

DETAILS OF VARIOUS POLICIES

Appendix No.1

POLICIES FOR IMPLEMENTATION OF MEERUT MASTER PLAN-2021 AD

SUMMARY OF THE PROPOSAL

1. Concept of Master Plan and its implementation

Meerut Master Plan -2021 AD came into enforcement on 23rd October, 2006 at the time when NCR Plan – 2021 AD document as well as Delhi Master Plan MPD-2021 AD were not available. These two documents are important and useful and now on the basis of these and other policy documents **Implementation** of the Meerut Master Plan is prepared & proposed for all the land uses and different types of Infrastructure Real Master Plan should have all the utilities, services and facilities required to fulfill basic needs of human being which are Biological, Physiological and Psychological.

Master plan should be a total policy document based on the following seven basic elements:

1. Human – Past, Present and Future population with adequate qualities and workable settlement pattern in planned and non-planned areas.
2. Physical Infrastructure (Trunk, Peripheral & Internal) - (a) Water lines including Water Treatment Plant, (b) Sewerage including Sewage Treatment Plant, (c) Drainage - Small, Medium and Large drains, (d) Power – Generation, Transmission and Distribution, (e) Telecommunication, (f) Internet, Intranet & Extranet with modern communication facilities
3. Ecological Infrastructure – To stop and control (a) Water, (b) Air, (c) Noise and (d) Soil pollution of the entire city. This includes (i) forest areas, (ii) water channels, canals and rivers, (iii) mountainous and hilly areas also.
4. Social Infrastructure – (a) Health, (b) Education, (c) Security, (d) Safety, (e) Justice, (f) Recreation and (g) Shelter
5. Structure of different types for all the land uses
6. Economic Infrastructure – Industrial areas, Commercial areas & mixed land uses to increase GDP and Per Capita Income.

7. Circulation Infrastructure - Roads (NHs, SHs, Master Plan roads, Other roads) ROB, RUB, Cloverleaf's, Elevated roads and Tunnels, Parking areas below the ground, on the surface and above the surface at various levels.
MRTS, Metro, Mono rail & Light rail; air strips, helipads and airport with adequate parking and other facilities
8. Emergency Infrastructure -

2. NAMES OF THE POLICY DOCUMENTS STUDIED AND EXTRACT TAKEN

2.1 U.P. Water Policy Govt. of Uttar Pradesh

2.2 Thermal Power Generation Development Policy – 2008, Govt. of Uttar Pradesh

2.3 Meerut Master Plan 2021 as approved by the Department of Housing and Urban Planning on 13th October, 2006 and under implementation since 23rd October, 2006.

2.4 Regional Plan 2021 of National Capital Region as notified on 17th September, 2005 with following main points applicable to Meerut.

- 1. General Packet Radio System (Page-110)**
- 2. Blue Tooth Technology (Page-110)**
- 3. AVVID (Architecture for Voice, Video & Integrated Data) Technology (Page-110)**

4. National Housing & Habitat Policy – 1998 (Page-113)
5. National Slum Policy (Page-118)
6. UDPFI (Urban Development Plan Formulation & Implementation) Guidelines (Page-120)
7. Policies and proposals for environment. (Page 130)
8. Disaster Management –(Page 133 & 137)
9. Major Changes in the Economic Policy (Page -)
10. FDI Guidelines (Page)
11. Scope of Common Economic Zone (Page)
12. Potential Growth Areas in Hi-tech (Page)
13. Special Economic Zones (Page)
14. Informal Sector Activities (Page)
15. National Housing and Habitat Policy 1998- Salient Features (Page)
16. Slum Population in NCR (2001) (Page)
17. National Slum Policy – Salient Features (Page)
18. UDPFI Guidelines (Page)

2.5 Policies from MPD-2021 AD

1. Land Policy (Page-5 & Para No. a)
2. **Public Participation and Plan Implementation;** (Page-6 & Para No. b)
3. **Redevelopment** (Page-5 & Para No. c)
4. **Shelter** (Page-6 & Para No. d)
5. **Housing for Poor** (Page- 6 & Para No. e)
6. **Environment** (Page-6& Para No. f)
7. **Unauthorized Colonies** (Page -7& Para No. g)

8. **Mixed Use** (Page – 7 h)
9. **Trade & Commerce** (Page- 7 & Para No. i)
10. **Informal Sector** (Page -7& Para No. j)
11. **Industry** (Page – 7& Para No. k)
12. **Conservation of Heritage** (Page – 8 & Para No. l)
13. **Transportation** (Page – 8 & Para No. m)
14. **Health Infrastructure** (Page – 8 & Para No. n)
15. **Educational Facilities** (Page – 8 & Para No. o)
16. **Disaster Management** (Page – 8 & Para No. p)
17. **Provisions of sports facilities** (Page – 9 & Para No. q)
18. **Focus on Infrastructure Development** (Page – 9 & Para No. r)

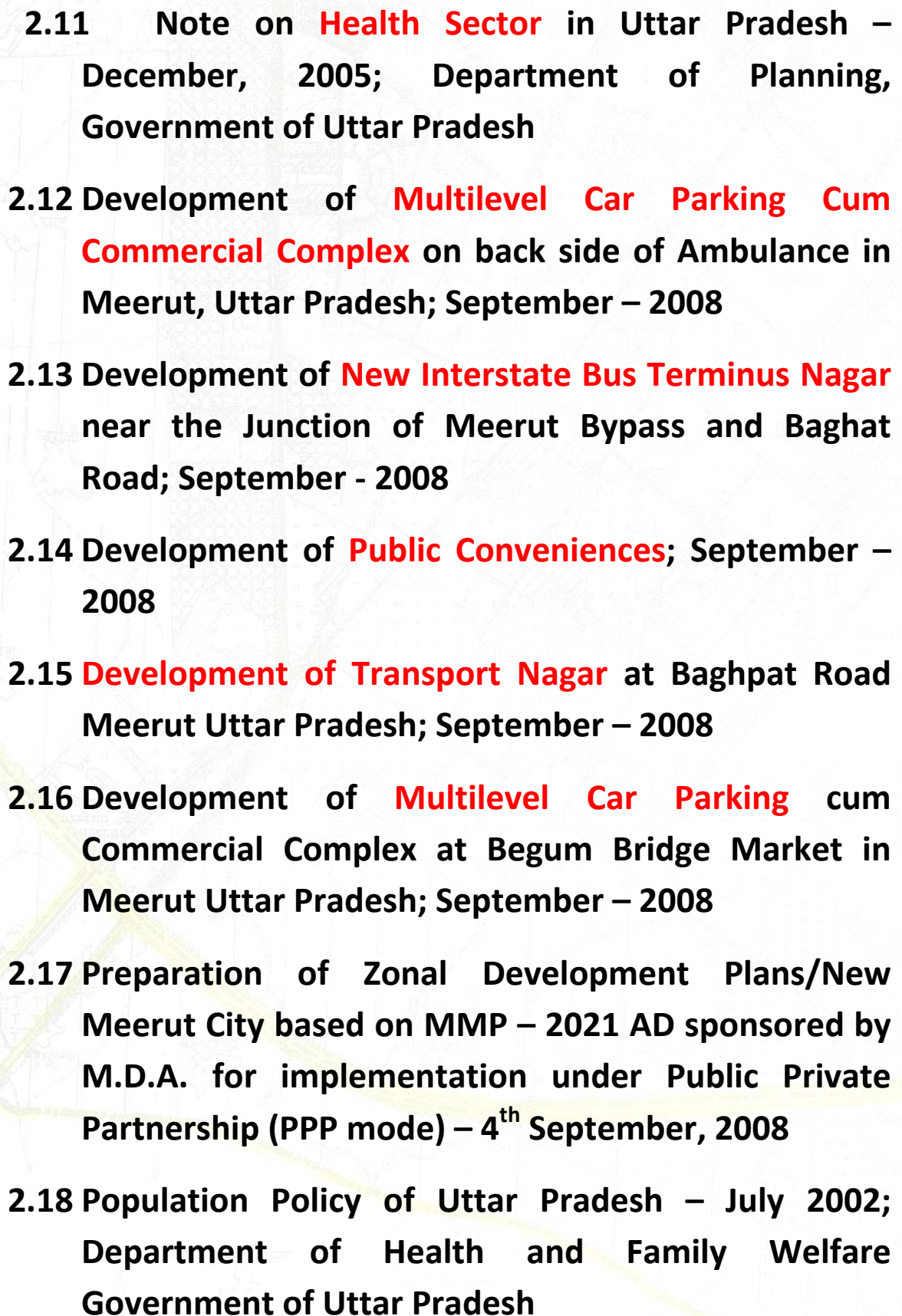
2.6 Policy for Development of **High-tech Township** as notified on **17th Sep. 2007**

