

NATIONAL CAPITAL REGION PLANNING BOARD

AGENDA NOTES

**32nd Meeting of
the National Capital Region Planning Board
to be held at 10.30 AM on 22.3.2012 at Silver Oak Hall,
Convention Centre, India Habitat Centre, Lodhi Road
New Delhi – 110003.**

**NATIONAL CAPITAL REGION PLANNING BOARD
(MINISTRY OF URBAN DEVELOPMENT)
NEW DELHI
<http://ncrpb.nic.in>**

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Agenda Items for the 32nd Meeting of the National Capital Region Planning Board to be held on 22.03.2012 at 10.30 A.M. at Silver Oak hall, India Habitat Centre, Lodhi Road, New Delhi – 110 003.

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Agenda Item No. 1: Confirmation of the Minutes of the 31st Meeting of the NCR Planning Board held on 11.11.2009.

The minutes of the 31st Meeting of the NCR Planning Board held on 11.11.2009 were circulated vide letter No. K-14011/1/2008(31st)/NCRPB dated 14.12.2009 to the members and co-opted members of the NCR Planning Board. Copy of the Minutes is at **Annexure-I/I.**

No comments have been received on the minutes. Accordingly, minutes of the last meeting are placed before the Board for confirmation.

Agenda No. 2:**Action Taken Report on the Minutes of 31st Meeting of the NCR Planning Board held on 11.11.2009.**

Sl. No.	Agenda Item No.	Agenda	Action taken/status
i.	Agenda No. 3.7	Financing Programme for the Eleventh Plan (2007-12)-Raising of resources from multi-lateral/bi-lateral aid agencies and capital markets.	<p>NCRPB has raised a total of Rs.1100 crore during 11th Plan period through private placement of taxable bonds.</p> <p>Further, ADB has approved a loan of US \$ 150 million to NCRPB as a multi-tranche financing facility for financing infrastructure projects in the National Capital Region (NCR) and its Counter Magnet Areas (CMAs). The loan also has provision for appointment of consultants to support the project implementation. The loan agreement for the 1st tranche of US \$ 78 million has been signed between ADB and NCRPB on 17-3-2011. The loan has been made effective with effect from 29.6.2011 and to be utilized by Dec 2014. The tenure of loan is 25 years with a moratorium of 5 years</p> <p>In addition, a Loan of Euro 100 million + Euro 1 million Grant for environment friendly schemes in the water supply, sewerage, drainage, solid waste management and urban transport Sectors to National Capital Region Planning Board was negotiated by the Deptt. of Economic Affairs, Ministry of Finance with the German Government/KfW. In pursuance of Ministry of Urban Development approval vide OM No. K-11019/8/2010-DDVI dt. 8th February, 2012, the loan and other related agreements were signed on dt. 9th February, 2012. The repayment period will be 15 years with a moratorium of 5 years for repayment of the principal. The loan is at fixed rate of Interest @1.83% p.a.</p> <p>A separate Agenda is at Item No. 5.</p>

ii.	Agenda No. 4	Provision for retirement benefit i.e. leave encashment, Gratuity, Pension etc. on actuarial basis in respect of NCR Planning Board employees excluding deputations.	Necessary provision have been made in the Annual Accounts of the Board for the year 2008-09 and for the subsequent years 2009-10 and 2010-11. The Accounts have been audited by the C&AG and also laid down in Parliament.
iii.	Agenda No. 5	Implementation of Modified Assured Career Progression Scheme (MACPs) for the Employees of the NCR Planning Board.	In this regards, necessary approval has been obtained from the Ministry of Urban Development vide their letter dated 18.10.2010 and the same has been implemented to the Board's employees. No further action was required.
iv.	Agenda No. 7	Considering and approval of the recommendations of the 56 th Planning Committee on study on Counter-Magnet Areas to Delhi and National Capital Region (NCR) for incorporation in the Regional Plan-2021.	<p>Public notice was invited for objection/suggestions on the draft modifications in Chapter-18 on "Counter-Magnet Areas in the notified final Regional Plan-2021 for NCR" as per section 14(2) and the provisions of the NCRPB Act, 1985 and Rule 23 to 26 of NCRPB Rules, 1985 on 01.02.2010. Board also requested the concerned State Governments vide DO letter dated 15.2.2010 for their objections /suggestions.</p> <p>Board received four objections/ suggestions which were examined and placed before the Planning Committee in its 58th meeting held on 16.11.2011. Planning Committee recommended the same for placing it before the Board for consideration and approval with the suggestion to delete last two sentences in para 18.3.5 (iv) on page 165 of the Plan.</p> <p>The Draft Modified Chapter 18 based on the recommendations of Planning Committee is at Annexure-2/I.</p> <p>Draft Modified Chapter 18 is placed before the Board for approval.</p> <p>As these modifications are based on migration data analysis for decade 1991-2001, this may be reviewed again after</p>

			census data for migration for decade 2001-2011 is available.										
v.	a)	Agenda No. 8.1	<div>Constitution / Revival of Steering Committee under the Chairmanship of Chief Secretary of the respective States.</div> <table><tr><th>Sub-region</th><th>Steering Committee meetings</th></tr><tr><td>Haryana</td><td>Three (29.8.08, 9.2.10 & 29.10.10)</td></tr><tr><td>U.P.</td><td>One (10.11.2009)</td></tr><tr><td>Delhi</td><td>One (24.10.2008)</td></tr><tr><td>Rajasthan</td><td>One (24.11.2009)</td></tr></table> <div>Board vide its letter dated 9.8.11 requested the participating States to hold Steering Committee meetings on regular basis.</div> <div>Board may request the NCR constituent States to hold meeting of the Steering Committee on regular basis.</div>	Sub-region	Steering Committee meetings	Haryana	Three (29.8.08, 9.2.10 & 29.10.10)	U.P.	One (10.11.2009)	Delhi	One (24.10.2008)	Rajasthan	One (24.11.2009)
Sub-region	Steering Committee meetings												
Haryana	Three (29.8.08, 9.2.10 & 29.10.10)												
U.P.	One (10.11.2009)												
Delhi	One (24.10.2008)												
Rajasthan	One (24.11.2009)												
	b)	Agenda No. 8.2	<div>Status of Preparation of Sub-Regional Plan-2021.</div> <div>Separate Agenda is at item No.7.</div>										
	c)	Agenda No. 8.3	<div>Status of Preparation of Functional Plans.</div> <div>Functional Plan on Transport</div> <div>Copies of the Functional Plan on Transport were sent to NCR participating States for implementation vide letter Nos. K-14011/161/2005-NCRPB (Vol. VIII), dated 21.7.2010.</div> <div>Subsequently Board vide letter dated 25.2.2011 requested the NCR participating States to implement the policies & proposals of the Functional Plan.</div> <div>Board vide letter dated 22.6.2011 further requested the NCR participating States for reservation of land for implementation of proposals of Functional Plan relating to Roads and Rails particularly green field expressways, widening of Regional Arterial & Regional Sub-arterial roads, development of RRTS, Inner & Outer Orbital Rail Corridors and Mass Rapid Transit System.</div>										

		Functional Plan on Ground Water Recharge	<p>Agenda for RRTS is being taken up separately at Agenda Item No.10.</p> <p>Copies of the Functional Plan on Ground Water Recharge were sent to NCR States for implementation vide letter No. K-14011/27/2009-NCRPB Vol. II dated 26.11.2010.</p>
d)	Agenda No. 8.4	Status of Preparation of Master Plan.	Separate Agenda is at item No. 8.
vi.	Agenda No. 9	Proposed Review of the Regional Plan-2021 for NCR-Strategies.	Separate Agenda is at item No. 9.
vii.	Agenda No. 13	Project Development Facility.	<p>Board has received request from Govt. of Rajasthan for providing support for preparation of Detailed project report under project development facility, "In-Principle" approval of PSMG for providing financial assistance by NCR Planning Board for preparation of DPR for the following projects to be implemented by UIT Bhiwadi was conveyed by the Board vide its letter dated 11.8.2011.</p> <ol style="list-style-type: none"> 1. Integrated Sewerage System. 2. Implementation of Master Plan/sector Plan road in BKT & SNB Complex 3. Solid Waste Management in Bhiwadi
viii. a)	Agenda No. 14.2	Status of Rail Connectivity in NCR – Proposal of Ministry of Railways.	Ministry of Railway may give the current status in the meeting.
b)	Agenda No. 14.3	Extension of Metro to CNCR Towns.	Delhi Metro has been extended to Gurgaon and is proposed to be extended to Faridabad and Bahadurgarh in Metro Phase III in Haryana Sub-Region of NCR.
c)	Agenda No. 14.4	Reciprocal Common Transport Agreement among Governments of Delhi, Haryana, Rajasthan and Uttar Pradesh of NCR for unrestricted movement of vehicles in NCR for 'Contract Carriage' &	<p>Reciprocal Common Transport Agreement for Stage Carriage was signed on 22.04.2010 and has been notified by all the participating States of NCR and stage carriage buses are operational in NCR.</p> <p>More than 11,000 NCR taxis and 240</p>

		'Stage Carriage.	buses are plying under Reciprocal Common Transport Agreement for Contract Carriage.
ix.	Agenda No. 15	Delegation of Powers to Member Secretary with regard to appointment of Consultants.	This was approved. Delegation of Powers to Member Secretary for appointment of part time Advisors/Experts and in-house consultant on fixed tenure basis Consultants has been notified in Gazette (Part-III – Section 4) dated 13.3.2010.No further action is required.
x.	Other issue raised by Government of U.P.	Chairman directed MoSRT&H to revisit the widening proposal of NH-24 to meet the traffic demand as requested by Government of UP.	Ministry of Road Transport and Highways may give the current status in the meeting.

Agenda item no. 3: Approval of items relating to statutory provisions.

Agenda Item No. 3.1 : Annual Statement of outstanding Loans and Advances disbursed by the Board during the year 2009-10 and 2010-11 as per Rule 47 (1) of NCRPB Rules, 1985.

The Annual Statement of outstanding loans / advance for the year 2009-10 and 2010-11 are submitted in the prescribed Form "G", proviso to Rule 47(1), NCR Planning Board Rules, 1985. The Form "G" are enclosed at **Annexure – 3.1/I and 3.1/II**.

Highlights of Loans & Advances sanctioned by the Board are as under:-

Financial year 2009-10

<i>(Rupees in crores)</i>				
Loans disbursed to participating states / their agencies during the year	Principal repaid during the year by borrowing agencies	Interest received during the year	Amount of default in repayment of principal / interest instalments	Balance of loans / advances at the close of the year
814.55	353.80	152.22	There was no default, except a payment of Rs. 56.10 crores due from Municipal Corporation of Delhi in March, 2010. This amount was received late by the Board in two parts on 30.6.10 and 6.8.10.	2696.14

Financial year 2010-11

<i>(Rupees in crores)</i>				
Loans disbursed to participating states / their agencies during the year	Principal repaid during the year by borrowing agencies	Interest received during the year	Amount of default in repayment of principal / interest instalments	Balance of loans / advances at the close of the year
598.77	498.33	224.55	There was no default, except a payment of Rs.1.44 crores due from Patiala Urban Planning & Development Authority on 10.1.11 and 14.2.11. This amount was received late by the Board in May, 2011.	2796.63

The matter is submitted to the Board for information as laid down in Para 47(1) of the NCR Planning Board Rules 1985.

Agenda Item No. 3.2: Annual Statement of outstanding Loan/Advances received by the Board during the year 2009-10 & 2010-11 as per Rule 47(2) of NCRPB Rules, 1985.

The Annual Statement of outstanding loan/ advances received by the Board are submitted in Form 'H', proviso to Rule 47(2), NCR Planning Board Rules, 1985. The Form 'H' is placed at **Annexure 3.2/I & 3.2/II**

2. The highlights of Loan/Advances received by the Board upto the Financial Year 2009-10 and 2010-11 are as under:

2009-10

- The Board raised Rs.134.90 crore in August, 2009 as NCRPB Taxable Bonds (2019) Series-II from the Capital Market;
- All payments due on account of interest have been released to the investors in time. There was no default on repayment of any loan on part of the Board;
- Outstanding market borrowing as on 31st March, 2010 was Rs.600 crore;
- A short term loan of Rs.100 crore was obtained from two nationalized banks i.e Rs.45 crore from State Bank of Indore & Rs.55 crore Corporation Bank at the interest of 6.50% p.a. which was repaid in 2010-11.

2010-11

- The Board raised Rs.500.00 crore in August, 2010 as Taxable NCRPB Bonds (2020) from the Capital Market. The Bonds are secured by way of negative lien on Bonds on all the book debts of the Board;
- All payments due on account of interest had been released to the investors in time. There was no default on repayment of any loan on part of the Board;
- Outstanding market borrowing as on 31st March, 2011 was Rs.1100 crore.

3. It is also brought to the notice of the Board that the following funds were raised from the capital market in the form of taxable bonds during the 11th Plan period. The Bonds are rated 'AAA with Stable outlook' from CRISIL, ICRA and FITCH rating agencies which is the highest credit rating provided by these rating agencies. The status of bond issue is given below:

(Rs. in crores)

Financial Year	Amount raised	Interest rate	Status
2007-08	Rs.200.00 crore	8.98% p.a. (payable semi annually)	Tenor of 10 years and having put/call option after 7 years.
2008-09	Rs.265.10 crore	9.15% p.a.	Tenor of 10 years and having put/call option after 7 years.
2009-10	Rs.134.90 crore	8.68% p.a.	Tenor of 10 years and having put/call option after 7 years.
2010-11	Rs.500.00 crore	8.68% p.a.	Tenor of 10 years and having put/call option after 7 years.

The matter is placed before the Board for information in accordance with Rule 47(2) of the NCR Planning Board Rules, 1985.

**Agenda Item No. 3.3: Annual Report and Audited Annual Accounts for the
Financial Year 2009-10.**

1. The Annual Accounts of the Board are maintained in the form prescribed by the Government and as laid down under Section 25 of the NCR Planning Board Act, -1985, read with Rule 33 of the NCR Planning Board Rules, 1985. The audit of Account and transactions has been conducted by Principal Director of Audit, Economics and Service Ministries, New Delhi on behalf of Comptroller and Auditor General of India.

2. The Annual Report and Audited Annual Accounts of 2009-10, duly approved by the Chairman & Hon'ble Minister for Urban Development was circulated to the members for approval by circulation. After receipt of approval, these were laid before both the houses of parliament i.e. on the table of Lok Sabha on 15.3.2011 and Rajya Sabha on 16.3.2011.

The matter is placed before the Board for information.

Agenda Item No. 3.4: Approval of Annual Report and audited Annual Accounts for the Financial Year 2010-11.

The Annual Report and audited Annual Accounts for the Financial Year 2010-11 with audit certificate are placed at **Annexure 3.4/I**.

2. The Annual Accounts of the Board are maintained in the form prescribed by the Government and as laid down under Section 25 of the NCR Planning Board Act, 1985, read with Rule 33 of the NCR Planning Board Rules, 1985. The audit of Account and transactions has been conducted by Principal Director of Audit, Economics and Service Ministries, New Delhi on behalf of Comptroller and Auditor General of India.

3. The Annual Report and Audited Annual Accounts of 2010-11, duly approved by the Chairman & Hon'ble Minister for Urban Development was circulated to the members for approval by circulation. After receipt of approval, these were laid before both the houses of parliament i.e. on the table of Lok Sabha on 20.12.2011 and Rajya Sabha on 21.12.2011.

The Annual Report and audited Annual Accounts for the year 2010-11 are placed for the approval of the Board.

Agenda Item No. 3.5:**Approval of RE 2010-11 & BE for the Financial Year 2011-12 under Plan (Capital) & Non-Plan (Revenue) heads as per Rule 29 of the NCR Planning Board Rules, 1985.**

The Revised Estimates for the Financial Year 2010-11 and Budget Estimates for the financial Year 2011-12 have been submitted to the Ministry of Urban Development on 5.10.2010. Revised Estimates 2010-11 and Budget estimates 2011-12 are summarized below:-

A. Plan (Capital)

(Rs.in Cr.)		
Expenditure Head	R.E. 2010-11	B.E. 2011-12
Loans	1200.00	1200.00
Interest on Bonds	83.00	98.00
Expenditure on Mkt. borrowings	0.60	0.15
Bonds Redemption Reserve	157.00	157.00
Study and surveys	12.00	16.00
Others	10.78	35.87
Project Development Facilities	10.00	10.00
Provision for Tax Payments	12.55	10.00
Total	1485.39	1527.02

The sources of funds proposed are as under:-

(Rs.in Cr.)		
SOURCES	R.E. 2010-11	B.E. 2011-12
- Budgetary Support/ Contribution from MoUD*	350.00	350.00
- Repayment of loan installments	495.00	575.00
IEBR (Gross)		
- Internal Accruals	232.00	260.00
- Contribution from GNCT Delhi	50.00	50.00
- Market Borrowings	0.00	0.00
- Loan from Multilateral Aid Agencies	550.00	390.00
- Grants from MoUD for Study on RRTS	10.00	12.00
TOTAL	1687.00	1637.00

* The actual release by Govt. was Rs. 50.00 crore for the F.Y. 2010-11.

B. Non-Plan (Revenue)

(Rs. in Lakh)		
	R.E. 2010-11	B.E. 2011-12
Total outlay	295.00	334.00
Grant from Ministry of UD	250.00	300.00
Internal Resources	45.00	34.00

The statements of Plan and Non-Plan Budget Estimates for the year 2010-11 and Revised Estimate for the year 2011-12 are at **Annexure-3.5/I** respectively.

The Revised Estimates 2010-11 and Budget Estimates for the financial year 2011-12, both under Plan (Capital) and Non-Plan (Revenue) head are placed before the Board for its approval. Further, Member Secretary may be authorized for taking decisions regarding resource mobilization programme of NCRPB by raising Bonds and/or through borrowing from multilateral aid agencies and take necessary decisions in respect of various approvals / formalities required to be taken / completed in this regard.

Agenda Item No. 3.6: Approval of RE 2011-12 & BE for the Financial Year 2012-13 under Plan (Capital) & Non-Plan (Revenue) heads as per Rule 29 of the NCR Planning Board Rules, 1985.

