

LOCATION OF A NEW CITY IN MEERUT

HISTORICAL PERSPECTIVE SINCE CENTURIES.

1. Emperor Ashoka – 1400 BC.
2. Some buildings of Harappa time.
3. Mayrasta father of the Mandodri (wife of Ravan).

On this name of the City became Meerut.

4. 10th century Raja Hardutt.
5. 11th century Jama Masjid.
6. Firozshah Tuglaq in 1364 shifted a pillar to Delhi.
7. 1857 – Revolution was started

Meerut is surrounded by a wall but mostly demolished with 9 gates; some of them are ; Delhi gate, Lisari gate, Baghpat gate, Bhudhana gate; SAPEER GATE; KAMBO GATE

Important Focal Points are:

- | | |
|--------------------|-----------------------------------|
| 1. Ghanta ghar | 2. Suraj Kund |
| 3. Nauchandi Fair | 4. Kali Paltan Temple |
| 5. Saradhna Church | 6. Hashtinapur Fort |
| 7. Bhashali Ground | 8. Pura Mahadev Temple |
| ASHOKA KI LAT | |
| 9. Gagol | 10. Bholley Ki Jhal (Ganga Canal) |

WATER BODIES

1. In the East it has Kali Nadi
2. In the West Ganga Canal / Bhole Ki Jhal

POPULATION

- | | | |
|----|--------|-------------------------------|
| 1. | 1981 - | 5.36 lakhs |
| 2. | 1991 - | 8.50 lakhs |
| 3. | 2001 - | 11.70 lakhs |
| 4. | 2021 - | 19.28 lakhs or say 20.0 lakhs |

TOTAL URBANISATION AREA

2001 – 5712 Hec. Or 57 Sq.Km.

2021 – 15590 Hec. Or 156 Sq.Km

PHYSICAL INFRASTRUCTURE FOR 2 M. POPULATION

1. Water @150 litre/day/capita = 60 MGD
2. Sewerage - 48 MGD
3. Drainage – as per site condition
4. Power @40 MW per one lakh population = 800 MW

PRINCIPLES TO LOCATE THE NEW CITY

PART - ONE

1. Availability of adequate non-agriculture land.
2. Suitable connection with the main existing /proposed roads shown in the Master Plan.
3. Suitable connections with the Railway lines.
4. Suitable connections with the Metro (Planning Stage)
5. Availability of adequate physical infrastructure
 - i. Water,
 - ii. Sewerage
 - iii. Adequate slope for drainage
 - iv. Land Fill site for Solid Waste Management
 - v. Power
6. Suitable Environment to get Ecological balance.

7. Sound Economy in terms of Hi-Tech building for industrial & commercial use.
8. To have proper focal points to get good publicity. These can be (a) Safari Park, (b) State Park, © some good University of reputation, (d) Special hospital
9. City should be full of life and never become a sleeping settlement.
10. Traffic coming from Delhi or any direction should Bye-pass the city and not through it.
11. Adequate no. of hotels and motels.
12. Apply FDI (Foreign Direct Investment) guidelines.
13. Apply latest (a) Housing and Habitat Policy, (b) Slum area policy.

PART - TWO

Apply Planning Instruments specially for the development of Sub – Standard areas (Unauthorized colonies, Unauthorized-regularized colonies (residential & industrial), Urban villages, Rural villages, Resettlement colonies, Jhuggi clusters, etc.

1. Re-planning
2. Re-development
3. Re-intensification & re-construction
4. Public Private Partnership (PPP)
5. Transfer of Development Rights (TDR)
6. Higher FAR along High Intensity Traffic Corridor
7. Commercial use on main roads in industrial areas

U.P. Govt. has also started selection of consultant for preparation of integrated Urban Rejuvenation Plan on PPP Mode of Ghaziabad & Meerut along with others.

PART – THREE

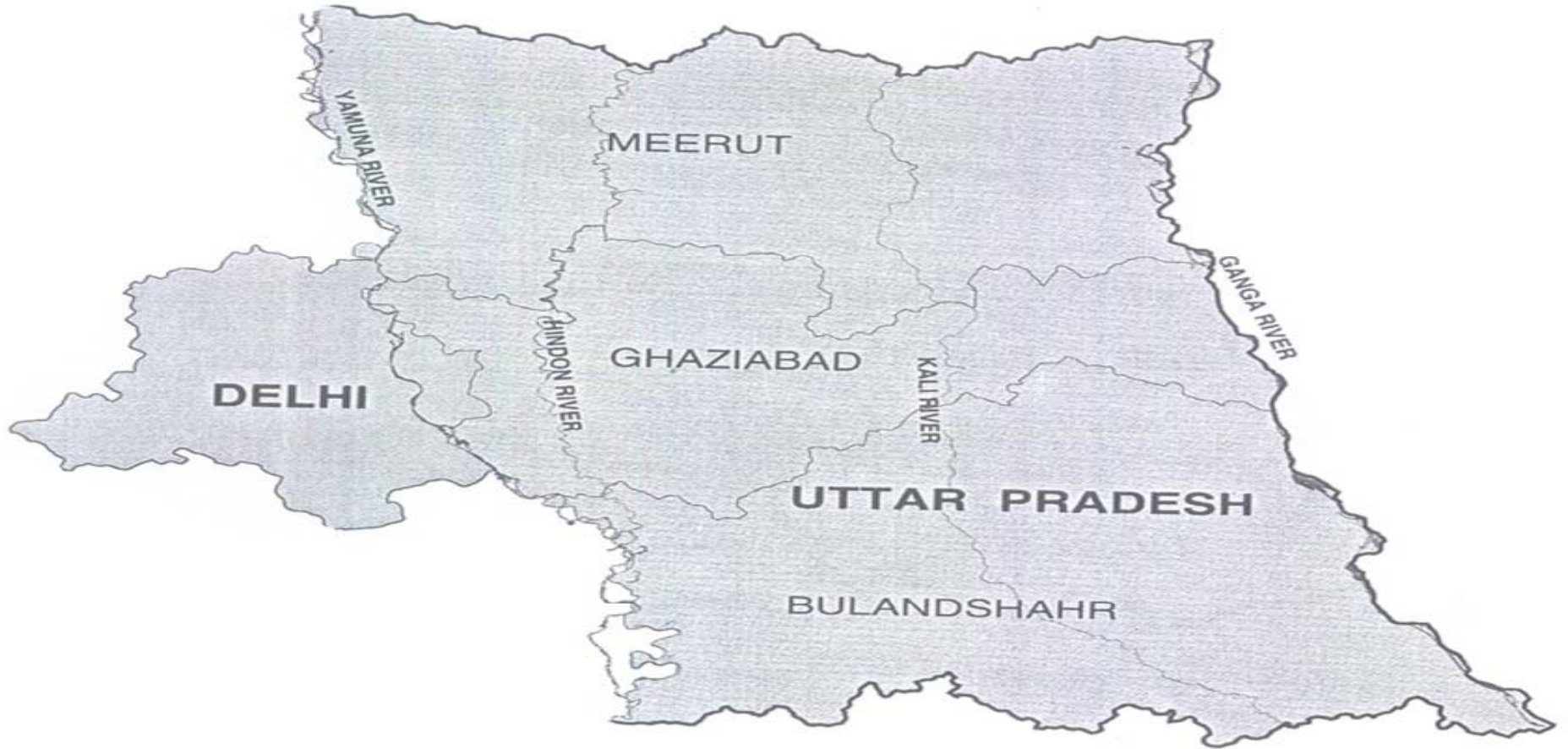
IMPORTANT POINTS FOR PLANNING OF ANY CITY IN UP/OTHERWISE

1. Land use
2. Land Policy
3. Legal Framework
4. Economic Policy
5. Financial Policy
6. Impact of important projects like Ganga Expressway,
Dedicated good railway lines and many other projects

PART – FOUR

1) IMPACT OF NCTD & NCR

- 1) NCR – as a whole
- 2) Meerut District as a whole
- 3) Meerut Metro City as a whole
- 4) Urban & Rural Areas of Meerut City
- 5) Sub Standard Areas namely:
Unauthorized Regularised Colonies,
Jhuggi Clusters etc.

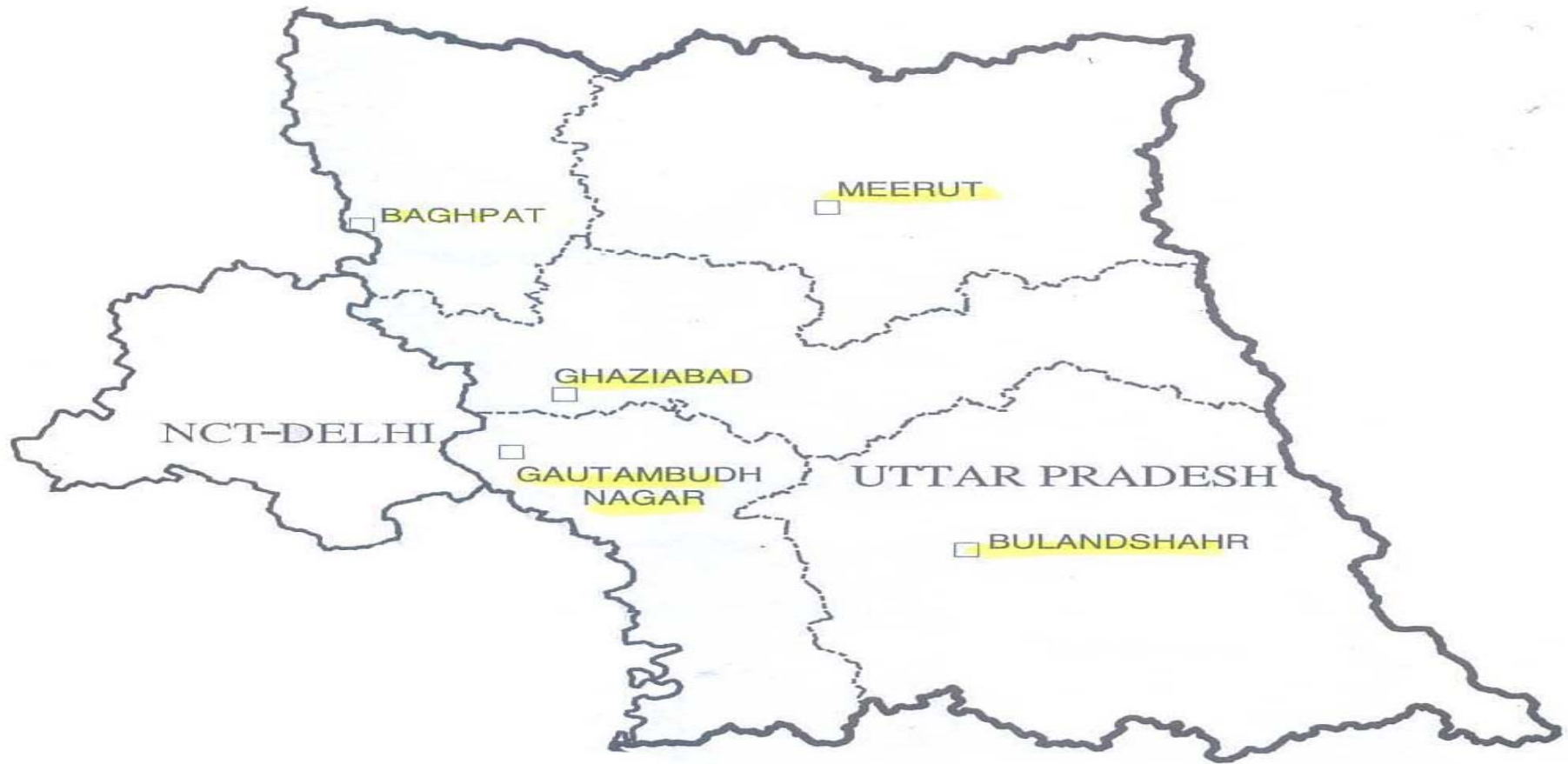


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Regional Plan-2001 : Constituent Areas)**

SUB-REGION	AREA (Sq kms)
Delhi	1,483
U.P.	10,853



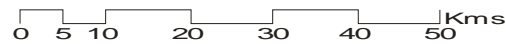
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**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Constituent Areas)**

SUB-REGION
Delhi
U.P.

