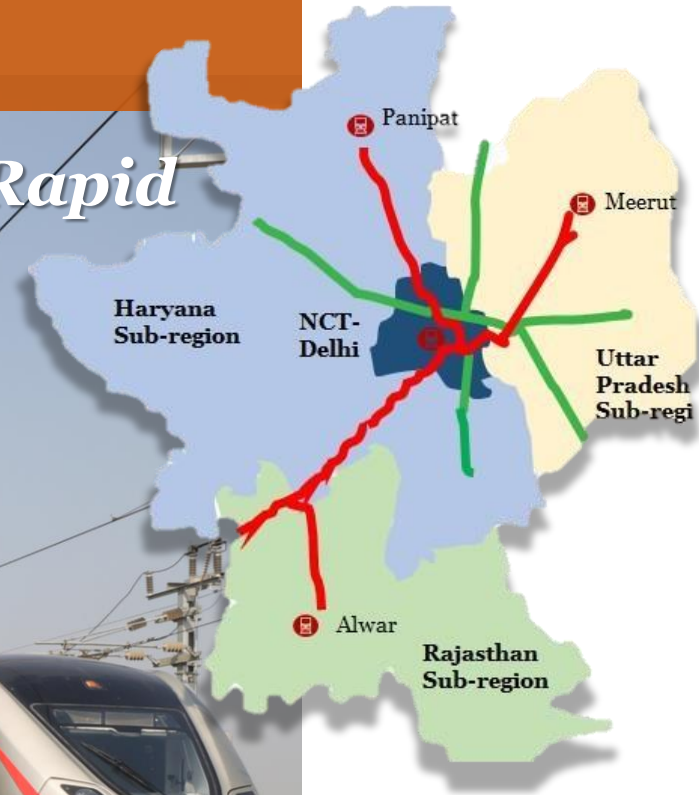


16th Urban Mobility India Conference 2023: Facilitating Implementation of TOD- Case studies for replication

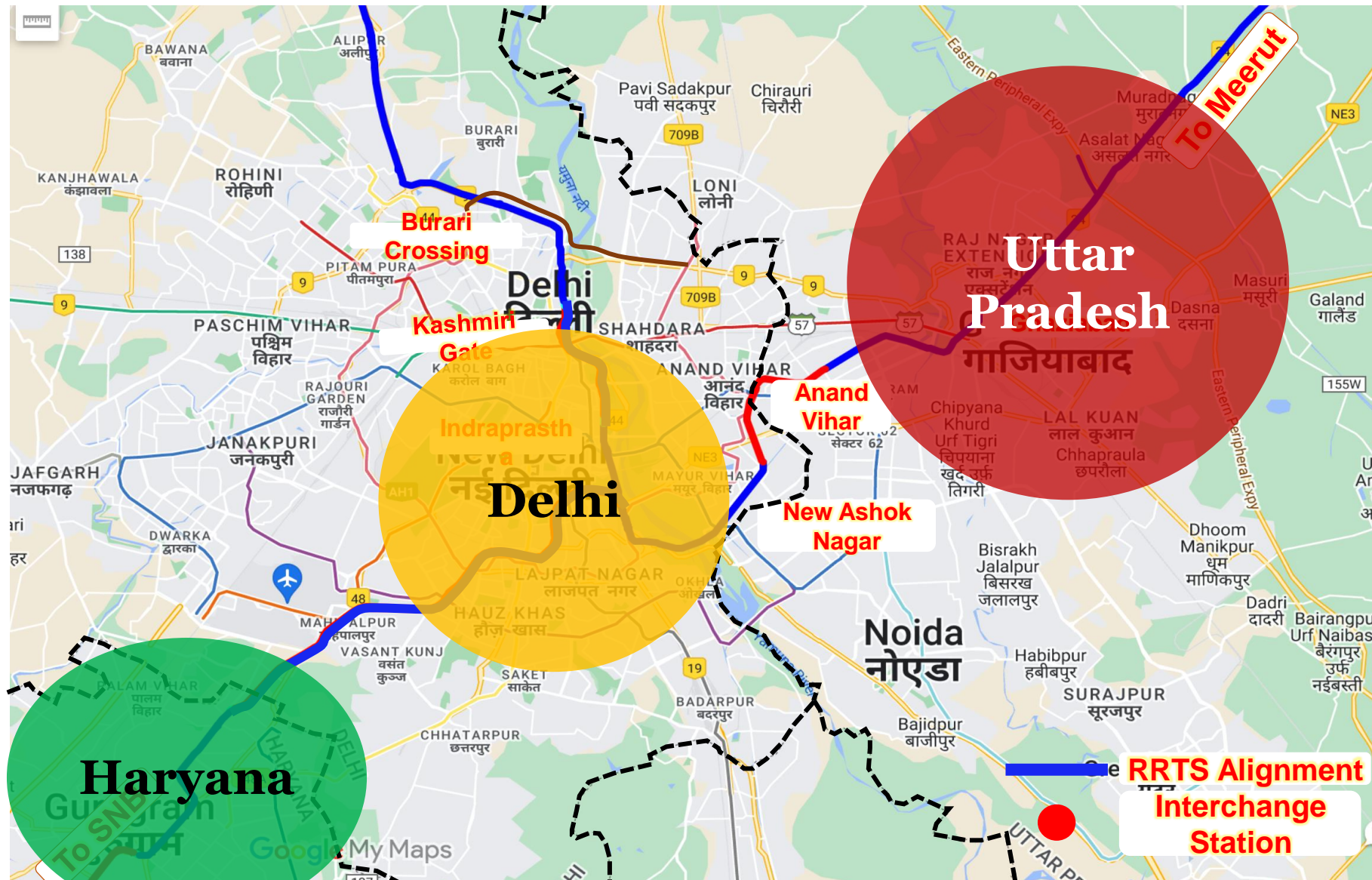
Transit Oriented Development along the Regional Rapid Transit System (RRTS) corridors



