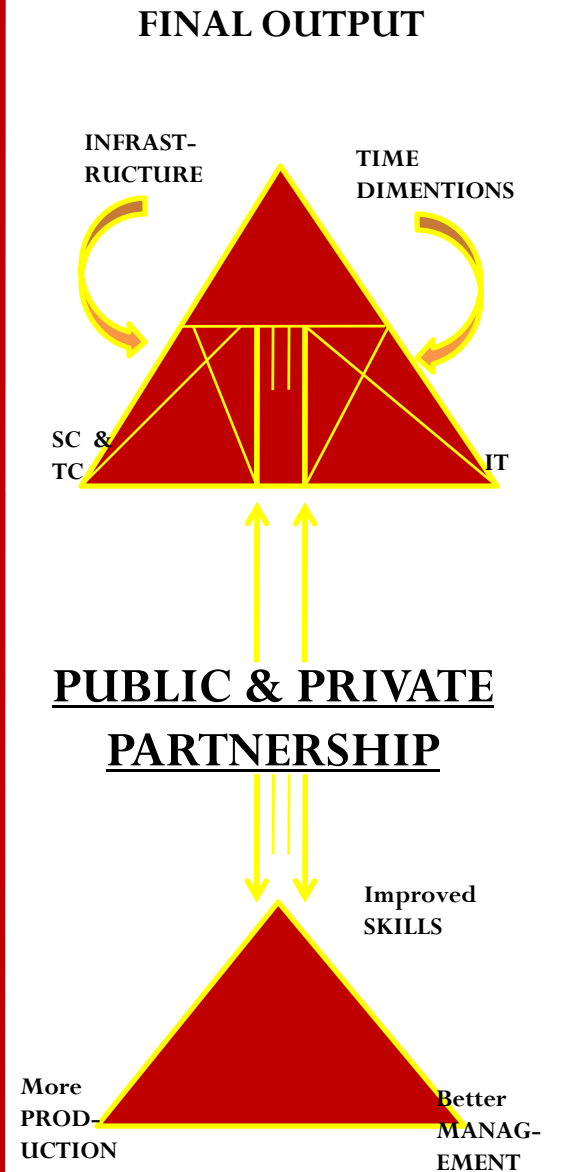


INDUSTRIAL DEVELOPMENT OF MEERUT

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Brahma



Karma



Vishnu

Gyan



Mahesh



Bhakti

Integrated
Yoga

Raj



GOD OF GOVERNANCE

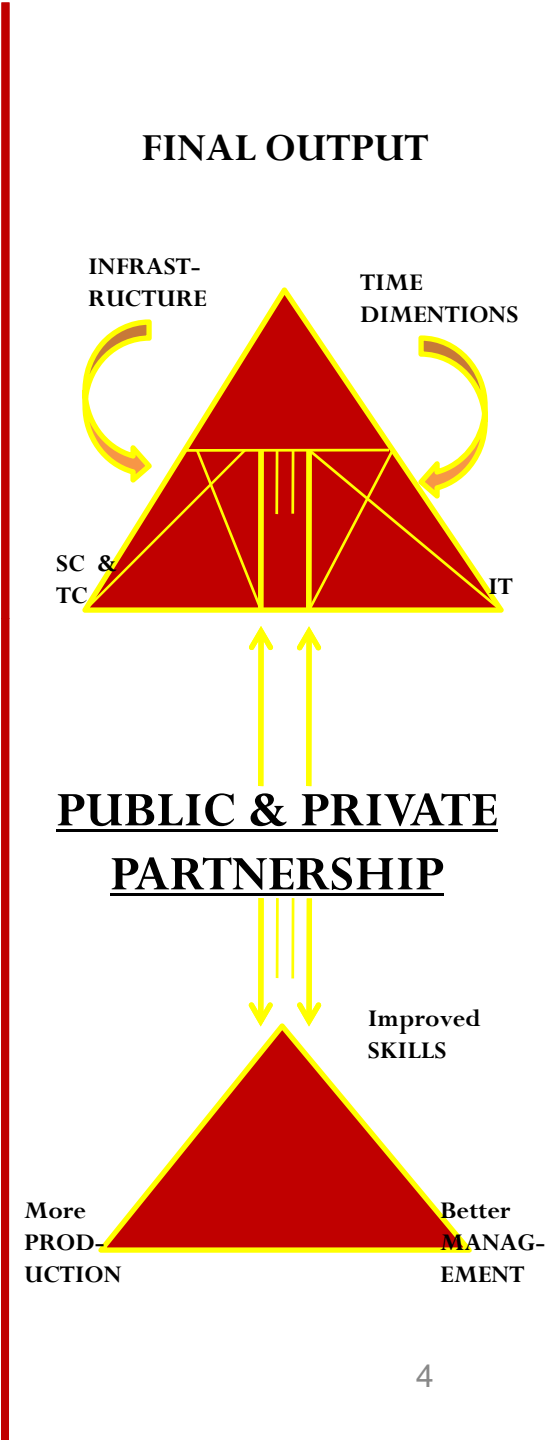
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IGI



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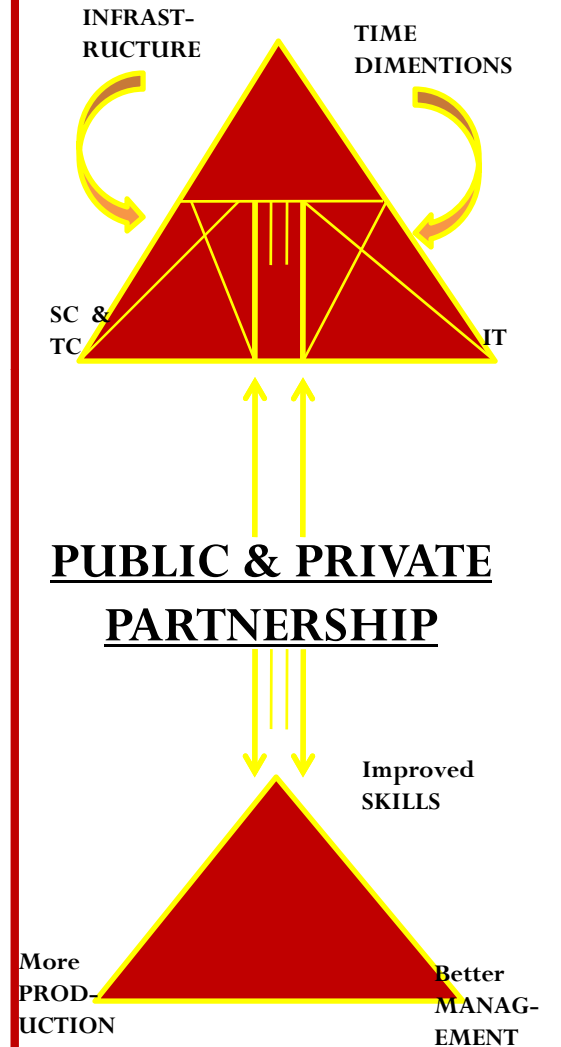
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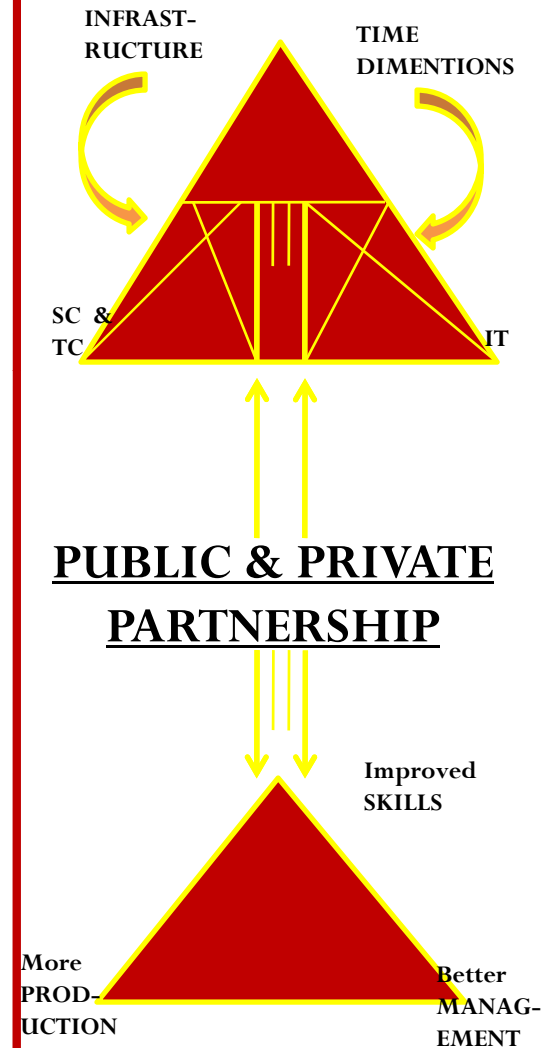


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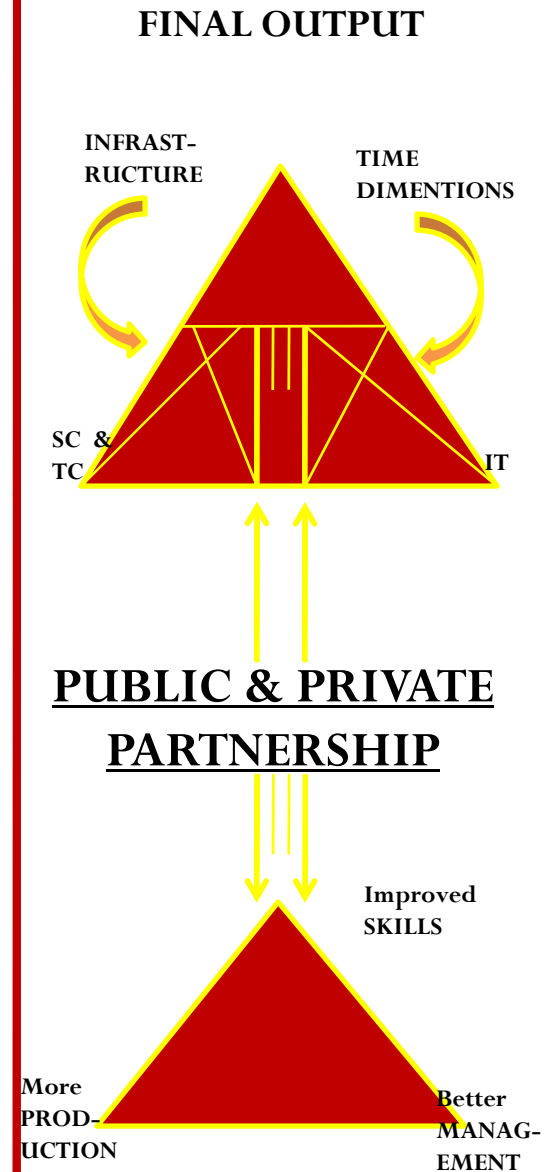
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FINAL OUTPUT



1. POSITION OF INDUSTRIAL USE IN MEERUT AS PER MASTER PLAN



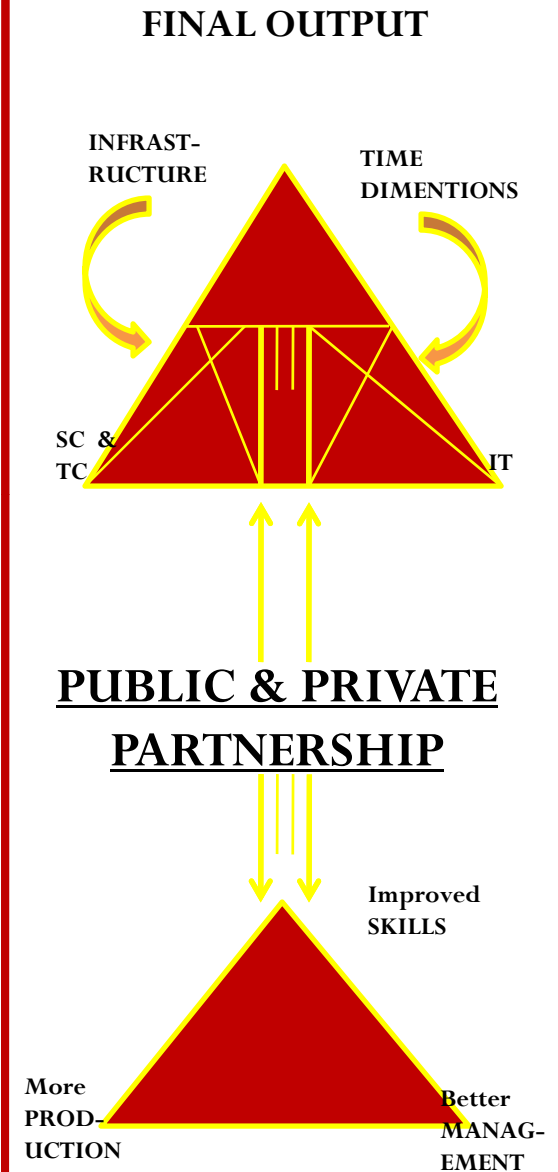
1.1 PROPOSED **AMENDMENT** AS PER 'NATIONAL BUILDING CODE'

Industrial Use Master Plan Meerut Page -

S. No.	Land Use & Level	Maximum Ground Coverage		Maximum FAR	
		Present	Proposed	Present	Proposed
1.	Flatted Factories	50	50	1.00	1.20
2.	Small & Light Industries	80	60	0.60	0.80
3.	Heavy Industries	40	40	0.60	0.60
4.	Petrol Pump / Service Garage, Repair, Shop etc.	10	10	0.15	0.15

Note- Existing flatted factories, small and light units can **increase FAR** subject to parking and circulation system. It is a difficult task but has to be implemented.

