

# Development Potential of Sonipat District in Haryana Sub-Region of National Capital Region

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ITPI Associate Membership No.: 2017-002

COA Registration No.: CA/2012/56381

**Abstract**—Tremendous projects have been observed in Regional Plan 2001. Sonipat district is coming up very fast on map of the National Capital Region. Range adjoined boundary with National Capital Delhi and National Highway No.1 covering large no. of the area, provide & offer ascendant development opportunities in the area, in view of fast changing parameters of development in NCR. But, the process of development in the district has been confined to certain specified area and that also with low level if we compare to Gurgaon and Faridabad. A suitable strategy for balanced development of the district & manifestation of its real strong role in NCR would therefore consist of identification of potentialities existing in the district as interface plays a catalytic role in creating strong linkage among the sector which would provide income generating activities in the whole district and would further lead to development process through whole district. This district has certain advantages in comparison to other districts of NCR which would pave the way to speedy, balanced & harmonized development in the area. In view of this, an attempt has been made to analyse the resource endowment for industrial exploitation and to identify the items having rich potentials.

## 1. INDUSTRIAL POTENTIALS:

**(A) INDUSTRIAL PROFILE:** With a high force engaged in agriculture and allied activities and 43% main work force engaged in secondary (Non-Agriculture) activities shows that the district has been successive to pave the pace of industrialization.

It has additional advantage with comparison to other districts of NCR which helps in accordantly the pace of industrial development in the district. In the year 2000, there were 5288 small scale industries and 8248 medium scale units in the district. It has experienced the growth of more than 100% of these industries from 1991-2000.

With a range of products being manufactured like – Chemicals, Paints, Hard Tools, Rubber products, Rexine Leather, Wooden fertility etc., further the district has been successive in attracting the sizeable investment in its L & M units, district has no mineral resources except Saltpeter found in few villages and sand is being used for construction purposes.

## 2. SNAP SHOT: INDUSTRIAL VISTA

| Existing Industrial Scenario  | Emerging Industrial Scenario  |
|---|---|
| <ul style="list-style-type: none"><li>➤ Agro based &amp; Food Processing</li><li>➤ Chemicals</li><li>➤ Leather</li><li>➤ Repair &amp; Servicing</li><li>➤ Rubber &amp; Plastic Products</li><li>➤ Engineering Products</li><li>➤ Glass &amp; Ceramics</li></ul> | <ul style="list-style-type: none"><li>➤ Skill based Industrial</li><li>➤ Exporting Units</li><li>➤ Value added Agro Products</li><li>➤ Canning of Mushroom</li><li>➤ Software development</li><li>➤ Computer Hardware development &amp; parts</li><li>➤ Auto Parts</li><li>➤ Technical Education</li><li>➤ Packaging Material</li></ul> |

## (B) ANALYSIS OF INDUSTRIAL POTENTIALS IN THE DISTRICT:

### (i) Resource / Agro Based Industries:

- Promotion of value added agro-based industries has gained the considerable importance in recent years and it is the thrust area in the national capital region for providing food increasing population.
- Major crops of the district are Wheat, Paddy, Sugarcane, Vegetables, and Flowers. Mushroom has also caught the interest of the farmers which is widely known in the district. Based on these resources, industries like Straw board, Buttery and Bio circuits, Rice false, Dehydrate vegetables, Potato chips, Noodles & Cattles and providing feed on easily be set up in the district.
- District is known as the Mushroom blow, not only in the country but also in Asia. There are 350 units engaged in producing Mushrooms. In the view of the production of Mushrooms in the area, units in the line of Mushroom canning can be considered having high potentials in the district. Raw material required for manufacturing the product is easily available in the district.

**(ii) Dairy Farming & Livestock Based Industries:** Keeping in view, the availability by livestock population and existing milk production and further prospects of growth in the line following units can be considered having potential:

- Mini Dairy
- Chocolate & Toffees
- Cheese & Butter
- Sweets
- Leather Items
- Ice Creams
- Flavoured Milk

Presently, milk from the district is supplied to NCT Delhi. A model Dairy Farm may be promoted in co-operative sector. Milk chilling plants already exists at Kharkhoda, Kundli & Rewalivillag, but untouched area liter Gohana, Mundlana & Kathema Block have potentials.