New Delhi
26.10.2023

- *What is **NCRTC's vision for implementing Transit Oriented Development** along its network?*
- *Considering that RRTS is the first of its kind regional high speed Mass Transit System, **How is TOD around its stations different** from TOD for Urban Metro Rail systems?*
- *What are the **policy interventions that NCRTC has been able to push** for, to ensure that TOD can be implemented?*

Priority Corridors of the RRTS

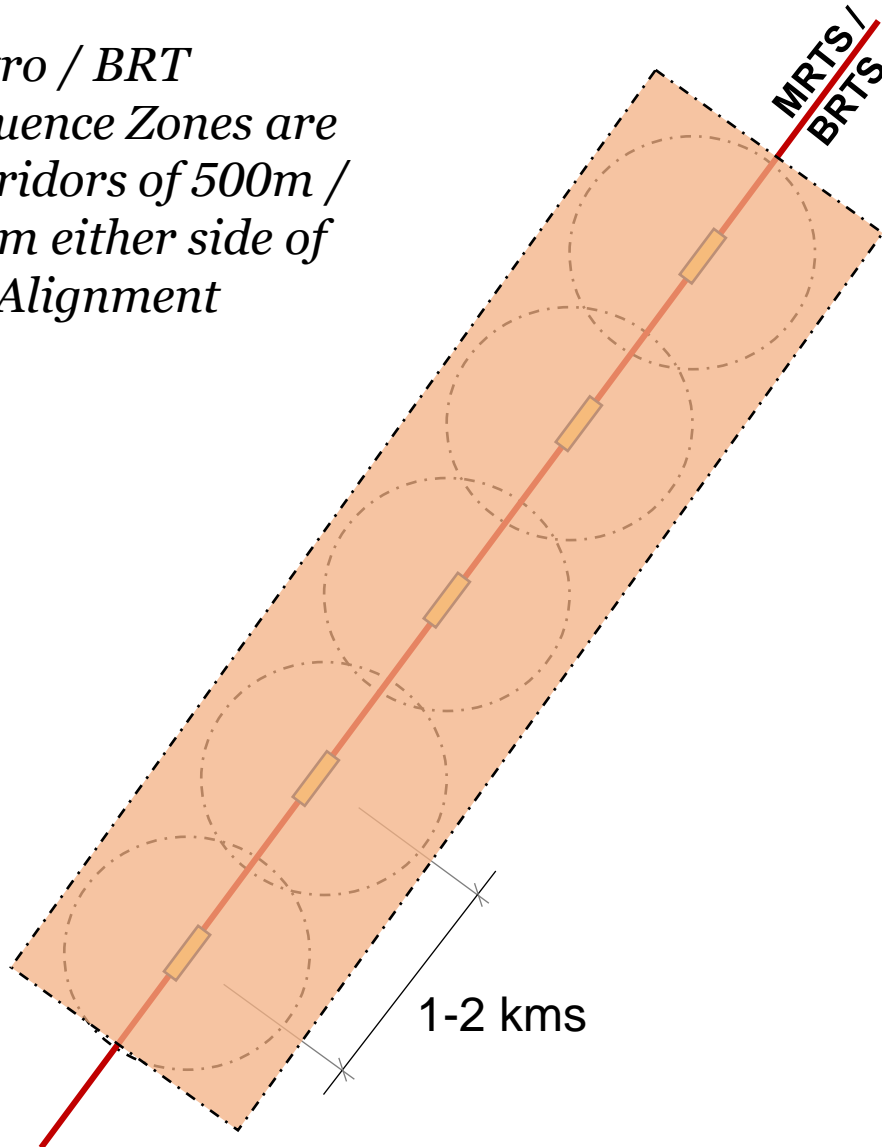


At present, NCRTC is coordinating with Governments of Haryana, U.P. & Delhi (DDA) and for operationalization of TOD along the phase 1 RRTS Corridors.

