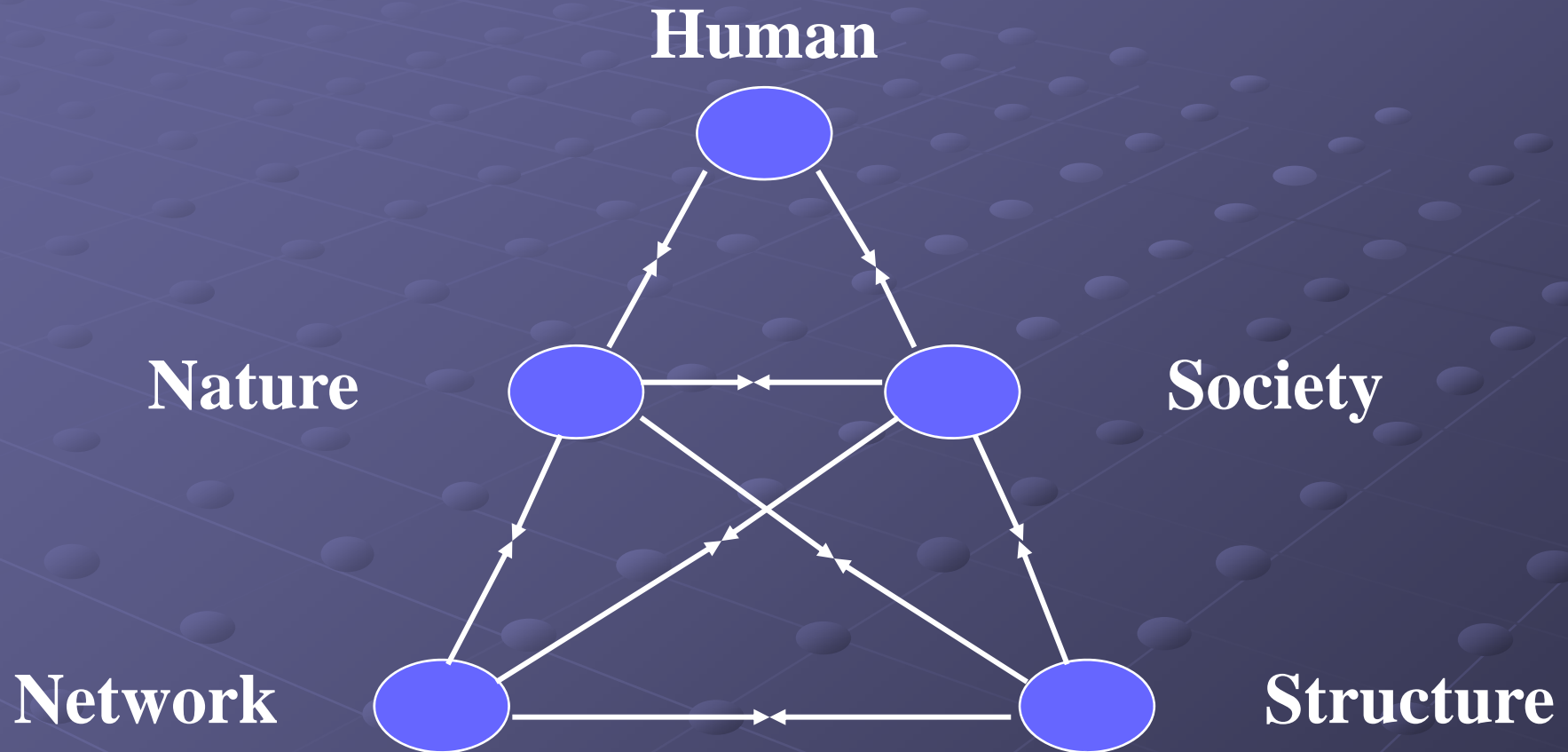


# **Concept of Development of U.P.**

- 1. TO BRING POLITICAL STABILITY.**
- 2. TO CONTROL LOP SIDED DEVELOPMENT.**
- 3. TO PROVIDE PHYSICAL, SOCIAL, ECONOMIC, INFORMATION TECHNOLOGY & ECOLOGICAL INFRASTRUCTURE.**
- 4. SPEEDIER IMPLEMENTATION OF MEGA PROJECTS.**
- 5. ATTENTION TO BACKWARD & DEPRESSED AREAS.**
- 6. TO INCREASE EMPLOYMENT.**

# SYSTEM AS A WHOLE

consisting of 5 Basic Elements



*SYSTEM Can be tackled with proper Planning ,  
Coordination, Integration, Evaluation, Monitoring, &  
Governance .*

