura, Madhosighpura, Kali Pahadi and Majarakat Tehsil Behror, District Alwar is under acquisition. Notification under Section-6 of Land Acquisition Rule 1894, has been issued by the Industries Department Government of Rajasthan on dated 2/2/2006 (copy enclosed herewith). And award of this land (431.51 hect) has been declared by Land Acquisition Officer, RIICO Jaipur on dated 10.4.2006. Beside above 40.12 hect. government land reserved by Collector Alwar for allotment to Corporation. Government Land measuring about 60.92 hect is proposed to be acquired in the future.

This land is situated opposite to the existing RIICO Industrial Area Neemrana and along National Highway No. 8 (about 3 kms.). The said area falls under National Capital Region and as per NCR, Regional plan 2021, the said land is under Agricultural (rural) zone within Controlled/development zone and green buffer along National Highway. The proposed land use plan of NCR Regional Plan 2021 with the land marked there on is enclosed herewith.

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक : पी.10(91)नविनि / 3 / 06

जयपुर, दिनांक :- 27/5/06

मुख्य नगर नियोजक,
राजस्थान, जयपुर।

3796

36.06

विषय :- Change of land use from 'Agricultural (rural) zone within Controlled/development zone' to Industrial use (Urhbanisable area) in NCR, Regional Plan 2021.

महोदय,

उपरोक्त विषयान्तर्गत महाप्रबंधक, राजस्थान स्टेट इन्डस्ट्रीयल डवलपमेन्ट एण्ड इन्वेस्टमेन्ट कोरपोरेशन लिमिटेड के पत्र क्रमांक आई.टी.आई/पी-2(20)9/06 /56 दिनांक 02.05.06 के पत्र की फोटो प्रति व उसके साथ प्राप्त संलग्नस की प्रतियां संलग्न कर भिजवाई जा रही है। कृपया उक्त प्रकरण को एन.सी.आर. प्लानिंग बोर्ड में भू-उपयोग परिवर्तन के लिये भिजवाने का श्रम करावें।

संलग्न : उक्तानुसार

भवदीय

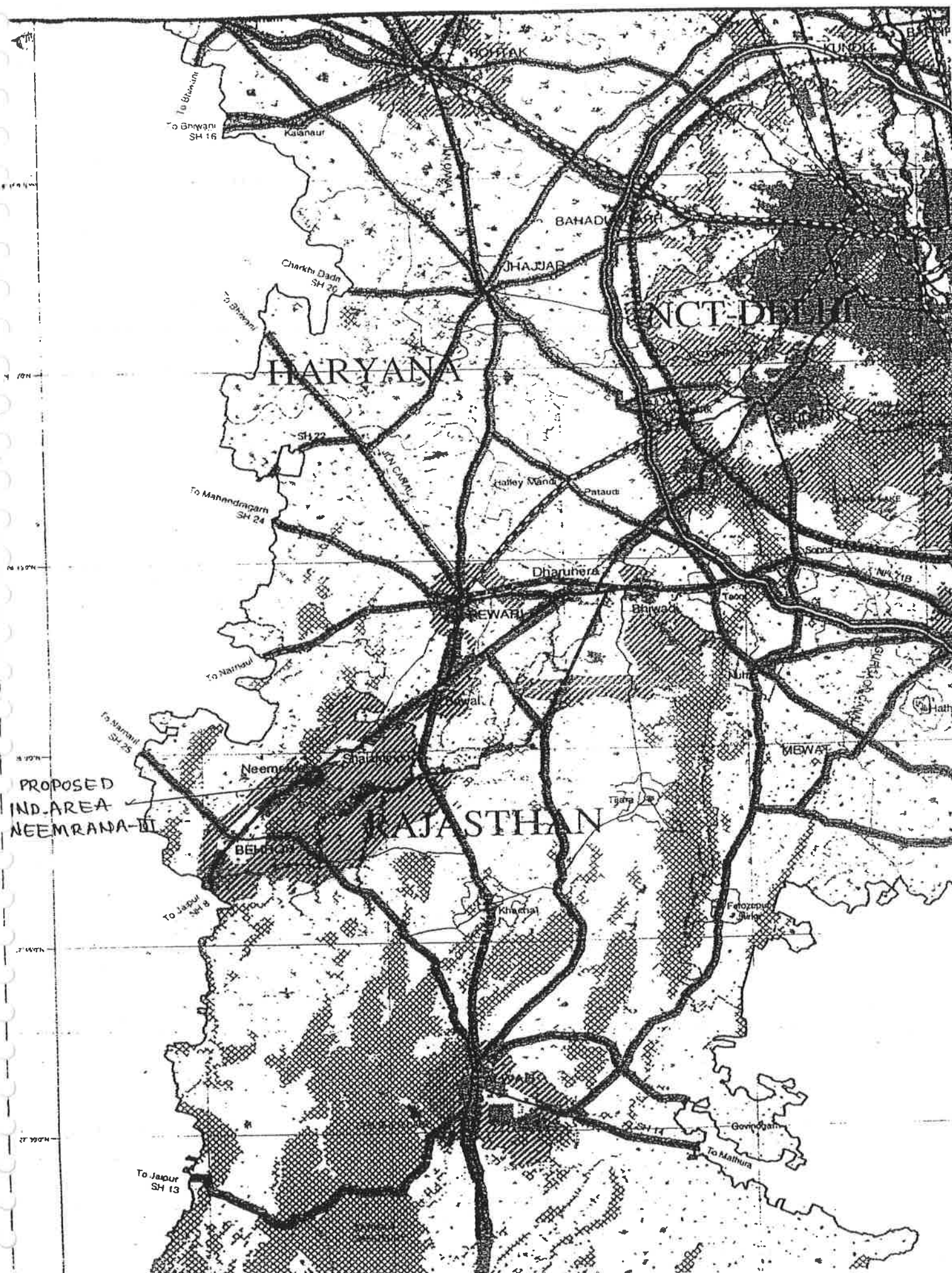
(शिवकुमार शर्मा)
शासन उप सचिव

प्रतिलिपि महाप्रबंधक, राजस्थान स्टेट इन्डस्ट्रीयल डवलपमेन्ट एण्ड इन्वेस्टमेन्ट कोरपोरेशन लिमिटेड, जयपुर को उनके पत्र क्रमांक आई.टी.आई/पी-2(20)9/06 /56 दिनांक 02.05.06 के संदर्भ में सूचनार्थ

उप नगर नियोजक

46

VI/5



Annexure-VIA

OBSERVATIONS OF THE TEAM OF OFFICERS VISITED THE NEEMRANA INDUSTRIAL AREA, RAJASTHAN SUB-REGION.

