

**TOTAL (URBAN & RURAL)
DEVELOPMENT
CORRIDOR CONNECTING
GHAZIABAD TO MEERUT**

November 2008

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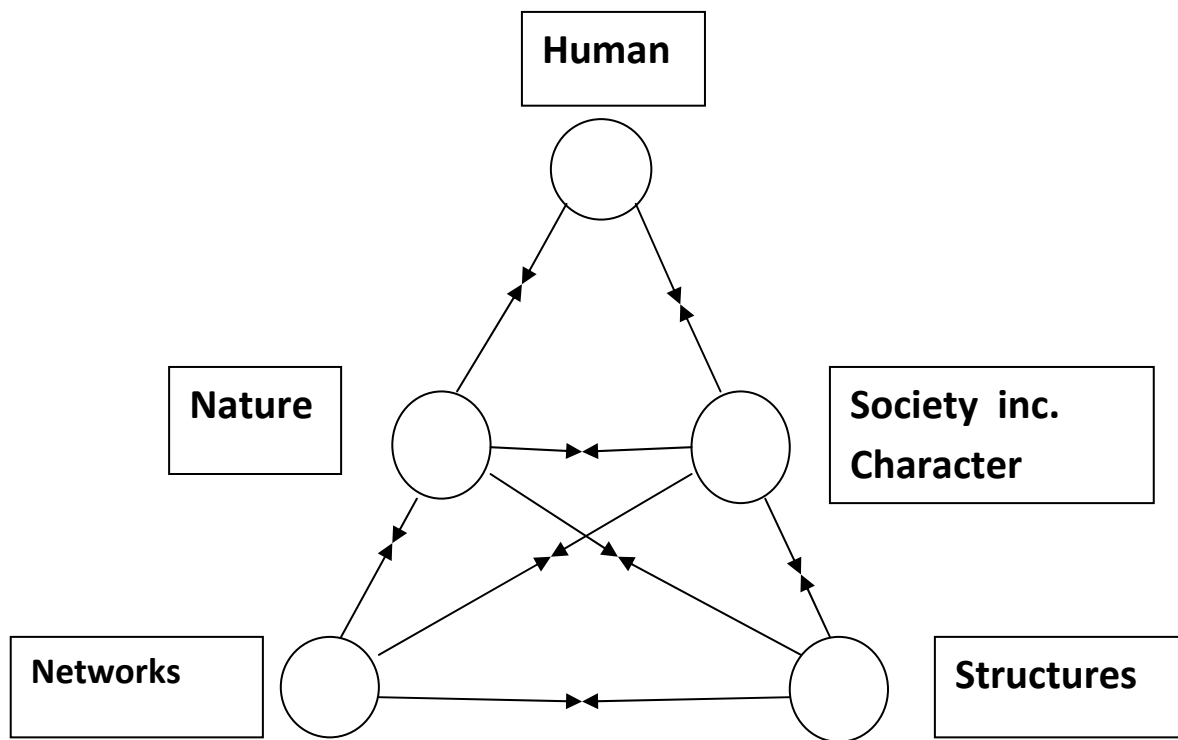
1. PREFACE

Unique example of a large project by Private Sector with strong policies of **Planning, Development, Construction** by Public sector (20%); Private sector (80%) with huge area much more than combined of Meerut & Ghaziabad and

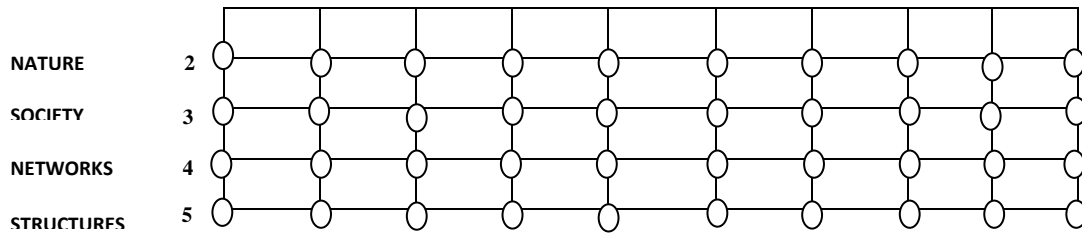
investment reaching to about Rs. Thousands billions. Let GOD (Brahma, Vishnu, Mahesh) bless the project.

