EXECUTIVE SUMMARY

1   The Study Background

The present study entitled "Study of Counter Magnet Areas to Delhi and NCR" has the major objective to review the counter magnet areas identified in context of National Capital Regional Plan 2001 and suggest Counter Magnet Areas in the context of NCR Regional Plan - 2021. The present study proposes to review and suggest new counter magnet areas outside the boundaries of NCR in the states sending high level of migrant population to NCTD and NCR.

NCT Delhi is one of the fifteen major urban agglomerations in the World. As per 2001 census, total population of Delhi is 13.78 million which comprise of 12.82 million urban population and 0.96 million rural population. Delhi, which is the third largest metropolis of the country, has been experiencing high growth rate during the last few decades. The population growth rate of Delhi during the last decade (1991-2001) was 47.02 percent. The unprecedented growth rate and population influx to Delhi is mainly due to high migration into the city from other states of the country.

The study is being conducted in following stages culminating in the identification of proposed counter magnet areas in the context of NCR Plan – 2021 and the strategy for development:
I   Inception
II   Profile of NCT Delhi and NCR; migration study and study of existing counter magnets
III   Selection and identification of new counter magnet areas
IV   Strategy for development of proposed counter magnet areas including strategy to develop/strengthen economic base, urban infrastructure and operationalisation/ resource mobilisation.

2   Migration in Delhi and NCR

2.1   Trend of Migration
The population of NCR has increased from 111 lakh in 1961 to 371 lakh in 2001. The decadal growth has continuously increased from 32.43 percent in 1961-71 to 37.69 percent in 1981-91 and slightly reduced to 35.40 percent during 1991-2001. The share of NCT-Delhi sub-region in total population of NCR has steadily increased from 23.95 percent in 1961 to 37.33 percent in 2001.

The population of Delhi has increased from 40.66 lakh in 1971 to 138.5 lakh in 2001. The in-migration during same period has increased from 8.76 lakh in 1971 to 22.22[1] lakh in 2001. However, the share of out-migration from Delhi has slightly increased from 2.42 lakh in 1961-71 to 2.82 lakh during 1981-1991 to 4.58 lakh in 1991-2001. The net migrants (In-migrants – Out-migrants) to NCTD have steadily increased from 6.34 lakh during 1961-71 to 17.64 lakh during 1991-2001.

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[1] As per census 2001, 22.22 lakh in-migrants to Delhi include 21.73 lakh migrants from rest of the country and 0.49   lakh migrants from outside India

According to Census of India (2001), Uttar Pradesh (including Uttrakhand) has provided maximum migration of 45.16 percent followed by Bihar i.e. 19.09 percent to Delhi. The percentage share of migration from Bihar has increased from 5.77 percent in 1971-1981 to 19.09 percent in 1991-2001. The percentage share of migration from Haryana has decreased from 12.93 percent in 1971-1981 to 7.87 percent in 1991-2001. The percentage share of migration from Punjab has decreased from 6.4 percent in 1971-1981 to 2.33 percent in 1991-2001. The percentage share of migration from Rajasthan has decreased from 7.63 percent in 1971-1981 to 4.06 percent in 1991-2001.

During 1991-2001, in-migration to NCTD was 21.7 lakhs; 6 lakhs from urban areas and 14.9 lakhs from rural areas. Migration to rest of NCR including inter district migration within rest of NCR was 24.6 lakhs; 6.5 lakhs from urban areas and 18.1 lakhs from rural areas.

The top 20 districts comprising 31.76 percent of the total migrants to Delhi. Among the top 20 districts, 10 districts are from Uttar Pradesh consisting of maximum migration to Delhi. These 10 districts of Uttar Pradesh are Bulandshahr, Aligarh, Meerut, Ghaziabad, Etah, Azamgarh, Gorakhpur, Agra, Budaun and Muzaffarnagar; constituting 17.32 percent of the total migrants to Delhi. Five districts of Bihar, which include Madhubani, Darbhanga, Patna, Samastipur and Muzaffarpur, are among the top 20 districts consisting of 7.71 percent of total migrants to Delhi. The migration from two districts of Haryana (Sonipat and Rohtak) is 2.48 percent of total migrants. Moreover, among the top 20 districts, 11 districts have maximum migration to NCTD are within 100-200 km distance from Delhi. Delhi mostly receives maximum migration from nearby districts located within NCR region i.e. Ghaziabad, Bulandshahr, Meerut of Uttar Pradesh sub-region, Rohtak and Sonipat of Haryana Sub Region.