Observations of the Team

1. The team observed that the existing Neemrana Industrial Areas covering about 473 ha land is located along the western side of National Highway 8 (Delhi-Jaipur) (location map and photographs attached at Annexure -II and III respectively).
2. Neemrana village and Neemrana fort are located on north side of the existing Neemrana Industrial Areas and the terrain is hilly. The area also falls under Natural Conservation Zone as per Regional Plan 2021 of NCR, in which industrial/urban activities are not permissible.
3. On the north-west and south-west sides of the existing Neemrana Industrial Areas, six villages namely Madhosinghpura, Pratapsinghpura, Bichpuri, Pipli, Dhundaria and Fatehpura are situated. Therefore, scope of expansion of Industrial Area on this side is very limited and land is available in only small patches.
4. It is observed that there is a physical barrier i.e. hills between the existing Neemrana Industrial Areas and the Compact City part of proposed Global City. If expansion of existing Neemrana Industrial Areas is planned towards south east of NH 8, the above physical barrier will separate the proposed site also from the Compact City.
5. It was informed that land of the proposed site towards south east of NH 8 has been acquired and possession of the same has been taken by RIICO. Addl. Chief Secretary (Infrastructure), Govt. of Rajasthan has, in his above mentioned D.O. letter dated 17/04/2007, mentioned that an MOU for establishment of "Delhi-Mumbai Industrial Corridor" was signed between Ministry of Commerce & Industry, Govt. of India and Ministry of Economy, Trade and Industry, Govt. of Japan on 13/12/2006 in which Neemrana has been mentioned as an industrial estate / cluster.
6. Number of development activities are coming up along NH 8 in and around Neemrana and Shahjahanpur areas. In the interest of planned development, it is felt that preparation of Master Plan of SNB Urban Complex, which is notified by Govt. of Rajasthan under Urban Improvement Act, 1959, may be expedited. Towards this, a study for formulation of development strategy and action plan for the area of SNB Urban Complex is being conducted by a consultant appointed for the purpose.

In view of above, the Team observed that the proposed site towards south-east of NH, 8 admeasuring about 472 ha in villages Janaksinghpura, Madhosinghpura, Kali-Pahari and Majra Kath, Tehsil Behror may be considered for expansion of existing Neemrana Industrial Areas, with necessary conditions.

Annexure-VII

RELEVANT EXTRACTS FROM THE NCRPB ACT, 1985

Sec. 11

THE GAZETTE OF INDIA EXTRAORDINARY

7

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

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

Modifica-
tions of
the
Regional
Plan.

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

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

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

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

Review
and
revision
of the
Regional
Plan.

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

CHAPTER V

FUNCTIONAL PLANS, SUB-REGIONAL PLANS AND PROJECT PLANS

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

Prepara-
tion of
Func-
tional
Plans.

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

Prepara-
tion of
Sub-
Regional
Plans.

Annexure-VIII

Government of Rajasthan
Office of Chief Town Planner (NCR) Rajasthan,
Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004
Telefax - 0141 2561377

No.TPR/NCR/COLU/RIICO/06/673

Date : 23 JUN 2006

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

Sub: Proposals received from UIT, Alwar for change in land use of 270.23 ha. land of villages Ballaboda, Dholidoob, Tuleda and Alwar no. 1, Tehsil Alwar from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' of Alwar Urban Area to 'Urbanisable Area' (Residential) in NCR Regional Plan 2021 for 4 multipurpose residential schemes of UIT, Alwar.

Sir,

A request for change of land use, of land measuring 270.23 ha. of villages Ballaboda, Dholidoob, Tuleda and Alwar no. 1, Tehsil Alwar to develop Gulmohar, Gulmohar Extension, Shalimar and Vigyan Nagar Multipurpose Residential schemes of Urban Improvement Trust (UIT), Alwar, has been received from, Director, NCR Projects cum Secretary, UIT, Alwar vide letter no.F/Aayojana/73/06 dated 27.05.06 (copy enclosed with its enclosures).

UIT, Alwar has developed / is developing various Residential, Commercial, Infrastructure Development, etc. Projects in Alwar town with loan assistance from NCR Planning Board, New Delhi and through its own resources.

The proposed site of above 4 multipurpose residential schemes is located between Alwar-Behror Road (SH-14) and Alwar-Mathura railway line towards north of proposed northern bye-pass of Alwar town, in notified urban area of Alwar Master Plan 2001, which has been extended by Rajasthan Government to the year 2011. As per Alwar Master Plan, proposed land use for the proposed site is Peripheral Control Belt, in which above proposed 4 multipurpose residential schemes are not permissible.

As per Proposed Land Use 2021 of Regional Plan 2021, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, above proposed 4 multipurpose residential schemes are not permissible.

As stated by Director, NCR Projects cum Secretary, UIT, Alwar in his above referred letter dated 27.05.06, by change of land use of above 4 multipurpose residential schemes, besides achieving planned development of Alwar town, residents of Alwar will get plots at reasonable rates.

It may be mentioned that preparation of Alwar Master Plan, subsequent to notification of Regional Plan 2021 of NCR by Government of India, under the provisions of Urban Improvement Act, 1959 may be taken up now by Chief Town Planner, Rajasthan. Awaiting

कार्यालय नगर विकास न्यास, अलवर

क्रमांक / एफ / आयोजना / 73/06

दिनांक:- 27.5.06

उप नगर नियोजक (एनसीआर)

नगर नियोजन विभाग

राजस्थान, जयपुर

717 (4/2)

29/05/06

विषय :- नगर विकास न्यास, अलवर की चारो योजनाओ (गुलमोहर योजना, गुलमोहर विस्तार योजना, शालीमार योजना, विज्ञान नगर योजना) का भू-उपयोग परिवर्तन करने बाबत।

सन्दर्भ :- आपके कार्यालय का पत्र क्रमांक टीपीआर/एनसीआर/सीआईएल्यू/यूआईटी/एएलडब्लू/01/2006/632

उपरोक्त संदर्भित पत्र के क्रम में निवेदन है कि आप द्वारा चाही गयी सूचना दो सैट में प्रेषित की जा रही है :-