It is assumed that project would fulfill the following 5 **Basic Elements** of Human Existence with requirements of - (i) Biological; (ii) Physiological & (iii) Psychological.

1.1 Essential Elements of Development of the Society



- | | | | | | | | | | | | | | | | | | | | | | | | |
|-------|---|---|--------------|---|--------------|---|--------------|---|----------------------|---|-------------------------|---|---------------|---|-----------------------|---|-----------------|---|------------------|---|-----------------------|---|--|
| HUMAN | 1 | ○ | 1. GEOGRAPHY | ○ | 2. ECONOMICS | ○ | 3. SOCIOLOGY | ○ | 4. POLITICAL SCIENCE | ○ | 5. PLANNING LEGISLATION | ○ | 6. TECHNOLOGY | ○ | 7. ART & ARCHITECTURE | ○ | 8. NEIGHBORHOOD | ○ | 9. CITY PLANNING | ○ | 10. REGIONAL PLANNING | ○ | www.rgplan.org |
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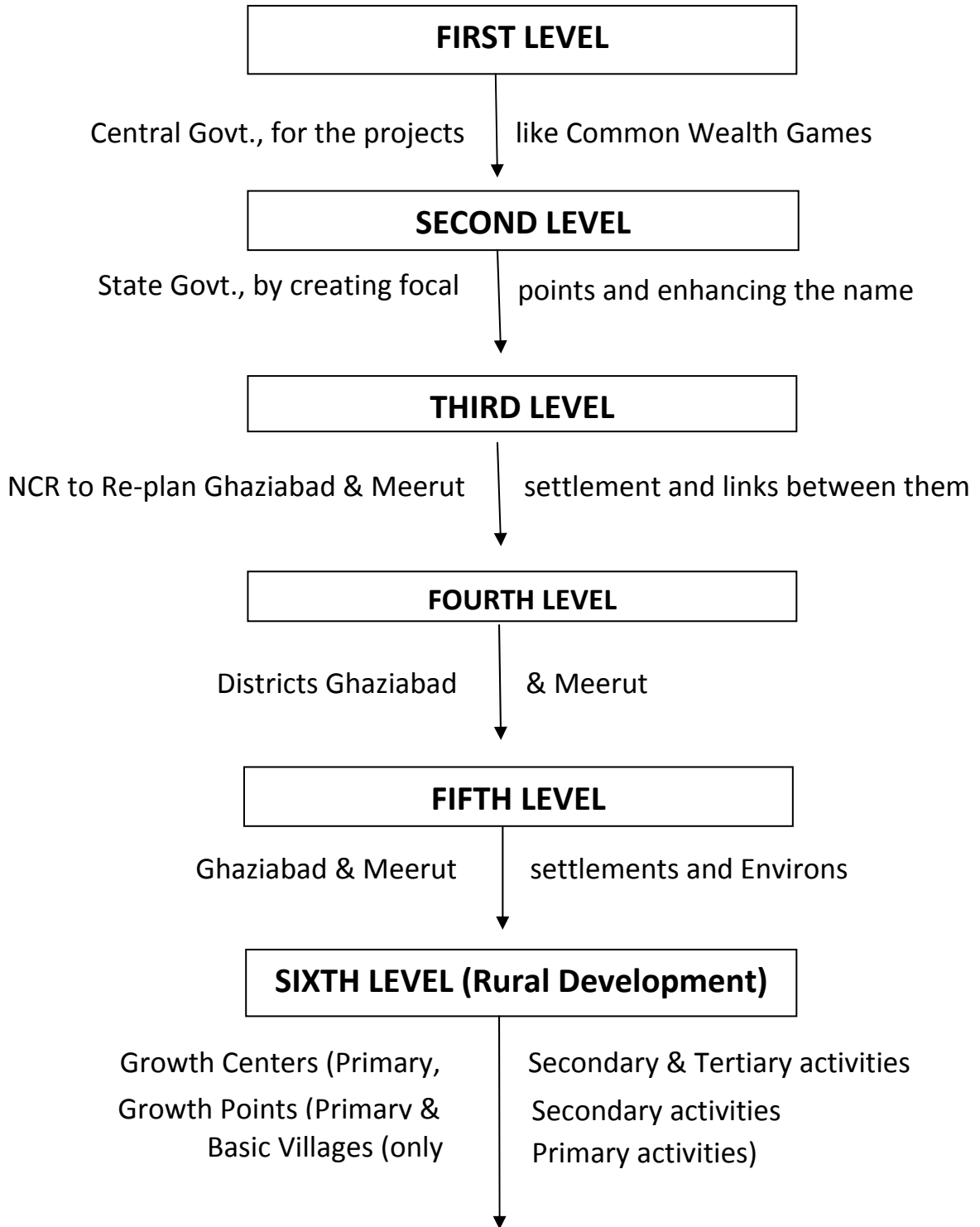
$5 \times 10 = 50$ NODES