AREA (Sq kms)
1,483
10,853



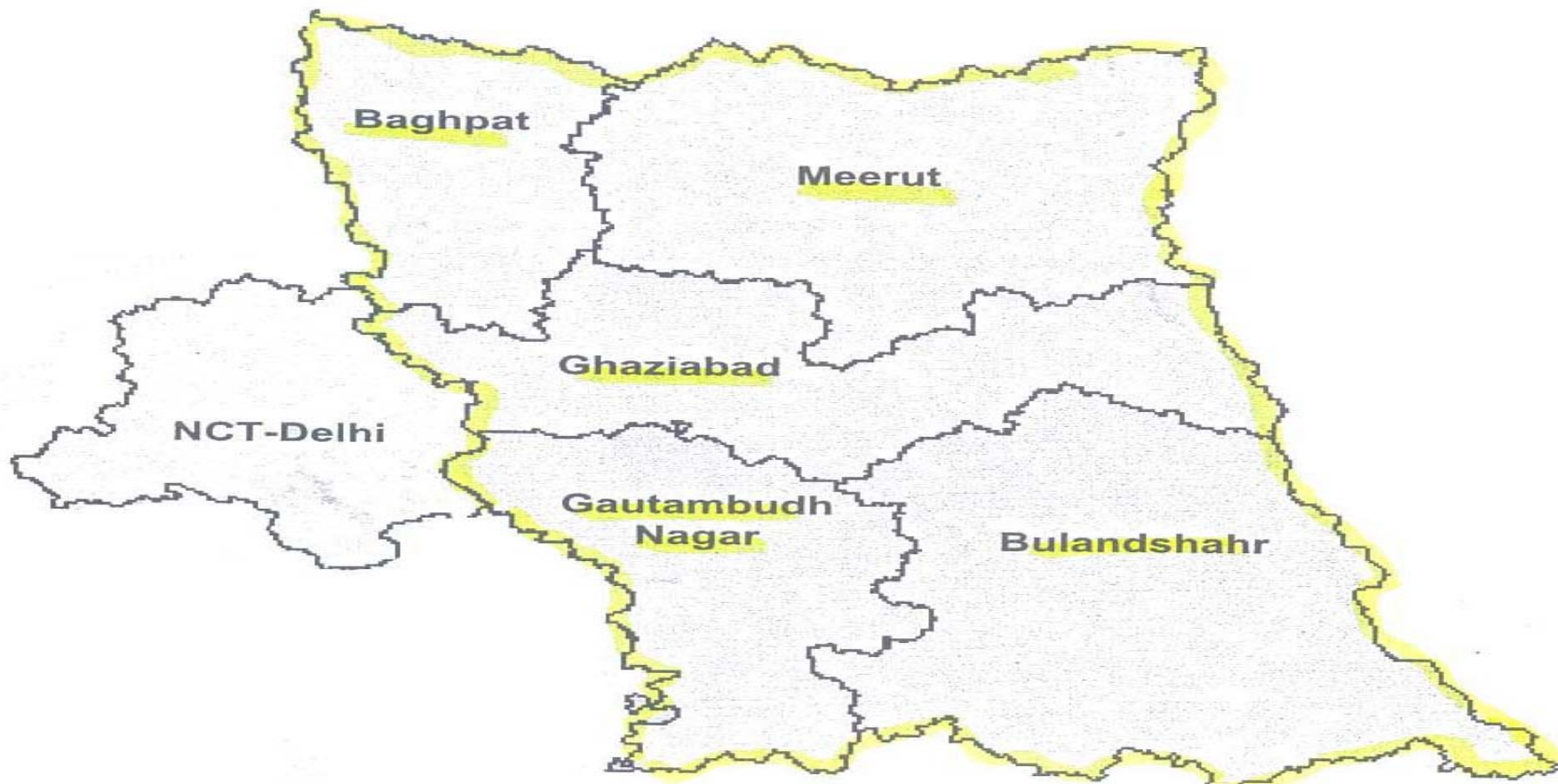
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EXISTING ROADS & RAILWAY LINKS

1. Roorkee – North
2. Bijnaur – North East
3. Parikshit garh –East
4. Garhmukteshwar (South -East)
5. Hapur – South
6. Delhi – South West
7. Baghpat – West
8. Satwai – North West
9. Baraut – North West
10. Saradhna – North West

RAILWAY LINKS

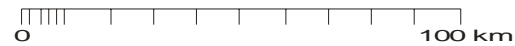
1. Roorkee/Haridwar/Saharanpur – North
2. Hapur – South
3. Delhi – South West



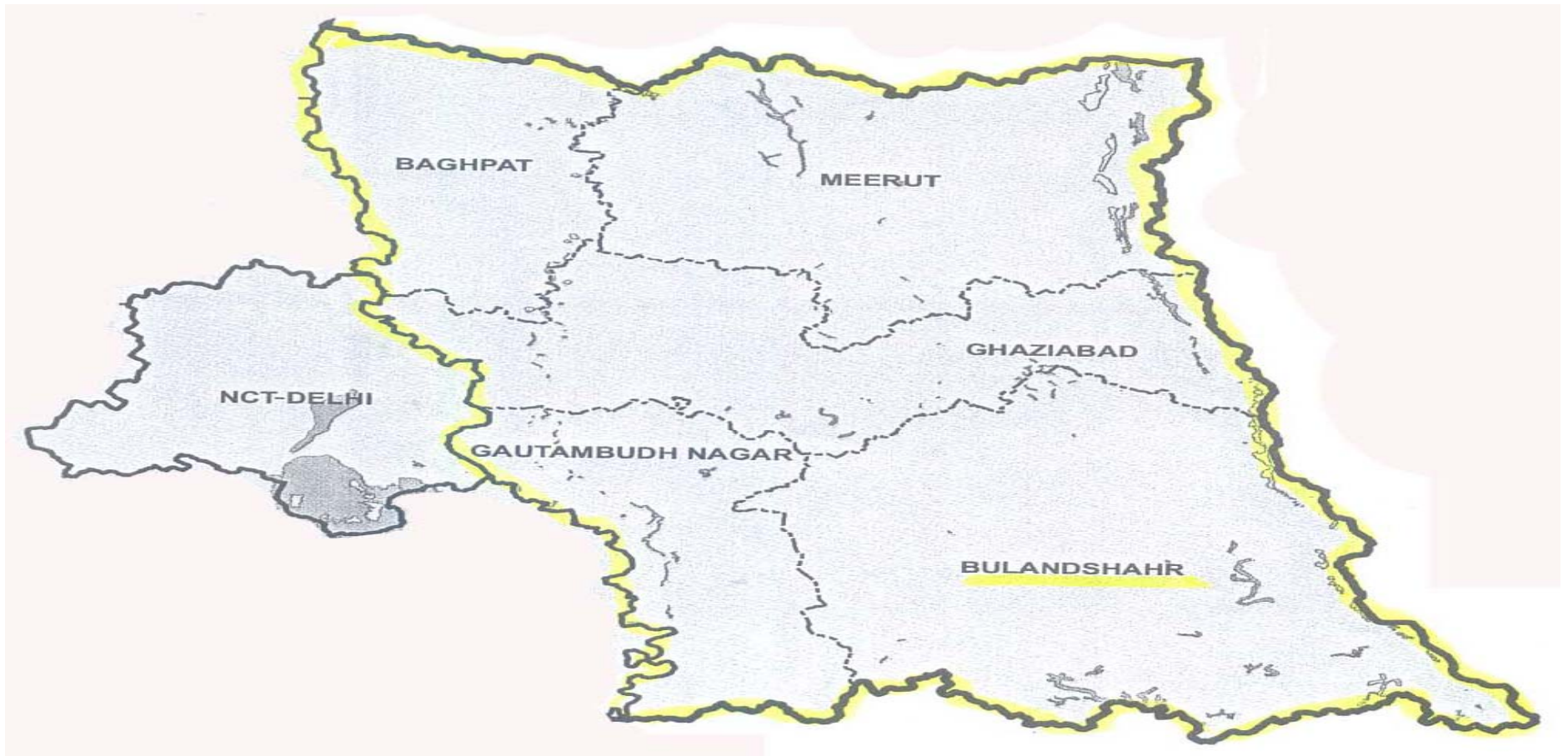
**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Physiography and Slope)**

Legend

Physiography		Slope %
	Gently Sloping Plains	0 – 1%
	Moderately Sloping Plains	1 – 3%
	Undulating Terrain	3 – 5%
	Foot Hills	5 – 10%
	Hills	10% +



