

**National Capital Region Planning Board
(Planning Committee)**

**7th Meeting
25 July 1986**

MC(7)'1986
1014

Agenda & Minutes

IMMEDIATE

IMMEDIATE

No.K.14011/36/86-NCRPB
NCR Planning Board
C Wing, Nirman Bhavan

New Delhi, dated the 10th July, 1986.

MEETING NOTICE

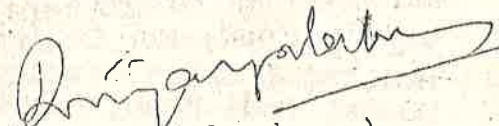
Subject:- 7th meeting of the Planning Committee to be held at 11.00 a.m. on Friday the 25th July, 1986 in the Conference Room of the Ministry of Urban Development (1st Floor, 'C' Wing, Nirman Bhavan), New Delhi.

The next meeting of the Planning Committee will be held at 11.00 a.m. on Friday the 25th July, 1986 in the Conference Room of the Ministry of Urban Development (1st Floor, C Wing, Nirman Bhavan) New Delhi.

The following are the agenda items proposed to be discussed at the meeting;

- i) Confirmation of the Minutes of the last meeting, held on 10th June, 1986.
- ii) Consideration of the Conceptual Plan for Delhi 2001, prepared by an Expert Group in the DUAC.
- iii) Criteria for selection of counter magnet areas.
- iv) Norms and criteria for inclusion of the areas in the region - Kama - Deeg Tehsils.
- v) Any other items with the permission of the Chair.

Explanatory notes on the agenda items are enclosed. Kindly make it convenient to attend the meeting.


(Mrs. V.R. Sundaram)
Deputy Director
Tel.No.3016808

To

1. Member Secretary, NCR Planning Board, New Delhi.
2. Shri R.L.Pardeep, Joint Secretary (UD), Ministry of Urban Development, New Delhi.
3. Vice Chairman, Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.
4. Shri R.S.Mann, Secretary, Town & Country Planning Department, Govt. of Haryana, Chandigarh.

5. Shri P.B.Mathur, Secretary, Local Self Government, Government of Rajasthan, Jaipur.
6. Shri A.P.Singh, Secretary, Housing & Urban Development Department, Govt. of Uttar Pradesh, 2nd Floor, Vikas Bhavan, Janpath, Lucknow-260 002.
7. Shri Ganga Das, Secretary(I&B), Delhi Administration, I.P.Estate, New Delhi-110 002.
8. Shri R.N.Parasher, Director Town & Country Planning Department, Govt. of Haryana, Chandigarh.
9. Shri H.S.Mathur, Chief Town Planner, Govt. of Rajasthan, Jaipur.
10. Shri N.S.Johri, Chief Town Planner, Government of Uttar Pradesh, Lucknow.
11. Shri E.F.N.Ribeiro, Chief Planner, Town & Country Planning Organisation, Vikas Bhavan, I.P.Estate, New Delhi-110 002.
12. Shri V.A.Valiaparambil, Joint Adviser(T), Planning Commission, Yojna Bhavan, New Delhi-110 001.
13. Shri A.S.Wakhle, Deputy Director General (TP), Ministry of Tele-Communications, Sanchar Bhavan, New Delhi-110 001.
14. Shri D.P.Gupta, Chief Engineer(P), Ministry of Shipping & Transport, Transport Bhavan, New Delhi-110001.
15. Shri R.M.Raina, Director(P), Ministry of Railways, Rail Bhavan, New Delhi-110 001.
16. Shri Y.P.Gambhir, Director(P), Department of Power, Ministry of Energy, New Delhi-110 001.
17. Shri S.K.Sharma, Chairman-cum-Managing Director, Housing & Urban Development Corporation, HUDCO House, Lodi Road, New Delhi-110 003.
18. Shri B.N.Singh, CRP, NCR Planning Board, New Delhi.

7th Meeting

AGENDA FOR THE PLANNING COMMITTEE MEETING
TO BE HELD ON JULY 25, 1986.

Item No. 1:

Confirmation of the Minutes of
the last meeting held on June 10,
1986.

Item No. 2:

Consideration of the Conceptual
Plan for Delhi 2001 prepared by an
Expert Group under Delhi Urban Arts
Commission.

Item No. 3:

Criteria for Selection of Counter-
magnet Areas.

Item No. 4:

Norms and Criteria for inclusion in
the Region - Kama and Deeg Tehsils.