Each of these States have their own distinct TOD Policy framework

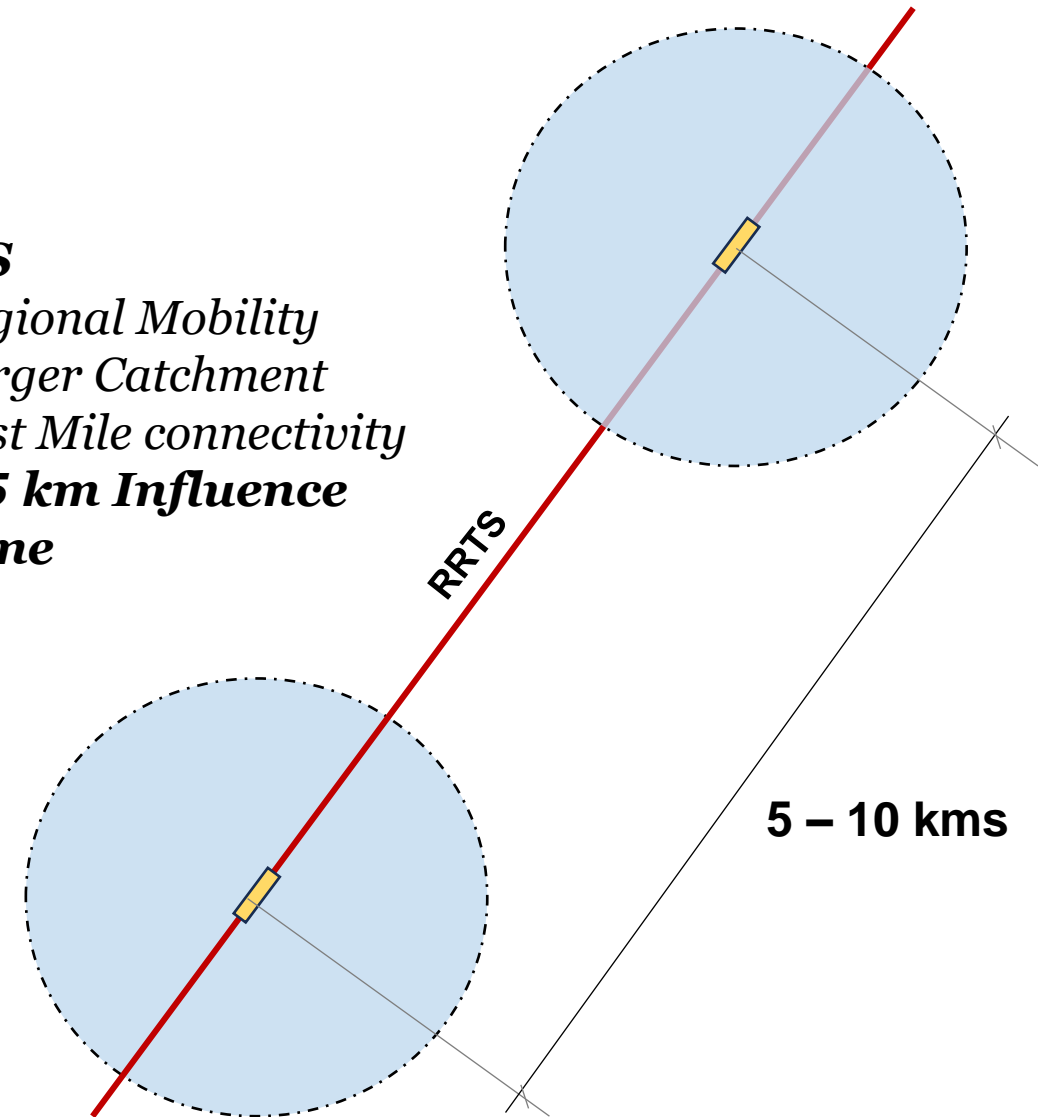
How are RRTS TOD Zones different?

Metro / BRT
Influence Zones are
Corridors of 500m /
800m either side of
the Alignment

