

Salient features of Regional Plan-2021 for National Capital Region

The National Capital Region (NCR) Planning Board under Section 10 of the NCR Planning Board Act, 1985 prepared draft Regional Plan-2021 for NCR. After inviting objections/suggestions from public under Section 12 of the NCR Planning Board Act, 1985 on draft Regional Plan-2021, final Plan was approved in 28th meeting of the Board held on 9th July 2005 and was notified on 17th September 2005. The document is available at a nominal price of Rs.225/- only.

Region

The National Capital Region area comprises:

- National Capital Territory of Delhi
- Haryana Sub-region comprising of eight districts namely, Faridabad, Gurgaon, Rohtak, Sonapat, Rewari, Jhajjar, Mewat and Panipat
- Rajasthan Sub-region comprises of Alwar district
- Uttar Pradesh Sub-region comprising of five districts namely, Meerut, Ghaziabad, Gautam Buddha Nagar, Bulandshahr and Baghpat



The total area of NCR is 33,578 sq kms.

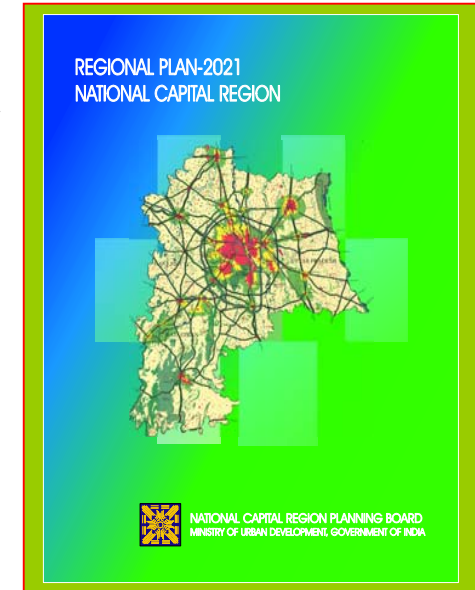
Sector-wise features are as follows:

Aims and Objectives

- The Plan aims to promote growth and balanced development of the whole region through providing economic base in the identified major settlements (Metro Centres/Regional Centres) for absorbing economic development impulse of Delhi, efficient transport network, development of physical infrastructure, rational land use pattern, improved environment and quality of life.

Policy Zones

- NCT-Delhi covers an area of 1,483 sq. kms.
- Central Capital Region (CNCR) earlier Delhi Metropolitan Area (DMA) is about 2000 sq. kms against 1,697 sq. kms of DMA. It would include the existing controlled area of CNCR towns,



- namely Faridabad-Ballabhgarh complex, Gurgaon-Manesar complex, Bahadurgarh, Sonapat-Kundli complex, Ghaziabad-Loni complex and Noida
- Highway Corridor Zone proposed with a minimum width of 500 metres on either side of ROW of National Highways. Approximate area is 300 sq. kms (excluding controlled areas).
- Rest of NCR covers an area of 29,795 sq. kms approximately. Upgradation of infrastructure at local and regional level in order to induce the growth of these areas.