Item No. 5:

Any other item with the permission
of the Chair.

.....

Agenda Item No.1: Confirmation of the
Minutes of the last
Meeting held on
June 10, 1986.

The Minutes of the last Meeting of the Planning Committee held on June 10, 1986 (copy enclosed for ready reference) were circulated on June 20, 1986. The Committee may kindly confirm the Minutes of the Meeting.

MINUTES OF THE 6TH MEETING OF THE PLANNING
COMMITTEE HELD AT 10.00 AM ON TUESDAY THE
10TH JUNE, 1986.

A list of members and other officials
who participated in the meeting is annexed.

2. The Chairman welcomed the new member
Shri P.B. Mathur who has succeeded Shri
R. Ramakrishna, Secretary, LSG and HUD in
Rajasthan. He also introduced Shri T. George
Joseph, Commissioner Sales Tax, UP, Shri K.S.
Yadav, Addl. Excise and Taxation Commissioner,
Haryana and Shri V.N. Bhargava, Sales Tax
Officer, Delhi, who have been specially invi-
ted to attend this meeting.

3. Shri B.N. Singh who has joined the Board
as Chief Regional Planner was also introduced.
The agenda items were taken up for discussion.

AGENDA ITEM NO.1

Cooption of Shri B.N. Singh as a member
of the Committee.

The Committee approved the proposal to
Coopt Shri B.N. Singh as a member and also
Convenor of the Planning Committee.

AGENDA ITEM NO.2

Confirmation of the Minutes of the 5th
meeting of the Planning Committee held
on 21st May, 1986.

The comments of the members were invited.
Shri J.C. Chopra pointed out that the views of
the Haryana Government regarding disincentive
approach for Delhi Metropolitan Area which were
conveyed in the State Govt's letter (Director
of Industries) have not been reflected in the
minutes relating to policy regarding economic
activities and locational policies for indus-
tries. The particular para in the minutes
were read out. It was clarified by Chairman
that the minutes only reflected the discussions
at the meeting and that the view points of
Haryana Government had been adequately covered
in the minutes. The other members also agreed
with the Chairman. It was decided that the
minutes needed no modification and that they
be taken as confirmed.

AGENDA ITEM NO. 3

Discussion of the summary of policies suggested for adoption in the interim plan for development of National Capital Region.

The Chairman pointed out that the policies had already been discussed at the last meeting and based on the views expressed at the meeting which are contained in the minutes of the meeting, the summary of policies have been revised wherever necessary and a copy of this has been circulated to the members for reference and record.

2. Shri Rastogi referred to policy TP-1 regarding development of stretches of NI 24 (Delhi-Ghaziabad) and referred to the minutes of the meeting which mentioned that the NI 24 will be developed as NI upto Hapur whereas the policy includes the suggestion only upto to Ghaziabad. There was discussion whether this point should be re-opened and discussed again. Shri A.P. Singh was of the view that since Hapur will be one of the identified towns for priority development in Uttar Pradesh the proposals to develop the NI 24 to NI standard upto Hapur, should stand the policy TP-1 should be modified to that effect. The Chairman pointed out since all other proposals cover the peripheral towns, this should be extended upto Hapur. This was accepted by all the members. The members approved the summary of policies as amended on the basis of the discussion at the last meeting.

AGENDA ITEM NO. 4

Nationalization of sales tax in the National Capital Region.

Shri Yadav presented the paper prepared by the Haryana Government regarding fiscal incentives and dis-incentives that can be brought into being in the context of locational policies of wholesale and distributive trade and commerce. He mentioned that fiscal policies in regard to economic activities within the region should ensure fiscal disincentives within Delhi. He pointed out that there are large areas which are conspicuous by the differentials and disparities. Differentials are more marked in respect of rate structure of two States which leads to diversion of trade resulting in loss of revenue to one State and also distortion of its pattern of trade and commerce. He narrated that in Delhi foodgrains and pulses

...3/-

are exempted from levy of taxes, whereas in Haryana and other neighbouring States these attract taxation at 4%. Similarly, Kerosene, matches and hand made paper etc. are taxable at rates varying from 3% to 5% at Delhi whereas it is 7% or 8% in neighbouring States. He was of the view that these disparities were responsible for diversion of trade from neighbouring States to Delhi resulting in concentration of trade and congestion in Delhi. He strongly felt that mere restoration of uniformity of rate structure might not achieve the desired result but the rate in Delhi has to be fixed at a level high enough to demotivate the concentration of trade and commerce in Delhi. He also suggested that in order to achieve the objective of shifting trade from Delhi, concessional rate of 2% taxes on goods which are re-exported from Delhi should be raised to 4% as is prevalent in the Neighbouring States. He was also of the view that low rate of taxation, the concessions offered by Union territory of Delhi to industries and other better facilities offered by Delhi are responsible for economic activities like trade and commerce shifting from neighbouring States and concerning in Delhi.