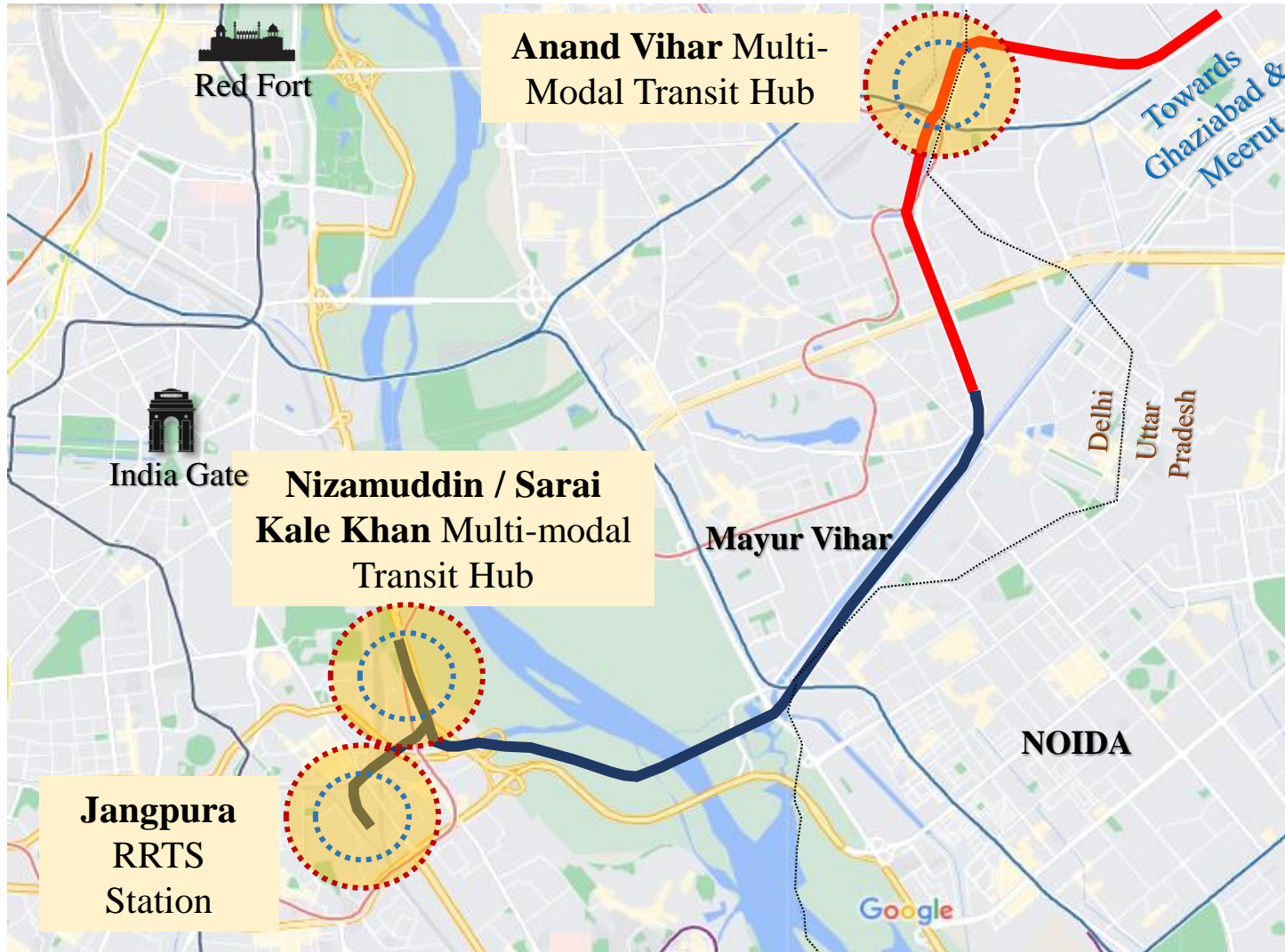


RRTS

- ✓ Regional Mobility
- ✓ Larger Catchment
- ✓ Last Mile connectivity
- ✓ **1.5 km Influence Zone**



RRTS TOD Nodes in Delhi



Delhi TOD Policy

Provides Guiding framework and principles for TOD in Delhi;

Introduced TOD as new chapter in Masterplan for Delhi 2021;