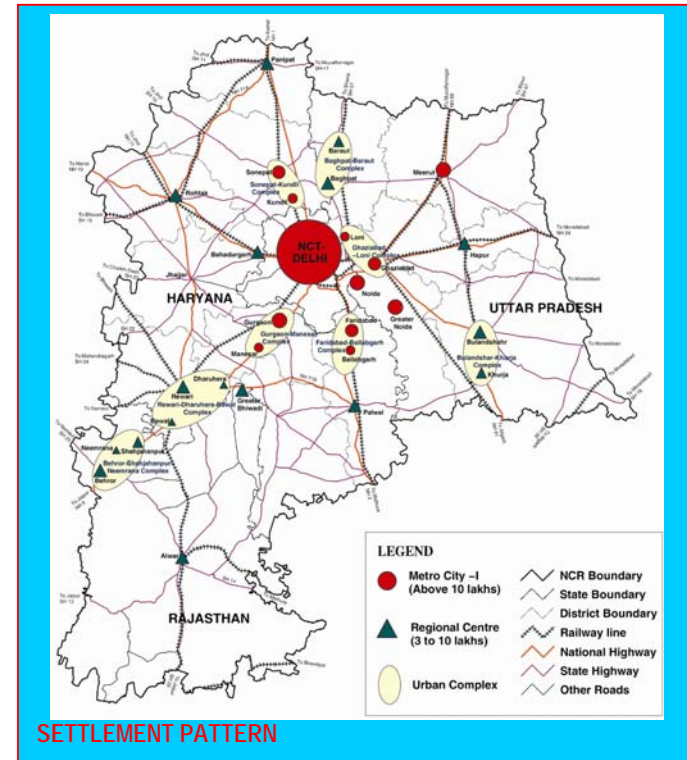
Demographic Profile and Settlement Pattern

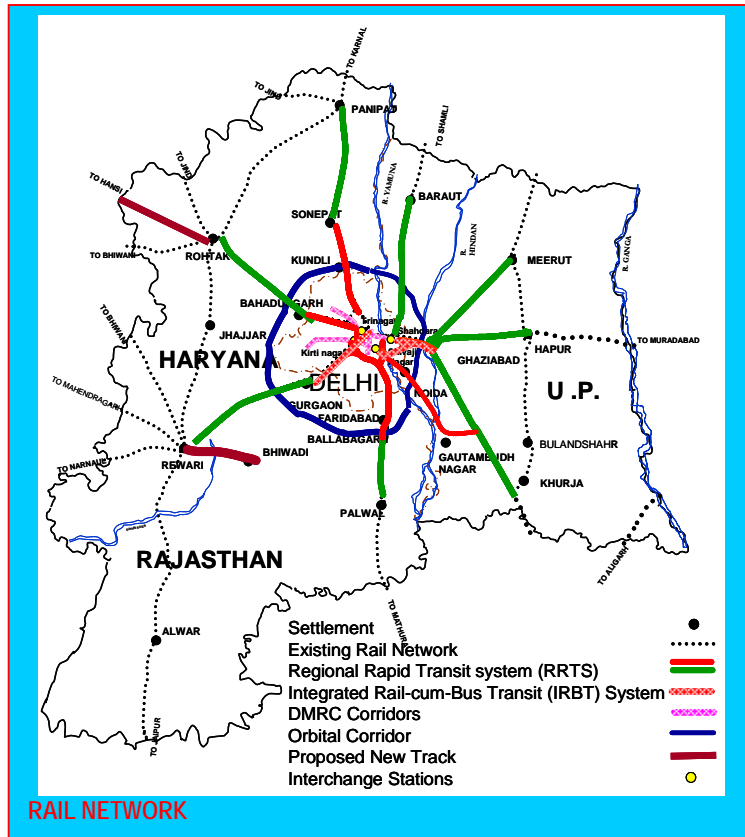
- Population of NCT-Delhi proposed to range between 220-230 lakhs by year 2021.
- In CNCR there will be 5 Metro Centres (Ghaziabad-Loni complex, Gurgaon-Manesar complex, Sonapat-Kundli complex, Faridabad-Ballabhgarh complex and Noida) and one Regional Centre (Bahadurgarh).
- Settlement System –six tier hierarchical system are proposed. Hierarchical of settlement and their population size is given below:

<i>Settlement type</i>	<i>Population size</i>
1. Metro Centres	10 lakhs+
2. Regional Centre	3 to 10 lakhs
3. Sub-Regional Centre	0.5 to 3 lakhs
4. Service Centre	10,000 to 50,000
5. Central Village	5,000 to 10,000
6. Basic Village	below 5,000

Economic Activity and Fiscal Policy

- Facilitate value-added high-0tech service sector in Delhi in the context of its emergence as a global city in the world economy.
- Adopt investment strategies to restrict less desirable economic activities by not allowing new industrial areas, wholesale trade areas and office spaces in NCT-Delhi.
- Allow only Hi-tech industries in NCT-Delhi.
- Restrict the number and size of Government offices/PSUs in NCT-Delhi.
- Shift space extensive/hazardous wholesale trades outside NCT-Delhi.
- Develop model industrial Estates/Special Economic Zones (SEZs) outside NCT-Delhi.
- Uniformity in the tax regime, i.e. Sales Tax, VAT etc.