2.7 **The Uttar Pradesh Urban Planning and Development Amendment Bill**

2.8 **U.P. Export Policy** by Department of Small Scale Industry and Export Promotion and Department of Agriculture Export, Govt. of Uttar Pradesh

2.9 System of preparation of **Zonal Development Plans** as discussed on **5th September, 2008**

2.10 **U.P. Information Technology Policy – 2004** approved by U.P. Govt. on **29th September, 2004**, Govt. of Uttar Pradesh

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- 2.11 Note on Health Sector in Uttar Pradesh – December, 2005; Department of Planning, Government of Uttar Pradesh**
- 2.12 Development of Multilevel Car Parking Cum Commercial Complex on back side of Ambulance in Meerut, Uttar Pradesh; September – 2008**
- 2.13 Development of New Interstate Bus Terminus Nagar near the Junction of Meerut Bypass and Baghat Road; September - 2008**
- 2.14 Development of Public Conveniences; September – 2008**
- 2.15 Development of Transport Nagar at Baghat Road Meerut Uttar Pradesh; September – 2008**
- 2.16 Development of Multilevel Car Parking cum Commercial Complex at Begum Bridge Market in Meerut Uttar Pradesh; September – 2008**
- 2.17 Preparation of Zonal Development Plans/New Meerut City based on MMP – 2021 AD sponsored by M.D.A. for implementation under Public Private Partnership (PPP mode) – 4th September, 2008**
- 2.18 Population Policy of Uttar Pradesh – July 2002; Department of Health and Family Welfare Government of Uttar Pradesh**

2.29 Major Historic Decisions taken by the Government of Uttar Pradesh for bringing most depressed and deprived sections of scheduled castes/scheduled tribes into the mainstream of society and ensuring their uplift during past one year (from May 13, 2007 to May 13, 2008)

2.20 Presentation on Urban Transportation Plan for Meerut City; Presentation by Meerut Development Authority

2.21 The Status of families of Police Officers (Constables) of Uttar Pradesh

2.22 Urban Transportation Plan for Meerut City; Presentation by Meerut Development City

2.23 Growth and Financing of Elementary Education in Uttar Pradesh: A Province in India. Education Policy Analysis Archives Volume-12 No.25 – 13th June, 2004 by P. Geetha Rani, National Institute of Educational Planning & Administration, New Delhi, India.

2.24 Major Historic decisions taken by the Government of Uttar Pradesh for bringing most depressed and deprived sections of SC/ST into the mainstream of society and ensuring their uplift during Past One Year (from May 13, 2007 to May 13, 2008) – Information & Public Relations Department, U.P. Lucknow

2.25 Note on Health Sector in Uttar Pradesh, Department of Planning, Govt. of Uttar Pradesh, December, 2005

2.26 Uttar Pradesh “We have to educate our girls, no matter what ? “ Shankargarh (U.P.)

Uttar Pradesh Annual Plan-2005-06 – Approved Outlay: Uttar Pradesh Data Highlights: The Scheduled Castes Census of India – 2001

2.27 Uttar Pradesh Population Policy – Govt. of Uttar Pradesh, July, 2000

2.28 Police as an Instrument of Social Change: Govt. of India. Sardar Vallabhbhai Patel National Police Academy, Hyderabad -500052

3. GOVERNANCE OF THE CITY

3.1 Proposal is given in Meerut Urban Development Mission in Chapter –

3.2 Distribution of Functions and Powers between Public & Private Sector

4. FINANCIAL PLANNING

4.1 Financial inputs from Central Govt., State Govt., National Capital Regional Planning Board and Meerut Development Authority

4.2 Financial inputs from beneficiaries for different types of development

5. LAND ACQUISITION FOR DIFFERENT PURPOSES

6. PLANNING INSTRUMENTS

DETAILED PLANNING

7. LAND USE PLANNING

7.1 Residential

- a. Plotted development**
- b. Group housing**
- c. Housing for EWS & LIG**

7.2 Commercial

- a. Large commercial areas; namely – Central Business District, Sub-Central Business District, District Centre, Community Shopping Centre & Local Shopping Centre**
- b. Convenient Shopping Centre, Informal Commercial, Small shops near different land uses, Weekly markets, Village Haat, Service Centre of different types**
- c. Wholesale markets,**
- d. Storages**

7.3 Industrial

- a. Information Technological Park,**

- 
- b. Science & Technology Park**
 - c. Small Scale Industries**
 - d. Medium Type Industries**
 - e. Large Industries**

7.4 Public & Semi Public facilities

- a. Health; hospitals, clinics, dispensaries, maternity home/nursing home/poly clinic, Vetnary hospital**
- b. Education; University, College, Medical College, Intermediate college, Sr. Secondary schools, Primary schools, Nursery schools**
- c. Sports grounds**
- d. Social Security, Police Head Quarters, Police lines, Police station, Police post, Police booth, district jail**
- e. Social Safety; Fire station and head quarter, Fire post**
- f. Social Justice; District Court & Other Courts**
- g. Facility area**
- h. Multipurpose Community Hall**
- i. Working hostel**
- j. Religious places**
- k. Head post office, telephone exchange, transmission centre**
- l. Cremation ground, Burial ground**

7.5 Circulation / Traffic & Transportation

- a. National Highway, State Highway, Master Plan roads, Other roads**
- b. ROB, RUB, Cloverleaf's, Tunnels, Elevated roads**
- c. Parking at various levels**
- d. MRTS, Metro, Mono rail & Light rail**
- e. Bus Depots, Workshops etc.**

7.6 District Parks, Play ground and open spaces

- a. District parks at the district level**
- b. City parks at city level**
- c. Name out parks**
- d. Small green areas and total lots**

7.7 Utilities and Services

- a. Water lines**
- b. Water treatment plants**
- c. Sewer lines**
- d. Sewerage Treatment plants**
- e. Electric lines and KV stations of different magnitudes**
- f. Land fill sites**
- g. Drains of different capacity**

