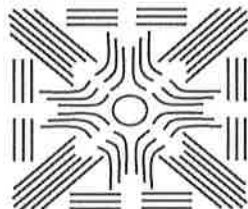


AGENDA NOTES

**57TH MEETING OF THE
PLANNING COMMITTEE TO BE HELD
AT 11.00 A.M. ON 29.12.2009
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 57TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON 29.12.2009 IN THE CONFERENCE HALL, NATIONAL INSTITUTE OF URBAN AFFAIRS (NIUA), 2ND FLOOR, CORE-IV B, 1ST 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 56TH
MEETING OF THE PLANNING COMMITTEE
HELD ON 30.4.2008

AGENDA NOTES FOR THE 57TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON 29.12.2009 IN THE CONFERENCE HALL, NATIONAL INSTITUTE OF URBAN AFFAIRS (NIUA), CORE-IV B, 2ND FLOOR, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

Minutes of the 56th meeting of the Planning Committee held on 19.9.2008 vide letter No. K-14011/8/2008-NCRPB dated 26.9.2008 (Annexure-I) may be confirmed.

AGENDA ITEM NO.2
REVIEW OF ACTION TAKEN ON THE DECISIONS
OF THE 56TH MEETING OF THE PLANNING
COMMITTEE HELD ON 30.4.2008

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

i) Preparation of Sub-regional Plan

The matter is being discussed in Agenda item no.3 (d).

ii) 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 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. It was decided that both the Plans could be examined together and placed before the Planning Committee for consideration.

The Board has been requesting the Greater Noida Authority to submit the modified Plan so that this could be placed before the Planning Committee for consideration. The Chief Executive Officer, Greater Noida Authority vide letter dated 11.6.2009 informed that the Greater Noida Authority had submitted its draft Master Plan-2021 for approval to the NCRPB when the Phase-II was not notified. The Phase-II of Greater Noida was notified in June 2006. The Greater Noida Authority has termed the Phase-II area as extension of Greater Noida and the revised Master Plan is under preparation and it would take about six months time (December 2009) to complete the preparation of Master Plan. Revised Master Plan is awaited.

iii) Status of implementation of Regional Plan-2021 for NCR

The matter is being discussed in Agenda item no.3.

iv) Study report on Counter-Magnet Areas to Delhi and National Capital Region (NCR)

The recommendations 56th Planning Committee on the Study on Counter-Magnet Areas to Delhi and National Capital Region along with draft chapter on Counter-Magnet Areas for incorporation in the Regional Plan-2021 for NCR were placed before the Board in its 31st meeting held on 11.11.2009 for consideration. The Board approved the details given in recommendations of the Planning Committee at para 6 of the Agenda. It was also decided by the Board that the counter magnet areas would not limit to urban area only and development could be proposed in the form of corridors also. Respective State Governments will notify their respective Counter Magnet Areas, and prepare Development Plan/Master Plan and Plan of Action for its implementation.

In pursuance to the decisions of the NCR Planning Board, necessary action is being taken for notifying the modification in the chapter related to "Counter-Magnet Areas" i.e. Chapter-18 Regional Plan-2021 for NCR for inviting objection and suggestions from the public as per section 14 (2) and the provisions of the NCRPB Act, 1985 and Rule 23 to 26 of NCRPB Rules, 1985.

v) Landuse change proposals in Rajasthan Sub-region received from Govt. of Rajasthan

The Govt. of Rajasthan is in the process of preparation of Sub-Regional Plan and Master Plan for SNB Urban Complex and Greater Bhiwadi where the landuse change proposals will be suitably incorporated.

AGENDA ITEM NO.3
REVIEW OF STATUS OF IMPLEMENTATION OF
REGIONAL PLAN-2021 FOR NCR

AGENDA ITEM NO.3: REVIEW OF STATUS OF IMPLEMENTATION OF REGIONAL PLAN-2021 FOR NCR

The policy document for development of NCR i.e., Regional Plan-2021 for NCR was notified in the Gazette of India under Section 13 of NCRPB Act, 1985 and Rule 27 of NCRPB Rules, 1985 on 17.09.05 for implementation. NCRPB as a coordination body has been taking actions and initiatives 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.

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

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

- i) All the participating States of NCR have constituted the Steering Committees for their respective Sub-regions. All the participating States had held first meeting.
- ii) The matter of holding Steering Committee meetings was reviewed in the 31st Board meeting held on 11.11.2009 where Chairman expressed his concern on delay in holding the Steering Committee meetings and follow-up actions. He suggested that the meeting of the Steering Committee should be held on quarterly basis.

Points for decision

All the constituent States are requested to hold the Steering Committee meetings on regular/quarterly basis and submit its Report to the Board.

(b) *Quarterly Progress Report*

- i) The NCR constituent States/NCR Planning & Monitoring Cells were requested to monitor and implement the policies and proposals of Regional Plan-2021 for NCR on quarterly basis and submit the Quarterly Progress Report (QPR) in the prescribed format at the end of each quarter i.e., June, September, December and March by 10th of the following month.
- ii) It has been observed that the participating States are not submitting their QPRs. The matter was also reviewed in the 31st Board meeting held on 11.11.2009 where Chairman had shown his concern in this regard and directed the NCR constituent States to submit the quarterly progress report on implementation of policies and proposals of Regional Plan regularly.

Points for decision

All the NCR constituent States are requested to submit the QPRs on regular basis.

(c) Preparation of Functional Plans for selective sectors

i) National Capital Region Planning Board Act, 1985 vide Section 16 provides for the preparation of Functional Plan '*as a plan prepared to elaborate one or more elements of the Regional Plan*', by the Board for the proper guidance of the participating states and the Union Territory.

ii) Board is preparing Functional Plans on Transport, Water, Ground Water Recharge, Drainage and Power. The Functional Plan on Transport, Water & Ground Water Recharge are being prepared through Consultants. The Functional Plan on Transport and Ground Water Recharge in NCR were considered in the Board in its last meeting held on 11.11.2009 and approved for further action. These Functional Plans would be circulated to the concerned Stakeholders for implementation soon. All the stakeholders are requested to implement the recommendations of the Functional Plans and also prepare shelf of projects which could be financed by the Board or other agencies.

iii) The Functional Plan for Drainage and Power in NCR are being prepared in-house with the help of Study Groups wherein representatives from the relevant sectors are the members. In case of Functional Plan for Drainage, Engineer-in-Chief of Irrigation Department, Government of Haryana is Chairman of the Study Group. Government of Haryana is requested to direct him to expedite the preparation of this Functional Plan. All the stakeholders are also requested to provide the data for the preparation of these Functional Plans expeditiously so that these Plans could be completed at the earliest.

Points for decision

The matter is placed before the Planning Committee for information and for the directions to all the concerned officers in the relevant sectors to prepare shelf of projects in Ground Water Recharge & Transport and to provide the data expeditiously and help in preparing the Functional Plans for Power and Drainage giving inputs and guidance through their expertise.

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

i) According to Section 17 of NCRPB Act, 1985 each participating State is required to prepare Sub-Regional Plan for their respective Sub-region after finalization of the Regional Plan which was notified on 17.9.2005 for perspective 2021. On the request of the NCR participating States for preparation of Sub-Regional Plan through outsourcing in a time bound manner, the matter was placed before the PSMG-I in its 39th meeting held on 25.7.07. The PSMG-I accorded in-principle approval with a maximum of Rs.54 lakhs

for each sub-region from NCRPB and additional cost if any on the preparation of the Sub-Regional Plan will be borne by the respective State Governments. Accordingly, the State governments were requested to take further action for preparation of Sub-Regional Plans through outsourcing.

ii) All the participating State Governments have awarded the work of preparation of Sub-Regional Plans of the respective Sub-regions. As the preparation of Sub-regional Plans has been delayed, Board has requested to prepare the Sub-regional Plans with the perspective 2031 with phasing for 2021 and 2031. The participating States may take action accordingly. They are also requested to expedite the preparation of the Sub-Regional Plans of their respective Sub-regions.

Points for decision

The matter is placed before the Planning Committee for consideration.

e) Preparation of Master/Development Plan for towns of NCR for the perspective year 2021 and its Work Plan

i) There are about 108 Urban Settlements in NCR and only about 50% of these are either planned or are at different stages of preparation.

ii) Since, land is a limited source which if planned properly can become a resource for a place. Master/Development Plan of city/town has a lot of bearing on its conservation for future generation and appropriate utilization. In order to have planned growth in the Region along with control of land uses as well protect the land from illegal utilization preparation of Master/Development Plan of these Urban Settlements for the perspective year 2021 within the policy framework of the Regional Plan-2021 for NCR and Sub-regional Plan-2021 for respective Sub-regions is important.

iii) Unless the planning exercise is completed in a time-frame further development of a town/sub-region subsequently of the entire Region can not take place in balanced way. This demand for chalking out an executable Work Plan by the respective State Government for achieving 100% preparation of Master/Development Plan in each sub-region with a time frame.

iv) The progress of preparation of Master Plan/Development Plans for towns of NCR was reviewed in the 3rd meeting of Empowered Committee held on 25.02.2009 and the was placed in 31st meeting of the NCR Planning Board held on 11.11.2009 for information and directions to prepare these plans in time-bound manner.

v) In the Board meeting, it was decided that the State Government will initiate action in preparation of Master/Development Plans for the remaining towns of the respective sub-regions of NCR in phased manner on priority and would submit the status of preparation/ finalization/approval of the Master/Development Plans to the NCR Planning Board on regular basis.

vi) The representative of constituent States may give the present status of preparation/finalization of the Master/Development Plans year-wise and also prepare Work Plan for 100 % Master/Development Plan preparation in time bound manner.

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

i) Action Plan, Annual Plan and Projects Plan for basic services like Solid Waste Management, Water, Sewerage, Transport, etc. has equal importance for the implementation of the policies of Regional Plan-2021 for NCR as these are prepared in consultation with the concerned departments in the respective State Governments. These also require regular monitoring by the concerned Principal Secretary/ Secretary of the participating States which is subsequently reviewed in the Steering Committee meeting of the respective State Government.

ii) The representative of constituent States may give the present status on preparation of sectoral Master Plans of the towns or their clusters and on preparation of Project Plans to implement these Master Plans. They may bring their work /Action Plan in this regard which may be discussed in the meeting.

AGENDA ITEM NO.4
PREPARATION OF DISTRICT PLANS AS PER THE
74TH AMENDMENT OF THE CONSTITUTION

AGENDA ITEM NO.4: PREPARATION OF DISTRICT PLANS AS PER THE 74TH AMENDMENT OF THE CONSTITUTION

The Regional Plan-2021 for NCR approved by the Board and notified on 17.9.2005 under section 13 of the NCR Planning Board Act, 1985 and Rule 27 of NCR Planning Board for implementation. The policies and proposals of the Regional Plan are to be implemented by the participating State Governments/Agencies/Central Ministries/Departments concerned. The Board vide letter No.K-14011/32/99/RP-2021/NCRPB Vol.IX dated 5.12.2005 (copy enclosed at Annexure-II) forwarded a copy of the Regional Plan-2021 for NCR to the Chief Secretaries of the NCR participating States with the request to implement the policies and proposals of the Regional Plan-2021 for NCR. Subsequently, vide letter No.K-14011/32/99/RP-2021/NCRPB Vol.IX dated 19.12.2005 (copy enclosed at Annexure-III) Board has requested the Principal Secretaries/Secretaries of the NCR participating States to coordinate the enforcement and implementation of Regional Plan-2021 policies and proposals in the respective Sub-regions. The Board vide letter No. K-14011/32/99/RP-2021/NCRPB Vol.IX dated 28.8.2006 (copy enclosed at Annexure-IV) informed the Divisional Commissioners/Deputy Commissioners /District Collector of the districts of the NCR that the respective State Governments have to prepare the detailed rural development programmes and ensure preparation of District Plans in consonance to Regional Plan-2021 for NCR and Sub-regional Plan of the respective Sub-regions accordance to 73rd and 74th Constitutional Amendments and requested to take initiative to prepare District Plans to have a balanced and sustainable development of the region.