Transport

- Better integrated connectivity and accessibility in the region through development of Peripheral Expressways around Delhi and Mass Rapid Transit System (RRTS) connecting NCT-Delhi with the Region.
- Unrestricted movement of buses, taxis and auto-rickshaws in NCR.
- Rail link between Rewari-Bhiwadi and Rohtak-Hansi proposed.

Power

- Demand-supply gap by 2021 projected as 23,344 MW.
- More focused policies proposed to fill demand supply gap.
- Unified power authority proposed to bring uniformity in power supply and tariff.
- Non-conventional energy resources to be promoted.

Water

- More practical norms and standards

Area	Rate of drinking water supply (in lpcd)
Delhi	225
1 lakh and above	200
Below 1 lakh	135
Rural	70

- Prepare integrated regional scheme after preparation of blue print for water resources in the region.
- At least 2-5% ground water rechargeable area identified in the plan to be protected.
- Recycling and reuse of waste water for non-drinking purposes to be promoted.
- Mass awareness to be created for better demand management
- Emphasis on supply of quality of water



Sewerage, Solid Waste Management, Drainage and Irrigation

Sewerage

- Master Plans for sewerage system/treatment to be prepared for towns.
- Waste water after treatment should be recycled for non-drinking use.
- Sewerage system to be introduced in phased manner.
- Smaller towns/rural areas to be provided with Low Cost Sanitation initially.
- External Development Charges to be proportionately spent for development of civic infrastructure in existing township and new area under development.

Solid Waste Management

- All towns to prepare solid waste management plan and implement the same.
- In Master/Development Plan, the land should be earmarked for treatment/disposal of solid waste.
- At least 50% of the waste to be recycled.
- Solid Waste Management to be implemented in rural areas by local Panchayats.

Drainage

- Integrated Regional Drainage Plan to be prepared and implemented to avoid flooding in urban areas.

Irrigation

- Integrate Water Resource Management approach to be adopted for optimum water resource utilization and demand management
- Augmentation of water resources through rain water harvesting, recharging the deputed aquifers.
- New water saving techniques of irrigation to be used e.g. drip irrigation.

Telecommunications

- Tele-density 11.5 in Urban Areas and 3.0 for Rural areas proposed.
- Entire NCR be treated as single telecom circle by service providers.
- Provision of land for telephone exchange and other installations.

Shelter

- Public agencies to act as facilitators.
- Reforms for easier acquisition of land.
- Housing stock to be increased through Foreign Direct Investment (FDI).
- Joint approach/venture between DDA/GNCTD with the development authorities/agencies of the towns in NCR for provision of housing.

Social Infrastructure

- Uniform standards for social infrastructure.
- Encouragement of private participation in social infrastructure provision.
- Provision for good quality education, medical facilities outside Delhi in NCR.
- Private and government institutions to be encouraged to set up their branches in NCR towns.
- Alternative systems of medicines to be encouraged.
- Plan for policy modernization in entire NCR.