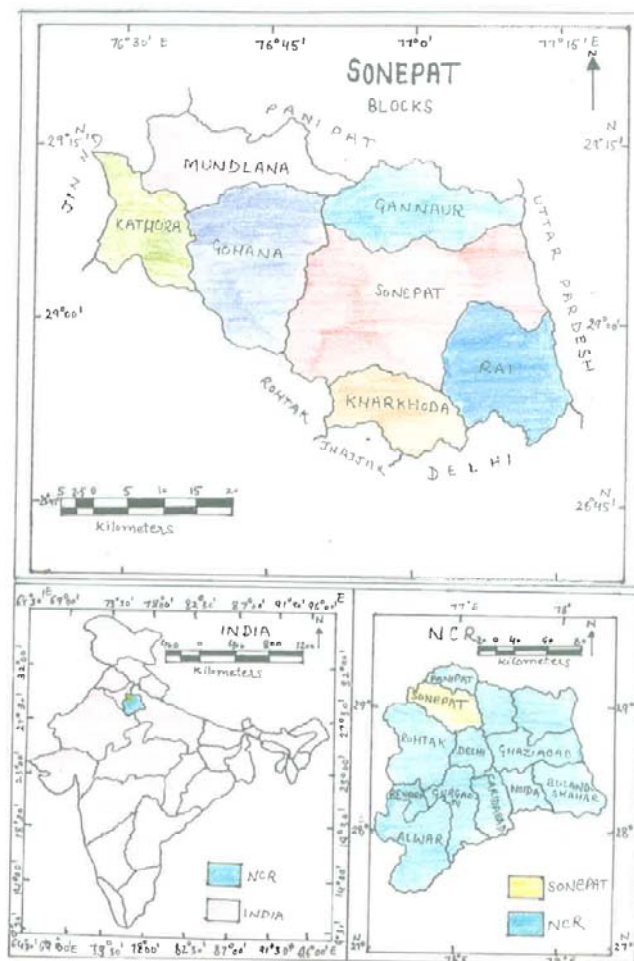
(iii) **Demand Based Industries:** NCR is prosperous and has high per capita income, purchasing power and started of living has increased. Development in every sphere of the economy has taken place due to new invention, media, fast changing scenario and globalization of market. In view of this, demand based industries like – readymade garments, machine tools, software products, domestic electrical applications, coolers, sports goods, cosmetics etc. can be established.

(iv) **Skill Based Industries:** Field investigation reveals that skill are scattered in few pockets of Sonipat district. Technical institutes are concentrated in Sonipat tehsil only which bound skill based industry, but with investment in technical skill; following industries can have potentials in district video games, cassette players, CD players, decorated potter articles and handloom.

(v) **Service Establishments:** With increasing exchange & interaction in NCR, the following service establishments can be considered paving potentials for providing gainful employment and income – advertising, consulting, typing, xeroxing, computerized design & drafting, software development, BPOs & servicing of vehicles etc.

(vi) **Export Related Industries:** Central government is giving all sorts of assistances and facilities to exporters for encouraging exports. Under RP-2001, one export promotion industrial part at Kundli has been setup in the district, there is further need to establish more EPIP.

(vii) **BPO Establishments:** BPO's can provide a boom to the economy of Sonipat, as it has done to Gurgaon. With sanction of Eastern Peripheral Expressway from Gurgaon to Kundli, the reach to IGI Airport would be sector. Thus, it can be said that Sonipat district is well endowed with resources, proximately to market and transport network benefit to become an industrial plus in the whole NCR.



Source: Census Atlas of Haryana, 2001

### 3. REAL ESTATE DEVELOPMENT POTENTIAL:

Sonipat on the border to Delhi, forms one of the largest satellite town and is fast emerging as an investment in real destination and residential hub. This district is witnessing a spurt in real estate development with many dealers and builders having launched large residential project and others working on new plans. The strategic location of the district makes it futuristic of some big names in real estate of National Capital Region. As the district has well equipped industrial base and supportive infrastructure, as well as potential to become next big name on NCR map, builders are eager to make profits and people are eager to live in suburb housing units.