2. The Chairman clarified that the NCR objective is not to ban any activity of trade or commerce in Delhi; the intention is to ensure only those activities are allowed in Delhi which serve the consumer needs of Delhi. If a particular item is traded in Delhi and 80% is consumed in Delhi then there should be no objection to the location of that activity in Delhi; only in cases where only 20% of the goods are consumed in Delhi such activity should be shifted from Delhi. Therefore, he desired that selective approach should be adopted and measures to achieve the objective have to be suggested. He also mentioned that because of the huge difference in taxation rate, some units manufactured certain goods outside Delhi and without even physically shifting them to Delhi the goods are shown as being sold at Delhi. The Chairman pointed out that generally there was no barrier between States in regard to movement of goods and that incentives should be provided for the trade to go out of Delhi and a package of measures have to be suggested to achieve these objectives.

3. Shri Joseph presented a paper prepared by U.P. Government. He mentioned the difference in rate of taxes was peculiar in the case of

food grains; while in U.P. and Haryana, the rate charged is 4% sales tax, food grains are exempted from taxation in Delhi; though Delhi is not a producing State (but only a consuming State) it has become a big trade Centre in Northern India. Distributive activity in the National Capital is an additional burden on the already congested traffic system. In this connection, he also referred to the taxation rates in regard to the readymade garments in Delhi and the neighbouring States. He pointed out that Delhi being a U.T., it was possible for it to draw its resources from the consolidated fund of India and there was no burden on the UT to depend on collection of taxation revenue and, therefore, Delhi could offer a lower rate of taxes. This was not the case in respect of the neighbouring States. Shri A.P. Singh stated that though this point has been discussed in the past at various forums, nothing could be achieved because the laws were not being implemented effectively, and that NCR objective would not work unless some disincentives are suggested or atleast incentives in Delhi are removed. Another view was expressed that the low rate of taxation in Delhi encouraged smuggling activities in the neighbouring States. Shri Joseph reiterated that the difference in the rates have resulted in a lot of trade in Delhi which should have normally taken place in U.P. He gave an example of electrical instruments/equipments. He pointed out that people even from far away places like Kerala preferred to buy electrical goods from Delhi. He also stated that Delhi was not free from evasion of taxes and suggested that Delhi should change this pattern. In this connection he referred to a study made by NIPFP which revealed the extent of evasion of taxes in Delhi. He emphasized the need for avoiding un-necessary commercial activity in Delhi and suggested that the system of taxation should be changed and the strict enforcement of taxation should be achieved.

4. Shri Bhargava, did not agree with the views expressed by the representatives of both Haryana and U.P. He pointed out that Delhi has been a traditional trade centre and it had a historical background; Delhi is a big consuming centre and that whatever goods come to Delhi, are consumed in Delhi and that a very few items are sent outside Delhi. He also pointed out that there were 3 or 4 lakhs of floating population in Delhi who carry goods outside Delhi which did not mean evasion of tax. He stated

that 42 items are taxed on first point., He also pointed out that with the introduction of taxation at first point on various item in Delhi, Delhi had witnessed a lot of agitation and hartals in the trade centres.

5. While agreeing with the view points expressed by Harayana, UP and Delhi Taxation authorities, Shri Pardeep stated that the problems of industry should not be mixed up with trade and commerce. The aim is to bring ways and means to contain the growth of population in Delhi. He was of the view that the natural growth could not be contained and for the sake of avoiding a few lakhs of population migrating to Delhi, the existing population in Delhi should not be punished by suggesting higher rate of taxation. He felt that it was necessary to examine item by item keeping in view the manufacturing point and the consuming points and to take a conscious decision in regard to each item. He referred to the Chief Ministers' Conference and suggested that their recommendations should be awaited in this regard. He also added that a matter of policy it has already been decided the location of medium and large scale industry should be discouraged in Delhi. It has to be examined as to what are the measures by which this could be achieved and if more industry or trade or commerce is to be encouraged in areas outside Delhi the concerned State Government should consider a lower level of taxation, and also offer incentives. He suggested that manufacturing industry in Delhi should be discouraged and godown facilities and transportation facilities should be improved in areas outside Delhi so that such activities do not take place in Delhi. There was reference to lower taxation not only in Delhi but also in other UTs like Pondicherry, Goa, Daman & Diu, etc., which resulted in loss of revenue to neighbouring States (Tamil Nadu, Maharashtra, Karnataka, etc.).