Tourism and Heritage

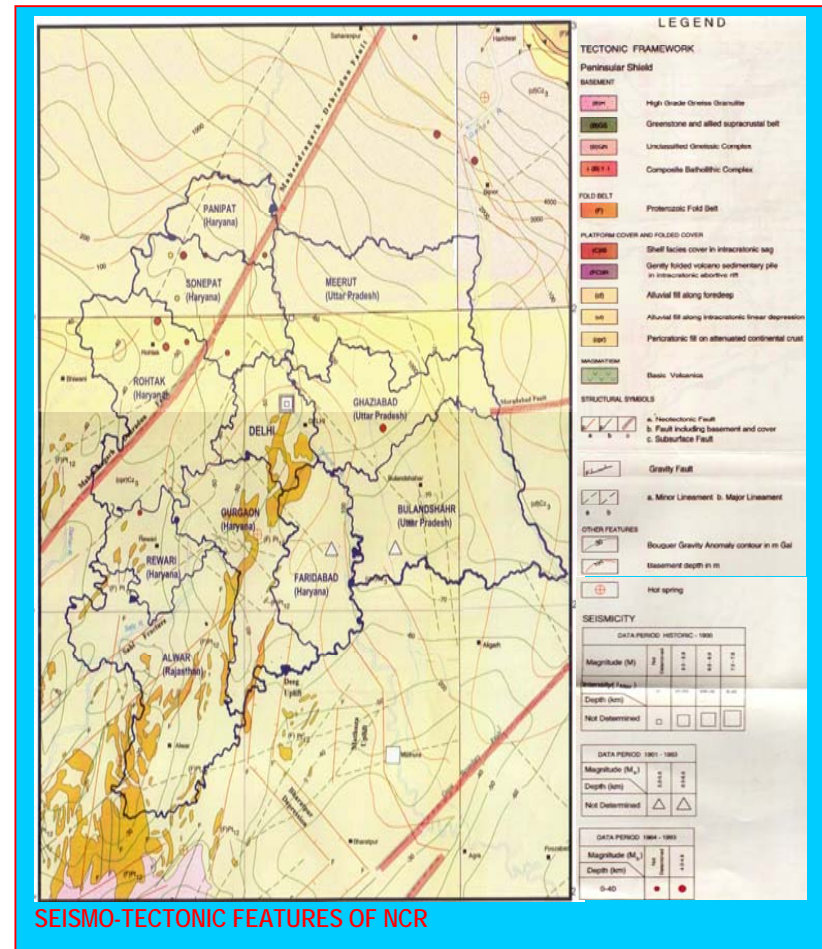
- Tourism Development Plan to be prepared with smaller tourist circuits with 1-4 days trips to promote tourism in the region.
- Heritage and Tourism sites to be identified in the land use plan for the States.
- Heritage sites to be protected through development controlled regulations.

Environment

- Data base for air quality, water quality, noise pollution and land pollution to be developed.
- Carrying capacity based land use plan for the States.
- CETP to be integrated part of industrial estates.
- Good agricultural land to be protected.
- Land use allocations to be carried out carefully to protect and conserve to both surface and ground water resources.
- Master/Development Plans to incorporate land suitability analysis for land use allocations.
- Identified area in the Plan to be protected from land use conversion

Disaster Management

- Chapter added for the first time.
- Data base on occurrence of hazards, damage caused to be prepared and incorporated in the sub-regional plans/master plans.
- Prevention-cum-Preparedness Plan and Post-Disaster Management Plan on disaster to be integrated part of sub-regional plans.
- Necessary amendments in Acts and Rules, Building bye-laws etc. to be made to implement safety aspects relating to natural and man made hazards.
- Microzonation Plan to be prepared by the States for the selected towns.



- Vulnerability classification on the basis of various hazards to be done.

Rural Development

- Service centres and central villages to be identified based on their growth potential and capability of performing central functions for basic villages and incorporate their development proposals in the Sub-regional/District Plans.
- Rural settlements proposed to be planned to have best technological inputs.
- Promotion of strategic partnership between government agencies, private sector, NGOs and cooperatives in rural development.
- Promotion of cultivation of non-conventional crops such as mushrooms, baby corn, poultry, fish, floriculture, etc.
- Provision of urban amenities in rural areas.