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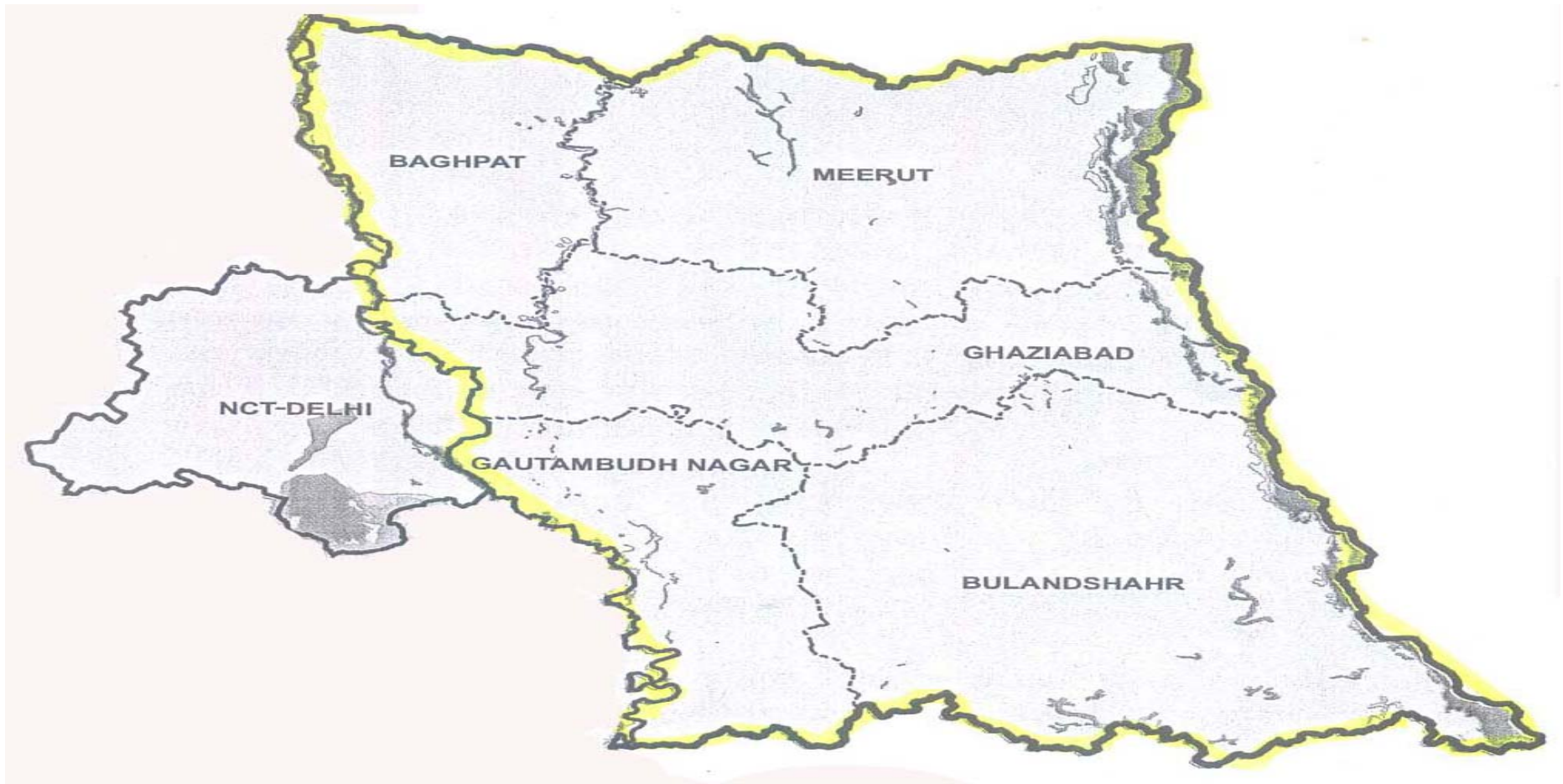


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Lithology)**

-  Loess
-  Sand
-  Sand, Silt & Clay
-  Sand, Silt & Gravel
-  Quartzite, Phyllite & Schist
-  Granite

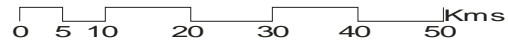
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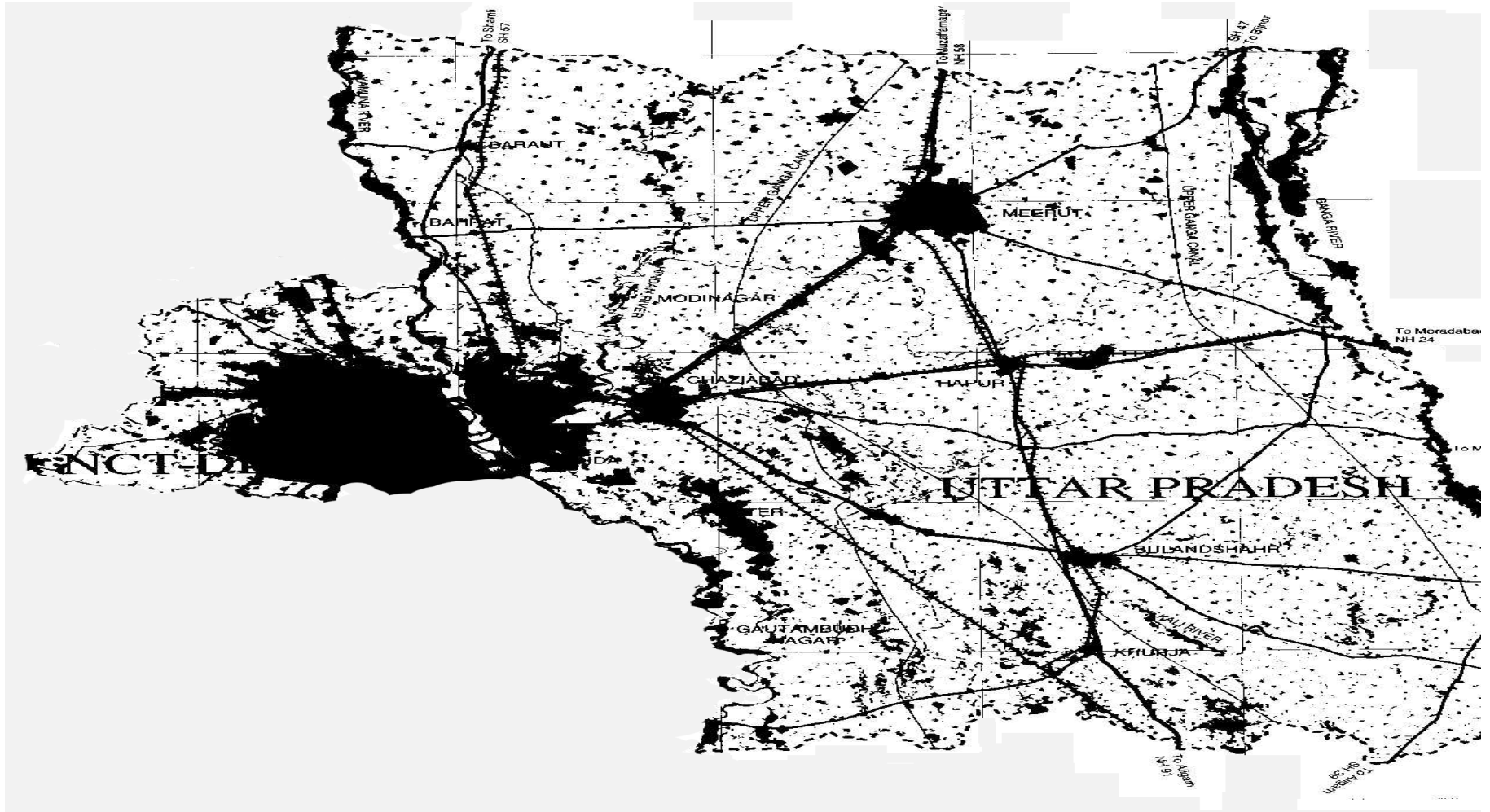


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Geomorphic Units)**







- | | | | | | |
|--|---------------------|--|-------------------|--|---------------|
| | Alluvial Plain | | River Bed | | Flood Plain |
| | Aeolian Plain | | Structural Hill | | Paleo-Channel |
| | Weathered Pediplain | | Valley Fill | | Pediment |
| | Bad-land Topography | | Colluvial Fan | | Residual Hill |
| | Buried Pediment | | Denudational Hill | | |
| | Dune | | Piedmont zone | | |
| | Ox-bow Lake | | | | |

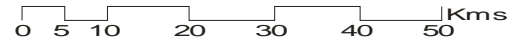


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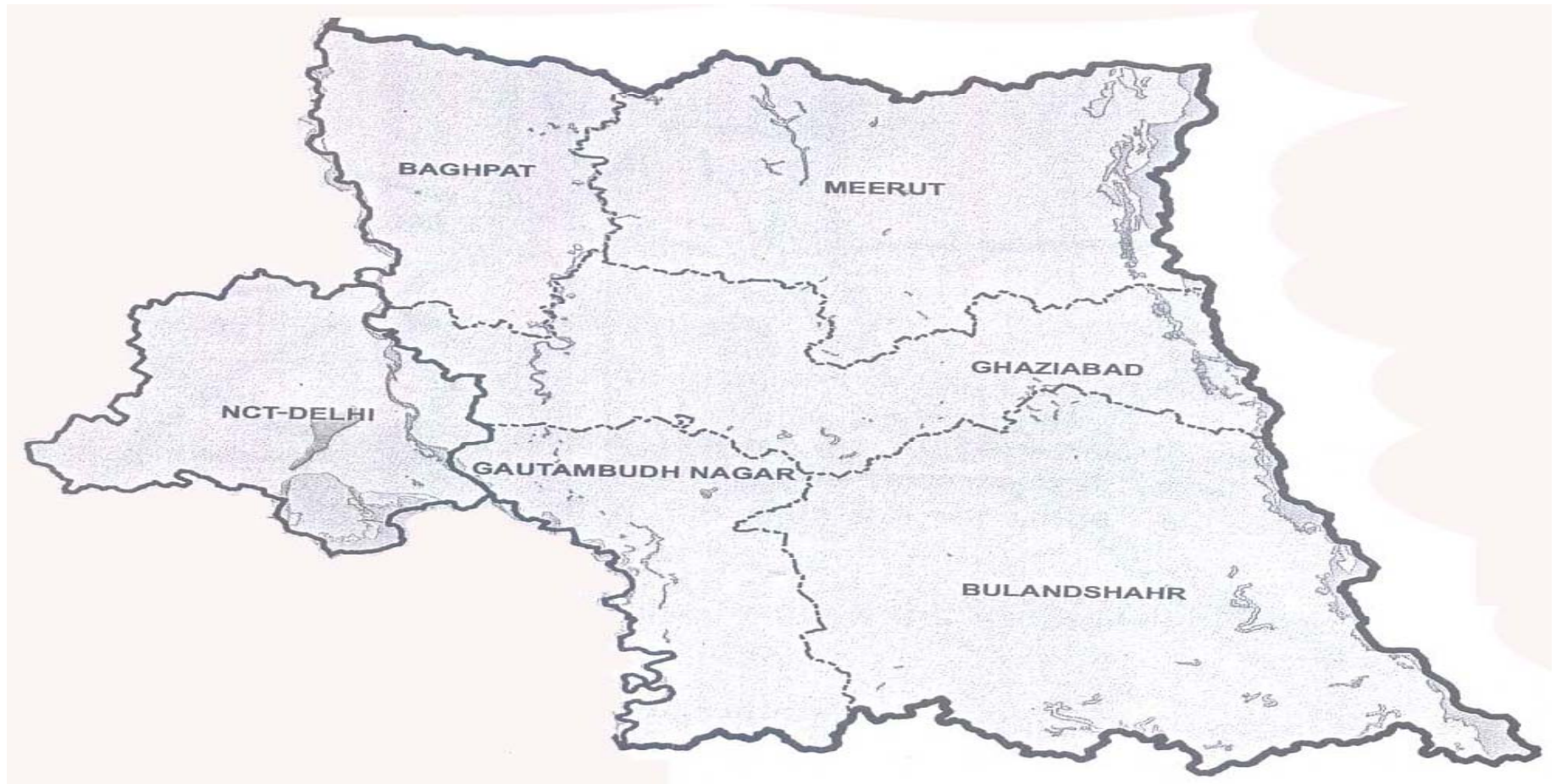


REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD (Land Use 1999)