# STEPS TO ACHIEVE THE PROGRESS

1. **Planning & implementation of infrastructure**
2. **Comprehensive & Integrated planning, development & Construction of mega projects.**
3. **Proper coordination, integration, evaluation & monitoring.**
4. **Perspective of 20 years.**
5. **To involve Private Sector & joint venture.**

**TO CREATE THINK TANKS.**

**TO CONSTITUTE ESTIMATE COMMITTEES ON  
IMPORTANT & INEFFICIENT DEPARTMENTS.**

**TO CONSTITUTE INFRASTRUCTURE DEVELOPMENT  
CORPORATIONS.**

**POLICY ON RURAL DEVELOPMENT IN TERMS OF  
GROWTH CENTER, GROWTH POINTS & BASIC  
VILLAGES .**

**0. PROPER SOLID WASTE MANAGEMENT SYSTEM .**

**. LAND OWNERSHIP ATLAS FOR LARGE CITIES.**

# PHYSICAL INFRASTRUCTURE

- I. WATER
- II. SEWERAGE
- III. SANITATION
- IV. SW DRAINAGE
- V. PROTECTION FROM FLOODS
- VI. SOLID WASTE MANAGEMENT
- VII. POWER
- VIII. GAS
- IX. ROADS
- X. URBAN RAILS
- XI. RAILS
- XII. AIR
- XIII. WATER WAYS

# **SOCIAL INFRASTRUCTURE**

- (I) HEALTH**
- (II) EDUCATION**
- (III) SECURITY (POLICE)**
- (IV) SAFETY (FIRE)**
- (V) JUSTICE**
- (VI) RECREATION**
- (VII) TOURISM**
- (VIII) SHELTER.**

# **INFORMATION TECHNOLOGY INFRASTRUCTURE**

**(I) INTERNET SYSTEMS**

**(II) TELECOMMUNICATIONS**

**(III) E. COMMERCE**

**(IV) E. GOVERNANCE**

**(V) E. HEALTH SERVICES**

**(VI) E. AGRICULTURE**

# ECOLOGICAL INFRASTRUCTURE

**TO CONTROL:**

**I) WATER POLLUTION**

**II) NOISE POLLUTION**

**III) AIR POLLUTION**

**IV) SOIL POLLUTION**

**V) FLORA & FAUNA**

# **ECONOMIC INFRASTRUCTURE**

- I) INCREASE IN GDP**
- II) INCREASE IN PER CAPITA INCOME**
- III) INCREASE IN EXPORT**
- IV) DECREASE IN IMPORT**
- V) EMPLOYMENT**
- VI) PROTECTION OF INTELLECTUAL PROPERTY RIGHTS.**

# 5.2 THRUST AREAS

- **AGRO-BASED AND FOOD PROCESSING INDUSTRY**
- **AUTOMOBILE INDUSTRY**
- **AUTOMOBILE ANCILLARIES**
- **ELECTRONICS**
- **SOFTWARE**
- **ENGINEERING GOODS**
- **AGRICULTURAL EQUIPMENT INDUSTRY**

