

TOWN & COUNTRY PLANNING ORGANISATION
Government of India
Ministry of Urban Development

F.No. 83(vi) 1-100/2009-TCPO/UT (Sonapat)

APPRAISAL OF CITY DEVELOPMENT PLAN-SONEPAT

Sonapat Municipal Council have submitted *City Development Plan (CDP)* for consideration under the Urban Infrastructure Development Scheme for Satellite Towns around seven Mega cities. Sonapat is a fast emerging satellite town around the national capital, Delhi and has the potential for infrastructure development. With inclusive development, the town will be able to absorb additional population growth and also help in easing the burden on Delhi.

The City Development Plan has been appraised keeping in view the requirements of revised toolkit for CDP formulation. The CDP has assessed the existing scenario of the availability of infrastructure facilities and services, financial position of Municipal Council and provided a vision for the future development of the town. The appraisal comments have been given against each chapter clearly identifying the gaps in the contents. The CDP is required to be amended duly taking into the points raised and finalised accordingly.

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CITY DEVELOPMENT PLAN: APPRAISAL REPORT

Name of Town: Sonapat
Population 225074(2001)

Area 28.4 sq km(2840 Ha.)
Overall Density 80 Persons per Ha.

SI No	Chapters/Contents	CDP Analysis	Appraisal comments	Remarks
1	City Development framework and process	It has been stated that it is based on Secondary Data collected from concerned departments and reports. Key stakeholders like ULB, Para-statal and other key departments were consulted.	It is not clear from the CDP whether CDP Policy Committee/ Tech Committee/Group were constituted in the process of preparation of CDP It is also not clear whether workshops for CDP preparation were conducted for taking into account Stakeholder views/observations.	If Stakeholder Consultations through workshops were not done, then the same may be organised.
2	Sonapat Town Profile	The Profile is by-and-large descriptive.	The town profile should briefly touch upon issues of efforts for planned development with respect to the Master Plan.	
3	Demographic Profile	The profile briefly discusses about population growth trend, density, spatial spread, age-sex distribution, literacy and occupational pattern.	While making demographic analysis, CDP has projected the population as per the Development Plan, Sonapat-2021. However, analysis of whether the projected population can be accommodated within the future	

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			<p>urbanisable area so as to ascertain carrying capacity of the town needs to be done.</p> <p>Further projection of work-force distribution for 2021 may also be included in the CDP.</p> <p>Analysis of migration, both inter-city and intra-city needs to be included.</p>	
4	Landuse Pattern	CDP has done only analysis of proposed landuse, which is descriptive.	<p>The existing landuse is given in the CDP in terms of approximate percentages. It would be desirable that this chapter should analyse changes in the landuse pattern of the town.</p> <p>The existing landuse plan lacks clarity and is indistinguishable.</p> <p>CDP has also not included a proposed Landuse Map.</p> <p>The landuse analysis should provide an overview as to how City is growing spatially and what would be the predominant uses/functions/activities in the horizon period.</p>	<p>A reasonably accurate Base Map of the Sonapat town as per the guideline of Tool-kit needs to be included.</p> <p>The landuse analyses should be based on landuses as per the Development Plan, Sonapat-2021.</p> <p>Landuse Map in colour needs to be incorporated in the CDP.</p>
5	Economic Base	CDP has given the existing analysis of the Industrial sector.	<p>CDP needs to include analysis of broad sectors which constitute the economic base of the city viz. Primary, Secondary and Tertiary.</p> <p>CDP should also visualize future employment</p>	

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			<p>pattern in these 3 sectors. To what extent the informal sector is going to contribute to city's economy is required to be mentioned.</p>	
6	Heritage & Conservation	Descriptive analysis on heritage building/ monuments has been done.	<p>CDP has not indicated whether provisions of Heritage conservation have been incorporated in the building regulations of the State/Town.</p> <p>It has also not indicated what would be institutional arrangements for heritage conservation.</p>	'Farmhouse Tourism' cannot be considered a strategy of Heritage Conservation.
7.	Water Supply	The CDP has made detailed analysis of the availability of existing water supply and also highlighted the deficiency in supply both in terms of population and area. It has also mentioned about the existing sources of water.	<p>The CDP mentions that the Regional Plan 2021 of NCR, has recommended 200 LPCD water supply for the towns having more than 1lakh population, accordingly Sonapat has to be provided with 115.2 MLD for the projected population of 5.76 lakh by 2021.</p> <p>In order to provide 115.2 MLD for the town by 2021, the report needs to assess the availability of sources of water, which can overcome the present deficit.</p> <p>CDP has not mentioned about Transmission & Distribution losses in Water Supply and to what extent the same can be reduced.</p> <p>CDP should also highlight the intra-town disparities in distribution of water.</p>	<p>CDP should clearly highlight intra-town water supply distribution and should also discuss cost-recovery mechanisms to recover the operation-maintenance costs.</p> <p>CDP should also mention service level benchmarking for water supply.</p>