-  Forest Boundary
-  National Highway
-  State Highway
-  Other Roads
-  Railway line (BG)
-  Railway line (MG)

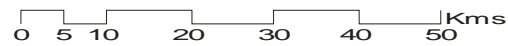


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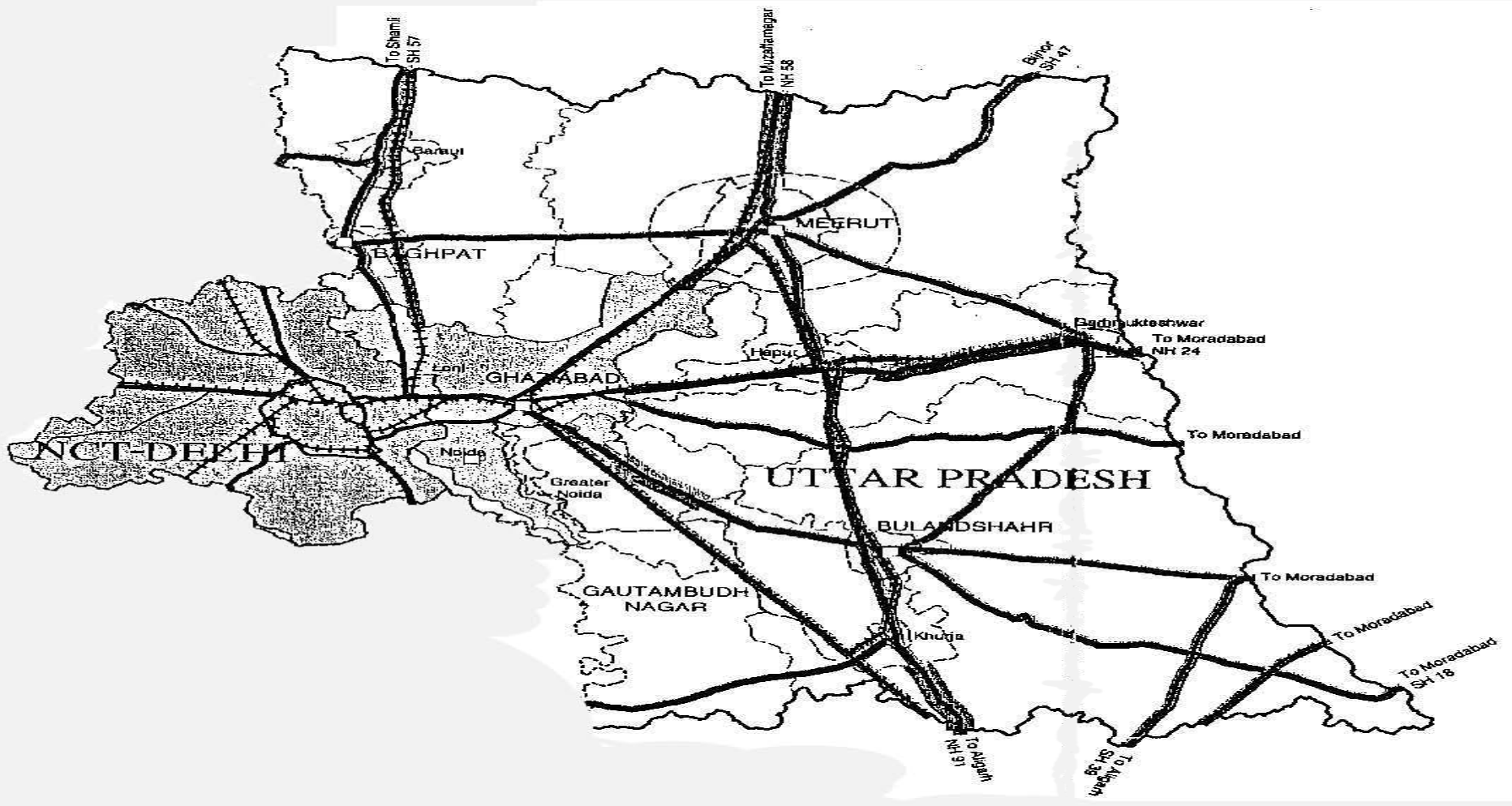


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Ground Water Prospects)**

-  Excellent
-  Very Good
-  Good
-  Good to Moderate
-  Moderate
-  Moderate to Poor
-  Poor
-  Poor to Nil



(Map - ...)
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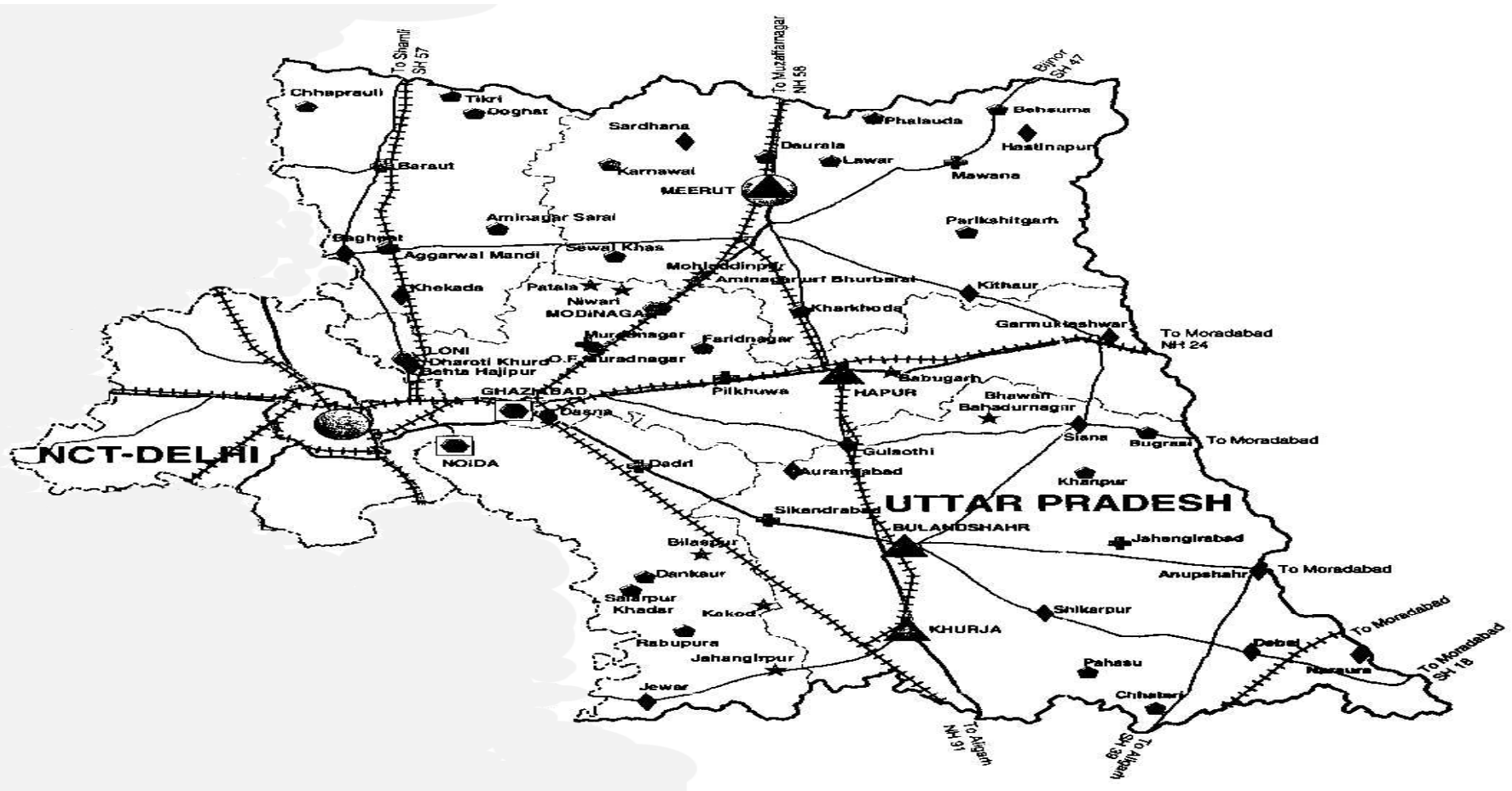


REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD (Policy Zones)

- NCT Delhi
- GNCR (DMA)
- Highway Corridor Zone
- Rest of NCR
- Green Buffer along Highway
- Urbanizable Area Boundary
- Controlled Area Boundary



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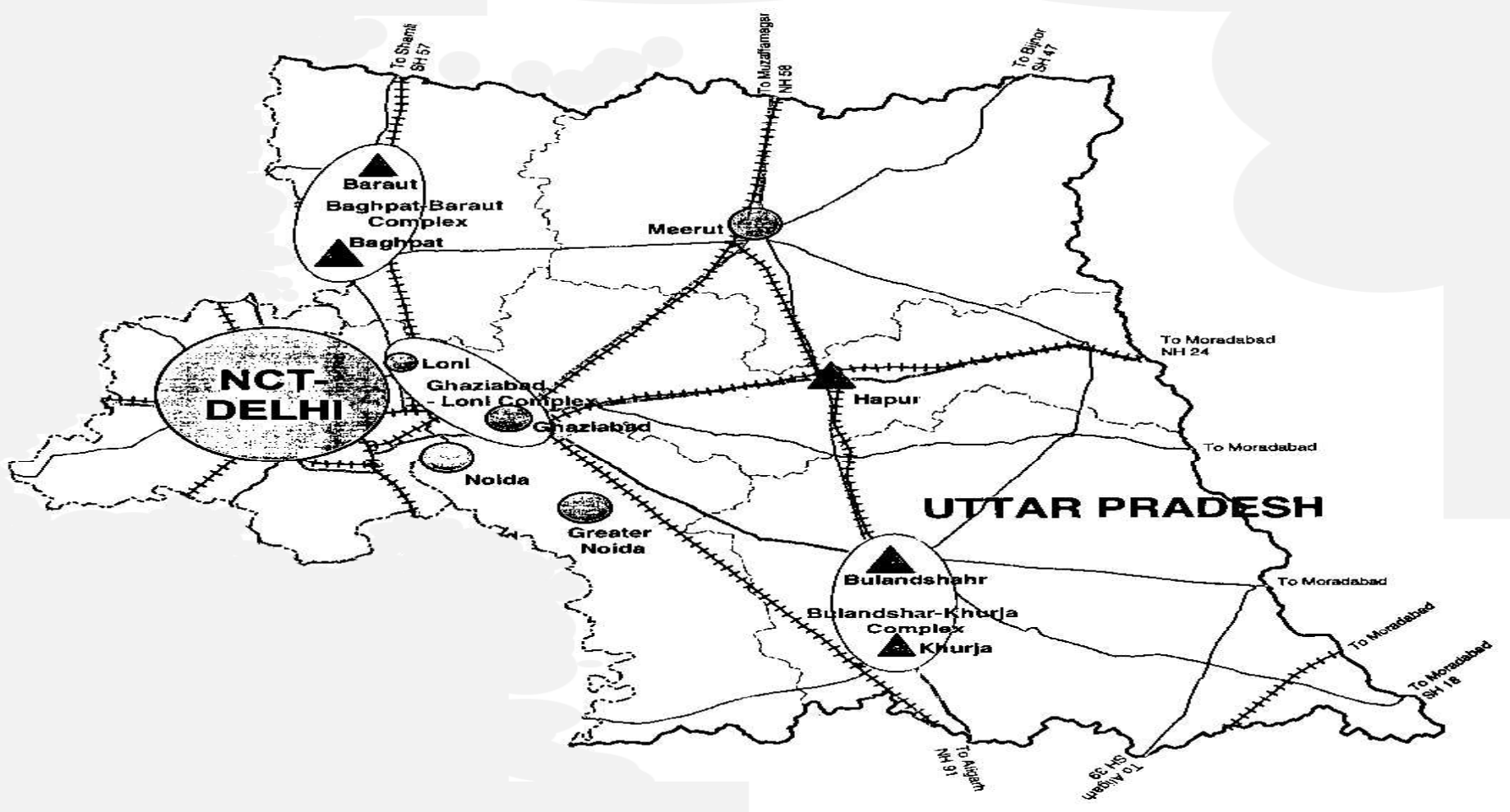