01. अलवर के लैण्ड यूज प्लान 2001 में चारो योजनाओं को दर्शा दिया गया है।
02. चारो स्कीमो की सीमाएं खसरा मैप में दर्शा दी गई हैं एवं प्लेनटेबिल सर्वे प्लान की प्रतियाँ संलग्न है।
03. योजनानुसार राजस्व ग्राम व खसरो की सूची संलग्न है।
04. न्यास निर्णय की प्रति संलग्न है।
05. उक्त योजनाओ में आवासीय योजनाओ का निर्माण किया जावेगा।
06. अलवर मास्टर प्लान सन् 2000 तक के लिए बनाया गया था मास्टर प्लान में आवासीय जोन वर्ष 2001 तक के लिए ही दर्शाया गया था। अब मास्टर प्लान को 2011 तक बिना परिवर्तन किये हुए अवधि बढ़ा दी गई है। 2011 के बाद तिजारा रोड़ व बहरोड़ रोड़ पर नगरीय योग्य सीमा बढ़ाने पर उक्त योजनाएं नगरीय योग्य सीमा आ जायेगी इसलिए कार्यवाही को 2006-07 में किया जाना उचित है। ऐसी स्थिती में मास्टर प्लान में दर्शाये गये आवासीय जोन में योजनाएं विकसित हो चुकी है। बहरोड़ व भिवाड़ी मुख्य सड़क पर आवासीय जोन न होने के कारण नई योजनाएं विकसित की जा रही है। उपरोक्त क्षेत्र शहर के नजदीक है। ऐसी स्थिती में उक्त क्षेत्र में नई आवासीय योजनाएं बनाने के लिए आवासीय भू-उपयोग परिवर्तन किया जाना आवश्यक है।
07. मैसर्स त्रिहान होम डवलपरर्स प्रा0 लि0 की भूमि न्यास की शालीमार योजना की सीमा के अन्दर स्थिती है।

अलवर की आबादी व विकास को ध्यान में रखते हुए इनका भू-उपयोग परिवर्तन होना अत्यन्त आवश्यक है अन्यथा भू-माफियाओ द्वारा इस क्षेत्र पर अवैध रूप से भूखण्डो का बेचान किया जा सकता है जिससे भविष्य में भूमि अवाप्ति में कठिनाई होगी। इन योजनाओ के भू-उपयोग परिवर्तन होने से शहर के सुनियोजित विकास के साथ-साथ शहर वासियो को इन योजनाओ में उचित दरो पर भूखण्ड उपलब्ध करवाये जा सकेंगे जिससे न्यास को आय होगी। अतः इन योजनाओ का शीघ्र ही भू-उपयोग परिवर्तन कराने का श्रम करावें।

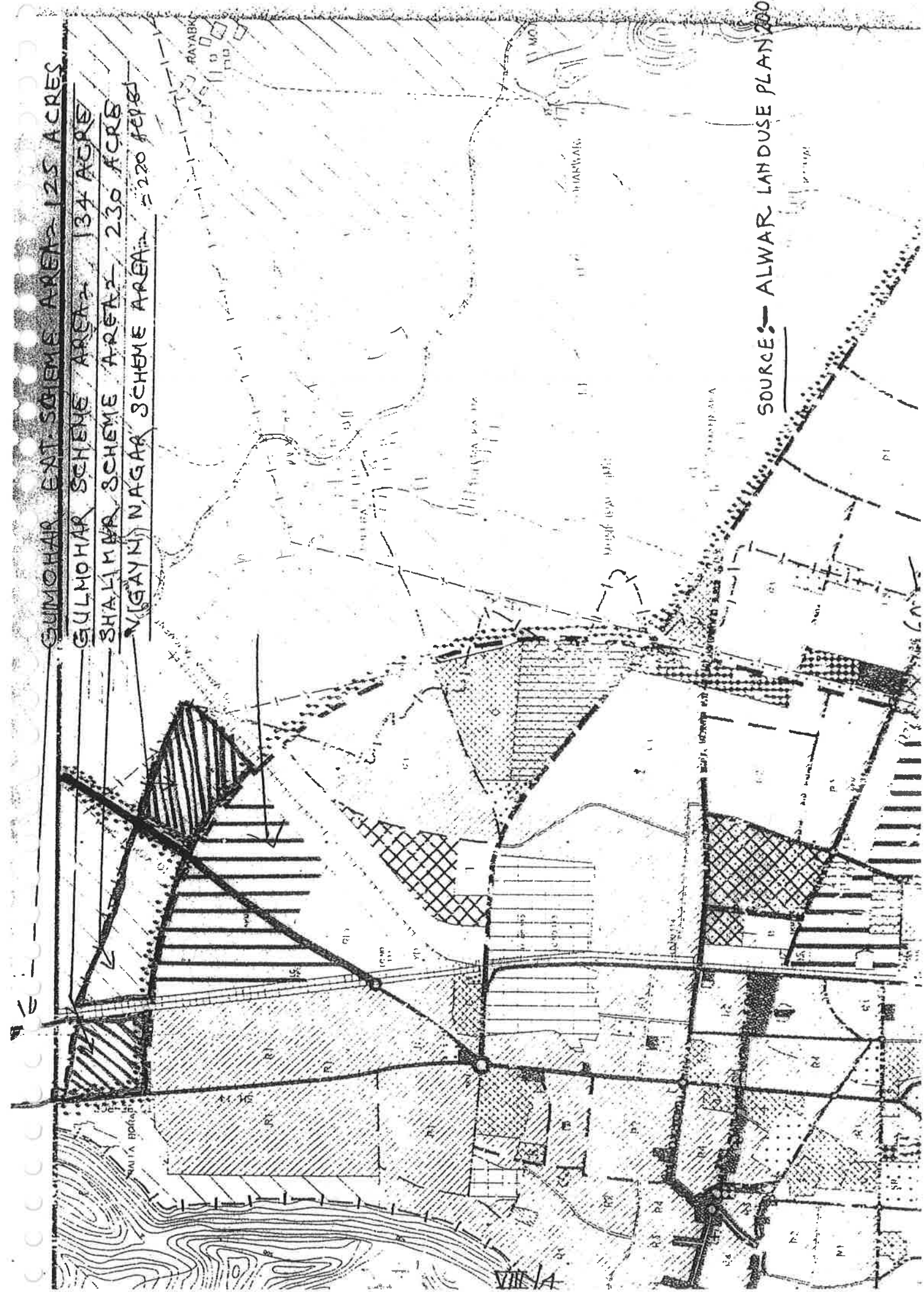
निदेशक

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राष्ट्रीय राजधानी क्षेत्र परियोजना एवं सचिव नगर विकास न्यास, अलवर

GULMOHAR EXT. SCHEME AREA= 125 ACRES
 GULMOHAR SCHEME AREA= 134 ACRES
 SHALIMAR SCHEME AREA= 230 ACRES
 VIGAYAN NAGAR SCHEME AREA= 220 ACRES

SOURCE: ALWAR LANDUSE PLAN 2001



Annexure-IX

21
Government of Rajasthan
Office of Chief Town Planner (NCR) Rajasthan,
Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004
Telefax - 0141 2561377

No.TPR/NCR/COLU/RIICO/06/185

Date : 06 MAR 20

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

Sub: Proposals received from RIICO for change in land use of 217.75 ha. (7.76 ha. Govt. and 209.99 ha. khatedari) land in revenue villages Faquarudinka, Gandhola, Chopanki, Pathredi and Khori Kalan, Tehsil Tijara, District Alwar for extension of Chopanki Industrial Area from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' to 'Urbanisable Area within Controlled / Development / Regulated Areas' in NCR Regional Plan 2021.