Delhi TOD Regulations

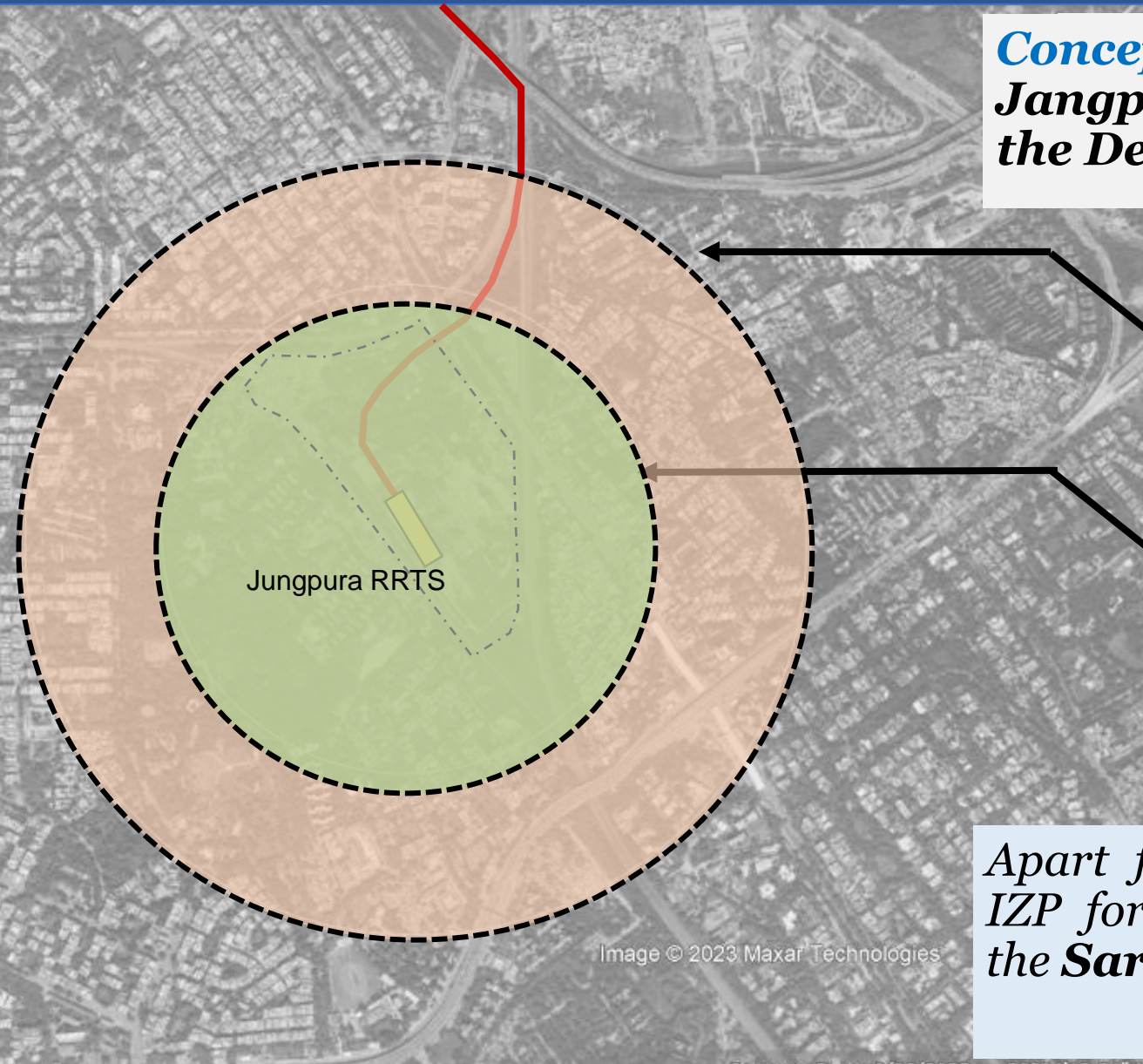
Identified nodes for pilot TOD implementation

Draft MPD 2041
(under finalization)

NCRTC has been requested by DDA for operationalization of the TOD Policy by way of preparation of IZPs

Conceptual TOD Zones as per Policy

Conceptual Influence Zones of the Jangpura RRTS Station TOD Node, as per the Delhi TOD Policy



Conceptual TOD Planning Area
(800m)

Conceptual Intense Development Area (500m)

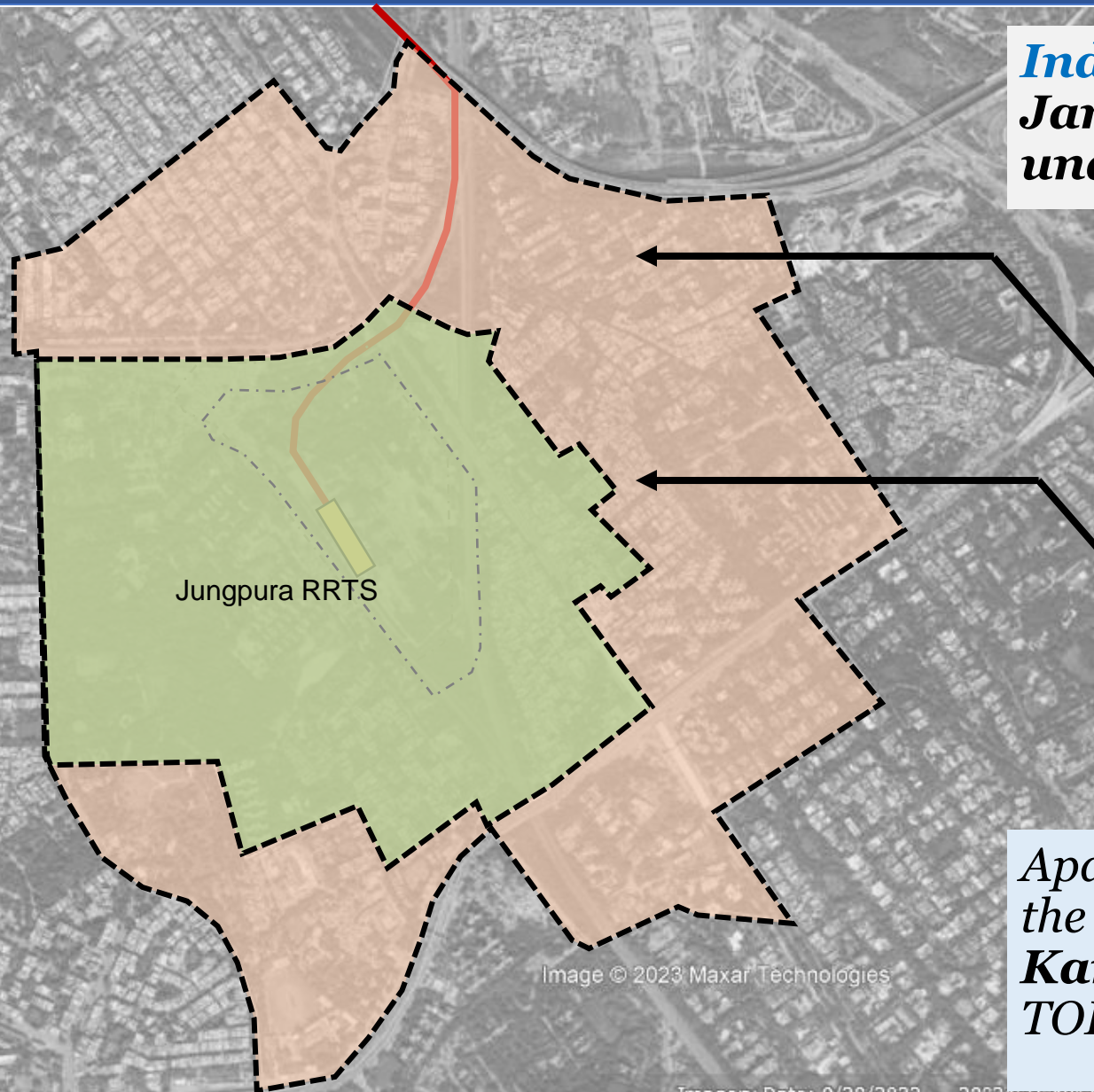
Apart from Jangpura, NCRTC is preparing the IZP for the **Anand Vihar-Karkardooma** and the **Sarai Kale Khan** TOD Nodes as well.