In the third meeting of the Empowered Committee of the NCR Planning Board held under the Chairmanship of Secretary, Urban Development, Govt. of India on 25.2.2009, various issues relating to preparation of District Plans under the provisions of 73rd and 74th Constitutional Amendment Act for districts were discussed. It was suggested that the District Plans are to be prepared to achieve the objectives of the Regional Plan. Board vide letter dated 19.5.2009 has requested the Principal Secretaries/Secretaries to provide the status of the District Plans of the districts falling in the NCR. The same is awaited.

The preparation of District Plans is very crucial for effectuation of the policies and proposals of Regional Plan as the district is an appropriate level where all the rural developments and urban development programmes can be consolidated for overall development of the district. The policies and proposals and programmes of the district plans can be integrated with the Sub-Regional Plan of the respective sub-regions which are at various stages of preparation. It would be appropriate that the District Plans are prepared expeditiously which could be incorporated in the Sub-regional Plans.

The members from the NCR participating States may give the status of preparation of District Plans before the Planning Committee.

**AGENDA ITEM NO.5
DEVELOPMENT OF HIGHWAY CORRIDOR
ZONES**

AGENDA ITEM NO.5: DEVELOPMENT OF HIGHWAY CORRIDOR ZONES

Regional Plan 2021 for NCR proposed a Highway Corridor Zone with a minimum width of 500 metres inclusive of green buffer on either side of the right-of-way (ROW) along the National Highway (NH) 1,2,8,10,24,58 and 91 converging at Delhi to enable the planned and regulated development along these highways outside the existing controlled/development/ regulated areas.

Activities permitted in the green buffer on both the sides of the highways have been listed in the zoning regulations in Chapter 17. However, in the Highway Corridor Zone excluding green buffer, the land use will be decided by the respective State Governments depending upon economic pressure, local situation and development potential of the area.

The Regional Plan further proposed that the Highway Corridor Zone will be delineated and notified by the respective State Governments. However, utmost care will have to be taken while planning these zones to ensure that the activities being permitted in this zone are segregated from highway traffic through proper green belts, service roads and controlled access to the highways.

The NCR participating State Governments are required to delineate Highway Corridor Zone and prepare Plan for this Highway Corridor Zones expeditiously.

The representatives from the State Govts. may give the status of delineation of Highway Corridor Zone and preparation of Plan for the Highway Corridor Zone. The Broad policies adopted / being adopted by the NCR States for Highway Corridor Zone planning may be discussed in the meeting to bring uniformity and for knowledge sharing.

**AGENDA ITEM NO.6
OTHER ISSUES RELATED TO IMPLEMENTATION
OF REGIONAL PLAN-2021**

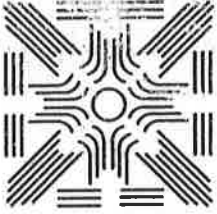
AGENDA ITEM NO.6: OTHER ISSUES RELATED TO IMPLEMENTATION OF REGIONAL PLAN-2021

In order to effectuate the implementation of the policies and proposals of the Regional Plan-2021 for NCR some of the issues required to be addressed by the NCR participating States/Agencies. The Planning Committee may deliberate on the following issues in the meeting:

1.	Work Plan for Solid Waste Management in NCR /SWM in NCR
2.	Work Plan for Drinking Water Supply in NCR
3.	Functioning of the existing STPs and CETPs and Work Plan to bring it to desirable standards/sanitation Master Plans.
4.	Strategies for re-development
5.	Capacity Building through pilot projects in Urban Planning and learning for doing strategy – Work Plan for NCRPB
6.	Innovative methods to fund NCR towns – Transferable Development Rights, land as resource, Municipal Bonds, Financing and PPP
7.	Strategies to develop/conservate wet land habitat, bio-diversity, river/water fronts etc.
8.	Capacity Building of NCR Planning Board and NCR Planning & Monitoring Cells

ANNEXURES

ANNEXURE-I



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

प्रथम तल, कोर-IV बी/1st Floor, Core - IV B

BY COURIER 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-14011/8/2008-NCRPB

Dated: 26.9.2008

Sub: Minutes of the 56th meeting of the Planning Committee of NCR Planning Board held at 3.00 p.m. on 19.9.2008 at India Habitat Centre, Lodi Road, New Delhi-110003.

Enclosed please find the minutes of the 56th meeting of the Planning Committee for information and necessary action.


(Rajeev Malhotra)
Chief Regional Planner
& Member Convenor
Tel.No.24642289

To:

1. Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri D.S. Dhesi, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri Harminder Raj Singh, Principal Secretary, Housing Department, Govt. of UP, Bapu Bhawan, Uttar Pradesh Secretariat, Lucknow, UP.
4. Shri D.P. Gupta, Principal Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Ashok Kumar Nigam, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri S. S. Dhillon, Director, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri K.K. Sharma, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri N.R. Verma, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri Hemant Murdia, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.
11. Shri Harish Chandra, Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Shri K.L. Dhingra, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.

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13. The Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
14. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. The Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Shri A.K. Saxena, Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. The Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. The Principal Secretary, Department of Housing, Ballabh Bhawan, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. The Secretary, Department of Housing and Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.

Special Invitee:

1. Shri N. S. Napalchyal, Additional Chief Secretary & Infrastructure Development Commissioner, Government of Uttaranchal, Secretariat, 4-Subhash Road, Dehradun-248001.
2. Shri Rajeev Gupta, Principal Resident Commissioner, Uttarakhand, 104, Indra Prakash Building, 21, Barakhamba Road, New Delhi-110001.

Copy to:

1. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
2. Ms. Sujata Chaturvedi, Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
3. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA Complex, 3rd floor, SCO, Sector-6, Panchkula, Haryana.
4. Shri S.K. Zaman, Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
5. Shri Santosh D. Vaidya, Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.
6. Shri R.K. Karna, Director, NCRPB
7. Shri J.N. Barman, Joint Director, NCRPB.
8. Shri R.C. Shukla, Joint Director, NCRPB.
9. Shri Nabil Jafri, Dy. Director, NCRPB.
10. Ms. Anjali Pancholy, Asstt. Director, NCRPB
11. Ms. Meenkashi Singh, Asstt. Director, NCRPB.
12. Shri Aqeel Ahmed, Asstt. Director, NCRPB – to request M/s CES to make a presentation in the meeting.
13. P.S. to M.S.
14. P.S. to CRP.

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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.

X 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 (Uttaranchal), 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 Mohmmad, 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. Rangunathan, CES.
2. Shri J.C. Gambir, CES.
3. Ms. Alpana Bose, CES.

1/8

ANNEXURE-II

पी.के. मिश्र, पी.एच.डी.
आई. ए. एस.
सदस्य सचिव



P.K. Mishra, Ph.D.
I.A.S.
Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD

DO No. K- 14011/32/99/RP-2021/NCRPB Vol. IX

Dated: 5.12.2005

Dear Ms. Chaudhary,

As you are aware, the National Capital Region Planning Board was created under the provisions of National Capital Region Planning Board (NCRPB) Act, 1985 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 the NCR to avoid any haphazard development in the region.

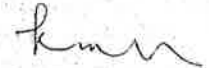
2. The NCR Planning Board has prepared the draft Regional Plan 2021 with the active participation of the NCR constituent States of Haryana, Rajasthan, Uttar Pradesh and NCT-Delhi and Central Ministries concerned. The Regional Plan 2021 provides a model for sustainable urban development and aims to achieve its objectives through an inter-related policy framework relating to settlement systems, economic activities, transportation, telecommunication, regional landuse, infrastructural facilities such as power and water, social infrastructure like education and health, environment, disaster management, heritage, tourism, and development of identified counter magnet areas.

3. The Regional Plan 2021 was approved by the Board in its 28th meeting held on 09.07.05, for notification, and was notified in the Gazette of India under Section 13 of NCRPB Act, 1985 and Rule 27 of NCRPB Act, 1985 on 17.9.2005. The policies and proposals of the Regional Plan 2021 are to be implemented by the participating State Governments / Agencies and the Central Ministries / Departments / Agencies concerned. A copy of the Regional Plan-2021 NCR is enclosed. The Hindi version will follow.

4. It is requested that the Departments/Agencies concerned may please be directed to implement the policies and proposals of RP-2021 through proper and systematic programming with regard to project formulation, determination of priorities and phasing. I am also sending a copy of Regional Plan-2021 to all the concerned Secretaries requesting to implement the policies and proposals of RP-2021. It is further requested that the State Government is also required to coordinate the enforcement and implementation of the RP-2021 policies and proposals.

Regards,

Yours sincerely,



(P. K. Mishra)

Encl: As above.

To

Ms. Meenaxi Anand Chaudhary
Chief Secretary, Govt. of Haryana
Haryana Civil Secretariat
4th Floor, Sector-I, Chandigarh
Haryana

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वारी/Issue.....
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ANNEXURE-III

पी.के. मिश्र, पी.एच.डी.
आई. ए. एस.
सदस्य सचिव



P.K. Mishra, Ph.D.
I.A.S.
Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION PLANNING BOARD

DO No. K- 14011/32/99/RP-2021/NCRPB Vol. IX

Dated: 19.12.2005

Dear Smt. Sandhu,


As you are aware, the National Capital Region Planning Board was created under the provisions of National Capital Region Planning Board (NCRPB) Act, 1985 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 the NCR to avoid any haphazard development in the region.

2. The NCR Planning Board has prepared the draft Regional Plan 2021 with the active participation of the NCR constituent States of Haryana, Rajasthan, Uttar Pradesh and NCT-Delhi and the Central Ministries concerned. The Regional Plan 2021 provides a model for sustainable urban development and aims to achieve its objectives through an inter-related policy framework relating to settlement systems, economic activities, transportation, telecommunication, regional landuse, infrastructural facilities such as power and water, social infrastructure like education and health, environment, disaster management, heritage, tourism, and development of identified counter magnet areas.

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4. It is requested that Departments/Agencies concerned may kindly be directed to implement the policies and proposals of RP-2021 through proper and systematic programming with regard to project formulation, determination of priorities and phasing. Chief Secretary of your State has already been requested vide letter of even number dated 5.12.2005 (copy enclosed) to implement the policies and proposals of Regional Plan-2021. It is further requested that the State Government is also required to coordinate the enforcement and implementation of the RP-2021 policies and proposals.

Best wishes,

Yours sincerely,

(P. K. Mishra)

Encl: As above.

To

Smt. Surjeet Kaur Sandhu,
Principal Secretary,
Housing and Urban Development Department,
Govt. of Uttar Pradesh Sachivalaya,
Lucknow, Uttar Pradesh.

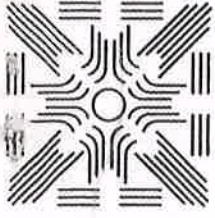
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दिनांक/Date..... 21/12
हस्ताक्षर/Signature.....

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NATIONAL CAPITAL REGION PLANNING BOARD

प्रथम तल, कोर-IV बी/1st Floor, Core - IV B

भारत पर्यावास केन्द्र/India Habitat Centre

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

शहरी विकास मंत्रालय/Ministry of Urban Development

दूरभाष : 24642284, 24642287, फ़ैक्स : 24642163

Phone : 24642284, 24642287, Fax : 24642163

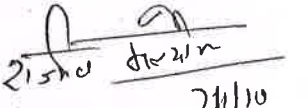
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सं.के-14011/109/2009-रा. रा. क्षे. यो.बोर्ड

दिनांक: 7.1.2010

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 57वीं बैठक का कार्यवृत्त।

कृपया इसके साथ संलग्न राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की 57 वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्राप्त करें।


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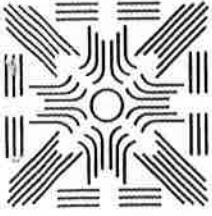
(राजीव मल्हौत्रा)

मुख्य क्षेत्रीय नियोजक

एवं सदस्य संयोजक

दूरभाष सं: 24642289

संलग्नक: यथोक्त



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

NATIONAL CAPITAL REGION PLANNING BOARD

प्रथम तल, कोर-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, फ़ैक्स : 24642163

Phone : 24642284, 24642287, Fax : 24642163

BY SPEED POST

No.K-14011/109/2009-NCRPB

Dated: 7.1.2010

Sub: Minutes of the 57th meeting of the Planning Committee of NCR Planning Board held at 11.00 a.m. on 29.12.2009 in the Conference Hall of National Institute of Urban Affairs, Core-IV B, 1st Floor, India Habitat Centre, Lodi Road, New Delhi-110003.