Sir,

A request for change of land use, of land measuring 217.75 ha. (7.76 ha. Govt. and 209.99 ha. khatedari land) in revenue villages Faquarudinka, Gandhola, Chopanki, Pathredi and Khori Kalan, for extension of existing Chopanki Industrial Area and land measuring 314.33 ha. (1.63 ha. Govt. and 312.70 ha. khatedari land) in revenue villages Karampur, Banbirpur, Bhurhera, Karoli and Tapookara of Tehsil Tijara, District Alwar, for extension of existing Khushkhera Industrial Area, has been received from, Managing Director, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO), Jaipur vide letter no. IPI/P-2(5)10/2006/236 dated 26.09.06 (copy enclosed with its enclosures pertaining to extension of Chopanki Industrial Area). Further information regarding extension of Chopanki Industrial Area has been received from Manager, Planning, RIICO, Jaipur vide his letter no. IPI/P-2(5)10/2006/396 dated 06.02.07 (copy enclosed with its enclosures).

It may be mentioned that proposed site for extension of Khushkhera Industrial Area falls in 'Urbanisable Area within Controlled / Development / Regulated Zone' in NCR Regional Plan 2021. In this light, proposal for extension of Khushkhera Industrial Area has been approved in principle with conditions, vide this office letter no. TPR/NCR/COLU/RIICO/06/60 dated 17.02.07 (copy enclosed).

The proposed site for extension of Chopanki Industrial Area is located towards south west of and abutting existing Chopanki Industrial Area upto Tapookara - Nuh road on south, in notified Bhiwadi-Tapookara-Khushkhera Complex. As per Proposed Land Use 2021 of Regional Plan 2021, the proposed land use for the proposed site is 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas', in which, as per Zoning Regulations of Regional Plan 2021, proposed Industrial Area is not permissible.


As stated by Managing Director, RIICO in his above referred letter dated 26.09.06, since several investment proposals are coming in this area, there is a need to take up development of this industrial expansion urgently.

Jr

In view of above, it is requested that change of land use in Regional Plan 2021 of above land measuring 217.75 ha. (7.76 ha. Govt. and 209.99 ha. khatedari) land in revenue villages Faquarudinka, Gandhola, Chopanki, Pathredi and Khori Kalan, Tehsil Tijara, District Alwar for extension of Chopanki Industrial Area from 'Agricultural (Rural) Zone within Controlled / Development / Regulated Areas' to 'Urbanisable Area within Controlled / Development / Regulated Zone' may kindly be approved.

This bears approval of Rajasthan State Government.

Yours faithfully,

 06/03/07
(Hemant Murdia)
Chief Town Planner (NCR),
Rajasthan, Jaipur.

Encl: As above.

No.TPR/NCR/COLU/RIICO/06

Date :

Copy to Managing Director, RIICO, Jaipur with reference to his letter no. IPI/P-2(5)10/2006/396 dated 06.02.07 for kind information and necessary action.

(Subhash Chandra Sharma)
Deputy Town Planner (NCR),
Rajasthan, Jaipur.

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- (vi) Location / s of Common Effluent Treatment Plant / s, etc. to be identified and marked.
 - (vii) Land for treatment / disposal of solid waste, sanitary landfill site / s, etc. to be identified and marked.
 - (viii) Land for electricity grid sub station, fire station, health care facilities, police post, bank, post office, other government and semi government offices and such other facilities to be identified and marked.
 - (ix) Natural and man made sites of heritage and tourism importance at the local level, to be identified. Planning of these areas and their surroundings to be such that they can be optimally used by the local inhabitants, and inappropriate development in their vicinity and encroachment upon them is prevented.

Yours faithfully,

17/02/07

(Hemant Murdia)
Chief Town Planner (NCR)
Rajasthan, Jaipur.

- (ii) RIICO should prepare an integrated Drainage Plan. for Khushkhhera Industrial Area and Khushkhhera Industrial Area Extension. Zero run off within Khushkhhera Industrial Area and Khushkhhera Industrial Area Extension should be aimed at. The existing bunds / check dams, etc. should be protected and new ones be developed to increase run off time of storm water for increasing ground water recharge. Necessary measures to prevent the use of storm water drains for conveying sewage, dumping of solid waste and sludge in open drains, and unauthorized development / encroachment / slum dwellings in drainage system should be taken.
 - (iii) Khushkhhera Industrial Area Extension should have two water distribution lines, one for drinking water and other for non drinking water / recycled treated waste water. All water requirement for non drinking purposes in industrial units, air conditioning of large buildings / institutions, large installations, irrigation of parks / green areas, etc. should be met through treated recycled waste water as per norms.
 - (iv) From the viewpoint of long term availability of water for Khushkhhera Industrial Area Extension and other industrial areas in Bhiwadi-Tapookara-Khushkhhera Complex, the possibility of bringing surface water from perennial sources may be explored.
2. Common Effluent Treatment Plant / s of capacity required for all industrial units in Khushkhhera Industrial Area and Khushkhhera Industrial Area Extension should compulsorily be set up at appropriate location / s.
 3. RIICO should prepare a Solid Waste Management Plan for Khushkhhera Industrial Area and Khushkhhera Industrial Area Extension on the basis of CPHEEO Manual for Solid Waste Management, which provides guidelines for collection, transfer, transport and disposal of solid waste as well as for handling of medical and hazardous waste. In this regard, notification of Ministry of Environment & Forests, Government of India under Environmental Protection Act, 1986 should also be followed.
 4. Layout Plan of Khushkhhera Industrial Area Extension shall be sent to this office for examination in the light of Regional Plan 2021 of NCR. The following may be kept in view while preparing the Layout Plan:
 - (i) ROW of State Highway 25 and Tapookara - Budi Bawal road be kept as 60 m. (200 ft.).
 - (ii) Green Buffer 30 m. (100 ft.) wide be provided along State Highway 25 and Tapookara - Budi Bawal road. It may also be ensured that the Green Buffer is provided between Khushkhhera Industrial Area Extension and any settlement. Also, if any existing settlement is retained within Khushkhhera Industrial Area Extension, the Green Buffer be provided around the same.
 - (iii) Good agricultural land be identified and utilized for development of parks, tree plantation, etc.
 - (iv) Flood plains of major drains and ground water recharging areas such as ponds, other water bodies, etc and their adjoining areas should be identified, protected and developed.
 - (v) Land allocations at appropriate places for water treatment and distribution as well as waste water treatment and recycling systems, including reservoirs, boosting stations, etc., be made and marked upon the Layout Plan.