The Revised Estimates for the Financial Year 2011-12 and Budget Estimates for the financial Year 2012-13 have been submitted to the Ministry of Urban Development on 30.9.2011 (copies are at **Annexure-3.6/I**). Revised Estimates 2011-12 and Budget Estimates 2012-13 are summarized below:-

A. Plan (Capital)

(Rs.in Cr.)		
Expenditure Head	R.E. 2011-12	B.E. 2012-13
Loans	700.00	700.00
Interest on Bonds & expenditure on mkt. borrowings	98.25	98.25
Payment of stamp duty/ guarantee fee	4.34	7.50
Bonds Redemption Reserve	75.00	75.00
Study and surveys	12.00	10.00
Payment to NCR Cells	3.00	3.00
Project Development Facilities	10.00	10.00
Provision for Tax Payments	10.00	10.00
Interest on multilateral borrowings	1.20	25.00
Other Plan expenditures	1.21	1.76
Total	915.00	940.51

The sources of funds proposed are as under:-

(Rs.in Cr.)		
SOURCES	R.E. 2011-12	B.E. 2012-13
- Budgetary Support/ Contribution from MoUD	50.00	100.00
- Repayment of loan installments	518.00	488.00
IEBR (Gross)		
- Internal Accruals	237.00	257.00
- Loan from Multilateral Aid Agencies	100.00	240.00
- Grants from MoUD for Study on RRTS	10.00	0
TOTAL	915.00	1085.00

C. Non-Plan (Revenue)

(Rs. in Lakh)		
	R.E. 2011-12	B.E. 2012-13
Total outlay	334.00	361.00
Grant from Ministry of UD	300.00	
Internal Resources	34.00	

The Revised Estimates 2011 -12 and Budget Estimates for the financial year 2012-13, both under Plan (Capital) and Non-Plan (Revenue) head are placed before the Board for its approval. Further, Member Secretary may be authorized for taking decisions regarding resource mobilization programme of NCRPB by raising Bonds and/or through borrowing from multilateral and bi-lateral agencies and take necessary decisions in respect of various approvals / formalities required to be taken / completed in this regard.

Agenda Item No. 3.7: Approval of Twelfth Plan (2012-17) of NCR Planning Board.

The Twelfth Five Year Plan of Govt. of India will commence from 1st April, 2012. Accordingly, the Ministry of Urban Development vide its letter dated 15.11.2011 has asked the Board to formulate proposal for 12th Plan period i.e. (2012-17) in the formats prescribed by them. The Board Secretariat has submitted the requisite information in the prescribed form vide letter No.B-20018/3/AP/2011-12/NCRPB dt. 22.11.2011 (copies of the Twelfth Plan proposals are at **Annexure-3.7/I**). The brief details of the proposal submitted are as under:-

Sl. No.	Particular	Amount (Rs. In crore)
1	Gross Budgetary Support sought from Govt. of India	500.00
2	Internal and Extra Budgetary Resources (I&EBR)	1645.00
	Total	2145.00

The matter is placed before the Board for approval.

Agenda Item No. 4 : New Financing Pattern for Environmental friendly social infrastructure development projects in NCR & CMA towns

Introduction

1. Sewerage is the core infrastructure that determines the environmental status of any habitat. Augmentation of existing systems/treatment facilities as well as adoption of new technologies of waste treatment for small and marginal settlements and rural areas presents a gigantic task demanding special efforts.

2. A review of Regional Plan-2001 in the year 1999 observed that only 20% towns of NCR were covered with partial sewerage system, while the rural areas did not have any access to such facilities. Since the last decade, no major progress has been made with regard to sewage treatment plants. Recent studies reveal that in Delhi, only 30-35% sewage is treated. The sewerage cover ranges from 30 to 70% in U.P. and 60% to 80% in Haryana in the DMA (now CNCR) towns. As per Regional Plan 2021, among the CNCR towns, treatment facilities are available in Faridabad, Gurgaon, Ghaziabad and NOIDA. No sewerage treatment facility is available in any of the priority towns of U.P. Sub-region or Rajasthan Sub-region. Coverage of sewerage system in various priority towns ranges from 40.0% to 70.0% in Haryana, 3.0% to 5.0 % in Rajasthan and 0.0% to 30% in Uttar Pradesh. The position of sanitation in rural areas is also dismal. High incidence of water borne diseases in NCR is indicative of the poor state of sanitation in the region.

3. In order to address the issue of poor sanitation in the NCR, NCR Regional Plan-2021 has recommended preparation of the Sewerage Master Plans for each town, Improvement/augmentation in the existing sewerage system and construction of new sewage treatment plants in the region, creation of mass awareness, allocation of land, recycling of waste water and use of treated waste water for non-drinking usages.

Action Taken by the NCRPB for Improving sewerage system in the NCR & CMAs

4. In accordance with RP-2021 recommendations about the need to prepare Sewerage Master Plan, NCRPB with the technical assistance from the Asian Development Bank (ADB) has prepared model Sewerage Master Plan and Drainage Plan for two towns namely **Hapur** and **Sonepat** and also tool kits to assist the participating states in preparing these plans. The toolkits have been disseminated to various implementing agencies through training programs and through NCRPB website.

5. NCRPB has also been providing financial assistance to participating states and their agencies for implementation of sewerage and drainage schemes in the NCR and CMAs. NCRPB has so far sanctioned loan assistance of Rs. 347 crore for 33 sewerage/drainage projects with total cost of Rs. 561 crore. Most of these projects have been sanctioned during last three to four years.

6. However, this is not significant if we consider the quantum of investment as per estimates in the NCR Plan-2021. For the projected volumes of around 7,000 mld of sewage the Regional Plan 2021 estimates total fund requirements of the order of Rs. 8,322 crore. Out of this, the component of laying of sewerage pipeline and installing pumping stations, etc. is estimated to cost Rs. 3,468 crore while the sewage treatment component is estimated to cost Rs. 4,854 crore respectively over 2002 to 2021 period. Out of this Rs. 4160 crore was required to be invested during first 10 years i.e. from 2002 to 2012. Clearly, there is a huge gap in the sewerage and drainage investments in the region even if we account for investments made by the states out of their own budget or through centrally sponsored schemes of JNNURM and UIDSSMT.

7. The main constraints apart from capacity constraints of state nodal agencies/ULBs in providing good sewerage and drainage system appear to be weak financial position of ULBs and therefore, total dependence on budgetary grants for undertaking these critical urban public health infrastructure projects, which, in turn, is not sufficient to take care of the needs of all urban areas within a specified timeframe. As such, there is no alternative except to resort to debt financing, if provision for sewerage and drainage facilities in NCR cities has to be done in a definite timeframe. However, debt financing is not easily available for such projects from banks/FIs. Even where such financing is available, there is a strong unwillingness on the part of State Govts/ULBs to go for debt financing of sewerage and drainage projects in view of low to minimal returns (which is not even adequate to meet O&M cost) and longer gestation period of such projects, fiscal constraints and low loan repayment ability of ULBs.

8. In view of the foregoing, there is a strong rationale for reducing loan repayment obligations, if we are to meet the huge gap in the provision of sewerage and drainage in our towns and cities through debt financing. Thus, there is a need to make available low cost, long term debt (which could be arranged from the multi-lateral and bi-lateral agency) and also some grant component for sewerage and drainage projects with a view to reduce overall loan requirement and consequent reduction in loan repayments.

Proposal for Consideration

9. NCRPB has negotiated loans with the ADB and KfW which would provide NCRPB loan of about Rs. 1000 core for providing low cost, long term funds for water and sanitation sector over next four to five years. Further, in accordance with the longer tenure loan of ADB and KfW, NCRPB has already decided to extend the repayment period from 10 to 15 years for water and sanitation projects and accordingly, all water and sanitation projects sanctioned since August, 2011 will have loan tenure of 15 years with three year moratorium in repayment of principal amount.

10. In order to further encourage and incentivise States/ULBs to provide sewerage and drainage services in the NCR in a time-bound manner by accessing debt finance, over and above budgetary support available for such projects, in the last PSMG Meeting held on 18.11.2011 it was proposed that NCRPB may consider providing further concessional support by extending some part of the project cost as Grants, in addition to longer term, low

cost loans sanctioned out of ADB/KfW loans to NCRPB. Further, there has been a demand for providing grants for water sector projects in deserving cases. This will further reduce loan repayment burden on the states/ULBs and enable us to achieve sanitation targets as planned and reap in great environmental and public health benefits.

11. The proposal was supported by all the participants and it was decided to recommend new financing pattern for sewerage and drainage projects, to be implemented as per the Sewerage & Drainage Master Plans and ADB/KfW guidelines could be as below:

Source of Funding	Proposed financing pattern
Loan – 15 year tenure with 3 year moratorium period	Maximum up to 75% of the Project Cost
Grant	15% of the Project Cost
Contribution of the Implementing Agency	10% of the Project Cost

12. The above financing pattern will be applicable for sewerage and drainage projects undertaken preferably by the ULB's, PHED's. It is also proposed that the above financing pattern may be extended for water supply projects preferably by the ULB's, PHED's and the provision of grant for water sector projects may be examined on case to case basis. In case of projects implemented by other than ULB's and PHED, release of grant may be examined on case to case basis keeping in view the financial health of the implementing agency.

13. As per the NCRPB Rules, 1985, Board may provide grants-in-aid to state governments and their agencies for implementing projects and powers to sanction grant has been delegated to the PSMG-I by the Board. However, being a policy issue of introducing new financing pattern, it was proposed that the new financing pattern may be implemented after the approval of the proposal by the Board on recommendations of the PSMG. The grant will be provided by the Board out of the existing budgetary support from the Central Govt/ Internal Accruals.

The matter is placed before the Board for approval on the proposal submitted vide para 11 above.

Agenda Item No. 5 : Financing Programme for the Twelfth Plan (2012-17)-Raising of resources from multi-lateral/bi-lateral aid agencies and capital markets

As per section 7(e) of NCRPB Act, 1985, the NCR Planning Board is to arrange for and oversee financing of selected development projects in the NCR and in Counter Magnet Areas. Accordingly, to create civic amenities in the NCR towns and cities, the NCR Planning Board has been providing financial assistance in the form of soft long term loans to the participating State Governments, ULBs, Housing Boards, Development Authorities and other parastatals for infrastructure development projects to develop housing, to improve Sewerage system, for construction of Roads/ROBs, for augmentation of water supply and for improvement in transmission and distribution of power etc. in the constituent NCR states and identified Counter Magnet Area (CMA) towns. The pattern of loan assistance provided by the NCR Planning Board is 25:75; 25% being the borrowing agency's contribution and a maximum 75% of the project cost being the loan from the NCR Planning Board.

2. NCRPB has financed 265 infrastructure projects in the area of Land Development, Sewerage and Waste Water Treatment, Drainage and Solid Waste Management, Water Supply, Electricity transmission and distribution, Roads, ROBs/RUBs, Hospitals and other social infrastructure as per following details:-

Sl. No	Particular	
1	No. of Projects financed	265
2	Total Estimated Cost of the projects	Rs.18069 crore
3	Loan amount Sanctioned	Rs.8035 crore
4	Loan amount released by the Board as on 31.1.2012	Rs.5965 crore

3. For the purpose of providing financial support for infrastructure development as above, a revolving fund viz. **NCRPB Fund** has been set up. NCRPB Fund is credited with annual budgetary contribution under Plan Grant received from the Central Government and annual contribution received from the GNCT of Delhi. The Board has received Rs. 1012 crore as capital grant from MoUD and Rs. 350 crore from the GNCTD so far. The Board has leveraged grants so received to raise money from the capital market as well as has recycled loan repayments and interest paid by the Borrowers into the NCRPB Fund and has disbursed loans amounts of Rs. 5965 crore upto Jan. 2012.

4. In addition, the NCR Planning Board has mobilized about Rs. 1998.55 crore (Rs.898.55 crore during 9th Plan and Rs. 1100 crore during 11th Plan period -1.4.2007 to 31.12.2011) from the capital market through private placement of bonds, out of which, debt of only Rs. 1100.00 crore is outstanding in NCRPB's books as on date. The bonds issued during 11th Plan period have the rating of "AAA" with stable outlook from CRISIL, ICRA and Fitch rating agency.

5. During 11th Plan period, the Planning Commission has approved the total gross budgetary support of Rs. 900 crore only for the NCRPB. Against this, the actual release of Rs. 300 crore has been made by Govt. of India during entire 11th Plan period. GNCT of Delhi has agreed for Rs. 250 crore during the plan period as against projected demand of Rs. 300 crore. Against this, the GNCT Delhi has released only 100 crore.

6. In view of reduced budgetary support, the Board was to mobilized funds from other multilateral agencies like ADB/World Bank and from the domestic capital market to meet the investment targets during 11th & 12th Plan. In order to continue financing at lower interest rates, the Board will necessarily have to raise funds outside budgetary resources through a mix of products with a view to keep the cost of capital low.

Progress Made So far

7. In order to increase investments in infrastructure as above, NCRPB has been pursuing with the constituent state governments and their agencies to prepare and submit DPRs to NCRPB for funding. This has resulted in increased infrastructure financing by NCRPB. Further to this, NCRPB has also taken proactive steps to prepare functional plans on power, transport, water and drainage as identified in the Regional Plan-2021. The studies undertaken by the Board are identifying projects in sectors like Transport, water, power etc. In addition, the Action plans under preparation would also include sectoral projects. It is expected that projects related to infrastructure like Drinking water, Ground water recharge, transport, power, drainage, sanitation, SWM, tourism etc will emerge from this exercise and their DPRs will be prepared in the coming months. Implementation of these plans will call for additional funding by the NCRPB besides funding through other sources like PPP and private sector financing etc.

Resource Mobilisation during Twelfth Plan period (2012-17)

8. During the 12th Plan period budgetary support of Rs. 500 crore has been sought from Govt. of India. In addition, Rs.1645 crore has been projected under Internal and Extra Budgetary Resources (IEBR).

9. NCRPB has submitted proposals to the ADB, World Bank and KfW through the Department of Economic Affairs, Govt. of India for providing long term soft loans. The proposal sent to the World Bank has not been materialized. The current status in respect of ADB and KfW is as under:-

Asian Development Bank

10. ADB has approved a loan of US \$ 150 million to NCRPB as a multi-tranche financing facility for financing infrastructure projects in the National Capital Region (NCR) and its Counter Magnet Areas (CMAs). The loan also has provision for appointment of consultants to support the project implementation. The loan agreement for the 1st tranche of US \$ 78 million has been signed between ADB and NCRPB on 17-3-2011. The loan has been made effective with effect from 29.6.2011 and to be utilized by Dec 2014. (Copy of the Loan agreement executed is at **Annexure- 5/I**).

11. The loan has been guaranteed by Govt. of India and a Guarantee Agreement between ADB and GOI was also signed on 17-3-2011. The tenure of loan is 25 years with a moratorium of 5 years. The half-yearly rate of interest is 20 basis points above six month

LIBOR. In addition, a commitment fee of 0.15% to ADB and guarantee fee of 1.2% p.a. to GOI is payable. The loan will be disbursed subject to compliance with ADB procurement guidelines and environmental and social safeguards requirements.

12. Consultancy Support

A. Hiring of Project Management Consultancy Firm by NCRPB: Tenders invited earlier were rejected due to inadequate technical competence. Tenders were re invited after re-working the scope and budget and approval of the ADB. Expression of Interest was received from 22 firms. The EoI's were evaluated by committee constituted for the purpose. RFP to 6 short listed firms was issued and 5 firms have submitted their bids up to deadline on 31.1.2012, and the same are being evaluated and will be sent to ADB for approval shortly.

B. Bridging Consultancy Support: In order to assist NCRPB in project implementation, ADB has provided consultancy support by extending the term of ADB consultant appointed under ADB Technical Assistance Grant for Capacity Building of NCRPB. The extension has been given up to 28.2.2012.

13. Status of other performance targets regarding NCRPB- Outputs to be achieved by December, 2011 as per Loan Agreement with the ADB.

Sl. No.	Performance Target Indicator	To be achieved by	Status
1	Introduction of lending & non-lending incentives for PPP	June, 2011	Non-lending incentive in the form of project development facility introduced.
2.	Development of web-based tool to integrate project appraisal, monitoring and loan disbursements	June, 2011 onwards	Web-based application has been developed and hosted on NIC- http://ncrbpmis.nic.in . Implementation is in progress.
3.	Introduction of concessional lending for environment and public health projects	Dec, 2011	A new loan product of 15 year tenure (with 3 year moratorium) for water supply, sewerage, drainage and SWM has been introduced with effect from 4 th August, 2011.
4.	Strengthening of NCRPB- Creation/filling up of 5 posts	Dec, 2011	Additional posts have been sanctioned by GOI. Posts have been advertised in the national news papers on 12.1.2012 with last date for receipt of applications on 14.2.2012 and these will likely to be filled by April, 2012.

KfW-German bi-lateral agency

14. A Loan of Euro 100 million + Euro 1 million Grant for environment friendly schemes in the water supply, sewerage, drainage, solid waste management and urban transport Sectors to National Capital Region Planning Board was negotiated by the Deptt. of Economic Affairs, Ministry of Finance with the German Government/KfW. In pursuance of Ministry of Urban Development approval vide OM No. K-11019/8/2010-DDVI dt. 8th February, 2012, the loan and other related agreements were signed on dt. **9th February, 2012** in the presence of Joint Secretary, Department of Economic Affairs, Ministry of Finance.

As per disbursement schedule the KfW will release following amount to the Board:-

Sl. No	Year	Amount in EURO(Million)
1	2012	10.00
2	2013	25.00
3	2014	32.50
4	2015	32.50
	Total	100.00

Appx. Rs.700 crore.

This loan is backed with sovereign guarantee from Govt. of India duly approved by DEA, Ministry of Finance.

Terms and Conditions of the Loan

15. The repayment period will be 15 years with a moratorium of 5 years for repayment of the principal. The loan is at fixed rate of Interest @1.83% p.a. (Copy of the Loan agreement executed is at **Annexure-5/II**)

The proposed financing programme for the Twelfth Plan (2012-17) and the raising of funds from the ADB & the KfW and the domestic capital markets as above are placed for the approval of the Board. The member Secretary, NCR Planning Board may be authorized to take decisions to raise funds from domestic, multilateral and bilateral agencies on the basis of requirements by the State Govts/ other parastatals.

Agenda Item No. 6 : Business conducted by the Project Sanctioning & Monitoring Group (PSMG-I)

Four PSMG-I meetings were held under the chairmanship of Secretary, MoUD, GOI to consider sanction of loans and other business during the intervening period since the last board meeting. These were the 44th, 45th, 46th and the 47th PSMG-I meeting held on 25.11.2009, 31.5.2010, 4.8.2011 and 18.11.2011 respectively. The minutes of the meetings are placed at **Annexure-6/I, 6/II, 6/III, & 6/IV** respectively. Fresh loans for a total of 28 schemes including 7 water sector, 6 sewer sector, 12 transport and one each from power, land development and technical education sector. An additional loan was sanctioned for 2 revised ongoing schemes which included a water supply and a land development scheme. The details of the meeting-wise list of projects are as presented below:-

(Rs. In Cr.)