Kundli is the emerging satellite town which is also a part of Delhi Metropolitan Area (DMA). Kundli is projected to science highest investment in NCR with eight lane proposed expressway connecting it to Gurgaon via IGI Airport. The area between Kundli and Sonipat town falls under a highly industrialized zone. Atlas Cycles, Hilton Rubber, Indo Asian Fusegear, ECE, Hindustan Tools and SatnamDursleys are

some of the well known brands which have units over here. The majority of these industrial units are concentrated on both sides of the road. Besides industries, Sonipat boasts of a rich agricultural base with quality rice and cash crops being cultivated in the area. It is the largest producer in the country. It also has some of the big names in the education sector & more interestingly, a big education city with international standards will be launched in Kundli by 2010. Thus, Sonipat becomes the favourite place for residential purpose.

“The increasing cost of housing in National Capital Territory, Delhi as well as the rise of housing has led developers and builders to look for this fresh avenue for developing modern planned townships. On account of strategic advantages of proximity to Delhi, Sonipat holds a bright future for entrepreneur’s and developers”. The 300 Acre TDI city, 400 acre Omaxe Group’s project and a 250 acre Sushant city located five kilometres north of Delhi border has filled the gap that was existing for long. This first large scale development by these big developers would prove to be a benchmark and it is understood that others may follow.

Pranav Ansari (Chairman, Ansari Township and land development) is of the view that “Sonipat has a great potential, as it is the closest suburb being developed by developers and location on the National Highway gives it the added advantage”. He said “What Gurgaon has done for South Delhi, Sonipat would do that for North Delhi”. According to T. Chakrabarti (Head, India Property Research) “The rapid development of Gurgaon does raise the question. Whether other area leading out of Delhi i.e. NH-1 to the North Delhi would follow the suit”.

Kamal Taneja (MD, TDI Ltd.) also said “With the growth of Delhi and population explosion coupled with too much of pressure on support system, Kundli is proving to be a better residential destination than the other satellite towns”. According to Kunal Banerjee of Omaxe Constructions Pvt. Ltd. “Sonipat is priority town for development of Omaxe, an area which is poised for growth”. P. Sachar (VP, Parshavanath Developers Ltd.) said “Sonipat is the next destination in north of Delhi that is going to be the hub where people can concentrate next. With residential settlements, there comes the need for commercial development. It is imperative that where people come to live they should shop, find leisure and get entertained. The development of Commercial activity and malls, Sonipat will find its acceptability with coming up of people settling there”.

Pankaj Bajaj (MD, Eldeco Infrastructure & Properties Ltd.) said “Sonipat is emerging as the latest suburb of Delhi after Gurgaon, Noida & Greater Noida; physically well equipped to service affluent areas in North Delhi like Civil Lines and Model Town. There has been fresh supply of quality real estate for the residential purposes in these areas in last many years. Now, for the purpose of land assembly, private developers bode well for this part of Delhi. North East & North Delhi

can grow naturally to Sonipat as it takes 20-25 minutes to reach there, which is manageable by Delhi standards”. The metro rail which will be touching Narela, will also be reaching Kundli in 2024. Most of people are shifting to these areas of Sonipat like – Kundli, Sonipat and Rai.

Developers who have been neglecting this area are changing their attitude. It is estimated that more than 2,500 acres of land have already been acquired by the leading developers and they are still looking for more land in Sonipat. With better transport facilities and education facilities, Gurgaon and Murthal can be next destinations. One of the neglected part of Sonipat on this account is Kharkhoda which can provide with better residential facilities if due attention is paid. With Haryana government’s plan to make a modern residential sector in big rural villages like Khanpur, Farmana and Murthal, scopes are expanding.

Thus, Sonipat is a big name for residential choice and if today’s Gurgaon is a compliment to the visionary of yesterday, the visionary of today will receive that compliment, once Sonipat actually takes shape.