6. Summing up the discussion on this item, Chairman pointed out that from the NCR point of view only broad objectives could be laid down in general terms and it will not be possible for the NCR Board to recommend the exact details at present. Keeping the discussions in view, it was decided that to overcome the existing disparities in the tax structure, (1) Delhi UT should have a minimum floor level of taxation in order to achieve uniformity, to some extent, in Tax structure in the region. (2) In order to save diversion of trade from the neighbouring States to Delhi, the present

rate of taxation of 2% in Delhi levied on re-export of goods should be raised to 4% as is being levied in the neighbouring States. (3) It is felt that non-levy of consignment tax is resulting in diversion of trade from other States to Delhi. It is, therefore, considered necessary that the Govt. of India should take immediate steps as follow up action with regard to the 46th constitution Amendment Act, 1982, as per the recommendations of Conference of the group of Chief Ministers.

7. The tax structure of the UT of Delhi should be so adjusted that the tax on industrial raw materials and industrial machinery should be slightly higher than that in the rest of the region.

AGENDA ITEM NO.5

HUDCO GUIDELINES ON FINANCING OF
INFRASTRUCTURAL SCHEMES.

Shri Mulkaraj explained in detail the schemes that could be financed by HUDCO in the National Capital Region and pointed out that a sum of Rs. 25 crores had been earmarked for this purpose during 1986-87. Some members pointed out that as there was delay in getting returns on infrastructural projects, HUDCO should consider a longer repayment schedule for such loans. After detailed discussion it was decided that Shri B.N. Singh and the Chief Town Planners of the Participating States will discuss the matter in detail with the HUDCO and select one town each (preferably the identified priority town) in the States of Haryana, UP and Rajasthan and explore the possibility of HUDCO financing certain schemes in these towns which would fit in the NCR scheme. On the basis of the discussions, HUDCO would prepare a project report for financing the scheme in one of the selected towns in each State.

The meeting ended with a vote of thanks to the Chair.

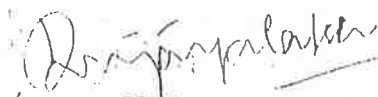
No.K-14011/27/86-NCRPB
NATIONAL CAPITAL REGION
PLANNING BOARD

....

C Wing, Nirman Bhavan
New Delhi-110011

New Delhi, dated 20th June, 1986.

Copy forwarded for information and appropriate action to all the Members of the Planning Committee.


(Mrs. V.R. Sundram)
Deputy Director

1. Shri M. Shankar, Member Secretary, NCR Planning Board.
- CHAIRMAN.

MINISTRY OF URBAN DEVELOPMENT

2. Shri R.L. Pradeep, Joint Secretary (H-1), Ministry of Urban Development.
GOVERNMENT OF HARYANA

3. Shri J.C. Chopra, Chief Town Planner.
4. Shri B.D. Gulati, Chief Coordinator (NCR), Gurgaon.
5. Shri K.S. Yadav, Addl. Excise & Taxation Commissioner.
6. Shri Yudhavir Singh, Dy. Excise & Taxation Commissioner, Faridabad (E).

GOVERNMENT OF RAJASTHAN

7. Shri H.S. Mathur, Chief Town Planner.
8. Shri P.B. Mathur, Secretary, UDII & DLB Department.

GOVERNMENT OF UTTAR PRADESH

9. Shri A.P. Singh, Secretary, II & UD Department.
10. Shri H.S. Johri, Chief Town Planner.
11. Shri T. George Joseph, Commissioner (Sales Tax).
12. Shri Ram Sharan, Dy. Commissioner (Sales Tax).

PLANNING COMMISSION

13. Shri V.A. Valiarampall, Joint Adviser.

DELHI UNION TERRITORY

14. Shri V.N. Bharghav, Sales Tax Officer (L & I).
15. Shri R.D. Gupta, Joint Director of Industries.
16. Shri J.K. Varshneya, Engineer Member, Delhi Development Authority.
17. Shri Mulkh Raj, Chief, Housing and Urban Development Corporation.
18. Shri B. Bahl, Chief, Housing and Urban Development Corporation.
19. Shri J. Premnath Singh, TCPO.
20. Shri S.P. Mital, Addl. Director General (TP-IV), Department of Telecommunications.