S.No.	Name of Project	Implementing Agency	Estimated Cost	Total NCR Loan Sanctioned
	44th PSMG			
	Transport			
1. *	Redevelopment of ISBT as Multi Modal Transit Centre at Anand Vihar, New Delhi	Transport Deptt. GNCT Delhi	196.28	147.21
2. *	Redevelopment of ISBT as Multi Modal Transit Centre at Sarai Kale Khan, New Delhi	Transport Deptt. GNCT Delhi	202.17	151.63
3.	Improvement of Other District Roads (ODRs) in Jhajjar district in Haryana Sub region.	PWD (B&R), Govt. of Har.	205.76	154.32
4.	Improvement of Punhana to Jurhera Road Km. 0.00 to Km. 6.780 in Mewat Distt., Haryana.	PWD (B&R), Govt. of Har.	21.61	16.2
5.	Improvement of 5 Roads in Gurgaon Distt.	PWD (B&R), Govt. of Har.	90.36	67.77
6.	Improvement of Other District Roads (ODRs) in Gurgaon district in Haryana Sub region.	PWD (B&R), Govt. of Har.	31.57	23.68
7.	Provision of Service lane and drains on Gurgaon-Nuh-Alwar Road (SH-13)	PWD (B&R), Govt. of Har.	36.24	27.18
8.	Improvement (Four Lanning) of Rohtak Bhiwani Road in Haryana Subregion	PWD (B&R), Govt. of Har.	81.74	61.31
9.	Improvement (Four Laning) of Rohtak Hissar Road from Drain No. 8 to Bahujamalpur (km. 79.200 to km. 86.800) in Haryana Sub region.	PWD (B&R), Govt. of Har.	31.95	23.96
10.	Improvement and Widening of Five Roads in Sonapat Distt. in Haryana.	PWD (B&R), Govt. of Har.	125.54	94.15

*Funds not released due to pending actions in Transport Department, GNCT Delhi.

11.	Construction of ROB and approaches on Tijara Phatak in lieu of LC No. 111 on Alwar Rewari Section	UIT Alwar, Govt. of Raj.	25.38	14.61
	Water Supply			
12. **	Rajiv Gandhi Drinking Water Supply Augmentation project for Mewat, Haryana Phase-I- <i>Additional loan assistance on additional cost for the Revised Project.</i>	PHED, Govt. of Haryana	94.58	70.93
13.	Providing distribution pipeline in various approved colonies of Sonapat town in District Sonapat	PHED, Govt. of Haryana	8.51	6.3825
	Land Development			
14.	Infrastructure Development of Residential Schemes in SADA, Gwalior	Govt. of MP	76.07	42.05
	45th PSMG-I			
	Power			
15.	EHV Transmission Scheme (6 nos.) in NCR Area of Rajasthan (Alwar District).	RRVPL	125.98	88.18
	Technical Education			
16.	Establishment of Technical Institutions at Rohtak, Haryana	DTE, GoH	197.00	67.50
	Land Development			
17. **	Ganga Nagar Residential Housing Scheme in Bulandshahar - <i>Additional loan assistance on additional cost for the Revised Project.</i>	Bulandshahar Development Authority	35.69	23.00
18.	Badli By-pass 0 to 5.68 (new construction alongwith strengthening of existing 2 km. stretch)	PWD (B&R), Govt. of Har.	62.92	39.45
	46th PSMG-I			
	Water Supply			
19.	Augmentation of Water Supply in Kota, Rajasthan	UIT Kota	181.77	136.33
20.	Water Supply System in Panipat (ADB Funded)	PHED, Govt. of Haryana	230.84	173.13
21.	Water Supply scheme for Nalhar Medical College and Nuh Town	PHED, Govt. of Haryana	105.61	79.21
22.	Providing Water Supply Scheme for Samalkha town Distt. Panipat.	PHED, Govt. of Haryana	11.94	8.96
	Sewerage			
23.	Providing sewerage scheme and	PHED, Govt. of	14.50	10.87

	treatment plant for Pataudi & Haily Mandi Town (Phase-I), Gurgaon District	Haryana		
24.	Providing sewerage scheme for Punhana Town in Mewat Distt.	PHED, Govt. of Haryana	12.50	9.37
25.	Providing sewerage scheme and treatment plant for Nuh Town, Mewat District	PHED, Govt. of Haryana	10.27	7.71
26.	Providing sewerage scheme and treatment plant for Hathin Town, Palwal District	PHED, Govt. of Haryana	12.30	9.23
	47th PSMG-I			
	<i>Water Supply</i>			
27.	Augmentation of Water Supply for Pataudi and adjoining town of Haily Mandi along with surrounding seven villages.	PHED, Govt. of Haryana	75.10	56.32
28.	Augmentation of Water Supply for Farrukh Nagar Town & Five Villages, Gurgaon District.	PHED, Govt. of Haryana	28.78	21.58
	<i>Sewerage</i>			
29.	Providing Sewerage Scheme and Treatment Plant for Farrukh Nagar Town, Gurgaon District.	PHED, Govt. of Haryana	11.48	8.61
30.	Providing Sewerage Scheme and Treatment Plant for SADA Gwalior.	PHED, Govt. of Haryana	28.38	21.28
	Total		2372.82	1662.11

** Additional loan sanctioned on additional project cost of an already ongoing scheme

The matter is placed before the Board for information.

Agenda Item No. 7: Status of Preparation of Sub-Regional Plans

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. All the participating State Governments have awarded the work of preparation of Sub-Regional Plans of the respective Sub-regions. Sub-region wise status of Preparation of Sub-regional Plans is as under:

S.No.	Sub-region	Status
1.	Haryana	Draft Final Report for this Sub-region has been prepared and our comments on the same have been conveyed to Government of Haryana vide NCRPB's letter dated 29.11.2011. Modified draft Sub-Regional Plan for Haryana is awaited from Government of Haryana.
2.	Rajasthan	Stage-II Report has been submitted by the Consultant to the Government of Rajasthan and it was considered in the CRC meeting held at Jaipur on 17.2.2012. Minutes are awaited.
3.	Uttar Pradesh	Government of U.P. has submitted the Draft Sub-regional Plan-2031 for U.P. Sub-region vide its letter dated 31.1.2012 which is being examined.
4.	NCT-Delhi	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. Board decided that addendum be prepared incorporating the above mentioned aspects which would be a part of the Master Plan for Delhi. Board vide letter dated 06.08.2011 made a request to Commissioner Planning, DDA for the status of the preparation of the Addendum to MPD-2021.

Participating States/ DDA may give the current status.

Points for decision:

The mater is placed before the Board for information.

Agenda Item No. 8: Status of preparation of Master/Development Plan

There are 108 Urban Settlements in NCR and Master Plan/Development Plans for about 50% of these are either prepared/notified or are at different stages of preparation. Progress of preparation of Master /Development Plans for towns of NCR was reviewed in the 31st meeting of the NCR Planning Board held on 11.11.2009 and it was decided that the State Governments will initiate action on preparation of Master/Development Plans for the remaining towns in their respective sub-regions on priority and would submit the status of preparation/finalization/approval of the Master/Development Plans to the NCR Planning Board on regular basis. As per the information available with the NCRPB, Master/Development Plans for 26 towns have been notified and for 29 towns, they are at various stages of preparation. Sub-region wise status as available with the Board is given in following Table:

Sub-Region	No. of towns	Plans Prepared	Plans under Preparation	Plans yet to be Prepared
NCT-Delhi	1	1	-	-
UP	63	13	4	46
Rajasthan	9	5	2	2
Haryana	35	10	20	5
Total	108	29	26	53

Action Point:

Participating states may provide the current status along with the Work Plan to prepare the Master/Development Plans for all the towns in their respective Sub-regions in a time bound manner.

Agenda Item No. 9: Status of Review and Revision of Regional Plan-2021 for NCR

Regional Plan 2021 was prepared by the NCR Planning Board with the active participation of the NCR constituent States (Haryana, Rajasthan, Uttar Pradesh and NCT-Delhi) and the concerned Central Ministries. It was approved by the Board in its 28th meeting held on 09.07.05, and was notified in the Gazette of India under Section 13 of NCRPB Act, 1985 and Rule 27 of NCRPB Act, 1985 on 17.9.2005. It provides a model for sustainable development and aims to achieve its objectives through an inter-related policy framework relating to settlement pattern, economic activities, transportation, telecommunication, regional landuse, health, environment, disaster management, heritage, tourism, physical and social infrastructure and development of identified counter magnet areas.

2. 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. Board vide letter dated 5.12.2005, 19.12.2005, 14.2.2006 and 28.08.2006 circulated copies of the Regional Plan-2021 for NCR to the Ministers of the concerned Central Government Ministries, Chief Ministers, Chief Secretaries, Principal Secretaries Town & Country Planning Department/Urban Development, etc. of the NCR participating States with a request to coordinate the enforcement and implementation of the Regional Plan-2021. The copies of the Regional Plan-2021 for NCR were also circulated to the Deputy Commissioners, District Magistrates of all the districts falling within NCR for implementation.

3. As per provisions of the Section 15 of the NCR Planning Board Act, 1985, Regional Plan is required to be reviewed after every five years from the date of its operation. Details are at **Annexure-9/I**.

4. The Regional Plan-2001 for NCR was approved by the NCR Planning Board in November, 1988 and was notified on January 23, 1989. Details of Methodology adopted for review of Regional Plan-2001 and preparation of revised Plan i.e. Regional Plan-2021 is at **Annexure-9/II**.

Proposed Approach for Review and Revision of Regional Plan-2021 for NCR:

5. To review the Regional Plan-2021, it is essential to analyse the existing land use data preferably through satellite imagery. National Remote Sensing Centre (NRSC), Department of Space, Govt. of India has agreed in-principle to do this work, however, financial proposal is awaited.

6. Board has undertaken studies related to Transport, Water, Ground Water Recharge, Power, Drainage, Economic Profile, Micro & Household Enterprises, Health Infrastructure and Educational Infrastructure in NCR which has brought out analysis of gaps, issues and suggestive policies which could be utilized as input for the Study Groups. The analysis which is not available will be carried

out by the Study Groups after obtaining the data from the participating States and concerned Central Ministries.

7. In view of the progress made so far, it is now proposed to constitute Ten Study Groups to carry out the **“Review and Revision of the Regional Plan – 2021 for NCR”** simultaneously in order to reduce the time for bringing out the revised Regional Plan. The progress of the study groups will be reviewed by the Member Secretary, NCR Planning Board on monthly basis with the Chairmen of the study groups as was done while preparing the Regional Plan – 2021. List of the proposed Study Groups is at **Annexure-9/III**.

Action Point:

As lot of data inputs would be required for the Review of the Regional Plan-2021, it is requested that all the participating States and concerned Central Ministries may provide the data/information as and when sought by the Study Groups/Board to expedite the matter.

Agenda Item No. 10: Status of Regional Rapid Transit System (RRTS) for NCR

Board in its last meeting directed the Task Force Chaired by Secretary, Ministry of Urban Development to deliberate following matters for implementation of Regional Rapid Transit System (RRTS):

- i) Finalisation of the prioritization of RRTS corridors and decision on feasibility study as necessary
- ii) Detailing of Institutional Arrangement for constituting SPV wherein, Indian Railways, Ministry of Urban Development, NCR Planning Board, Governments of NCT-Delhi, U.P., Haryana and Rajasthan would be the stakeholders
- iii) Funding pattern for implementation of the selected RRTS Corridors

Four meetings of the Task Force were held since then and following actions have been taken so far:

- i) Three corridors were prioritized for implementation in consultation with participating states:
 - a. Delhi-Meerut - 90 kms
 - b. Delhi-Panipat - 111 kms, and
 - c. Delhi-Alwar - 180 kms
- ii) The project would be implemented through a Joint Venture Company (to be formed under Companies Act 1956) i.e. NCR Transport Corporation (NCRTC) under Ministry of Urban Development, wherein Government of India, NCR Planning Board and concerned State Governments would be stakeholders. The Equity contribution of Government of India and participating State Governments would be 50% each. Share of each of the NCR participating State would be limited to 12.5%.

Memorandum of Understanding (MoU) was signed on 29.06.11 among Government of India, NCR Planning Board and State Governments of Uttar Pradesh, Haryana, Rajasthan and NCT-Delhi for the Constituting a Joint Venture Company which will be an Umbrella Company to implement the project.

- iii) Feasibility Study on Regional Rapid Transit System (RRTS) Corridors followed by Preparation of Detailed Project Report for the above three prioritized corridors have been initiated and till date Feasibility Reports have been prepared.

iv) Alignments of all the three RRTS corridors have been finalised in consultation with State Governments except few minor modifications.

v) Funding pattern is under discussion with participating State Governments of NCR.

vi) In-principle approval for the project has been received from Ministry of Railways.

vii) Empowered Committee for NCR in its fourth meeting held on 15.02.12 reviewed the progress with the participating states, wherein Chief Secretary, Delhi suggested to terminate the RRTS corridors at Delhi borders. Representative of Ministry of Road Transport and Highways (MoRT&H) stated that they are waiting for the comments on the alignment of RRTS corridors from the States. Empowered Committee was of the view that alignments have been finalized in consultation with the States, however, minor changes may be further fine-tuned in consultation with State Govts. and Ministry of Road Transport and Highways.

viii) A meeting was also held under the Chairpersonship of Member Secretary, Planning Commission on 01.03.12 to discuss the proposal of RRTS in NCR.

Action Point:

Board may request the Ministry of Road Transport & Highways to expedite the in-principle approval of RRTS.

SUPPLEMENTARY AGENDA NOTES

32nd Meeting
National Capital Region Planning Board
Silver Oak Hall
India Habitat Centre, Lodhi Road,
New Delhi-110003.

22nd March, 2012



NATIONAL CAPITAL REGION PLANNING BOARD
MINISTRY OF URBAN DEVELOPMENT
NEW DELHI

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Supplementary Agenda Items for the 32nd Meeting of the National Capital Region Planning Board to be 22.3.2012 at 11.a.m. at Silver Oak Hall, Convention Centre, India Habitat Centre, Lodhi Road, New Delhi 110003.

Item No.	Supplementary Agenda	Page No.
1.	Addendum to the Agenda Item No. 4	1
2.	Item proposed by NCR participating states:- Item proposed by Govt. of Haryana: Road Link (80 mtrs wide) between Rajiv Gandhi Education City, Sonapat and New Delhi in the Zonal Plan of Zone P-II of Master Plan Delhi-2021.	2
3.	Approval for continuation of the NCR Planning & Monitoring Cells in the participating states and NCT Delhi during the 12 th Five Year Plan period.	5
4.	Status of Approval of Draft Master Plan for Greater Noida-2021 for information.	6-7

Addendum to the agenda item no. 4 - New Financing Pattern for Environmental Friendly social infrastructure development projects in NCR and CMA towns.

This may added as S. No. 14 after S. No. 13 on page 16 of main Agenda Note.

14. It is a fact that there is a significant deficit in physical infrastructure in the NCR across different sectors ranging from water, sewage, power and transport. Therefore, in addition to the above proposal in Agenda No. 4, it is also proposed to fund PPP projects through Viability Gap Funding (VGF) for infrastructure in NCR Region. This will be a first time initiative of the NCRPB for which the guidelines issued for PPP projects by the Ministry of Finance, Govt. of India will be followed. As per extant guidelines of Ministry of Finance, Central Govt. as well as State Govts. can contribute for VGF for these projects. It is proposed that NCRPB may contribute the State share of the VGF for PPP infrastructure projects in NCR sub-region and CMAs. The VGF for these PPP projects will be provided by the Board out of the existing budgetary support from the Central Govt. / internal accruals.

The matter is placed before the Board for approval on the above addendum & proposal submitted vide para 11-13 of the Agenda Item No. 4.

Supplementary Agenda Item No.1: Items Proposed by NCR participating States

Item proposed by Government of Haryana: Road Link (80 mtrs wide) between Rajiv Gandhi Education City, Sonapat and New Delhi in the Zonal Plan of Zone P-II of Master Plan Delhi-2021

The Government of Haryana requested NCR Planning Board's Secretariat vide letter dated 16.3.2012 (copy at Annexure S-1/I) to place the item related to 80 mtrs wide Road Link between Rajiv Gandhi Education City, Sonapat and New Delhi in the Zonal Plan of Zone P-II of Master Plan Delhi-2021 in the 32nd meeting of the Board.

2. Govt. of Haryana has proposed to construct a 60 mtrs wide (V-2a) road as per the Development Plan of Sonipat-Kundli Urban Complex. This road directly connects Delhi with a prestigious education hub, namely, the Rajiv Gandhi Education City being developed by Government of Haryana. This road ends hardly 200 mts. from a proposed 80 mtrs wide road in Zone P-II which connects Zone P-I through NH-I (GT Karnal Road). This link will improve the connectivity between Sonipat and Delhi and will, therefore, decongest National Highway No. - 1, if implemented. The said additional proposed road link between Rajiv Gandhi Education City, Sonipat (Haryana) and North Delhi is shown with red colour on the Map at Annexure S-1/II.

3. Despite consensus to provide this link during various meetings i.e. committee constituted by Prime Minister's office under the Chairmanship of Secretary (Coordination), GOI, Empowered Committee of NCRPB wherein it was informed by DDA that the matter would be examined and included in the Zonal Plan of P-II while finalizing the same and several reminders by NCRPB, FC&PS, Town & Country Planning, Haryana, the , matter has not been agreed to by DDA . The list of communications held between Government of Haryana and DDA are enclosed as Annexure S-1/III.

Action Point:

The matter is placed before the Board to give necessary directions to DDA to include this road link in Zonal Plan for Zone P-II of MPD-2021.

Supplementary Agenda Item No. 2: Approval for Continuation of the NCR Planning & Monitoring Cells in the participating States and NCT Delhi during the 12th Five Year Plan period.

INTRODUCTION

1. The National Capital Region Planning Board (NCRPB) has four Planning & Monitoring Cells located in Haryana, Uttar Pradesh, Rajasthan & Delhi. These cells are multi-disciplinary in nature and act as coordinating agencies for various sectoral programmes. They also coordinate with the State Govts. programmes with policies as contained in Regional/ Sub-regional/ Functional Plans of NCRPB.
2. Main functions of the NCR Cell are:-
 - a) Preparation of Sub-regional Plan,
 - b) Preparation of Master Plan for Urban centers falling in the NCR,
 - c) Assistance to the implementing agencies in preparation of projects and schemes and forwarding them to the NCRPB for financing and monitoring of the projects,
 - d) Feed back to the NCR Planning Board in matters relating to Planning, development and projects.

