



Study the land use and master plan of greater Bhiwadi (Rajasthan)

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Abstract

Greater Bhiwadi (Bhiwadi-Tapookara-Khushkhera Complex), is a fast developing industrial township located at the north-eastern boundary of Rajasthan in north-eastern part of Alwar district. Bhiwadi is situated at a distance of 5 Km from Dharuhera on NH-8. The NCR Regional Plan 2021 has proposed Bhiwadi to be developed as a major Regional Centre. Greater Bhiwadi Complex is comprised of 99 revenue villages with an area of about 250 Sq. Km. Bhiwadi, Tapookara, Khushkhera and Chaupanki are major industrial nodes in the complex hence are relatively developed. Bhiwadi, the only town had been notified as census town in 1991 and was recognised under Class III category in 2001. The Greater Bhiwadi Complex is spread over both sides of the Bhiwadi-Alwar road. Bhiwadi located on northern most part of Greater Bhiwadi complex is 55 Km away from the Indira Gandhi International Airport, 200 Km from State Capital Jaipur, 90 Km from Alwar, 40 Km from Gurgaon, and 60 Km from Faridabad.

Keywords: land use, master plan, Bhiwadi

Introduction

Bhiwadi was a small rural settlement with a meagre population of 1624 persons in 1971. With the decision of Rajasthan Government to develop Bhiwadi as an industrial centre, due to its proximity to Delhi and other locational advantages, Bhiwadi started developing as an industrial township and registered its presence on the industrial map of the country. Rajasthan State Industrial Development and Investment Corporation (RIICO), since 1975, has been instrumental in the development of Bhiwadi as its preferred Industrial Area. Bhiwadi had grown to a size of 15000 population in 1991 when for the first time it was declared a Census Town which further grown to a size of 33877 in 2001. In view of the approaching terminal year of existing Master Plan, geographical growth of Bhiwadi beyond urbanisable limit, RIICO led fast expansion of industrial base and identification of Greater Bhiwadi Complex as Regional Centre in the Regional Plan of NCR, State Government decided to extend the urban area limit to include notified 99 revenue villages and prepare Master Plan for the horizon year 2021, coterminous to NCR Regional Plan. But on request of NCRPB, the horizon has been extended to 2031 as Sub-regional Plan for Rajasthan Sub-region is also being prepared for 2031. Therefore, with a view to improve the quality of life of residents of Bhiwadi-Tapookara- Khushkhera (Greater Bhiwadi) Complex in Alwar District (Rajasthan Sub Region of National Capital Region), the Office of Chief Town Planner (NCR), Government of Rajasthan intended to prepare the Master Plan for the same and appointed M/s Egis India Consulting Engineers Pvt. Ltd. (Formerly BCEOM India Pvt. Ltd.), Faridabad, in Joint Venture with Groupe SCE India Pvt. Limited, Bangalore for the "Preparation of Master Plan for Bhiwadi-Tapookara-Khushkhera (Greater Bhiwadi) Complex".

Review of Literature

The need for the preparation of Master Plan for Greater Bhiwadi Complex is twofold. One, preparation of master plan for all identified priority towns/regional centres stipulated in the NCR Regional Plan as part of the responsibility of the State Government/NCR Cell (as mentioned in Section 19.2 (i) Management Structure). Two, the critical stage of development, the Greater Bhiwadi Complex has attained, called for immediate attention in terms of guided and controlled development. Hence, the Master Plan has been prepared in the light of NCR Regional Plan as per the Rajasthan Urban Improvement Act, 1959. Three of the eleven Regional Centres/Priority Towns fall under the Rajasthan Sub- Region of NCR. NCR Plan-2021 envisaged developing these Regional Centres for advanced industrial, economic and commercial purposes, along with a high concentration of administrative and higher-order service functions. This would enable the regional Centres/Priority Towns to exert a dynamic influence on attraction of investment and to bring about high-standards of living and working environment. In order to realize the objectives of NCR Plan 2021, it is imperative to have a Master Plan in place, to guide and accelerate the development of the identified Priority Towns.

Material and Method

The main objectives of the Greater Bhiwadi Master Plan are as follows: To prepare a Master Plan for the horizon year 2031 for ensuring good quality of life of the residents of the Bhiwadi-Tapookara-Khushkhera Complex; To capitalize upon the opportunities created by changes occurring in the global economic scene and in the

National Capital Region; to make the area competitive for attracting investment by providing high quality infrastructure Bhiwadi-Tapookara-Khushkhera Complex is one of the three identified Regional Centres/Priority Towns in Rajasthan Sub-Region of NCR. Rajasthan Sub-region comprises of Alwar district which has a share of 23.32% of the total area of NCR. Alwar and Shahjahanpur-Neemrana-Behror Complex are other two Regional Centres. Greater Bhiwadi Complex being an important Priority Town of the NCR and for reciprocal relationships, it is of utmost importance that the Master Plan for Greater Bhiwadi Complex is prepared dovetailing the development objectives, policies and strategies defined in the NCR Regional Plan 2021. Therefore, it is imperative to review the development policies and strategies of NCR Regional Plan-2021. The aims and objectives of the Regional Plan 2021 actually flow from the Regional Plan 2001 and their effectuation. In view of the unprecedented growth of Delhi during the decades 1970s and 80s, the Regional Plan 2001, which was notified in January 1989, laid down development policies aimed at:

1. Relieving the capital city from additional pressures,
2. Avoid adding new pressures on the capital, and iii)
3. Development of settlements in NCR to enable them to play their assigned roles. Thus, the objective of Regional Plan has been to achieve a balanced and harmonious development of the region, leading to dispersal of economic activities and deflecting future in-migrants to Delhi. In order to achieve these objectives, the Regional Plan proposed three policy zones namely- NCT of Delhi, Delhi Metropolitan Area (DMA) excluding NCT-Delhi and Rest of NCR. Delhi, against the assigned population of 112 lakhs, actually grown to 138 lakhs (2001 Census), thereby overshooting even the estimated population of 132 lakhs. While, the second policy zone of DMA Towns could not attained the assigned population except Faridabad and Ghaziabad-Loni, the third policy zone comprising priority towns/complexes recorded slowest growth rate showing no inducement. It is obvious from the above that the policy to contain the population of Delhi and deflecting population outside to NCR had met very little success. Also the induced growth envisaged for the priority towns in the Rest of NCR had not taken place. Accordingly, the policy of restricted growth of Delhi had been reviewed and the Regional Plan-2021 proposed "to harness the spread of the development impulse and agglomeration economies generated by Delhi for harmonized, balanced and environmentally sustainable spatio-economic development of the NCR with effective cooperation of the participating States". Therefore, the Regional Plan-2021 aims "to promote growth and balanced development of the National Capital Region" as per Section 10, sub section (2) of the Act, 1985.

Conclusion

A Master Plan is only a picture of likely opportunities for developing a city and can be realized provided energetic efforts are made to implement it. A rational or practical approach has been evolved while preparing the Master Plan of Greater Bhiwadi Complex. Minimum dislocation of the existing use had been aimed at. The Plan has been prepared with the express desire for the betterment of town facilities, increasing public amenities and making Greater Bhiwadi a healthier place to live and work.

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