

**Department of Urban Planning
School of Planning and Architecture, New Delhi**

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**MASTER PLAN AND ZONAL DEVELOPMENT PLANS FOR
PANIPAT: 2044**

CITY PROFILE

Panipat is located at 29.3875°N 76.9700°E and has an average elevation of 219 meters. It is one of the historical and planned industrial cities and lies at distance of 95 km. away from Delhi. Panipat had a population of 4, 47,914 in 2011 and it was estimated to be 5,97,705 in 2024. The average literacy rate of Panipat urban agglomeration is 80.37 per cent which is lower than the national urban average i.e. 85 per cent and the sex ratio was found to be 870 as against the national urban average i.e. 926. It is governed by Municipal Corporation of Panipat (All demographic data are to be verified for accuracy).

The first battle of Panipat was fought in 1526 between Ibrahim Lodhi (Sultan of Delhi), and Turko-Mongol warlord Babur, who later established Mughal rule in North India. Second Battle of Panipat was fought in 1556 between the forces of Akbar and Hem Chandra Vikramaditya, the last emperor of Delhi and third battle of Panipat was fought in 1761 between Maratha Confederacy and invading armies of the Durrani Empire of Afghanistan. The decisive defeat of the Maratha Confederacy in this battle paved the way for the British colonial rule of India.

NEED OF THE STUDY

Master Plan is a statutory document prepared for a twenty-year period of time. It indicates the growth direction and presents a vision for future development of urban settlements along with long-range goals for all economic sectors. It is primarily concerned with allocation of land resource for harmonious and compatible spatial distribution of activities that would facilitate the settlements to perform efficiently for overall welfare of the communities.

In this context, ‘urban development’ should be equipped with all necessary facilities and services and has to ensure a decent quality of life to its residents, promising clean and sustainable environment by applying smart solutions in the domain of sanitation, waste management, public transport and governance. Provision of water supply, assured electricity supply, sanitation, including solid waste management, efficient urban mobility and public transport, safety and security of citizens, particularly women, children and elderly people, and health and education are some of core infrastructure which are essential for creation of sustainable urban as well as inclusive urban communities or cities. Infrastructure development therefore is one of the basic requirements as it facilitates urban economy to grow by creating internal as well as external economies in cities (Smart Cities Mission, 2015).

WHY PANIPAT

Panipat is one of the biggest centers for quality blankets, carpets and shoddy yarn and known as a ‘**Textile City**’, as it has more than 30,000 small and big units, where approximately 3 lakh laborers work. It has approximately Rs 50,000 crore annual turnovers, out of which around Rs 15,000 crore are from its export businesses.

Panipat elevated corridor or expressway (Grand Trunk Road) is a landmark project in the heart of Panipat. The 10 km. long expressway was built to ease the traffic on NH1 (NH-44) between Delhi and Chandigarh. The entire stretch has been developed into a six-lane access control highway with elevated six-lane structures to by-pass the city.

Panipat is an important **tourism destination** in Haryana mainly because of its strong historical connection and countless monuments. There are innumerable monuments, forts, temples and

mosques that ensnare the visitors as it being a historic city. Panipat Battle Field Memorial, Kabuli Bagh Mosque, Kala Amb, Panipat Museum, Tomb of Bu-Ali Shah Kalandar, Devi Temple, Ibrahim Lodi Tomb, Tau Devi Lal Bio University Park are some of the spots that attract the tourists throughout the year.

Panipat is famous for its “**labour colonies**” where migrants, mostly from Uttar Pradesh, Jharkhand, Chhattisgarh, west Bengal and Bihar settled in. These colonies are basically **urban ghettos** from where **migrant workers** step out to work in spinning mills, shoddy yarn manufacturing and handloom textile and other industries. It was estimated that **60 per cent of Panipat's labour force** was constituted of migrant laborers in 2020. The influx of migrant labour force from neighboring states has led to **proliferation of slums and squatter settlements in Panipat**.