Image © 2023 Maxar Technologies

Imagery Date: 9/28/2022 28°34'13.34" N

Delineation of TOD Zones

Indicative Influence Zones of the Jangpura RRTS Station TOD Node, under Delhi TOD Policy provisions



Delineated TOD Planning Area

Delineated Intense Development Area

Intense

Apart from Jangpura, NCRTC is preparing the IZP for the Anand Vihar-Karkardooma and the Sarai Kale Khan TOD Nodes as well.

Image © 2023 Maxar Technologies

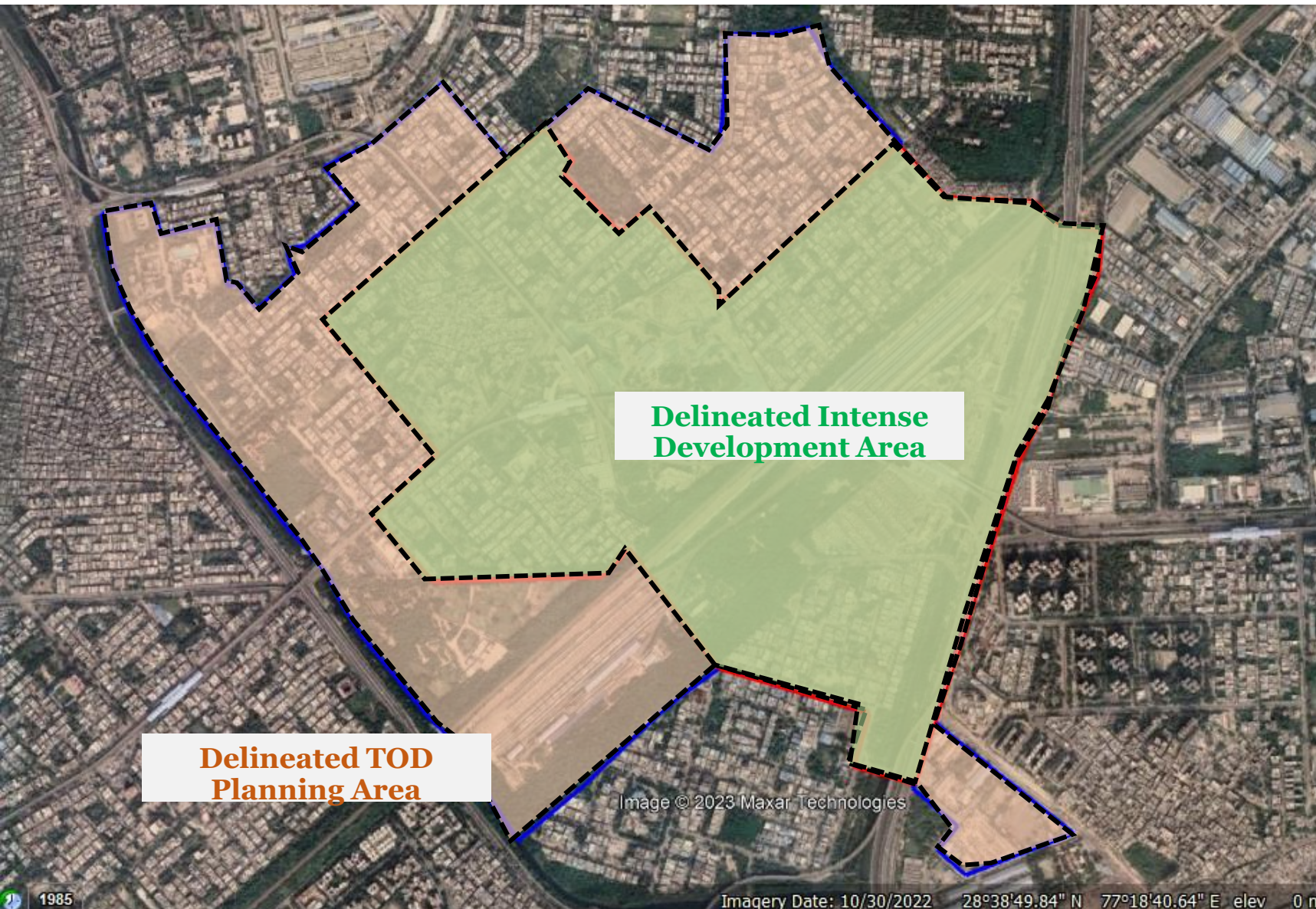
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Delineation of TOD Zones & Stakeholders