Please find enclosed the minutes of the 57th meeting of the Planning Committee for information and necessary action.

(Rajeev Malhotra)
Chief Regional Planner
& Member Convenor
Tel.No.24642289

To:

1. Dr. M.M. Kutty, Joint Secretary (D&L), Ministry of Urban Development, Nirman Bhawan, New Delhi.
2. Shri D.S. Dhesi, Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana, Haryana Civil Secretariat, Chandigarh, Haryana.
3. Shri Arun Kumar Sinha, Principal Secretary, Housing Department, Govt. of UP, Babu Bhawan, Uttar Pradesh Secretariat, Lucknow, UP.
4. Shri G.S. Sandhu, Principal Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
5. Shri Ashok Kumar Nigam, Vice-Chairman, Delhi Development Authority, Vikas Sadan Near INA Colony, New Delhi-110 023.
6. Shri T.C. Gupta, Director, Town & Country Planning Department, Government of Haryana, 18-A, Madhya Marg, Chandigarh.
7. Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
8. Shri K.K. Sharma, Principal Secretary (PWD), Govt. of NCT-Delhi, 5th Level, Delhi Secretariat, PWD Secretariat, I.P. Estate, New Delhi
9. Shri N. R. Verma, Chief Town & Country Planner, Town & Country Planning Deptt., Govt. of U.P., 7, Bandaria Bagh, Lucknow, Uttar Pradesh.
10. Shri H.S. Sancheti, Chief Town Planner (NCR), Town & Country Planning Department, Govt. of Rajasthan, Nagar Niyojan Bhawan, Jawaharlal Nehru Marg, Jaipur, Rajasthan.

11. Shri Harish Chandra, Adviser (HUD), Planning Commission, Yojna Bhawan, New Delhi.
12. Shri K.L. Dhingra, Chairman & Managing Director, Housing & Urban Development Corpn., HUDCO House, Lodhi Road, New Delhi-110 003.
13. Joint Secretary (IA), Department of Environment, Ministry of Environment & Forests, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
14. The Chief Engineer (Planning), Min. of Road Transport and Highways, Transport Bhawan, Parliament Street, New Delhi-110 011.
15. The Executive Director (Delhi Metro), Railway Board, Rail Bhawan, New Delhi.
16. The Director (TPS), Deptt. of Telecommunication, Sanchar Bhawan, New Delhi.
17. Director, (OM), Ministry of Power, Shram Shakti Bhavan, New Delhi.
18. Commissioner (Plg.), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
19. Shri Alok Srivastava, Principal Secretary, Housing & Environment, Ballabh Bhawan, Room No.321, 3rd Floor, Govt. of Madhya Pradesh, Govt. of Madhya Pradesh Secretariat, Bhopal, Madhya Pradesh.
20. Dr. Sukhbir Singh Sandhu, IAS, Secretary, Housing & Urban Development, Department of Housing & Urban Development, Govt. of Punjab, Mini Secretariat, Sector-9, Chandigarh, Punjab.

Copy to:

21. The Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
22. Director, Delhi Division, Ministry of Urban Development, Nirman Bhawan, New Delhi
23. The Chief Coordinator Planner, (NCR Planning Cell), C/O Chief Administrator, HUDA, SCO, Sector-6, Panchkula, Haryana.
24. Chief Coordinator Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
25. Shri Santosh D. Vaidya, Addl. Secretary (NCR), Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.

NCRPB

26. Shri R.K. Karna, Director (A&F), NCRPB.
27. Shri J.N. Barman, Joint Director (Technical), NCRPB.
28. Shri R.C. Shukla, Joint Director (Technical), NCRPB.
29. Shri P.K. Jain, Finance & Account Officer, NCRPB.
30. Shri D.K. Verma, Deputy Director (Admn.), NCRPB
31. Shri Nabil Jafri, Deputy Director (GIS), NCRPB.
32. Ms. Anjali Pancholy, Deputy Director (Technical), NCRPB
33. Ms. Meenkashi Singh, Asstt. Director(Technical), NCRPB.
34. Shri Aqeel Ahmed, Asstt. Director (Technical), NCRPB.
35. P.S. to M.S.
36. P.S. to CRP.

MINUTES OF THE 57TH MEETING OF THE PLANNING COMMITTEE HELD AT 11.00 A.M. ON 29.12.2009 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 emphasized that the Statutory Planning Committee has an important role to play in the implementation of the various policies and proposals of the Regional Plan 2021 and other various plans. Keeping this view, a number of issues have been added in the agenda items for deliberations in the meeting. Thereafter, the Planning Committee took up the agenda items for discussions.

AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

The Minutes of the 56th meeting of the Planning Committee held on 19.09.2008 were confirmed.

AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 56TH MEETING OF THE PLANNING COMMITTEE HELD ON 19.9.2008

i) Draft Master Plan for Greater NOIDA 2021

Chief Regional Planner, NCRPB while explaining the status of preparation of the draft Master Plan for Greater NOIDA-2021, mentioned that the Planning Committee in its 54th meeting 04.09.2006 suggested that the green belt should be kept between Greater Noida Phase I & II. The other proposals like Orbital Rail, Dedicated Freight Corridor (DFC) and Peripheral Expressway should be incorporated in the Master Plan. The Planning Committee suggested that all the observations should be incorporated in the Master Plans.

Chairman suggested that Transferable Development Rights (TDR) method can be applied for the provisions of green belt in the Master Plan so that the owners of the land falling within the green belt are not adversely affected. He further mentioned that TDR method is being practiced by the development authorities in Rajasthan. Chairman suggested that the development authorities / agencies of the towns in NCR should be involved in discussion regarding the adoptability of the TDR which could be used for maintaining the green area and other purposes like road widening, slum area, heritage area and even affordable housing.

Chairman further mentioned that the various provisions like earthquake resistant structures, fire fighting exists in the Master Plans / Regulations but enforcement of the provisions need to be ensured.

Principal Secretary, Housing & Environment, Govt. of MP mentioned that the Government of MP is in the process of preparation of Rules regarding premium on FAR, development fees and creation of development fund, etc. and mentioned that the Rules once finalized, a copy of the same would be sent to the NCRPB. Stating the transparency in planning process he mentioned that in Madhya Pradesh pre-plan workshops are organized before the actual

plan preparation and subsequently a draft plan is prepared. public suggestion / objections are invited, public hearings are also held by a committee constituted for this purpose. Chairman suggested that in compliance of the RP-2021 the Master Plan Development Plans, the NCR Cells could be involved in the planning process.

Director (A&F), NCRPB suggested that Infrastructure Development Plans / Sectoral Plans should be prepared in a time-bound manner after the Master Plan of Greater Noida 2021 is finalized so that specific projects are formulated for implementation of the Plan proposals.

After detailed deliberations, it was decided that the Commissioner, NCR Cell, UP will interact with the Greater Noida Authority and ensure that the observations of the Planning Committee are incorporated in the draft Master Plan for Greater Noida Phase-I and Phase-II before submitting the Master Plans to the NCR Planning Board for consideration.

ii) Study report on Counter-Magnet Areas to Delhi and National Capital Region (NCR)

Chief Regional Planner, NCRPB mentioned that Board had approved the recommendations of the 56th Planning Committee on the Study on Counter-Magnet Areas to Delhi and NCR along with the draft chapter on Counter-Magnet Areas for incorporation in the Regional Plan-2021 for NCR in its 31st meeting held on 11.11.2009. In pursuance to the decision of the Board, necessary action is being taken for notifying the modification in the chapter related to "Counter-Magnet Areas" i.e. Chapter-18 Regional Plan-2021 for NCR for inviting objection and suggestions from the public as per section 14 (2) and the provisions of the NCRPB Act, 1985 and Rule 23 to 26 of NCRPB Rules, 1985.

Chairman suggested that all the concerned States may prepare Plan of Action for Development of Counter Magnet Areas simultaneously, so that the Plan of Action for development is ready by the time final Notification of Counter Magnet Area is issued.

iii) Landuse change proposals in Rajasthan Sub-region received from Govt. of Rajasthan

The Committee noted that the Govt. of Rajasthan is in the process of preparation of Sub-Regional Plan and Master Plan for SNB Urban Complex and Greater Bhiwadi where the landuse change proposals will be suitably incorporated.

AGENDA ITEM NO.3: REVIEW OF 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

The Planning Committee noted that all the NCR participating States have constituted Steering Committees for their respective Sub-regions. The Committee observed that meetings of the Steering Committees were not held on quarterly basis. Chairman suggested that the progress of implementation of policies and proposals of Regional Plan-2021 are to be monitored effectively by the NCR Planning and Monitoring Cells of the participating States and report the same to the Steering Committee in their meetings on quarterly basis.

(b) Quarterly Progress Report

The Planning Committee observed that the Quarter Progress Reports are not being received by the NCR Planning Board regularly. Chief Regional Planner, NCRPB mentioned that Board has designed a format for submission of quarterly progress reports and already circulated to NCR Planning and Monitoring Cells of the participating States. Chairman suggested that NCR Planning & Monitoring Cells should interact with the various departments/agencies and closely monitor the implementation of the Regional Plan policies and proposals and obtain the Quarterly Progress Report from the concerned departments/agencies and consolidate the same and submit to the NCR Planning Board on quarterly basis. He also suggested to set up web based submission of progress reports in time.

(c) Preparation of Functional Plans for selective sectors

Chief Regional Planner, NCRPB while giving the status of preparation of Functional Plans mentioned that the Functional Plans for Transport and Ground Water Recharge were approved for further action by the Board in its meeting held on 11.11.2009. These Functional Plans will be circulated to the concerned Stakeholders shortly. The Functional Plans for Power and Water are being prepared in-house with the help of Study Groups. With regard to preparation of Functional Plan for Drainage, it was mentioned that data and information were not forthcoming from the States and Chairman suggested that the members of the Planning Committee may take up this matter to their concerned departments/agencies for expeditious supply of data and information to the NCR Planning Board for preparation of Functional Plan for Drainage.

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

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana stated that the CRC has finalized the Interim Report-I prepared by the Consultant. He further stated that the entire exercise would be completed in the next four months' time.

Addl. Commissioner, NCR Cell, UP had mentioned that Inception Report had been prepared by the Consultant and received in the office of the NCR Cell, UP. He further mentioned that the meeting of the CRC to consider the Inception Report would be held shortly.

The representative from Govt. of Rajasthan stated that Inception Report prepared by the Consultant had been received. The Interim Report is under preparation. The exercise of preparation of Sub-Regional Plan would be completed by May, 2010.

Chief Regional Planner, NCRPB mentioned that in the last meeting of the NCR Planning Board held on 11.11.2009, the Board observed that few aspects like inter-state connectivity, inter-state issues had not been incorporated in the MPD-2021 which could be incorporated in the MPD-2021 as Addendum. After discussions, the Board had decided that the addendum be prepared incorporating the above mentioned aspects which would be a part of the Master Plan for Delhi. The representative from DDA informed that he would intimate the action taken on preparation of Addendum to the MPD-2021 to the NCR Planning Board shortly.

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

The Chairman stressed that in order to achieve the Plan development of the NCR, the Master Plans of all the towns should be prepared in a time bound manner which would help in effectuation of the implementation of the policies and proposals of RP-2021 for NCR.

Addl. Commissioner, NCR Cell, UP mentioned that as per the criteria set for preparation of Master Plan of towns in UP, 22 towns have been notified for preparation of Master Plan and the remaining towns would not fulfill the criteria to be eligible for preparation of Master Plans. Keeping in view dynamism of urbanization in the NCR, it would be appropriate that Master Plans/Development Plans are prepared for all the towns falling within the Sub-regions of NCR. As regards eligibility of criteria of the remaining towns for preparation of Master Plans, the matter may be examined by the NCR Cells and detailed note for preparation of Master Plans for the remaining towns may be sent to the NCRPB so that the matter can be taken up with the Govt. of UP.

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana informed that Master Plans of 28 towns have been prepared and those of other six towns are under preparation. The representative from Government of Rajasthan stated that Master Plans of Neemrana-Shahjanpur-Bearor Complex, Alwar and Greater Bhiwadi were under preparation.