(Combination of Elements & Disciplines)

1.2 NODES OF DEVELOPMENT

Planning and Development of any society is based on 5 basic elements namely- Human, Nature, Society, Structure & Network with the help of 10 discipline namely- Geography, Economics, Sociology, Political Science, Planning Legislation, Technology, Art & Architecture, Neighborhood, City Planning & Regional Planning.

1.3 LEVELS OF DEVELOPMENT



2. IMPORTANT PARAMETERS

1. **AREA** : Net area of about 200 sq.km. & gross area of about 500 sq.km.
2. **FINANCIAL INPUTS:** Amount to be spent by **OMAXE** = Rs. 31000 Cr
By other sectors = Rs. 50000 Cr
Total cost = Rs. 81000 Cr or
Rs. 810 Billion
3. **INFRASTRUCTURE;**
 - (i) **PHYSICAL;**
 - (ii) **CIRCULATION;**
 - (iii) **SOCIAL;**
 - (iv) **ECOLOGICAL;**
 - (v) **ECONOMIC;**
 - (vi) **EMERGENCY;**
4. **INTEGRATION OF URBAN & RURAL SPACES;**
5. **UNIQUE EXAMPLE OF PUBLIC & PRIVATE PARTNERSHIP;**
6. **HIGHER FAR (FLOOR AREA RATIO) ALONG HIGH INTENSITY CORRIDOR;**
7. **FREQUENT USE OF TDR; (TRANSFER OF DEVELOPMENT RIGHTS)**
8. **MIXED LAND USE ALONG 24M & ABOVE ROADS**
9. **COMMERCIAL USE ALONG 24M & ABOVE ROADS**

3. FINANCIAL PARAMETERS

1. **SHARING OF FUNDS;**
 - (i) **Central Govt. – 20%;**
 - (ii) **State Govt. _ 10%;**
 - (iii) **OMAXE Co. – 60% &**
 - (iv) **Other private sector level – 10%**

2. **RATIONAL DISTRIBUTION OF PRICE OF DEVELOPED LAND;**

Assuming that the cost of developed land is X, then the cost of land for different uses should be as under.

SL. NO.	INCOME GROUP/LAND USE	% OF COST OF DEVELOPED LAND
1	For economically weaker sections of the society	10% of X
2	For low income group of the society	50% of X
3	For middle income group of the society	X
4	For high income group of the society	Market forces
5	For district parks, playground and open spaces	5% of X
6	Sites for education, health facilities	50% of X
7	Sites for other social and cultural institutions	50% of X
8	Sites for commercial use	Market forces
9	For shifting of non-conforming industrial units	75% of X
10	For new industries	Market forces