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Existing Settlement Pattern 2001)**








- | | | | | | |
|---|-----------|---|-------------------|---|---------------|
| ● | Class I | ⚡ | Railway line (BG) | ● | Metro City |
| + | Class II | ⚡ | Railway line (MG) | □ | DMA Town |
| ◆ | Class III | — | National Highway | ▲ | Priority Town |
| ● | Class IV | — | State Highway | | |
| ★ | Class V | — | Other Roads | | |
| • | Class VI | | | | |

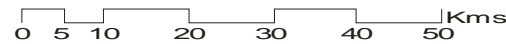


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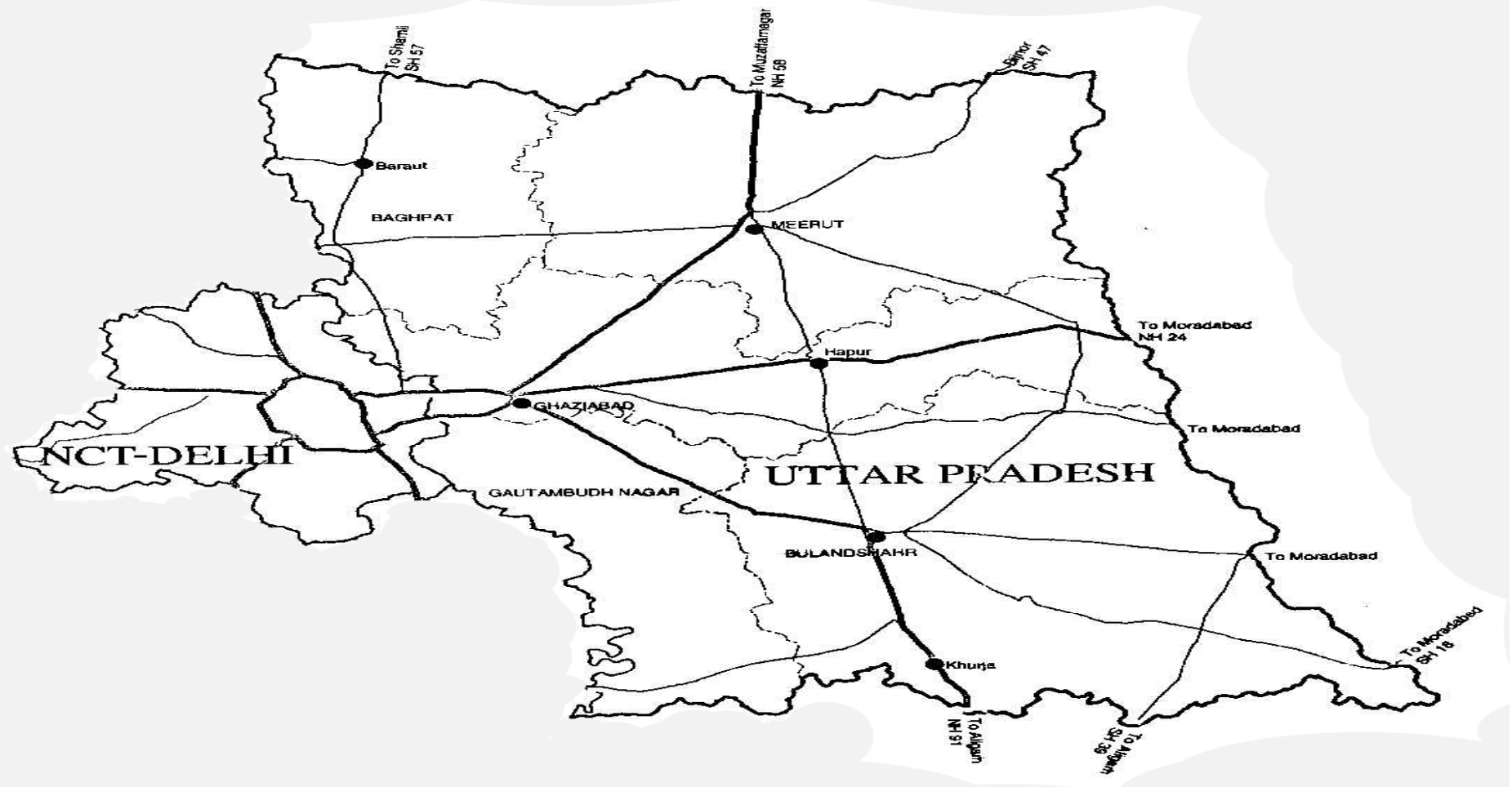


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Proposed Settlement Patten 2021)**

-  Metro City - I (Above 10 lakhs)
-  Regional Centre (3 to 10 lakhs)
-  Urban Complex
-  Railway line
-  National Highway
-  State Highway
-  Other Roads



(Map - ...)
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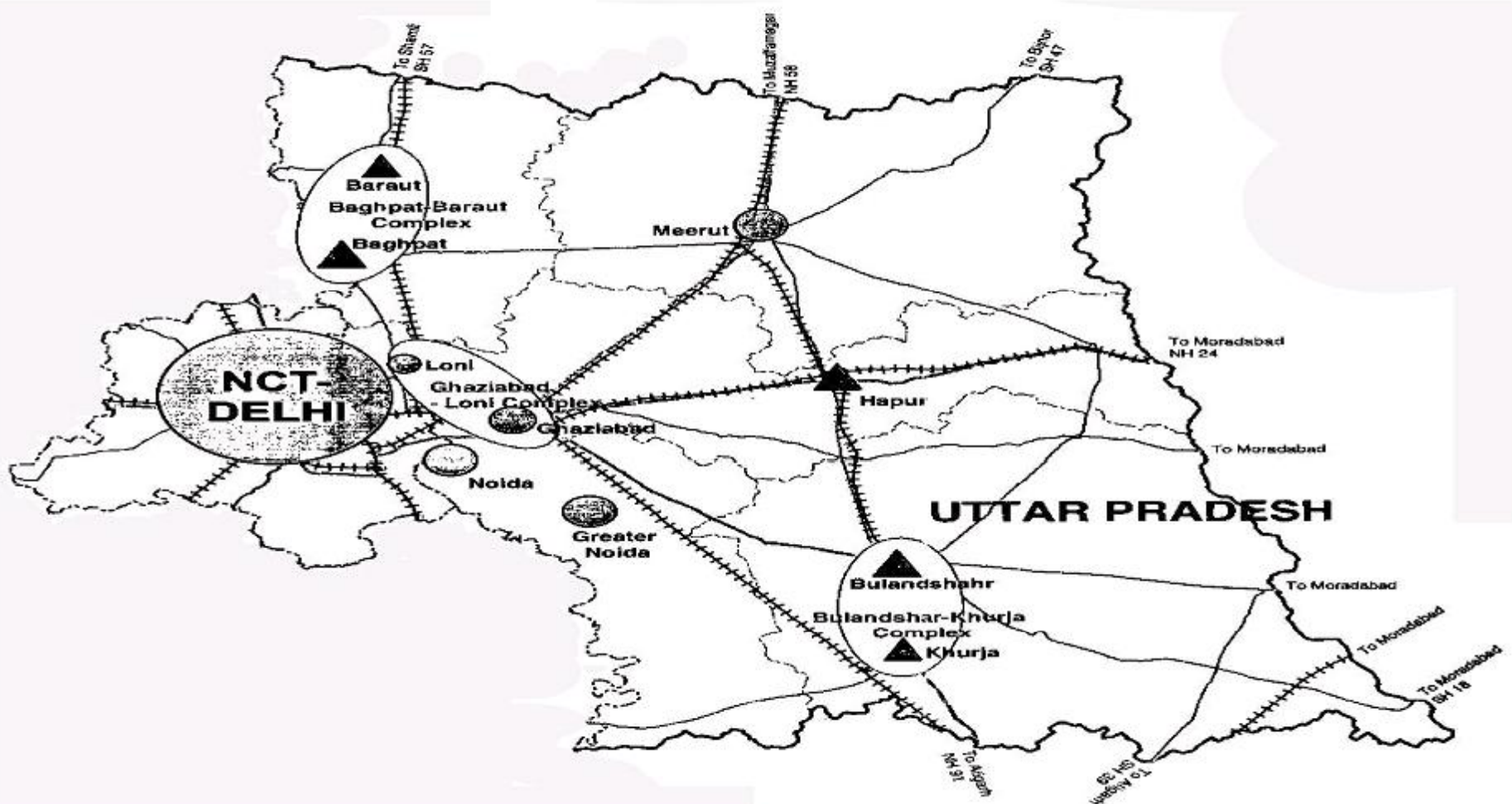


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Existing Transport Network (Roads)2002)**