After detailed discussions, the Planning Committee decided that the NCR Cells of the participating States will send a detailed note on the latest status of preparation of Master/Development Plans and also prepare a Work Plan along with time schedule for preparation of Master Plans of all the remaining towns in their respective sub-regions. Difficulties, if any, may be communicated to the Board.

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

Chief Regional Planner, NCRPB mentioned that Sub-Plans, Action Plans, Annual Plans and Project Plans are required to be prepared for effective implementation of the Regional Plan policies and proposals. Chairman suggested that the constituent States may prepare these Plans particularly the basic services for Transport, Water Supply, Solid Waste Management etc. in a time bound manner so that projects are formulated based on these Plans.

AGENDA ITEM NO.4: PREPARATION OF DISTRICT PLANS AS PER THE 74TH AMENDMENT OF THE CONSTITUTION

Chairman while explaining the importance of preparation of District Plans for effectuation of policies and proposals of the Regional Plan in the Sub-Regions, suggested that the constituent States may prepare District Plans for the Districts falling within the respective Sub-Regions. He stated that the Regional Plan also includes policies and proposals for development of rural areas in NCR to achieve balanced development of the region. The prevailing Town & Country Planning Acts in the States do not cover planning and development of the rural areas outside the notified controlled / development / regulated areas around the town. The District Plans prepared under the provisions of 73rd and 74th Constitutional Amendment Act will not only cover the urban areas but also cover planning, development and management of the fringe areas outside the controlled areas and rural areas outside controlled areas.

Principal Secretary, Govt. of Madhya Pradesh stated that the local bodies do not own the lands in the periphery of the towns. The District Plans would help in development of the urban fringe areas and the rural areas in a planned manner.

Financial Commissioner & Principal Secretary, Town & Country Planning Deptt., Govt. of Haryana raised the issue of funding for implementation of the various proposals of the District Plans. Chairman mentioned that the various Departments/Agencies at district level are involved in planning and development of their own sectors. The District Plan can be prepared by integrating the proposals / plans of various Departments/Agencies. Chairman suggested that District Plan for at least one District in each Sub-Regions of UP, Haryana and Rajasthan may be prepared in the coming few months.

Chief Planner, TCPO, Ministry of Urban Development mentioned that TCPO has done some work on the District Plans which could be shared with the NCR constituent states. After detailed discussions, it was decided that TCPO in association with NCR Planning Board will organize a Seminar on preparation of District Plans where the Development Authorities, Municipal bodies and District Collectors of the Districts of NCR would also be invited.

AGENDA ITEM NO.5: DEVELOPMENT OF HIGHWAY CORRIDOR ZONES

Chairman, keeping in view the rapid urbanization in the NCR particularly along the Highways, stated that the width of the Highway Corridor Zone should be more than 500 m on either side of the Highways as proposed in the Regional Plan. Quoting the examples of development of new townships along the KMP Expressway in Haryana Sub-region, he stated that in other Sub-regions similar type of township development can be taken up which would help in achieving induced development of the region in a planned manner. In order to avoid unintended developments along the Highways, Chairman suggested that the Highway Corridor Zones may be delineated, notified and Development Plans be prepared expeditiously.

Chief Planner, TCPO, Ministry of Urban Development informed that the TCPO is working on preparation of Guidelines for Development of Corridor Zones. Chairman requested him to send a copy of the Guidelines to NCRPB which could be provided to the NCR participating States for their guidance.

AGENDA ITEM NO.6: OTHER ISSUES RELATED TO IMPLEMENTATION OF REGIONAL PLAN-2021

1) Work Plan for Solid Waste Management in NCR /SWM in NCR

Chairman emphasized the need for development of common Solid Waste disposal sites in the NCR to solve the problem of solid waste disposal in smaller cities/towns. He mentioned that Central Pollution Control Board had undertaken a Study for identification of Common Landfill Site for towns in NCR and the Study Report is under finalization. Once this report is received it would be circulated to the NCR participating States to formulate the schemes for development of Common Landfill Site and if the need arises NCR Planning Board can be approached for financial assistance.

After detailed discussions, Planning Committee decided that NCR participating States/Agencies/Development Authorities/ULBs would prepare Sectoral Master Plan for Solid Waste Management for the cities/towns in their Sub-region. The cities with population more than one

lakh may be taken up in the in the first instance and effort should be to ensure scientific disposal of solid waste in these towns in the current Five Year Plan.

2) **Work Plan for Drinking Water Supply in NCR**

Chairman informed that the study of Water Supply and its Management is being conducted and the final report will be the Functional Plan for Water in NCR. It is also proposed to hold a Workshop to share the draft final report with the stakeholders. After obtaining the inputs from the stakeholders, Final Report would be prepared and circulated. In order to detail out and identify projects for drinking water supply at city/local level, there is a need for preparation of Sectoral Master Plan on Water Management in the city. These would have to be prepared at the city/district level by the concerned State Governments/ their agencies.

It was also informed that the Functional Plan on Ground Water Recharge for NCR was approved in the 31st meeting of NCR Planning Board held on 11.11.09 and it was discussed in the Workshop held on 30.11.2009. It was decided that concerned District Collectors and other agencies of the State Government of NCR participating States would prepare Plan of Action at district level for ground water recharge in NCR, including identification of projects and source of funds from various governmental schemes such as NREGS of Ministry of Rural Development and schemes of Ministry of Water Resources and their implementation. The concerned agencies of the NCR states are requested to take action in this regard.

After detailed discussion it was decided that the NCR participating States would take action as decided.

3) **Functioning of the existing STPs and CETPs and Work Plan to bring it to desirable standards/sanitation Master Plans.**

The Chairman stated that all the towns of NCR should have sewerage system and the disposal should be only after proper treatment as per the standards. He observed that the treatment facilities in NCR towns are inadequate and also the existing STPs are not functioning properly. He further informed that Sewerage Master Plan for Hapur, U.P has been prepared by NCRPB through the technical assistance of ADB, and suggested that the Sewerage Master Plans for other towns may be prepared on the similar lines. NCRPB will conduct training programme for the officers of the participating States, through AMDA.

Director (A&F), NCRPB mentioned that the Sectoral Plans for infrastructure development like, sanitation plan including sewerage and solid waste management should be prepared for each of the towns in NCR based on which projects can be formulated through Project Development Facility (PDF) of NCRPB.

It was decided to circulate the Sewerage Master Plan of Hapur already prepared by the ADB Consultants, to all the participating States as a sample. The committee recommended that the participating States would prepare sewerage Master Plan and would implement the sewerage system in NCR towns in phased manner. The States would prepare the schemes for implementation of sewerage system in these towns and would ensure disposal of the effluent only after treatment as per the standards.

It was also decided that the States will take steps to improve functioning of the existing STPs / CETPs even by privatising its O&M wherever feasible and to use the treated water for non-drinking purposes instead of discharging it in the drains. A Plan would have to be prepared in this regard.

4) Strategies for re-development

Chief Regional Planner, NCRPB mentioned that a number of large cities in NCR were experiencing problems of congestion, limitation of land and old structures particularly in the old cities / walled cities and old city centres which require immediate attention for re-development to revitalize the economy of the area and quality of life of the people. This requires delineation of old city areas/city centres of various cities and towns in NCR and preparation of Re-development Plan followed by re-development schemes/ projects. He further mentioned that the MPD-2021 has a provision for preparation of re-development scheme.

Chairman suggested that the participating States may initiate action for identification / delineation of the areas for re-development in the various cities/towns falling the respective Sub-regions and prepare re-development plan and initiate formulation of re-development schemes.

After detailed discussions, it was decided that the participating States will initiate action for identification/delineation of the re-development areas and preparation of Re-Development Plans. It was also decided that a Committee under the Chairmanship of Chief Planner, TCPO, Ministry of Urban Development with the Chief Coordinator Planners/Chief Town Planner, NCR Cells of the participating States, Joint Secretary, NCR Cell, NCT-Delhi and Additional Commissioner (Planning), DDA and Joint Director, NCRPB would be constituted for formulation of Guidelines for preparation of Re-Development Plan.

5) Capacity Building through pilot projects in Urban Planning and learning for doing strategy – Work Plan for NCRPB

Chief Regional Planner NCRPB gave the background and stressed that Officers/officials of the NCR Planning Board and NCR Constituent States may be trained on latest mapping technologies like Geographic Information System (GIS). He suggested that the training may be given through Indian Institute of Remote Sensing (IIRS), Dehradun which is a premier Govt. Institute in the field of Remote Sensing (RS) & GIS for Urban/Regional Planning. CRP also suggested that two weeks of training on GIS & RS would be required for the officers/officials of the NCRPB and NCR Participating States.

Chairman suggested that capacity building of the NCRPB and the NCR Participating States should be done in the application of GIS in all Sectors. The capacity should be built to a level where RS, GIS and GPS technology is used. He mentioned that the use of GIS application should not be only for land planning but also could be for project planning/formulation. He further added that the training could be tailor made for senior officers, junior level officers and working level officers so that exposure is available at every level.

After detailed deliberations, it was decided that, to begin with, one training program in a year on GIS & RS would be taken up which can further be increased to two or even more programs in a year, as needed.

6) **Innovative methods to fund NCR towns – Transferable Development Rights, land as resource, Municipal Bonds, Financing and PPP**

Chief Regional Planner, NCRPB mentioned that Transferable Development Rights is a very useful tool which can be used for preserving green area, heritage area, reserved area, and area of road widening, etc. It has also been used successfully for development of slum area in case of Mumbai by Government of Maharashtra. Government of Rajasthan has made successful experiment for providing affordable housing to the weaker section through TDR. He further informed that the NCR Planning and Monitoring Cell, UP has prepared a proposal for protection of green belt on either side of highways as recommended in Regional Plan-2021 through the use of TDR. This can be suitably adopted by other States. He further mentioned that the matter of TDR was discussed in a meeting under the chairmanship of Member Secretary, NCRPB held on 21.12.2009 wherein two presentations were made. Copies of the presentations on "Draft Policy for Transferable Development Rights (Road Side Green Buffers in NCR) – (Appendix-I) and "Transferable Development Right" (Appendix-II) are enclosed for guidance.

Director (A&F), NCRPB made a presentation on the Financing of Urban Infrastructure in NCR. In his presentation, he mentioned the infrastructure gaps in NCR which is estimated to the tune of Rs.300000 crores upto 2021 of which Rs. 22,800 crores would be required for the services like Water Supply, Sewerage, Drainage, Solid Waste Management etc. He had highlighted the major concern in the urban infrastructure and possible sources of financing urban infrastructure in NCR. A copy of the presentation is enclosed (Appendix-III).

7) **Strategies to develop/conservate wet land habitat, bio-diversity, river/water fronts etc.**

Chief Regional Planner, NCRPB mentioned that Regional Plan has identified the areas/zones which should be conserved and protected and the Plan has also proposed that detailed Conservation Plans to be prepared for the areas designated as *Natural Urban Conservation Zone* in the Regional Plan-2021 for NCR.

Chairman suggested that utmost care should be taken for development around the ecologically sensitive nature conservation zones like ridge, forest, lakes, water bodies, paleo-channels which are required to be protected.

After detailed discussions, the Planning Committee decided that the respective State Governments/Agencies would delineate the conservation zones and initiate preparation of detailed Conservation Plan for the same. TDR may be used to implement such Plans wherever needed

Agenda Item No. 7

**ISSUES RAISED BY ADDITIONAL COMMISSIONER,
NCR PLANNING AND MONITORING CELL, UP.**


Provision of 30 mt. wide green belt on either side of the railway lines.

The Additional Commissioner, NCR Planning and Monitoring Cell, UP suggested that the provisions of 30 mt. wide green belt along the railway lines and the provision of the RP-2021 of green belt along the railway lines may be waived.

Chief Regional Planner, NCRPB suggested that it relates to amendment in the RP-2021. Similar issues may be listed and sent to the Board alongwith the problem being faced by the States. This would be considered during the review of RP-2021 which is due September, 2010. States could also address such issues in SRP which is under preparation.

After discussion, the Planning Committee decided that such issues could be listed and sent to the Board before the review exercise starts for the consideration of the Review Committee.

