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## Study the land use and master plan of Faridabad (Haryana)

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### Abstract

Faridabad is the largest city in the north Indian state of Haryana, in Faridabad district. It is a leading industrial center and situated in the National Capital Region (India) near the Indian capital New Delhi. It is located between Delhi, Noida, Greater Noida and Gurgaon. Faridabad enjoys a prime location both geographically and politically. Faridabad-Ballabgarh Complex is situated on Delhi-Mathura road (NH-44) at a distance of 32 KM from Delhi. It is one of the largest agglomerations consisting of three towns, namely Faridabad Old, Ballabgarh and N.I.T. Faridabad. This complex, being within 32/40 KM radius of Delhi, is one of the recommended Metro towns of N.C.R. The river Yamuna forms the eastern district boundary with Uttar Pradesh. The newly developed part of Faridabad (Sec. 66 to 89) between Canal and Yamuna is commonly referred as Neharpar or Greater Faridabad. The Delhi-Agra National Highway No.2 (Sher Shah Suri Marg) passes through the centre of the district. Faridabad is also a major industrial hub of Haryana. 50% of the income tax collected in Haryana is from Faridabad and Gurgaon. Faridabad is one of the most populated and industrialized cities of Haryana. The city is famous for Henna production in agriculture sector while tractors, motor cycles, switch gears, Refrigerators, shoes & tyres are other famous industrial products of the city.

**Keywords:** National highway No.2, Sher Shah Suri Marg, NH-44 ETC

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### Introduction

Faridabad is well connected by a network of road and electricity. All the villages of the district are connected by metalled roads and have electricity since 1970. Faridabad is well connected with other parts of the country by Rail and Road. The broad gauge Railway line of Northern and North-Central Railway pass through the district and most of the trains going to South and West of India pass through the District. Also, Delhi-Mathura-Agra road (NH44) passes almost through the middle of the district. Faridabad and Ballabgarh are the main towns of the district. Faridabad is home to one of the largest industrial estates of Asia, which houses a large number of manufacturing industries. Economy of Faridabad is largely dependent on industry.

The total number of small, medium and large industries in district Faridabad is about 15,000 which provide direct and indirect employment to nearly half a million people and ranks as the 9<sup>th</sup> largest industrial estate in Asia. The place is home to many international/multinational companies namely; Whirlpool, Goodyear, Larsen & Toubro, Escorts, Eicher, Cutler Hammer, Hyderabad Asbestos and Nuchem etc. Within NCR, Gurgaon and Noida have been in the forefront in attracting investments, which have been primarily in the information technology (IT) and biotechnology (BT) sectors. Faridabad has lagged behind in these sectors and is now gearing up to catch up with Gurgaon and Noida. More and more investments are flowing into various sectors of industry, commerce and real estate. Keeping in view the above, land use proposals have been formulated on the consideration that industrial activities and trade and commerce will continue to remain the major economic base of the town. The

Town is growing as a major industrial centre of the State as well as of the region. The Haryana State Industrial and Infrastructure Development Corporation has already acquired land and developed an Industrial Modal Township (IMT) on the eastern side of the Agra Canal. A lot of industrial activities have already come up in the controlled areas after obtaining the change of land use permissions from the competent authority.

### Review of Literature

For execution of any project, the project proponent will have to obtain environmental clearance in terms of notification dated the 14<sup>th</sup> September, 2006, which is mandatory in nature. In addition, the areas notified under section 4 and/or 5 of Punjab Land Preservation Act, 1900 and areas covered under Aravalli Plantation are also shown as such on the Plan, wherein development activities shall be allowed only in accordance to the orders of the Hon<sup>ble</sup> Supreme Court. Similarly, the restrictions applicable to eco-sensitive zones or for protection of environment, in any manner shall also be followed and implemented. Further, as per faridabad master plan 2031, pumping of ground water in and from an area upto 5 kilometres from Delhi-Haryana Border in the Haryana side of the ridge and also in the Aravalli hills shall be prohibited in accordance with the orders of the Humble Supreme Court. Notifications issued by MOEF, Government of India, from time to time shall be applicable and binding.