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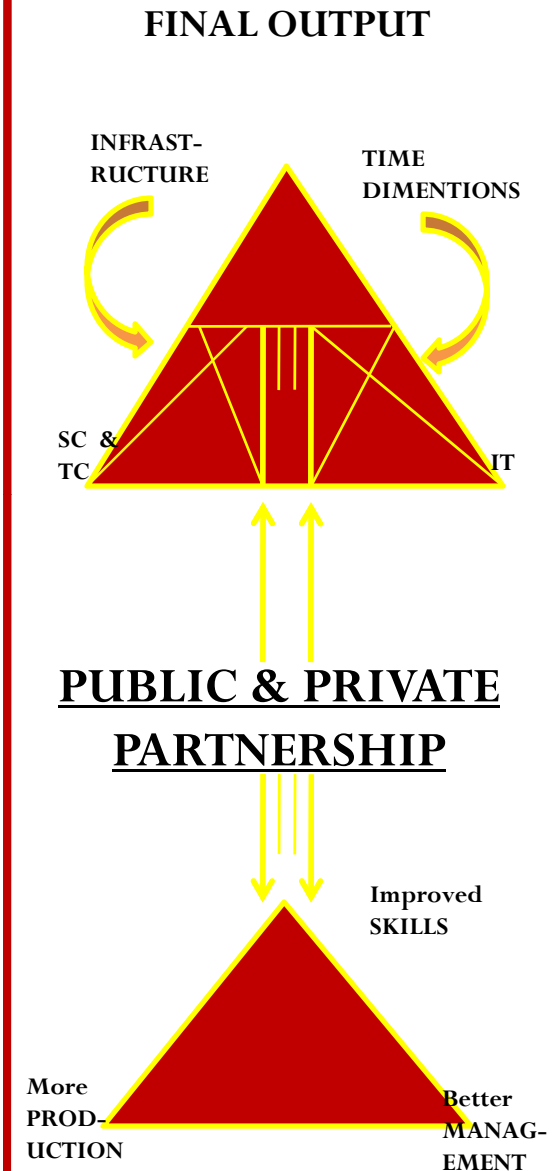
1.2 INDUSTRIAL UNITS OF MEERUT CITY

(Source: Meerut Master Plan 2021 from page no. 14)

Sl. No	Classification of Industry unit	No. of Units	Total Labour	%	No. of labour and total % of labour					
					Skilled Labour	%	Semi-Skilled labour	%	Non Skilled labour	%
1.	Large & Medium	39	4,683	6.31	235	0.32	796	1.07	3,652	4.92
2.	Small Scale Industry	15,510	61,254	82.52	1838	2.48	15,313	20.63	44,103	59.41
3.	Household Industry	7,922	8,295	11.17	141	0.19	995	1.34	7,159	9.64
	Total	23,471	74,232	100.00	2214	2.99	17,104	23.04	54,914	73.97

Note- By 2021 AD, No. of **units would be about 24,000** and most of them should be Hi-Tech. **A Technical Institute & Convention centre** should be started to educate the people

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1.3 NO. OF WORKING EMPLOYEES IN URBANIZED AREA OF MEERUT

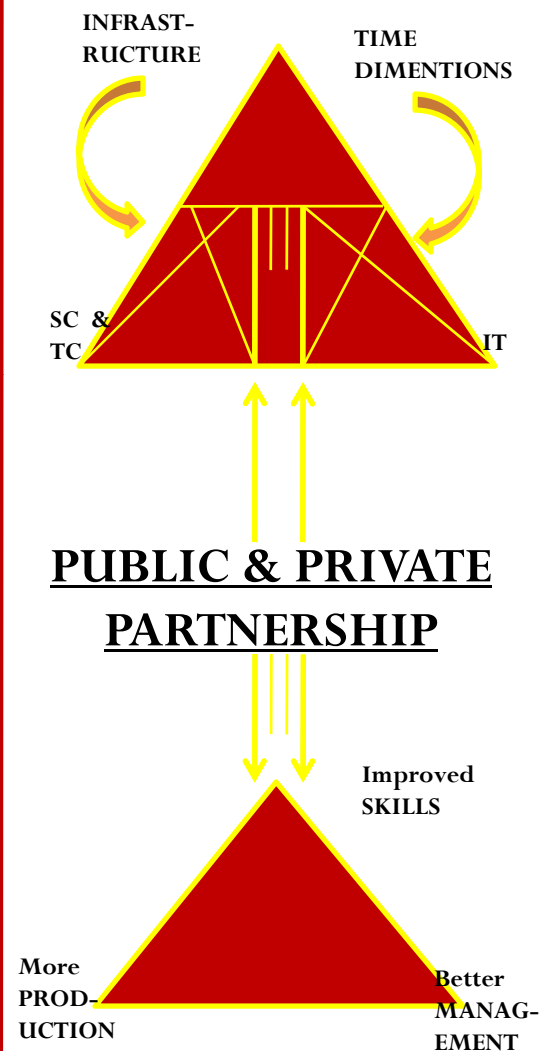
(Source: Meerut Master Plan 2021 from page no. 41)

Sl. No.	Business level	1991		2001		2011		2021	
		Total labour	%	Total labour	%	Total labour	%	Total labour	%
1.	Secondary level	71,399	30.61	1,01,641	31.00	1,44,163	32.00	2,35,290	33.00
	2.1 Household industry	12,178	5.22	17,213	5.25	24,778	5.50	39,215	5.50
	2.2 Non household industry	15,197	21.91	72,133	22.00	1,01,365	22.50	1,63,990	23.00
	2.3 Construction	8,112	3.48	12,295	3.75	18,020	4.00	32,085	4.50
2.	Tertiary level	1,37,929	59.14	2,00,004	61.00	2,79,317	62.00	4,49,190	63.00
	3.1 Trade & Commerce	49,174	21.08	68,854	21.00	96,860	21.50	1,53,295	21.50
	3.2 Transport & Communication system	15,197	6.52	24,591	7.50	36,041	8.00	60,605	8.50
	3.3 Other activities	69,748	29.90	1,06,559	32.50	1,46,416	32.50	2,35,290	33.00
	3.4 Marginal workers	3,810	1.64	-	-	-	-	-	-
	Total labours	2,33,240	100.0	3,27,875	100.0	4,50,510	100.0	7,13,000	100.00
	Population	8,49,799		11,70,985		15,27,156		23,00,000	
	Ratio of participant worker		27.44		28.00		29.50		31.00

VERY HIGH FIGURE; HOW TO TAKE CARE OF IT

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FINAL OUTPUT



1.4 POLICIES AS GIVEN IN MASTER PLANS OF MEERUT

MASTER PLAN NO. 1

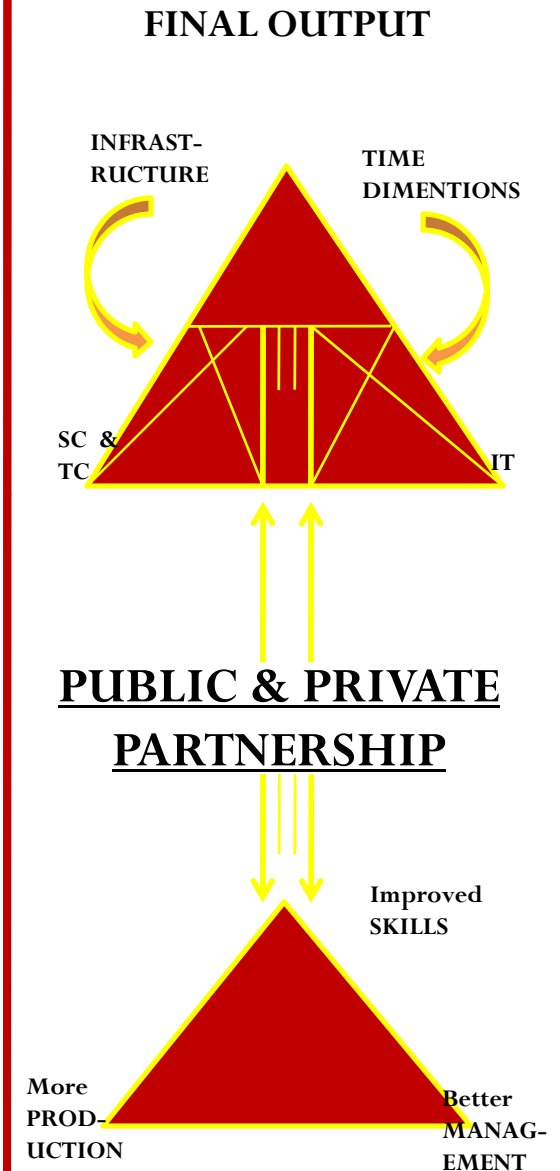
MASTER PLAN NO. 2

MASTER PLAN NO. 3

Note- This subject was discussed with (1) Western U.P Chamber of Commerce & Industry, Meerut; (2) Chamber of Commerce & Industry, U.P; (3) Other Organization & got the idea that the First Master Plan was in very much details.

MDA may kindly supply details of **policies of Industrial Use** in various Master Plans of Meerut; if possible.

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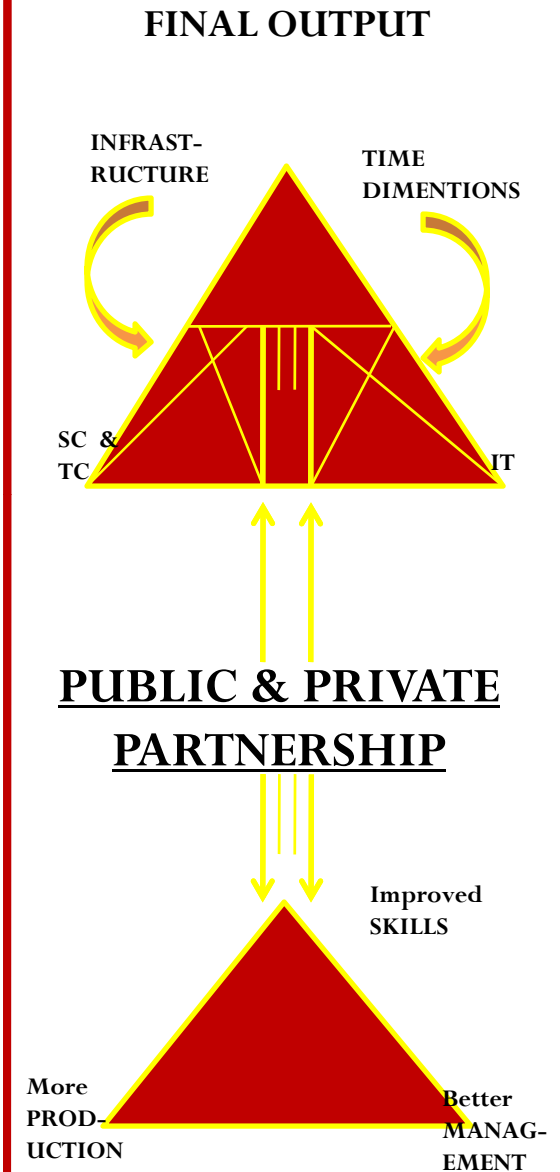


1.5 ATTRACTION OF MEERUT

Following developments are there :

1. **Ganga Expressway** – 70 Km
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. **Outer Ring road** to segregate the traffic
5. **Taj Expressway** from Noida to Agra at 60 Km
6. **NH-58** Ghaziabad to Roorkee.
7. **NH-119** Meerut to Bijnaur
8. **KGP Corridor** (Khurja, Ghaziabad, Palwal corridor in a length of 135 Km. costing Rs. 2675 crore would be ready by 2012 AD)

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1.5

Continue...

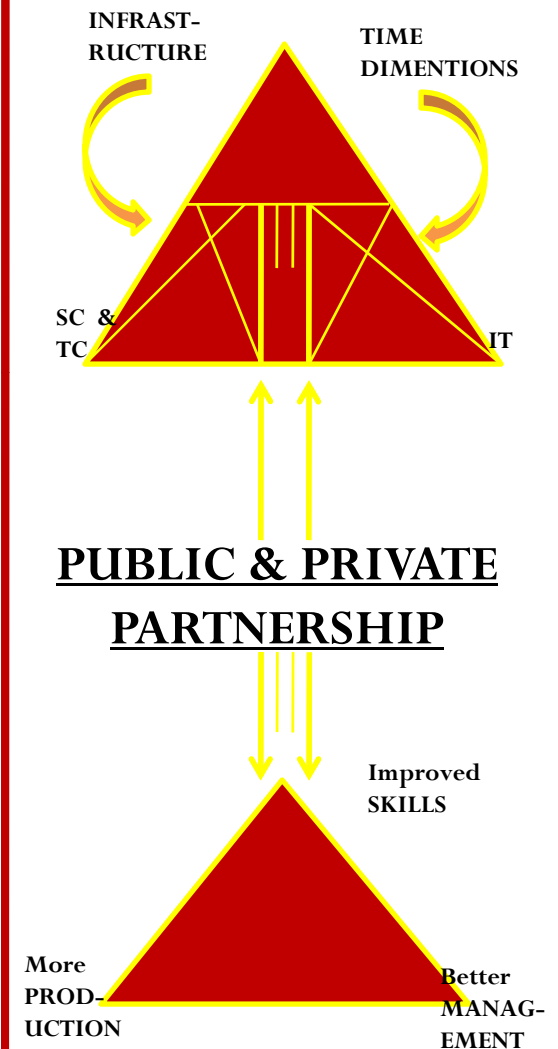
8. Metro Corridors

- (i) Comm. office to Medical College – 7.0 Km
- (ii) EW between Cant. & city Area – 1.75 Km
- (iii) Comm. office to City Railway Station – 3.75 Km
- (iv) Ghantaghar to Shatabdinagar- 4 Km
- (v) Roorkee Road to Begham Bridge - 9 Km
- (vi) Shastri Nagar to Tejgari Crossing - 3 Km

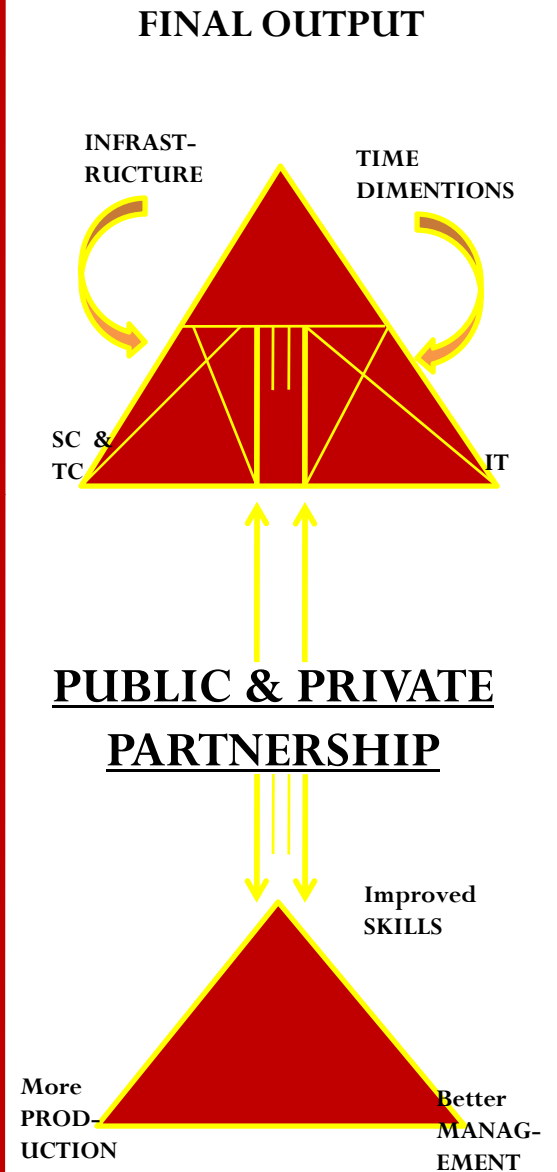
Total Cost of all the Metro Transport projects would be Rs. 4250 Crore. This amount be spent in 5 years i.e. at the rate of Rs. 800 crore per year. How to arrange the money is a problem.