## 5.4 MAIN POLICY POINTS

**CHANGE THE TRENDS FROM PUB. TO PRIVATE SECTOR.**

**USE PUBLIC SECTOR AS A FACILITATOR, COORDINATOR.**

**EMPHASIS ON DEVELOPMENT IN RURAL AREAS WITH**

**G. CENTRES, G. POINTS & BASIC VILLAGES**

**POLICY FRAME WORK FOR DIFFERENT TYPES OF  
INFRASTRUCTURE.**

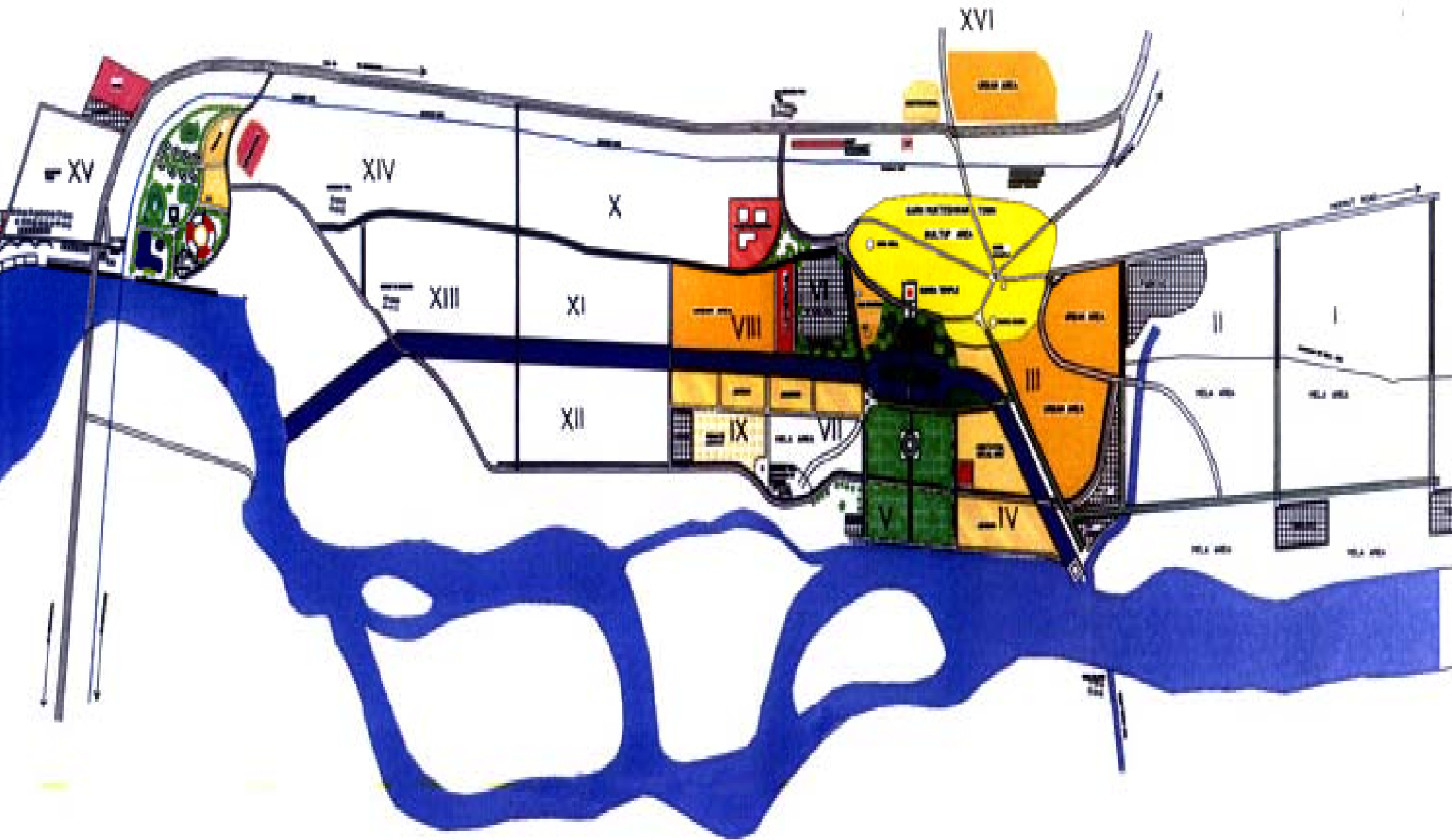
**TRANSPARENT REGULATORY MECHANISM FINANCIAL  
INCENTIVES.**

**CONSTITUTION OF INFRASTRUCTURES & FINANCE  
DEVELOPMENT COS CORPORATION.**