#### **4. INFRASTRUCTURAL DEVELOPMENT POTENTIAL:**

In the context of development of a region, assessment of the existing infrastructure and its capability to handle new development initiative assumes importance. Existence of adequate infrastructure ensures higher productivity. But, Sonipat is not a homogeneous economic unit. It is characterized by different hierarchy of settlements and administrative units, as a result of which Sonipat has widely varying ability to mobilize resources and delivering infrastructure. At large scale, the area adjacent to National Highway No.-1 i.e. Sonipat, Gurgaon & Rai blocks have high level of infrastructural facilities while other blocks i.e. Gohana, Mundlana, Kathana and Kharkhoda experience low level of infrastructural facilities. So, there is a need of in-depth inventory to analyse the infrastructural potentiality in Sonipat. The study of infrastructure includes both physical as well as social infrastructure.

##### **(A) Physical Infrastructure:**

- Transport
- Telecommunication
- Power supply
- Water supply, Sewerage, Drainage & Solid waste management

##### **(B) Social Infrastructure:**

- Education
- Health

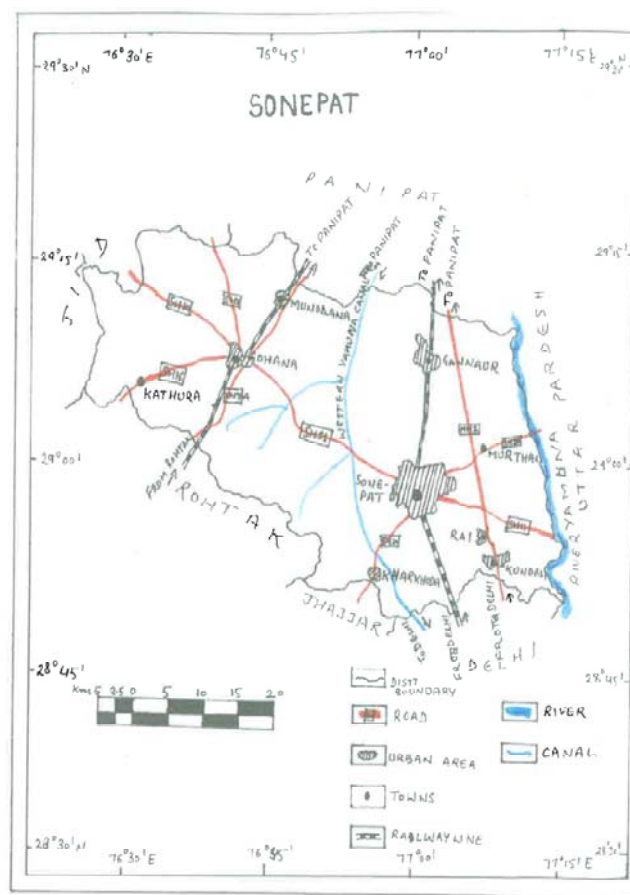
**(A) PHYSICAL INFRASTRUCTURE:****(i) Transport:**

Transport is pivotal to gear up development process. A well established transport system facilitates linking the whole district, connecting it to other parts of National Capital Region, increasing the mobility and exchange and leading to development than following it. Through better transport, investment comes in large check. It is true in case of Gurgaon whereby good transport connectivity to Delhi and other parts of NCR as well as IGI airport made it a hub for investment. Same can be true in case of Sonipat. But only thing, Sonipat needs is a big transport project i.e. either a rail project of airport project. Road transport is well developed in the district with total surface length of 1083 km and details of surface road are furnished below:

**Table Details of Surface Road in Sonipat**

| Category                           | Length of roads (in kms) |
|------------------------------------|--------------------------|
| National Highway                   | 64                       |
| State Highway                      | 1019                     |
| Total                              | 1083                     |
| Metalled road (Rs. 1 Lac Popn)     | 81                       |
| Road density (Rs. 100/ km sq area) | 46.05                    |

Another major thing is that, Sonipat has 9.7% villages connected to metalled road but again, National Highway passes through Rai, Sonipat and Gannaur block only. So, development initiatives are higher in these areas. So, there is a need to connect all other block town centres through Four Lane State Highways so that development can be diffused in these areas.