Among million plus cities located in the six states[2], Ghaziabad, Lucknow, Kanpur, Faridabad and Patna attract more in-migrants as compared to out-migration. Varanasi, Agra and Allahabad have equal and low level of in-migration and out-migration. Among cities of population 5-10 lakh, Dehradun attracts maximum in-migrants (1,33,037), however, have minimum/lowest out-migration (35,122). On the contrary, Aligarh has maximum migrants to Delhi (50068 migrants which is 37.90 percent of its total out-migration) as well as to other districts in six identified states. Saharanpur has shown lowest degree of attraction to Delhi by sending 8993 migrants which is 8 percent of total out-migration. Gorakhpur, Moradabad and Saharanpur are sending more migrants to the districts other than Delhi.

Among five existing counter magnets, Patiala, Hissar, Gwalior and Kota, in-migration to these districts is higher than out-migration. However, Bareilly has higher out-migration compared to in-migration. Among all the CMAs, Patiala attracts maximum in-migrants (1,30,869) while Bareilly attracts minimum in-migrants (86,352). Bareilly out of five existing CMAs has maximum out-migrants to Delhi (17,180 migrants), which is 14.58 percent of its total out-migration to six states and NCTD.

It is observed that metropolitan cities have more capacity to attract migrants. Among the existing counter magnets, Patiala, Hissar, Gwalior and Kota also attract in-migrants as compared to out-migrants.

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[2] Six states include Punjab, Rajasthan, Uttar Pradesh, Uttarakhand and Bihar.

2.2 Reasons of Migration

The reasons for the migration have been classified under seven aspects. They are: employment, family movement (moved with household), marriage, education, business and others. Among them, maximum people have migrated for employment/work reason. However, among women the reason for movement is the family movement (moved with household).

2.3 Profile of Migrants

The total migration to NCTD in the decade (1991-2001) including migration within the state of enumeration is 23.54 lakh; 70.18% literates and 29.82% illiterates, which is comparatively higher than the average literacy rate of the country i.e. 65.37%. The sex ratio of migrant population is 785 females per 1000 male which is lower than sex ratio of Delhi i.e. 821.Out of the total migrants coming to Delhi, 56 percent are the male migrants and 44 percent are the female migrants. The percentage of male illiterates (23.85%) is lesser than female illiterates, which is 37.43%. The work participation rate of people migrating to Delhi is 43.21%. The migrants seeking / available for work are 5 percent of the total migrants.

2.4 Migration Analysis (Based on Primary Survey)

In order to conduct detail analysis of the migration pattern (among low income groups) to Delhi and other areas in the NCR, primary survey was conducted. The migration pattern analysis is based on a primary survey of 497 households from various unauthorised colonies and JJ clusters. The mean age of the migrants was found to be around 17 years at the time of migration. The level of literacy of migrants to unauthorized colonies is found to be higher. Not many migrants had a job in hand when they came to Delhi but main reason for coming to Delhi is found to be job search and joining families. Nearly half of the migrants are from the state of Uttar Pradesh, followed by Bihar. The study indicates that the main reason for migration to Delhi was for employment followed by joining family. The migrants maintain a regular social contact with the person residing at the place of origin or in the native place. More than 40 percent of migrants of JJ clusters are engaged as semi-skilled or unskilled activities in Delhi. Average monthly income of people staying in unauthorised settlements is just double than people of JJ clusters. Both the groups reported considerable savings (34% of their income) and mostly intended to use savings for better life in future. However, in general, migrants have not shown any interest to shift from Delhi in near future.

2.5 Projection of Population and Migration

The Technical Committee of Census of India have projected the population of NCTD as 184.51 lakh in 2011and 244.85 lakh in 2021. Out of the additional population, the net migration is estimated as 28.54 lakh in 2001 – 2011 and 37.95 lakh in 2011 – 2021.The NCR Planning Board have also projected population for NCTD which is 179.90 lakh in 2011 and 234.87 lakh in 2021. In this case, the net migration is estimated to be 17.46 lakh in 2001-2011 and 21.83 lakh in 2011-2021. The Regional Plan 2021 also projected population for the rest of NCR. The projected population of the Haryana, Uttar Pradesh and Rajasthan sub-region is 117.55 lakhs, 150.83 lakhs and 37.91 lakhs respectively in 2011. The projected population of the Haryana, Uttar Pradesh and Rajasthan sub-region is 160.16 lakhs, 198.29 lakhs and 48.06 lakhs respectively in 2021. The projected net migration in 2001-2011 to these sub-regions is 16.98 lakhs, 9.21 lakhs and 2.03 lakhs respectively. The projected net migration in 2011-2021 to these sub-regions is 30.23 lakhs, 19.55 lakhs and 4.84 lakhs respectively. Thus, the projected population of NCR is 641

lakhs and the total net migration to NCR in 2011 – 2021 will be about 87 lakhs.