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


(Rajeev Malhotra) 7/1/10
Chief Regional Planner
Tel No. 011-24642289

To:

- i) Chairman, Planning Committee
- ii) Members of the Planning Committee
- iii) 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 Alok Srivastava, Principal Secretary, Housing & Environment, Govt. of Madhya Pradesh.
- 4) Shri J.B. Kshirsagar, Chief Planner, Town & Country Planning Organisation, Govt. of India, Vikas Bhawan, I.P. Estate, New Delhi.
- 5) Shri Santosh Kumar Yadav, Additional Commissioner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 6) Shri Rajeev Malhotra, Chief Regional Planner, NCRPB, New Delhi.
- 7) Shri B.K. Jain, Additional Commissioner (Planning), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
- 8) Shri R.C. Meena, Joint Secretary, Govt. of NCT-Delhi, office of Addl. Secretary (NCR), NCR Planning Cell, Room No.507, 5th Level, B-Wing, Delhi Sachivalaya, I.P. Estate, New Delhi.
- 9) Shri Vinod Virmani, Chief Engineer, Office of the Secretary, Department of Urban Governance, Room No.29, Main Building, Govt. of Rajasthan, Rajasthan Secretariat, Jaipur, Rajasthan.
- 10) Shri N.K. Johari, Assistant Town Planner, NCR Planning Cell, Town & Country Planning Deptt., Navyug Market, Commercial Building, IInd Floor, Ghaziabad, U.P.
- 11) Shri P.K. Jain, Engineer, UTT, Bhiwadi (Rajasthan).

NCRPB

- 12) Shri R.K. Karra, Director (A&F), NCRPB, New Delhi.
- 13) Shri J.N. Barman, Joint Director (T), NCRPB, New Delhi.
- 14) Shri R.C. Shukla, Joint Director (T), NCRPB, New Delhi.
- 15) Shri Nabil Jafri, Dy. Director, NCRPB, IHC, Lodi Road, New Delhi.
- 16) Ms. Anjali P. Roy, Deputy Director (T), NCRPB.
- 17) Shri Syed Aqeel Ahemad, Assistant Director (T), NCRPB.
- 18) Shri Abhijeet Samanta, Assistant Director (PMC), NCRPB.

DRAFT POLICY FOR

TRANSFERABLE / SALEABLE DEVELOPMENT RIGHTS

(FOR ROADSIDE GREEN BUFFERS IN NCR)

PRESENTATION BY:

NCR PLANNING CELL

GHAZIABAD, UTTAR PRADESH

Green Buffer Provisions of NCR Regional Plan-21

Need of Green Belts

- Rapid increase in no. of vehicles
- Scope for future expansions of highways
- Linear development along highways causes hindrance in smooth flow of traffic

Provision in RP-21:

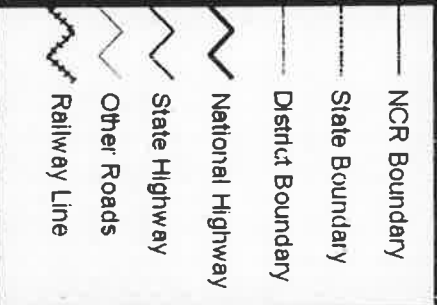
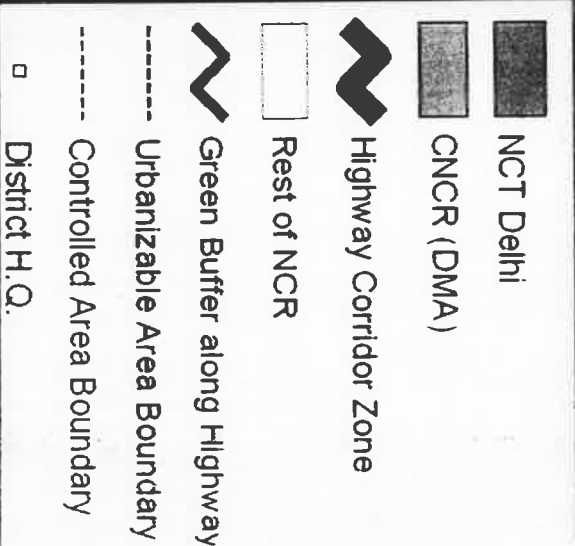
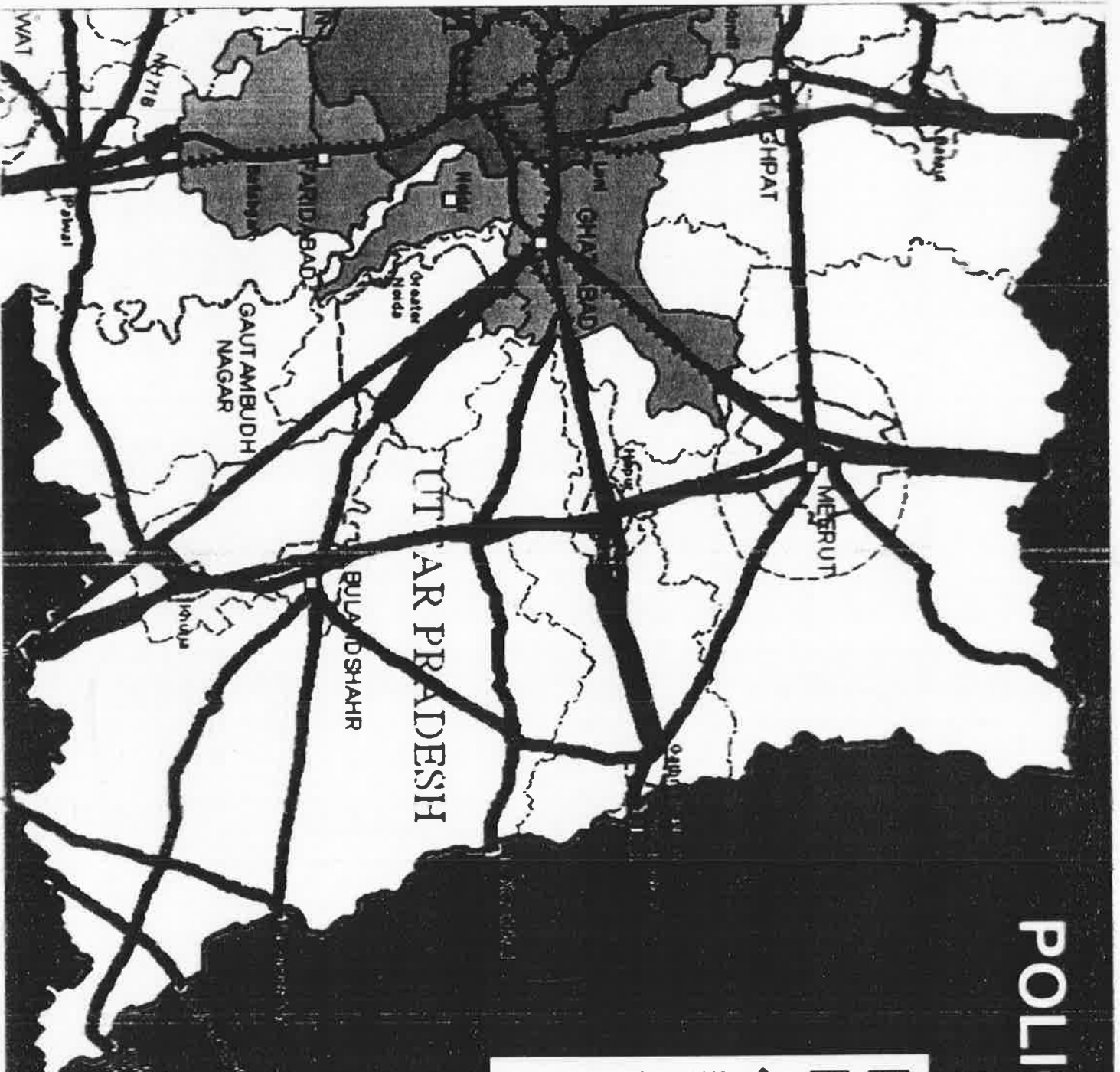
30 mts., 60 mts. And 100 mts wide Green Belt on both sides along Expressways/By-passes National Highways, State Highways & Railway line.

(Provisions are being made in all Master Plans of NCR U.P.)





Activities permissible in the Green Belts:

Approach/service road, Agriculture & Horticulture, Filling stations (with amenities like STD booth, Toilets, Snack bars without cooking), Toll plaza, Bus queue shelters, Police booth, First aid center & Telephone booth.

POLICY ZONES (RP-21)



HAPUR MASTER PLAN-2021

-  ROW 76 Mts
-  ROW 60 Mts
-  ROW 45 Mts
-  ROW 36 Mts

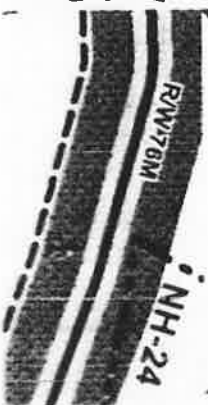
30 mts. green belt on both sides of railway line as per RP-21



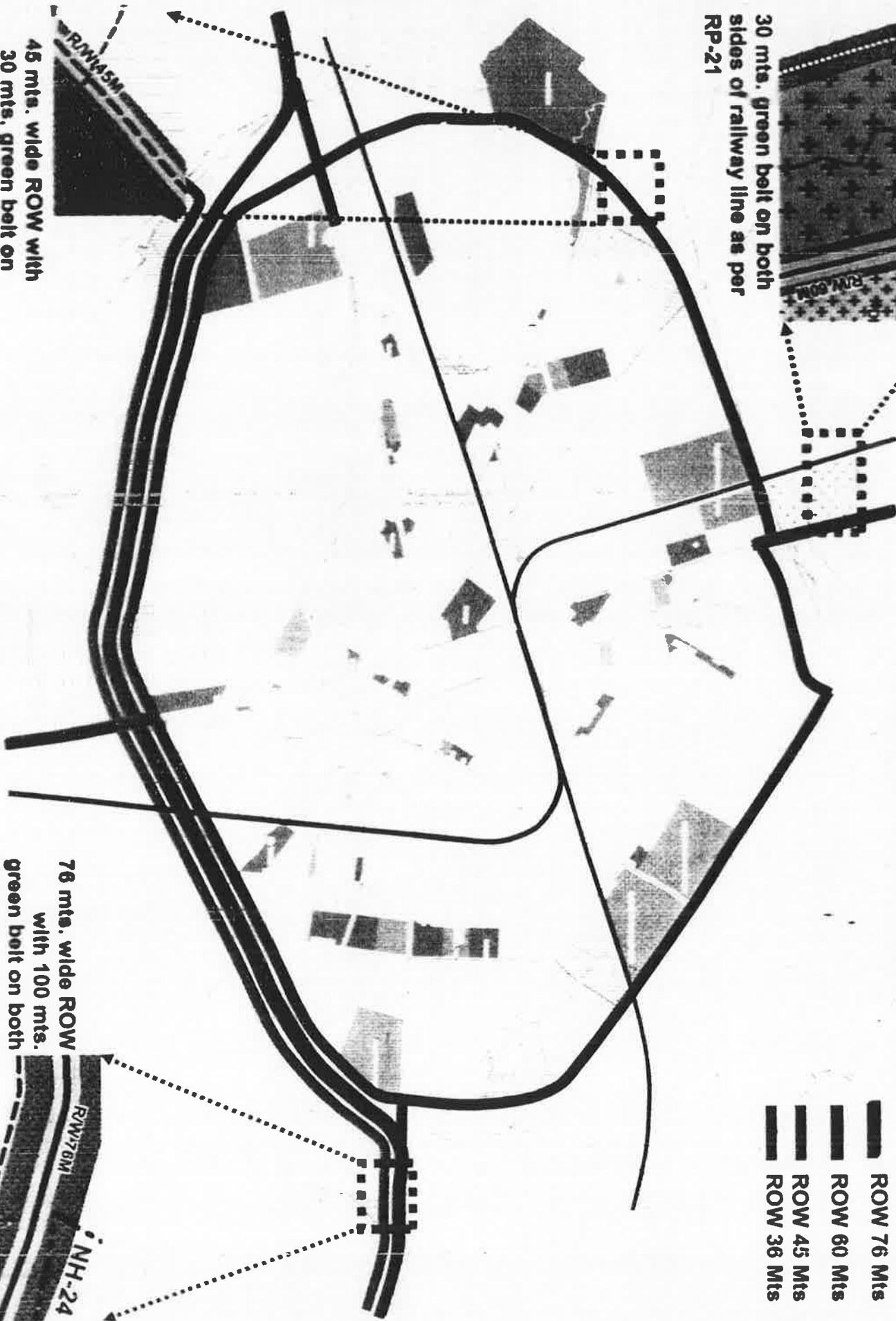
45 mts. wide ROW with 30 mts. green belt on both sides as per RP-21



