

## **1.0 REGIONAL AND SUB-REGIONAL FRAME**

Delhi as a mega metropolis and as the National Capital Territory has a distinct and unique character. It is a growing and expanding magnet of attraction for people from all across the country and also a hub for the region surrounding it. Planning for a mega metropolis like Delhi, therefore, cannot be limited within its boundaries. It inevitably influences development in the immediate surrounding areas and in turn, gets influenced by them.

Delhi has witnessed rapid growth and urbanization in the past few years. As a result, the physical potential for further urbanization within the NCT is reducing although there is a virtual urban continuum between Delhi and the surrounding areas, which lie in the States of Uttar Pradesh and Haryana. With the imperatives of growth and development, the problems of Delhi have become complex, which has to be viewed both as a challenge in terms of the pressures of regular and floating in-migration, as well as an opportunity in terms of planning and development in a regional context.

### **1.1 BALANCED REGIONAL DEVELOPMENT**

In recognition of the above factors, the Central Government enacted the National Capital Region Planning Board Act, 1985. The National Capital Region (NCR) Planning Board, constituted under the Act, is charged with the responsibility of coordinating the efforts of the adjoining States through the instrumentality of Regional and Sub-Regional Plans.

The present National Capital Region (NCR) comprises of a total area of 33,578 sqm. including areas of Delhi (1483 sq. kms), Haryana (13413 sq. kms.), Uttar Pradesh (10853 sq. kms.) and Rajasthan (7829 sq. kms). The draft MPD-2021 has been prepared coinciding the perspective year of

2021 as envisaged in the draft RP-2021 which has been approved by the Board for inviting objections/ suggestions from the public.

## 1.2 POLICY ZONES

The Regional Plan 2021 has been drawn up with reference to the following four Policy Zones:-

- i. NCT of Delhi.
- ii. Central National Capital Region – Central NCR
- iii. Highway Corridor Zone
- iv. Rest of NCR.

The philosophy underlying the Regional Plan envisages these zones as under:-

### 1.2.1 NCT OF DELHI

In the NCT of Delhi, the basic policy is to achieve environmentally sustainable development / re-development considering the limitations of developable land and water. It is envisaged that no new major economic activities, which may result in the generation of large scale employment related inflows, should be located in this Zone, and only activities necessary to sustain the local population of Delhi should be permitted, and the quality of infrastructure and life in general significantly improved.

### 1.2.2 CENTRAL NATIONAL CAPITAL REGION – CENTRAL NCR

The Central NCR (earlier the Delhi Metropolitan Area) as defined in the Regional Plan – 2021, comprises of the notified / controlled development areas of the neighbouring towns of Ghaziabad – Loni, NOIDA, Greater NOIDA, Gurgaon, Faridabad, Bahadurgarh and Kundli, and the extension of the ridge in Haryana, having an area of about 2000 sq. kms.

It has been suggested that the opportunities presented by the Central NCR should be maximized to enable it to compete

effectively with the NCT of Delhi, offering comparable employment, economic activities, comprehensive transport system, housing, social infrastructure and quality of life and environment. Together with this all new major economic activities and larger industries should be located in the urbanisable areas in this zone.

### 1.2.3 HIGHWAY CORRIDOR ZONE

The Highway Corridors Zone has been conceived in view of the development that is taking place along the National Highways in a haphazard manner without any specific policy. The NCR Plan has proposed promotion of planned and regulated development along the National Highways. However, while planning for these Zones, due care has to be taken to ensure that the activities being permitted are segregated from highway traffic through proper green belts, and regulated and controlled access to the Highways. The identified Highway Corridor Zones will also have to be notified by the respective State Governments with appropriate regulations for their development.

### 1.2.4 REST OF NCR

In the Rest of the NCR (approximately 29,795 sq. kms.), the basic policy of the Regional Plan – 2021 is aimed at accelerated development of the urban and rural areas, with the basic aim of stemming the tide of migration into Delhi and other metropolitan centres in the NCR. For this, infrastructure has to be substantially upgraded at local and regional level (both by the State and Central Government) in order to induce growth in these areas, specifically in identified settlements / Metro Centres. It is felt that this will make them more attractive for locating economic and allied activities and for attracting private sector investment, with a corresponding impact by way of checking migration.