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FINAL OUTPUT

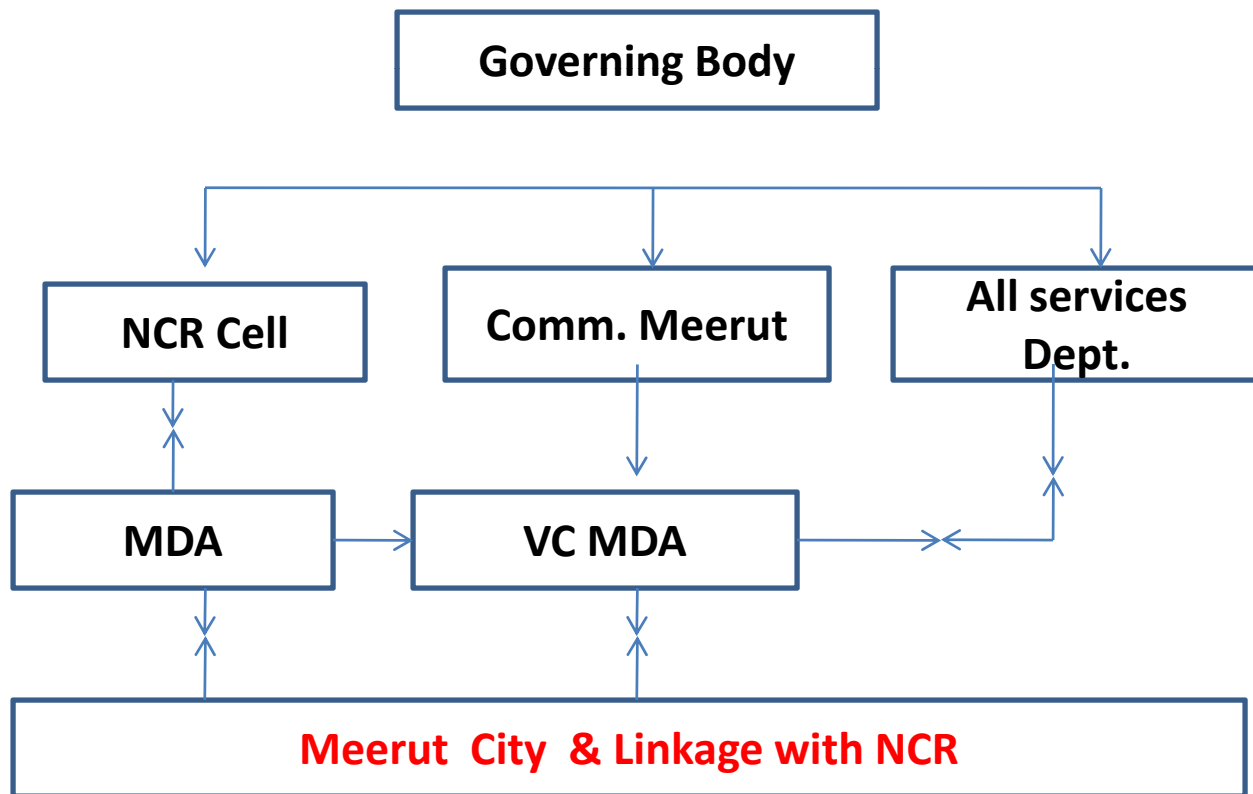


2. DIVISION OF FUNCTIONS BETWEEN PUBLIC & PRIVATE SECTOR



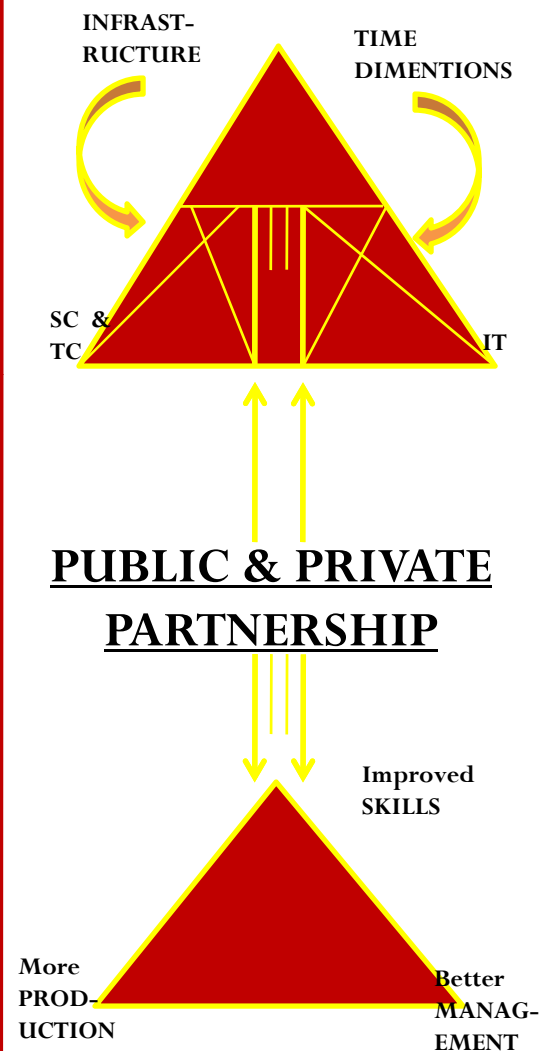
2.1 GOVERNANCE OF THE SYSTEM

PUBLIC SECTOR STRUCTURE



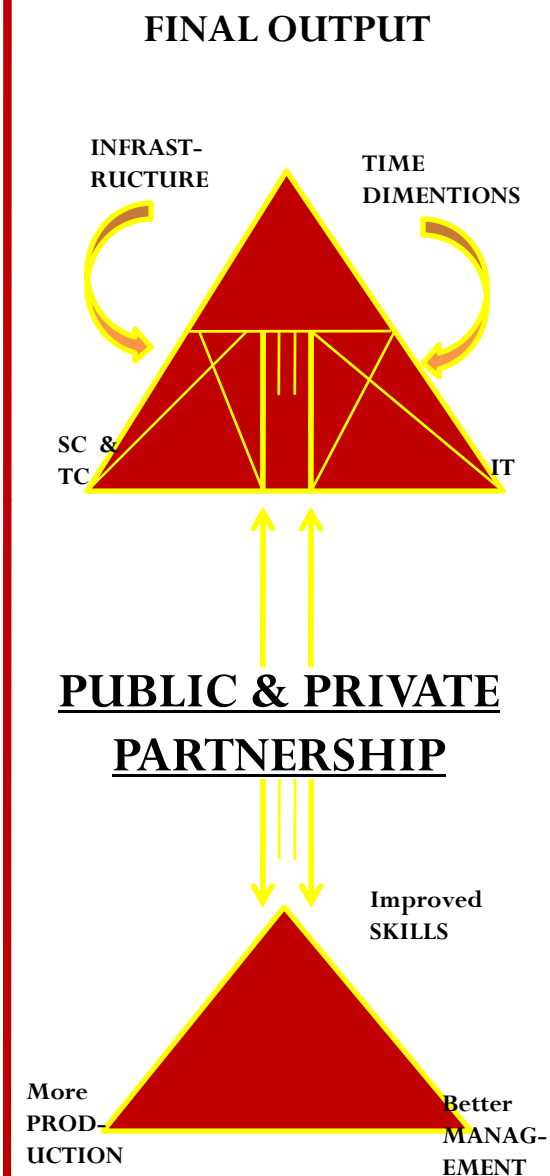
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FINAL OUTPUT



2.2 EXECUTIVE BODY PUBLIC SECTOR

S. No.	Designation	Position
1.	Commissioner/VC MDA	Chairperson
2-3	Two Public Representative	Member
4.	Planning Advisor to MDA	Member
5.	Associate Planner, T&CP Deptt.	Member
6.	Chief Architect, Housing Dept	Member
7.	Planner, NCR Planning cell	Member
8.	Chief Engineer – Water & Sewage	Member
9.	Chief Engineer – Power	Member
10.	Chief Engineer – PWD	Member
11.	Chief Engineer – Irrigation & Flood	Member
12.	Director – MRTS (Metro)	Member
13.	Chief Town Planner, MDA	Member Secretary



2.3 Division of Functions Public & Private Sector

1. Public Sector would :

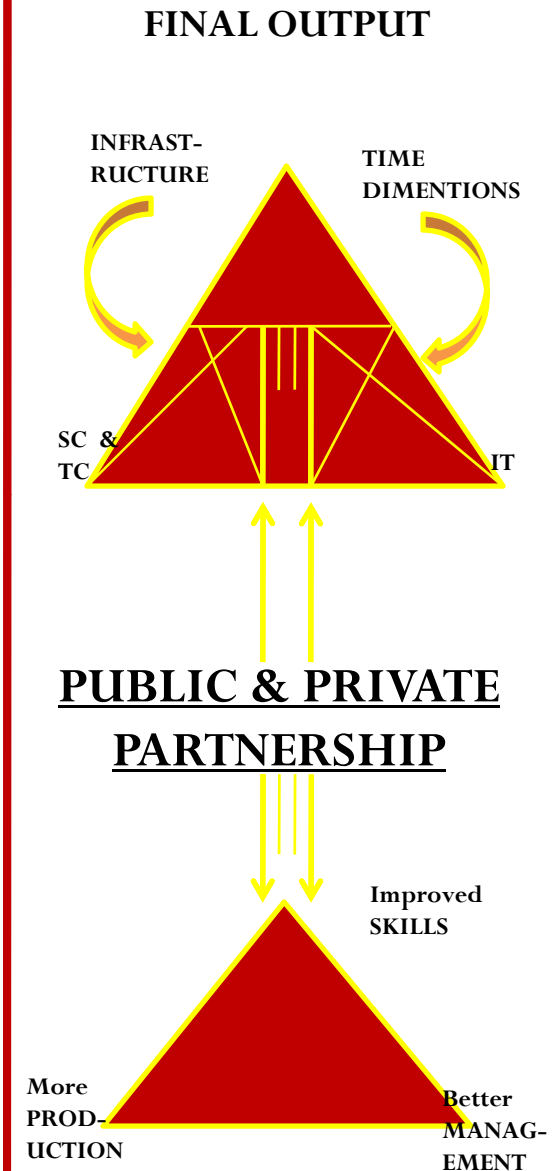
(i) Coordinate, (ii) Integrate, (iii) Evaluate, (iv) Monitor of (a) Planning (physical & financial); (b) Development, (c) Construction, (d) Management & (e) Maintenance

Trunk Infrastructure both by Public & Private Sector :

- (i) 40% from Central Govt. ;
- (ii) 30% from State Govt. & NCR-PB and MDA
- (iii) 30% from beneficiaries

Trunk Infrastructure include all major roads, Metro, Water lines, Sewer lines, Storm Water Drainage, Power, SWM, land fill sites.

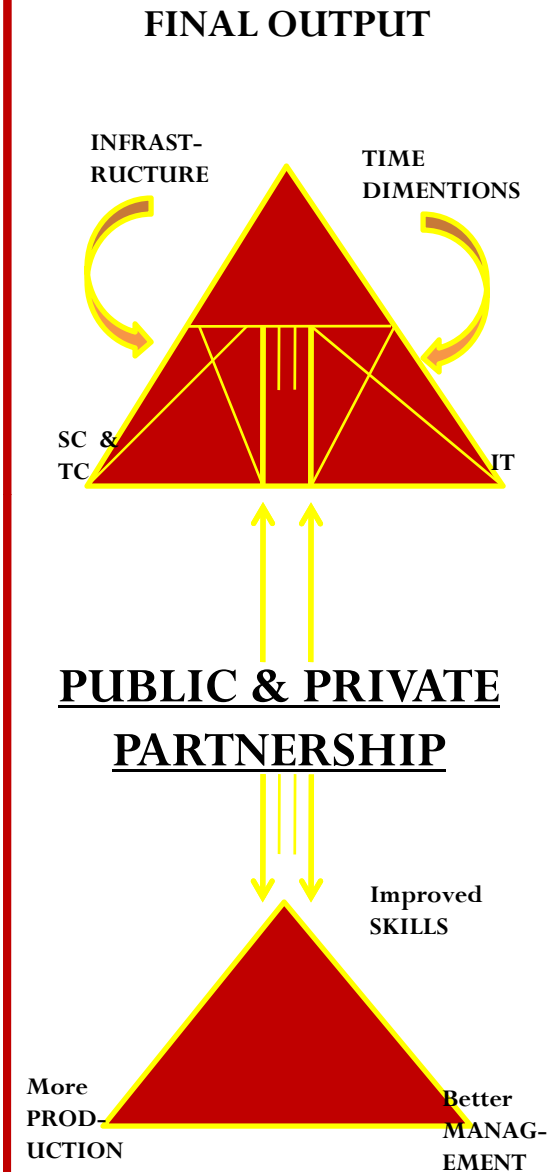
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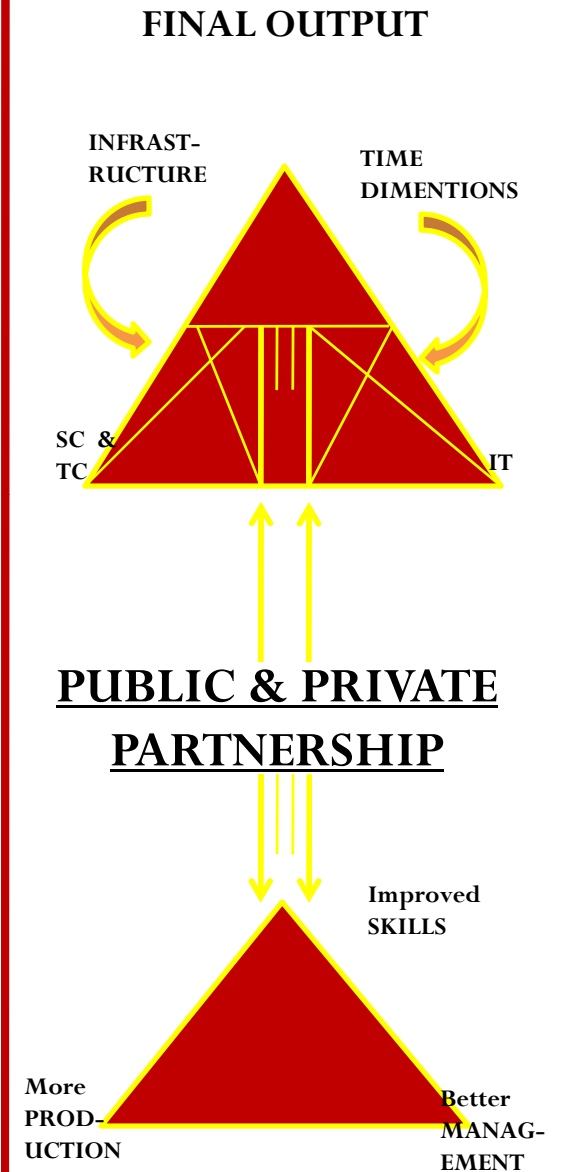
2.4 PRIVATE SECTOR

- (i) Formation of **Cooperative Industrial Societies**
- (ii) Physical & Socio Economic **Surveys**
- (iii) Website to bring **transparency**
- (iv) **Acquisition** & assembling of land but in collaboration with Public Sector
- (v) **Detailed planning**;
- (vi) Laying of **peripheral & Internal** infrastructure;
- (vii) **Construction** of common & individual buildings
- (viii) **Management & maintenance** of common spaces, External elevations & Parking areas with Street Furniture
- (ix) **Management** & maintenance of individual buildings
- (x) Proper functioning of **car parking areas**
- (xi) Collection of **maintenance charges**
- (xii) Interaction with the **Public Sector**
- (xiii) **Coordination** of all the actors

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3. DEVELOPMENT OF EXISTING AREAS