11	For informal sector	X
12	Focal Point	5% of X
13	Street Furniture	5% of X

3. FISCAL & OTHER INCENTIVES

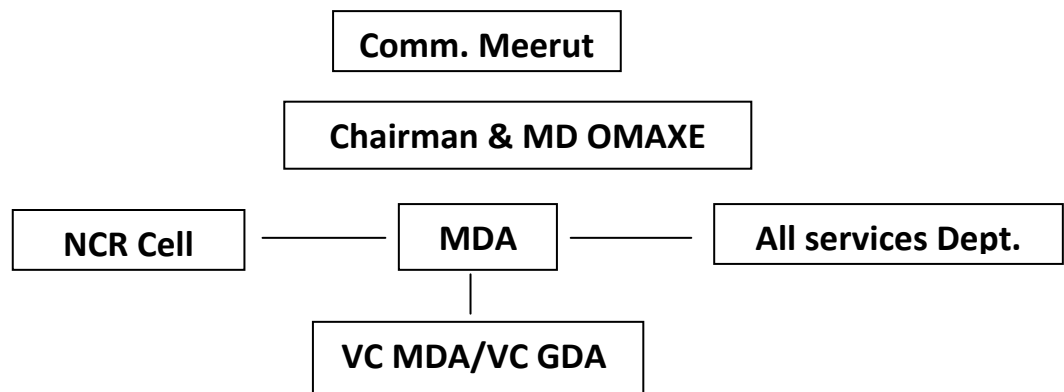
- i. Preferential allotment of land to the Owners
- ii. Exemption of taxes / duties
- iii. Master Plan level social infrastructure by the Govt. with the help of Private Sector.
- iv. Un-interrupted Power Supply
- v. No routine inspections by various department & therefore Single Window Discussions & Clearance.

4. GOVERNANCE OF THE PROJECT;

1 DIVISION OF FUNCTIONS BETWEEN PUBLIC AND PRIVATE SECTOR

- i. Public Sector would have the complete control with the help of Governing Body to work out policies and the Executive Body to get implemented the policies/ project.
- ii. Public Sector would Coordinate, Integrate, Evaluate and Monitor as well as provide Trunk Infrastructure with the help of division of funds between Central, States, NCR-PB and Private Sector.
- iii. Private Sector would implement the entire infrastructure at peripheral & internal level with development of land and get the results to get some projects.

2. GOVERNING BODY



3. EXECUTIVE BODY

S. No	Designation	Position
1	Commissioner/VC MDA/VC GDA	Chairperson
2	Chairman & Managing Director, OMAXE Ltd.	Vice Chairpersons
3 & 4	Two Executive officers of OMAXE	Members
5	One Public Representative from Meerut	Member
6	One Public Representative from Ghaziabad	Member
7	Planning Advisor to the system MDA	Member
8	Associate Planner, T&CP Dept.	Member
9	Chief Architect, Housing Dept.	Member
10	Planner, NCR Planning cell	Member
11	Chief Engineer – Water & Sewage	Member
12	Chief Engineer – Power	Member
13	Chief Engineer – PWD	Member
14	Chief Engineer – Irrigation & Flood	Member
15	Director – MRTS (Metro)	Member
16	Chief Town Planner, MDA	Member Secretary
17	Chief Town Planner, GDA	Member Secretary

5. NAMES OF VARIOUS POLICIES AND STATEMENT WHICH WOULD BE USEFUL IN PLANNING THE PROJECT

5.1 Planning Policies & Statements

1. UP Urban Planning & Development (Amendment) Bill, 2008
2. Development of Hi-Tech Township Policy, 2007
3. SEZ Act, 2005
4. Policies for Implementation of Meerut Master Plan-2021 AD (if any)
5. Classification of Industries specially household and light, followed from time to time.
6. Urban Housing Policy by U.P. Govt.
7. U.P. Information Technology Policy – 2004; Govt. of Uttar Pradesh
8. U.P. Export Policy; Govt. of Uttar Pradesh;
9. U.P. Water Policy; Govt. of Uttar Pradesh;
10. Major Historic decisions taken by the Government of UP for the upliftment of scheduled Castes & Scheduled Tribes; U.P. Govt.