3   Study of the Existing Counter Magnets

3.1   Counter Magnet Areas (CMA's) – Regional Plan 2001

As mentioned earlier, there are five urban centres were selected as counter magnet areas in the context of NCR Plan 2001: Hissar (in Haryana), Gwalior (in Madhya Pradesh), Patiala (in Punjab), Kota (in Rajasthan) and Bareilly (in Uttar Pradesh).

Regional Plan 2001 assigned two distinctive and mutually complementary roles in the context of NCR:

(i)   As interceptors of migratory flows into NCR, which may escalate, as the accelerated development of NCR would provide a pull to migrants from the less developed adjoining areas.

(ii)   As regional growth centres, which would be able to achieve a balanced pattern of urbanisation in the region over a period of time.

3.2   Selection of Counter Magnets

Based on the analysis various parameters (i.e. their size and status, population growth, work participation ratio, population density and spatial parameters like accessibility, congruence with immigration corridors and proximity to other contenders in the region) and after discussions and consultations with the concerned state governments, following urban centres were recommended as possible contenders for further scrutiny to decide/finally select the counter magnet areas.

a.   Hissar, Yamuna Nagar, Ambala and Karnal in Haryana
b.   Gwalior in Madhya Pradesh
c.   Patiala, Bhatinda and Ludhiana in Punjab
d.   Kota, Sikar and Ajmer in Rajasthan
e.   Bareilly, Moradabad, Saharanpur and Allahabad in Uttar Pradesh

Final selection of five existing counter magnets was based on the cumulative evaluation of these urban centres by preparing city profile for all of them and by using certain indicators such as demographic changes, productive activity, finance & commercial services, public & semi public facilities, urban management, infrastructure (utilities & services) and growth impulse.

3.3   CMA Development Strategy

The development of counter magnets is viewed in larger perspective for achieving balanced development and equitable growth in the adjoining states/territories as a complementary planning process for orderly growth of Delhi and NCR. The selected counter magnets had potential to grow and develop on their own with inputs from state and local governments, certain sectors including regional linkages and social and economic infrastructure needed immediate attention to promote accelerated development in these cities to enable them to function effectively as counter magnets to NCR and also as regional growth centre. The areas of intervention are:

• Upgradation of regional linkages
• Improvement of economic base viability
• Upgradation of infrastructure

3.4 Review of Existing CMA's During the Intervening Period

Comparative performance of existing CMA's has been analysed and given the table 1. Twelve land and infrastructure development projects have been implemented in these CMA's during the last about 15 years. The development activity in these towns on the initiative of NCRPB, has affected/influenced the development pattern and helped in accelerated/induced population growth. Other important factors responsible for affecting/reducing the migration flow to Delhi from the state representing counter magnets are the overall development of the state specially Haryana, Punjab and Rajasthan; and creation of better employment opportunities in other towns/cities in the state of migration.

Table 1 Comparative Analysis of counter magnets to Delhi and NCR

Aspects/Factors	Year	CMA towns				
		Hissar	**Patiala**	**Bareilly**	**Kota**	**Gwalior**
Population 2001		2.63 lakh	3.24 lakh	6.99 lakh	7.03 lakh	8.26 lakh
Population growth rate	1981-91	31.95	23	37.36	50	30.36
	1991-2001	45.14	27.66	13.36	30.08	15.20
In-migration	1991-2001	129,056	130869	86352	107511	113587
Out-migration to 6 states	1991-2001	88306	98264	117814	53867	58852
Out-migration to Delhi	1991-2001	6894	3363	17180	2202	4692
WPR	1991	28.74	29	26.89	28.43	25
	2001	33.51	31.90	30.30	29	25.99
Economic base		Industry, Trade & Commerce and Institution	Service town (govt. employees), Trade & Commerce, and Institution	Agro based	Industry, Trade & Commerce	Trade & Commerce and service sector

Reconnaissance survey of the five existing counter magnet towns (Hissar, Patiala, Gwalior, Bareilly and Kota) has been conducted in order to review the status of developmental activities covering location and connectivity; regional importance; population, migration and economic base; master plan; and status report of NCRPB funded projects for each town. In all the CMA's decadal population growth rate has increased from 1981-91 to 1991-2001. As per Census 2001, in all the CMA's, the net migration is positive i.e. in-migration is higher than out-migration except in case of Bareilly. Similarly workers participation rate in all the CMAs has increased and regional connectivity has improved. Individually Hissar has improved water supply and sewerage system, Patiala besides water supply and sewerage have got one integrated township in process, Bareilly has got two residential development schemes besides transport nagar, Kota developed integrated township and Gwalior developed a new town development scheme.