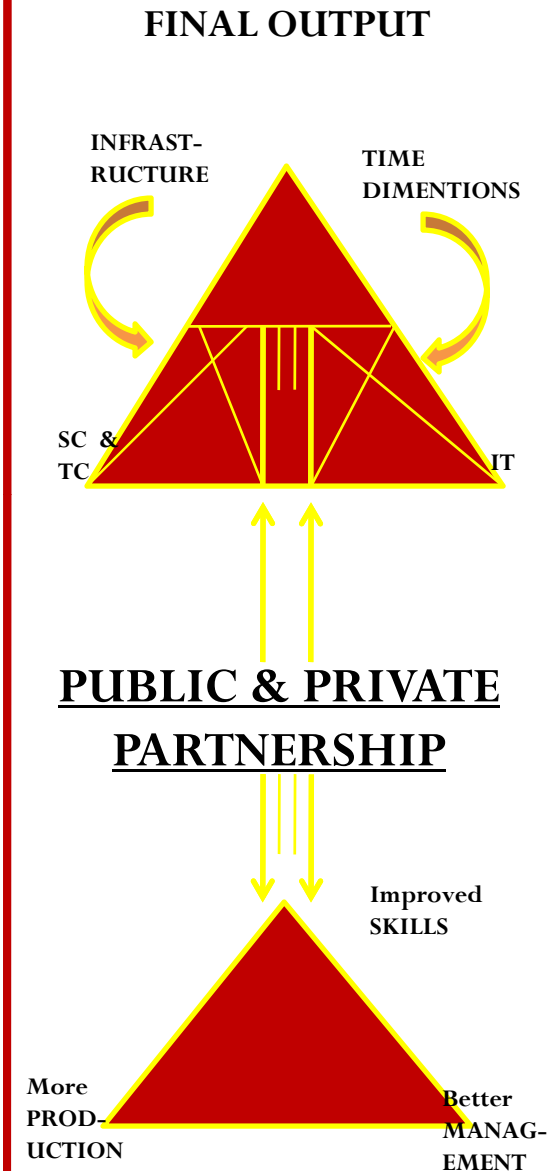


3.1 STRONG PLANNING INSTRUMENTS

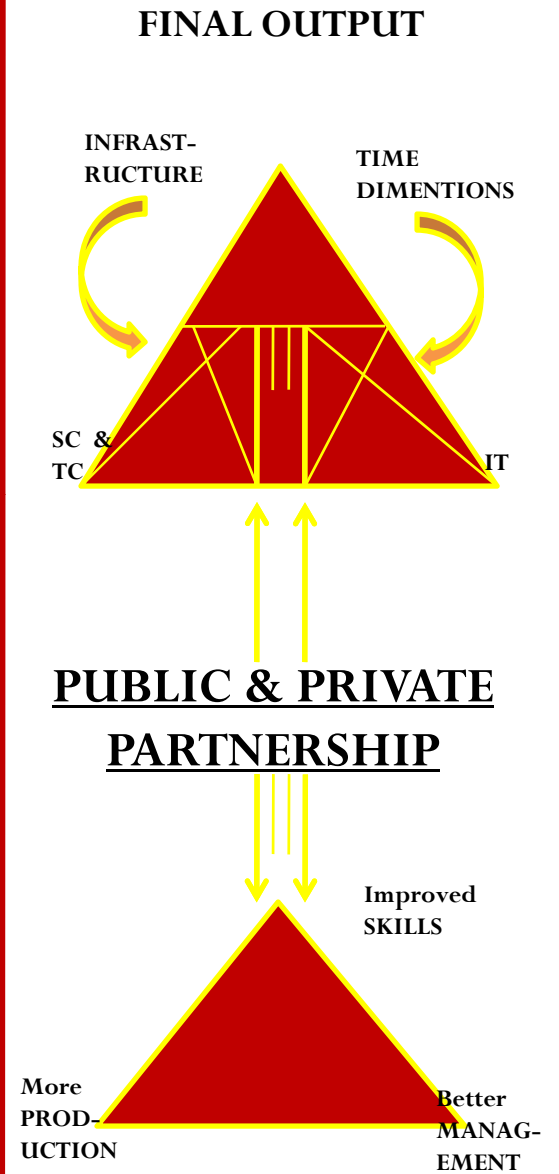
1. Public Private Partnership **PPP**;
2. **Re**-planning, Re-development & Reconstruction
3. To get advantage of **TDR**;
4. Provision of Infrastructure (Physical, Traffic & Transportation, Social, Economic, Ecological & Emergency), with the help of **additional FAR**;
5. **Commercial use** on 24 M & above roads;
6. Try to **convert non-conforming** in to conforming ; if not possible then only shift them;
7. **Transparency** at all levels;
8. **Single Window** Clearance

Note: Separate *plans* would be prepared of different complexes by constituted *Cooperative Industrial Societies* with their own funds.

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4. DEVELOPMENT OF NEW AREAS



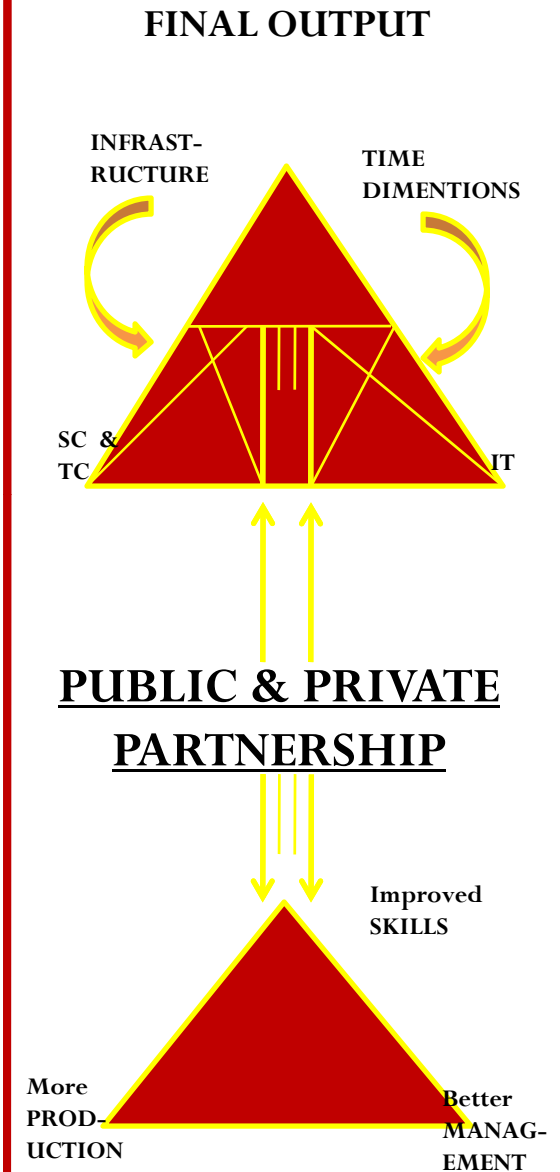
4.1 POLICIES

Would be based on

1. NCR Plan; Master Plan of Delhi 2021 AD; Master Plans of Meerut; Zonal Plans; Government decisions, & various policies from time to time.
2. Relocation of Non-conforming industries without straining land, water & power.
3. Try to convert polluting industries into non polluting one by suitable technology.
4. In shifting/dislocating, **Economy should not be disturbed**, but with full respect to 3E i.e. Efficiency, Environment in the vicinity & Ecology for the whole area.

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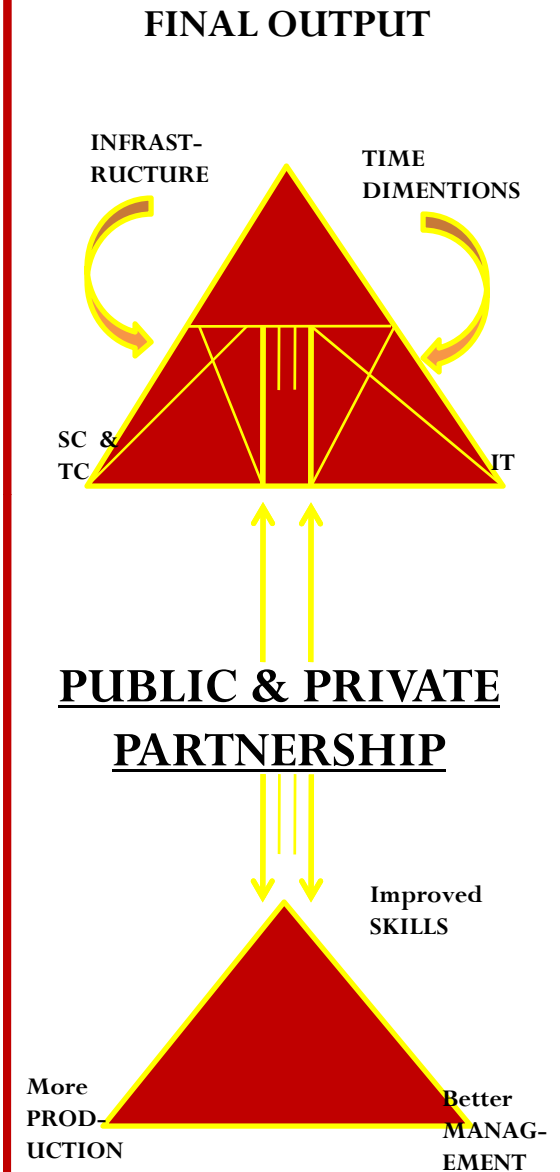
5. No industry in residential and commercial except household & small.
6. Industrial parks with major funds of beneficiaries and with limited subsidy.
7. Modern Infrastructure of High level specifications and with 50 years perspective.

+

Following Policy Documents;

8. UP IT Policy, 2004;
9. Change of land use laws to prevent spread of slums
10. Public sector needs to make way for private sector to make it PPP.
11. Metro (mono rail, light rail) shuttle, services can bring a revolution to tackle city congestion & new developments.

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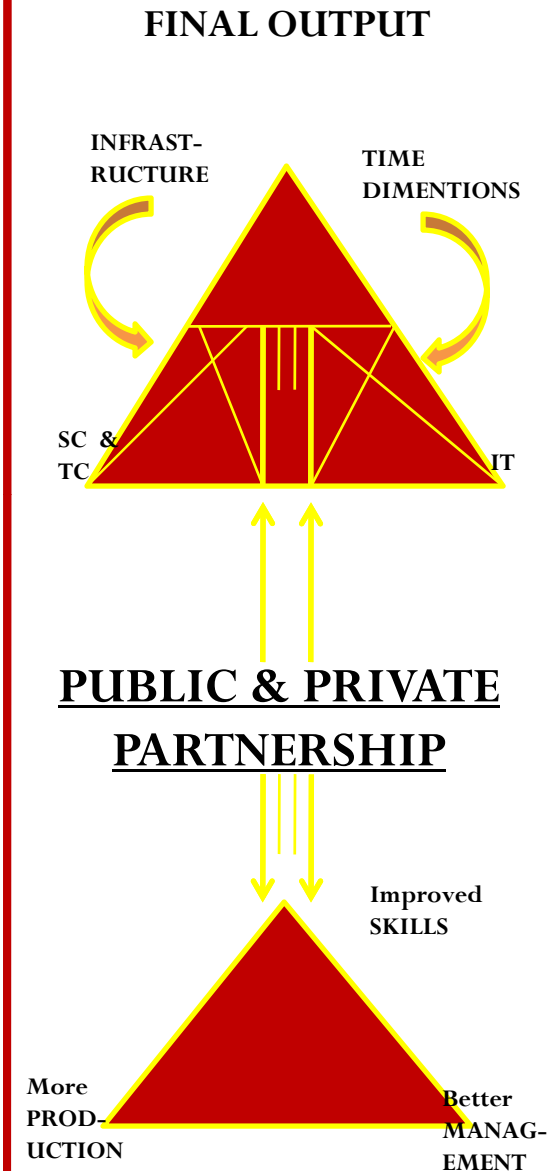
Cont.

12. **New Land Policy** with the main role of Private Sector.
13. **UP Urban Planning & Development (Amendment) Bill, 2008**
14. **Development of Hi-Tech Township Policy, 2007**
15. **SEZ Act, 2005**
16. Last, but not the least to give first priority for **Public Security & Safety** with the help of E. System.

Note: Re-planning, Re-developing, Re-constructing, Re-intensification of **existing industrial areas** can be on plotted development / flatted factories system.

This would be done by **constituted Cooperative Industrial Societies**, of course with the help of Public Sector.

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4.2 Woo NRI & Attract Investment

A good infrastructure would attract outsiders including foreigners .

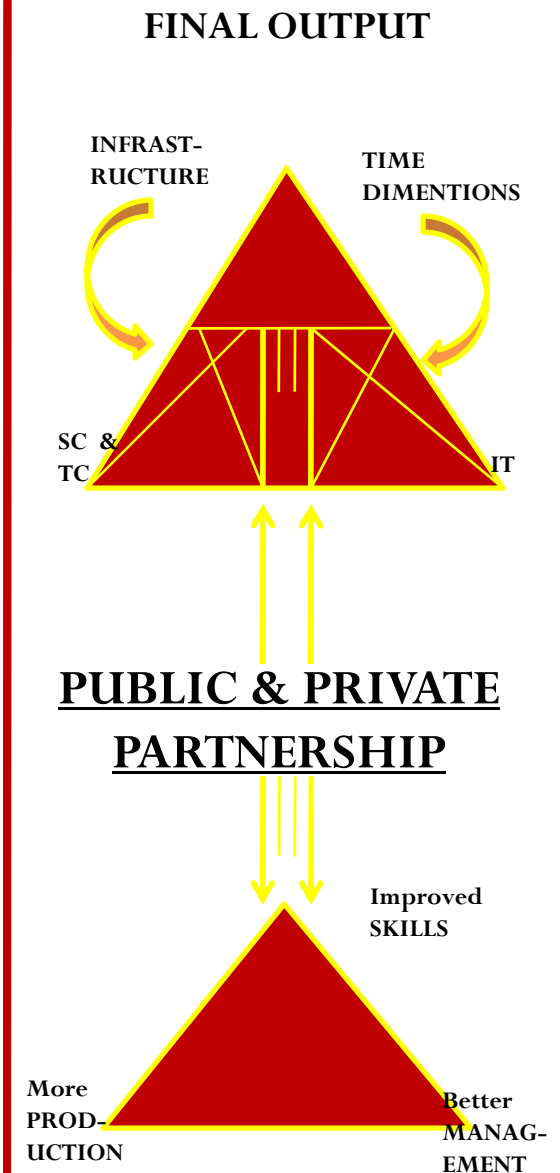
There are more than **80 educational institutions**; make them Hi-tech., which need following productions:

- (1) Paper & Printing,
- (2) Hardware & Software,
- (3) R&D Centres on social & commercial lines

Preservation of environment; archeological monuments, historical buildings & water bodies.

Revitalization of existing investments & industries to make them productive.