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Government of Rajasthan
Office of Chief Town Planner (NCR) Rajasthan,
Nagar Niyojan Bhawan, J.L.N. Marg, Jaipur - 302004
Telefax - 0141 2561377

No. TPR/NCR/COLA/RIICO/06/60

Date : 17-2-08

Managing Director,
RIICO,
Udyog Bhawan,
Tilak Marg, Jaipur.

Sub: Proposal for extension of Khushkhera Industrial Area in 312.70 ha. khatedari land and 1.63 ha. Government land located in revenue villages Karampur, Banbirpur, Burhera, Karoli and Tapookara, Tehsil Tijara, District Alwar.

Ref.: Manager (Planning), RIICO letter no. IPI/P-2(5)10/2006/395 dated 06.02.07.

Sir,

It is observed from your letter no. IPI/P-2(5)10/2006/236 dated 26.09.06 that notification u/s 4 of Land Acquisition Act, 1894 for acquisition of 312.70 ha. private land of revenue villages Karampur, Banbirpur, Burhera, Karoli and Tapookara, Tehsil Tijara, has been issued on 20.03.06. You may be aware that the proposed site is located in Rajasthan Sub Region (RSR) of National Capital Region (NCR), for which Regional Plan 2021, prepared under Government of India National Capital Region Planning Board Act, 1985, is in force from 17.09.2005. In this light, it is desirable that the proposal of extension of Khushkhera Industrial Area should have been referred to this office at initial stages. It is requested that it may kindly be ensured that development proposals in RSR of NCR (Alwar District and Kota Town) are referred to this office, so that compliance of provisions of Regional Plan 2021 may be ensured.

It is also observed that the proposed extension of Khushkhera Industrial Area is towards east of and adjoining the existing Khushkhera Industrial Area, between State Highway 25 and Tapookara - Budi Bawal road. Although the proposed site extends upto SH 25 in a small part, it is not clear why the proposal does not include remaining lands between SH 25 and Tapookara - Budi Bawal road. Proposals in this regard, if any, may kindly be informed at the earliest.

However, proposal for extension of Khushkhera Industrial Area received vide above referred letter dated 06.02.07 is hereby approved in principle, with the following conditions:

1. In view of the proposed site being in over exploited block of ground water availability as per Central Ground Water Board,
 - (i) Water consuming industries should not be permitted by RIICO in Khushkhera Industrial Area Extension.

DIP (JCR)

05/10/06

VDC 10/10/06

RIICO

66 Rajasthan State Industrial Development
& Investment Corporation Ltd.

(A Rajasthan Government Undertaking)

Udyog Bhawan, Tilak Marg, Jaipur-302 005 INDIA

No. IPI/P-2(5)10/2006/236

Dated: 26/9/2006

To,

Chief Town Planner (NCR)
Town Planning Department
Niyojan Bhavan.
Jawahar Lal Nehru Marg
Jaipur

**Subject: Change of land use of land for expansion of Industrial area
Khushkhera and Chopanki for Industrial use in NCR, Regional Plan
2021**

Dear Sir,

Bhiwadi, District Alwar is the most prominent Industrial Centre in Rajasthan State, Corporation has developed four Industrial areas viz. Bhiwadi (2138 acres), Chopanki (802 acres), Khushkhera (977 acres) and Sarekhurd (94 acres) in this region. Due to proximity of National Capital Delhi and provision of Infrastructure by the Corporation in these Industrial areas, Industrial development is at its peak. There is also demand of land from big industrial groups. Further Industrial development in this region is blocked due to non-availability of Industrial land.

Looking to the need of Industries and allied facilities, Corporation is planning to expand the Industrial Area Bhiwadi, Chopanki and Industrial Area Khushkhera. The matter of change of land use for expansion of Bhiwadi Industrial Area was forwarded to your Office on dated 1.9.2006. The details of Existing area at Khushkhera & Chopanki and need of its expansion is enclosed at Annex- A. Following are the land details for the proposed expansion area of Industrial Area Khushkhera And Chopanki.

Extension of	Land Details			Land of Village	Status of acquisition
	Private land	Govt. Land	Total		
Industrial Area Khushkhera <i>(layout of exiting Industrial area with expansion area is enclosed at annex-B1)</i>	312.70 hects.	1.63 hects.	314.33 hects (776.70 acres) <i>(Village wise land details is enclosed at annex-C1)</i>	Karmpur, Banbirpur, Burhera, Karoli and Tapukara Tehsil Tijara, Distt. Alwar <i>(Khasara plan showing the total land is enclosed at annex -D1)</i>	Notification under Section-4 of Land acquisition Act-1894 for the private land on dated 20.3.2006 <i>(Notification and land details enclosed at annex-E1)</i>
Industrial Area Chopanki <i>(layout of exiting Industrial area with expansion area is available at annex-B2)</i>	209.99 hects	7.76 hects.	217.75 hects. (537.50 acres) <i>(Village wise land details is enclosed at annex-C2)</i>	Faquarudinka, Gandhola, Chopanki, Pathredi and Khori Kalan Tehsil Tijara, District Alwar <i>(Khasara plan showing the total land is enclosed at annex -D2)</i>	Notification under Section-6 of Land acquisition Act-1894 for the private land on dated 3.2.2006 <i>(Notification and land details enclosed at annex-E2)</i>

The land for proposed for expansion of Khushkhera Industrial Area is situated on east side of existing area upto Alwar road. The land for proposed expansion for Chopanki Industrial Area is situated on the south west of the existing area upto Tapookara to Nuh road on south. Marked in key plan annex at F.

The said area falls under National Capital Region and as per NCR, Regional plan 2021, and following are the land uses of the respective

64/ - (10) (3)

areas (marked in the part land use plan of NCR Regional Plan-2021 at Annex G).

Extension of	Land use classification in NCR Regional Plan 2021
Industrial Area khushkhera	Urbanisable
Industrial Area Chopanki	Part Urbanisable and part under Agricultural (rural) zone within Controlled/ development zone

Both above areas and their proposed expansion fall out of the Master Plan Bhiwadi 2011 area. However, for planned and integrated Industrial growth in this region a Draft Master Plan for Greater Bhiwadi was prepared by the Corporation, which was submitted, to Government of Rajasthan for approval. Subsequently in the meeting held on 20.8.1999 under the chairmanship of Principal-Secretary, Department of Urban Development, Govt. of Rajasthan draft Greater Bhiwadi Master Plan 2021 prepared by Corporation was taken as suggestion for change in NCR Sub Regional plan (Minutes are enclosed at annex H). The said land is shown in the land use plan of draft Greater Bhiwadi Master Plan-2021 (annex-J). Both the expansions are almost concurrent to the land use plan of draft Greater Bhiwadi Master Plan. Also, as per this plan Industrial Area Bhiwadi and Chopanki is connected by road for which Corporation had acquired land.