PART 1 - MASTER PLAN FOR PANIPAT: 2044

It shall deal with the land use plan for the future growth direction of the city and it shall be done by over-viewing issues and potential of physical growth and by conducting primary surveys in select localities on various aspects of development in Panipat. The study aspects of the same plan are as under:

- Regional setting
- Demography and socio-economic profile including urbanization and migration
- City profile (location, linkages and road connectivity and inventory)
- City evolution and land use
- Housing
- Economic base including tourism
- Traffic and transportation
- Infrastructure (physical and social)
- Environment (lakes and water bodies) and disaster
- Heritage, conservation and urban design and regeneration
- Governance and institutional arrangements

IMPORTANT TASKS

- Over-viewing process and preparation of master plan and zonal development plan (**Planning Regional Level**)
 - Delineating planning region for preparation of master plan
 - Over-viewing location, linkage, and road connectivity and inventory
 - Describing demographic, social and economic characteristics
 - Studying urbanization, migration and settlement pattern
 - Studying land utilization pattern, and resource base
 - Identifying regional development issues and potential
- (City Level)**
- Over-viewing location, linkage, and road connectivity and inventory
 - Describing growth, spatial distribution and density of population
 - Highlighting socio-economic, demographic and cultural characteristics
 - Studying urbanization, migration and settlement patterns
 - Analyzing city evolution and land use pattern
 - Studying growth and development of all economic sectors
 - Assessing status of infrastructure development
 - Analyzing road circulation, traffic volume, mobility pattern and other related aspects of traffic and transportation
 - Examining role of governance and institutional arrangements in development
 - Identifying issues and potential of growth and development
 - Projection of general, working and floating population and migrants
 - Identifying shortage of and excess in the level of infrastructure and land (**gap analysis**)

- Working out future demand for infrastructure and land requirement for preparation of sectorial plans
- Identifying land ownership, availability and suitability for future growth and development
- Conceptualizing future development and land use
- Proposing future land use plan for 20 years (2024-2044)
- Formulation of planning strategies and policy guidelines for future growth, direction and development

PART 2 - ZONAL DEVELOPMENT PLANS FOR PANIPAT

Zonal development plans are statutory documents which are to be prepared within framework of Master Plan proposals. Select zones are to be identified based on spatial physical, demographic, socio- economic and other planning related parameters.

NEED OF THE STUDY

Zoning is the way by which local bodies can influence and control physical growth in particular areas/zones with detailed information with respect to provision for infrastructure, traffic and road circulation pattern and other related aspects of development. It aims at segregating uses that are incompatible with one another to safeguard interest of the local communities. The study aspects of such a plan are as under:

- Location, linkages and connectivity
- Demographic
- Socio-economic profile including migration and population
- Land use
- Housing
- Economy including tourism
- Infrastructure (physical/social)
- Circulation and transportation
- Environment (lakes and water bodies) and disaster
- Heritage, conservation and urban design and regeneration
- Governance and institutional arrangements

IMPORTANT TASKS

- Highlighting location, linkage and road connectivity
- Describing growth, spatial distribution and density of the population
- Highlighting socio-economic, demographic and cultural characteristics
- Studying land use and physical growth
- Assessing status of infrastructure development
- Analyzing road circulation, traffic volume, mobility pattern and other related aspects of traffic and transportation
- Assessing status of all economic sectors and their functions
- Examining role of governance and institutional arrangement in development
- Identifying issues and potential of growth and development
- Projection of general, working and floating population and migrants
- Identifying shortage of and excess in the level of infrastructure and land (**gap analysis**)
- Working out future demand for infrastructure and land requirements
- Proposing future land use pattern
- Formulation of strategies and policy guidelines for future growth, direction and development within the framework of Master Plan proposals

Select tasks may be converted into overall and group-wise objectives.

Note: References may be circulated separately.