# PART - 2

## Gurh Ganga

# DEVELOPMENT



**R.G.Gupta**

B.Sc.; B.Arch (G.Md); MCA

Masters degree in Urban planning from SPA Delhi

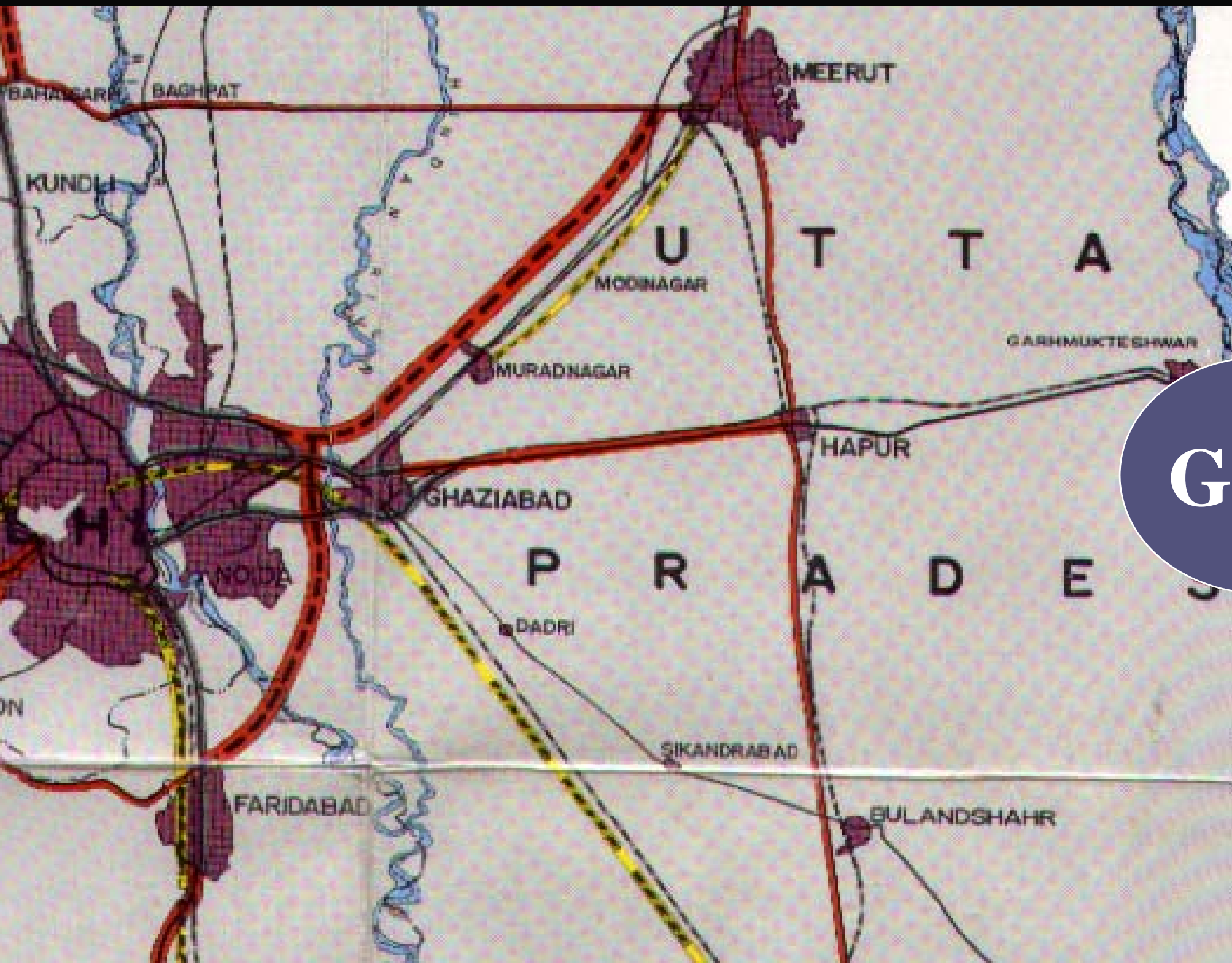
P.G.Dip (R.D.P.) Netherlands

# WHY AT THIS LOCATION ?

1. **INTERNATIONAL & NATIONAL LINKAGES.  
50 KM FROM OUTER GRID OF NCR.  
100 KM. FROM DELHI.  
NH-24.  
MAIN RAIL ROUTE.**
2. **VERY LARGE WATER BODY.**
3. **RELIGIOUS ATTACHMENTS.**
4. **HISTORICAL IMPORTANCE ; RAVAN;  
BHAGWAN PARSU RAM, MEERA BAI ,  
RAJA NAHUP.**