In the light of above and looking to the initiatives taken by the Corporation for the growth of Industries, it is proposed to change the land use /allocate the aforesaid land measuring 314.33 hectare for expansion of Industrial Area Khushkhera and land measuring 217.75 hectares for expansion of Industrial Area Chopanki for Industrial use in NCR Regional plan 2021.

Since several investment proposals are coming in this area, there is a need to take up development of these Industrial expansions urgently and therefore the necessary action for requested change of land use/allocation may kindly be taken urgently.

(D)

(Kuldeep Ranka)
Managing Director

Encl.: As above

ANNEXURE-1/10
63 28 4

Annex-A

Existing Industrial Area Khushkhera and need of expansion

Industrial Area Khushkhera

Industrial Area Khushkhera is located at about 18.00 Km from Industrial Area Bhiwadi. The area is also connected with NH-8 through Dharuhera at a distance about 18 Km. (Key plan enclosed). The area is also located at approximately 85 Kms from Delhi and 210Km from Jaipur. The area is developed in 977.60 acres land and among 1374 No. of plots planned in area, 1315 No. of plots have been allotted. The investment catalized in the industrial area is estimated to be 460 crores. Many prestigious units like Paramount Wires & Cable, Rathi Bar, Kundan Edible Oils, Paras Fab Ltd., Supreme Industries, Laxmi Bhog Atta, are setup in industrial area.

Industrial Area Chopanki

Industrial Area Chopanki is located at about 7.00 Km from Industrial Area Bhiwadi. The area is also located on Tapukara - Nuh Road and therefore connected with NH-8 through Bilaspur Chowk. (Key plan enclosed). The area is also located at approximately 85 Kms from Delhi and 215Km from Jaipur. The area is developed in 802.00 acres land and among 1053 No. of plots planned in area, 1013 No. of plots have been allotted. The investment catalized in the industrial area is estimated to be 850 crores. Many prestigious units like Caparo Engg., Varun Braveries, Blue Scope Steel, Aero Start Helmats, Balkishan Tyres are setup in industrial area.

Need of Expansion

Adjoining to industrial area Khushkhera, land measuring 314.33 hectare is being acquired for development of Khushkhera extension due to demand of plots of entrepreneurs of Delhi & Haryana region. There is also demand of big industrial groups like Honda Seil, Indo Farm Tractors & Motors Ltd., and Japanese group etc. in the area and therefore expansion of industrial area is required.

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MINUTES OF THE 56th MEETING OF THE PLANNING COMMITTEE HELD AT 3.00 P.M. ON 19.09.2008 IN THE CONFERENCE HALL OF NATIONAL INSTITUTE OF URBAN AFFAIRS, CORE-IV B, FIRST FLOOR, INDIA HABITAT CENTRE, LODI ROAD, NEW DELHI-110003.

A list of the participants is enclosed.

Chairman welcomed the members of the Planning Committee. Chairman, expressed his pleasure informing the members that the Ministry of Railways examined the proposed railway projects of the Regional Plan-2021 and had accepted all the proposals of the Regional Plan related to Ministry of Railways. Ministry of Railways had also informed the status of implementation of some of the railway projects of RP-2021. He also mentioned that railways has requested to dovetail the other development plans of railways within the NCR with the proposal of the Region. A copy of the letter received from Railway Board was also circulated in the meeting.

Chairman further informed the members about the scheme of Bureau of Energy Efficiency (BEE), Ministry of Power launched to give national recognition to energy efficient buildings through awards to Office Buildings and requested the members / participating State Governments to send proposals to the Bureau of Energy Efficiency in this regard. The award has been named as "National Energy Conservation Award-2008-Office Building". A copy of the same was circulated in the meeting. Thereafter, the Planning Committee took up the Agenda Items for discussions.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 55TH MEETING OF THE PLANNING COMMITTEE HELD ON 24.1.2007.

The minutes of the 55th meeting of the Planning Committee held on 24.1.2007 were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 55TH MEETING OF THE PLANNING COMMITTEE HELD ON 24.1.2007.

i) Preparation of Sub-Regional Plans

The matter was discussed in the Agenda item No. 3.

ii) Draft Zonal Development Plan for Zone 'O' and part 'P' of MPD-2001

The Planning Committee noted the status. Planning Committee further noted that the DDA has notified the Plan for Zone 'O' for inviting public objections and suggestions on 20.7.2008. The draft Zonal Development Plan for Zone 'O' was being examined and objections and suggestions would be sent shortly.

iii) Landuse change proposals received from Govt. of Rajasthan.

Change of landuse of 7,200 sq.m. agricultural land located in khasra no.455 & 458, village Dooghera, tehsil Behror from 'agricultural (rural) zone within controlled / development / regulated areas of Shahjahanpur Neemrana-Behror Urban Complex to 'urbanisable area' (public & semi-public) in NCR Regional Plan 2021

Chief Regional Planner, NCRPB informed that Ministry has further sought a clarification in the matter vide their letter No. K-11019/8/2004-DD.VI dated 18.9.2008 which will be forwarded to Govt. of Rajasthan for response.

iv) Draft Master Plan for Greater NOIDA 2021

Chief Regional Planner, NCRPB informed that the Master Plan for Greater Noida Phase-I 2021 was examined and it was decided that the Master Plan for Greater Noida Phase-II would have to be expeditiously prepared and submitted to the Board so that both the Plans could be examined simultaneously together and could be placed before the Planning Committee. It is required because in one of the response from Greater Noida Authority, it was stated that green belt would be proposed in Greater Noida Phase-II Plan in between Greater Noida Phase-I and II controlled area. The Master Plan for Greater Noida Phase-II is still awaited.

Chief Coordinator Planner, NCR Cell, UP informed that due to de-notification of certain areas of the notified areas of Greater Noida Phase-II for inclusion in the Bulandshahar-Khurja Development Authority area and other developments on the ground, the preparation of Master Plan for Greater Noida Phase-II had been delayed. He further informed that he would request the Greater Noida Authority to prepare the Master Plan for Phase-II expeditiously.

v) Master Plan for Delhi-2021

The Planning Committee noted that the final Master Plan of Delhi 2021 was notified on 7.2.2007.