Combined indicative Influence Zones of **Anand Vihar and Karkardooma TOD Nodes**, for which **NCRTC** is preparing the **Influence Zone Plan**

1	Anand Vihar Railway Station – Indian Railways
2	Karkardooma TOD Scheme– DDA
3	Anand Vihar ISBT - DTC
4	Anand Vihar U/G RRTS - NCRTC
5	Karkardooma MRTS - DMRC
6	Anand Vihar MRTS - DMRC
7	Kaushambi ISBT - UPSRTC



Coordination with various Stakeholders

Combined indicative Influence Zones of **Anand Vihar and Karkardooma TOD Nodes**, for which **NCRTC** is preparing the **Influence Zone Plan**

1	Anand Vihar Railway Station – Indian Railways
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7	Kaushambi ISBT - UPSRTC



Conceptual TOD Zones in Uttar Pradesh

Indicative TOD Zones along the RRTS and Metro Alignment in Meerut Development Area as per UP TOD Policy

Corridor Influence Zone 500m either side along MRTS

Radial Influence Zone 1.5km radius from centre of RRTS

High Potential Area / Special Development Area



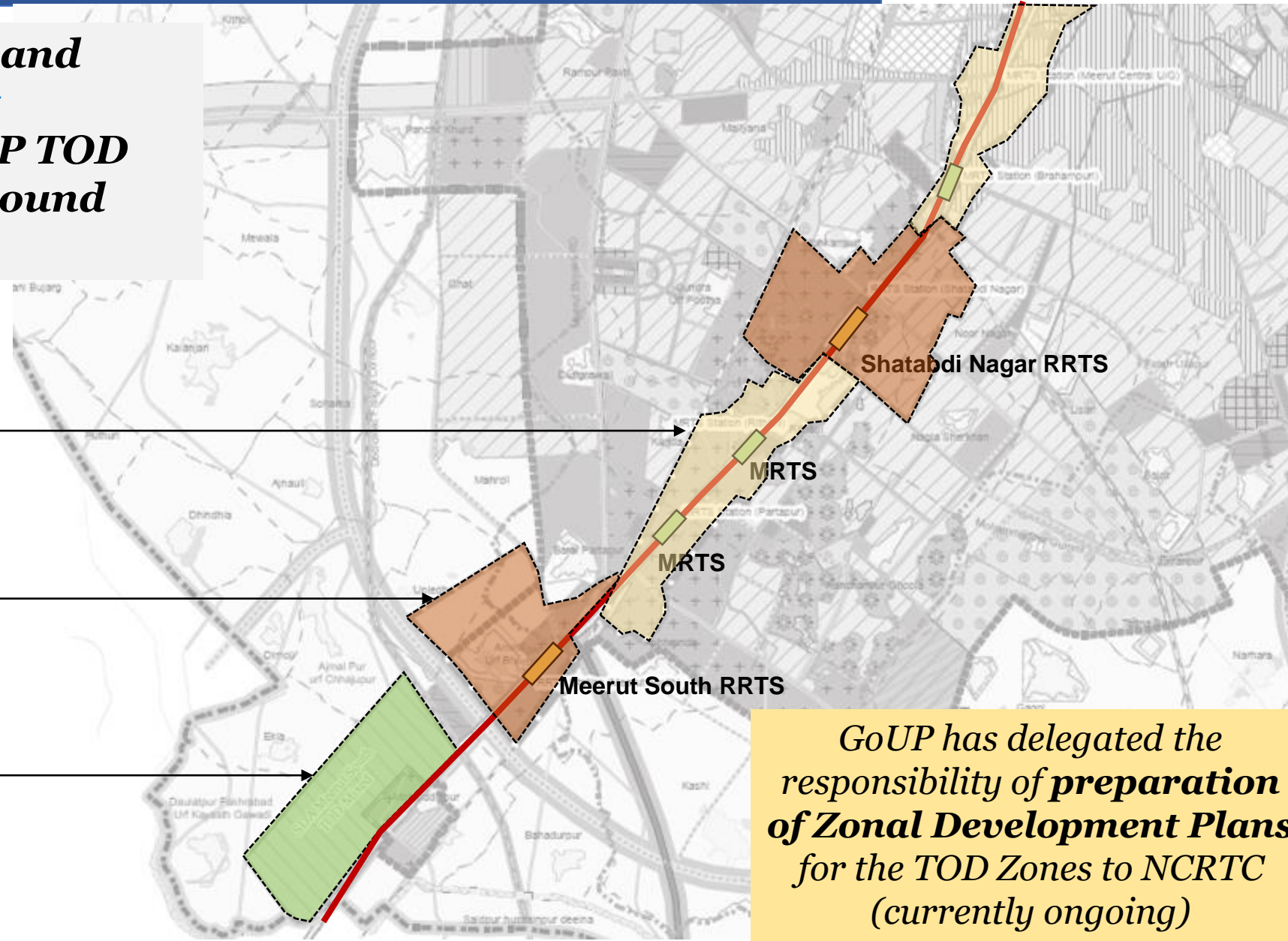
Delineated TOD Zones in Uttar Pradesh

TOD Zones along the RRTS and Metro Alignment in **Meerut Development Area** as per UP TOD Policy, delineated as per ground conditions

Corridor Influence Zone
500m either side along MRTS

Radial Influence Zone
1.5km radius from centre of RRTS

**High Potential Area /
Special Development Area**



*GoUP has delegated the responsibility of **preparation of Zonal Development Plans** for the TOD Zones to NCRTC (currently ongoing)*

Zonal Development Plans for TOD

NCRTC would be closely involved in implementation of TOD along the Corridor by way of preparation of **Zonal Development Plans for the TOD Zones** of the RRTS Corridor. Key activities are as follows:

Situation analysis, existing development mapping on GIS platform

Market studies and demand assessments, traffic studies, **stakeholder consultations**

Visioning and formulating strategy for development within the TOD Zones

Conceptual Zonal Development Plans, Infrastructure Augmentation Strategy

Public consultations towards finalization of Zonal Development Plans

Building Byelaws, Development Control Norms and Zoning Regulations for TOD

Value Capture for RRTS financial sustainability