### 1.3 FRAME WORK FOR REGIONAL DEVELOPMENT

Sub Regional Plan for the National Capital Territory of Delhi is to be prepared by NCTD within the framework of the NCR Plan with the following objectives: -

- i. Provide policy, programmes and plans to relieve the capital city from additional pressure of growth particularly in terms of creation of new avenues of employment, which could encourage sizeable in-migration.
- ii. Determine development frontiers in the Delhi Sub-Region in relation to development of the Central NCR towns and other centres in the regions.
- iii. To project Delhi's requirements for implementation of the Regional Plan so that the same is incorporated in the Master Plan and Sub-Regional Plans of other states.
- iv. To prepare the Transport Network Plan including strengthening of existing road mass transport networks and taking up final section of Eastern and Western Expressways on priority.

As already mentioned Delhi has a limited area of 1483 sq. kms. out of which about half of the area is already urbanized. For the remaining area, optimum utilization of land is required so that while providing for the urbanization requirements, the natural features like the Ridge and other major green areas, defined water bodies and areas of ecological importance could be conserved.

In this background, it has been suggested that:

- i) No new Govt. offices should be located in NCTD in future.
- ii) Existing public sector undertakings should be shifted to the NCR, for which a time bound action plan is to be prepared. Incentives and disincentives for shifting to be worked out accordingly.

- iii) Industrial growth in Delhi should be restricted to high tech with emphasis on units, which require skill, less manpower and energy and do not create nuisance.
- iv) Legal and fiscal measures should be adopted to restrict employment in industries and distributive trade.
- v) Major regional transport corridor and communication network needs to be strengthened to enhance economic development within the region and decentralization of the distributive trade.
- vi) The natural features such as Forest, Wild life Sanctuary, Ridge, River Yamuna and other water bodies should be conserved and kept free from unrestricted and unplanned urban development.

Draft NCR Plan-2021 has proposed the availability of urbanisable land in NCT-Delhi for 2021, which is given in Table 1.0.

**Table 1.0: Availability of Urbanisable Land in NCT-Delhi for 2021**

S.No.	Land Use	Area (Ha.)	Percentage to Total Area (Ha.)
1	Total Geographical Area – NCT Delhi	1,48,300	100
2	Built –up Area (As per IRS IC LISS III Satellite data 1999)	70,162	47.31
3	Natural Features (Forest, Wild Life Sanctuary, Ridge, River Yamuna and Other Water Bodies / Drains)	19,509.10	13.16
4	Sub- Total (Built-Up + Natural Features)	89,671.10	60.47
5	Balanced land available in NCT - Delhi (1-4)	58628.90	39.53
6	Land to be kept reserved for:		
(i)	Disposal of Solid Waste generated up to 2051 (sanitary landfill, processing & statutory green belts)	10000	6.74
(ii)	Metro Services /Utilities e.g. power plant, grid station water and sewerage treatment plant, etc.	10000	6.74
(iii)	Agriculture zone in NCT Delhi including dairy farming, horticulture, greenbelts etc.	11000	7.42
7	Sub Total -6	31600	20.90
8	Proposed/Actual Land available for urbanization (5-7)	27628.90	18.63
9	Total Urbanisable area 2021 (including built up area 1999) (2+8)	97790.90	65.94
10	Population, which can be accommodated in 97,790.90 ha. @ 225 PPH = 220 lakhs		

Source: Draft NCR Plan 2021

Considering the limitations in respect of the land and urbanisable area in Delhi, the likely continued growth of population in the city which cannot be regulated and controlled beyond a point, and the pattern of Development expressed in the urban continuum comprising Delhi and the adjoining areas such as Gurgaon, NOIDA, Greater NOIDA, Ghaziabad etc., it requires timely implementation of NCR Plan. The alternate approach would be to revive the concept of a Delhi Metropolitan Area (DMA),

with reference to the CNCR, and develop selected counter – magnets / Priority Towns in the remaining area of the NCR. The implications of this would be that there should be a close and intrinsic linkage between the urbanization strategy and land use planning for the CNCR, conceived as an urban/urbanisable continuum with Delhi, and a special initiative to identify the “Rurban” areas to be developed in the form of new planned cities in the remaining area of the NCR.