AGENDA ITEM NO.3: REVIEW OF STATUS OF PREPARATION OF SUB-REGIONAL PLANS-2021

Financial Commissioner and Principal Secretary, Town & Country Planning Department, Govt. of Haryana while giving the status of preparation of Sub-Regional Plan-2021 for Haryana sub-region informed that the Consultant has been finalized for preparation of Sub-Regional Plan-2021 for outsourcing and the work would be awarded shortly. He further informed that total time schedule for preparation of the draft Sub-Regional Plan-2021 would be twenty six weeks.

Chief Coordinator Planner, NCR Cell, UP informed that a Sub-Committee under the chairmanship of Special Secretary, Govt. of UP was constituted by the Govt. of UP for selection of Consultant and carrying out the work of preparation of Sub-Regional Plan-2021 for Uttar Pradesh sub-region through outsourcing. The Sub-Committee had selected a Consultant and requested the Principal Secretary, Housing and Urban Planning Department, Govt. of UP for approval. Chairman, Planning Committee suggested that NCR Cell, UP should expedite obtaining the approval of the Govt. of UP so that work could be initiated at the earliest.

Chief Town Planner, NCR Cell, Rajasthan informed that the bids had been received and evaluated and the meeting of the Consultancy Review Committee would be held shortly to finalize the Consultant for preparation of Sub-Regional Plan-2021 for Rajasthan sub-region.

Principal Secretary, PWD, GNCT-Delhi informed that Master Plan for Delhi-2021 had been notified which covers the area of the entire NCT-Delhi. The Govt. of NCT-Delhi is considering to take a decision to adopt Delhi Master Plan-2021 as the Sub-Regional Plan-2021 for NCT-Delhi sub-region.

Chairman, Planning Committee stated that the Govt. of NCT-Delhi should ensure that all the policies and proposals of the Regional Plan-2021 which are required to be incorporated in the Sub-Regional Plan-2021 for NCT-Delhi sub-region to be prepared under the provisions of the NCR Planning Board Act, 1985 are included in the Plan.

Chief Regional Planner, NCRPB mentioned that as per the NCRPB Act, 1985, Sub-Regional Plan-2021 for NCT-Delhi sub-region is to be prepared by the Govt. of NCT-Delhi. It would be appropriate that Govt. of NCT-Delhi examines the Master Plan for Delhi-2021 which was prepared

under the provisions of the DDA Act, 1957 and incorporate inter-state linkages, sectors and issues/policies which would be required for sustainable development of NCT-Delhi in the context of NCR in the Sub-Regional Plan. Additional sectors which are required to be incorporated in the Sub-Regional Plan-2021 were earlier conveyed to Govt. of NCT-Delhi by DDA and the Board.

Principal Secretary, PWD, GNCT-Delhi stated that NCR Cell, NCT-Delhi sub-region lacks technical man power to carry out any technical work related to Sub-Regional Plan for NCT-Delhi sub-region and suggested that a Committee would be constituted to go into the details of the matter. After deliberations and discussions, it was decided that Govt. of NCT-Delhi would again review the matter and take a decision as per provision of the NCRPB Act, 1985.

AGENDA ITEM NO. 4: STATUS OF IMPLEMENTATION OF REGIONAL PLAN-2021 FOR NCR

a) *Steering Committee for implementation of policies & proposals of Regional Plan-2021 for National Capital Region*

Chief Regional Planner, NCRPB informed that Steering Committees for implementation of policies & proposals of Regional Plan-2021 for NCR have been constituted by the Governments of Haryana & NCT-Delhi and one meeting of the Steering Committee of Haryana was held recently. He further informed that Governments of UP and Rajasthan were yet to constitute Steering Committees for their respective Sub-regions.

Chief Town Planner, NCR Cell, Rajasthan informed that Govt. of Rajasthan had constituted the Steering Committee and its meeting would be held shortly.

Chief Coordinator Planner, NCR Cell, UP informed that there is already Steering Committee existing.

Chairman, Planning Committee suggested that the Steering Committee may be re-constituted expeditiously for UP Sub-region and meetings of the Steering Committee for UP, Rajasthan and NCT-Delhi may be held at the earliest possible.

b) *Quarterly Progress Report*

Chief Regional Planner, NCRPB observed that the Quarterly Progress Report (QPR) from the participating States were not forthcoming.

Chairman requested that the QPR is very important for monitoring of implementation and should be submitted on a regular basis. He added that once the Steering Committees are constituted, meetings of the same should be held on quarterly basis. It would enable the NCR Cells to collate data/ information on implementation of various policies & proposals and prepare QPR on regular basis. Therefore, the state government should constitute the respective Steering Committees expeditiously and schedule their meeting on a regular basis.

c) *Preparation of Functional Plans for selective sectors*

Chief Regional Planner, NCRPB informed that Board is preparing four Functional Plans. They are Water, Transport, Power and Drainage sectors. He further added that the Board has commissioned a Study on 'Water Supply and its Management in NCR' through a Consultant [M/s WAPCOS Pvt. Ltd.] for preparation of Functional Plan for Water Supply which is under progress.

Similarly, in order to prepare the Functional Plan on 'Transport', a Study on 'Integrated Transportation Plan for National Capital Region' has also been commissioned through a Consultant [M/s CES Pvt. Ltd.]. The Study is in progress and draft Final Report is expected soon.

A workshop would be organized shortly wherein all the stakeholders would be requested to participate.

Chief Regional Planner, NCRPB further informed that preparation of Functional Plans for Power and Drainage are being carried out in-house by the Board's Secretariat. Study Groups have been constituted with the representatives from the Constituent State Governments and Experts. The preparation of Functional Plans for Power was at advanced stage. The preparation of Functional Plan of Drainage is in progress and would take some more time. Chairman, Planning Committee stated that the preparation of Functional Plans needs to be expedited.

d) *Preparation of Sub-Regional Plans-2021 for sub-regions of NCR*

The matter was discussed in Agenda item No.3.

e) *Preparation of Master/Development Plan for towns of NCR for the perspective year 2021*

Planning Committee noted the status of preparation of Master/Development Plans for various towns within NCR. Govt. of Haryana handed over the latest status of preparation of the Master/Developments of the towns in their Sub-region.

Chairman, Planning Committee suggested that the Master/Development Plans for the remaining towns should be completed expeditiously in a time bound manner.