BACKGROUND

3. NCRPB approved the setting up of these Cells in its 5th Meeting held on 17.2.1987. The Board decided to provide financial assistance to the State Governments, to the extent of 50% of the expenditure on pay and allowances of the core staff. Later, Board in its 12th meeting held on 1st January, 1991, decided that during the VIII Five Year Plan, this amount will be enhanced from 50% to 100%. In addition to this, its recurring office expenses incurred were also decided to be reimbursed Rs.1.25 lakhs (ceiling) per annum for each cell. The Board decided to continue the scheme of NCR Cells during the IXth Plan & Xth Plan period, as per decision of the 23rd Board meeting and 26th Board meeting.

PRESENT STATUS AS PER ELEVENTH PLAN

4. The continuation of NCR Planning & Monitoring Cells for Eleventh Five Year Plan period was approved in the 30th Board meeting held on 27.8.2007. The recurring office expense was enhanced from Rs.2,47,500/- p.a. to Rs.3,25,000/- p.a. for NCR Cells of U.P., Rajasthan and Haryana and from Rs. 55,000/- p.a. to Rs. 75,000/- p.a. for NCR Cell, GNCT Delhi.. The decision of the Board was conveyed to participating states & NCT Delhi vide Board's letter No. G-25020(1)/2003-04/NCRPB/Vol.II dt. 18.9.2007.

5. The sanctioned posts during Eleventh Plan period in the four NCR Cells are given below:-

NCR Planning & Monitoring Cell for	Sanctioned Posts
i) Haryana Sub Region	30
ii) Rajasthan Sub Region	21
iii) UP Sub Region	30
iv) NCT Delhi Sub region	5
Total	86

PROPOSAL FOR TWELFTH PLAN

6. **Proposal for continuation of NCR Planning Monitoring Cells during 12th Plan period.**

Regional Plan 2021 has been notified on 17.9.2005. The finalization of Sub Regional Plan 2021 by NCR Cells under overall guidance of the Board and preparation of Functional Plans by the Board for various infrastructure sectors is still in progress. In addition, the Board is in the process of Review of Regional Plan 2021. NCR Planning & Monitoring Cells are required to play significant role in implementing the recommendations of RP 2021 besides preparing Sub Regional Plans, Master Plans, Development Plans, Project Plans etc.

However, over the years it has been observed that there is a lack of coordination between NCR Cells and NCRPB. Further, in many cases the sanctioned posts in the NCR Cell have remained vacant for a very long time. Accordingly, it is proposed that continuation of NCR Planning & Monitoring Cells during 12th Plan may be subject to the following conditions:-

- i) The Action Plan for filling up the vacant posts may be submitted to the Board secretariat & State Govt's to ensure filling up these posts latest by 30th June, 2012;
- ii) The staff strength of all NCR Planning and Monitoring Cells is proposed to be continued for 12th Plan period as per 11th Plan period. The NCRPB shall continue to reimburse 100% of expenditure on pay & allowances and recurring office expenditure for NCR Cell, Haryana, Rajasthan, UP and Delhi upto the ceiling prescribed for XI Plan period;
- iii) The Work Programme / Action Plan for the Cells during 12th Plan period is placed at Appendix-I.

The above matter was placed before the 59th Meeting of the Planning Committee held on 16.3.2012 wherein all the State Govts. requested to continue the NCR Planning and Monitoring Cells during 12th Plan period as proposed vide para 6 above.

The matter is placed before the Board for approval.

Work Programme/ Action Plan for the NCR Planning & Monitoring Cells for the 12th Five Year Plan period (2012-17).

The major tasks of Planning & Monitoring Cells functioning in the Haryana, Uttar Pradesh, Rajasthan and Delhi Sub-regions of NCR for the XII Plan period would be as below:-

- ✚ Preparation of Sub Regional Plan 2021;
- ✚ Preparation of Master Plan for Regional Centres, preparation of Zonal Plans, Development Plans, Project Plans, Sector Plans etc.;
- ✚ Assist NCRPB in preparation of Functional Plans;
- ✚ Coordinate with various Departments of State Govt., implementing agencies and parastatals for implementation of policies and proposals contained in the Regional Plan 2021;
- ✚ Assistance to the implementing agencies and parastatals in preparation of projects and schemes and forwarding them to the NCRPB for financing;
- ✚ Monitoring of NCRPB assisted projects and submission of periodic reports/ returns in this regard;
- ✚ *Coordinate with implementing agencies/ State Govt. for timely repayment of principal and interest on loan by NCPRB;*
- ✚ *Maintain & update the data of physical and financial progress of each project/scheme and upload it on their website and also on NCRPB website,*
- ✚ *Monitoring and adherence of Environmental and Social Management Safeguard (ESMS) guidelines in every project in their sub-region. Further the NCR Cell shall ensure compliance of procurement/ disbursement guidelines of multilateral and bilateral aid agency for sub - loan to implementing agencies/parastatal/State Govt. etc.*
- ✚ Any other matter related to NCR Sub-region shall be assigned by the Member Secretary, NCR Planning Board

Supplementary Agenda Item No 3: Status of Approval of Draft Master Plan for Greater Noida -2021 for information

The Draft Master Plan for Greater Noida 2021 prepared by the Greater Noida Authority was received in the NCR Planning Board on 28.8.2006. Details of correspondence in between 28.6.2006 to 29.12.2009 in this regard are at **Annexure S-3/I**. Despite follow-up Board did not receive the modified draft Master Plan for Greater Noida-2021.

2. Several cases on related to land acquisition were filed in the Hon'ble Allahabad High Court. The draft Master Plan for Greater Noida-2021 has been submitted to the Board on 14.12.2011 in view of the Hon'ble Allahabad High Court Judgement dated 21.10.2011 in the Writ Petition (C) 37443/2011 and other Petitions filed in the Hon'ble High Court, Allahabad against the land acquisition by the Greater Noida Authority. Total number of petitions as listed in the orders is 471 which have been bunched into 65 groups. Relevant paras of the directions of the Hon'ble High Court are re-produced below:

"The Greater NOIDA and its allottees are directed not to carry on development and not to implement the Master Plan-2021 till the observations and directions of the National Capital Region Planning Board are incorporated in Master Plan-2021 to the satisfaction of the National Capital Region Planning Board. We make it clear that this direction shall not be applicable in those cases where the development is being carried on in accordance with the earlier Master Plan of the Greater NOIDA duly approved by the National Capital Region Planning Board.

We direct the Chief Secretary of the State to appoint officers not below the level of Principal Secretary (except the officers of Industrial Development Department who have dealt with the relevant files) to conduct a thorough inquiry regarding the acts of Greater Noida (a) in proceeding to implement Master Plan-2021 without approval of National Capital Region Planning Board, (b) decisions taken to change the land use, (c) allotment made to the builders and (d) indiscriminate proposals for acquisition of land, and thereafter the State Government shall take appropriate action in the matter." (Page 386-387 of order)

3. Although there is no specific direction by the Hon'ble Court to the NCR Planning Board but as per Court order, the observations and directions of the NCR Planning Board are to be incorporated in the Master Plan and till then no development to be carried out for implementation of the Greater Noida Master Plan-2021.

4. After receipt of the order of the Hon'ble Court, Industrial Development Department, Govt. of UP and their Development Authority submitted the Greater Noida Master Plan-2021 to the Board without the approval of the Government. The details of the correspondence are at **Annexure S-3/II**. Since the Plan was not examined by the Housing & Urban Planning Department, Govt. of Uttar Pradesh and NCR Planning & Monitoring Cell, NCR Planning Board Secretariat requested Principal Secretary to

examine the Plan w.r.t. 1) observations of the Planning Committee. 2) Conformity with Regional Plan-2021 for NCR.

5. Principal Secretary, Housing & Urban Planning Department, Govt. of UP vide letter dated 14.12.2011 (**Annexure S-3/III**) forwarded the amended draft Greater Noida Master Plan for 2021 for consideration of the Planning Committee of the NCR Planning Board. It has been specifically mentioned in the letter of Govt. of UP that the amended draft Master Plan for Greater Noida-2021 is in conformity with the Regional Plan-2021 **except in terms of density.**

7. Draft Master Plan for G. Noida-2021 was examined with reference to the observations raised by the Planning Committee in its earlier meeting and in reference to the observations/examination/comments of the Hon'ble Allahabad High Court Judgement dated 21.10.2011. indicating the observations of the Planning Committee, replies/updated replies of G. Noida/Government of U.P. and comments of the Board are at. Broad Salient Features of the Draft Amended Master Plan for Greater Noida-2021 are at **Annexure S-3/IV**. A comparative table giving comments on the **amended Draft Greater Noida Master Plan-2021** submitted on 14.12.2011 are at **Annexure S-3/V**.

8. The matter was placed before the 59th Planning Committee meeting held on 16.3.2012. No representative from Govt. of Uttar Pradesh was present in the meeting nor was any presentation made by the officials of the Greater Noida Authority. After discussions, the Planning Committee decided that the observations/suggestions prepared/ made by the NCR Planning Board's Secretariat will be sent to the Govt. of Uttar Pradesh with a request to submit the revised Draft Master Plan for Greater Noida-2021 to the NCR Planning Board within fifteen days.

Action Point:

The matter is placed before the Board for information.

ANNEXURE

Office of Chief Co-ordinator Planner (NCR)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
HUDA COMPLEX, SECTOR-6, PANCHKULA
Tel+Fax: 0172-2578086; Tel: 0172-2581737
Email: ccpnrc.haryana@gmail.com

MS, NCRPB

Dy. No. 607/P

Date: 19/3/12

To,

Ms. Naini Jayaseelan, IAS
Member Secretary
NCR Planning Board,
1st Floor, Core IV-B
India Habitat Centre,
Lodhi Road, New Delhi-110003

Memo No: 88c

Dated: 16-03-2012

Subject: Provision of 80 mts wide road link between Rajiv Gandhi Education City, Sonipat and New Delhi in the Zonal Plan of P-II (North Delhi) as agenda item for the 32nd Board Meeting of NCRPB.

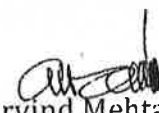
Reference: NCRPB memo no K-14011/41/2006-NCRPB (Vol-I) dated 6.03.2012

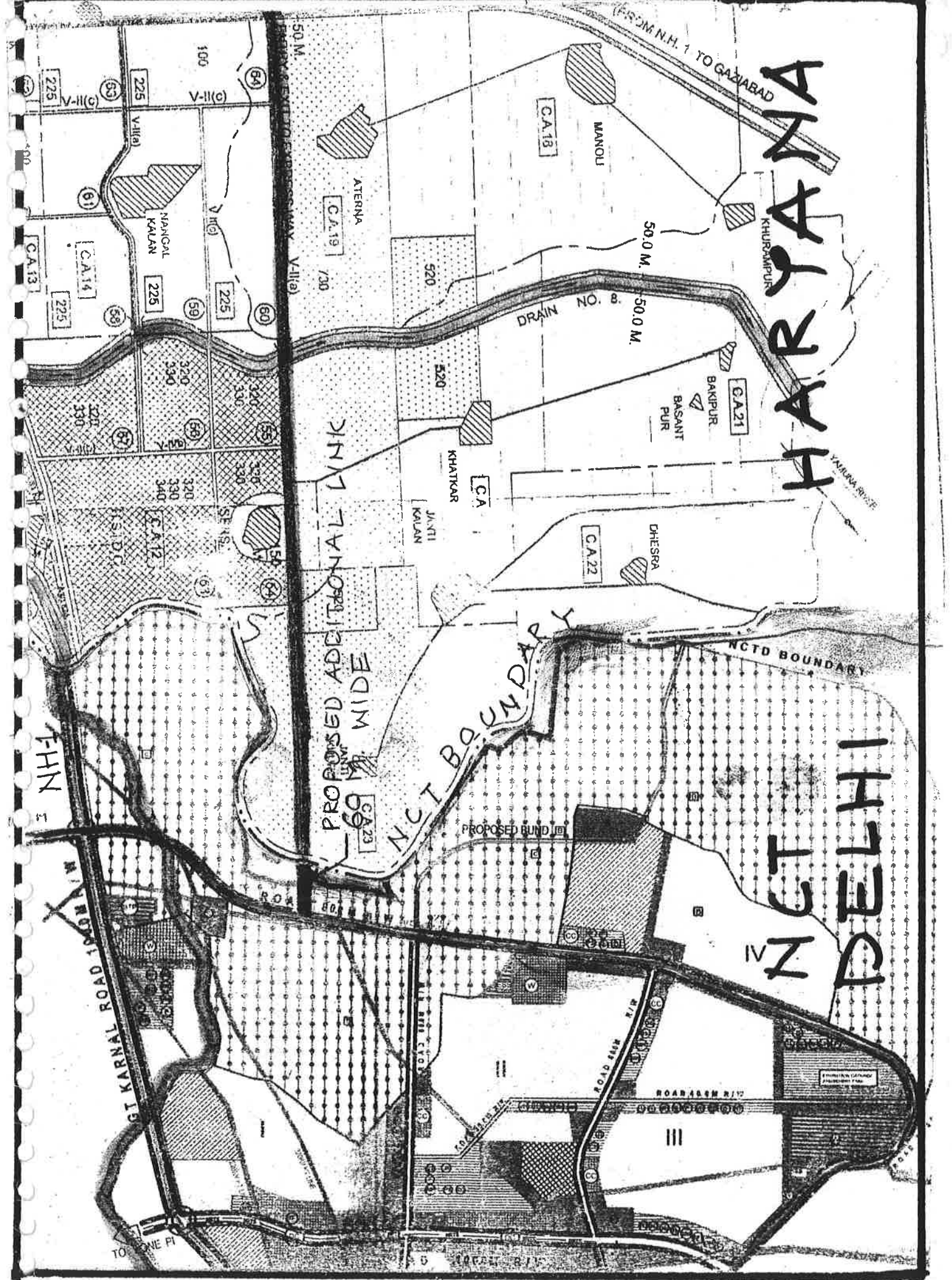
Madam,

With reference to your office memo referred to above, please find enclosed herewith an agenda item along with the necessary details of communication and proposed alignment/location of the subject cited road link for consideration during the 32nd Board meeting of NCRPB.

DA/As above

With regards


Arvind Mehtani
Chief Co-ordinator Planner, NCR
Panchkula, Haryana



Annexure S-1/III

The details of communications between Government of Haryana, DDA and NCR Planning Board regarding Provision of 80 mtrs wide road link between Rajiv Gandhi Education City, Sonapat and New Delhi in the Zonal Plan of P-II of Master Plan Delhi-2021 AD.

S.No.	Reference	Details
1.	Memo No. K-14011/2/2008-NCRPB dated 02.09.2008	The Zonal Development Plan (ZDP) of zone P-II of Delhi was received from NCRPB for objections/suggestions of Government of Haryana.
2.	CCP(NCR)/2008/2745 dated 03.10.2008	VC, DDA was requested by FC&PS, Town & Country Planning (TCP) to consider the extension of 60 mtrs V-2(a) road proposed in the development plan of Sonipat-Kundli Urban Complex upto the 80 mtrs wide road proposed to connect Narela Township with NH-1 in ZDP of P-II prepared by DDA followed by the reminder issued by NCRPB vide memo dated 02.01.2009.
3.	No. – K 14011/8/(AP)/99-NCRPB Vol-VII dated 29.09.2009	<p>a) The Member Secretary, vide his D.O. dated 29.09.2009 had informed the VC, DDA that the matter relating to request of Govt. of Haryana regarding improvement of connectivity between Haryana Sub-region and Delhi by providing vital links between these two sub-regions as been discussed in the Committee constituted by Prime Minister office under the Chairmanship of Secretary (Coordination), Cabinet Secretariat, GOI. This included may vital links and the connectivity from Zone P-II to Education City of Sonipat-Kundly-Urban Complex was one of these links.</p> <p>b) It was further informed by the Member Secretary to VC, DDA that the matter of “Improvement of road connectivity between Delhi and Haryana” was reviewed in the Empowered Committee of NCRPB chaired by Secretary, Urban Development, Government of India.</p> <p>c) This matter was also discussed in the Meeting of the Empowered Committee held on 25.02.2009 wherein it was informed by DDA that the matter would be examined and included in the zonal plan of zone P-II while finalizing the same.</p> <p>d) That in the meeting held on 3.6.2009, the Board reiterated its earlier stand of incorporation of the said link in ZDP of Zone ‘P-II’.</p>

4.	CCP(NCR)2010/1 27 dated 14.01.2010	The CCP, NCR requested VC, DDA to provide a copy of ZDP of Zone P-II submitted to MoUD by DDA
5.	CCP(NCR)2010/6 89 dated 24.02.2010	FC&PS, TCP, Haryana vide memo dated 24.02.2010 and dated 29.04.2010 requested VC, DDA to provide the copy of the ZDP of Zone P-II submitted to MoUD, followed by the reminders dated 29.04.2010 and dated 25.06.2010
6.	K- No. . 14011/08/(AP)/99 -NCRPB Vol-VIII dated 07.07.2010	The Chief Regional Planner, NCRPB requested DDA to incorporate the suggestions of Government of Haryana in the ZDP of zone P-II of Master Plan Delhi-2021 AD
7.	CCP(NCR)2010/3 167 dated 16.08.2010	The FC&PS, TCP vide memo dated 16.08.2010 and memo dated 26.11.2010 issued the reminders to VC, DDA to provide the status of incorporation of comments of GOH in the ZDP of Zone P-II.
8.	Memo No. F.3(22) 2010/MP/06 dated 10.01.2011	DDA informed that the proposal for the said additional road link is not feasible and will lead to extreme traffic congestion, and therefore, cannot be considered. The ZDP of Zone P-II was approved by MoUD
9.	CCP(NCR)2011- 37 dated 03.03.2011	FC&PS, TCP wrote the D.O. to VC, DDA to re-consider the proposal of providing the additional road link between Rajiv Gandhi Education City, Sonipat and North Delhi followed by the reminders vide memo dated 26.05.2011, memo dated 12.07.2011 and memo dated 29.07.2011 respectively.
10.	K- No. 14011/08/(AP)/99 -NCRPB Vol-VIII dated 13.10.2011	MS, NCRPB vide her D.O. dated 13.10.2011 requested the Additional Secretary, MoUD, GoI to consider the suggestion of Government of Haryana for providing the road link between Rajiv Gandhi Education City, Sonipat and North Delhi and issue necessary instructions to DDA in this regard.
11.	FCTCP, GoH Do.No. 617 dated 28.02.2012	FC&PS, TCP wrote a D.O. to MS, NCRPB to consider the matter pertaining to providing of the said road link as agenda item for the forthcoming Board Meeting of NCRPB.
12.	D.O. CMH- 2012/817 dated 13.03.2012	Hon'ble Chief Minister, Haryana has also requested the Union Minister, Urban Development to impress upon DDA to incorporate this important road link in ZDP of P-II at the earliest.