7.8 Agriculture and farm houses

- a. Farm Houses**
- b. Water bodies and channels**

- 
- c. **Forest**
 - d. **Other Green areas**
 - e. **Green belts**

8. ZONING REGULATIONS

8.1 Use premises

8.2 Use zones

9. DEVELOPMENT CONTROLS

9.1 Ground coverage, FAR, Setbacks and parking norms

9.2 Densities

10. MIXED LAND USE

11. TIME FRAMEWORK FOR DIFFERENT TYPES OF ACTIVITIES

11.1 Plan from 2009 to 2012

11.2 Plan from 2012 to 2017

11.3 Plan from 2017 to 2021

ZONING REGULATIONS

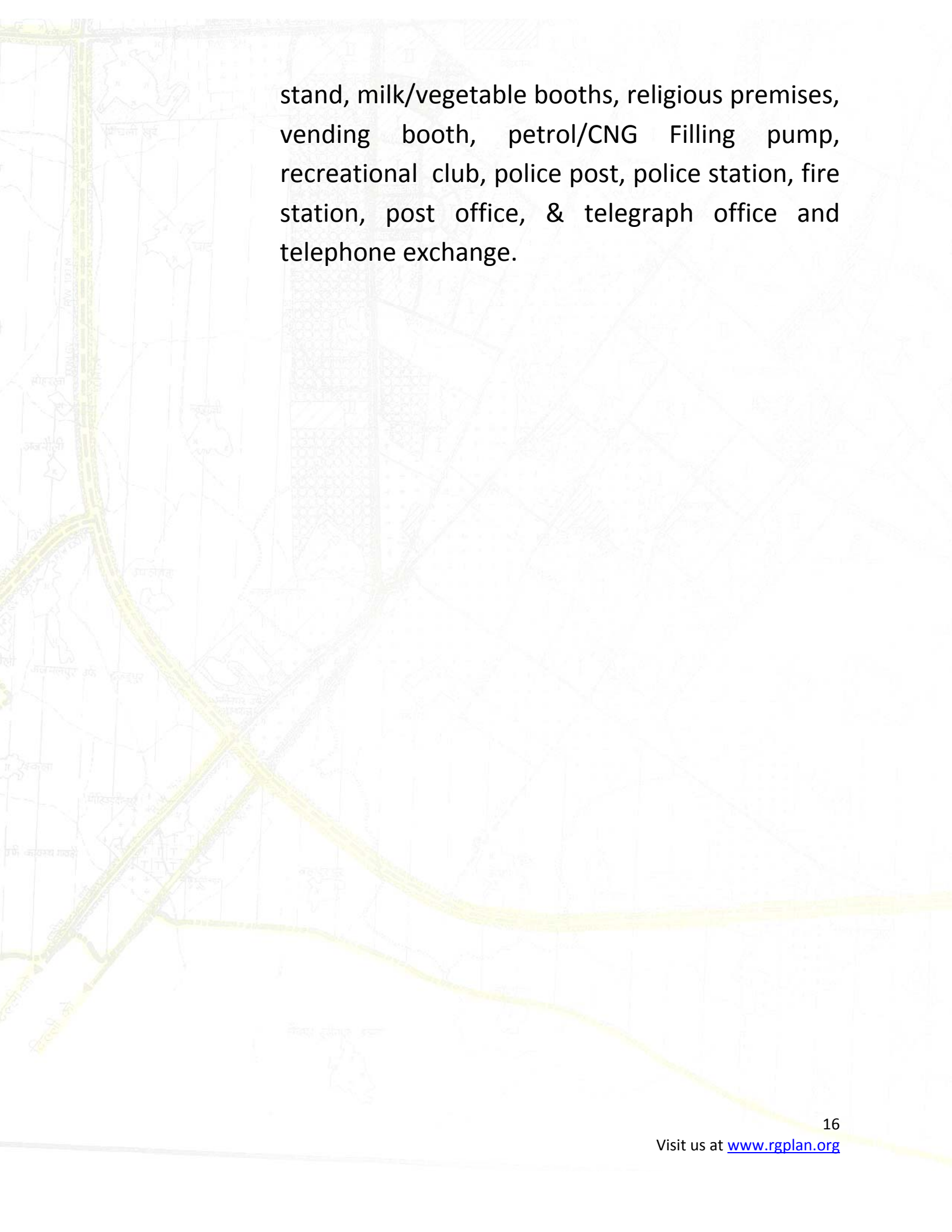
Following are use premises

There would be following 5 use zones:

1. RD Residential development
2. C1 Commercial development of Low density
3. C2 Commercial development of High density
4. M Manufacturing,
5. PS Public & Semi Public Buildings
6. RD Residential Plot- Plotted Housing, Residential Plot- Group Housing, Residence –Cum- Work Plot, Foreign Mission, Hostel/ Old age home, Guest House, Boarding and Lodging House, Dharamshala and its equivalent, Community Hall/ Barat Ghar, Night Shelter, Community /Recreational Hall, Library, Reading Room, Society office, Crèche and Day Care Centre.
7. C Local Level (Convenience/ Local shopping centre), Cinema/ Multiplexes, Service Markets/ Informal Bazaars, Wholesale Trade,Storage,

godown and warehousing, cold storage & Ice factory, gas godown.

8. R Recreational (Park, Play grounds, Swimming pool) Sports Complex/ Stadium/ Amusement Parks/ Recreational Clubs etc.
9. M Industrial Plot, flatted group industry, Service Centre & Service Industry.
10. T Circulation (Road Network with street furniture, Bus Terminal, MRTS Stations, Parking etc., Bus Depot & Workshop
11. G Local /Government Maintenance offices/ offices of utility services providing agencies.
12. PS Hospital (Up to 100 beds), Primary Health Centre/ Family welfare Centre/Maternity Home/ Dispensary etc., Nursing Home/ Poly clinic/ clinic/ clinical laboratory etc., Dispensary for pet and animals, primary school/ Middle School, Sr. Secondary School, School for Mentally/ Physical Challenged, Technical Training centre (ITI/Polytechnic/ Vocational /Training Institute/ Management Institute / Teacher Training Institute, etc.), Facilities –Bus Terminal, taxi

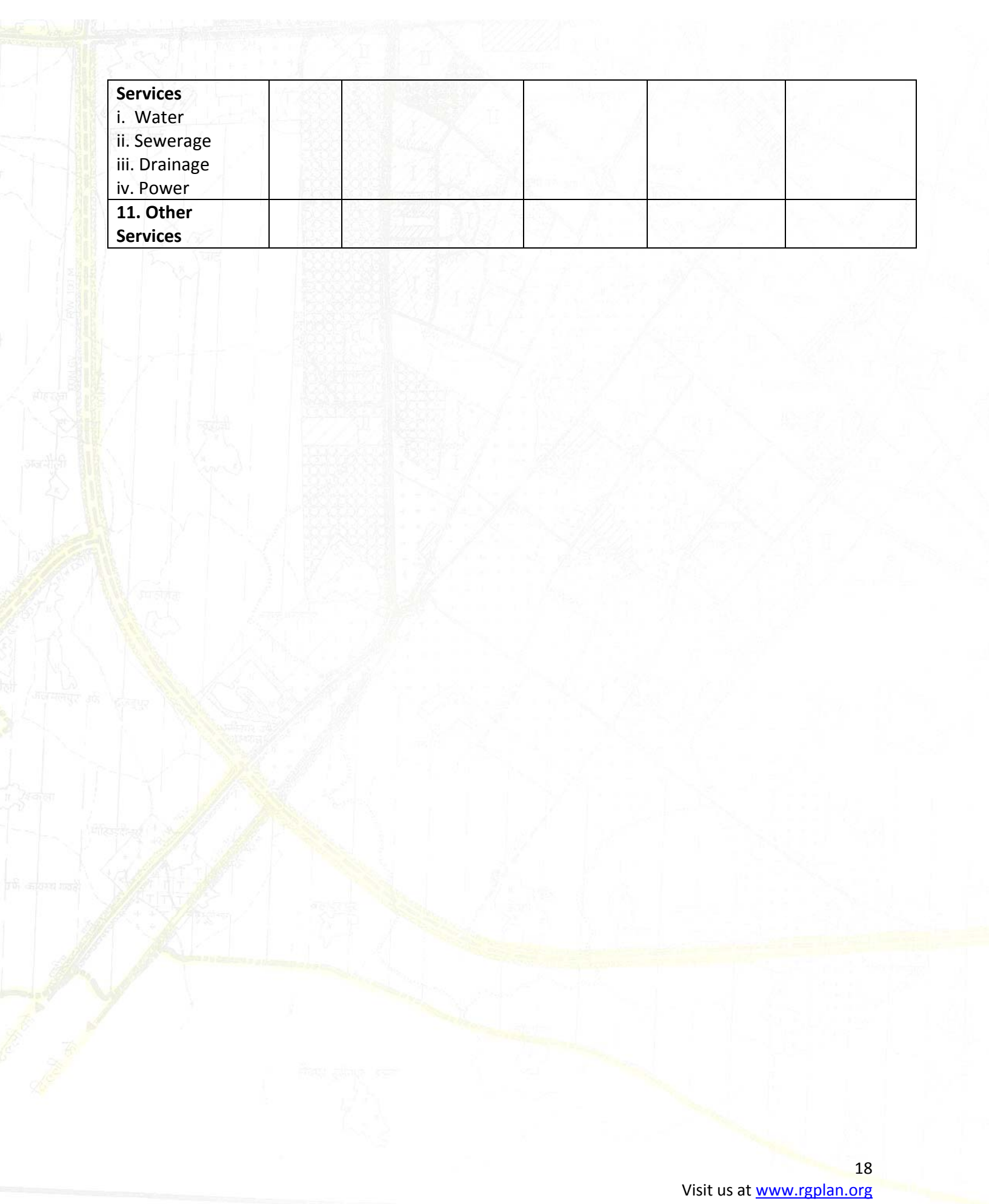


stand, milk/vegetable booths, religious premises, vending booth, petrol/CNG Filling pump, recreational club, police post, police station, fire station, post office, & telegraph office and telephone exchange.