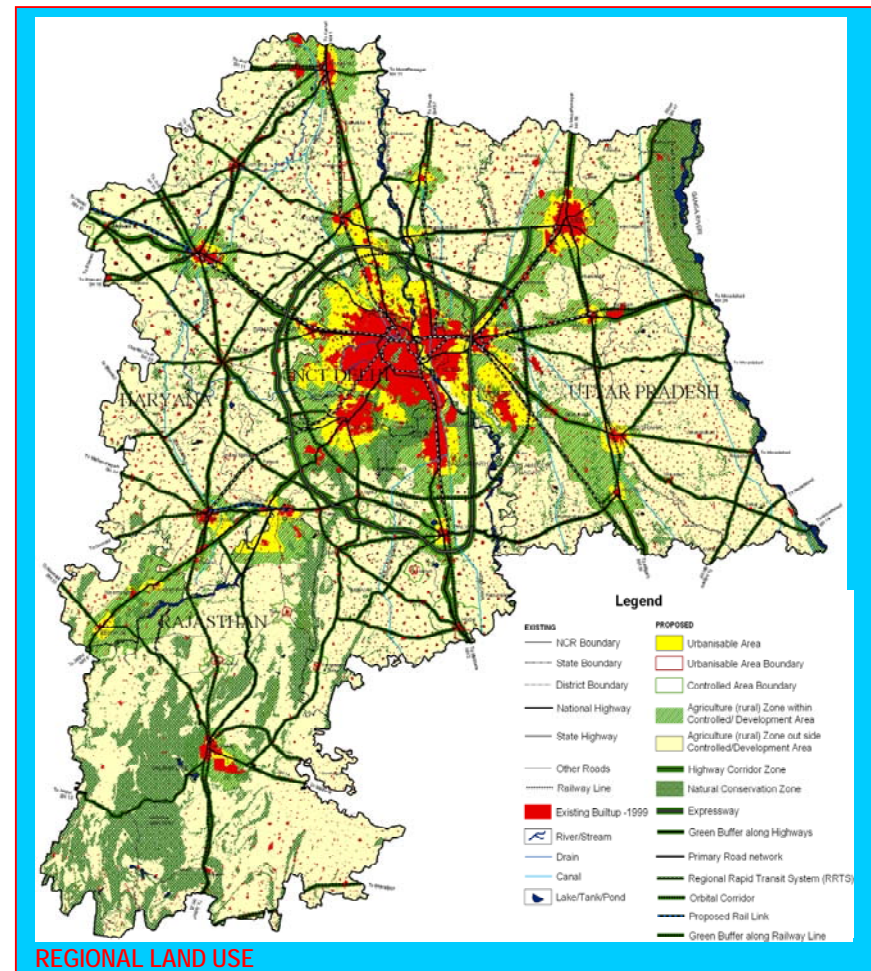
Regional Land Use

- Regional land use – 4 major land use zones and 3 sub-zones proposed:
 1. Controlled/Development/Regulated Zone
 - a) Urbanisable Area
 - b) Agricultural (Rural) Zone within controlled/development/regulated area
 - c) Green Buffers
 2. Highway Corridor Zone
 3. Natural Conservation Zone
 4. Agriculture (Rural) Zone outside controlled/development/regulated areas
- Density norms proposed for Urban Centres are as follows:

Proposed Density Norms

Urban Centres

	<i>Persons per hectares</i>
Below 50,000 population	60 to 80
50,000 to 1 lakh population	80 to 100
1 lakh to 5 lakhs population	110 to 125
5 lakhs to 10 lakhs population	125 to 150
10 lakhs to 50 lakhs population	150 to 200
More than 50 lakhs population	200 to 250



COUNTER MAGNET AREAS

- Upgradation of physical and social infrastructure.
- Strengthening of Regional linkage.
- Strengthening of economic base.