Annexure S-3/I**Details of correspondence with Government of U.P./GNIDA with regard to Greater Noida Master Plan (28.6.2006 to 11.6.2009)**

S.No.	Date	
1.	28.8.2006	The Draft Master Plan for Greater Noida 2021 prepared by the Greater Noida Authority was received in the NCR Planning Board on 28.8.2006.
2.	4.9.2006	After examination the draft Master Plan for Greater Noida 2021 was placed before the 54 th Planning Committee meeting held on 4.9.2006. The Planning Committee after consideration made several observations/suggestions to improve the Plan.
3.	9.2.2207	Board received the replies on the observations/suggestions of the Planning Committee from Greater Noida Development Authority.
4.	9.5.2007	Board vide letter dated 9.5.2007 requested the GNIDA to incorporate the suggestions in the draft Greater Noida Master Plan and send the revised Master Plan for consideration of the Planning Committee.
5.	27.7.2007	Greater Noida Authority submitted the replies on 27.07.2007. It was observed that they linked a few observations with Greater Noida Phaase-II Master Plan which was not submitted by the concerned Authority. Accordingly, Government of U.P./concerned agency was requested to submit the Master Plan for Greater Noida Phase-II for examination of Master Plan Phase-I.
6.	8.8.2008, 23.10.2008, 1.4.2009 & 15.5.2009	Since no response was received, CEO, G. Noida was requested again on 8.8.2008, 23.10.2008, 1.4.2009 and 15.5.2009.
7.	11.6.2009	CEO, G. Noida vide letter dated 11.6.2009 informed that the G. Noida has termed this area as expansion of Greater Noida Phase-I and a revised Development Plan is under preparation. Greater Noida Authority informed that this be submitted to the Board as soon as it is prepared. It was also informed that this exercise will take at least six months.
8.	29.12.2009	The matter was reviewed in the 57 th Planning Committee meeting held on 29.12.2009 and it was decided that Commissioner, NCR Cell, U.P. will interact with the G. Noida Authority and ensure that the observations of the Planning Committee are incorporated in the draft Master Plan for G. Noida-I and II before submitting the Master Plan to the NCR Planning Board for consideration.

S/3/I/1

Annexure S-3/II**Details of correspondence with Government of U.P./GNIDA after Court Order (11.11.2011 to 12.12.2011)**

Date	
11.11.2011	Industrial Development Department, Govt. of UP vide letter dated 11.11.2011 submitted the amended Greater Noida Master Plan 2021 for no objection.
14.11.2011	CEO, GNIDA vide letter dated 14.11.2011 referring to the letter of Industrial Development Department, Govt. of UP, dated 11.11.2011 submitted certain facts for granting NOC/expressing satisfaction with regard to conformity of Greater Noida Master Plan 2021 with Regional Plan 2021.
19.11.2011	As the Plan was not examined by the Housing & Urban Planning Department, Government of U.P. and NCR Cell, Ghaziabad, U.P., Board requested Principal Secretary, Housing & Urban Planning Department, Govt. of UP vide letter dated 19.11.2011 to examine the Plan with reference to the observations of the Planning Committee as well as examine the Plan for ensuring the conformity with the Regional Plan-2021.
1.12.2011 & 12.12.2011	Reminders were sent to Government of U.P.

संख्या : 5857/8-3-2011-294विविध/11

प्रेषक,

रवीन्द्र सिंह,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

✓ चीफ रीजनल प्लानर,
एन.सी.आर.प्लानिंग बोर्ड,
शहरी विकास मंत्रालय,
भारत पर्यावास केन्द्र,
प्रथम तल कोर-4बी,
लोधी रोड, नई दिल्ली,

आवास एवं शहरी नियोजन अनुभाग-3 लखनऊ: दिनांक: 14 दिसम्बर, 2011

विषय: ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 के सम्बन्ध में।

महोदय,

उपयुक्त विषयक अपने पत्रांक के-14011/66/2001-एन.सी.आर.पी.बी., दिनांक-01.12.11 तथा पत्रांक: के-14011/66/2001-एन.सी.आर.पी.बी., दिनांक-19.11.2011 का कृपया संदर्भ ग्रहण करें, जिसके प्रस्तर-4 द्वारा यह अपेक्षा की गयी है कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 का परीक्षण एन.सी.आर.सेल, उ०प्र०, गाजियाबाद तथा आवास एवं शहरी नियोजन विभाग, उ०प्र० शासन द्वारा किया जाय और यह भी सुनिश्चित किया जाय कि उक्त मास्टर प्लान, एन.सी.आर.प्लानिंग बोर्ड एक्ट, 1985 की धारा-29(1) से कन्फर्मिटी में है तथा दिनांक-04.09.2006 को सम्पन्न हुई एन.सी.आर. प्लानिंग कमेटी की 54वीं बैठक के आब्जर्वेशन्स (Observations) को प्लानिंग समिति के समक्ष प्रस्तुत किये जाने से पूर्व अनुपालन किया जाय। उ०प्र० सरकार द्वारा यह स्पष्ट किया जाय कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021, रीजनल प्लान-2021 से कन्फर्मिटी में है अथवा नहीं।

2- उपरोक्त के संबंध में मुझे यह अवगत कराये जाने का निदेश हुआ है कि ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 की परीक्षण आख्या आयुक्त/अपर आयुक्त, राष्ट्रीय राजधानी क्षेत्र, उ०प्र०, गाजियाबाद के पत्र दिनांक-08.12.11 के द्वारा उपलब्ध करायी गयी जिसमें उठाये गये बिन्दुओं तथा एन.सी.आर.

प्लानिंग कमिटी की 54वीं बैठक में उठाये गये बिन्दुओं का समावेश ग्रेटर नोएडा ड्राफ्ट महायोजना-2021 में करते हुए, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के पत्रों क्रमशः दिनांक-02.02.07, 22.07.07 तथा 14.11.2011 द्वारा एन.सी.आर.प्लानिंग बोर्ड, नई दिल्ली को अवगत कराया जा चुका है।

'कन्फर्मिटी' से संबंधित बिन्दु पर मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश की परीक्षण आख्या प्राप्त की गयी, जिसके अनुसार एन.सी.आर. प्लान-2021 से 'कन्फर्मिटी' से संबंधित पैरामीटर्स में से 'डेन्सिटी' को छोड़कर शेष पैरामीटर्स एन.सी.आर.प्लान-2021 के अनुरूप हैं। 'डेन्सिटी' के संबंध में मुख्य कार्यपालक अधिकारी ग्रेटर नोएडा विकास प्राधिकरण द्वारा यह अवगत कराया गया है कि ग्रेटर नोएडा महायोजना 2021 में नगर स्तर पर 56 व्यक्ति प्रति हेक्टेयर का जनसंख्या घनत्व प्रस्तावित किया गया है जिसका कारण पूर्व में भी दिया गया है कि ग्रेटर नोएडा एक औद्योगिक टाउनशिप है जिसकी तुलना एक आवासीय विकास क्षेत्र से नहीं की जा सकती। ग्रेटर नोएडा महायोजना 2021 में औद्योगिक उपयोग, ग्रीन कवर, संस्थागत उपयोग तथा यातायात एवं परिवहन हेतु पर्याप्त से अधिक प्रतिशत प्रस्तावित किया गया है। जबकि आवासीय क्षेत्र हेतु कुल 22.36 प्रतिशत ही आरक्षित किया गया है। जिसके कारण टाउन स्तर पर घनत्व 150-200 व्यक्ति प्रति हेक्टेयर के मानक के अनुसार निर्धारित किया जाना नियोजन की दृष्टि से व्यावहारिक नहीं है। उपरोक्त के संबंध में एन.सी.आर. योजना बोर्ड को पूर्व में ही अवगत कराया जा चुका है।

मुख्य नगर एवं ग्राम नियोजनक के स्तर पर परीक्षण में ग्रेटर नोएडा द्वारा बतायी गयी उपरोक्त स्थिति को युक्तिसंगत पाया गया है।

3- एन.सी.आर.पी.बी. के उक्त पत्र के प्रस्तर-5 में की गयी अपेक्षा के संबंध में अवगत कराना है कि अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण के पत्र दिनांक-24.11.2011, जो आपको सम्बोधित तथा आवास एवं शहरी नियोजन विभाग, उ०प्र० शासन एवं आयुक्त, एन.सी.आर.सेल, उ०प्र० को पृष्ठांकित है, के द्वारा रिवाईज्ड कम्बाइण्ड प्लान के संबंध में स्थिति स्पष्ट कर दी गयी है।

प्रस्तर-6 के संबंध में अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा के द्वारा प्रस्तुत आख्या औचित्यपूर्ण प्रतीत होती है। इसके अतिरिक्त यह भी उल्लेखनीय है कि ग्रेटर नोएडा फेस-1 एवं फेस-2 के मध्य 5 कि०मी० 'ग्रीन बफर' का प्रावधान किये जाने का निर्णय एन.सी.आर.प्लानिंग बोर्ड की नियोजन समिति की 54वीं बैठक दिनांक-04.09.2006 के मद संख्या-6 के अन्तर्गत लिया गया है, जबकि एन.सी.आर.प्लान-2021 में 5

कि०मी० 'ग्रीन बफर' हेतु कोई प्रस्ताव नहीं दिया गया है। अतः एन.सी.आर. प्लान-2021 के लैण्ड यूज प्लान अथवा प्रतिवेदन में इस प्रकार का प्रस्ताव न होने के कारण ग्रेटर नोएडा महायोजना-2021 के अन्तर्गत उक्त प्रस्ताव की विधिक बाध्यता प्रतीत नहीं होती है।

उपर्युक्त से स्पष्ट है कि औद्योगिक विकास विभाग, उ०प्र० शासन द्वारा उक्त महायोजना संस्तुति सहित एन.सी.आर.प्लानिंग बोर्ड नई दिल्ली को पत्र दिनांक-11.11.2011 द्वारा अग्रसारित की गयी है, जिसके अन्तर्गत एन.सी.आर. सेल, उ०प्र० गाजियाबाद द्वारा दिनांक-05.11.2011 को दिये गये सुझाव तथा नगर एवं ग्राम नियोजन विभाग, उ०प्र० द्वारा किये गये परीक्षण के आधार पर दिये गये सुझावों का समावेश सुनिश्चित हो चुका है।

4- कृपया तदनुसार अग्रेतर कार्यवाही सुनिश्चित कराने का कष्ट करें। यह भी अनुरोध है कि ग्रेटर नोएडा संशोधित महायोजना-2021 पर विचार करने के लिए एन०सी०आर० प्लानिंग बोर्ड की प्लानिंग कमेटी की बैठक शीघ्र आहूत करने का कष्ट करें।

भवदीय
(रवीन्द्र सिंह)
प्रमुख सचिव

संख्या: (1)/8-3-2011, तददिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण, जनपद-गौतमबुद्धनगर।
2. आयुक्त, एन.सी.आर.सेल, उत्तर प्रदेश, गाजियाबाद।
3. औद्योगिक विकास अनुभाग-4

आज्ञा से,
(शम्भू नाथ)
उप सचिव

- c) For movement of goods traffic Inland Container Depot has been located, which will be provided with rail linkage from Tuglakabad.
- d) There is proposal to have Transport hub at Boraki, which shall provide comprehensive facilities for integrate of passenger railway station, ISBT, Truck Terminal. Etc.

Mass Rapid Transit System

A feasibility study has been carried out by RITES for developing a rail transit system between NOIDA and Greater NOIDA also serving the city of Greater NOIDA. Based on the results of transport demand forecast and system selection, a light Rail Transit (LRT) system has been recommended.

- Phase-I: NOIDA City Centre to GNIDA along Strom Drain, proposed SEZ, Gautam Buddha Expressway, Pari Chowk and along 105m road upto proposed 130m road (about 29 km).
- Phase-2: GNIDA to NOIDA City Centre – Along 130m. middle spine road, NOIDA Sec.52 9about 25km)

iv) Water supply

Water requirement for 12.0 lakhs population is envisaged as 350 MLD. Water requirement projected for area under Phase-I(2001) is 80 MLD, Phase-II (2011) is 74 MLD and Phase-III (2021) is 197 MLD.

Source of water supply is from tubewells tapping underground water. Ultimately a perennial source of water will be Ganga Water from Upper Ganga Canal. 85 cusec Ganga Water has aheading been allotted to GNIDA by UP Govt. The project has been taken up by UP Jal Nigam. A detailed Water Supply Master Plan 2021 has been prepared.

v) Sewerage

The total sewage generation is estimated as 193 MLD for 12.0 lakh population. Of this, the generation for Phase-I (upto 2001) is 57 MLD, for phase-II (upto 2001-2011) is 48 MLD and Phase-III (upto 2011-2021) is 88 MLD.

A sewage treatment plant of 105 MLD is proposed near village Kasna for Phase-I and Phase-II scheme. 44 MLD STP (2 nos.) will be provide for Phase-III near Lohia Lake and Dasna drain. A detailed sewage Master Plan has been prepared.

vi) Storm water drainage

The Master Plan for Storm Water has been prepared. In the area proposed for phase-I and II, the ground is sloping from North-east to South-west, therefore the drainage net work is proposed from North-east to South-west direction and all drains are connected with the existing Hawalia drain which is ultimately discharging into River Hindon. Drainage of Phase-III area is proposed to be discharged in Dasna drain and Hawalia drain through Lohiya lake.

vi) Rainwater Harvesting

In the Master Plan 2021 about 25% area has been planned under green area. In green areas, though water is recharged naturally, Greater Noida has also made suitable recharge pits. At

household level Rainwater harvesting has been made mandatory for plots having an area more than 100 m². A detailed guidelines have been prepared for Rainwater Harvesting.

vii) Solid Waste

GNIDA has already identified a site at village Amarpur for treatment and disposal of MSW. A study is being taken up to assess the suitability of the pre-identified site for the development of the composting plant and the landfill facility.

viii) Power

The requirement of power in Greater Noida shall be met through following options:

- a) From 1800 MW capacity Dadri Thermal Power House of NTPC. A 400 KV Double circuit Dadri Ballabgarh power grid line is passing from Greater Noida. Proposed 400 KV Substation in Greater Noida shall be connected to this line.
- b) From proposed power generating station of 3500 MW capacity of Reliance Energy near Dadri.
- c) From State Transmission Grid of UP Power Corporation Ltd.

ix) Natural Heritage

GNIDA is endowed with rich natural heritage sites which need to be developed as conservation areas. Policies and strategies for conservation of sites and biodiversity shall be detailed out in the Conservation Master Plan. Primarily important natural sites planned to be conserved are-

Protected forest area nearly 1015 ha. protected forest areas falls within the notified area of Greater Noida.

x) Disaster Management Plan (DMP)

Disaster Management (DMP) is being prepared for the city and the National Institute of Disaster Management (NIDM) has been assigned the task to prepare a comprehensive and holistic plan covering the residential, commercial, industrial and other areas of the township. An MoU has been signed with NIDM for the study.

Annexure S-3/V

Observations /Suggestions of NCR Planning Committee, Reply of Greater Noida, Observations of NCRPB Secretariat on replies of Greater Noida Updated Replies of Greater Noida and comments of NCRPB Secretariat on the replies of Greater Noida on Greater Noida Master Plan 2021

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007	Observations of NCRPB Secretariat on the replies of Greater Noida	Updated reply of GNIDA received vide letter dated 14.11.2011	NCRPB Secretariat's Comments
1.	2	3	4	5	6
i)	A green buffer of about two km. width should be kept between the urbanisable areas of Noida and Greater Noida along the Hindon River.	A green buffer of about 2 km width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon River, in the newly planned area. In the 2001 Master Plan ODP 2001 which has already been developed as approved by NCRPB in 1996 the buffer is varying from 1.0 km to 2.0 km at different places.	Suggestions of Planning Committee has been incorporated in the newly planned area.	A green buffer of about two km. width has been kept between the urbanisable areas of Noida and Greater Noida along the Hindon River, in the newly planned area.	The green buffer be kept between Noida & Greater Noida vary 1.0 to 2.0 Km as suggested by vide letter dated 2.02.2007 mentioned in column 3.
ii)	While preparing the detailed plans, a green buffer of suitable width between industrial area and the residential areas on the northern side of the proposed Greater Noida Land Use Plan should be kept to act as a	While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master Plan roads. In the northern side adequate green buffer shall be provided while	This may be agreed.	While preparing the detailed plans of residential and industrial areas, a green belt is left as a principle of planning along the Master Plan roads. In the northern side adequate green buffer shall be provided while planning industrial	Same as Column 3. This may be agreed.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007 3	Observations of NCRPB Secretariat on the replies of Greater Noida 4	Updated reply of GNIDA received vide letter dated 14.11.2011 5	NCRPB Secretariat's Comments 6
1.	2 barrier for pollution. Suitable areas should be earmarked for IT industries in this industrial zone.	planning industrial sectors along the proposed residential sectors. IT industries are permissible within industrial areas specific area is already earmarked for IT industry in the Master Plan. Also in future more area shall be earmarked while detailed planning as per demand for IT industry.		sectors along the proposed residential sectors. IT industries are permissible within industrial areas specific area is already earmarked for IT industry in the Master Plan. Also in future more area shall be earmarked while detailed planning as per demand for IT industry.	
iii)	Land / plots for smaller industrial units should be earmarked where the smaller units may be relocated.	Land / plots for smaller industrial units required for 250 sqm to 500 sqm have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units.	This may be agreed.	Land / plots for smaller industrial units required for 250 sqm to 500 sqm have been earmarked at Ecotech-II and Ecotech-III for relocating smaller industrial units and presently no demand for small plots	Same as Column 3. This may be agreed.
iv)	The area between the railway line and the GT road has been kept as agriculture land outside the notified area which may be prone for unauthorized constructions.	The area between GT road and railway line is already notified in Greater Noida phase-2 and shall be kept as agricultural / green belt while preparing the Master Plan for	This may be agreed. Gr. Noida Authority should ensure that the green belt is kept while preparing the Master Plan for Greater Noida Phase II.	The area between GT road and railway line is already notified in Greater Noida Expansion and can not be kept as agricultural green belt since all the main roads shall be	Planning Committee to consider.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007 3	Observations of NCRPB Secretariat on the replies of Greater Noida 4	Updated reply of GNIDA received vide letter dated 14.11.2011 5	NCRPB Secretariat's Comments 6
1.	2 It was suggested that the areas between railway line and the GT road may be notified and kept as an agricultural green belt.	the area.		passing through this area , then the area shall become more prone to encroachment. Also the western freight corridor node one has been proposed at Dadri along which 150 km width is proposed for intense development , therefore provision of green buffer is not feasible.	
v)	In the southern part, a large chunk of land has been earmarked as 'industrial' bordering the residential sectors. It was suggested that a green belt of suitable width may be kept to act as a barrier for pollution.	A Kot escape drain passes between the residential and industrial sector is southern part of the city and green belt shall be provided while preparing the detailed layout plan of the areas.	This may be agreed.	A Kot escape drain passes between the residential and industrial sector is southern part of the city and green belt has all ready provided while preparing the detailed layout plan of the areas.	This may be agreed.
vi)	Orbital Railway Corridor proposed in the Regional Plan 2021 and Eastern Peripheral Expressway (EPE) to be incorporated in the Greater Noida Master Plan and alignment of the same	The alignment of Eastern Peripheral Expressway as published in the Newspaper for land acquisition has been incorporated. The orbital rail corridor has been kept parallel to Eastern Peripheral	Newspaper is not an authentic document to use for alignment of EPE. It was suggested in the Planning Committee that Collector, Gautam budh Nagar is the Nodal Officer	The alignment of Eastern Peripheral Expressway as received from the NHAI has been incorporated. The orbital rail corridor has been kept parallel to Eastern Peripheral Expressway as discussed with	Incorporated.