MODEL OF FINANCIAL POLICY

Item	Land	Development Trunk Peripheral / Internal	Construction	Management	Maintenance
1. Residential i. HIG ii. MIG iii. LIG iv. EWS					
2. Commercial i. Formal ii. Informal					
3. Public & Semi Public Buildings i. Health ii. Education iii. Security iv. Safety v. Justice					
4. Industrial i. IT ii. Sc. & Technology iii. Large units iv. Small units v. Shifting					
5. Circulation i. Highways ii. Master Plan road iii. Small roads					
6. Parking areas					
7. METRO					
8. Bus Terminal					
9. Goods Terminal					
10. Utilities &					

Services					
i. Water					
ii. Sewerage					
iii. Drainage					
iv. Power					
11. Other Services					



Box 5.1 MAJOR CHANGES IN THE ECONOMIC POLICY (Page – 36)

- i. Reduction of the number of industries or activities reserved for the public sector.
- ii. Abolition of industrial licensing except for selected industries.
- iii. New policy on small-scale industry and permitting Foreign Equity Investment.
- iv. Automatic approval to foreign direct investment (FDI) in selected high priority industries.
- v. Foreign equity proposals need not be accompanied by foreign technology agreement.
- vi. Formation of a Foreign Investment Promotions Board (FIPB).
- vii. Simpler and easier procedure for foreign technology agreement.
- viii. Introduction of convertibility
- ix. Suitable and Foreign Exchange Regulation Act removing restriction imposed earlier on companies.
- x. Lowering of customs duties, central excise duties and removal of blanket ban on imports

Source: Regional Plan -2021 National Capital Region

Box 5.2 FOREIGN DIRECT INVESTMENT (FDI) GUIDELINES IN DEVELOPMENT OF INTEGRATED TOWNSHIP AND ITS VARIOUS COMPONENTS (PAGE-37)

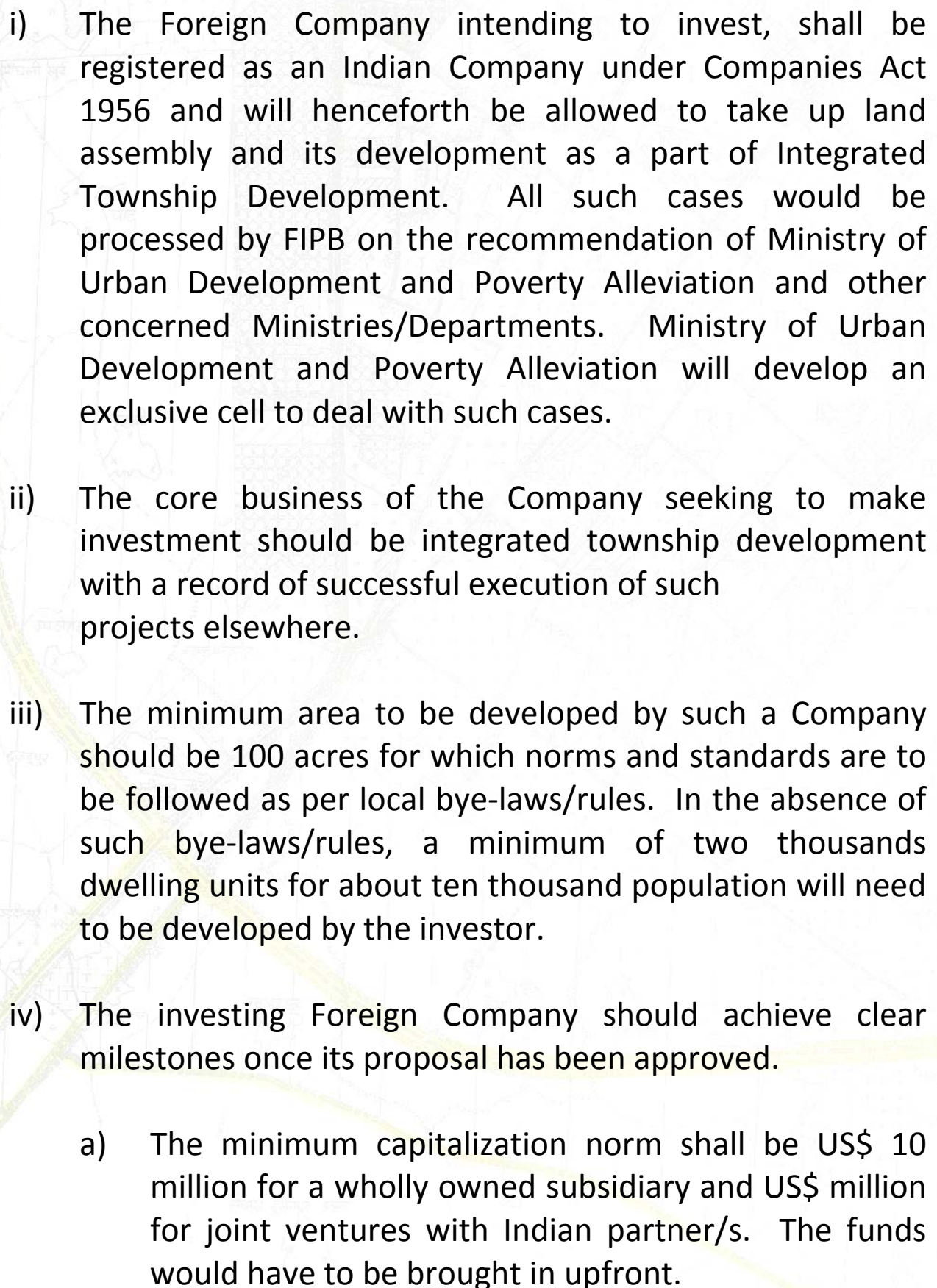
FDI up to 100% for development of integrated township having all the land use with a minimum area of 40 hect. to be followed by Development Controls, Building Bye-laws etc.; investing Foreign Company should have minimum capitalization norms of US\$ 10 million. 80% of the integrated project development must be completed within a period of 5 years. Other norms of having over developed land of social infrastructure to the State Govt./Municipal authorities/Housing Board has been given in Box. No.5.2 under heading FDI Guidelines