DEVELOPMENT STRATEGIES, MANAGEMENT STRUCTURE AND RESOURCE MOBILISATION

- Plan of action for implementation of policies and proposals prepared along with its phasing and dovetailing the costs with five-year plans.
- Agencies to implement the policies and proposals of Regional Plan-2021 identified in the Plan.
- Strengthening of NCR Planning Board proposed to expedite the implementation, efficient coordination and creation of appropriate data base and its regular updates.
- Public, private partnership proposed to be promoted.

Salient features of Regional Plan-2021 for National Capital Region

The NCR Planning Board Act, 1985 under section 15 empowers the Board to prepare the Regional Plan for NCR. With a review on the previous Regional Plan-2001 and detailed study on the development pattern in the region, diverse character, dynamic economic profile and changing development scenario, Board prepared Regional Plan-2021 for NCR. After detailed inviting objections/suggestions from public under section 12 of the NCR Planning Board Act, 1985 on draft Regional Plan-2021, final Plan was approved in 28th meeting of the Board held on 9th July 2005 and was notified on 17th September 2005. The document is available at a nominal price of Rs.225/- only.

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- b) National Capital Territory of Delhi (1,483 sq kms)
- e) Haryana Sub-region comprising of Faridabad, Gurgaon, Rohtak, Sonapat, Rewari, Jhajjar, Mewat and Panipat districts
- f) Rajasthan Sub-region comprises of Alwar district
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The total area of NCR is 33,578 sq kms.

Sector-wise features are as follows:

Region

- Area of the region increased from 30,242 sq kms to 33,578 sq kms.
- Entire Alwar district of Rajasthan included.
- The region consists of eight districts of Haryana, five districts of UP and one district of Rajasthan apart from NCT-Delhi.

Aims and Objectives

- The Plan aims to promote growth and balanced development of the whole region through providing economic base in the identified major settlements (Metro Centres/Regional Centres) for absorbing economic development impulse of Delhi, efficient transport network, development of

- NCR area is 1.06% of the India's area / 86.00% of the Kerala / 75.90% of Haryana / 66.67% of Punjab
- NCR area is almost 23 times that of NCT-Delhi
- NCR area is more than the combined area of 3 States of Tripura, Nagaland and Sikkim (27,885 sq kms)

physical infrastructure, rational land use pattern, improved environment and quality of life.

- Delhi Metropolitan Area (DMA) renamed as Central Capital Region (CNCR)
- Renaming done keeping in view the implication of 74th Constitutional Amendment.
- CNCR area is about 2000 sq kms against 1,697 sq kms of DMA. It would include the existing controlled area of CNCR towns, namely: Faridabad-Ballabhgarh complex, Gurgaon-Manesar complex, Bahadurgarh, Sonapat-Kundli complex, Ghaziabad-Loni complex and Noida
- Highway Corridor Zone proposed with a minimum width of 500 metres on either side of ROW of National Highways. Approximate area is 300 sq kms (excluding controlled areas).