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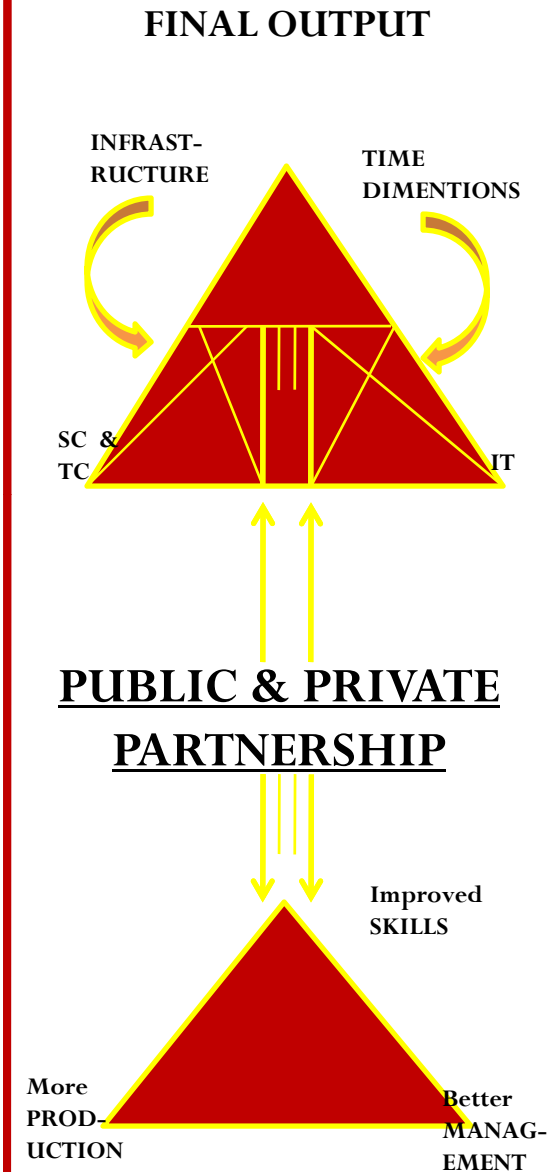


4.3 Thrust areas:-

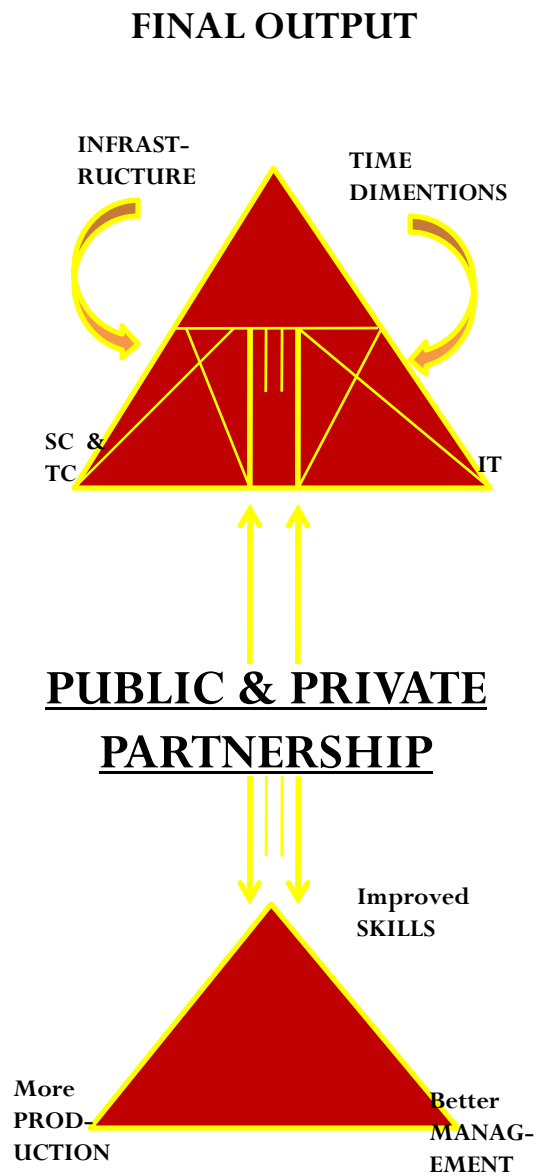
- i. 24 hours uninterrupted **Power supply**
- ii. Agro based & Food Processing industries
- iii. **Electronics**
- iv. **Hardware & Software**
- v. **Engineering goods**
- vi. **Sports industries**
- vii. **Textile Industries**

EVERYTHING IS POSSIBLE PROVIDED A
CONFIDENCE IS GENERATED BETWEEN PUBLIC &
PRIVATE SECTOR ORGANISATION

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5. DETAILS OF INFRASTRUCTURE



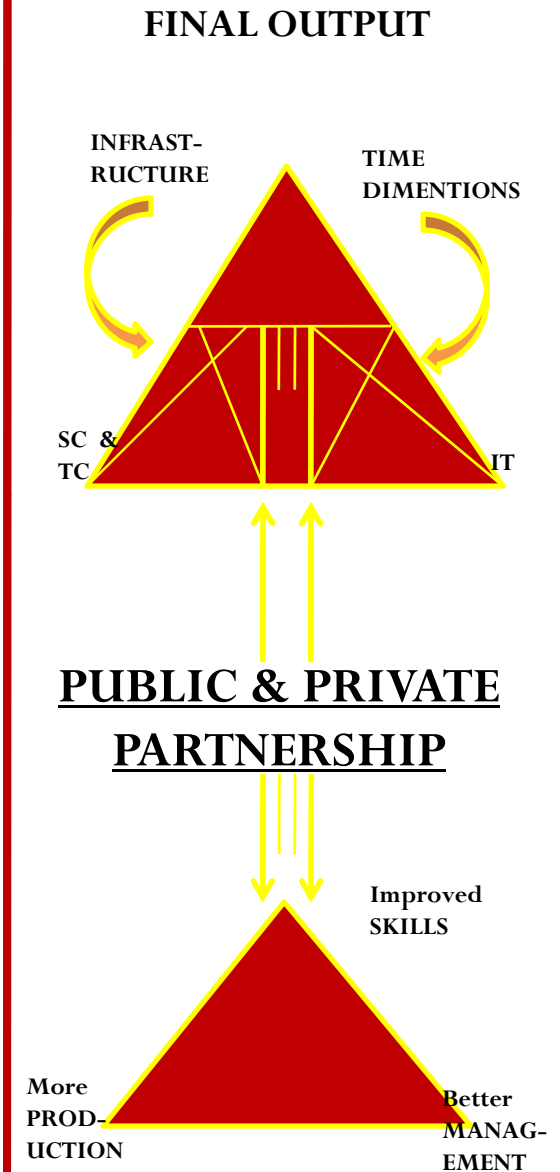
5.1 Physical Infrastructure

Water lines along with Treatment Plant
Sewer lines along with sewage disposal Plant
Drainage
Power; Transmission, Distribution
SWM along with dhalao, land fill sites

5.2 Social Infrastructure –

Education; Pre-primary / nursery school, aganwari, Primary School, middle school, technical training centre/ institute, vocational training institute, commercial and secretarial training centre, Research development centre, adult education centre, district sports centre, community sports centre

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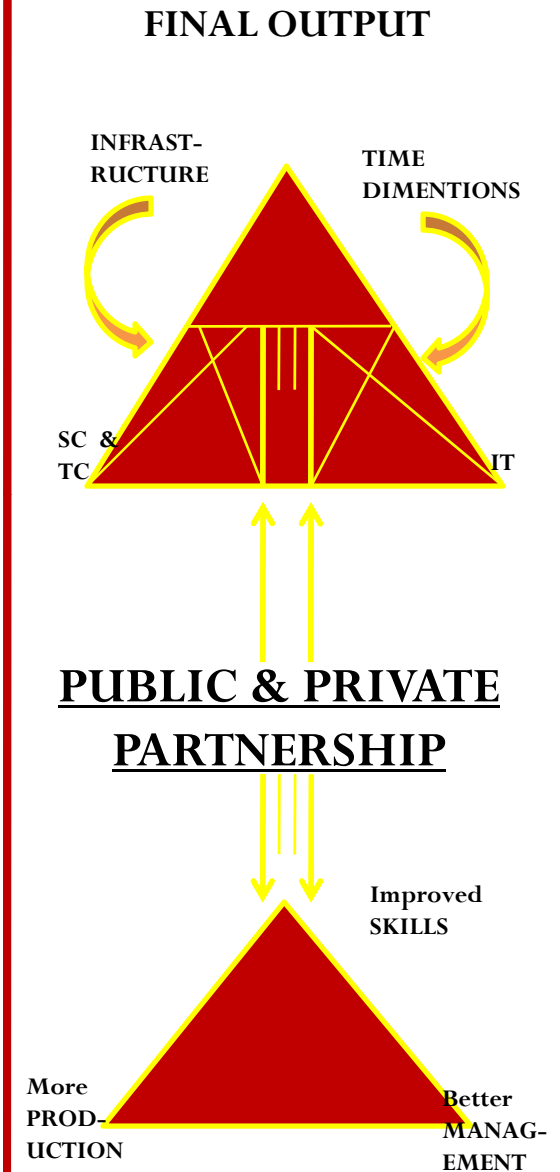
Health; Clinics, dispensaries, 100 bedded hospital, primary health centre/family welfare centre, pediatric centre/geriatric centre/diagnostic centre, dispensary, nursing home/maternity home/polyclinic, clinical laboratory

Security facilities; police posts, police station, traffic and police control room

Safety; fire post, fire station, fire training institute, disaster management centre

Distributive Services; Milk booth, fruit & vegetable booth, LPG godown including booking office, SKO/LDO outlets, Gas godown

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Socio Cultural and Community Facilities;

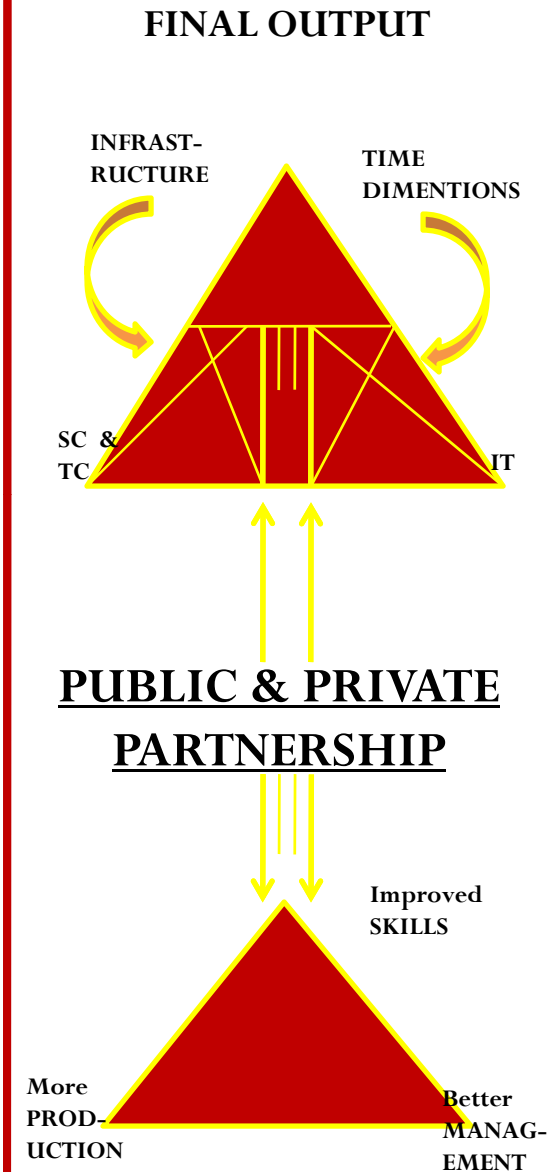
multipurpose community hall, barat ghar, music dance and drama training centre, yoga meditation, spiritual and religious discourse centre, recreational club, open air theatre, auditorium, exhibition-cum-fair ground, museum, exhibition centre and art gallery, auditorium and open air theatre, dharam shala .

Cremation/Burial Ground and Cemetery;

5.3 Trade and Commerce;

Retail shopping, commercial offices, cinemas, Cineplex, hotels, service apartments, guest house, banks, ATM, village haat.

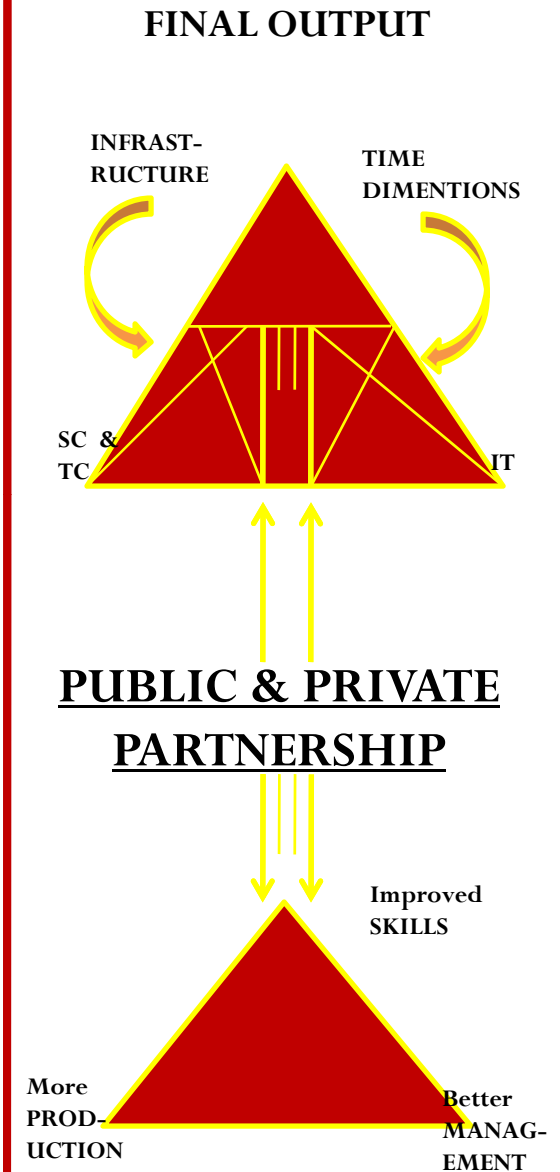
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5.4 Street Furniture;

Tree plantation along roads, landscaping of roundabouts, channliesers and footpaths along road sides, bus queue shelters, bus terminals, hoardings, painting of roads, zebra crossing, neon signs, street lighting on different roads and special illuminations at different intersections, car parking, scooter parking, rickshaw parking, slow vehicle parking, taxi stands including booths and fare boards, sculpture pieces at suitable locations along with water fountains, water bodies and other attractive features, tree-guards, guide maps at important places, development of park, playgrounds, open spaces along with railings, sitting benches, tree plantation and other landscape features.

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6. INFORMATION TECHNOLOGY (FASTEST GROWING NECESSITY IN THE WORLD)

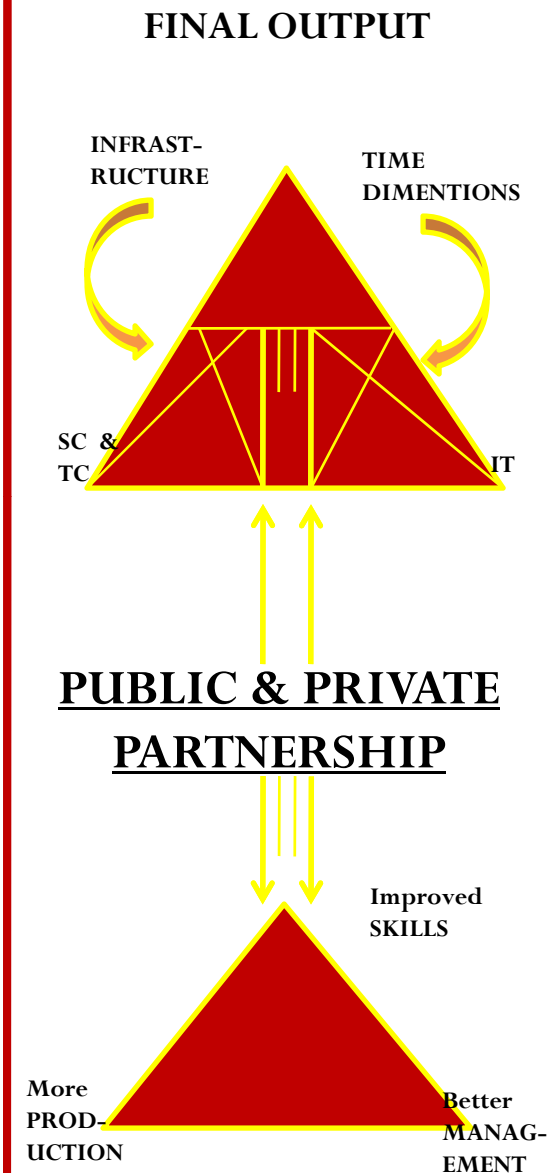
Biggest Instrument for development

Use of IT should be in a big way in different activities of life including in (i) Industrial parks, (ii) Colleges, University & all Education Institutions and (iii) all Social activities concerning to Health, Security, Safety & Shelter.