After discussions, it was decided that the status of preparation of Master/Development Plans for the remaining towns be sent to the NCRPB on quarterly basis by the respective State Governments/NCR Cells.

f) *Others (Sub-Plans, Annual Plans & Action Plans and Projects Plans)*

Chief Regional Planner, NCRPB informed that each participating State/NCR Cell should prepare an Action Plan, Annual Plan and Project Plans for the implementation of the policies of Regional Plan-2021 which should be monitored by the concerned Secretary/Principal Secretary of the participating States and reviewed in the Steering Committee meeting of the respective State Governments.

Chairman stated that these Plans are important for implementation of policies and proposals of RP-2021 and should be prepared expeditiously and status of their implementation should be monitored on a regular basis.

AGENDA ITEM NO.5: CONSIDERATION OF THE STUDY REPORT ON COUNTER-MAGNET AREAS TO DELHI AND NATIONAL CAPITAL REGION (NCR)

Consultant made a detailed presentation to the members of the Planning Committee on the selection criteria, process, and the final selection of the proposed Counter Magnets and development strategies. The Study recommended the five CMAs viz. Ambala (Haryana), Bareilly (UP), Dehradun (Uttarnchal), Hissar (Haryana) and Kanpur (UP) and it has proposed to phase out the three existing Counter-Magnet Areas, namely, Gwalior (MP), Kota (Rajasthan) & Patiala (Punjab) after completing the projects in operation. It has also suggested that Allahabad, Gorakhpur & Muzaffarpur should be provided with Special Package for development and upgradation of existing physical & social infrastructure (including connectivity) by Ministry of Urban Development, Government of India or given priority in the Five Year Plan prepared by the Central/State Government because these towns have very low level of available infrastructure. It has observed that Allahabad is already covered under JNNURM scheme for upgradation/strengthening of existing basic infrastructure and have suggested including other two towns also in JNNURM to improve the infrastructure.

After detailed deliberations, Planning Committee recommended that Ambala (Haryana), Bareilly (UP), Dehradun (Uttarakhand), Hissar (Haryana) and Kanpur (UP) be considered as Counter-Magnet Areas to the National Capital Region. While carrying out the Study, the Consultant had considered 120 kms. area as zone of influence for migration around these towns. Therefore, concerned State Governments may notify their respective Counter-Magnet Areas proposed to be developed in and around these towns and prepare Development Plan and Plan of Action for its implementation. While preparing the Plan, the concerned State Governments will consider the strategies proposed for their development in the said Study. A copy of the Study Report was sent to the concerned State Governments vide letter No.K-14011/57/NCRPB-2006 (Vol. IV) dated 27th March 2008, Bareilly (UP) and Hissar (Haryana) are existing Counter-Magnet Areas.

Planning Committee also recommended that the three existing CMAs, namely, Gwalior (MP), Kota (Rajasthan) & Patiala (Punjab) may continue as Counter-Magnet areas. However, financing to the projects of these Counter-Magnet Areas would be given low priority.

Planning Committee further recommended that the Ministry of Urban Development and Planning Commission may be requested to consider a Special Package for Allahabad, Gorakhpur & Muzzafarpur and area around these towns to improve the infrastructure facilities and employment opportunities in these areas. NCR Planning Board would not associate in any kind of intervention with these areas.

AGENDA ITEM NO.6 (6.1 to 6.3): CONSIDERATION OF LANDUSE CHANGE PROPOSALS IN RAJASTHAN SUB-REGION RECEIVED FROM GOVT. OF RAJASTHAN

Chief Regional Planner, NCRPB stated that three land use change proposals received from the Govt. of Rajasthan had been placed before the Planning Committee for consideration. The proposed land use changes are from within the "Agricultural (rural) zone within controlled/development/regulated areas" to 'urbanisable area within controlled/development/regulated areas' in NCR Regional Plan-2021 of Shahjahanpur-Neemrana-Behror Urban Complex, Alwar and Greater Bhiwadi areas. The preparation of Master Plans for these towns / areas is in the process.

Planning Committee after deliberations on the various provisions of NCRPB Act, 1985 and the status on preparation of Master Plans/Sub-Regional Plan, decided that all change of land use proposals in this agenda item may not be considered and further decided that the preparation of Sub-Regional Plans/Master Plans for these towns/areas to be completed expeditiously. All the proposed change of land uses may be integrated with the Master Plans and Sub-regional Plan under preparation.

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



(Rajeev Malhotra)
Chief Regional Planner
Tel.No.24642289

To:

- i) Chairman, Planning Committee
- ii) ~~Members of the Planning Committee~~
- iii) Special Invitees.
- iv) All Officers of the Board.

List of the participants

- 1) Dr. Noor Mohammad, Member Secretary cum Chairman, Planning Committee, NCRPB, India Habitat Centre, Core-IV, B, 1st Floor, Lodi Road, New Delhi-110003.
- 2) Shri D.S. Dhesi, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
- 3) Shri K.K.Sharma, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi.
- 4) Shri Arun Goel, Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.
- 5) Shri Rajeev Gupta, Principal Resident Commissioner, Uttarakhand, 104, Indra Prakash Building, 21, Barakhamba Road, New Delhi-110001.
- 6) Shri Vijay Risbud, Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
- 7) Shri P.K. Aggarwal, Director, Planning Commission, New Delhi.
- 8) Shri R.K. Bariar, Chief Engineer, MRTS, Northern Railway, New Delhi.
- 9) Shri Alok Misra, Director, WP, Ministry of Railways, New Delhi.
- 10) Shri Rajiv Chaudhary, Executive Director (Works Planning), Ministry of Railways, New Delhi.
- 11) Ms.Sujata Chaturvedi, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
- 12) Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
- 13) Shri Rajeev Malhotra, Chief Regional Planner IHC, Lodi Road, New Delhi.
- 14) Shri R.K. Karna, Director (A&F), NCRPB IHC, Lodi Road, New Delhi.
- 15) Shri S.K. Zaman, Chief Co-ordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 16) Shri Raj V. Singh, Chief Co-Ordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
- 17) Shri R.K. Karna, Director (A&F), NCRPB, IHC, Lodi Road, New Delhi.
- 18) Shri J.N. Barman, Joint Director, NCRPB, IHC, Lodi Road, New Delhi.
- 19) Shri R.C. Shukla, Joint Director, NCRPB, IHC, Lodi Road, New Delhi.
- 20) Shri Nabil Jafri, Dy. Director, NCRPB, IHC, Lodi Road, New Delhi.
- 21) Shri N.K. Johari, Assistant Town Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 22) Ms. Anjali P. Roy, Assistant Director, NCRPB.
- 23) Ms. Meenakshi Singh, Assistant Director, NCRPB.
- 24) Shri Syed Aqeel Ahemad, Assistant Director, NCRPB.

Consultant CES

1. Prof. N. Ragunathan, CES.
2. Shri J.C. Gambir, CES.
3. Ms. Alpana Bose, CES.