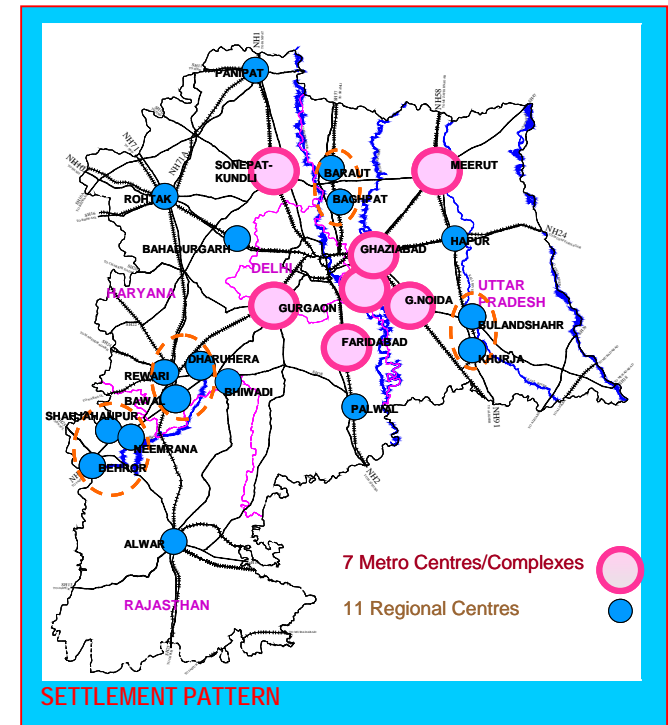
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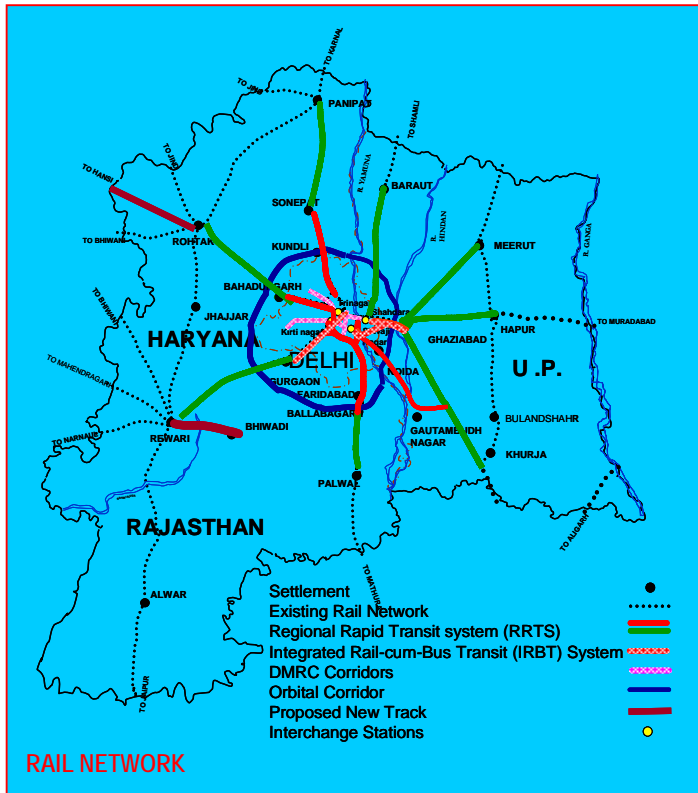
- Population of NCT-Delhi proposed to range between 220-230 lakhs during year 2021.
- Population range proposed considering policy parameters laid down in Plan viz. availability of developable land and drinking water.
- In CNCR there will be 5 Metro Centres (Ghaziabad-Loni complex, Gurgaon-Mansar complex, Sonapat-Kundli complex, Faridabad-Ballabhgarh complex and Noida) and one Regional Centre (Bahadurgarh).
- Settlement System – 6 tier hierarchical system proposed instead of 4.
- New category additions in settlement system are: Metro Centres and Central Villages.

<i>Settlement type</i>	<i>Population size</i>
1. Metro Centres	10 lakhs+
2. Regional Centre	3 to 10 lakhs
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Economic Activity and Fiscal Policy

- Role of Government to be that of a facilitator.
- Hi-tech industries to be encouraged in Delhi.
- Wholesale markets in Delhi to meet local needs only.
- New office spaces to be avoided in new community/district/subsidy centres.
- Industrial Estates/Special Economic Zone to be developed outside Delhi in NCR.
- Uniform taxation in NCR for free flow of goods & encourage economic development.





Transport

- Better integrated connectivity and accessibility in the region through development of Peripheral Expressways and Mass Rapid Transit System (RRTS).
- Unrestricted movement of buses, taxis and auto-rickshaws in NCR.
- Rail link between Rewari-Bhiwadi and Rohtak-Hansi proposed.