-  Settlement
-  National Highway
-  State Highway
-  Other Roads

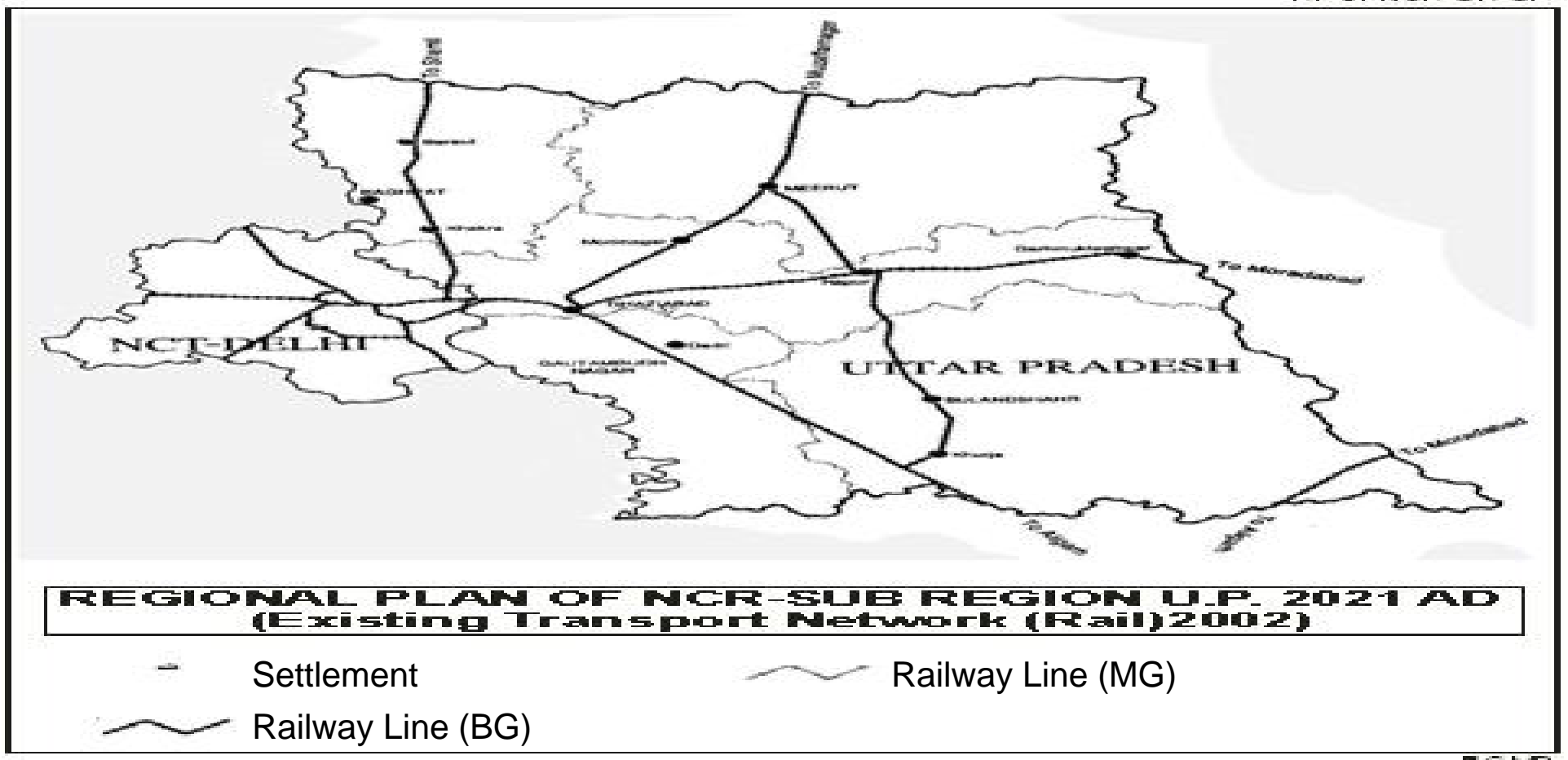
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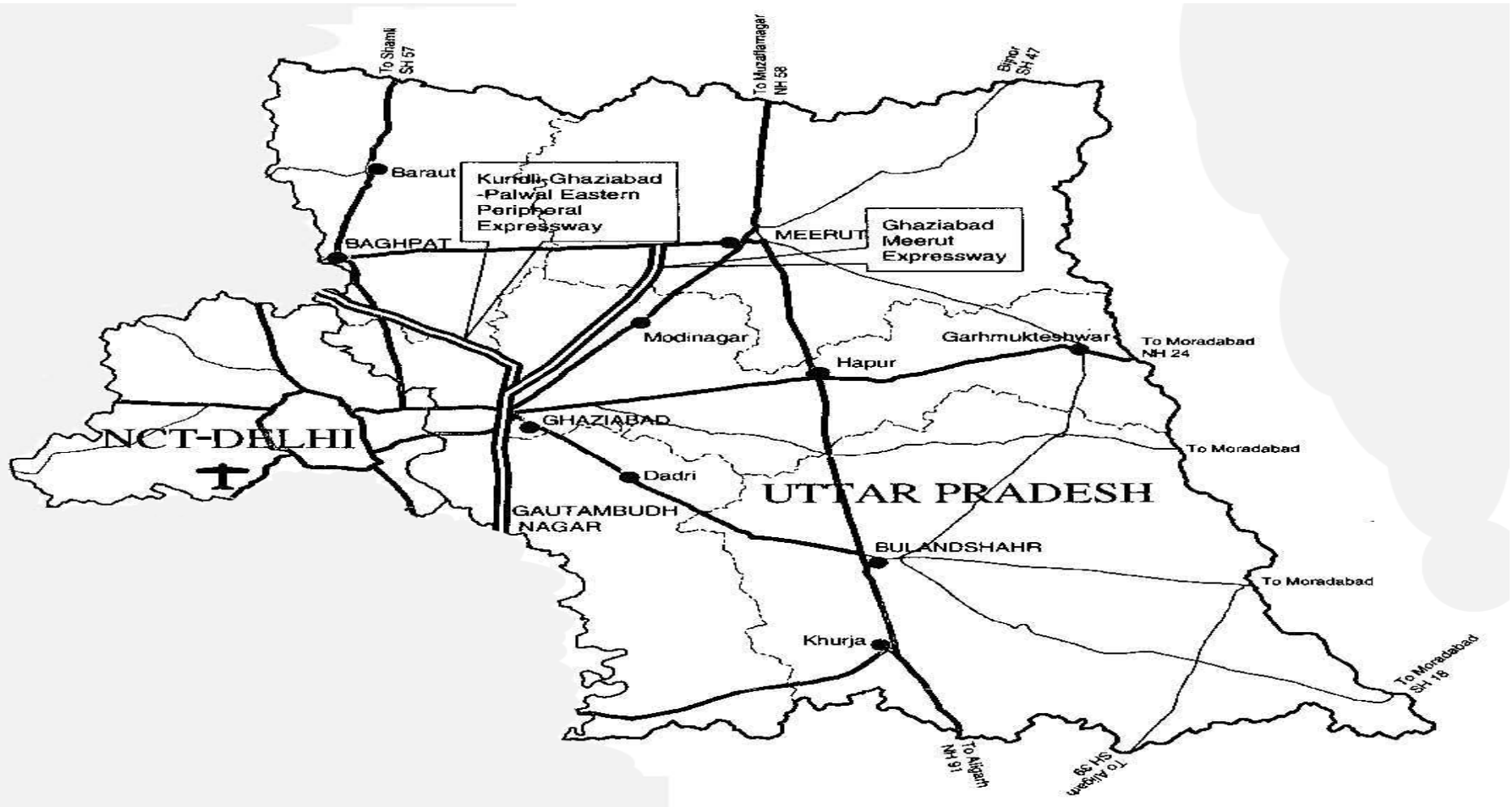
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**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Proposed Settlement Pattern 2021)**

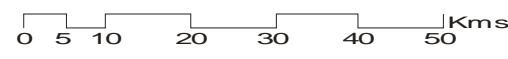
- | | | |
|--|---|--|
|  Metro City-1
(Above 10 Lakhs) |  Urban Complex |  National Highway |
|  Regional Centre
(3 to 10 Lakhs) |  Railway Line |  State Highway |
| | |  Other Roads |



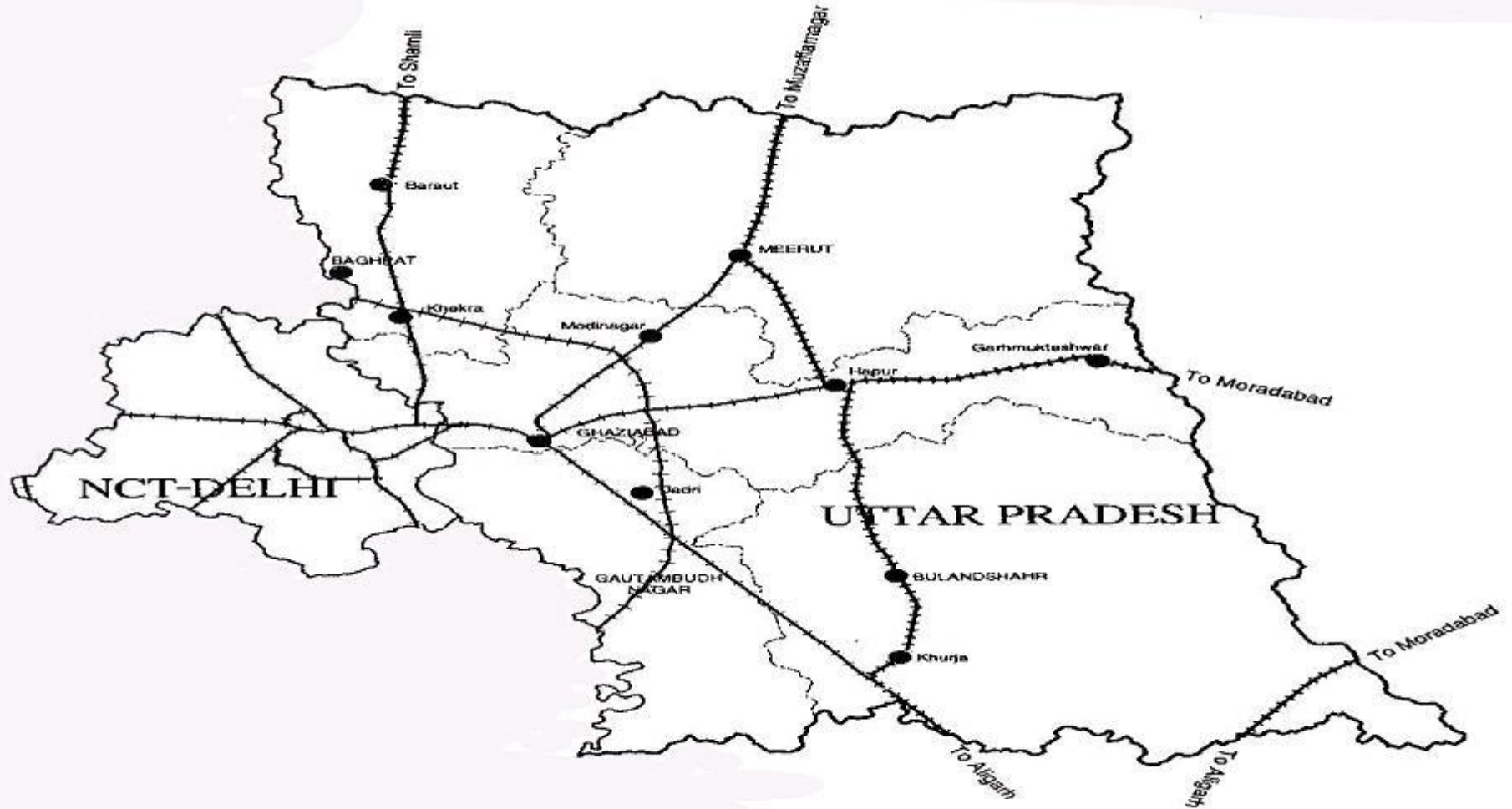


**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Proposed Transport Network (Road) 2021)**

- Expressways**
- Primary Road Network**
- Other Roads**
- International/National Airport**
- Settlement**