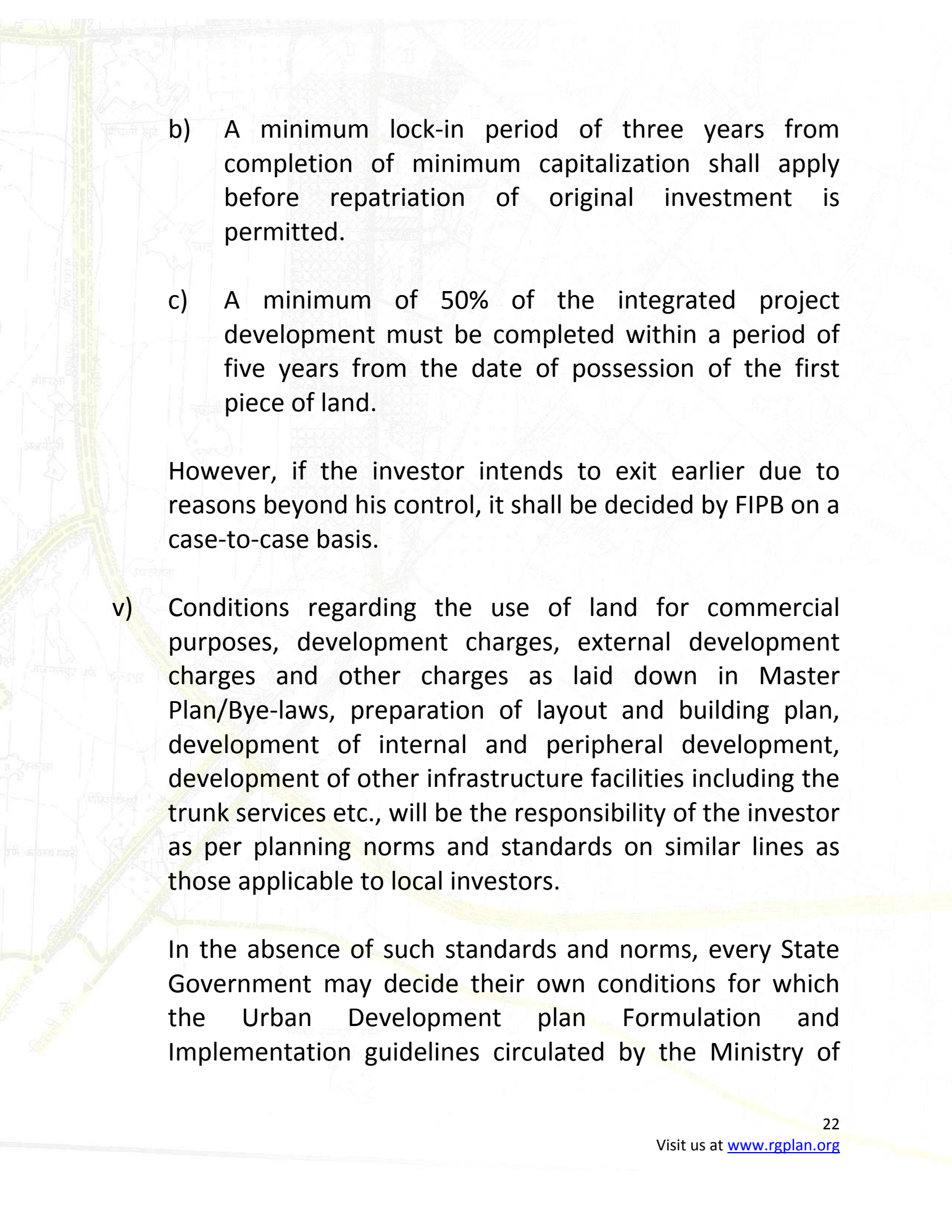
FOREIGN Direct Investment Guidelines

Salient Features

Government vide Press Note No. 4 (2001 series) permitted FDI up to 100% for development of integrated townships including housing, commercial premises, hotels, resorts, city and regional level urban infrastructure facilities such as roads and bridges, mass rapid transit systems and manufacture of building materials. Development of land and providing allied infrastructure will form an integrated part of township's development.

2. FDI in the development of integrated townships will be subject to the following Guide lines:

- 
- i) The Foreign Company intending to invest, shall be registered as an Indian Company under Companies Act 1956 and will henceforth be allowed to take up land assembly and its development as a part of Integrated Township Development. All such cases would be processed by FIPB on the recommendation of Ministry of Urban Development and Poverty Alleviation and other concerned Ministries/Departments. Ministry of Urban Development and Poverty Alleviation will develop an exclusive cell to deal with such cases.
 - ii) The core business of the Company seeking to make investment should be integrated township development with a record of successful execution of such projects elsewhere.
 - iii) The minimum area to be developed by such a Company should be 100 acres for which norms and standards are to be followed as per local bye-laws/rules. In the absence of such bye-laws/rules, a minimum of two thousands dwelling units for about ten thousand population will need to be developed by the investor.
 - iv) The investing Foreign Company should achieve clear milestones once its proposal has been approved.
 - a) The minimum capitalization norm shall be US\$ 10 million for a wholly owned subsidiary and US\$ million for joint ventures with Indian partner/s. The funds would have to be brought in upfront.

- 
- b) A minimum lock-in period of three years from completion of minimum capitalization shall apply before repatriation of original investment is permitted.
 - c) A minimum of 50% of the integrated project development must be completed within a period of five years from the date of possession of the first piece of land.

However, if the investor intends to exit earlier due to reasons beyond his control, it shall be decided by FIPB on a case-to-case basis.

- v) Conditions regarding the use of land for commercial purposes, development charges, external development charges and other charges as laid down in Master Plan/Bye-laws, preparation of layout and building plan, development of internal and peripheral development, development of other infrastructure facilities including the trunk services etc., will be the responsibility of the investor as per planning norms and standards on similar lines as those applicable to local investors.

In the absence of such standards and norms, every State Government may decide their own conditions for which the Urban Development plan Formulation and Implementation guidelines circulated by the Ministry of

Urban Development and Poverty Alleviation may service as a guiding principle.

- vi) Land with assembled area for peripheral services such as police stations, milk booths will be handed over free of cost to the Government/local authority/agency as the case may be.
- vii) The Developer will retain the lands for community services such as (i) schools, (ii) shopping complex, (iii) community centres, (iv) ration shop and (v) hospital/dispensary. These services will be developed by developer himself and shall be made operational before the houses are occupied.
- viii) The developer, after properly developing playgrounds, park, will make it available to the local authorities free of cost.
- ix) The Developer will ensure the norms and standards as applicable under local laws/rules.
- x) For companies investing in Special Economic Zones, Foreign Investment Promotion Board may accord exemption to any of the above mentioned conditions on a case-to-case basis. This will, however, be an interim measure till guidelines are evolved in due courses in a need based manner.

Source: Regional Plan -2021 National Capital Region

BOX NO.5.3 SCOPE OF COMMON ECONOMIC ZONE (PAGE-52)

- Rationalization of Tax Structure
- Extending Uniform Financial/Banking services throughout NCR-Sub Region
- Integrated Rail and Road Transport Network
- Removing the restrictions of Inter-State movement of taxis and auto-rickshaws between the NCR States
- Providing Uniform Telecom Facilities throughout the NCR
- Uniform Power Supply
- Developing an Integrated Water Supply and Drainage System for NCR
- Integrated Education Policy
- Integrated Health Policy
- Integrated approach for Pollution Control
- Integrated Law and Order Machinery
- Provision of adequate financial Resources in Sub-component Plans of participating States and concerned Central Ministries.

Source: Regional Plan -2021 National Capital Region

BOX 5.4 POTENTIAL GROWTH AREAS IN HI-TECH (PAGE-54)

- i. Computer hardware & software industry
- ii. Interfaces of the computers and telecom facilities.
- ii. Information needs of uses
- iii. Electronic goods.
- iv. Service & repair of TV and other electronic items.
- v. Photo composing and Desk Top Publication.

- vi. TV and Video programme production.
- vii. Textile designing and Fabric Testing etc.
- viii. Bio-technology
- ix. Telecommunications and IT enabling services
- x. Gems and Jewellery

Source: Regional Plan -2021 National Capital Region

BOX 5.5 SPECIAL ECONOMIC ZONES (PAGE-55)

Salient Features

Special Economic Zone (SEZ) is a specifically delineated duty free enclave and shall be deemed to be foreign territory for the purposes of trade operations and duties and tariffs.

Goods going into the SEZ area from Domestic Tariff Area (DTA) shall be treated as deemed exports and goods coming from the SEZ area into DTA shall be treated as if the goods are being imported.

SEZ units may be set up for manufacture of goods and rendering of services, production, processing, assembling, trading, repair, remaking, reconditioning, reengineering including making of gold/silver/platinum jewellery and articles thereof or in connection therewith.

SEZ units may export goods and services including agro-products, partly processed jewellery, sub-assemblies and components. It may also export by-products, rejects and waste scrap out of the production process.

SEZ unit may import without payment of duty all types of goods, including capital goods, as defined in the Policy, whether new or second hand, required by it for its activities or in connection therewith, provided they are not prohibited items of imports in the ITC (HS). The units shall also be permitted to import goods required for the approved activity, including capital goods, free of cost or on loan from clients.

SEZ units may procure goods required by it without payment of duty, from bonded warehouses in the DTA set up under the Policy.

SEZ units may import, without payment of duty, all types of goods for creating a central facility for software development can also be accessed by units in the DTA for export of software.

Gems & Jewellery and Jewellery units may also source gold/silver/platinum through the nominated agencies.

SEZ units may also import/procure from DTA specified goods without payment of duty and subject to such conditions, as may be notified by the Government, for setting up of units in the Zone.

Source: Regional Plan -2021 National Capital Region

BOX 5.6 WHOLESALE TRADE-SUGGESTED LOCATIONS (PAHE-56)

Textiles & Readymade Garments Meerut and Rohtak

Source: Regional Plan -2021 National Capital Region

BOX 5.7 INFORMAL SECTOR ACTIVITIES (PAGE-57)

Meerut : Handloom, sports goods and scissors and blades industry

Source: Regional Plan -2021 National Capital Region

BOX 10.1 GENERAL PACKET RADIO SYSTEM (PAGE - 110)

General Packet Radio System (GPRS) is a new service that provides actual packet radio access for mobile Global System for Mobile Communications (GSM) and time-division multiple access (TDMA) users. The main benefit of GPRS is that it reserves radio resources only when there is data to be sent and it reduces reliance on traditional circuit-switched network elements. The increased functionality of GPRS will decrease the incremental cost to provide data services, that will, in turn, increase the penetration of data services among consumer and business users. GPRS is important step towards third-generation (3G) networks. GPRS will allow network operators to implement IP-based core architecture for data applications, which will continue to be used and expanded upon 3G services for integrated voice and data applications.