Power

- Demand-supply gap by 2021 projected as 23344 MW.
- More focused policies proposed to fill demand supply gap.
- Unified power authority proposed to bring uniformity in power supply and tariff.
- Non-conventional energy resources to be promoted.

Drinking Water Supply

- More practical norms and standards

Area	Rate of Water Supply (in lpcd)
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Telecommunications

- Delhi density 11.5 in Urban Areas and 3.0 for Rural areas.
- Entire NCR could be treated as single telecom circle by service providers.

Shelter

- Joint Approach with active cooperation between DDA, GNCT-Delhi, CGO and Development Authorities in NCR Towns for promoting housing for EWS.
- Cooperative efforts to be encouraged.
- Work-cum-shelter to be promoted.

Social Infrastructure

- Housing finance for all segments to be promoted.
- Promote good quality education/higher education and health institutions/super speciality institutions in the region.

Tourism and Heritage

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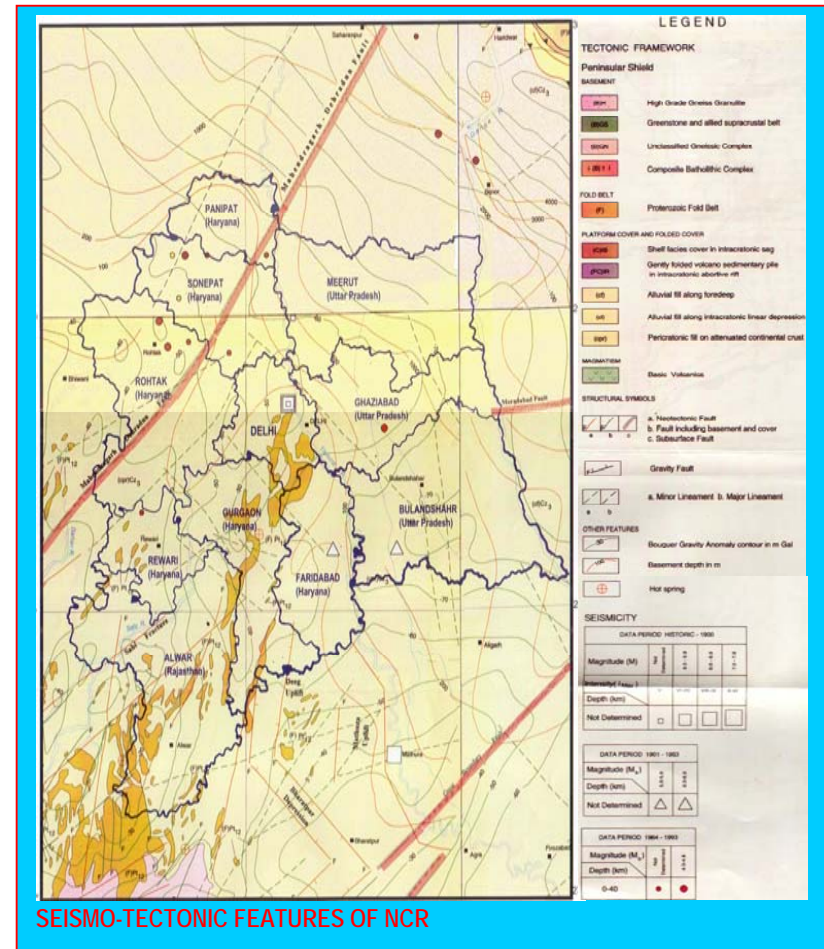
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 - Agriculture (Rural) Zone outside controlled/development/regulated areas
- Range of density norms proposed to maintain more flexibility depending upon the availability of land and development potential of a town.

Proposed Density Norms

Urban Centres	Persons per hectares
Below 50,000 population	60 to 80
50,000 to 1 lakh population	80 to 100
1 lakh to 5 lakhs population	110 to 125
5 lakhs to 10 lakhs population	125 to 150
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More than 50 lakhs population	200 to 250

- New zones namely, highway corridor zone and natural area conservation zones added.

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