Source: Census Atlas of Haryana, 2001

Rail network is also developed. The major railway line passes through Sonipat is one which connects Delhi to Amritsar. Thus, this railway line is a lifeline to Sonipat. Another line connects Gohana to Rohtak on one end and Panipat on another end. This also invites large development initiative. But, few more rails are required to run on these lines to suffice regional needs. The metro can be extended from Kundli to further till Murthal and from Rithala till Kharkhoda to increase the connectivity and mobility of manpower.

**(ii) Telecommunications:**

The healthy spatial development depends upon modern telecommunications facility available in the area. As far as district Sonipat is considered, STD and ISD facilities are available in whole of the district. Fax facilities are also available in the area. Details for communication facilities available in the district are as under:

**Table: Details of telecommunication sources in Sonipat**

| Source               | Quantity |
|----------------------|----------|
| Post Office          | 178      |
| Telephone Connection | 32,105   |
| Telephone Exchange   | 50       |
| Internet Connections | 5622     |

Thus, district is well equipped with telecommunication facilities. But, there is still a further need to expand it in backward blocks. All the tehsils should come under local call from Delhi as like Sonipat.

### (iii) Power Supply:

Electricity, one of the most important form of energy supply is life blood of modern society. It is indispensable for any development whether industry or agriculture, and for improving the living standard of the people.

In Sonipat district, all villages are electrified and efforts are being made to increase the power supply for all purposes – Industrial, Agricultural, Domestic and Commercial.

Moreover, government is providing electricity exemption subsidy in district to industrial units. But during field study, it was found that there are problems related with tripping and installation of transformers etc. But for this, Government of Haryana is setting up high capacity transformers.

### (iv) Water Supply, Sewerage, Drainage and Solid Waste Management:

Water supply potential is the major reason that Sonipat has become favourite of investors not only in industrial, but also in real estate and commercial sector.

River Yamuna flows through the district and Western Yamuna Canal suffices all water needs of the district. Three distributaries branched of Western Yamuna Canal serves Kharkhoda, Gohana & Mundlana block, while Western Yamuna Canal serves Gannaur and Sonipat tehsils.

A major project is ongoing, as canal parallel to Western Yamuna Canal is under construction. This canal would further ensure water supply needs for irrigation purpose in the district. Per capital water supply is 250 LPCD in the district and 80% of the population has safe drinking water supply but further attention is needed.

Sanitation situation in the district is also not satisfactory. Sewerage and sanitary facilities are far distant from satisfactory in all the blocks of the district except Sonipat block. No sewerage treatment plant has been set up so far. This area needs a great attention to this problem. Solid waste management also needs attention & recycling techniques are needed to manage the solid waste.

Thus, physical infrastructure in the district is far better than other districts of NCR and it has a great potential to suffice to the needs of the increasing population and further development.

## (B) SOCIAL INFRASTRUCTURE:

### (i) Education:

Spread of education plays an important role for socio-economic development of any area. As far as the district is considered it has a good network of education institutions,

both technical and academic, scattered throughout the district. Table given below depicts the chain of educational institutions scattered throughout the district.

**Table: Educational Institutions in Sonipat**

| Sr. No. | Category                      | Government Institutions | Private Institutions | Total |
|---------|-------------------------------|-------------------------|----------------------|-------|
| 1.      | Primary Schools               | 557                     | 105                  | 662   |
| 2.      | Middle Schools                | 150                     | 20                   | 170   |
| 3.      | Higher/ Sr. Secondary Schools | 260                     | 50                   | 310   |
| 4.      | Central Schools               | 3                       | ----                 | 3     |
| 5.      | Colleges                      | 5                       | 7                    | 12    |
| 6.      | Technical:                    |                         |                      |       |
|         | Pharmacy                      | 2                       | 1                    | 3     |
|         | ITI                           | 1                       | 0                    | 4     |
|         | Polytechnic                   | 1                       | 0                    | 1     |
|         | Engineering Colleges          | 3                       | 0                    | 3     |

Source: Sonipat District Employment Exchange Report, 2001

Thus, district has good number of educational institutions. Quality education is provided in the institutes. Few schools like: Malaviya Shikhsa Sadan, Rishikul Vidyapeeth, Shambhu Dayal Modern School, Motilal Nehru Sports School Rai, Delhi Public School Khewda are famous at national as well as international level.