3.5 Financial assistance to CMA's by NCRPB

NCRPB have sanctioned loan amount of 767.82 crores and so far released Rs 368.75 crores to twelve projects in five existing CMA's. The present status of loan assistance for all the five CMAs is as tabulated below:

Table 2: Status of NCRPB funded projects in CMAs (completed & on-going) Rs in Crore

Sr No.	Counter Magnet Areas	No of Projects	Estimated cost	Loan sanctioned	Loan released by NCRPB	Expenditure (March 2007)
1	Gwalior	4	133.65	101.24	89	134.18
2	Patiala	3	144.95	95.63	74.75	98.27
3	Bareilly	2	438.68	57	57	130.68
4	Hissar	2	4274.6	511.95	146	11.66

Sr No.	Counter Magnet Areas	No of Projects	Estimated cost	Loan sanctioned	Loan released by NCRPB	Expenditure (March 2007)
5	Kota	1	35.71	2	2	25.61
	Total	**12**	**5027.58**	**767.82**	**368.75**	**400.40**

Source: NCR Planning Board

4   Identification of New Counter Magnets

4.1   Identification of Possible Contenders for Counter Magnet Areas

The consultants have analysed in-migration to the National Capital Territory of Delhi (NCTD) from all the 593 districts in India as per Census of India, 2001. The total in-migration during the last decade i.e. 1991-2001 to the NCTD is 21,72,760, highest migration i.e. 64,373 from district Bulandshahr in Uttar Pradesh and lowest migration i.e. 2 migrants from district Kolasib in Mizoram, the average migration per district being 3664 persons. There are two districts of India not sending any migrant to Delhi namely South Garo hills of Meghalya and Diu of Daman & Diu UT. The top 100 districts account for 16,16,562 (74.40%) of total in-migration to NCTD. The selection of counter magnet areas is an exercise related to check and divert in-migration, which is coming to Delhi; thus the headquarters of the top 100 districts, which are the areas of major out-migration are contenders for counter magnets areas.

The constituent areas of rest of NCR are three sub-regions viz (i) Haryana sub-region; (ii) Rajasthan sub-region; (iii) Uttar Pradesh sub-region. Migration to rest of NCR districts during 1991-2001 is 25,48,129 persons. Top hundred districts sending major migration to rest of NCR districts provide 20,71,269 migrants i.e. 81.29 percent of the total migration. It is also observed that top hundred districts sending migrants to Delhi and rest of NCR districts are mostly common i.e. 81 out of 100 districts are the same. These 81 common districts are sending 3436058 total migrants to rest of NCR districts plus NCTD, which is 72.78% of total migrants. (Refer Table 3)

Table 3:   Migration pattern to Delhi & Rest of NCR Districts

	Migration to Delhi (A)	Migration to rest of NCR districts (B)	Total (A+B)
Migration from 81 common districts	1453989	1982069	3436058
Percentage of total migration	66.92	77.79	72.78
Migration from other districts of India	718771	566060	1284831
Percentage of total migration	33.08	22.21	27.22
Total migration	**2172760**	**2548129**	**4720889**

The district headquarters/cities identified as contenders for proposed counter magnet areas by selecting district headquarters of top 100 districts out of total 119 districts (i. 81 common districts sending major migrants to Delhi & rest of NCR districts; ii. 19 districts sending migration to Delhi and iii. 19 other districts sending migration to rest of NCR districts). District headquarters of top 100 districts sending major migration to Delhi and rest of NCR districts have been considered as potential contenders for counter magnet areas (CMA's). It is observed that top 100 districts contribute around 3/4th of the total migration to NCTD and rest of NCR districts.