BOX 10.2 BLUE TOOTH TECHNOLOGY (PAGE - 110)

Telecom technology compatible with Blue Tooth is a Radio Frequency (RF) specification for short-range, point to multipoint voice and data transfer. Blue tooth will enable users to connect to a wide range of computing and telecommunications devices without the need for proprietary cables that often fall short in terms of ease-of-use. The technology represents an opportunity for the industry to deliver wireless solutions that are ubiquitous across a broad range of devices. Blue tooth technology was designed to be small and inexpensive. Blue tooth technology has no line-of-sight requirements making it a potential replacement for infrared ports. Blue tooth can operate through walls or from within your briefcase. Printers, PDA's desktop computers, fax machines, keyboards, joysticks and many other digital devices can be part of the Blue tooth system. Blue tooth radio technology provides a universal bridge to existing data networks, a peripheral interface, and a mechanism to form small private and ad-hoc groupings of connected devices away from fixed network infrastructures.

BOX 10.3 AVVID (ARCHITECTURE FOR VOICE, VIDEO AND INTEGRATED DATA) TECHNOLOGY (PAGE - 110)

Telecom facility compatible to AVVID Technology (Architecture for Voice, Video and Integrated Data) defines a framework for building and evolving customer networks supporting internet business solutions. As more and different applications begin

sharing the data network, the needs for management, reliability, and control grow. Unlike traditional hierarchical network architectures, such as SNA, the emerging network model is widely distributed so that servers anywhere in the network provide information and processing services to users regardless of location. Adequately serving the needs of Internet business solutions in this environment requires a consistent set of network services end-to-end through the network, providing prioritization, high availability, and performance. Since a level physical foundation provides the reference point and support for a complex physical building, these consistent services provide a foundation for rapid deployment and easy administration of internet business solutions.

BOX 11.1 NATIONAL HOUSING & HABITAT POLICY 1998 (PAGE – 113)

Salient Features

Objectives

- Creation of surpluses in housing stock either on rental or ownership basis
- Providing quality and cost effective shelter options, especially to vulnerable groups and the poor
- Removing legal, financial and administrative barriers for facilitating access to land, finance and technology.
- Forging strong partnership between private, public and cooperative sectors to enhance the capacity of the

construction industry to participate in every sphere of housing and habitat

- Using technology for modernizing the housing sector to increase efficiency, productivity, energy efficiency and quality
- Empowering Panchayati Raj institutions and village cooperatives to mobilize credit for adding to the housing stock.

Role of all the Stake Holders

Central Government

The Central Government's role in implementing the Policy is to take steps to bring in legal reforms including formulation of effective foreclosure laws. Further, it has to devise macroeconomic policies to enable flow of resources to the housing and infrastructure sector, develop a debt market for housing and infrastructure fully integrated with the financial markets in country. For this purpose the Government has to set up a National Shelter Fund to meet the requirement of low cost funds for the housing needs of the poor. It is also required to promote research and development and transfer of technology for construction of houses and evolve parameters for optimal use of available resources to promote development and growth in a sustained manner.

The housing policy recognizes the necessity of providing fiscal concessions for housing, infrastructure, innovative and energy

saving construction materials and methods and also setting up a regulatory mechanism to ensure that the concessions are correctly targeted and utilized.

The Central Government is also required to develop and enforce appropriate ecological standards to protect the environment and provide a better quality of life in human settlements. It should also promote the creation of a secondary mortgage market.

State Government

The State Governments are required to liberalise the legal and regulatory regime to give a boost to housing and supporting infrastructure, promote private sector and cooperative in undertaking housing construction for all segments in urban and rural areas. They are also required to undertake appropriate reforms for easy access to land and promote decentralized production and availability of building material.

The State Governments have to facilitate training of construction workers by converging other development programmes through Building Centres and other agencies. Besides they are to empower the local bodies to discharge their responsibilities in regulatory and development functions.

Local Authority

The role of local authorities is to identify specific housing shortages and prepare District Housing Action Plans for rural areas, devise programmes to meet housing shortages and

augment supply of land for housing, particularly for vulnerable groups and plan expansion of both urban and rural infrastructure services. They are also required to enforce effectively regulatory measures for planned development.

Public/Private Housing Finance Companies

The policy anticipates that the public/private housing finance companies will redefine their role and move away from the traditional approach to housing finance and develop and expand their reach to meet the needs of people. Besides this they may have to devise schemes to lend at affordable rates to those who are in dire need of housing finance support, mobilize resources from provident funds, insurance funds, mutual funds etc. for house building activities and develop innovative instruments to mobilize domestic savings.

Housing Board/Corporations/Development Authorities and Other Public Agencies

The policy envisages that Housing Boards and other agencies involved in housing development will revamp their method of working and redefine their role for facilitating land assembly and development of infrastructure, moving away from direct construction activity. For achieving their objectives they will have to forge partnerships with the private sector and cooperatives for housing construction in an efficient manner and devise flexible schemes to meet the user's requirement.

Corporate, Private and Cooperative Sectors

The policy accords a very high importance to corporate, private and cooperative sectors in housing delivery. They are expected to take the lead role in land assembly, construction of houses and development of amenities. In the endeavour they should forge partnership with State Governments and local authorities for construction of houses and collaborate with the State Governments to work out schemes for slum reconstruction on cross subsidization basis.

Research and Technology Transfer Organization

These institutions are required to direct research efforts to locally available raw materials and reduce the use of scarce natural resources and replace them with renewable resources. They may also have to standardize new technology for easy adoption by various public and private construction agencies and also promote energy efficiency in building materials and construction methods. This will also entail promoting use of renewable energy sources for the housing sector particularly, solar, bio-mass and waste based energy.

It is also necessary for them to promote disaster mitigation techniques for new constructions as well as strengthening of existing houses to prevent continuing loss of housing stock and human lives from natural hazards like earthquakes, cyclones and floods.

One of their important role is to disseminate information about new technologies and provide training to construction workers in the use of new technologies.

BOX 11.3 SLUM POPULATION IN NCR (2001) (PAGE - 116)

Sub-region / Cities	Population		% age of Slum population
	Total	Slum	
Uttar Pradesh (Urban)			
1. Meerut	10,74,229	4,71,316	43.87

BOX 11.5 NATIONAL SLUM POLICY (PAGE – 118)

Salient Features

Objectives

- To integrate slum settlements and the communities residing within them into the urban area as a whole by creating awareness amongst the public and in Government of the underlying principles that guide the process of slum development and improvement and the options that are available for bringing about the integration.
- To strengthen the legal and policy framework to facilitate the process of slum development and improvement on a sustainable basis.


- To establish a framework for involving all stakeholders for the efficient and smooth implementation of policy objectives.

Salient Features

The policy primarily endorses and promotes an upgrading and improvement approach to deal with slums and informal settlements as opposed to resettlement. It proposes that all existing planning instruments such as master plans, land use plans etc. should be modified to ensure that slums and informal settlements can be properly integrated into the wider urban area.

The policy states that all physical upgrading and improvement in informal settlements should adopt a community-based approach with the active involvement of members of the community at every stage of design, implementation, and maintenance of services and assets. It sets forth specific norms and guiding principles for physical infrastructure developments and the desirability of collection of user charges.

The policy also emphasizes improving access to social services-health, education, child labour and child rights and public distribution system-as their effective delivery would also reduce social inequities and promote integration of people residing in slums into the social and economic networks of the city as a whole.



The policy recognizes the importance of economic empowerment of the slum dweller and lays guidelines for provision of financial services for the poor and economic support/enterprise development designed to address the livelihood needs of the urban poor.

The policy proposes a sustainable financing mechanism for slum improvement through a Slum Development Fund at the State level, while recognizing the role of private sector funding and institutional finance.

The policy proposes a Consolidated Service Tax on properties located in slums. It gives measures for strengthening municipal governance and management in the context of slum areas. It also proposes establishment of a system of monitoring and evaluation at different levels of government in order to find out the extent to which the programmes under the policy are being implemented and whether the policy objectives are being achieved.

The policy is committed to a shelter up-gradation approach that will enable, support and extend individual and community initiatives for housing provision.