VCF Instrument	Legislative Action Completed	Subordinate Legislation / Executive action - In Process
Transit Oriented Development		<ul style="list-style-type: none">✓ Support in formulation of TOD Policy✓ Delineation of TOD Zones in Masterplans (2031)✓ Preparation of Zonal Development Plans
Special Amenity Fees & Urban Use Charges	<ul style="list-style-type: none">✓ Amendment to the UP- Urban Planning & Development Act, 1973✓ Definition of Special Amenities✓ Special Amenity Fees, Urban Use Charges✓ Fund for Special Amenities	<ul style="list-style-type: none">✓ Formulation of Rules✓ Notification of Rates✓ RRTS as Special Amenity✓ Issuance of Government Orders
Additional FAR		<ul style="list-style-type: none">✓ Notification of Masterplans,✓ Zonal Development Plans✓ Application of TOD Policy in TOD Zones

Value Capture for RRTS financial sustainability

<i>Instrument</i>	Status	Applicability	Sharing percentage
Additional Purchasable FAR	Under Implementation	TOD Zones	50% - RRTS 50% - Dev. Auth.
Special Amenity Fee	Under Implementation	Development Authority Area	50% - RRTS 50% - Dev. Auth
Urban Use Charges	Under Implementation	Development Authority Area	50% - RRTS 50% - Dev. Auth
Additional 1% Stamp Duty	Under consideration	Under consideration	100% - RRTS

TOD and VCF roadmap in Haryana



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

For the Delhi – Gurugram – SNB RRTS Corridor, the Government of Haryana has approved the TOD Zones of the Corridor (1.5km radius) and incorporated the same in the Haryana TOD Policy.

Additional Purchasable FAR of up to 1.25 has also been permitted in the TOD Zones

Further work with respect to operationalization of TOD & VCF expected upon sanction of the Corridor.

Therefore, the following alignments shall be added at the end of annexure to policy dated 9th February, 2016 with immediate effect:

- “8. Metro Rail Connection from Subhash Chowk, Gurugram to Cyber City via Hero Honda Chowk, Basai, Sector-4, Ashok Vihar, Palam Vihar and Udhog Vihar PH-IV (as per alignment shown in the plan given at Appendix-II).”
- “9. RRTS Corridor from Sarai Kale Khan (SKK)-Gurugram-Rewari-Shahjahanpur-Neemrana-Behror (SNB) (as per alignment shown in the plan given at Appendix-III).”

गति से प्रगति

Thank you