Sl. No.	Observations / Suggestions of Planning Committee	Replies by Greater Noida received vide letter dated 2.02.2007 and 27.07.2007 3	Observations of NCRPB Secretariat on the replies of Greater Noida 4	Updated reply of GNIDA received vide letter dated 14.11.2011 5	NCRPB Secretariat's Comments 6
1.	2 may be marked on the proposed land use plan. Collector, Gautam Budh Nagar is the Nodal Officer for land acquisition for EPE and exact alignment would be available with him giving exact Khasra numbers etc. NCRPB would also request Ministry of Shipping, Road, Transport and Highway to provide alignment to the Board. In the Regional Plan 2021, it is proposed that the alignment of the Orbital Rail will be parallel to Peripheral Expressway.	Expressway as discussed with the concerned officer of NCRPB.	for land acquisition for EPE and exact alignment would be available within him giving exact Khasra numbers, etc.	the concerned officer of NCRPB.	

vii)	<p>It was suggested that BRT system may be adopted for smooth intra city traffic movement. The cross section of the proposed road including the BRT system need to be provided for all categories i.e. expressway, arterial, sub-arterial of roads. It was also suggested that suitable provision may be kept for non-motorised transport (NPT) and slow motorized traffic (SMT) in the Master Plan.</p>	<p>The BRT system kept in the road cross section has been proposed for the intra-city traffic. The space already been and slow motorized traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the transport master plan.</p>	<p>This may be agreed.</p>	<p>The BRT system kept in the road cross section has been proposed for the intra-city traffic. The space for NPT has already been indicated and Slow Motorized Traffic (SMT) shall be incorporated in the transport Master Plan for the city which is under preparation. The cross section of the roads shall be made part of the Transport Master Plan.</p>	<p>It is mentioned in the reply letter of GNDA that BRT system is proposed for intra-city public transport system. But this is not mentioned in the text of the plan documents. It mentions only bus system under heading "Public Transport Plan" (page 7-4). It is mentioned in the sl. no. 19 (page 7-5) that provisions for bus lanes. Providing only bus lane does not mean a BRT system. It is a closed public transport system with dedicated bus lanes and other operational priorities. The BRT system may be incorporated in the Plan.</p>
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viii)	<p>Since Greater Noida is being planned for the hi-tech housing/residential, it would be appropriate that suitable areas may be earmarked for the EWS and LIG categories as well as Group Housing Societies in the residential sectors of the Master Plan of Greater Noida and suitable percentages of residential areas should be mentioned in the written document of the Master Plan for EWS/LIG/Labour Housing and Group Housing Societies.</p>	<p>In the Greater Noida city provisions made for Group housing scheme of EWS/LIG/Labour Housing and informal sector within the residential landuse, while preparing the detailed layout plan, e.g. in the recent scheme about 30% provisions of EWS and LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made in the written document of the matter please.</p>	<p>In addition to the statement made in the Plan document, it would be desirable that the Plan also gives a policy level statement in terms of percentages of provision of housing for lower income groups and for labour housing.</p>	<p>In the Greater Noida city provisions have been made for Group housing scheme of EWS/LIG/Labour Housing and informal sector within the residential landuse, while preparing the detailed layout plan, e.g. in the recent scheme about 30% provisions for EWS and LIG have been made and 5% area is reserved for informal sector. Provisions of development and context of the same have already been made in the Capital Budget. A mention of the same has been made a part of the written document of the matter accordingly provisions have been made in the layout plan and also around 9588 houses have already been built as on date.</p>	<p>In the Master Plan page 6-1, it has been mentioned that area under residential use for LIG and EWS housing shall be provided while preparing detailed sector layout. In the presentation of the Greater Noida Master Plan, it has been proposed nearly 5% area in each sector is reserved for EWS housing, which is very low. It is suggested that at least 20% area be reserved for EWS and LIG housing in the Master Plan.</p>
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ix)	In the Master Plan activities such as bus terminal, LRT Terminal, Multiplex/Cinema Halls etc. are permitted in recreational green areas. The Planning Committee suggested that bus terminal, LRT terminal, to be shown as transport use and Cinema/Multiplex halls to be shown as commercial use and kept out of the greens. However, limited, specific recreational activities related to sports / physical fitness can be incorporated.	The activities of bus terminal, multiplex, etc. shall not be provided in Recreational Green areas and limited specific provisions have been provided in green areas. Amendment has been done in the Zoning regulations accordingly.	Incorporated in the Zoning Regulations.	The activities of bus terminal, LRT terminal, multiplex, etc. shall not be provided in Recreational Green areas and limited specific provisions have been provided in green areas. Amendment has been done in the Zoning regulations accordingly.	This may be agreed.
x)	It was suggested that a negative list of industries (non-permitted) in the Greater Noida may be prepared and enclosed in the Greater Noida Master Plan document.	The negative list of industries (not permitted) in the Greater Noida is enclosed which is already in use and has been made a part of the Master Plan document.	This may be agreed.	The negative list of industries (not permitted) in the Greater Noida area is already in use and has been made a part of the Master Plan document.	This may be agreed.

xi)	<p>The Planning Committee observed that the Govt. of UP is proposing to develop Greater Noida Phase II adjacent to present Greater Noida notified area. It was suggested that a provision of green buffer of about 5 km width may be kept along the boundaries of the notified area of Greater Noida and Greater Noida Phase II.</p>	<p>The provision shall be incorporated in the Master Plan of Greater Noida Phase II.</p>	<p>This may be agreed.</p>	<p>CEO GNIDA Authority vide letter No. PIng.M-1/2011/123 dated 24.11.2011 submitted that</p> <p>Through Greater Noida had agreed for provision of green buffer between Greater Noida phase-I and Greater Noida phase-II, but due to the following reasons provision of green buffer is not feasible:</p> <ol style="list-style-type: none"> Due to Western and Eastern, dedicated freight corridor starting from the region the area has become very important with regard to development of multimodal logistic hub, freight container depot, railway station and other related activities. Existing running Industries. Due to increased importance of the region, the area has become prone to encroachments. Acquisition of land for 5 K.M. green buffer will not be financially viable for the Authority. Boundaries of the existing Master Plan area and extend area are integrated and it is not a separate unit administratively. In the Master Plan 2021 adequate provision for the green buffer has been provided, 23.20 % land use has 	<p>Planning Committee may review and reconsider.</p>
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				<p>been reserved for Master Plan Green and it also has 3 reserved forest in a total area of 5000 Hectares reserved as green area land use.</p> <p>g) There is no provision of 5 km of Green buffer in the NCR Plan 2021. Keeping in view that there is no proposal in Land use Plan of NCR Plan 2021 there appears no legal binding to make the above proposals in Greater Noida Master Plan 2021.</p> <p>h) Govt. of U.P. has sent the Master Plan 2021 after getting it examined from NCR cell U.P and Chief Town & Country Planner Deptt. Govt. of UP.</p> <p>i) This point needs to be again reviewed by the NCRPB and the above suggestion needs reconsideration by the NCRPB.</p>	
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Comments on the Amended Draft Greater Noida Master Plan 2021 received from Government of U.P. vide letter dated 14.12.2011

Sl. No.	Issues	As per amended draft Greater Noida Master Plan 2021 /GNIDA	NCRPB Secretariat's comments
1	Density (i)	<p>The town density on the gross area 22255.0 Ha works out to be about 54 pph which is much lower than the density norms of 150 to 200 pph for a town with population range 10 lakhs to 50 lakhs proposed in the Regional Plan 2021. In the Draft Master Plan GNIDA-2021, the reasons for lower town level density for Greater Noida have been given as under:</p> <p>a) The city has been planned as a lung space for the surrounding region; therefore, a high percentage of area has been reserved for green area.</p> <p>b) Existence of large area of reserved forest within the Urban area.</p> <p>c) Being an industrial township, a high percentage of land is under industrial use. The industries require large chunks of land but being mechanized and capital intensive, have a very low workers density.</p> <p>d) High percentage of land under Institutional use providing large number of Regional level Institutions serving not only the city but also the NCR region.</p> <p>e) The regional level linkages e.g. Eastern Peripheral Expressway, Orbital Rail, DFC Corridor and Ganga Expressway have also been</p>	<p>Examination and analysis of the justifications given by the State Government and CEO, Greater Noida Authority was done (letter No.5857/8-3-2011/Misc./11, dated 14.12.2011 of the State Government and letter No. Plng/2011/M-1/135, dated 30.12.2011 of the CEO, Greater Noida). The reasons given for lower density are that it is an industrial town-ship; larger percentage areas have been reserved for green, large area of reserve forests within urban areas and large percentage of land under institutional use. It is also stated that several regional transport linkages are located in urbanisable area of Greater Noida. It is important to note that the overall city level density is 54 PPH against the density norms of 150 – 200 PPH for a town with a population range 10 lakhs to 50 lakhs proposed in the Regional Plan-2021.</p> <p>Point wise response:-</p> <p>a) to e)</p> <p>As Greater Noida authority has prepared the draft Master Plan-2021 for a population size of 12 lakhs, it comes under the category of Metro town. A comparison done for distribution of various land uses between Greater Noida Master Plan and Metro Town (UDPFI guidelines) indicates that residential use is about 18% less than the UDPFI guidelines formulated in 1996. If we compare the Industrial use it is about 4.88% higher than the guidelines; if we compare institutional use, it is as per guideline; if we compare transportation, it is almost same as per guidelines and in case of green areas which includes recreational also, it is within the proposed limits of the guidelines. No specific guidelines for industrial towns has been given in the UDPFI. The UDPFI guidelines are proposed to be reviewed. Details are given at Appendix-3/I.</p> <p>The city-level density has also been examined and compared with the density</p>

	made a part of Urbanisable Area i.e. Land use distribution, as per suggestions of Chief Town and Country Planner, U.P., leading to further reduction in Town Density.	<p>recommended in the Regional Plan-2021. The proposed density in the plan has been re-worked in order to test the reasons given for lower density such as large allocation of land to Industrial use, Green Areas & Reserve Forests, Institutional use and proposed Regional Transport Network. A matrix was developed to check the density considering the city population as 12 lakhs which has been proposed in the Plan. While testing the higher industrial area, the industrial area over and above the permissible limit as per UDPFI guidelines was reduced from overall city area and then overall city level density was calculated which is 57.27 PPH against the norms of Regional Plan-2021 i.e. 150-200 for Metro Centres. Details are given at Appendix-3/I.</p> <p>In addition to above, it also needs to be pointed out that the Green Areas (5000 ha.) has been classified into four categories wherein different activities have been permitted. Close examination of the sub-categories indicates that Green area P1 is Recreational Green (2016 ha.), P2 is Institutional Green (1017 ha.), P3 is Parks & Open Spaces, Green belt, Nurseries & Horticulture (952 ha.) and P4 is Reserve Forest (1015 ha.) and several activities have been proposed in P1 and P2 categories. Therefore, the Green Areas are only in Category P3 and P4 and the total area for this category is only 1967 ha. against 5000 ha. Details are at Appendix -3/II.</p>
(ii)	<p>CEO vide letter no. Plng/2011/M-1/135 dated 30.12.2011 (referring to the letter of Principal Secretary Housing & Urban Planning Deptt. Govt. of UP regarding justification for low density further submitted the following:</p> <p>a) Greater Noida is a Greenfield industrial township project and designed on a clean slate, therefore the population as assigned in the NCR Regional Plan is for infrastructure design, so that when the population comes to the city the complete infrastructure is on ground. As this is a completely new township, the provisions of</p>	<p>a) to d)</p> <p>CEO, Greater Noida Authority vide his letter No.Plng/2011/M-1/135, dated 30.12.2011 has retreated their justification for low population density and stated that it is a completely new township and provisions for re-densification have already been made by virtue of Building Regulations of 2010 by making FAR purchasable.</p> <p>Allowing higher FAR after laying of infrastructure will lead to stress on the infrastructure such as water supply, sewerage system, transport, etc. ultimately leading to chaos in the city which has been recently developed. Further increase in the FAR will tempt the builders/owners to increase the number of floors on the</p>

	<p>re-densification have already been made. The development of a new township is always an incremental one and gestation period for population to come in is long. As per planning theory, first the economic activity will be generated and subsequently the population starts residing in the city.</p> <p>b) As per the latest Building Regulations-2010, provision for re-densification have already been made, since purchasable FAR has been permitted, and proportionate density increase has been permitted, which shall further lead to re-densification.</p> <p>c) A Metro rail link has already been proposed, this will further lead to population shift and re-densification.</p> <p>d) Greater Noida township is unlike other housing townships as it is an industrial township where 18.88% of urbanisable area has been provided for industrial land use in comparison to a normal township where 8 to 10% area is only reserved for industrial use.</p> <p>It is suggested that the above justifications for low density may be placed before the Planning Committee for consideration.</p>	<p>existing structure (Group Housing) which are otherwise not structurally designed to take additional load. Since it is seismic Zone-IV, this provision will be playing with the safety of people. Increase in FAR is useful in the older cities where buildings have already lived their life and can be demolished and re-constructed. This city is new and re-construction after demolition is not possible. As per census 2011, population of this town is about 1 lakh against 7 lakhs as projected by the State Government while preparing the Regional Plan-2021. Other justifications such as providing Metro Link may expedite the population still may be difficult to achieve the target population of 12 lakhs by 2021.</p>
(iii)		<p>In view of the analysis given above, the options available are:</p> <p>Option-I</p> <p>The increase in FAR can be utilized in the areas where foundations of the building have not been laid or plots are yet to be allocated in Residential areas. Higher</p>

sector-level densities could be permitted to increase the overall density in such residential areas within the urbanisable limits. Greater Noida Authority should try to achieve overall density of 100 PPH for the year 2021.

In all future expansions for making the Master Plan for Greater Noida with the perspective 2031, higher densities should be proposed to bring the overall city level density to 200 as proposed in the Regional Plan-2021. Whenever, the Master Plan-2031 for Greater Noida is prepared by Government of U.P., it should be got approved from the Board. State Governments should also ensure that the overall density of 200 PPH is achieved in the Master Plan before approving the same at State level and forwarding to the Board.

The impact of both these actions would be increase in the overall population of Greater Noida beyond 12 lakhs as proposed in the Regional Plan-2021. If we want to achieve a density of 200 pph and area remains the same i.e. 22255 ha., population would be 44.51 lakh which is non achievable even up to the year 2031 or 2041 because 2011 census population for Greater NOIDA is 1.07 lakhs. In such situation, we cannot add more area.

Option-II

We may stick to the provisions of RP-2021 for density of 150 pph and GNIDA Authority to provide for 150 pph with higher sector level densities in the remaining undeveloped areas (Residential & Mix land use in Commercial & Institutional Areas) and in that case the population of the city will be about 34 lakhs and Master Plan may be extended up to the perspective year 2036 or 2041 till when this population is expected to be achieved. No future expansion should be taken up except re-development and up-gradation of infrastructure for densification of plotted development.

As these provisions are deviations of the provisions in the approved Regional Plan-2021 for NCR, these options will have to be examined by the Planning Committee

			and recommendations of the Planning Committee will be placed before the Board for consideration and approval. This kind of approach on one hand will save good agricultural land in the Region and will also help in reducing the cost of housing due to reduction in the cost of land component in each of the flat.
2	EWS/ LIG Housing	<p>In the Master Plan for GNIDA 2021 on page 6-1, following has been mentioned that:</p> <p>Area under residential use for LIG and EWS housing shall be provided while preparing detailed sector layout.</p> <p>It has been observed that the EWS/LIG Housing has only been provided for 5% of the area which is far to less looking into the perspective of the State Government that they are planning an industrial township.</p>	<p>As Greater Noida has been proposed as an industrial township, there should have been a provision of housing for industrial labour i.e. EWS/LIG. Present Plan will lead to creation of slums in & around the city. In order to provide affordable housing to the industrial workers, it is imperative that this provision of 5% should be increased to 30%. RAY Scheme of Government of India envisages at least a provision of 20-25% of developed land in all the housing projects (both public & private agencies) for EWS and LIG category with a system of cross subsidization. Therefore, it is recommended to increase the provision for such housing.</p>
3	Transport		<p>The following recommendations of the Functional Plan on Transport for NCR-2032 should be incorporated in the GNIDA Master Plan 2021:</p> <ul style="list-style-type: none"> i) Regional Rapid Transit System (RRTS) corridor from Delhi to Khurja along Aligarh Railway line. ii) New Expressway (Green Field) from Ghaziabad to Dadri. iii) Mass Rapid Transit System (MRTS) from Greater Noida to Jewar. iv) It is mentioned in the reply letter of GNIDA that BRT system is proposed for intra-city public transport system. But this is not mentioned in the Plan. It mentions only bus system under heading "Public Transport Plan" (page 7-4). It is mentioned in the Sl.no.19 (page 7-5) that provisions for bus lane. Providing only bus lane does not mean a BRT system. It is a closed public transport system with dedicated bus lanes and other operational priorities. The BRT system may be incorporated in the Plan.