6.1 INFRASTRUCTURE FOR IT PARK

1. More & more budget in both sectors
2. Common Pool fund for E-Governance, R & D.
3. Wide area network
4. Hardware within the reach of a common man; say a workable computer with software, networking, and UPS in Rs. 15,000

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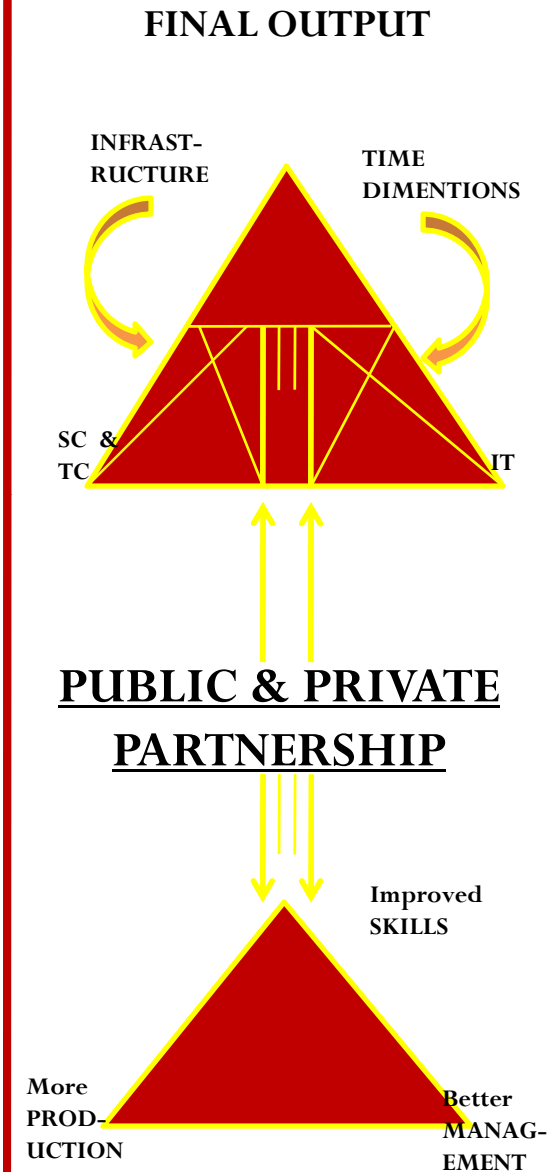


5. Software; specially for Physical, Social, Economic & Ecological Infrastructure

6.2 HUMAN RESOURCE DEVELOPMENT

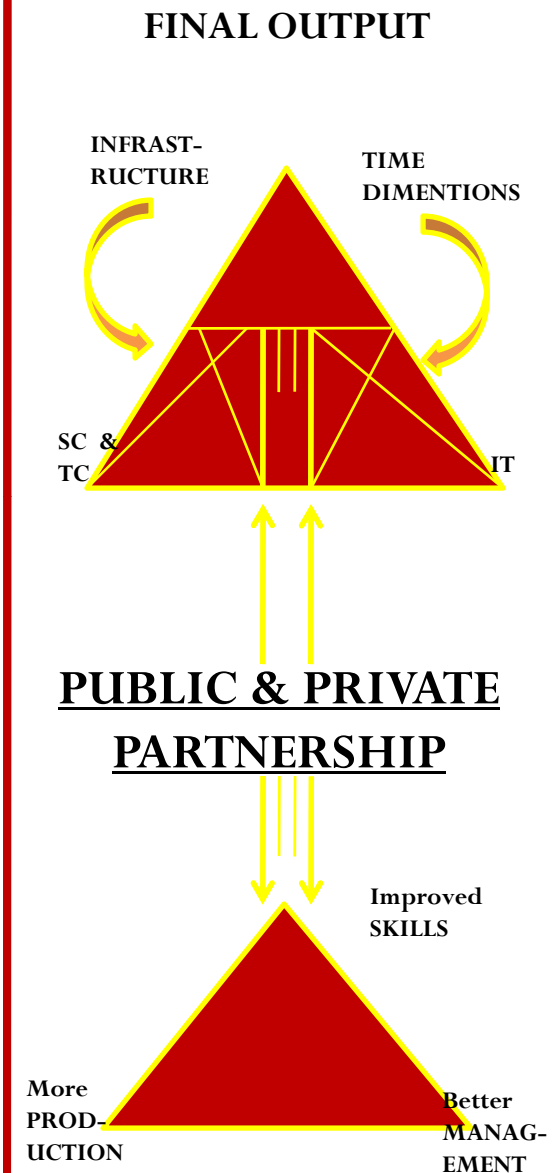
1. Everybody **should know I.T.** (for common use and specific use)
2. Promoting **internet clubs** for common public
3. Promotion of **Distance Education** – “Everywhere and Anytime”

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4. **Networking of Educational centers**
5. To make **Computer Education** compulsory in all the schools and colleges
6. To plan, develop, construct, manage and maintain **2 large IT parks**; with suitable manpower; one in SW & the second NE
7. **To encourage private sector** investment in IT education & for this, continuous discussions, debates, seminars & efforts should be there.
8. Start opening **Virtual Centre – “Compiler Education On line”**

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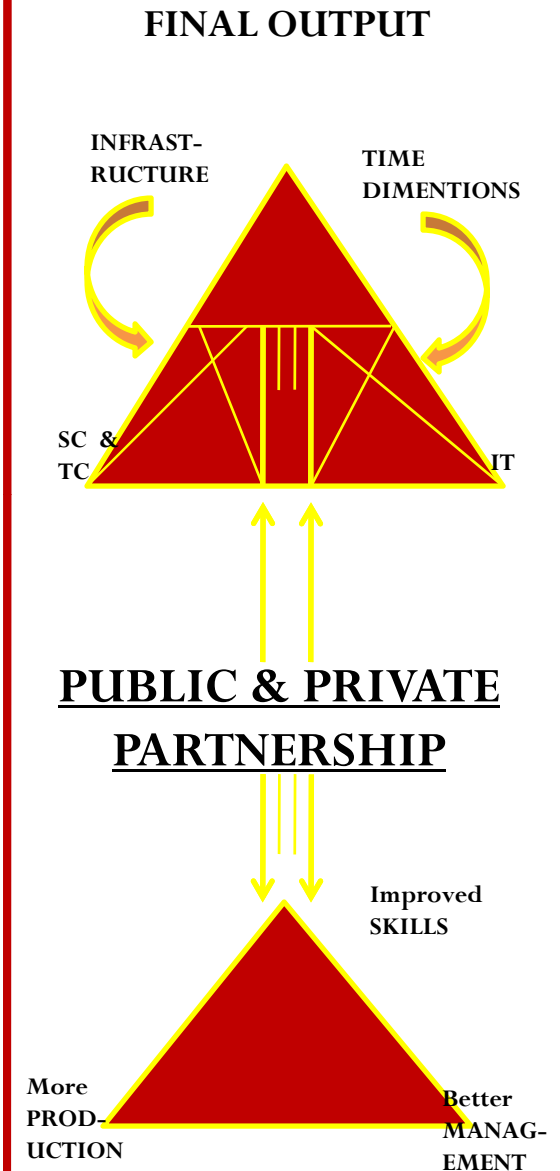
7. SET UP OF TEXTILE & SPORTS – SEZ

(Details to be worked out)

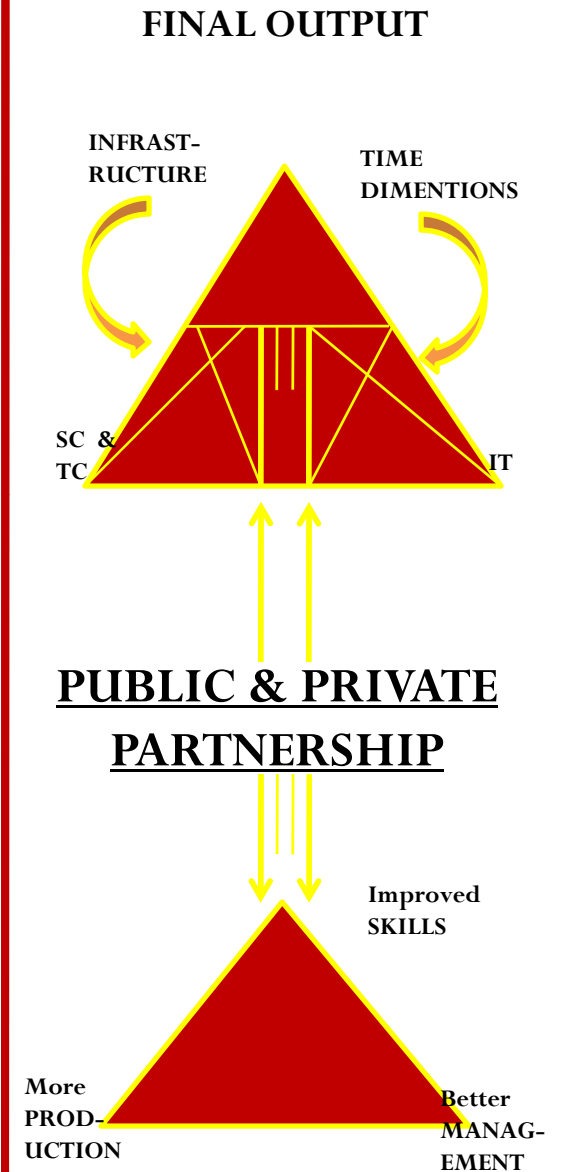
The SEZ scheme was introduced in the EXIM Policy 2000 with a view to provide an **internationally competitive and hassle-free environment** for export of goods and rendering of services. These zones are conceived as designated duty-free enclaves treated as foreign territories for trade operations, duties and tariffs. **Units located in SEZs do not require any licence for import or pay any custom duty on such imports.** They are also exempted from paying central excise duty on procurement of materials from the domestic market. They enjoy tax holiday on central tax and income tax. 100 per cent FDI is permitted in manufacturing sector, barring a few be deposited in a foreign currency account. The SEZ units are expected to be net foreign exchange earners within 3 years of their establishment.

A **separate window** is being created for effectively and efficiently dealing with SEZ matters.

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8. NEW LAND & LAND USE POLICY – NEED OF THE TIME



8.1 ACQUISITION / ASSEMBLY OF LAND - PUBLIC PRIVATE SECTOR

Case example of a complex in South Meerut with Urban Rural villages, colonies & different land uses bounded by Delhi Meerut Road, Baghpat Road, Inner Ring Road, Hapur Road & Outer Ring Road.

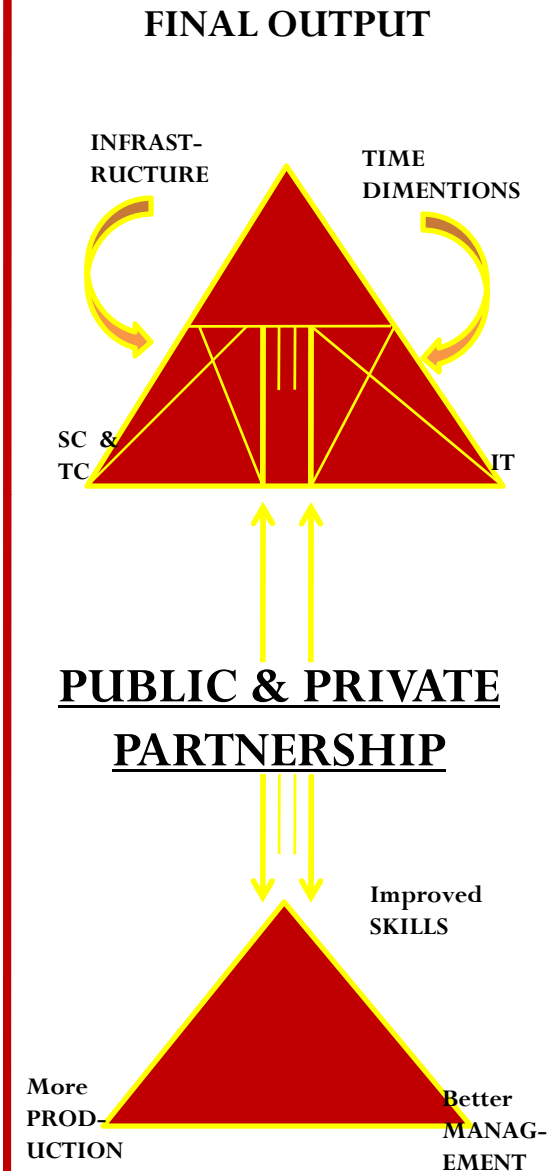
STEP 1: Entire area under section 4,6 & 17

Put the entire area under section 4,6 & 17 of L.A. Act minus the area covered by all Rural villages, Urban villages, Colonies, Gaon Sabha & Govt. Land and land of Cooperative Societies.

STEP 2: Physical surveys

In the scale of Revenue Sajra plans by superimposing Khasra numbers showing all the physical features.

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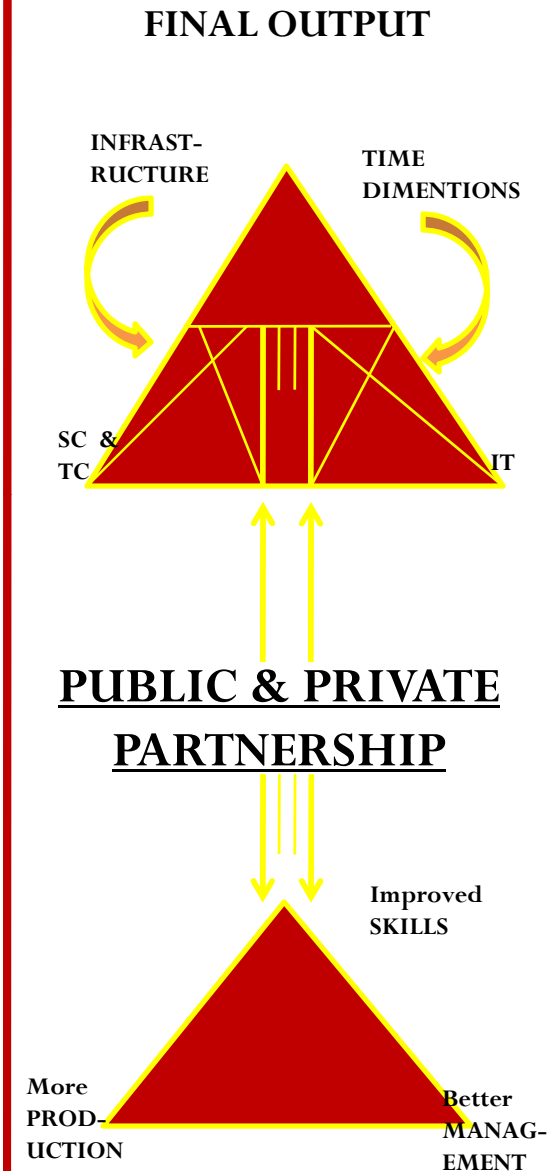
STEP 3: Assume the entire land is acquired but only on paper

STEP 4: Prepare Macro level plans showing Trunk, Physical, Social, Ecological & T&T inc. Metro This will consume about 40% of the area.

Add 10% area for the use of EWS & other miscellaneous uses of the MDA. Meaning thereby, only 50% of the land would available for the use of Res. ,Comm., Indus., Pub & Semi Public, T & T, Utilities & Services purposes at Meso & Micro level or peripheral and internal level.