NATIONAL CAPITAL REGION PLANNING BOARD

21. Shri B.N. Singh, Chief Regional Planner.
22. Shri T.K. Chatterjee, Regional Planner.
23. Shri R.K. Rastogi, Associate Planner.
24. Shri V.K. Thakore, Senior Research Officer.
25. Shri K.L. Sachar, Finance & Accounts Officer.
26. Smt. V.R. Sundaram, Deputy Director.

The summary of recommendations of the Conceptual Plan - Delhi 2001 brought out by Delhi Urban Arts Commission is annexed at Annexure- A. The document has been gone through and the sections relevant to the objectives of the National Capital Region Plan have been given careful consideration and the following observations are made in the context of NCR Plan objectives. The Ministry of Urban Development has asked for the views of the NCR Planning Board on the Conceptual Plan prepared by DUAC. The Planning Committee may like to offer their views on these observations:

1. POPULATION PROJECTION & ASSIGNMENT FOR UNION TERRITORY OF DELHI

The Delhi Urban Arts Commission(DUAC) in its Conceptual Plan - Delhi 2001 has envisaged a population of 112 lakhs for the Union Territory of Delhi by the year 2001. This includes 7 lakhs of population assigned for NOIDA, falling outside Union Territory of Delhi, but within the Delhi Metropolitan Area. So the effective assigned population for Delhi U.T. recommended by DUAC is 105 lakhs only. The National Capital Region Planning Board (NCRPB) however, envisages a population of 112 lakhs for Delhi U.T. based on the following factors:-

- (i) U.T. of Delhi has gained 14.07 lakhs and 21.54 lakhs of persons during the decades 1961-71 and 1971-81 registering decadal growth rates of 52.90 per cent and 53.00 per cent respectively.
- (ii) Of the total increase of 21.54 lakhs between 1971-81, 12.29 lakhs are migrants constituting 54 per cent of the increase in population during 1971-81.

The assigned population of 105 lakhs by DUAC for U.T. of Delhi would mean an average annual growth rate of ^{3.44}2.63 per cent which is ~~little~~ above the national average (2.4 per cent). Such a low rate of growth for Delhi in the context of the above facts, appears to be over-optimistic. To arrive at 112 lakhs of population for Delhi by the year 2001 would mean an average annual growth rate of 4 per cent against its present growth rate of 5.3 per cent based on the following assumptions:

- the natural growth rate of population is expected to decline from 2.2 per cent to 2 per cent by 1991 and 1.2 per cent by 2001.
- during 1981-91, the rate of immigration is assumed to be same as that of 1971-81 while over 1991-2001, a 50 per cent reduction in the rate of immigration is anticipated.

DUAC proposes to develop NOIDA to gain a population of 7 lakhs by induced development by 1991 itself. It seems unlikely to attain such a size by 1991. On the other hand, NCRPB expects to develop NOIDA as a self-contained urban centre to accommodate a population of 5.5 lakhs by 2001.

With development emphasis towards south of Faridabad - Ballabgarh, NCRPB envisages to accommodate 10 lakhs population against 7.50 lakhs as proposed by DUAC by 2001. The assigned population in DMA towns by DUAC is 25.15 lakhs against 37 lakhs proposed by NCRPB. Annexure B indicates the recommended population for DMA towns.

2. PLANNING OPTIONS

(i) The DUAC has recommended two planning options for accommodating the excess 20 lakh population (112*- 7**- 85***) of Delhi U.T. by 2001. They are:-

Option 'A' - Delhi to continue growing entirely on the east of Yamuna by adding 20 lakh more population to the 10 lakh that would have been added upto 1993 or so in the territory falling in U.P.

OR

Option 'B' - After 1993, addition of 20 lakh population to the Delhi UT itself in two units of 10 lakh each at North (Narela), south and south-west of Delhi (west of Rewari railway line adjoining Gurgaon).'

(ii) D.D.A. in its "PDP - 2001" has, however, proposed extending the present urbanisable area limits within Delhi UT to accommodate the excess 40 lakhs (112-82) population by 2001.