Incorporating some of the important features outlined in the policy, the Central Government has announced the 'Valmiki Ambedkar Malin Basti Awas Yojna (VAMBAY)' for construction of dwelling units, upgradation of slum tenements and provision of basic amenities like water supply and sanitation in slums.

Source: National Slum Policy (Draft), Ministry of Urban Development and Poverty Alleviation, October 2001.

BOX 12.1 UDPMI GUIDELINES (PAGE – 120)

I. EDUCATIONAL FACILITIES NORMS AND STANDARDS

A. Pre-Primary to Secondary Education

- a. Pre-Primary, Nursery School One for 2,500 population
- b. Primary School (Class I to V) One for 5,000 population
- c. Senior Secondary School (VI to XII) One for 7,500 population
- d. Integrated school with hostel facility One for 90,000 one lakh population
(Class I to XII)
- e. Integrated school without hostel facility One for 90,000 one lakh population
(Class I to XII)
- f. School for handicapped One for 45,000 population

B. Higher Education - General

- a. College population One for 1.25 lakhs
- b. Technical Education Technical Education Centre (A): One such centre provided for every 10 lakhs population to include one

industrial training institute and one polytechnic.

Technical Centre (B): One provided for 10 lakhs population to include one industrial training institute, one technical centre and one coaching center

II. HEALTH CARE FACILITIES

a. General hospital

One Hospital for 2.5 lakhs population with provision for 500 beds

b. Intermediate hospital (Category A) One Hospital for one lakh population with provision for 100 beds

c. Intermediate hospital (Category B) One Hospital for one lakh population with provision for 80 beds (initially may be for 50 with 20 maternity beds)

d. Polyclinic with some observation beds One for one lakh population

e. Nursing home, Child welfare and maternity center One for 0.45 to one lakh population

III.

- | | |
|------------------------------------|-----------------------------|
| a. Community room | One for 5,000 population |
| b. Community hall and library | One for 15,000 population |
| c. Recreational club | One for one lakh population |
| d. Music, dance and drama centre | One for one lakh population |
| e. Meditation and spiritual centre | One for one lakh population |
| f. Socio-cultural centre | One for 10 lakhs population |

IV.

- | | |
|---------------------------------|--------------------------|
| a. Milk Distribution population | One milk booth for 5,000 |
| b. LPG Godown 50,000 population | One gas Godown for 40- |

V POLICE

- | | |
|----------------------------------|---|
| a. Police Station | One for 90,000 population |
| b. Police Post | One for 0.4 to 0.5 lakh population (not served by a police station) |
| c. District Office and Battalion | One for 10 lakhs population |
| d. Police Line | One for 20 lakhs population |
| e. District Jail | One for 20 lakhs population |
| f. Civil Defence and Home Guards | One for 10 lakhs population |

SOCIO-CULTURAL FACILITIES

- | |
|-----------------------------|
| One for 5,000 population |
| One for 15,000 population |
| One for one lakh population |
| One for one lakh population |
| One for one lakh population |
| One for 10 lakhs population |

DISTRIBUTION SERVICES

- | |
|--------------------------|
| One milk booth for 5,000 |
| One gas Godown for 40- |

EXTRACTS OF POLICIES TAKEN FROM MPD-2021 AD)

3. Land Policy (Page-5a)

The land policy would be based on the optimum utilization of available resources, both, public and private in land assembly, development & housing.

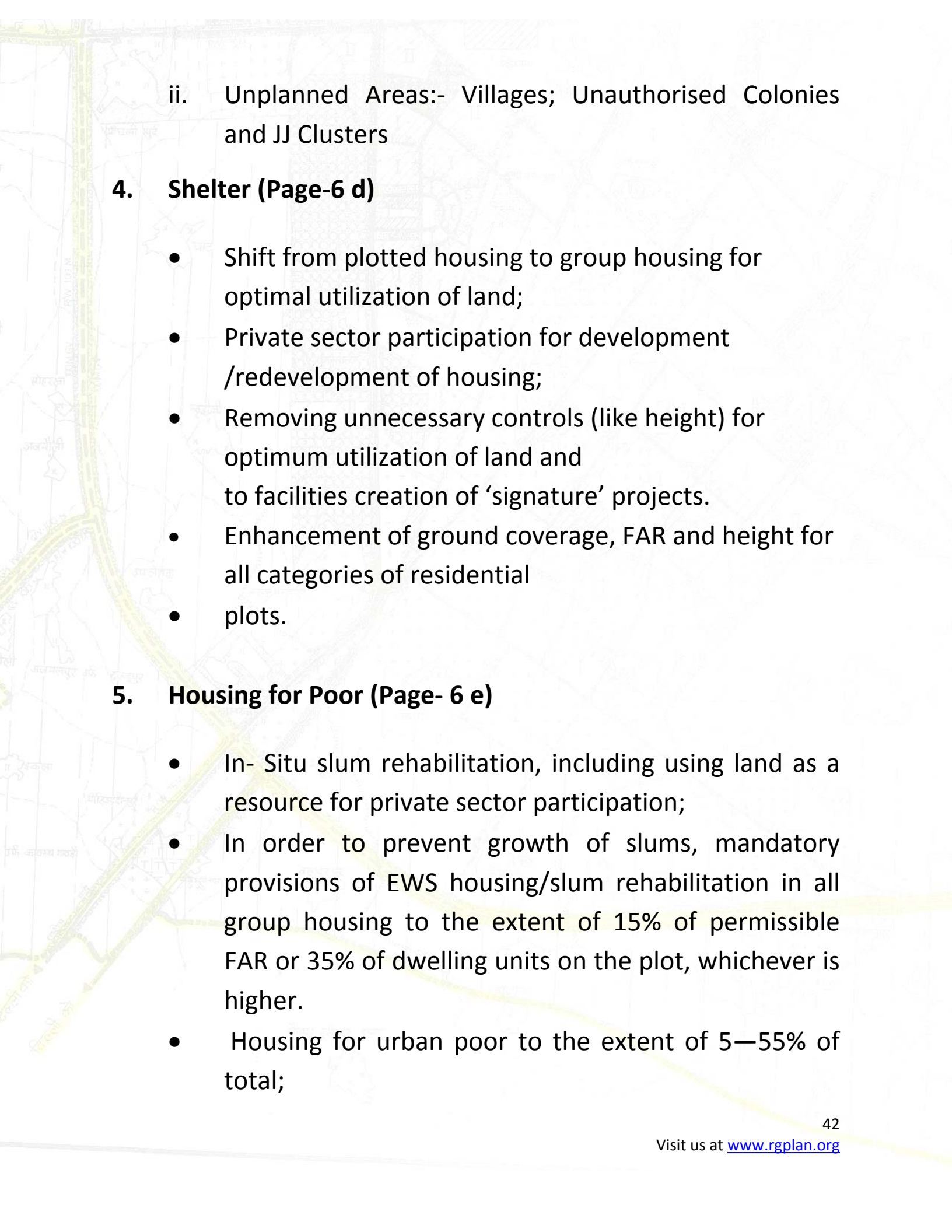
4. Public Participation and Plan Implementation; (Page-6 b)

- Decentralised local area planning by participatory approach;
- Performance oriented planning and development, with focus on implementation and monitoring

3. Redevelopment (Page-5 c)

Incentivised redevelopment with additional FAR has been envisaged as a major element of city development covering all the areas;

- i. Planned Areas:- Influence Zone along MRTS and Major Transport Corridor; under utilized/ low – density areas; Special Area; shopping /commercial Centres; Industrial areas/ clusters and resettlement colonies.

- 
- ii. Unplanned Areas:- Villages; Unauthorised Colonies and JJ Clusters

4. Shelter (Page-6 d)

- Shift from plotted housing to group housing for optimal utilization of land;
- Private sector participation for development /redevelopment of housing;
- Removing unnecessary controls (like height) for optimum utilization of land and to facilities creation of 'signature' projects.
- Enhancement of ground coverage, FAR and height for all categories of residential
- plots.

5. Housing for Poor (Page- 6 e)

- In- Situ slum rehabilitation, including using land as a resource for private sector participation;
- In order to prevent growth of slums, mandatory provisions of EWS housing/slum rehabilitation in all group housing to the extent of 15% of permissible FAR or 35% of dwelling units on the plot, whichever is higher.
- Housing for urban poor to the extent of 5—55% of total;

- Re-Categorisation of housing types, development control norms and differential densities to make EWS/ LIG housing viable and economical.