76 mts. wide ROW with 100 mts. green belt on both sides as per RP-21



1/14



Modinagar Master Plan- 2021

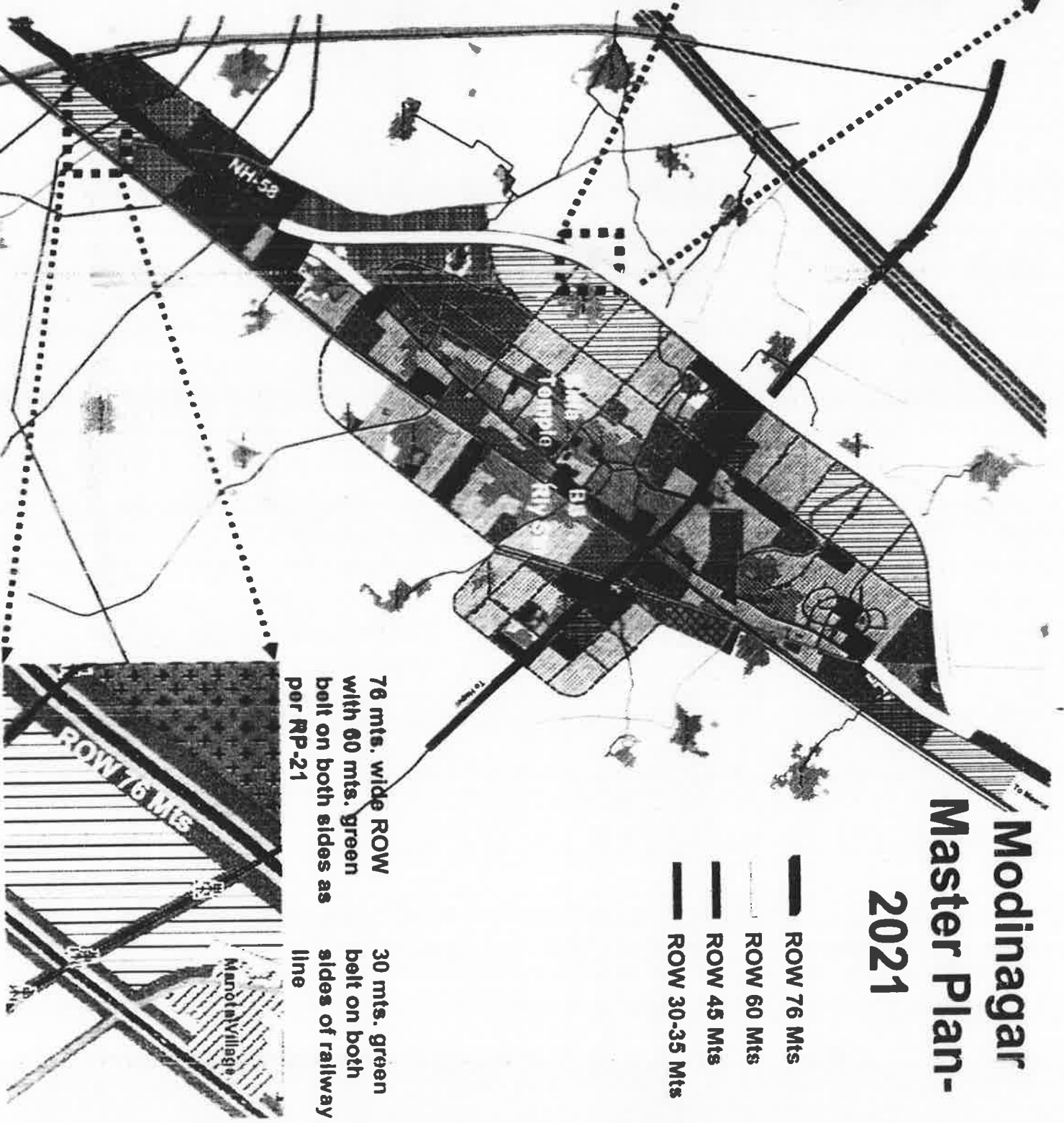
- ROW 76 Mts
- ROW 60 Mts
- ROW 45 Mts
- ROW 30-35 Mts

76 mts. wide ROW
with 60 mts. green
belt on both sides as
per RP-21

30 mts. green
belt on both
sides of railway
line

60 mts. wide ROW
with 60 mts. green
belt on both sides
as per RP-21

- Legend**
- ▨ Agriculture
 - ▨ Builtup
 - ▨ City Centre
 - ▨ Commercial
 - ▨ Community Facility & Services
 - ▨ Green Belt
 - ▨ IT
 - ▨ Industry
 - ▨ Institutional Green
 - ▨ Knowledge Park
 - ▨ Office
 - ▨ Park & Play Ground
 - ▨ Recreational
 - ▨ Residential
 - ▨ Rural Builtup
 - ▨ STP
 - ▨ Transportation
 - ▨ Village E-Str
 - ▨ National Highway
 - ▨ Existing Road
 - ▨ Proposed Expressway
 - ▨ Proposed Road



Problems due to Green Buffer Provisions

Green Buffers are Commercially most valuable land parcels

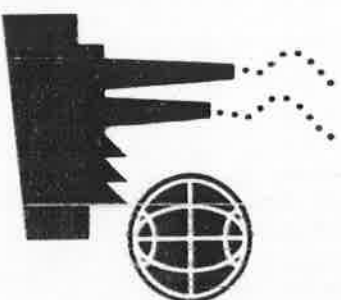
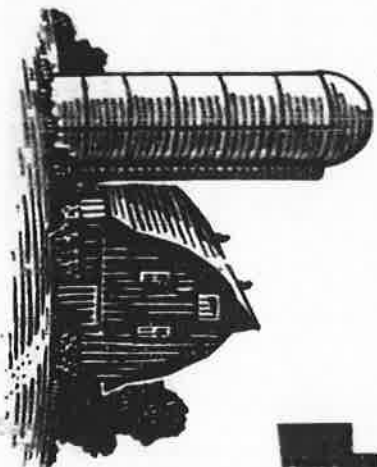
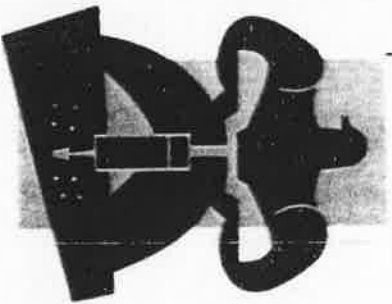
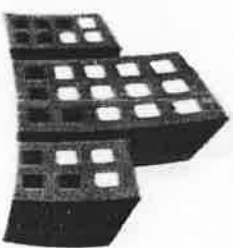
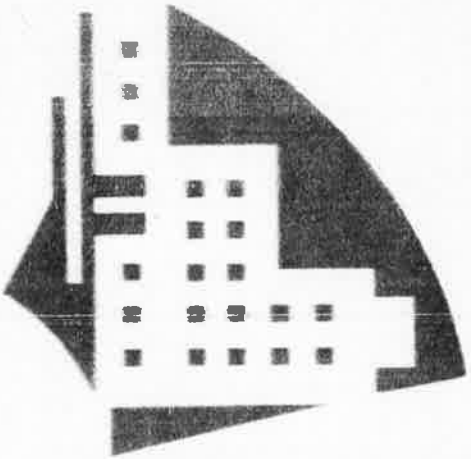
- **Authorities/Departments are unable to acquire the land under road side green buffer due to financial constraints**
- **No benefits of these high potential lands to the land owners**
- **Unauthorised linear development along highways**

Perquisites of Policy:

- **Maintaining the provisions of Building bye-laws-2008 issued by the Govt. of Uttar Pradesh**
- **Maintaining the mosaic of prevailling Master Plans**
- **Suggesting no change in the prevailing bye-laws, rules, regulations, etc. Issued by the Housing & Urban Planning Dept., Govt. of U.P.**
- **Providing true land value to the land owners of Green buffers**

Value of Land

“It is not the soil but the activity that can be carried-out or can be developed over a piece of land, which decides the true value of that land in urban areas”



h1/14

• **Basic FAR :**
As prescribed in the Master Plan, Zonal Plan, Building
Bye laws

• **Purchasable FAR/PDR :**
Additional FAR permissible over and above basic FAR

Ref. fig.-1

• **Compensatory FAR :**
Additional FAR permissible in lieu of land surrendered
free of cost for public purpose.

Ref. fig.-2

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Compensation to the Land Owners of Green Buffer :

Transferable/Saleable Development Rights (TDR) :

The right to develop the land under green buffer may be transfer or sale to some other area within master plan.

Transferable/Saleable FAR :

The basic FAR which may be separated from the original plot and used elsewhere on one or more plots or could be sold to others.

Ref. fig.-3 & 4

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Permissibility of Transferable/Saleable TDR:

TDR shall be applicable to the Land marked as green Buffer/ Belt Land-use along Highways in Master Plan

Conditions of Permissibility:

- Land which is not acquired by any Govt. Dept./Agency.
- Only Undisputed land
- Land which is free of any Loan/tax/Charges etc. liability to any Govt./Semi. Govt. Dept./Agency
- Applicable strictly to the area falling within the Green Buffer and-use in Master Plan. Some Area, may be of same plot, but falls out side the green buffer, shall not be counted for TDR
Ref. fig.-6
- TDR shall be use over the building within master Plan area qualified for purchasable FAR to the limit permissible in bye-laws
- The Purchasable FAR could be purchase from the owner of TDR Instead of Development Authority

Transferable Development Certificate (TDC)

- TDC shall be issued by the DA on request of land owner of Green Buffer.
- The total area of transferable/saleable development right will be mentioned in TDC
- TDC shall be used over the building approved by the DA
- TDC for subsequent remaining area, after part use, shall be issued by the DA
- All Transfer/sale under the TDC shall be registered through DA in Sub-registrar office
- Rs. 5.00/sqm fee shall be payable to the DA by the land owner along the application for TDC
- DA shall issue the TDC within one month of receive the application

Area Calculation for TDC

Option-1:

Area calculated on average FARs, i.e. 1.6

Option-2:

Area calculated on FAR applicable on rear land use, i.e. land use behind the green belt for any specific plot

Ref. fig.-7

a) Requirements of Building Bye-Laws :

- Permissible FAR
- Set-backs (Front, Rear and Sides)
- Parking Requirements
- Fire Safety & other Requirements

Ref. fig.-5

b) 20% of the total area calculated on above ground shall be deducted and for remaining area the TDC shall be issued by DA