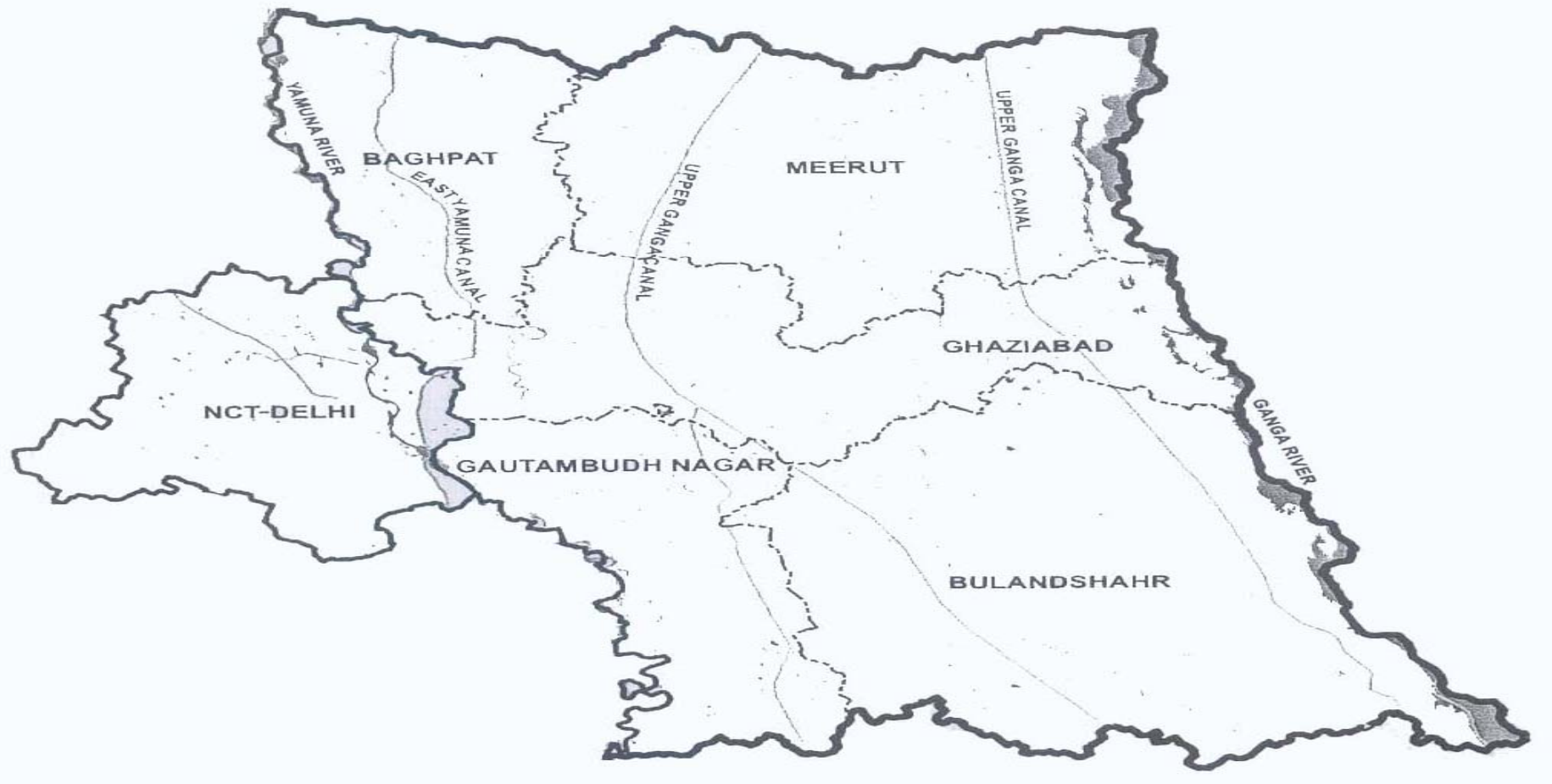
(Map - 25 -)



**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Proposed Transport Network (Rail) 2021)**

- Settlement
- Proposed Rail Link
- Regional Rapid Transit System
- +++++ Rail Networks
- +++++ Orbital Rail Corridor

(Map - 27)



**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Ground Water Rechargeable Areas)**

-  River / Stream
-  Lake / Tank / Pond
-  Canal
-  Check dam
-  Flood Plain
-  Palaeo Channel
-  Valley Fill
-  Ox-bow Lake

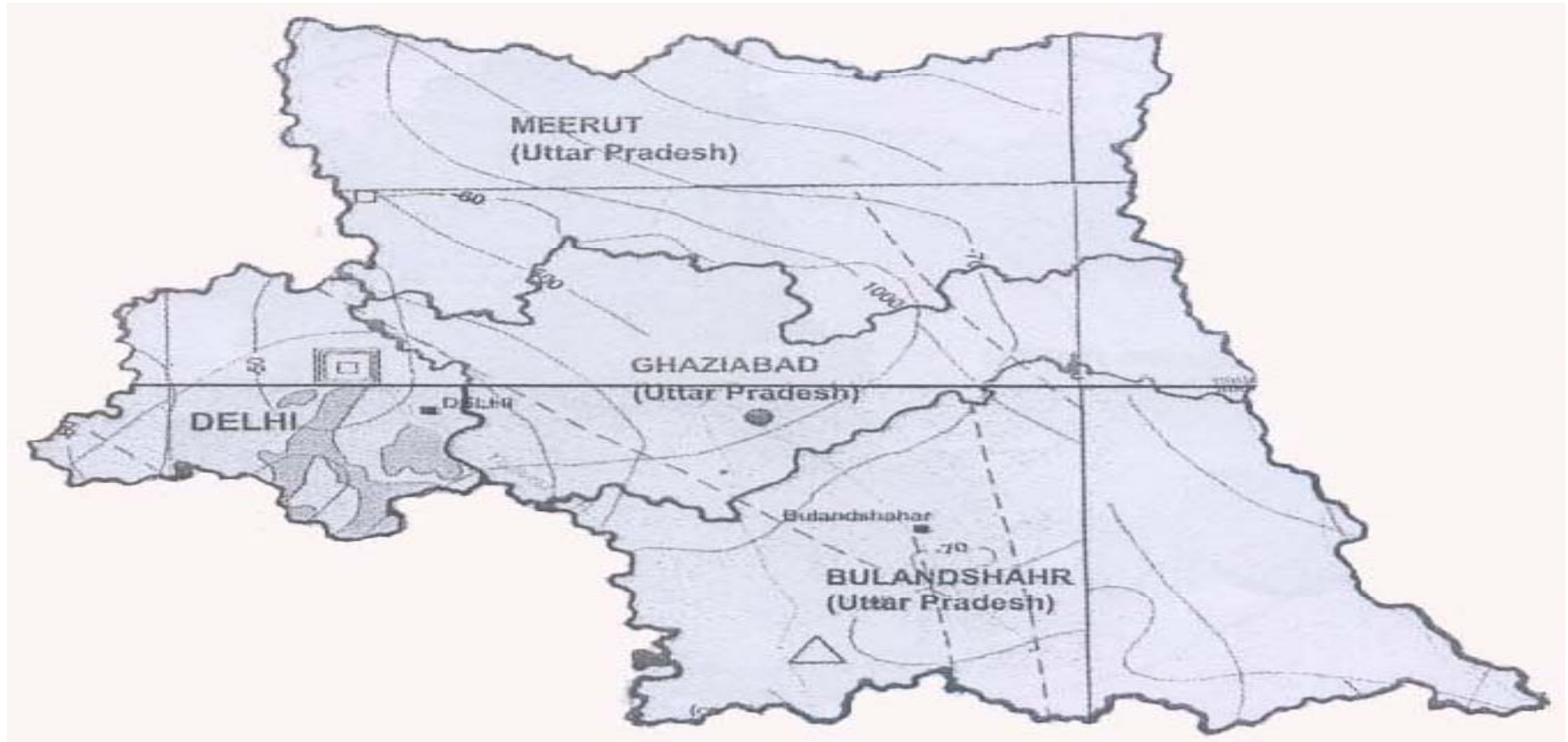
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(Map -28-)



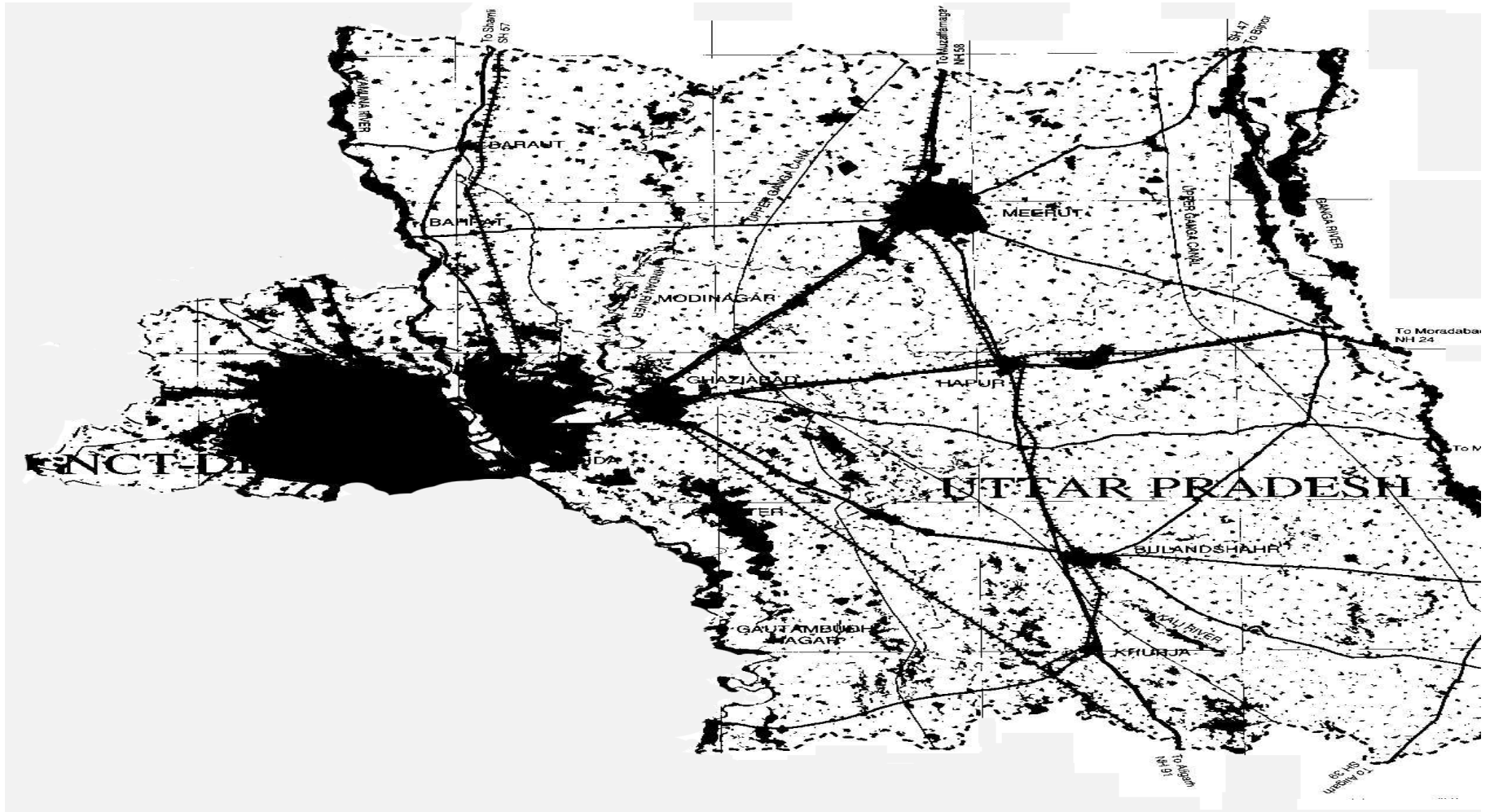
**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Status of Ground Water Availability)**