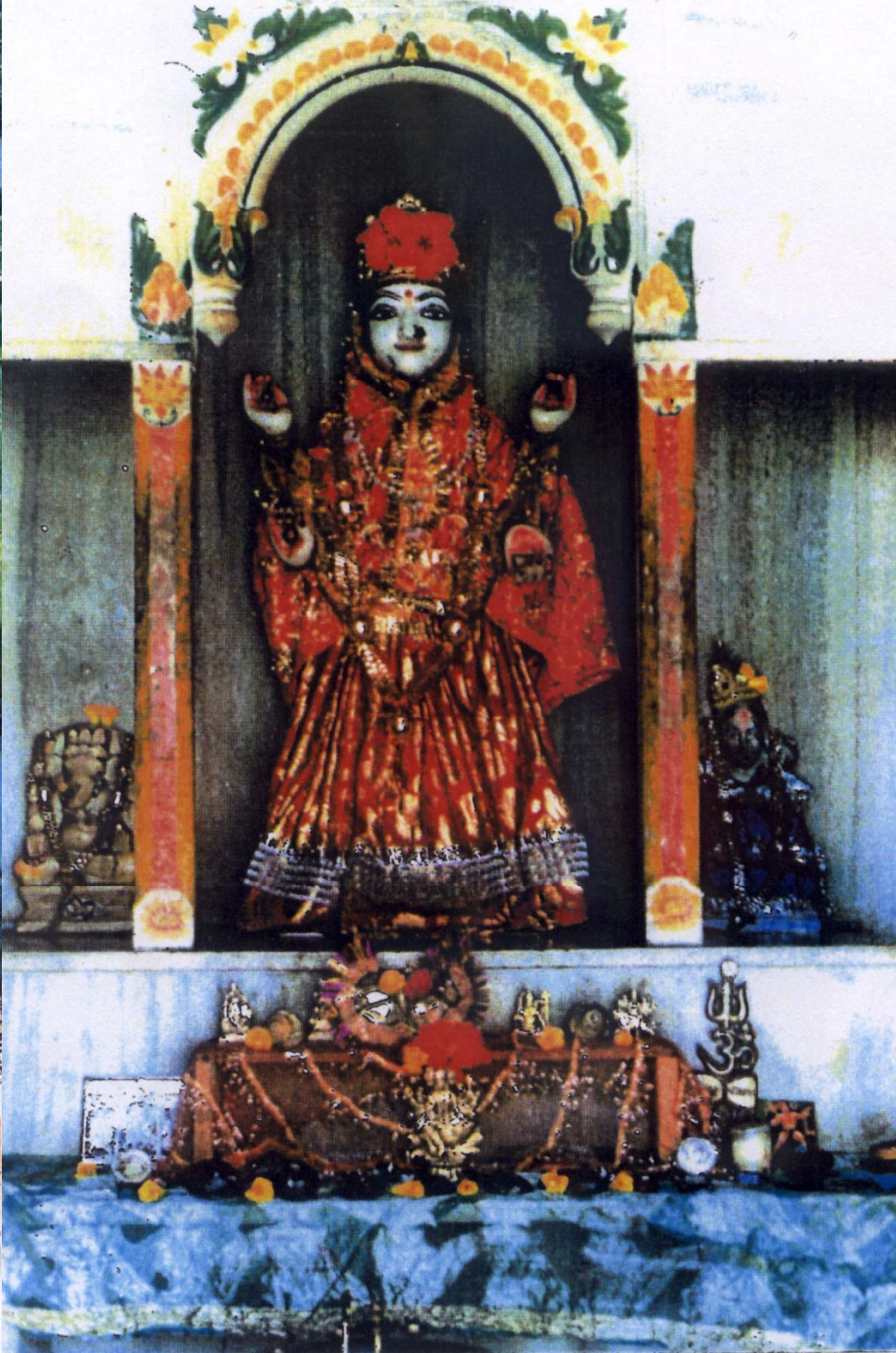


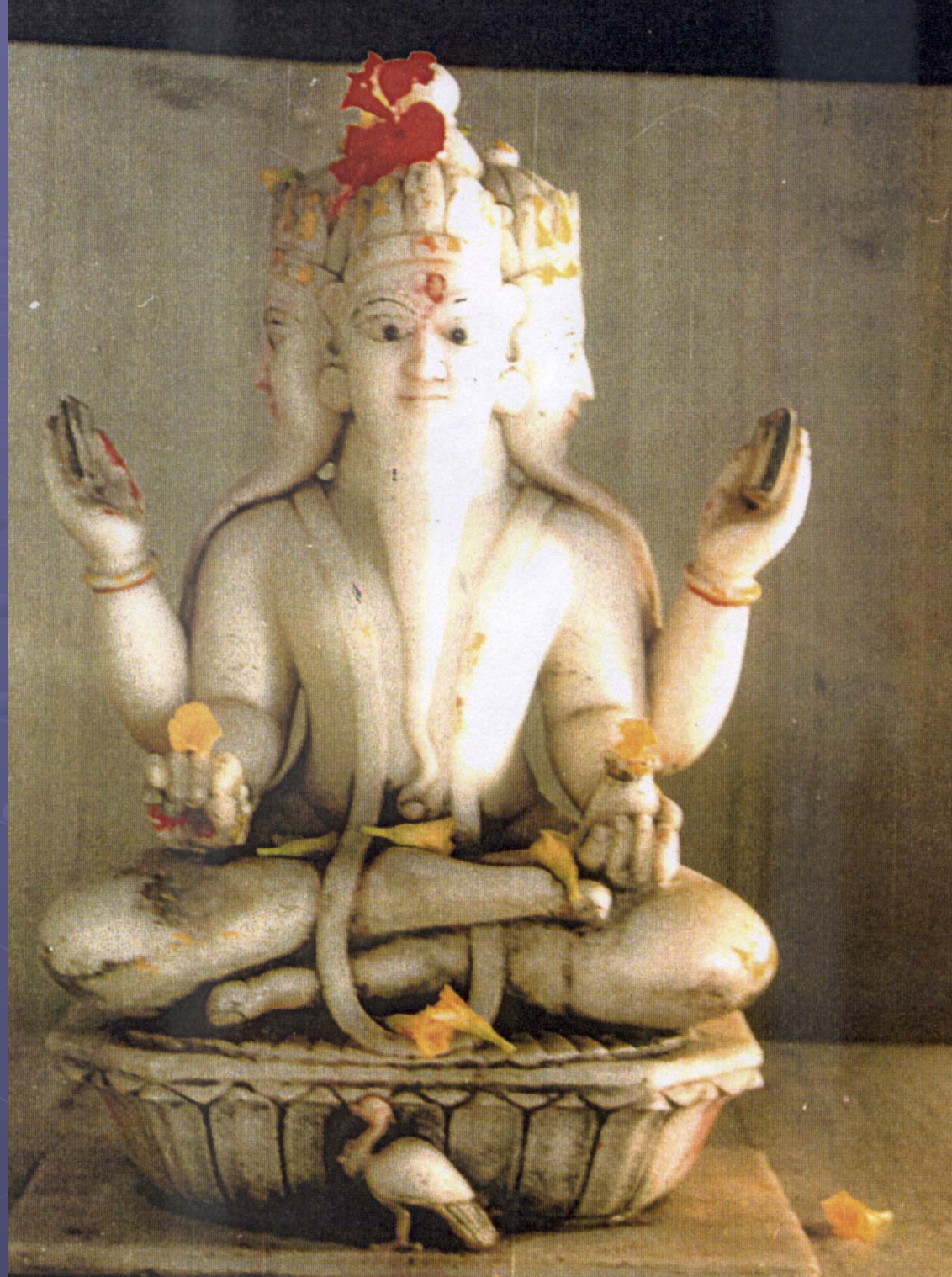
# Location of Garh Mukteshwar



Garh Mukteshwar











दिल्ली के एक जेल के अंदर का दृश्य









**To Accommodate 1 Lakh Permanent Population.**

**To Accommodate 30 Lakh Fair Population.**

**To Have Pilgrimage, Religious, Health Resort,  
Tourist & Recreational Centre.**

**For Local, Regional And International Population.**

**With Road, Rail & Air Links.**

**To have a Special Police in a grid system.**

**Large Green Areas, Water Sports, Tourist Cottages,  
Camping Sites, Shopping Piazza, Pleasure Parks,  
Auditorium, Restaurants / Café, Amusement Parks,  
Sports Centers, Science Parks, Fun Island, Children's  
Airport With Facilities of Helicopter, Mini Forests**

# SEQUENCE OF ACTION

- 1. Formulation of Strategy of Development.**
- 2. Detailed comprehensive plans.**
- 3. Land Policy.**
- 4. Financial Policy.**
- 5. Involvement of private sector & joint venture.**
- 6. Vision, Goals, Aims & Objectives.**
- 7. Decision to be taken at the top level.**
- 8. Importance of street furniture.**

# STRATEGY OF DEVELOPMENT

1. Create a Core unit of Faith, Devotion, Meditation by organizations like Swami Naryan , ISKON etc..
2. Sec. 4 of LA act on the entire area.
3. Involve all the land owners in the process.
4. Prepare detailed physical plans.
5. Give full publicity.
6. Demarcate public & Semi public sites.
7. Prepare land acquisition plans .
8. Take seed capital of Rs. 50 cr. From the Govt.

# Type of Infrastructure

1. Physical Infrastructure : Water, Sewerage, Drainage, Power, Tele-communication etc.
2. Social Infrastructure: Education, Health, Security, Safety, Shelter, Justice, Recreational etc.
3. Economic Infrastructure: Work Centres to increase GDP and per capita income.
4. Ecological Infrastructure: To stop water, air, noise and soil pollution.
5. Emergency Infrastructure: Earthquake, Cyclone, Flood, Drought etc.