Example-fig.-8

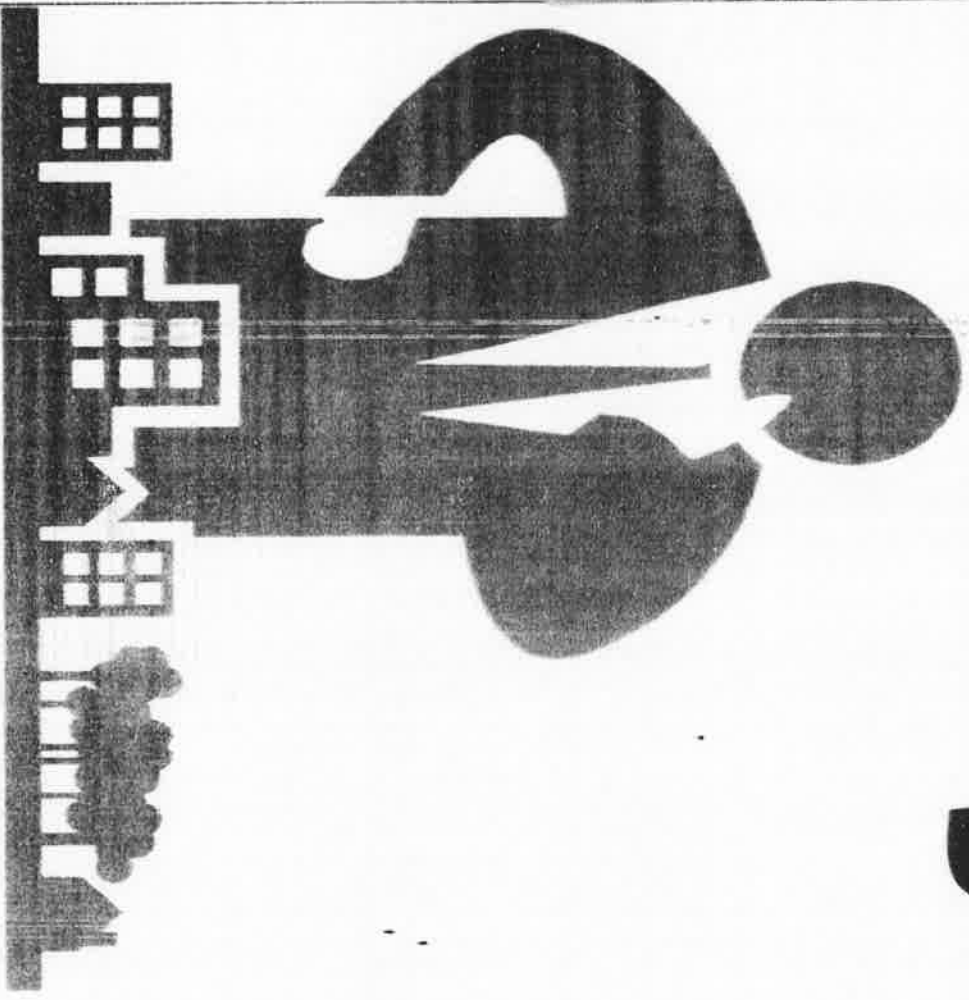
12/14

Other Requirements Under TDR

- The original ownership title of land shall be deposited with DA
- The land owner will voluntarily transfer the land to the acquiring agency when ever required. The 80% of the total land cost on current land price shall be deposited directly by the acquiring agency to the account of DA and the remaining 20% to the land owner.
- The land owner shall submit an agreement to the DA, accepting the above conditions before receiving the TDC.
- The land owner shall not carried-out any activity on such land which may be permitted in Zoning regulations except farming, horticulture, nurseries, etc.
- The DA shall maintain the records of TDC in the prescribed format/Register and shall sent the monthly information to Awas Bandhu for regular monitoring

Ref. Annexure-II

Thank you



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TRANSFERABLE DEVELOPMENT RIGHT FOR

- Heritage Area
- Reserved Area
- Area Required for Road Widening
- Slum Area
- Green Area
- Affordable Housing (Agriculture Land)

Presentation By: -
SANJAY GUPTA (MD)
YASHI CONSULTING
SERVICES PVT. LTD.

A. TRANSFERABLE DEVELOPMENT RIGHT (TDR)

Definition:

- TDR: TDR is land development rights (permitted to be used on new and existing building) issued by the ULB's in the form of a certificate.
- TDR certificate shall be issued by ULB's in lieu of land surrender by the private developer free of cost free from all encumbrances.

Types of TDR:

- Heritage TDR
- Reserved area TDR (park, public amenities / utilities, ecological zone, circulation area, Bus / Truck terminal, etc.)
- Slum area TDR
- Affordable House TDR
- Green area TDR

Eligibility :

- The TDR shall only be the given for the eligible categories. In lieu of surrender of the private land for development of social infrastructure.
- T.D.R.'s will not be generated on exiting structure and will be available only from the prospective eligible categories.

B. PROCEDURE OF TDR ALLOTMENT

Step – I – How to Apply

- The owner shall apply in writing in prescribed form – different application form for non agriculture and agriculture land.

Step – II – Verification of Land Title

- Legal / revenue clearance of land title from the concerned authorized officer.
- Surrendering of land title in favour of ULB's.
- Vacation of the land by owner and level the land with construction of boundary wall ht. 1.5m.

Step – III - Legal Requirement

- The Private land owner shall produce legal document of his land.
- The surrender of land shall not be accepted in case of –
 - I. Land belongs to Mandir Mafi, Waqf Board, and religious charitable trust.
 - II. Land falling under any river, Nallah / Catchment Area of water bodies / railway boundaries / highway boundaries.
 - III. The land under acquisition / planning of local body.

B. PROCEDURE OF TDR ALLOTMENT

Step – IV – Execution of Agreement

- After clearance of Government and acceptance of land surrendered by the applicant, the local bodies shall execute an agreement with the applicant regarding allotment of TDR certificate.
- The TDR shall be calculated equivalent to the total plot area (may be different).

Step – V – Schedule of fees

- At the time of processing of file for surrendering of tenancy right CLU/approval of layout plan, no scrutiny fee shall be paid by the applicant.
- The advertisement charges for inviting public objection to verify ownership of land and objection against CLU (if required) shall be paid by the applicant.

Step – VI – Allotment of TDR Certificate

- TDR allotment can be in phase manner or at once only as the case may be (reserved area / slum area or affordable house constructed area).

C. UTILIZATION OF TDR

- TDR on receiving plot should satisfy the following minimum requirement.
 - I. Their shall be no change in the front-set of the receiving plot.
 - II. Receiving plot must satisfy the additional parking requirement proposed to be generated in proportion of additional TDR. Additional parking requirement shall be worked out in accordance with the building byelaws.
 - III. Receiving plot should satisfy the minimum fire movement requirement as per fire norms.
 - IV. Receiving plot shall be eligible to receive a maximum TDR, equivalent to 80% of permissible FSI in accordance with building byelaws.

Transfer of TDR

- The movement of TDR from the generated zone to receiving zone shall be in proportion of the prevailing DLC rates of the concerned area as specified by the Revenue Authority/Govt. /Semi Govt. body. The TDR shall be subjected to proportionate increase or decrease in connection with DLC rate.
- The transfer of TDR can also be subjected to zone wise requirement and inward / outward movement factor.

D. RESTRICTION OF USE OF TDR

- **TDR shall not be valid for use on receivable plots in the areas listed below:**
 - a) **Heritage area as shown in master development plan.**
 - b) **All congested area notified slums included in the limits of ULB,s.**
 - c) **VIP area of the city.**
 - d) **On plots for housing schemes of slum dwellers for which additional F.S.I. is permissible.**
 - e) **Areas where the F.S.I. is based on auction parameter.**
 - f) **Street on which the height is restricted as per building byelaws.**
 - g) **Restrictions of transfer of TDR from one zone to other zone (subjected to preservation of heritage character and high density of receiving zone)**

E. GENERAL TERMS AND CONDITIONS

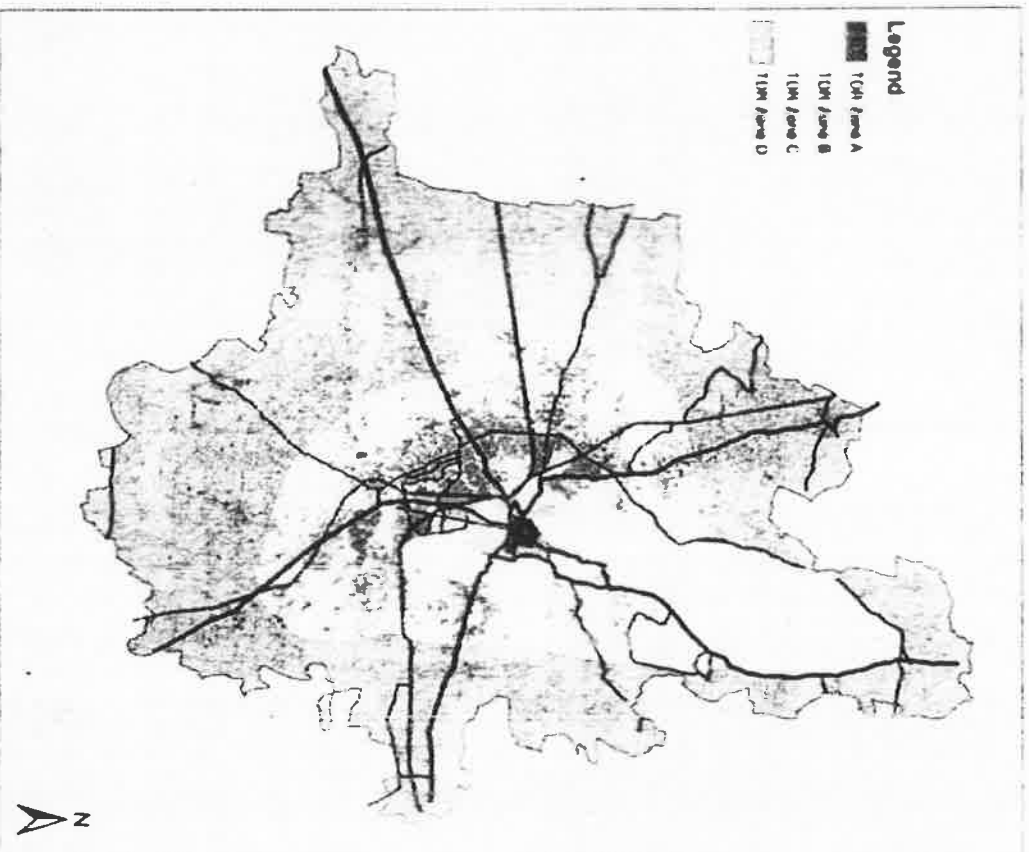
- The TDR certificate will be issued only in the name of individuals, limited companies, statutory corporations or institutions, registered trusts and not in names of partnership firms, nominees, agents or any other such persons.
- If the property stands in the name of partnership firms, TDR shall be issued in the name of present partners and not in the name of partnership firm.
- Allotment / utilization / transfer of TDR in favour of NRI and Foreign Nationals will be subject to rules and regulations of the Reserve Bank of India.
- The utilization of TDR shall be in multiples of 50 sq. mts. Only except the last remainder.
- The TDR shall be revalidated after every 5 years subject to payment of 2% amount of valuation of TDR generation zone.
- On full utilization of the TDR, the TDR certificate shall cancelled by the ULB's.

E. GENERAL TERMS AND CONDITIONS

- The TDR shall be permitted to be utilized on Receivable zone as specified in the TDR use guidelines.
- The TDR shall not mortgage, pledge, hypothecate or create any charge or claim on the TDR
- In case of TDR is defaced lost or destroyed the same can be replaced by the ULB
- The TDR may be reject by the ULB if property dues are not clear or TDR obtained by fraudulent means.
- The Utilization of TDR shall not be recognized unless and until the entry for utilization of TDR is authenticated by the administrative head of ULB's.
- Any utilization of TDR shall be charged at the rate of RS. 5/- sq. mts. Subject to minimum of Rs. 1000/- as utilization fees.
- The every utilization of the TDR shall be got approved from the Administrative Head of ULB's himself/herself.
- In case the TDR holder/is minor, the utilization will be considered if application is made by the natural guardian or a guardian appointed by the competent court.
- For each request to utilize the TDR, separate utilization form shall have to be submitted to the Administrative head of ULB,s.
- The Prescribed utilization form requesting the Administrative Head of ULB,s to utilize the TDR shall be valid only for 6 (six) months.