STEP 5: Return the land back to the owner = 50% of their area near their existing location to the extent possible. First priority for the development of the area is of the owner, who is also free to sell or amalgamate with others.

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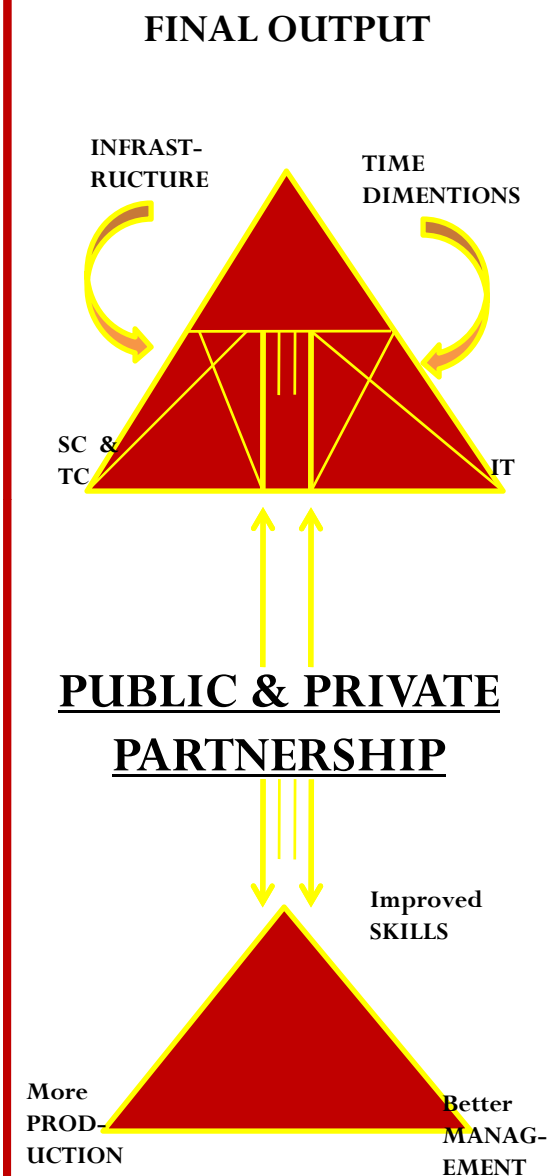


STEP NO. 6: RATIONAL DISPOSAL PRICE OF LAND

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

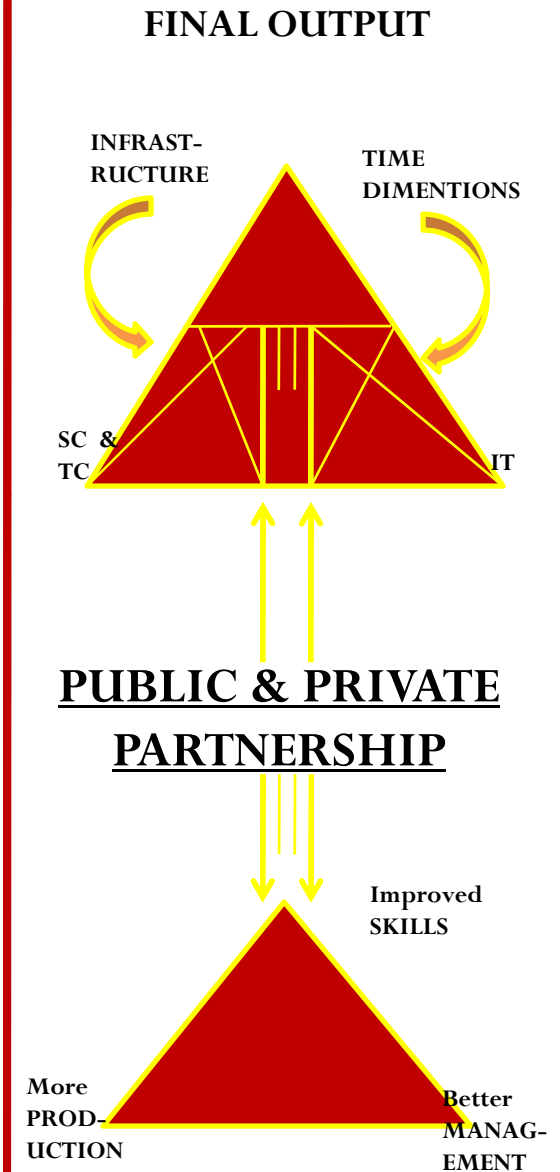
SL. NO.	INCOME GROUP/LAND USE	% OF COST OF DEVELOPED LAND
1.	For economically weaker sections of the society	10%
2.	For low income group of the society	50%
3.	For middle income group of the society	X
4.	For high income group of the society	2X
5.	For district parks, playground and open spaces	5%
6.	Sites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

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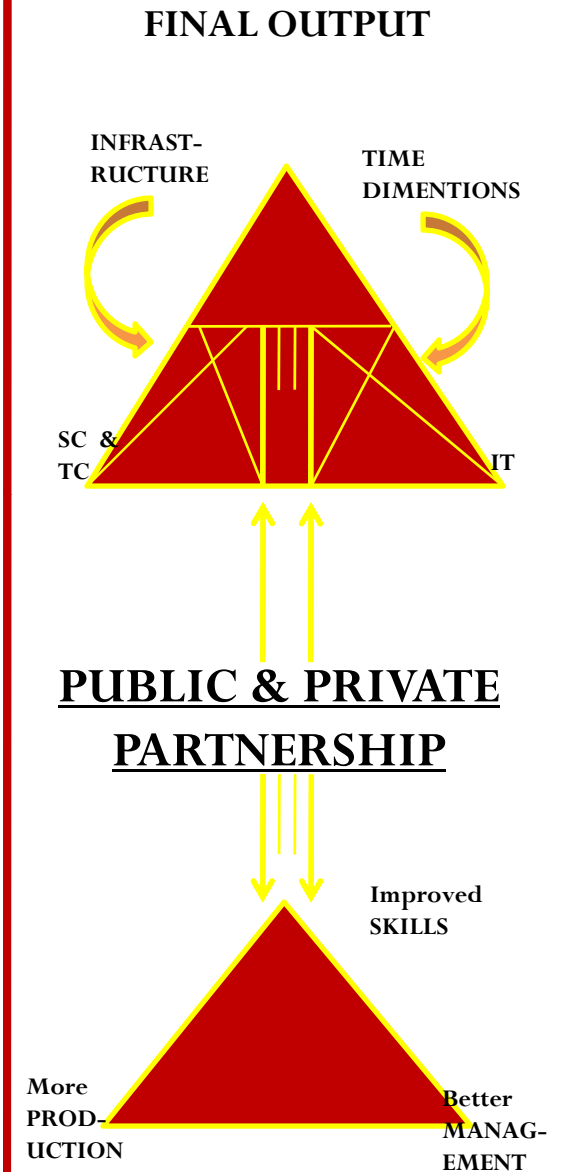


8.3 FISCAL & OTHER INCENTIVES

1. **Preferential allotment** of land to the owners, whose lands have been acquired.
2. Exemption of stamp duty and registration fees up to some extent
3. **Uninterrupted power supply** within reasonable cost.
4. Captive Power generation.
5. **Provision of Social Infrastructure** - education, health, security, safety, justice, recreation & shelter.
6. **Incentives to Mega Units** specially with reference to establishment of IT Parks.



7. Incentives to Industry.
8. Venture Capital Fund.
9. Special financing packages.
10. Quality Certification Centre.
11. Trade Tax Concessions.
12. Power Tariff.
13. Exemption from Routine Inspections.



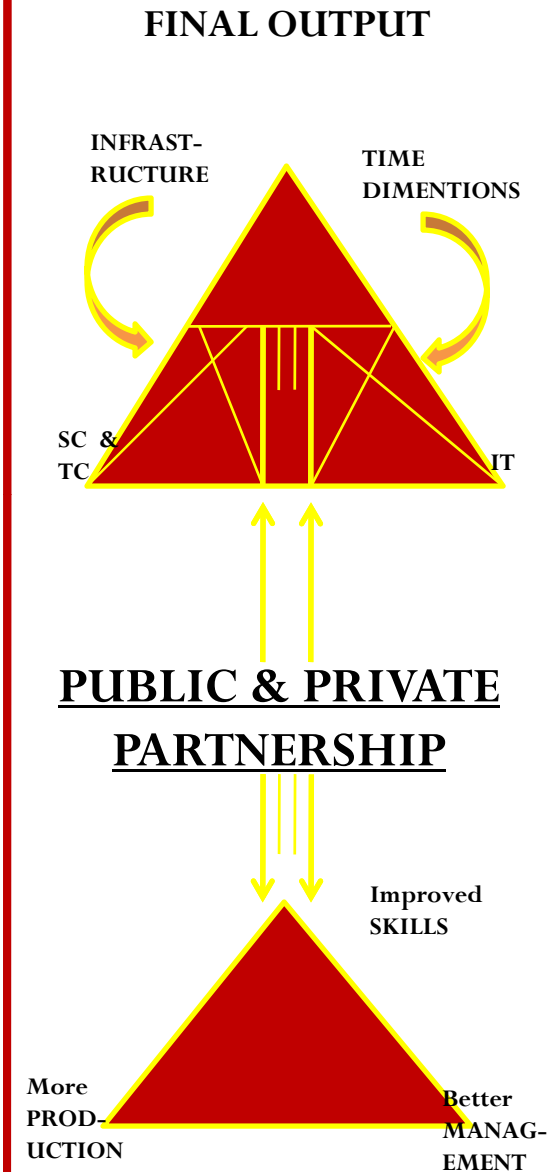
9. PROPOSED INDUSTRIAL POLICY



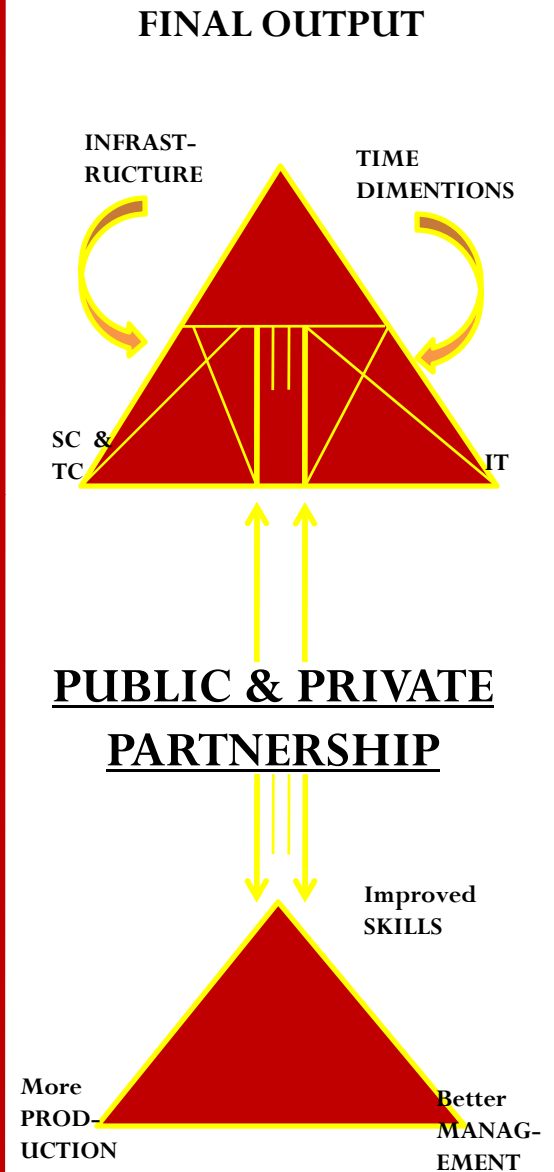
9.1 Names of probable Industrial units

1. A list has been prepared of **112** household industries, **9** household permissible in village **43** industries permissible in commercial centres, **99** prohibited / negative list of industries .
2. **Following 13 Industries are for Hi-tech areas:**
 - (i) Computer Hardware, software and doing system integration of different types .
 - (ii) Industries integrating and manipulating the interfaces of the computers and telecom facilities,
 - (iii) Industries catering to information needs of uses by providing databases or access to databases spread throughout the Globe,

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- (iv) Facilities for sophisticated testing of different components of the IT .
- (v) Electronic goods,
- (vi) Service & repair of TV & other electronic items,
- (viii) Photo composing and desktop publication,
- (ix) TV and video programme production
- (x) Biotechnology,
- (xi) Telecommunications & enabling services,
- (xii) Gems and jewellery.
- (xiii) Industries concerning to Distance Education.



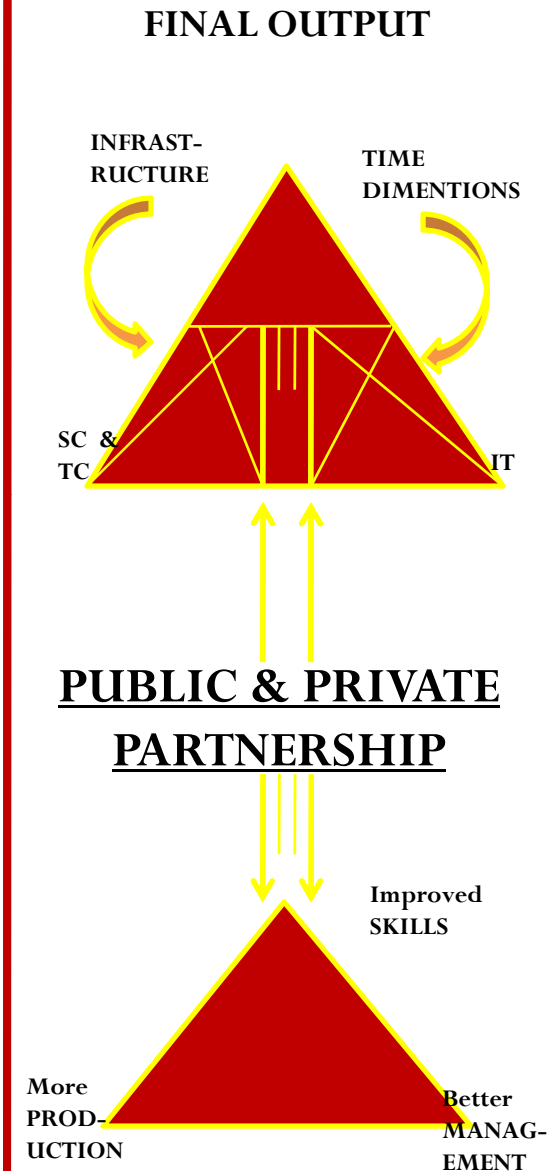
9.2 PRIVATE SECTOR TO BE WELL EDUCATED

Master Plan is a public document prepared by the Govt.; with the help of NCR PB; Meerut Development Authority & other Services departments; but with full consent and cooperation of the public at large.

Plus and minus point of the final plan should be highlighted and ask comments of public at large after every 2 years. It is a fact that public remain unaware and with less knowledge of the plan. There should be website to answer the questions and to solve the difficulties of the public.

It is seen that in Meerut in the last 15 years industrial development is reduced which is not a good sign for the city because Economic Infrastructure or GDP / per capita income can be increased only with the industry.