# VISION

## TO DEVELOP GARH MUKTESHWAR A NEW CITY IN TERMS OF THE FOLLOWINGS:

1. **Infrastructures.**
2. **Public & semi public facilities, with proper Police Security.**
3. **Fair Ground Center.**
4. **Pilgrimage Center.**
5. **Health Resort.**
6. **Tourist Center.**
7. **Picnic Place.**
8. **A city for 100,000 population.**
9. **Linkages via roads, rails and air ways.**

# GOALS

In 20 years, Garh mukteshwar should come not only on the map of U.P. India but in some parts in the World.

## AIMS & OBJECTIVES

In 5 years to develop **Core units** of:

- Religious Center
- Picnic Center
- Health Resort
- Tourists Center.

# POPULATION

## **Projected permanent population :**

one lakh to be accommodated at city level density of 200 pph in a total area of 500 hect. Or 5 sq.km.

## **Projected Fair Ground population :**

between 25 to 30 lakhs to be accommodated at a gross density of 3000 pph = 1000 hect. Or 10 sq.km.

# PREDICTED LAND USE

## For permanent population

-	<b>Residential</b>	<b>35%</b>
-	<b>Industrial</b>	<b>02%</b>
-	<b>Commercial</b>	<b>03%</b>
-	<b>Public &amp; semi public</b>	<b>13%</b>
-	<b>Recreational</b>	<b>30%</b>
-	<b>Circulation</b>	<b>15%</b>
-	<b>Utility &amp; Services</b>	<b>02%</b>
	<b>Total</b>	<b>100%</b>

# FOR FAIR GROUND POPULATION.

- Residential	65%
- Commercial	07%
- Public & semi public	04%
- Recreational	12%
- Circulation	10%
- Utility & Services	02%
<b>Total</b>	<b>100%</b>

- I. Cabinet level-declare it -**SPECIAL AUTHORITY**
- II. Provide a **SEED CAPITAL** of Rs. 50 cr. as a  
Interest free loan/ Grant & to be paid in 20 years
- III. To approve **NEW LAND POLICY**.
- IV. System to involve the **PRIVATE SECTOR &  
JOINT VENTURE** in a big way.

# LAND POLICY

- I. Perspective Plan of 20 years showing Trunk Infrastructure & major circulation system. 30 % of land is used, and would remain the Government & also maintained by them, with financial resources partly from Govt. Sector (40%) and largely from Private Sector(60%).
- II. Balance 70% area is further planned showing zonal level facilities and circulation system. In this process about about 20% is used.
- III. In this way , only 50% remain for the purpose of use ; i.e. or for the purpose of disposal. This would be done with the funds of Private Sector, Beneficiaries & Owners of land.

commercial and industrial purposes, on heavy subsidized rates.

**IV. BUILDERS / DEVELOPERS, OWNERS OF LAND WOULD GET ONLY 45% OF THEIR LAND WITH TRUNK INFRASTRUCTURE**

**V. Builders / Developers have to deposit initial money Rs.100/- per sq.m. of gross area as a Seed Capital or @ Rs.220 per sq m. of the land required by them.**

**VI. The plot (45%) of gross area allotted to Developers Builders with full Trunk Infrastructure would be free to do so**

- .Disposal of land on market forces**
- .Peripheral & internal development would be done by him**
- .Part of the zonal level facilities would also be given to**
- .Developer / Builder.**

# LAND FOR DIFFERENT USES.

Cost of developed land would be calculated after taking following aspects into consideration.

- I. **Cost of acquisition** of land, including rehabilitation of affected parties and alternate allotment (if any).
- II. **Cost of all types of infrastructure** at internal and peripheral level.
- III. **Cost of development of parks, playgrounds and open spaces and sites for various public facilities** at neighborhood level.

- IV. 60% of the cost of trunk infrastructure.**
- V. 60% of the cost of major roads except Express Highways, National Highways, and State Highways.**
- VI. 20% of the cost of construction of public and semi-public buildings.**
- VII. 20% of the cost of beautification including large parks, play ground and open spaces of the zone in which the plot in question is situated.**