5.2 POLICY BOXES FROM NCR DOCUMENTS

11. Box 5.1: Major changes in the Economic Policy
12. Box 5.2: Foreign Direct Investment (FDI) Guidelines in Development of Integrated Township & its various Components (Page-37)
13. Box 5.3: Scope of Common Economic Zone (Page-52)
14. Box 5.4: Potential Growth Areas in Hi-Tech (Page-54)

15. Box 5.5: Special Economic Zones (Page-55)
16. Box 5.6: Wholesale Trade-Suggested Locations (Page-56)
17. Box 5.7: Informal Sector Activities (Page-57)
18. Box 10.1: General Packet Radio System (Page - 110)
19. Box 10.2: Blue Tooth Technology (Page - 110)
20. Box 10.3: AVVID (Archit. for Voice, Video & Integrated Data) Technology (Page - 110)
21. Box 11.1: National Housing & Habitat Policy 1998 (Page – 113)
22. Box 11.3: Slum Population in NCR (2001) (Page - 116)
23. Box 11.5: National Slum Policy (Page – 118)
24. Box 12.1: UDPFI Guidelines (Page – 120)

5.3 LIST OF APPROVED LEGAL DOCUMENTS

1. Regional Plan 2021 National Capital Region: National Capital Region Planning Board, Ministry of Urban Development, Govt. of India; 2005
2. Delhi Master Plan 2021 published on Wednesday February 7, 2007; Ministry of Urban Development
3. Meerut Master Plan 2021 – as per notification no. 5360/8-3-06-5 published on 13th October, 2006 and implemented since 23rd October, 2006
4. Ghaziabad Mater Plan 2021 – published by Ghaziabad Development Authority; 2005

5.4 Useful Regional Maps from NCR Plan Documents

1. Physiography & Slope

2. Lithology
3. Geographic Units
4. Ground Water Prospects
5. Land Use 1999
6. Policy Zones
7. Existing Settlement Pattern 2001
8. Existing Transport Network(Roads)2002
9. Proposed Settlement Pattern 2021
10. Proposed Transport Network (Rail) 2021
11. Ground Water Rechargeable Areas
12. Status of Ground Water Availability
13. Seismo Tectonic Features
14. Proposed Land Use 2021
15. Counter Magnet Towns
16. Effects of Ganga Expressway
17. Effects of Taj Expressway
18. Effects of dedicated rail freight corridor
19. Effects of Meerut Expressway

6. EFFECTS OF OTHER IMPORTANT PROJECTS THAN OF GHAZIABAD AND MEERUT

1. Ganga Expressway
2. Dedicated Rail Freight Corridor; from Bulandshahar to Mujaffarnagar - on Western side of Meerut
3. Meerut Expressway from Ghaziabad to Meerut; Parallel to existing Delhi Meerut road.
4. Taj Expressway from Noida to Agra at 60 Km

7. NEW SYSTEM OF ACQUISITION & ASSEMBLING OF LAND.

- i. Section – 4, 6 & 17 together on the entire area
- ii. Physical Surveys in a Scale of 1:5000
- iii. Assume the entire land is acquired only on paper.
- iv. Make Macro level plans of facilities at Macro/Master Plan level which would take about 40% of the areas and 10% for EWS and for the authorities of Ghaziabad and Meerut.
- v. Balance 50% should come back to OMAXE/Owners.
- vi. Then apply Rational Disposal Price of Land after Trunk level development.

8. LAND USE CATEGORIES

1. Residential/Settlements

- 1.1 *Rural villages in terms of Growth Centers, Growth Points and basic villages*
- 1.2 *Urban villages*

- 1.3 *Residential Areas of medium density from 300-450 pph*
- 1.4 *Residential Area of low density from 250-300 pph*

2. Commercial

2.1 Higher value Commercial centers

- 2.1.1 *Malls*
- 2.1.2 *Hotels*
- 2.1.3 *Central Business District & District Center*

2.2 Neighborhood centers

- 2.2.1 *Community Shopping centers*
- 2.2.2 *Mix Commercial use*
- 2.2.3 *Local Shopping centers*
- 2.2.4 *Convenience Shopping centers*

2.3 Informal Commercial

- 2.3.1 *Weekly markets*
- 2.3.2 *Fruit & Vegetable stalls*
- 2.3.3 *Footpath shops*
- 2.3.4 *Rehdiwalas*
- 2.3.5 *Small shops near Public and semi public use and offices*