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9.3 FLEXIBILITY IN LAND USE

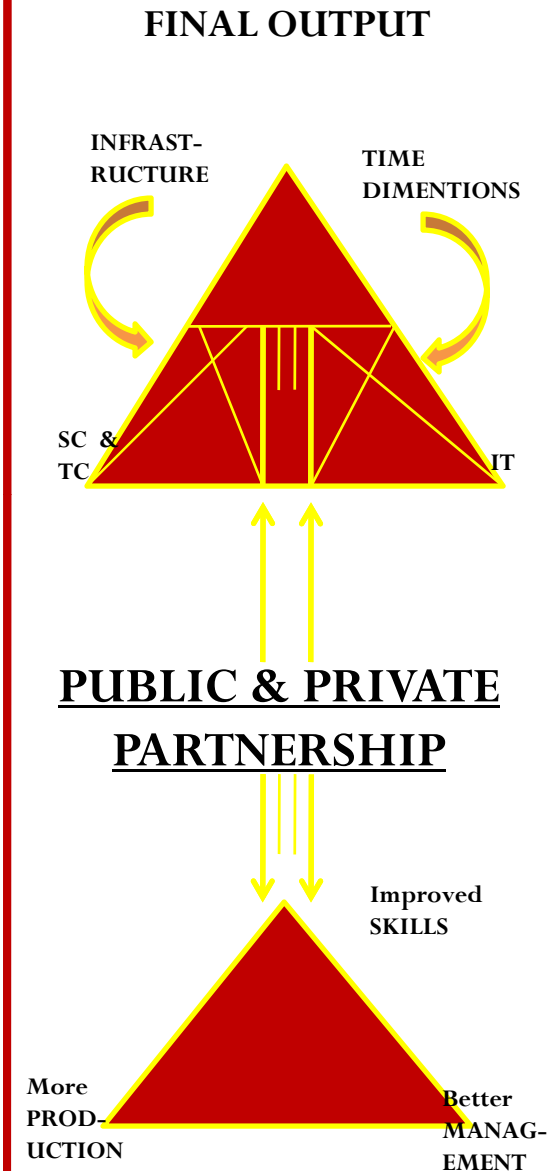
1. Since 1960s we are working on the policies of rigid/fix land use & got a lot of problems in terms of heavy encroachment on Govt. land. We also followed “land policy of large scale, acquisition, development & disposal of land” on lease hold basis & got thousands of problems. Now it is clear that land has to be acquired / assembled by Private Sector of course, with the help of Public Sector. Therefore, flexibility in land use has to be there.

2. SOME IDEAS ARE GIVEN

Following land use should not be anywhere except in designated areas

- (i) **Noxious & hazardous** Industries concerning with acids, chemicals, alcohols, etc.

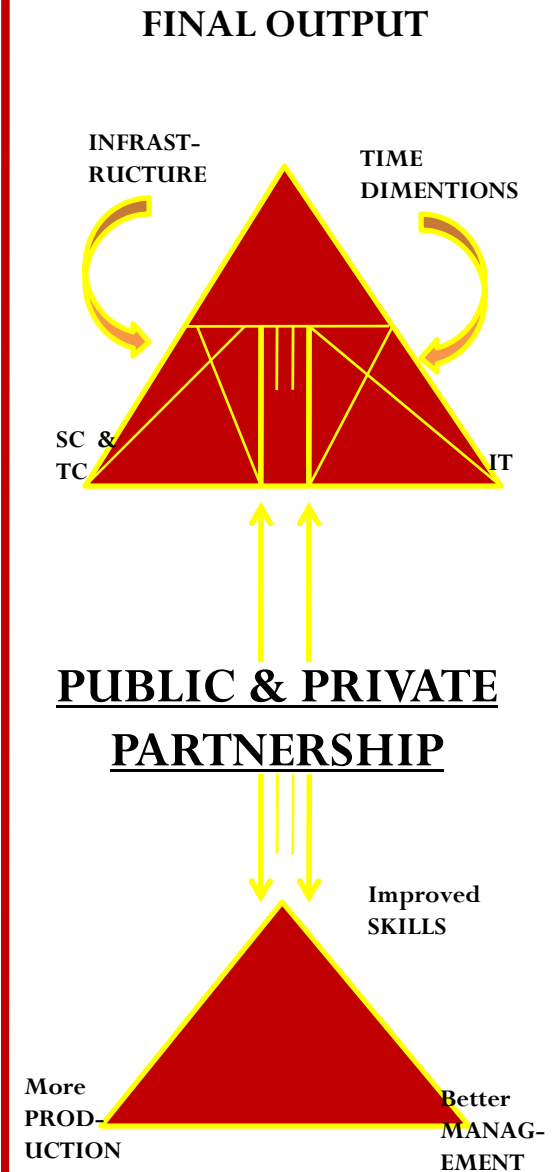
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- (ii) Meet processing plant / slaughter house
- (iii) Activities involving huge storage
- (iv) Activities involving railway siding
- (v) Wholesale markets

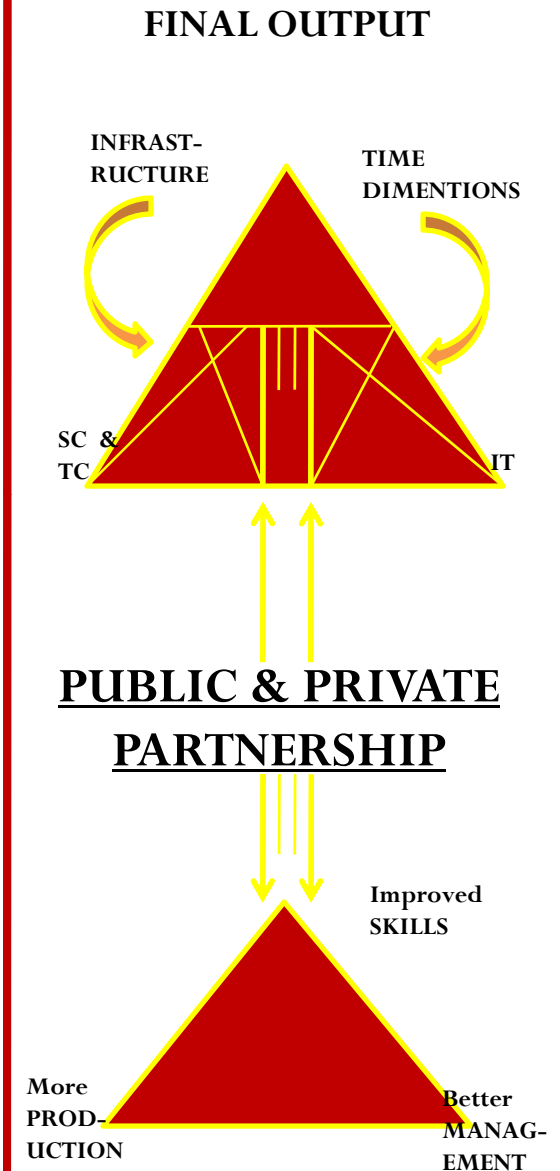
Following Master Plan level designated land uses should also not be disturbed

- (i) Master Plan level Social Infrastructure like University, College, General Hospitals, Police lines, Police Headquarters, District Courts; Govt. Offices, etc.
- (ii) District Centre, Sub district centre, wholesale market, warehousing, truck terminal, inter state bus terminus,
- (iii) No Farm houses should be within Urban limits
- (iv) No large green areas should be proposed on private land except if desired by the owner.



6. **Small uses** like Nursery School, Crech, Primary School, Clinics, Dispensaries may be permitted anywhere if asked by someone subject to (i) Development Charges, (ii) Parking requirement, (iii) Environments, (iv) Circulation system
7. **Hi-tech Industries can be anywhere** subject to availability of sizable plot, circulation system, parking and environment
8. MDA should prepare type **designs of different size of plots** starting from 0.1 – 0.2 - 0.4 – 0.5 – 1.0 - 1.5 – 2.0 hect. & so on, accommodating different size of hi-tech, non-polluting units

If some private party apply to the Govt. then the projects should be welcome and permission be given subject to all the controls.

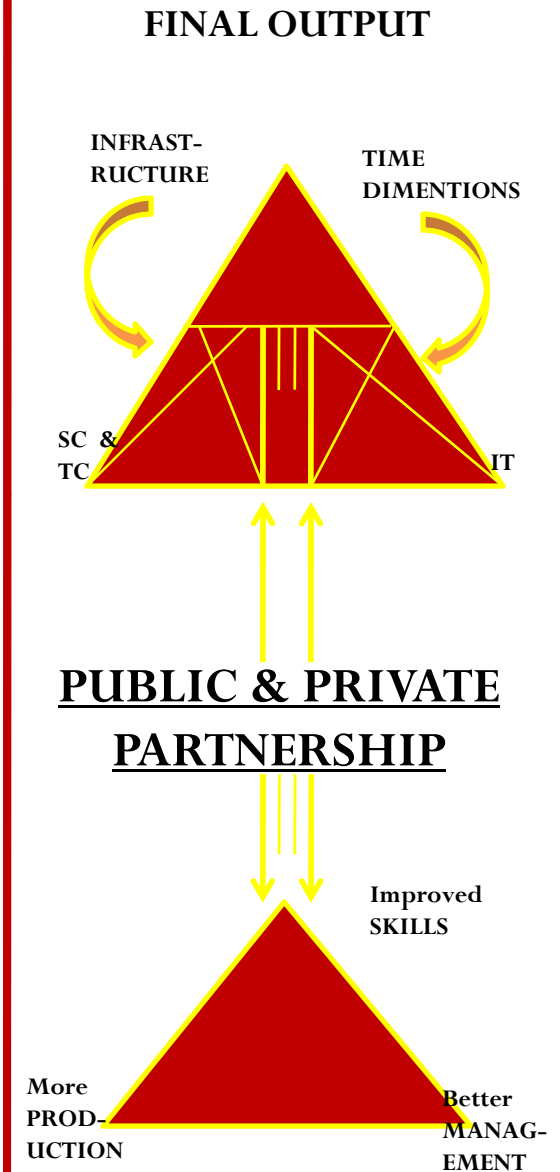


9.4 Permission on the request of Private Sector

If somebody has a minimum size of plot of 0.5 hect. on minimum road of ROW of 18 M then permission may be given subject to following conditions:

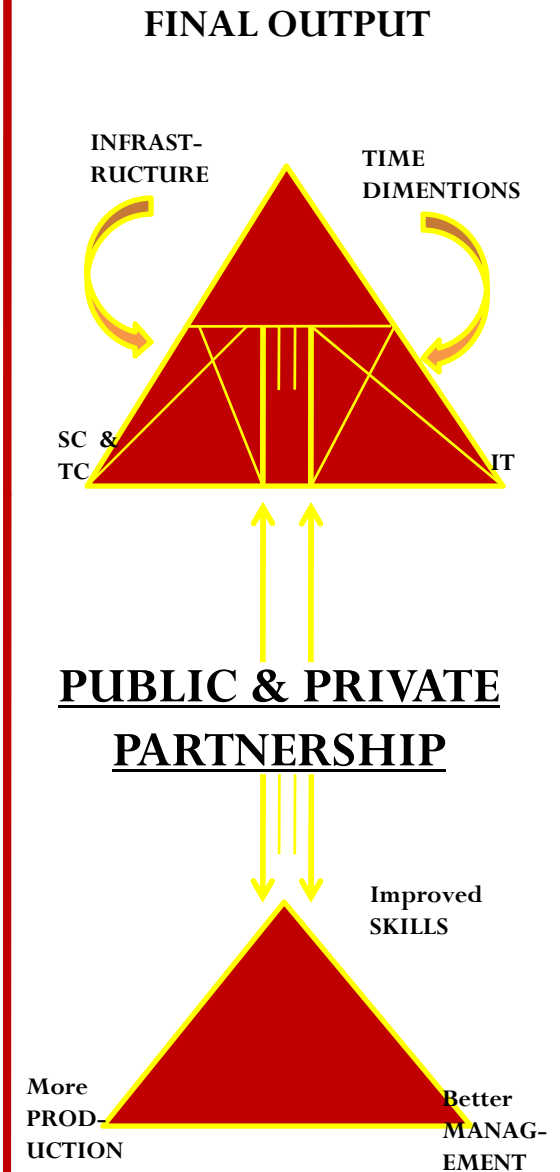
1. It would be a Hi-tech Industry and not in the list of Prohibited / negative industries
2. It would follow Zoning Regulations with regard to GC, FAR, setback, height, **parking norms**, back up power, rain water harvesting.
3. It does not affect Trunk, Physical, Social, Economic,; & Ecological infrastructure

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4. It does not affect Circulation System, EWS housing; vicinity of Archeological Monument; Forest; Agriculture Green Belt.
5. It is within the prescribed Urban limit of Meerut Master Plan 2021 AD
6. It does not affect Security and Safety of the City.
7. Ownership of the land is clear; no conflict with Gaon Sabha land and with any body else.
8. Has adequate funds to complete the Projects within time limits.
9. The area has Trunk Infrastructure .
10. It is not a part of good agriculture land

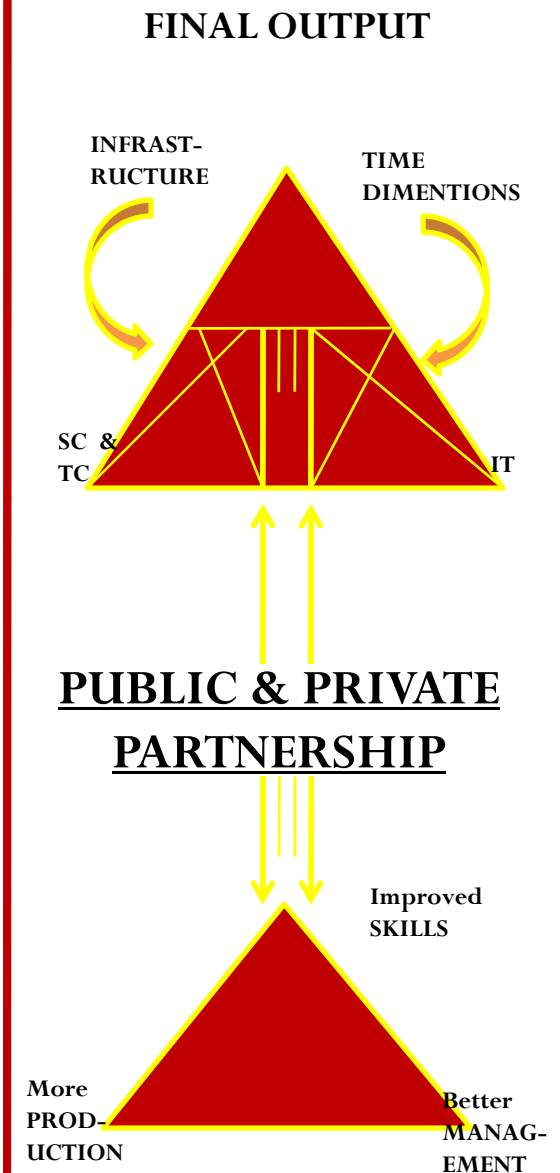
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MAJOR CHANGES IN THE ECONOMIC POLICY

1. **“Less industry”** for public sectors
2. **“Abolition of industrial licensing”** except for selected one
3. New policy on small scale & permitting **“Foreign Equity Investment”**
4. Automatic approval to **FDI (Foreign Direct Investment)**
5. Formation of a **“Foreign Investment Promotions Board”** (FIPB)
6. Easier procedure of **“Foreign Technology Agreement”**
7. Simplification in **“foreign exchange regulation act,”**
8. **“Lowering of custom duties”** and other taxes
9. **“Introduction of convertibility”**

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FINAL OUTPUT