(Map - 29)









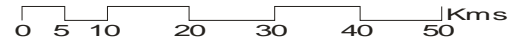
**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Seismo-Tectonic Features)**

(Map - ...)
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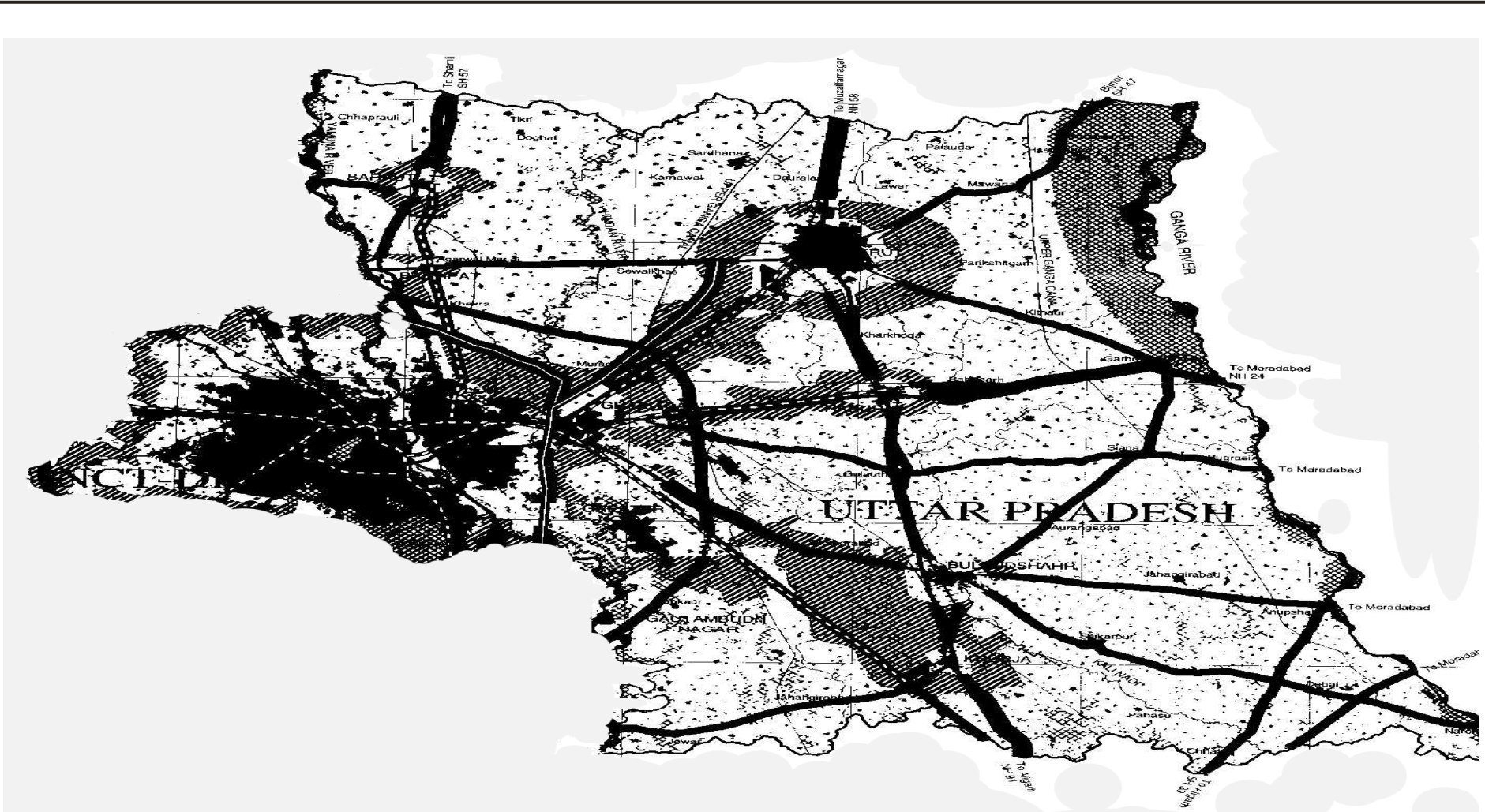


REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD (Land Use 1999)

-  Forest Boundary
-  National Highway
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-  Railway line (BG)
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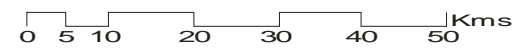


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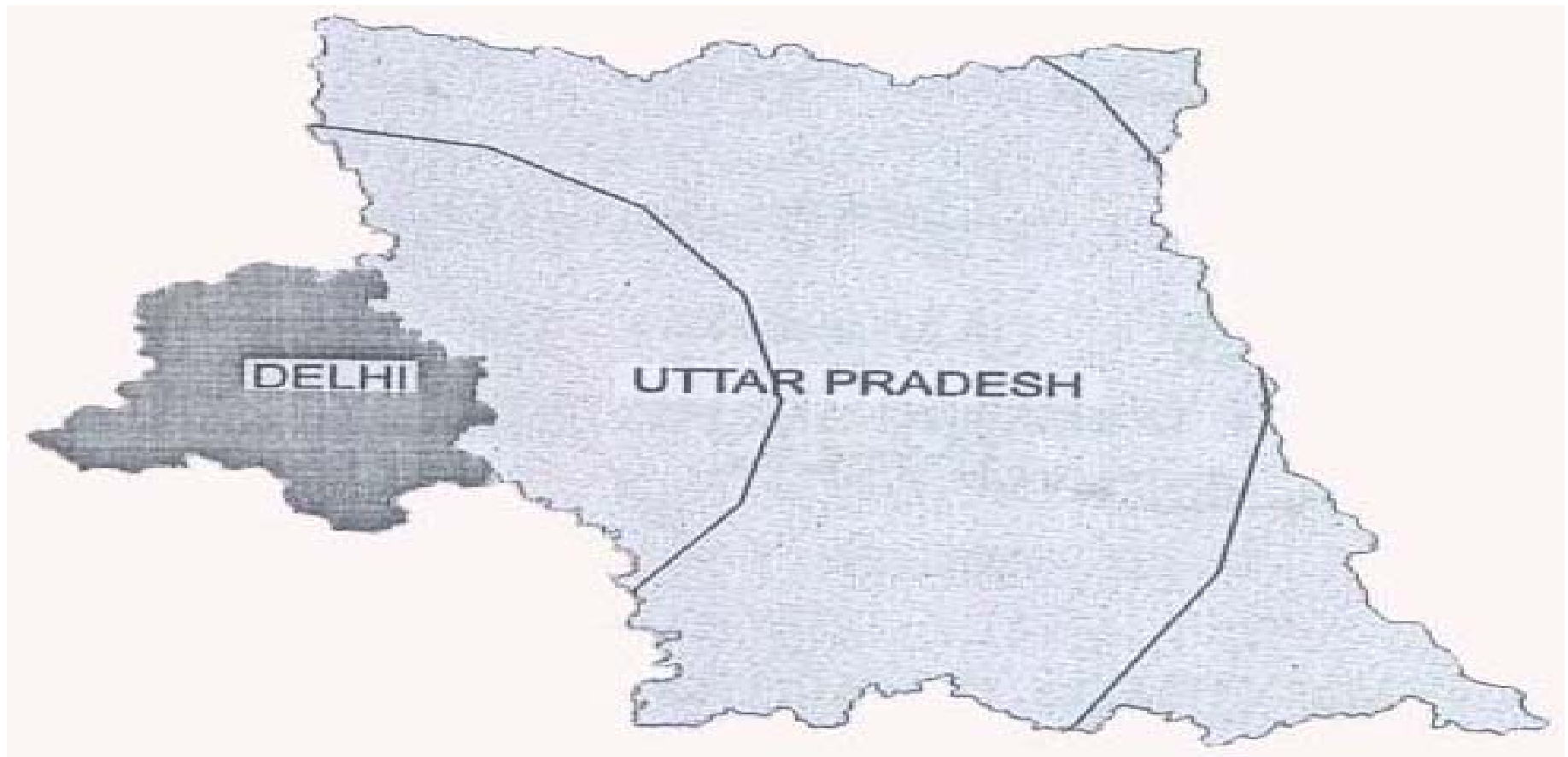


REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD (Proposed Land Use 2021)

- | | |
|---|---|
| <ul style="list-style-type: none"> --- Existing --- NCR Boundary --- State Boundary --- District Boundary --- National Highway --- State Highway --- Other Roads --- Railway Line --- Existing Builtup 1999 --- River/Stream --- Canal --- Lake/Tank/Pond | <ul style="list-style-type: none"> --- Proposed --- Urbanisable Area --- Urbanisable Area Boundary --- Controlled Area Boundary --- Agriculture (rural) Zone within Controlled Development Area --- Agriculture (rural) Zone out side Controlled Development Area --- Highway Corridor Zone --- Natural Conservation Zone --- Expressway --- Green Buffer along Highways --- Primary Road network --- Regional Rapid Transit System --- Orbital Corridor --- Proposed Rail Link --- Green Buffer along Railway Lin |
|---|---|



(Map -32-)



**REGIONAL PLAN OF NCR-SUB REGION U.P. 2021 AD
(Counter-Magnet Towns)**

(Map - ...)
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2) DIFFERENT POLICIES OF NCR

2.1 MAJOR CHANGES IN THE ECONOMIC POLICY

- i. Reduction of the number of industries.
- ii. Automatic approval to foreign direct investment (FDI).
- iii. Foreign equity need not be accompanied by foreign technology agreement.

2.2 FDI (FOREIGN DIRECT INVESTMENT) GUIDELINES

FDI up to 100% for development of integrated townships 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.

2.3 SCOPE OF COMMON ECONOMIC ZONE

1. Rationalisation of Tax Structure
2. Extending Uniform Financial/Banking services
3. Integrated Rail and Road Transport Network
4. Removing the restrictions of Inter-State movement
5. Uniform Power Supply
6. Integrated Law and Order Machinery

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Director-UICT; Dir. – UPS: Dir. -R.G. MP Pvt. Ltd., MD – GNHS:

Chairman-AVAM (H),

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DSIDC; DTTDC; DAMB; Slum Deptt., DLLPC; .

Ex. Advisor-NCR-Planning Board, Ex. Consultant ” in Urban Planning and Infrastructure Development to “Delhi Jal
Board - Delhi Govt” in 1998, .

Ex. Sr. .P. Secy. JC PPV (Joint Parliament Committee on Protection of Plant Varieties & Farmer’s Rights) in Parliament.

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