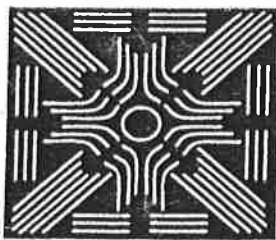
		<p>v) In the Plan "Mass Rapid Transit System" (page 7-4), LRT has been proposed to connect Noida with Gr. Noida. It is not depicted in the Map. In the letter of CEO, GNIDA dated 30.12.2011, it has been mentioned that the Metro link has been proposed. Both are contradictory to each other and needs to be modified.</p> <p>vi) The proposal for Goods Transport i.e. Transport Terminals are mentioned in the text, but not depicted in the Map. This may be shown.</p> <p>vii) Yamuna Expressway has not been depicted in the Map. This should be shown.</p> <p>viii) Under transport land use in the Map, various transport infrastructures are mentioned. But they have not been clearly depicted in the Map. This may be shown.</p> <p>ix) There should be proposals for Transport Integration with the 'Proposed Future Urbanisable Area' to improve the connectivity and economic growth of this area.</p> <p>x) The Sub-regional Plan of U.P. is under preparation and proposed regional linkages in the Master Plan should be incorporated in the Sub-regional Plan or vice-versa.</p>
4	Solid Waste Management	<p>In para 7.8 (page no. 7-10), It is mentioned that GNIDA has already identified a site at village Amrapur for treatment and disposal of MSW. A study is being taken up to assess the suitability of pre-identified site for the development of the composting plan and the landfill facility. The location of the site is indicated in the Master Plan but not shown in the Land use map. Separate colour scheme of in the Legend of the Land use Map should be allocated for Utilities and services.</p>
5	Disaster Management	<p>In para 7.12 (page no. 7-14), As mentioned in the para, it is observed that Disaster Management plan is silent about Industrial hazard. In page no. 6-3 it is mentioned that being an industrial township, a high percentage of land is under industrial use. Therefore, Industrial Hazard Management plan should be incorporated in the Disaster Management Plan.</p>

6	Environment	<p>As per Plan the aspect of Environment has not been covered and Environment Master Plan has not been prepared whereas for other sectors separate master plans have been prepared. However, following suggestions may be incorporated:</p> <ul style="list-style-type: none"> i) Regional Plan 2021 has recommended policies in chapter 14 (14.2) should be incorporated. ii) The detailed list of the conserved/protected areas/sites along should be prepared and mapped. iii) Data/Information relating to selected sites, specific problems, issues and potentialities should be collected and analyzed which would help in framing policies and proposals for environment protection at local level. iv) A detailed Conservation Plan showing the location and spatial spread of various protected sites should be prepared. v) Detailed Spatial analysis should also be done using GIS. vi) Controlled environmentally protected zones for hazardous and polluting industries should be created.
7	Landuse	<ul style="list-style-type: none"> i) The Greater Noida Authority should increased the density so that the ultimate density for Greater Noida reaches to 150 pph which is the lower limit of the density range of Regional Plan-2021 as suggested in para 1 above. This would help in conserving the fertile agriculture land in this area. ii) It is observed from the "Land use Plan- Master Plan for Greater Noida-2021& Expansion Area" of Master Plan , that a large area portion adjacent to Greater Noida Phase -I Plan across the Delhi Aligarh line has been earmarked as "Proposed future urbaneable area". In the letter of Chairman-cum-CEO dated 14.11.2011, it has been mentioned that 864 sq. Km area has been notified and its Master Plan has been prepared and submitted to Govt. of UP. It is observed in the Proposed future urbaneable area governments lands

		<p>like UPSIDC, PP-NTPC, PP-Reliance, Grashim, UPEDA Area, HCL, Ambuja etc have been shown. The proposed Future urbanisable area will not form part of the Master Plan for Greater Noida Phase-I and may be considered while Master Plan for the above mentioned “proposed future urbanisable area” and be deleted from the present proposal for consideration.</p> <p>iii) It is observed that some of the landuse changes made to the areas pertain to the area outside the urbanisable limit of the Out line Development Plan-2001 for Sub-regional Centres-Surajpur & Kasana approved by the NCR Planning Board. It has been mentioned that GNIDA after approval of the Authority Board has submitted the various land use change proposals to the Govt. of UP (Industries Development Department) for approval. It may be mentioned there is no provision in the NCR Planning Board Act, 1985 to give NOC for landuse changes within the Master Plan areas. It is expected that all the changes in landuses carried out in the past in Out line Development Plan 2001 have been incorporated in the Master Plan 2021 under consideration.</p> <p>iv) It is further observed from the Land use Plan- Master Plan for Greater Noida - 2021& Expansion Area” of Master Plan that Ansal High Tech city and Omaxe High tech city in between the Delhi- Aligarh Railway line & GT road. These High tech cities will not form part of this proposal and may be deleted.</p> <p>v) On major proposal including sites for Solid Waste Management, STP’s, Transport Network including Metro, BRT Corridors, Expressways, Bus terminals etc. may be shown on the proposed on the Landuse Plan.</p>
8.	Others	<p>i) Action Plan / five year phasing should be added.</p> <p>ii) Acids/ pesticide and caustic soda are in list of permissible industries after getting the clearance. An utmost precaution is required to avoid disasters like Bhopal Gas Tragedy.</p>

S/3/17/17

NATIONAL CAPITAL REGION PLANNING BOARD



Minutes of the 32nd Meeting of NCR Planning Board

**Held on 22nd March, 2012, Silver Oak Hall,
India Habitat Centre,
Lodhi Road, New Delhi**

**NCR Planning Board
Ministry of Urban Development
(Government of India)
1st Floor, Core-IV B, India Habitat Centre,
Lodhi Road, New Delhi - 110003**

Minutes of the 32nd meeting of the NCR Planning Board held on 22nd March, 2012 under the Chairmanship of Shri Kamal Nath, Union Minister for Urban Development and Chairman, NCR Planning Board

i) The 32nd meeting of the NCR Planning Board was held on 22nd March, 2012 at 10.30 A.M at India Habitat Centre, Lodhi Road, New Delhi under the Chairmanship of Shri Kamal Nath, Union Minister for Urban Development and Chairman, NCR Planning Board. List of participants is at Annexure-I.

ii) Shri Sudhir Krishna, Secretary, Ministry of Urban Development, Govt. of India welcomed the Union Minister for Urban Development and Chairman, NCR Planning Board, Members of the Board and officers from Central Ministries and State Governments. He stated that the NCR Planning Board was constituted as per the provisions of the NCR Planning Board Act, 1985, for the preparation of Plan for the development of National Capital Region and for coordinating and monitoring the implementation of such a plan and for evolving harmonized policies for control of land-uses and development of infrastructure in NCR so as to avoid any haphazard development of the region. He added that NCR is a unique concept and the Board has now been in existence for 27 years. He said that it is a matter of pride that Board has financed 265 projects for infrastructure development in the region and some of these are iconic projects and have made a substantial dent towards improvement in the quality of life of NCR residents. He added that NCRPB model could be replicated in Chandigarh and Bangalore-Hosur region.

iii) Shri Kamal Nath, Union Minister for Urban Development and Chairman, NCR Planning Board stated that NCR Planning Board is a unique experiment in inter-State, inter-Department and inter-agency coordination. The NCRPB coordinates development policies and programmes over four federal units across 108 cities & towns as a stakeholder in the NCR. He said that the NCR Planning Board's strategy has always been to assist State Governments to make the Region more equitable, efficient, sustainable and environmentally friendly.

He added that it is heartening to inform that the rate of growth of Delhi's population has come down from 47.02% in 1991-2001 to 20.96% during the last decade 2001-11 as per the Census 2011 (provisional). He further added that it is even more heartening that Delhi Sub-region's population's growth rate was the lowest among all the four Sub-Regions of NCR. He stated that as per statistics of 2011 inflow of Foreign Direct Investment in NCR is the highest in the country after Maharashtra. These statistics point to the fact that the aim and objectives of balanced growth of the NCR are well on way of being achieved.

Given the economic importance of NCR, Chairman further stated that the case for cooperative action is not only compelling but imperative. The outward thrust of Delhi and CNCR towns like Gurgaon, Noida, Faridabad and Ghaziabad is linking newer areas to the NCR and it is taking the form of a mega urban region. Regional Plan 2021 for NCR envisages having the same level of physical, social and economic infrastructure in the NCR as compared to Delhi along with an efficient mass transport system.

He informed that NCR Planning Board had so far provided loan financing for 265 social and physical infrastructure projects costing Rs.18,069 crore upto December 2011. Loans worth Rs.347 crore have been sanctioned to Rajasthan sub-region, Rs.882 crore to U.P. sub-region, Rs.5089 crore to Haryana sub-region, Rs. 609 crore for Delhi sub-region and Rs.1108 crore for Counter Magnet areas (CMAs).

He appreciated that the Board has raised Rs.1100 crore from the domestic capital market through private placement bonds which have been given the highest credit rating 'AAA with Stable outlook'. The Board has recently accessed funds also to the tune of 100 million Euros through a bilateral agreement with KfW and USD 78 million as the first tranche from Asian Development Bank. These funds will now be available to the participating States and their agencies for infrastructure projects.

He said that, for the first time, NCR Planning Board has proposed to provide grants upto maximum of 15% of the project cost for encouraging and incentivising the provision of

water supply, sewerage and drainage services in the NCR, in addition to the long term soft loan of upto 75% of the project cost so that service level benchmarks can be met. And also for the first time, with a view to encouraging PPP projects in infrastructure, it is proposed to provide viability gap funding for PPP projects in the National Capital Region.

He stated that economic and efficient mass transportation is an essential driver of regional economic development. He appreciated the efforts made by Board in steering the Reciprocal Common Transport Agreements which has enabled seamless travel in NCR. Extension of Metro to CNCR towns, construction of peripheral expressways around Delhi and Regional Rapid Transit System (RRTS) proposal will also improve connectivity. Of the eight corridors identified under RRTS, feasibility reports for three prioritized corridors have already been prepared.

He commended the efforts to detail out sectors such as Transport, Water, Ground Water Recharge, Drainage, Power, Tourism, for which Functional Plans have been prepared. The Sub-regional Plans are also under preparation for Haryana, Rajasthan and Uttar Pradesh Sub-regions. He requested NCR States for their cooperation in the Review of Regional Plan 2021 which is being taken up by NCR Planning Board.

Chairman stated that given the vast administrative complexity, differences in priorities and opinion, the Board would strive to be a forum for resolution of issues with cooperation among the participating States.

iv) The speech of Shri Bhupinder Singh Hooda, Chief Minister, Haryana was taken as read and copy is at **Annexure-II**.

v) The Agenda items were taken up for discussions thereafter one-by-one as below:

1. Agenda Item No. 1: Confirmation of the Minutes of the 31st Meeting of the NCR Planning Board held on 11.11.2009

The Board confirmed the Minutes of its 31st Meeting held on 11.11.2009.

2. Agenda Item No. 2: Action Taken Report on the minutes of 31st meeting of the NCR Planning Board held on 11.11.2009

- i) **Agenda No. 3.7: Financing Programme for the Eleventh Plan (2007-12)- Raising of resources from multi-lateral/bi-lateral aid agencies and capital markets**

The matter was taken up as a separate Agenda at Item No. 5.

- ii) **Agenda Item No. 4: Provision for retirement benefit i.e. leave encashment, Gratuity, Pension etc. on actuarial basis in respect of NCR Planning Board employees excluding deputationists**

Board noted the status.

- iii) **Agenda item No. 5: Implementation of Modified Assured Career Progression Scheme (MACPs) for the Employees of the NCR Planning Board**

Board noted the status.

- iv) **Agenda item No.7: Consideration and approval of the recommendations of the 56th Planning Committee on study on Counter-Magnet Areas to Delhi and National Capital Region (NCR) for incorporation in the Regional Plan-2021**

The modified draft Chapter on Counter-Magnet Areas was approved for final notification of the modifications in the Final Regional Plan-2021 under sub-section 1 of Section 13 of NCR Planning Board Act, 1985 and Rule 27 of the NCR Planning Board Rules, 1985. It was also decided that the modifications based on migration data analysis should be carried out after Census data for migration for decade 2001-2011 is available.

[Action: NCRPB]

- v) (a) **Agenda item No.8.1: Constitution/Revival of Steering Committee under the Chairmanship of Chief Secretary of the respective States**

The Board observed that the Steering Committee meetings under the Chairmanship of the Chief Secretaries are not held regularly. Secretary (Urban Development), Govt. of India reiterated that the Steering Committees were crucial

for coordinating the implementation of various policies and proposals of Regional Plan and monitoring formulation and implementation of development projects in the respective Sub-regions. He further requested that the Steering Committee meetings should be held more frequently to expedite implementation.

[Action: All participating states]

v) (b) Agenda item No.8.2: Status of Preparation of Sub-Regional Plan-2021

The matter was taken up as a separate Agenda at Item No. 7.

v) (c) Agenda item No.8.3: Status of Preparation of Functional Plans

Board noted the status of preparation of Functional Plans.

v) (d) Agenda item No.8.4: Status of Preparation of Master Plan

The matter was taken up as a separate Agenda at Item No. 8.

vi) Agenda item No.9: Proposed Review of Regional Plan-2021 for NCR

The matter was taken up as a separate Agenda at Item No. 9.

vii) Agenda No. 13: Project Development Facility

Board noted the status.

viii) a) Agenda No. 14.2: Status of Rail Connectivity in NCR – Proposal of Ministry of Railways

Status received from the Ministry of Railways was circulated in the meeting.

b) Agenda No. 14.3: Extension of Metro to CNCR Towns.

Board noted the status.

c) Agenda No. 14.4: Reciprocal Common Transport Agreement among Governments of Delhi, Haryana, Rajasthan and Uttar Pradesh of NCR for unrestricted movement of vehicles in NCR for 'Contract Carriage' & 'Stage Carriage'

Board noted the status.

- ix) **Agenda No. 15: Delegation of Powers to Member Secretary with regard to appointment of Consultants.**

Board noted the status.

- x) **Other issue raised by Government of U.P. : Chairman directed MoSRT&H to revisit the widening proposal of NH-24 to meet the traffic demand as requested by Government of UP**

Chief General Manager, NHAI informed that status will be provided shortly. This has since been received vide letter no. NHAI/CGM(T)/Del-Gur/ 2011 dated 22.3.12. Copy of the said letter is at Annexure III.

3. Agenda item no. 3: Approval of items relating to statutory provisions

- 3.1 Agenda Item No. 3.1 : Annual Statement of outstanding Loans and Advances disbursed by the Board during the year 2009-10 and 2010-11 as per Rule 47 (1) of NCRPB Rules, 1985**

Board noted the status.

- 3.2 Agenda Item No. 3.2: Annual Statement of outstanding Loan/Advances received by the Board during the year 2009-10 & 2010-11 as per Rule 47(2) of NCRPB Rules, 1985**

Board noted the status.

- 3.3 Agenda Item No. 3.3: Annual Report and Audited Annual Accounts for the Financial Year 2009-10.**

Board noted the status.

- 3.4 Agenda Item No. 3.4: Approval of Annual Report and audited Annual Accounts for the Financial Year 2010-11.**

Annual Report and audited Annual Accounts for the year 2010-11 were approved.

- 3.5 Agenda Item No. 3.5: Approval of RE 2010-11 & BE for the Financial Year 2011-12 under Plan (Capital) & Non-Plan (Revenue) heads as per Rule 29 of the NCR Planning Board Rules, 1985**

Revised Estimates 2010-11 and Budget Estimates for the financial year 2011-12, both under Plan (Capital) and Non-Plan (Revenue) head were approved.

Board authorized the Member Secretary, NCR Planning Board for taking decisions regarding resource mobilization programme of NCRPB by raising Bonds and/or through borrowing from multilateral aid agencies and take necessary decisions in respect of various approvals / formalities required to be taken / completed in this regard.

3.6 Agenda Item No. 3.6: Approval of RE 2011-12 & BE for the Financial Year 2012-13 under Plan (Capital) & Non-Plan (Revenue) heads as per Rule 29 of the NCR Planning Board Rules, 1985

Revised Estimates 2011 -12 and Budget Estimates for the financial year 2012-13, both under Plan (Capital) and Non-Plan (Revenue) head were approved.

Board authorized the Member Secretary, NCR Planning Board for taking decisions regarding resource mobilization programme of NCRPB by raising Bonds and/or through borrowing from multilateral and bi-lateral agencies and also to take necessary decisions in respect of various approvals/ formalities required to be taken/ completed in this regard.

3.7 Agenda Item No. 3.7: Approval of Twelfth Plan (2012-17) of NCR Planning Board

Board approved the proposal.

4 Agenda Item No. 4: New Financing Pattern for environmental friendly social infrastructure development projects in NCR & CMA towns

Member Secretary, NCRPB informed that there is a more than 50% deficit in provision of drinking water and sewage treatment in the NCR.

In order to further encourage and incentivize States/ULBs for provision of water, sewerage and drainage services in the NCR in a time-bound manner, NCRPB may consider providing further concessional support by extending some part of the project cost as Grants, in addition to long term, low cost loans.

The proposal was supported by all the participating States and the Board approved a new financing pattern for water, sewerage and drainage projects. However, these projects should be as per the Master Plans, and in case ADB/KfW funds are utilized for these projects, their guidelines should be strictly followed.

Source of Funding	Proposed financing pattern
Loan – 15 year tenure with 3 year moratorium period	Maximum up to 75% of Project Cost
Grant	15% of Project Cost
Contribution of the Implementing Agency	10% of Project Cost

The above financing pattern will be applicable for new projects in the above sectors as well as for projects sanctioned by PSMG where loans have not been disbursed.

Further, Chairman, NCRPB informed that in order to encourage Public Private Partnership (PPP) for infrastructure projects, for the first time it has been proposed to provide Viability Gap Funding (VGF) for State Share as per the guidelines issued by Ministry of Finance, Govt. of India. For this purpose, NCRPB would engage a Consultant for helping NCRPB to expedite VGF funding for PPP projects as per MOF guidelines.

Board approved the proposal as proposed vide Agenda item 4.

(Action : NCRPB)

5. Agenda Item No. 5: Financing Programme for the Twelfth Plan (2012-17) - Raising of resources from multi-lateral/bi-lateral aid agencies and capital markets

Board appreciated the efforts made by the Secretariat of the Board in managing its finances and approved the proposed financing programme for the Twelfth Plan (2012-17) and the raising of funds from the ADB & the KfW as well as domestic capital markets. The Member Secretary, NCR Planning Board was authorized to take decisions to raise

funds from domestic, multilateral and bilateral agencies on the basis of requirements by the State Govts/other parastatals as proposed in the agenda item.

6. Agenda Item No. 6: Business conducted by the Project Sanctioning & Monitoring Group (PSMG-I)

Board noted the status.

7. Agenda item No.7: Status of Preparation of Sub-Regional Plans

The Board noted that the preparation of Sub-Regional Plans has been very slow. Member Secretary, NCRPB informed that the Board is providing funds for preparation of Sub-Regional Plans to the respective State Governments.

Secretary (Urban Development), Govt. of India suggested that the State Governments may contribute at least 50% of the total cost for preparation of Sub-Regional Plans. He further suggested that preparation of Sub-Regional Plan should be monitored by the Steering Committee on regular basis so that these Plans are prepared and implemented fast. This was agreed to.

8. Agenda item No.8: Status of Preparation of Master/Development Plan

Haryana sub-region:

Principal Secretary (TCP), Govt. of Haryana informed that the Controlled Areas of about 36 towns and Development Plans of 25 towns has been notified. The Master Plans of all 30 Urban Local Bodies falling in the NCR Sub-Region of Haryana have also been prepared.