4.2   Criteria for Selection of Counter Magnets

The National Capital Region Planning Board Act, 1985 empowers the Board to select in consultation with the State Government concerned, any urban area outside the National

Capital Region having regard to its location, population and potential for growth to achieve the objectives of the Regional Plan. Thus, the criteria for the selection process have been divided into following stages:

1. Preliminary Stage: Distance, population and Connectivity
2. Stage II Special Consideration for Lateral additional and deletion: For Addition; existing CMA's and State Government recommendation of cities/towns were considered. While for Deletion cities/towns located too near (100 km distance) were considered.
3. Stage III – Final Criteria for selection: Migration from the influence zone; District Development Index and infrastructure development index
4. Stage IV - Infrastructure Index based on economic development potential of selected CMA's: Cities with low infrastructure development index to be considered under special package and cities with better infrastructure index to be selected as Proposed CMA's

The identified counter magnet areas are located in all directions of high migration with respect to NCTD. They are as follows:

1. Ambala (Haryana)
2. Bareilly (Uttar Pradesh)
3. Dehradun (Uttrakhand)
4. Firozabad (Uttar Pradesh)
5. Hissar (Haryana)
6. Kanpur Nagar (Uttar Pradesh)

The above-mentioned list includes the concerned state governments recommended cities i.e. Firozabad, Ambala and Dehradun.

The selected counter magnet areas are well distributed in three states sending major migration to Delhi. The proposed CMA's are located as following:

- 2 proposed CMA's are located within 100-200 km (Hissar and Ambala);
- 3 CMA's within 200-300 km (Bareilly, Firozabad and Dehradun) and;
- 1 CMA's within 400-500 km (Kanpur)

However, in the workshop it was stated that Firozabad is a part of Taj Trapezium Zone (TTZ) and is environmentally sensitive area. Thus, bringing more industries to this area would be difficult. In view of this, Firozabad has been deleted from the final list of proposed CMAs. Five proposed CMA's covers 24 districts within their influence zone and have the potential to tackle 8,02,081 persons migrated to NCR including NCT Delhi.

4.3 Recommendation for Allahabad, Gorakhpur & Muzaffarpur – Special Package

These three cities are located on specific road and rail corridor. Gorakhpur and Muzaffarpur are located on east-west corridor while Allahabad is located on Golden Quadrangle. Therefore, their regional/national connectivity will be improved due to the development of these important corridors while there is requirement for upgradation of basic infrastructure. Allahabad is already covered under JNNURM scheme for upgradation/strengthening of existing basic infrastructure. Considering substantial migration to Delhi & NCR from the influence zone of Gorakhpur & Muzaffarpur and having very low level of available infrastructure, there is immediate need for upgradation of existing physical & social infrastructure (including connectivity). In view of this, it is recommended to consider Gorakhpur & Muzaffarpur at par with JNNURM scheme for upgradation of existing

infrastructure. In addition to their consideration, these cities should also be given special package (i.e. grant/loan) from the Ministry of urban development or given priority in the five-year plan prepared by the Central/State Government.

4.4 Recommendation for Patiala, Gwalior and Kota

Patiala, Gwalior and Kota are three existing counter magnet areas not included in the list of proposed counter magnet areas being located in the areas sending very low level of migration. It is suggested that these should be phased out by completing the projects in operation in regard to special assistance as CMA's and pave way for other more important to be included as CMA's.

5 Proposed CMA's Development Strategy

There are two types of development envisaged for the proposed CMA's (i) economic development and (ii) infrastructure / urban development.

5.1 Economic development
5.1.1 Identified Sectors

The CMAs identified present wide range of sectors that can attract investments. All the identified counter magnet areas have had history of investments in industries therefore the potential really spreads across a wider canvass. Some of the potential sectors for investment in and around these cities are shown in the table 4.

Table 4: Identification of Focus sectors for selected CMA's

CMAs	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
Ambala	• Nurturing and promoting entrepreneurship that exists in this region. • Take advantage of its location on the Delhi – Chandigarh – Baddi - Shimla route. • Utilise intellectual capital available in the adjoining region to drive economic development.	• Industries Park • Transport hub • Knowledge Centre
Bareilly	• Existing industrial base can be made a fulcrum for driving future development in the vicinity of the city and create employment opportunities for its residents. Facilitation may be provided through a provision of common facilities to entrepreneurs to bring down their cost of operations and make them competitive. • Utilise agricultural resources to drive economic activities in the region • Utilise its location vantage on the corridor from Uttar Pradesh to Uttrakhand	• Industrial Park • Transport Hub • Food Park
Dehradun	• Create infrastructure to utilising the intellectual capital of the city and promote knowledge-based industry. • Utilise the agricultural raw material available from the fertile region	• Food Park. • Knowledge Centre.
Hissar	• Existing industries in the area need to be revived through infusion of technical and management inputs. A facilitation centre, with access to local and international skills in would be able to provide the impetus for revival. • An industrial park in the area can be established to spur entrepreneurs to relocate and take advantage of common facilities to reduce costs and make them competitive.	• Technical and management resource cum production centre. • Industrial Park for SSI
Kanpur	• Revival of industries in Kanpur with focus on its core strengths. A modern industrial park, targeting small-scale entrepreneurs should be established in the region. This park should provide facilities for technology sourcing, technical and management training to	• Industrial park for SSI • Knowledge city