The major outgoing education project by the Government of Haryana is the development of proposed Rajiv Gandhi Education City costing more than Rs1000 Crores, which is to come up in Sonipat-Kundli Multi-functional Urban Complex on National Highway No.-1.

This education city is being set up to intercept the brainy youth of the country and mould them in the framework of Trade, Commerce, IT, Science, Engineering, Technology, Medicine, Biotechnology and so on, to address the need of India's growing economy and generate employment opportunities. The education city would become the hub of learning which would be comparable to the best in the world.

“Thus, such kind of project is going to be established in Sonipat apart from all other districts of National Capital Region. And, this will help theregional economy of the region”.

### (ii) Health:

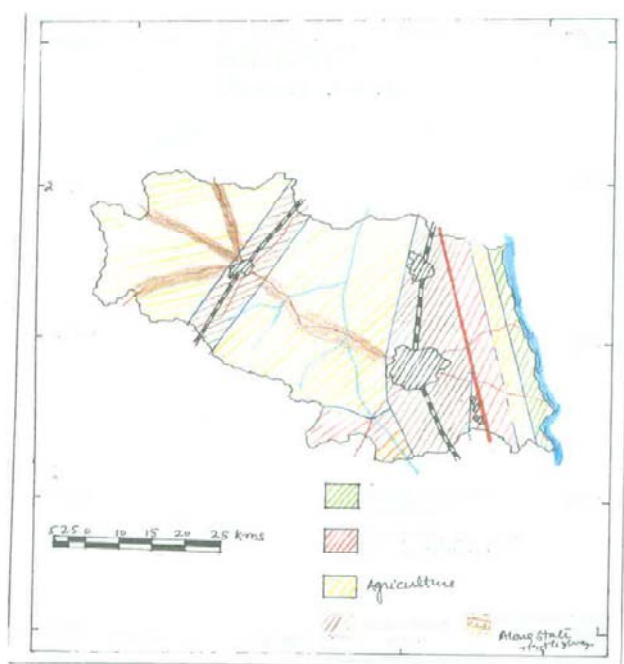
The availability of medical facilities in terms of Number of Beds & Habitats served in urban as well as rural areas is important. 90% of the population and 85% of the habitats are served by medical facilities. But, there is a need to increase it further and quality medical facilities are needed to be provided.

Small ‘Med-Town’ concept is needed to be developed and there is a need to tap private sector. Thus, Sonipat has the

potential to use its existing infrastructure as well as to develop it to meet the needs to bring harmonized and balanced development in NCR.

## 5. COMMERCIAL SECTOR DEVELOPMENT POTENTIAL:

With immigration of population, consumer product's demand will increase in Sonipat district with increasing housing demand, domestic appliances demand will increase tremendously. So, sensing & studying these type of projections, commercial establishments are being set up in the district alongside the National Highway No.-1 and district centre Sonipat. Other towns like Kundli, Rai and Murthal are also on the Hit-list of shopping mall developers. Wholesale super markets are on Regional Plan-2021 Agenda. With education city coming up near Kundli, Stationary Marts (Wholesale stationary markets) can be modern option for the district. Processed food markets can also be set up to give a boom to the regional economy.



Proposed Land Use Map of Sonipat

## 6. ECO-DEVELOPMENT AND RECREATIONAL ACTIVITIES POTENTIAL:

Eco-development is the key concept in planning corridor. Environmental changes are inevitable consequence of development process. The experience of that for sustainability of National Capital Region, steps should be simultaneously taken to preserve environment. So, there is a need of planned development whereby we can use the environment as resource to tap the profit.

Many recreational activities can be set up alongside river Yamuna bank. Water sports complexes can be set up. With upcoming canal parallel to Western Yamuna canal, a prospect of bird sanctuary can be seen. Project on the tradition and culture of Haryana can be initiated to attract tourists.

Thus, Sonipat has a great potential to emerge as a model sub-region. What Gurgaon, Faridabad and Noida has done for SouthEast Delhi, Sonipat has the potential to do it for North Delhi and can help in achieving the aim of Regional Plan i.e. Harmonized and Balanced development in National Capital Region.

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