UP sub-region

Secretary(UD), Govt. of U.P. informed that out of the 63 towns, Master Plans for only 21 out of 38 notified towns have been prepared and for 12 towns Master Plans were under preparation. He further informed that in the UP Sub-Region, 25 small towns are not notified since they do not fit under the norms of the prevailing Acts in UP.

Member Secretary, NCRPB clarified that there was only one town with population below 5000 in UP Sub-region as per 2001 Census.

Chairman directed that the Master Plans of all the 108 towns should be prepared in time-bound manner.

After discussions, it was decided that the participating States would provide the status of preparation of Master/Development Plans towns along with relevant notifications to the NCRPB.

[Action: All participating states]

9. Agenda item No.9: Status of Review and Revision of Regional Plan-2021 for NCR

Member Secretary, NCRPB informed that National Remote Sensing Centre (NRSC), Department of Space, Govt. of India has agreed in-principle to carry out the analysis of the existing land use data based on Satellite Imagery. She further added that the Board has already undertaken studies related to Transport, Water, Ground Water Recharge, Water, Drainage, Economic Profile, Micro & Household Enterprises, Health and Education Infrastructure in NCR. These study inputs would be used for the review of the Regional Plan-2021 through Study Groups being constituted by the Board's Secretariat.

Secretary, (Urban Development), Govt. of India suggested that the review exercise should be carried out in a time bound manner.

After discussions, it was decided that the Board's Secretariat would expedite the exercise of review of Regional Plan-2021. All participating states would provide the required data inputs expeditiously.

[Action: All participating states and NCRPB]

10. Agenda item No.10: Status of Regional Rapid Transit System (RRTS) for NCR

Member Secretary, NCR Planning Board informed that the Feasibility Reports of all the three prioritized RRTS corridors have been submitted by the Consultants and MoU's among all the participating States of NCR has been signed. An In-principle approval has

been received from the Ministry of Railways. Planning Commission has also agreed to grant in-principle approval subject to resolving minor issues of alignment with Ministry of Road Transport & Highways. Consultation with State Govts. is in progress for finalizing the financing pattern.

Chief Minister, Haryana stated that on account of huge cost involved, the RRTS project should be considered as a National Project and entire cost should be borne by Govt. of India.

Chief Secretary, Govt. of NCT-Delhi requested that RRTS Corridors should be terminated at Delhi borders. Chairman, however, suggested that GNCT-Delhi should in fact aim for better connectivity.

Hon'ble Lt. Governor, Delhi stated that connectivity within Delhi is being improved through Metro and BRT and it would not be appropriate to bring traffic from the region to the core of Delhi which would further congest the core city and suggested that all the regional traffic through RRTS should terminate at the periphery of NCT-Delhi. He also stated that Railways has established directional terminals to de-congest Delhi roads. Chief Secretary, Delhi added that terminating RRTS for example at Kashmere Gate would result in traffic chaos.

Representative from Ministry of Railways stated that RRTS is not akin to railway line. Its prime objective is to provide high speed efficient transportation for daily commuters. If the terminal points of RRTS are located at the outskirts of NCT-Delhi, the ridership would be adversely affected and RRTS will not be financially viable. Commuters would not prefer a large number of interchanges and the objective of a shift to public mode of transport will not be achieved.

Decisions were based on professional studies which were presented to the respective State Governments, Ministry of Railways, GNCTD had in fact requested for extension of RRTS Corridors within Delhi. Any change now will push the project back by several

years and result in cost over-runs. It was clarified that the stretch in Delhi is underground which was specifically at the request of GNCT-Delhi. Chairman also stated that MoUs has already been signed where GNCT-Delhi is also one of the signatories.

Member Secretary, NCR Planning Board stated that at the request of Chief Minister, GNCT-Delhi, the impact assessment of termination of RRTS Corridors at Delhi borders was carried out and the resultant figures show a sharp fall in ridership. The project has several benefits such as reduction in travel time, de-congestion, reduction in pollution and accidents, reduced fuel consumption, etc. and development of Meerut, Panipat, Alwar, Rewari, Bhiwadi, etc., resulting in reduction of pressure on the civic amenities in Delhi.

Minister from Govt. of UP stated that decision for RRTS should be taken on the basis of origin-destination studies and not on historical sunk costs.

OSD (UT), MoUD informed that the ridership survey was carried out on the basis of one hour travel time from the origin to destination.

Chief Regional Planner, NCR Planning Board stated that decadal growth rate of population of Delhi has reduced from 47% to 21% in last decade. It had 40% migration component in the decade 1991-2001. If we are not able to provide connectivity, then people who shifted out of Delhi will come back and start settling in Delhi because travel time from rest of NCR to Delhi would increase. This will increase the stress on the infrastructure of Delhi. If commuters prefer to stay outside Delhi without RRTS, they would continue to use their own cars which are in millions. Delhi Government conducted a study in 2007 which depicts that volume to capacity ratio (V/C) is more than one on about 70% roads. It means that 70% of the roads of Delhi are saturated and not able to cater to the traffic volume.

Chairman stated that there is a need to build a consensus on RRTS and a quick dispersal study needs to be carried out. He was of the opinion that if travel time for commuters increases more than one hour to reach destinations in Delhi from NCR towns and vice-

versa, then the entire objective of the project would be lost. He added that a special meeting on RRTS would be called with the Chief Ministers of the NCR participating States after the dispersal study is completed.

After detailed discussions, it was decided that:

- i) A quick dispersal study would be conducted.
- ii) RRTS project would be discussed separately in a Special Meeting with the NCR participating States.
- iii) State Governments would expedite the notification of alignment and give suggestions on the financing pattern.

[Action: NCRPB and Participating States]

11. Supplementary Agenda item No.1: Items proposed by NCR participating States

Item proposed by Government of Haryana: Road Link (80 mtrs wide) between Rajiv Gandhi Education City, Sonapat and New Delhi in the Zonal Plan of Zone P-II of Master Plan Delhi-2021

Member Secretary, NCRPB informed that Govt. of Haryana has requested a 200 metre road link between Rajiv Gandhi Education City, Sonapat and 80 mtrs wide road in Zone P-II (in Delhi) which connects Zone P-I through NH-I (GT Karnal Road). This link will improve the connectivity between Education City and Delhi.

Chairman stated that a road has already been envisaged in the Zonal Plan P-II that can be connected with Education City.

LG Delhi stated that while in principle the link can be agreed to, the exact point would be decided by the Chief Secretary's meeting as decided earlier in Agenda Item 7, subsequently it would be dovetailed with Zonal Plan P-II.

Chief Minister, Haryana stated that there are three more road links which need to be provided. VC, DDA stated that all the road links requested by Govt. of Haryana have been included in the Zonal Plans except road link between Education City and Delhi.

13. Supplementary Agenda item No.3: Status of Approval of Draft Master Plan for Greater Noida-2021-for information

Member Secretary, NCR Planning Board informed that in compliance to the Hon'ble High Court of Allahabad judgment dated 21.10.2011, Govt. of Uttar Pradesh vide letter dated 14.12.2011 submitted the draft Master Plan for Greater Noida-2021 to the NCR Board. The NCR Planning Board Secretariat has examined the Master Plan and the same along with the observations & suggestions was placed before the 59th Planning Committee meeting held on 16.3.2012. However, no representative of the Govt. of UP was present. The Planning Committee decided that the observations and suggestions may be sent to the Govt. of Uttar Pradesh with the request to submit revised draft Master Plan for Greater Noida-2021. Accordingly, NCR Planning Board has requested the Housing & Urban Planning Department, Govt. of UP to incorporate the observations and suggestions on the Draft Master Plan for Greater Noida-2021 and submit the revised Master Plan for Greater Noida-2021 within fifteen days for further consideration of the Planning Committee.

Secretary (Urban Development), Govt. of India requested that Members from all the NCR participating States should attend and actively participate in the deliberations of all the meetings of the Planning Committee.

State Minister for Uttar Pradesh requested that the Hon'ble High Court of Allahabad directed that the observations & directions of the NCR Planning Board be incorporated in the Master Plan to the satisfaction of the NCR Planning Board and stated that since the holding of the next Board meeting would take time, the Planning Committee may be authorized to convey the satisfaction of the Board.

Hon. Union Minister for Urban Development-cum-Chairman, NCRPB suggested that the new Government should submit the proposal of Greater Noida Master Plan-2021 and then it could be considered by the Board.

Chief Minister, Haryana further stated that there is need to implement all these proposals expeditiously.

Lt. Governor, Delhi informed that proposal for Andheria More- Mahipalpur road link is already being taken up.

Minister from Govt. of U.P. stated that there are connectivity issues with UP Sub-region also and requested that representative from Govt. of UP may also be invited in the meeting to be taken by Chief Secretary, Delhi. Chief Secretary, Delhi stated that the issue related to connectivity at Kalindi Kunj is pending with Govt. of UP within Delhi wherein the land is owned by Govt. of UP.

As decided earlier, it was decided that the Chief Secretary, Delhi would hold a meeting on inter-state road connectivity. Govt. of UP was also requested to send their list of issues with Delhi to Govt. of NCT-Delhi and NCR Planning Board which could be taken up in the meeting.

[Action: Govts. of GNCT-Delhi, Haryana and UP]

12. Supplementary Agenda Item No. 2: Approval for Continuation of the NCR Planning & Monitoring Cells in the participating States and NCT Delhi during the 12th Five Year Plan period

The Board approved the proposal for continuation of NCR Planning & Monitoring Cells during 12th Plan as proposed in the agenda item subject to the following conditions:

- i) The Action Plan for filling up the vacant posts may be submitted to the Board secretariat & State Governments to ensure filling up these posts by 30th June, 2012;
- ii) The staff strength of all NCR Planning and Monitoring Cells will be continued for 12th Plan period as per 11th Plan period. The NCRPB will reimburse the expenditure on pay & allowances and recurring office expenditure for NCR Cell, Haryana, Rajasthan, UP and Delhi upto the ceiling prescribed for XI Plan period. However, the Action Plan for the NCR Cells may be expedited.

After discussions, it was decided that after the revised Greater Noida Master Plan-2021 is received by the NCR Planning Board from Govt. of UP, it would be examined and placed before the Planning Committee. The recommendations of the Planning Committee would be placed before the Board for approval.

[Action: Govt. of UP and NCRPB]

14. Additional Points Discussed:

a) **Issue of pollution in River Yamuna:** Lt. Governor, Delhi informed that an interceptor sewer project for preventing untreated sewage from flowing into the river has been taken up by Govt. of Delhi. However, Delhi continues to face problem of high levels of ammonia in the raw water coming from industrial area in Panipat. He requested that Govt. of Haryana must ensure proper functioning of CETPs. Chief Minister, Haryana was hopeful that this will be sorted out after commissioning of Carrier Lined Chanel.

(Action : Govt. of Haryana)

b) **Western Peripheral Expressway:** On a query from Lt. Governor, Delhi regarding status of completion of Western Peripheral Expressway, Chief Minister, Haryana, informed that the section between Manesar to Palwal is complete. Remaining section is likely to be will be completed in one year.

(Action Govt. of Haryana, MORTH)

Lt. Governor Delhi stated that value of property along the Peripheral Expressway would increase after its commissioning. The benefits would accrue to local authorities whereas huge public investment is being made by Government. Secretary (UD) stated that it is a conceptual point which will be addressed.

c) **Renuka Dam** – Minister for Urban Development, Delhi said that there is a need to expedite the environmental clearance for construction of Renuka Dam which was also reiterated by Chief Minister of Haryana.

(Action : MOEF)

d) **Regarding UP roads:** Minister from UP requested to expedite the work on Eastern Peripheral Expressway. He highlighted the need for widening of NH-24

expeditiously as discussed earlier. He reiterated that connectivity issues between U.P.-Delhi should also be resolved by Chief Secretary, Delhi expeditiously. He assured their cooperation in resolving issues with Delhi.

Minister from UP further added that the non-competing clause in contract agreement signed by NHAI unilaterally restricts the development of roads by the States within a 3-5 kms. radius.

Chairman stated that there has to be no revenue loss if the project is taken up on BOT basis. He suggested that in case the proposed roads are connecting two villages or two towns, it does not become a competing facility. He added that State Support Agreement could be modified. He suggested that the Ministry of Road Transport could be requested to look at it.

(Action : MORTH)

c) **JNNURM funding for projects in NCR:** Chief Minister Haryana requested that Gurgaon should also be included in JNNURM funding. At present only Faridabad in Haryana is covered under JNNURM.

Member Secretary, NCRPB suggested that JNNURM funding in NCR towns could be routed through NCRPB in order to facilitate coordination with Regional Plan proposals.

(Action : MOUD)

f) **Decentralized water supply & sewerage projects:** Lt. Governor, Delhi sought a clarification whether NCRPB could finance stand-alone projects for water and sewage treatment which are environmentally friendly zero discharge decentralized projects for small isolated settlements with about 50,000 or 1,00,000 population. He further stated that the provision of such facilities is part of the Government of India's initiative for rehabilitation of slums. Member Secretary, NCRPB clarified that as per the new guidelines decentralized water and sewage projects would also be entitled for grants.

(Action : Govt. of NCT of Delhi)

g) **Provision of hospital facilities in NCR:** Hon'ble Urban Development Minister, GNCT-Delhi suggested that neighbouring States should develop hospitals in Government and private sector because Delhi Hospitals are receiving about 40% patients from neighbouring States. He requested to provide land for private hospitals in Delhi at institutional rates. Member Secretary, NCRPB informed that Board has financed the construction of 500 bedded hospital with medical college in Mewat District to promote medical facilities in the region.

Minister from Government of Uttar Pradesh suggested that the best projects in NCR should be documented and should be uploaded on the website of the Board. He also requested for the capacity building (up-skilling) of officers and staff. Board would put all the information on its website for the benefit of the participating States. Secretary, Urban Development stated that the Ministry is also conducting several capacity building programmes where officers from all over India participate.

(Action: NCRPB)

The meeting ended with a vote of thanks to the Chair as well as participating members by the Member Secretary, NCR Planning Board.

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**List of Participants in the 32nd meeting of the NCR Planning Board held on
22.3.2012**

Chairman of the Board

1	Sh. Kamal Nath, Hon'ble Union Minister for Urban Development, Govt. of India
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Member of the Board

2	Shri Saugata Roy, Hon'ble Minister of State for Urban Development, Govt. of India,
3	Shri Bhupinder Singh Hooda, Hon'ble Chief Minister, Govt. of Haryana
4	Shri Tejendra Khanna, Hon'ble Lt. Governor, Govt. of NCT-Delhi
5	Dr. Ashok Walia, Minister for Urban Development, Delhi Govt.
6	Prof. Abhishek Mishra, Minister of State, Govt. of U.P.
7	Dr. Sudhir Krishna, Secretary, Ministry of Urban Development, Govt. of India
8	Shri P.K. Tripathi, Chief Secretary, Govt. of NCT Delhi
9	Shri S. Surendra, Town & Country Planner, Town & Country Planning Organisation (on behalf of Chief Planner, TCPO)
10	Member Secretary, NCRPB

Co-opted Members / their representatives

11	Shri G.S. Patnaik, Vice-Chairman Delhi Development Authority
12	Shri A.K. Gupta, Addl. Member (Works), Railway Board (on behalf of Chairman, Railway Board)
13	Shri Zora Singh, ACA, Patiala Development Authority (On behalf of Secretary, Deptt. of Housing, Govt. of Punjab.

Special Invitees / Others

14	Sh. D.Dipti Vilasa, Addl. Secretary (UD&CVO), Ministry of Urban Development, Govt. of India
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15	Shri Khalid Jamal, PS to UDM, Ministry of Urban Development, New Delhi
16	Shri Sanjeeb Mishra, Director (DD), Ministry of Urban Development, New Delhi
17	Shri R. Chandra Mohan, Commissioner (Transport) & Principal Secretary Transport Department, Govt. of NCT-Delhi
18	Shri K.K. Jalan, Principal Secretary (Irrigation), Govt. of Haryana
19	Shri S.S. Dhillon, Principal Secretary, Town & Country Planning Deptt., Haryana
20	Shri Chhatar Singh, Principal Secretary to Chief Minister, Haryana
21	Shri T.C. Gupta, Special Secretary and Director General, Town & Country Planning, Haryana
22	Shri P.K. Mahapatra, Principal Resident Commissioner of Haryana, New Delhi
23	Shri N.K. Santoshi, HUA, Planning Commission, Govt. of India
24	Ms. Anupama V. Chandra, Director (PIB)
25	Shri P. Arvind, Chief Town Planner, Govt. of Rajasthan
26	Shri Arvind Mehtani, CCP, NCR Cell, Haryana
27	Shri Vijay Kumar, DTP, NCR Cell, Haryana
28	Mrs. N. Guha Biswas, Principal Secretary, PWD, GNCT-Delhi
29	Shri Santosh D. Vaidya, SS (NCR), Delhi
30	Shri Alok Kumar, Secretary, Govt. of U.P.
31	Shri Arun Kumar Mishra, Secretary, Housing, Govt. of U.P.
32	Shri Rama Raman, Chairman & CEO, Greater Noida, U.P.
33	Shri K. Ventkata Raman, Chief General Manager, NHAI
34	Shri S.K. Lohia, OSD & E.O. JS (UT), Ministry of Urban Development

35	Shri Rajeev Chaudhary, Executive Director, Railway Board
36	Shri C. Ekambaram, Chief Engineer, Ministry of Road Transport and Highways
37	Shri V.K. Babbar, Chief Engineer, Delhi Jal Board
38	Dr. S.P. Bansal, Commissioner (Planning), DDA
39	Shri S.P. Pathak (Planning) MPMR, DDA
40	Shri Ish Kumar, Chief Engineer (I&FC), Govt. of India
41	Shri N.R. Verma, Chief Town Planner, NCR Cell, Ghaziabad
42	Shri N.K. Johri, Associate Planner, NCR Cell, Ghaziabad

Officers in the Board Secretariat

43	Shri Rajeev Malhotra, Chief Regional Planner
44	Shri J.N. Barman, Joint Director
45	Shri P.K. Jain, Finance & Accounts Officer
46	Shri Nabil Jafri, DD (GIS)
47	Ms. Anjali P. Roy, Dy. Director (Tech.)
48	Shri Syed Aqeel Ahmad, Dy. Director (Tech.)
49	Shri Abhijeet Samanta, Asstt. Director (PMC)
50	Ms. Nilima Majhi, Asstt. Director (Tech.)
51	Shri Harsh Kalia, Asstt. Director (Admn.)
52	Shri Sushil Kumar Katariya, Asstt. Director (Estt.)
53	Shri Shireesh Sharma, Asstt. Director (Fin.)
54	Shri Ramesh Dev, Asstt. Director (Tech.)