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			CDP has not highlighted the tariff being charged for water supply	
8.	Rain Water Harvesting	The chapter only gives an overview of the techniques of rain water harvesting.	<p>CDP has not mentioned whether the provision of rain water harvesting is being adhered to in Sonapat.</p> <p>CDP does not indicate the number of properties/buildings adopting the harvesting measures.</p> <p>There is no mention of the rate of recharge of Ground water, or any plans proposed towards that end.</p>	The report needs to mention about adopting provisions for rain water harvesting in Sonapat.
9.	Sewerage	CDP has highlighted the sewerage coverage both in terms of population and area, existing coverage and future generation of sewerage.	<p>The CDP mentions the current waste water flow including industrial flow is about 30 MLD. This has to be correlated with the total water supply that has been indicated as 23.16 MLD.</p> <p>CDP should clearly mention which areas of the town (intra-town disparities) are not covered by underground sewerage and require immediate upgradation.</p> <p>CDP has not indicated the cost-recovery mechanism once the entire town is provided with complete sewerage system.</p>	CDP should also mention service level benchmarking for sewerage.
10.	Drainage	CDP has mentioned about the existing drainage network system and identified gaps.	CDP should clearly identify the areas which require strengthening of drainage network / augmentation of existing nallahs.	CDP should also mention service level benchmarking for drainage.

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			<p>It has mentioned involvement of private sector under PPP to undertake construction of drains, however, how may be done is not indicated. A section on recovering the operation and maintenance may also be included.</p>	
11	Solid Waste Management	<p>CDP has mentioned about the existing generation of solid waste, present practices and future needs of the solid waste management.</p>	<p>As per the CDP, 230 MT of solid waste would be generated by 2021 as per CPHEEO norms. In order to dispose off 230 MT of solid waste, what facilities would required to be provided in terms of manpower, transport etc., are to be indicated. Similarly, whether the location of land fill sites has been done on scientific basis also need to be clarified. This should be correlated with the proposed landfill sites as per the Master Plan of Sonapat.</p> <p>What would be the recovery mechanism to sustain solid waste management in long run is also to be discussed.</p>	<p>CDP should also mention service level benchmarking for solid waste management.</p>
12	Electricity	<p>CDP has given the existing status of electricity consumption, demand supply gap and tariff structure.</p>	<p>CDP needs to discuss the strengthening of distribution, operation and maintenance of power supply. Future demand of power has to be correlated with population projection and trends in power consumption.</p> <p>A section on possibility of using non-conventional energy sources in Sonapat may also be included.</p>	

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13	Traffic and Transport	CDP has discussed existing status of transport linkages, traffic facilities, characteristics and issues of traffic management.	CDP should analyse modal split of Sonapat using latest data. It should clearly highlight the extent of roads which requires augmentation / strengthening. It should also mention whether intra-town trip demand is catered to by the existing transport system. CDP may recommend preparation of Comprehensive Mobility Plan for Sonapat.	
14	Social Infrastructure	CDP has analysed the availability of social infrastructure and future requirement as per UDPFI Guidelines.	CDP needs to analyse the intra-town distribution of social infrastructure and spell out which areas of town lack in the availability of same. This will enable the town authorities to plan in such manner that the entire town is adequately by the social infrastructure.	Map indicating the location of social infrastructure facilities may be included. Data on availability of community centres, cinema halls/commercial complexes, crematoria may also be included.
15.	Services to Urban Poor	CDP has made analysis of existing status of urban poor, socio-economic characteristics of urban poor, location of slums and basic infrastructure and environmental conditions of urban poor.	What strategic interventions are required to make the town slum free need to be highlighted?	

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16.	Financial Profile	The existing financial status of Municipal Council of Sonapat in terms of income and expenditure has been discussed. Further, analysis of revenue and capital account has also been done.	From the analysis it appears that the ULB has satisfactory financial position The town gets about 84% of total revenue (excluding transfers/grants) from property tax. Hence, it would be desirable that CDP explores the possibilities of increase in non-tax sources of Municipal Council.	Table 16.4 gives the details of sources of municipal revenue income from 2000-01 to 2005-06 which may be updated to include latest figures. The table should also give the breakup of income from various sources in percentages.
17.	Urban Environment	CDP has mentioned about areas of environmental pollution-air, water, noise and land	CDP has not mentioned the extent of air, water, and noise and land pollution in quantitative terms. It is not clear which areas of Sonapat are polluted and what kind of interventions are required for environmental management.	Tables may be included indicating the extent of pollution in Sonapat.
18.	Disaster Management	CDP has included description about various types of disaster.	It would be desirable that CDP mentions about the areas which are vulnerable to disasters like floods as there may be incidence of flooding of low lying areas during rainy season. It may also be mentioned whether the city authorities have adequate machinery in terms of manpower and equipment to cope with emergency situations on account of both natural and manmade disasters.	
19.	Vision	Vision has been discussed in terms of Strength, Weakness, Threats and Opportunities (SWOT) which is by and large	VISION for a town has to be a long term perspective which should strive for excellence in infrastructure and service delivery in a sustainable manner. However, it must	

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		descriptive. It also discusses Investment Plan	<p>address aspirations of the people at large. Vision must describe that how can city ensure competitiveness</p> <p>The Investment Plan has to be correlated with resource generation so as to enable the Municipal Council to assess the various options of cost recovery.</p>	
20.	Plan Monitoring and Review.	CDP discusses about Plan monitoring and review.	CDP needs to mention the institutional mechanisms which may regularly monitor the investments and implementation of the plan proposals so as to ascertain the mismatches in the provision of infrastructure and services.	