3. Wholesale Market

- 3.1 *Fruit & vegetable market*
- 3.2 *Grain market*
- 3.3 *Other products*

4. Warehousing

- 4.1 *Along railway siding*
- 4.2 *Other places*

5. Industrial use

- 5.1 *Household and very light industries*
- 5.2 *Hi-tech Industries in planned industrial areas*

- 5.3 *Extensive industries*
- 5.4 *IT park*
- 5.5 *Science & technology park*

6. SEZ (Special Economic Zone)

- 6.1 *Sports*
- 6.2 *Textiles*
- 6.3 *Special building materials*

7. Offices

- 7.1 *Government*
- 7.2 *Semi Government*
- 7.3 *Private*

8. Public & Semi-public facilities

- 8.1 *Health; hospitals; dispensary; clinic; primary health center*
- 8.2 *Education; university ; college; senior secondary school; primary school*
- 8.3 *Security; police lines; police headquarters; police station; police post*
- 8.4 *Safety ; fire station; fire post*
- 8.5 *Justice; courts; district courts*
- 8.6 *Jail*
- 8.7 *Religious buildings*
- 8.8 *Burial grounds, cremation grounds & cemetery*

9. Focal points (Existing & Proposed)

- 9.1 *Museums*
- 9.2 *Safari Park*
- 9.3 *Botanical Garden*
- 9.4 *Water front, River front & other water bodies*

10 Traffic & Transportation

10.1 Roads

*10.1.1 Main Roads; National Highways; State Highways;
Other Master Plan roads*

10.1.2 ROB, RUB, Clover Leaf, Tunnels & elevated roads

10.1.3 Bus Terminals, Workshops, Bus queue shelter

10.2 Railways

10.2.1 Regional Railways

10.2.2 Shuttles

10.2.3 Metro

10.2.4 Mono

10.2.5 Railway Stations along with all facilities

10.3 Transport Nagar

10.4 Major Parking Areas

11 Ecological Balance

11.1 To stop and control water pollution

11.2 To stop and control air pollution

11.3 To stop and control noise pollution

11.4 To stop and control soil pollution

11.5 To preserve Forest

11.6 To develop Large Parks, Playground & Open spaces

*11.7 To develop Green Verge along High ways and Agriculture
Green Belt*

11.8 Agriculture Areas outside the Urban limits

12. Stadium & Sports centre of at various levels

12.1 *Central Govt. level*

12.2 *State Govt. level*

12.3 *Local Govt. level*

13. Utilities & Services

13.1 *Main water lines & Water Treatment Plant*

13.2 *Main sewer line & sewage disposal plant*

13.3 *Landfill sites*

13.4 *Drainage of different sizes*

13.5 *Main power lines along with system of generation, transmission
and distribution*

13.6 *Gas lines*

9. **PHASING OF THE PROJECT**

9.1 *2009-2011*

9.2 *2011-2016*

9.3 *2016-2021*

10. **INTEGRATION OF THE PROJECT WITH**

10.1 *NCR Plan*

10.2 *Master Plan of Delhi -2021 AD*

10.3 *Regional Plan of Sub Region NCTD*

10.4 *Regional Plan of Sub Region, UP*

10.5 *Master Plan of Ghaziabad*

10.6 *Master Plan of Meerut*

10.7 *Outline plans of Faridabad, Gurgaon and Sonapat*

11. **CONSTITUTION OF A TEAM OF :**

11.1 *Policy Planner*

- 11.2. *Administrative level personal*
- 11.3 *Regional Planner*
- 11.4 *Urban Planners*
- 11.5 *Engineers*
- 11.6 *Landscape Architect*

TOTAL (URBAN & RURAL) DEVELOPMENT CORRIDOR

**CONNECTING GHAZIABAD TO MEERUT WITH LINKAGE TO METRO AT
VARIOUS POINTS INCLUDING GURGAON, DELHI AND FARIDABAD**

COVERING AN AREA OF 200 SQ KM (NET); 400 SQ. KM – (GROSS)

BLESSINGS OF GOD



THE MOST IMPORTANT NECESSITY