6. Environment (Page-6 f)

- Special emphasis on conservation of the Ridge.
- Rejuvenation of River Yamuna through a number of measures including ensuring adequate flow in river by release of water by riparian states, refurbishment of truck sewers, treatment of drains, sewerage of unsewered areas, treatment of industrial effluent, recycling of treated effluent and removal of coli forms at STPs,
- Provisions of lung spaces/ recreational areas and green belt to the extent of 15 to 20% of land use.
- Multipurpose grounds: A Special categories for marriages/ public functions

7. Unauthorised Colonies (Page -7 g)

Unauthorised colonies, which are to be regularized as per government policy, should be effectively incorporated in the mainstream of urban development, this requires provision of infrastructure development, services and

facilities for which differential norms procedures have been devised.

8. Mixed Use (Page – 7 h)

- To meet the growing demand of commercial activities and overcome the shortfall of available commercial space, liberalized provision of Mixed Use in Residential areas has been adopted adhering to the requisites of the environment, while achieving better synergy between work place, residence and transportation.
- 2183 streets have been notified by the GNCTD vide notification dated 15.09.06 for local commercial and mixed –use activities.
- Small shops of daily needs have been permitted on ground floor, in residential areas.

9. Trade & Commerce (Page- 7 i)

- District & Community Centres are proposed to be developed as facility corridors along major networks to prevent unintended and unplanned ribbon development and for better synergy between public transport and work centres.

- Development of integrated Freight Complexes/ Wholxsale Markets at the urban periphery.
- Mandatory provisions for service and repair activities.
- Informal shops, weekly markets, handicraft bazaars, used books/ funtiture/
- Enhancement of FAR.

10. Informal Sector (Page -7 j)

- The informal and organized sector is an major source of employment in the economic fabric of the city for which the following approach is proposed.
- Earmarking of 'Hawking' and 'No Hawking' Zones at neighborhood and cluster levels
- The weekly markets to be identified and planned/ developed.
- New areas for informal trade to be developed and integrated with housing, commercial, institutional and industrial areas.
- Provision of common basic services like toilets, water points, etc.
- Institutionalizing designs of stalls, push –carts and mobile vans.
- Involvement of NGOs envisaged.

11. Industry (Page – 7 k)

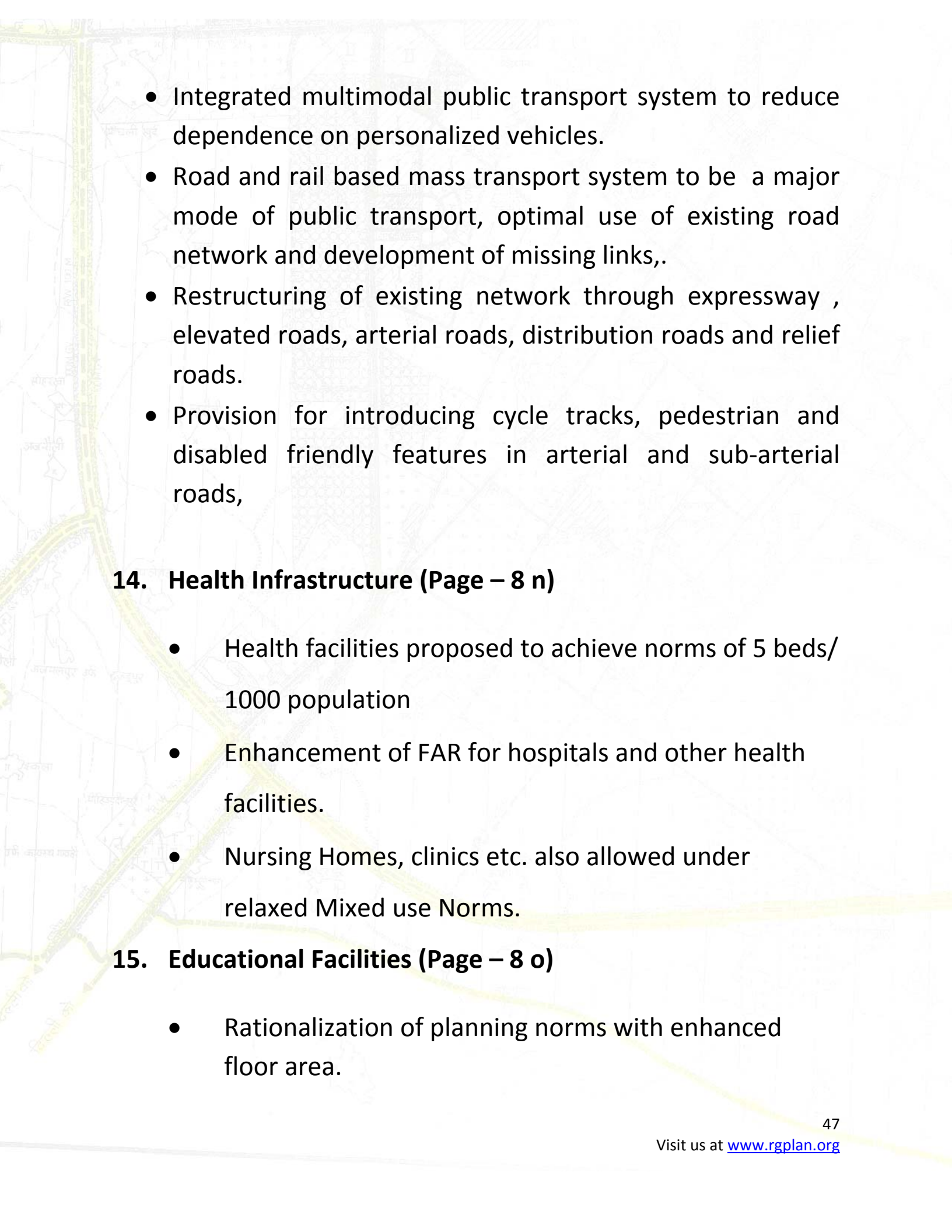
- Environment as a major concern and listing of prohibited industries.
- Modernization./ Up-gradation of existing industries including non-conforming industrial Centres,
- Special provisions for services and repair centres.
- Inclusion f New activities like industries, etc.
- Enhancement of FAR.

12. Conservation of Heritage (Page – 8 l)

- Identification of heritage zones & archaeological parks.
- Development of special conservation plans of listed building and precincts.

13. Transportation (Page – 8 m)

- The proposals include the following:
- Unified Metro transport authority.
- Synergy between Land Use and transport
- A new parking policy including private sector development of parking facilities, increase in norms for parking space, multi level parking and under ground parking.

- 
- Integrated multimodal public transport system to reduce dependence on personalized vehicles.
 - Road and rail based mass transport system to be a major mode of public transport, optimal use of existing road network and development of missing links,.
 - Restructuring of existing network through expressway , elevated roads, arterial roads, distribution roads and relief roads.
 - Provision for introducing cycle tracks, pedestrian and disabled friendly features in arterial and sub-arterial roads,

14. Health Infrastructure (Page – 8 n)

- Health facilities proposed to achieve norms of 5 beds/ 1000 population
- Enhancement of FAR for hospitals and other health facilities.
- Nursing Homes, clinics etc. also allowed under relaxed Mixed use Norms.

15. Educational Facilities (Page – 8 o)

- Rationalization of planning norms with enhanced floor area.

- Locating new school sites adjacent to parks /playgrounds.
- Provision for vocational and other educational facilities.
- Schools and training centres for mentally/ physically challenged with differential
- development norms.

16. Disaster Management (Page – 8 p)

- Disaster Management centres provided in each administrative zone.
- Building regulations for safety of structures as per seismic zone.
- Land use zoning as per microzonation.

17. Provisions of sports facilities (Page – 9 q)

- Provisions for sports infrastructures for local, national and international events.
- Incentives provided for sports facilities and swimming pools in schools, clubs and group housing.

1. Focus on Infrastructure Development (Page-9 r)

- Perspective Plans of water, power, Drainage & Solid Management of Service Agencies Part of MPD -2021. Alternative Sources of energy and new technology. The Plan gives emphasis on energy conservation, efficiency and exploring alternative sources of energy.
- Realistic standards of water for equitable distribution