TDR ZONES

<p>Reserved lands in zone (originating plots)</p>	<p>Zone where the TDR's can be received (Receiving plots) excluding area listed in 10 above.</p>
<p>Zone 'A' (Walled city area zone) Zone 'B' (Anusuchi-3area except Civil Line area) Zone 'C' (Area other than Anusuchi-3 within Ring Road Boundary.) Zone 'D' (Area outside Ring Road up to Jalpur region)</p>	<p>Zone 'B' (other than civil line area) and Zone 'C' Zone 'B' (other than civil line area) and Zone 'C' Zone 'B' (other than civil line area), 'C', 'D' only</p>



TDR CERTIFICATE FORMATS



JAIPUR DEVELOPMENT AUTHORITY DEVELOPMENT RIGHT CERTIFICATE

ADMINISTRATIVE HEAD OF UDA

Verify the presence of all the details in this certificate as are the registered holders of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provisions of the regulation No. 20 of the Development Control Regulations 2000 for _____ City

(1) Location & details of the land surrendered

- (A) Area of the land in sq.mts.
- (B) Land handed over to UDA / Govt.

vide Possession Receipt No. & Date

- (C) Number & Date of Order issued by the Additional Collector & Competent Authority Urban Land Ceiling & Regulation Act, 1978.
- (D) Number & Date of the order issued by the Government in case of surplus vacant land

- (2) Zone of the land surrendered
- (3) Reservation of the land surrendered
- (4) The area where DRC can be utilized

Roll No. _____
TDR / 2012

Certificate No. _____
D.P. Res. / Road

Name(s) of the DRC holders:

P 51 Credit of built-up area in sq. Mts. (in figures)
(in words):

Given under Common Seal on this _____ Day _____ 19__

Asstt. Director of Town Planning

Commissioner

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Roll No. :
Certificate No. :

D.P. Res. Road

Name(s) of the DRC Holder(s)

- 1) A)
- B)
- C)
- D)
- 2)
- 3)
- 4)

F.S.I. Credit of the Built up
area in sq.mt. (In figure)
(In words)

Given under Common Seal
on this day of

Clerk Town Planner / Dy. Engineer Asstt. Director
Town Planning

Received on this Day of Year

Name(s) of DRC Holder



YASHI CONSULTING SERVICES PVT. LTD.
Managing Director
Dr. YASHI GUPTA
C-11, Sector-14, Gurgaon
Haryana, India

YASHI CONSULTING SERVICES PVT. LTD.

Township Planning | Land Acquisition | Project Planning & Development |
Real Estate Advisory | Industrial Advisory | Structural Engineering | DPM |
Urban Legal Advisory

(P-44, Subhash Marg, C-Scheme, Jaipur - 302 001)
Telephone: 0141-4018987, Fax: 0141-2308937

Thanks...

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Financing of Urban Infrastructure in NCR

NCR Coverage-Demographics and Settlements

- The National Capital Region covers an area of 33,578 sq. kms spread over four states including NCT of Delhi. It includes
 - 9 districts of Haryana (Fardabad, Gurgaon, Palwal, Mewat, Rohtak, Sonapat, Rewari, Jhajjar & Panipat) constituting 40% of the NCR;
 - 5 districts of U.P (Meerut, Ghaziabad, Gautam Budha Nagar, Bulandshahr, and Baghpat) constituting 32% of the NCR;
 - Alwar District of Rajasthan constituting 23% of the region; and
 - NCT of Delhi, about 5% of the region
- In terms of Class I cities, there are eight such cities in the Haryana sub-region, one in Rajasthan sub-region and seven in U.P sub-region in 2001. In addition, the U.P sub-region has nine class II cities. As per 2001 census, there are 108 urban settlements in the National Capital Region (NCR)

Investment Gap in NCR

- Infrastructure Gap in the NCR has been estimated to Rs. 300000 crore in the Regional Plan up to 2021.
- Out of this, approximately Rs. 22800 Crore is on account of services viz. water supply, sewerage and solid waste management, which are normally under the - domain of municipalities.

Augmentation of Water Supply

- There is a wide demand and supply gap in drinking water supply in the region. The estimated demand of 11,984 mld by the year 2021
- The supply in the NCR except Delhi varies from 25 to 135 lpcd
- UFW ranges from 30 to 50%
- The total investment required to meet the demand is
 - Rs. 5,992.15 crores for production/augmentation of water and
 - Rs.7,190.57 crores for strengthening/expansion of distribution system/network.
 - This does not include the cost of construction of dams/reservoirs, long distance conveyance system, etc.

Solid waste management in NCR- Policies & Action Plan

- Solid waste management plans for all towns
- Land allocations in Master Plans/development plans for SWM
- Emphasis on alternative technologies like composting, pelletisation etc. & Recycling
- Not more than 50% of SW to be disposed off through sanitary landfill
- Total investment gap of Rs.1362 crore

Garbage Generation in Towns (MT/Day)

Sub-Regions	2001	2021
Delhi	8782	15070
U.P	2270	6066
Haryana	1540	4760
Rajasthan	180	1043
TOTAL	12772	26939

Sewerage: Regional Plan-2021

- Sewerage Master Plans for all towns
- 100% sewerage and treatment facilities in Metro/Regional Centres
- All other towns/villages to initially have low cost sanitation
- Land allocation in master plans for such facilities
- 50% of the waste water to be recycled for non drinking uses
- Investment cost- Rs.8321 (3467+4854) crore
- Sewage Cess to cover the O&M/ replacement cost of the system

STATUS 2001

Sub-Region	Coverage (% area)	STPs
Delhi	80	17
U.P	30-70	Ghaziabad & Noida
Haryana	40-70	Faridkot, Gurgaon, Sonapat and Panipat
Rajasthan	3-5	Nil

Major Concerns in Urban Infrastructure

- Inadequate coverage and service level
- Poor quality of service to consumers
- Insufficient financial and managerial resources with Urban Local Bodies / parastatals
- High non-revenue component due to wastage, pilferage, unaccounted-for losses and free riders
- Inefficient operation and maintenance and high administrative overheads
- Poor monitoring and cost recovery
- High investment needs and project costs

Financing of Urban Infrastructure

- Govt. Sources- Budgetary
 - Central Schemes- JNNURM, UIDSSMT, Satellite City Scheme etc.
 - State Govt- Grants & Loans
- Internal Accruals- Local Govt
- Extra Budgetary Sources- Institutional Sources
 - Loans from the Fin Institutions like HUDCO, LIC & others
 - Loans from NCRPB
 - Loans from the International Agencies-ADB, World Bank, KFW, JBIC
 - Grants from the International Agencies-DFID, DANIDA, SIDA etc.

Financing of Urban Infrastructure-- contd

- Extra Budgetary Sources- Market Based Financing
 - Taxable Bonds
 - Tax-Free Bonds
 - Pooled Finance
- Private Sector Investments- PPP
 - Service/Management Contract for O&M
 - Joint Sector Company
 - BOT Contract

Internal Accruals

- Improving Tax Collections and Recovery of services charges- updating & computerizing data base, improving valuation, plugging leakages & loopholes- Case of Ahmedabad- were able to wipe out cash losses and overdraft within short time (within 5 months)
- Dedicated Fund through cess etc.- Bangalore

contd....

Internal Accruals- Alternate Sources

- Use Land As Resource
 - Land Lease & Sale
 - Use owned land as mortgage to borrow money

- Use of Development Rights, which belongs to Govt, beyond permissible limits
 - Tapping a part of the increments in land values due to planning permissions by way of institution of or charge to higher land value use

 - Regularization of Unauthorized Colonies

 - Transferable Development Rights-separate the development potential of a plot of land from the land itself and the development rights made available to the owner of the land in terms of FSI which is transferable.

 - Sale of FSI

contd.

Internal Accruals-Alternate Sources

- Use of Development Rights—contd..
 - Area linked development charge External & Internal Development Charges HUDA
 - Value linked Development charge No legal provision as yet
 - Betterment Levy or Land Value Increment Tax (LVIT) provisions exists in Town Planning Acts

Extra Budgetary Sources- Problems in accessing Institutional Finance

- Formulation of well-structured bankable projects
- Smaller projects/Smaller municipalities
- Collection of User Charges/Revenue deficit
- Security Mechanism- State Guarantee**
 - Need for Innovative Security Mechanism & financing on non-recourse basis

Market based Financing-Municipal Bonds

- Municipal Bonds- Taxable
 - Bangalore- 1997- Rs. 125 crore
 - Ahmedabad- 1998- Rs. 100 crore
 - Ludhiana- 1999-Rs. 10 crore
 - Nagpur-2001-Rs. 50 crore
 - Nashik-1999- Rs. 100 crore
 - Indore-2000-10 crore
 - Madurai-2001- 30 crore
 - Vizag-2004-20 crore

contd...

-
- Total- Rs. 445 crore
 - Private Placement except partly public in case of Ahmedabad
 - Escrow- state grants, octroi, property tax, water & sewerage charges, Toll Tax etc.
 - Project purpose- city roads, street drains, WS&S, water supply

Tax-Free Municipal Bonds

- GOI accords tax-free status to municipal bonds
- Guidelines issued in 2001
- Ahmedabad in 2002, Hyderabad in 2003
- Total Issued so far: Rs. 649.50 crore
- Water supply, Sewerage, Urban roads, Bridges etc.

Pooled Finance

- Smaller & Medium municipalities would find it difficult to access market on account of their balance sheets and because of high administrative cost
- Pool the requirements of a number of smaller & medium municipalities and jointly access the market
- Access the market through a SPV/ Intermediary- e.g. Water & Sanitation Pooled Fund (WSPF) of Tamil Nadu; Karnataka Water and Sanitation Pooled Fund (KWSF)
- Funds to be registered under Indian Trust Act
- In NCR, NCRPB can do this function directly or through a specially created Water & Sanitation Fund. Or states can create a pooled fund.

Pooled Finance Development Fund

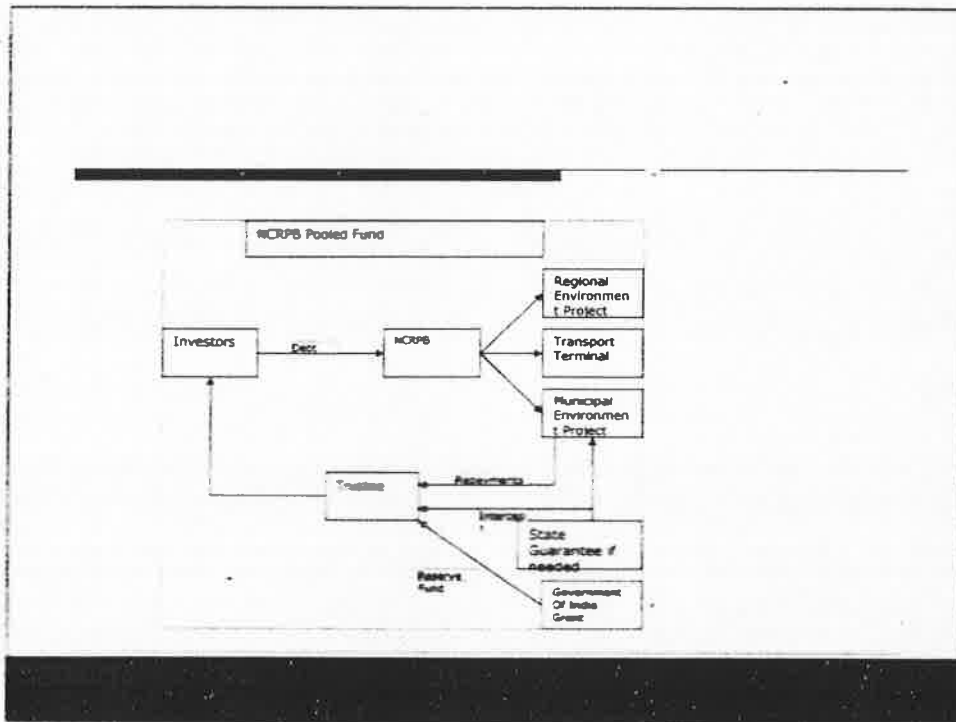
- GOI has created a central fund
- The guidelines has been issued
- The scheme provides credit enhancement grants to facilitate market borrowings through a pooled financing mechanism

Factors in Market based Finance

- Well structured bankable projects that can recover full costs, including the cost of debt service- **PDF of NCRPB can be used.**
- Fiscal & Management Reforms- improved tax/revenue collection, accounting system, capital improvement programs etc.
- Credit worthiness- Investment Grade Credit Rating- Show itself as viable financial entity in terms of recovery & service delivery
- Upfront Contribution from the User
- Credit Enhancement Mechanism

Credit Enhancements

- Multi-layered Credit Enhancement Mechanism-
 - Escrow Account to be maintained by the individual municipalities- e.g monthly payments to 1/9th of annual payment in to a special account and transfer the proceeds at the end of 10th month to the escrow account maintained by the Fund
 - Government Intercepts
 - Debt Service Reserve Fund
 - Back up guarantee for some portion of principal repayment from World Bank/ADB and other agencies



PPP Options- O&M

- Service contracts- say O&M of pumping stations
- Performance based service contracts- entire service management outsourced
- Management Contract

PPP- Equity Investments

- Joint Sector Company
- Construction-cum BOT contract
 - Annuity Model
 - Concession Agreement
 - Use of VGF (Viability Gap Funding)
 - Link with JNNURM
 - Upfront Contribution from the Users

Thanks