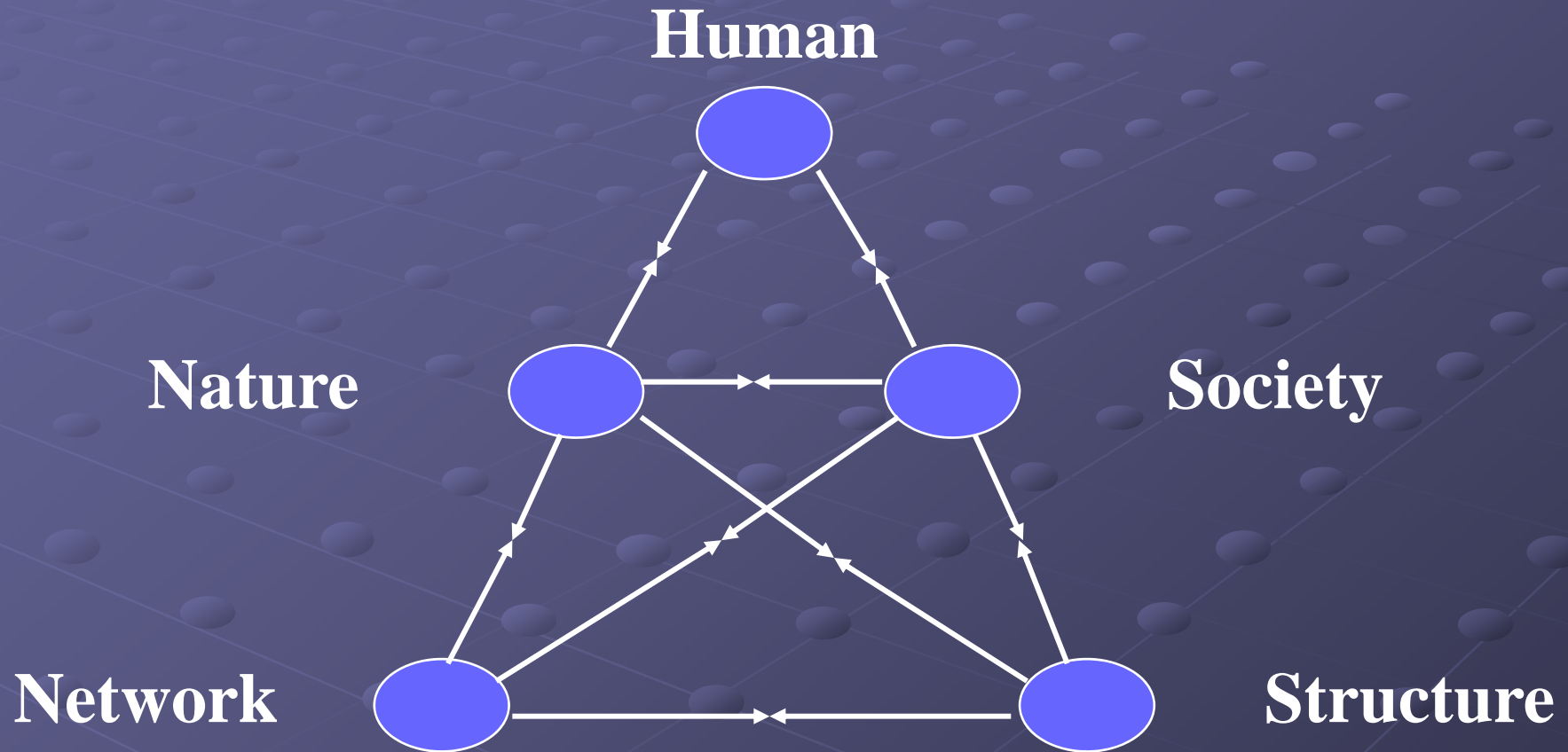
land in Rs.  $X$  per sqm then for different sections of the society and use; it is as under:

- *For EWS, 50% of  $X$ .*
- *For LIG, 75% of  $X$ .*
- *For MIG  $X$ .*
- *For HIG,  $2X$  or more.*
- *For district parks playgrounds & open spaces, 15% of  $X$ .*
- *Sites for educational health facilities , 30% of  $X$ .*
- *Sites for commercial use, 4 times of  $X$ , or more*
- *For shifting of non-conforming industrial units, 75% of  $X$ .*
- *For new industries,  $2X$ .*
- *For informal sector (commercial and industrial use)=75% of  $X$ .*

# Part - 1

## CONCEPT & THEORY OF GOVERNANCE

**Governance is for  
SYSTEM AS A WHOLE  
consisting of 5 Basic Elements**



*SYSTEM Can be tackled with proper Planning , Coordination, Integration, Evaluation, Monitoring, & Governance .*

# Now In the process of Flux

- Multi track, dynamic with more changes.
- With more I.Q., sharp minds & new knowledge.
- Effects of Globalization & Information Technology.

## BUT LACK OF

- Moral & Spiritual Content ;
- *Training ;*
- *Discipline, Obedience, hard working Work Culture etc.*
- *Proper governance.*

Gyan



Bhakti



Karma



# Integrated Yoga