CMAs	Initiatives desired / Focus sectors for development	Initiatives for Driving Economic Development
	entrepreneurs to produce internationally competitive products. • Intellectual capital of the city and that available from adjacent state capital can be utilized to service the wide sub sectors of knowledge based industry that can include information technology enabled services like outsourced research and development, knowledge process outsourcing, engineering design centres etc.	

The above includes is the list of initial projects to be taken up for economic base development. Considering a norm of creation of 100000 direct employment per Rs. 1000 crore invested. The proposed investment of Rs 1542 crores can potentially create almost 2,00,000 direct employment opportunities. The state government based on changing situation would take up further projects for enlarging the economic base. Projects can be undertaken through public private partnerships or may be taken up through Government funds available under appropriate schemes. A very high level of investment at par with CNCR Towns is required in the proposed CMA's to effectively act as counter magnet.

Financial closure for implementing these initiatives will need to be taken up by the nodal agencies concerned which would be required to initiate the basic planning exercises and identify the most effective source for funds. In most of these projects the Government can participate through provision of land while the development activities can be taken up by private firms, through various public private partnerships like Management Contracts, BOT, BOOT etc.

5.1.2 CMA's Financing strategy

For creating a favourable investment climate, a judicious mix factors are required. State governments need to identify exploitable resources and capabilities available in their states and particularly in the region in close proximity to these cities and promote entrepreneurial initiatives to commercially exploit them and create opportunities for employment of the local population. However, just availability of resources will not suffice in attracting investments. Cities need to provide facilitative infrastructure to support such initiatives. These include physical infrastructure in terms of land, power, water as also roads, rail and air connectivity. Besides these, adequate and quality social infrastructure, housing, healthcare, education and entertainment, necessary to attract talent and help them relocate to these cities. Resource Endowments and physical infrastructure enable investors to create value from resources available in the region. Governance and regulations provide the overarching framework within which the society and their livelihoods operate. Weak governance contributes negatively towards development, driving entrepreneurs, and consequently livelihood opportunities, to relocate.

5.1.3 Resource Mobilisation

To enable the identified counter magnets to perform successfully, it is imperative that development initiatives, are taken up in the cities in time to take advantage of the prevailing economic conditions. Resource requirement for implementing the initiatives can be sourced from various sources such as State and Central Government; Private Sector Participation; Foreign Direct Investments; and Other Options

5.1.4 Methods to Strengthen Economic Base. Possibility of locating SEZ and other economic Activity

Investments can be attracted to a location through administrative power, by forcing entrepreneurs to develop a particular location. However, with increasing competition amongst locations to attract investments in their region, this strategy is not very successful as investors look towards independence in operations and move to locations that offer more freedom in operations. Thus market mechanism is a key driver for attracting investments and locations and local governments need to take the initiative of incentivising investors to invest in their regions.

5.2 Urban Development Strategy

The CMAs would develop a new town/urban extension for the additional population between 2007 and 2027; thus to provide land development with quality physical infrastructure i.e. water supply, sewerage, storm water drainage, power supply, solid waste management and also social infrastructure i.e. health, education, recreation, safety, security. The urban extension/new town plan would be a 20 years perspective plan i.e. 2007-2027.

An additional population of 31,33,078 is estimated to be accommodated in the urban extension of CMAs by 2027. The urban extension areas are proposed to be developed at a city level density of 200 persons per hectare. The five selected counter magnet areas shall have 15,665 ha of land to be developed as urban extension areas in total. It is estimated that total funds required for development of urban extensions/New Towns would be Rs. 13,121 crores (at 2007 price).

The development plan for urban extension / new town to be prepared for 20 years perspective incorporating the following major aspects i.e. land, area; population distribution; housing; transportation; physical infrastructure; social infrastructure; and areas of economic development.

While urban development strategy will be restricted to urban planned areas, the State Governments will have to bring in investments and development in the influence zone of CMAs identified in their respective States through State level policies and development interventions integrated with Five Year Plans and District Development Plans.