### Material and Method

The growth trend of the population in the area covered under this

Plan has been given in the following table along with the projections upto the perspective period:

**Table 1**

Year	Population	Growth Rate (%)
1961	59,039	–
1971	1,22,817	108.03
1981	3,30,864	169.40
1991	6,17,717	86.70
2001	10,55,938	70.94
2011	14,38,855	36.26
2021*	24,38,000	69.44
2031*	38,86,407	59.41

As per the above figures it is clear that there is a descending trend of population in Faridabad for the last 20 years. It is also a fact that the area notified in the Final Development Plan of Faridabad-Ballabgarh Complex 2011 AD (on the eastern side of the Agra Canal) is still developing. However, in the forthcoming decades, the likely implementation of various infrastructure projects such as Metro Rail, Dedicated Freight Corridor and Eastern Peripheral Expressway, shall provide a boost in the growth of this town. In the Regional Plan 2021 AD of NCR, the population of Faridabad town has been projected as 25 lacs (approx.) by 2021 AD with a

variation of +2.5%. For a projected population of 10 lacs for the year 2001, a draft development plan was published-vide Gazette notification No. 3431-10DP-82/6194 dated the 26<sup>th</sup> April, 1982. Thereafter, the Final Development Plan of Faridabad-Ballabgarh Controlled Areas 2011 A.D. was published vide Haryana Government Gazette notification No. 13/29/91-3CII dated 11<sup>th</sup> December, 1991 for a projected population of 17.5 lacs by 2011. This Plan had proposals for urbanization from Delhi border in the North, up to Foothills of Aravalli ranges in the West, beyond Gurgaon-Agra Canal in the East and upto the revenue estate of village Jharsently in the South. The length of the urbanizable area in the Final Development Plan of 2011 is about 24 Kms. and width 12 Kms. Towards western side of the above urbanizable area, there is a rocky undulating area, wherein urbanization is not feasible. Similarly, this town cannot be expanded towards its north due to the constraint of Haryana-Delhi border. Therefore, the additional area beyond east of Agra Canal, south and South-West of the town is being proposed for the development of additional urbanizable area for additional population in Faridabad Master Plan 2031. The Draft Faridabad Master Plan 2031 has been proposed, keeping in view, the overall town density of 113 persons per hectare, to accommodate 38.86 lacs persons by 2031 A.D., within the urbanizable area of 34368 hectares. The extent of various land uses is described as below

**Table 2**

Sr. No.	Land Use	Total area (in hectares)	Percentage
1	Residential	14328	41.69
2	Commercial	2069	6.02
3	Industrial	6179	17.98
4	Transport & Communication	4020	11.7
5	Public Utility	638	1.86
6	Public & Semi Public Uses	1299	3.78
7	Open Spaces, Parks & Green Belts	5314	15.46
8	Special Zone	448	1.3
9	Mixed Land Use	73	0.21
	Total	34368	100

An area of 14328 hectares has been proposed for residential purpose on the basis of average residential density of 271 persons per hectare (PPH). The density for the proposed residential sectors has been kept as 300 persons per hectare to accommodate the projected population.

Three sectors bearing nos. 119, 143 and 146, adjoining to the proposed industrial sectors have been proposed with a density of 600 PPH, wherein only group housing projects will be permitted. Eight pockets of 25 hectares each have also been reserved for high density development of 1125 PPH in sectors 99, 112, 119, 122, 139, 143, 146 and 156, paving the way for construction of smaller flats and for providing housing to low and medium income group. The Government decision regarding increase in the sector density has been incorporated in the plan with the following provisions: –The additional area for infrastructure shall be provided in the already planned/developed residential sectors to meet out the requirement of the additional population. The minimum width of the roads in a residential colony/sector shall not be less than 12 metres. The minimum area for parks/open spaces in a residential colony/sector shall be planned in such a manner that it shall meet the minimum norm of 2.5 sq. metres per person.

### Conclusion

In the Faridabad master plan 2031, all existing public utility sites have been accommodated. Similarly, the sites of sewage disposal have been proposed in the area of east Agra Canal. A total area of 638 hectares has been proposed for public utility purposes.

In the new urbanizable area, suitable sites for 400 KV and 220 KV substations have been allocated for the development of required infrastructure for transmission and distribution of electricity in consonance with the requirement of HVPNL.

The site of solid waste disposal of Gurgaon and Faridabad has been provided in the revenue estate of village Bandhwari in district Gurgaon. For additional required sites for solid waste disposal, disposal of silt/debris, medical waste and for carcasses, four sites have been proposed i.e. three on the eastern side and the other on the western side of the urbanizable area of the town. In addition to these sites, area has also been exclusively earmarked for the purpose of cattle pond, slaughter house with meat market, dairy, piggery zone and Dog Kennel.

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