* Delhi UT + NOIDA = 112 lakhs
 ** NOIDA = 7 lakhs
 *** Delhi Urban Area = 85 lakhs

This option of extending urbanisable area east of Yamuna in the Union Territory and Uttar Pradesh does not appear to be feasible in view of the close interaction which this huge population will have with Delhi main city requiring a number of bridges across Yamuna and Hindon rivers. The extension of basic utilities and services would also not be cost effective. Besides, a sizeable area proposed for acquisition for urban development is prone to flooding. Moreover, the population assignments for DMA including Ghaziabad, Loni and NOIDA is of the order of only 16.5 lakhs against which DUAC has proposed a population of about 40 lakhs excluding the present population of 10.2 lakhs in the trans Jamuna area of the Delhi U.T. This will require conversion of vast tracks of rich agricultural land into non-agricultural uses which is not advisable.

Observation on Option 'B'

The DUAC's Expert Group themselves have expressed reservations about this option -

" As it would present problems of acquisition and conversion of highly developed agricultural land to urban uses, the problem of infrastructural development of urban amenities and services and dangers of coalescing with Gurgaon "

Observations on the proposals of D.D.A.:

	The proposal of DDA to extend the urbanisable	
	area to accommodate additional population appears to	
	be logical.	

3. PRIORITY TOWNS FOR INTENSIVE DEVELOPMENT

DUAC have identified five counter-magnets - Meerut, Panipat, Rohtak, Rewari and Khurja and have assigned population of 10 lakhs each against selection of 8 priority towns/complexes by NCRPB assigning different populations in the context of development potential, their location, linkages, etc. The NCR Planning Board Act

envisages counter-magnets outside the Region, and therefore, selection of such counter-magnets within will not be in consonance with NCRPB Act. With a view to have planned and harmonious development in the Region the spatial distribution of 8 priority towns/complexes proposed for induced development in the Interim Development Plan is expected to arrest the growth of migrant population. The following table indicates the population assignment as proposed by NCRPB and DUAC for the year 2001.

Projected and Assigned Population for
Priority Towns - 2001 (in lakhs)

S.No.	Pop. 1981	Projected pop. 2001	Assigned NCRPB	Pop. 2001 DUAC
1. Meerut	5.36	10.28	13.00	10.00
2. Hapur	1.02	2.03	6.00	-
3. Bulandshahr-Khurja	1.70	3.56	10.00 (only Khurja)	10.00
4. Panipat	1.38	2.86	5.00	10.00
5. Rohtak	1.68	2.97	5.00	10.00
6. Rewari-Daruhera- Bhiwadi	0.52	0.77	3.00 (Only Rewari)	10.00
7. Palwal	0.47	0.63	3.00	-
8. Alwar	1.47	2.35	5.00	-
Total	13.60	25.95	50.00	50.00

4. TRANSPORT NETWORK

A. ROADS

Outer Grid: DUAC's proposals are in consonance with that of NCRPB save the new stretch between Panipat and Muzaffarnagar outside NCR boundary. This stretch is necessary to complete the grid for uninterrupted flow of traffic.

Inner Grid: DUAC too has suggested development of roads through Gohana, Sonipat, Baghpat and Meerut which is a part of the inner grid proposed by NCRPB. In addition NCRPB extends the proposal of road development to Jhajjar - Gurgaon, Faridabad, Ballabhgarh and Sikandrabad and also to link Rewari with Alwar. These stretches are essential for greater interaction between priority towns and DMA towns.

B. RAIL

DUAC has suggested laying of a new Broad Gauge railway line between the stretches Panipat - Baraut - Sardhana and Meerut - Muzaffarnagar railway line north of Meerut so that it completes the ring railway connecting the outer regional towns of NCR. However, NCRPB has analysed this aspect and came to the conclusion that development of such a new railway line between these stretches may not be needed by 2001, in view of the existence of a railway line between Ambala and Muzaffarnagar via Saharanpur and Laksar which may serve to by-pass Delhi Union Territory.

5. APEX BODIES (As recommended by DUAC)

The Expert Group has recommended creation of an Apex Body for planning, monitoring and co-ordinating having jurisdiction in the whole of UT of Delhi. It has also been suggested that this authority may suggest investment for creating more economical opportunities, etc. in the UT of Delhi, DMA and NCR. The NCR Planning Board Act, 1985 clearly provides for the NCR Planning Board to act as an Apex Body for:

" Preparation of a Plan for the development of NCR and for coordinating and monitoring the implementation of such a Plan and for evolving harmonised policies for the control of land uses and development of infrastructure in the NCR so as to avoid any haphazard development of that Region".

Therefore, the need for another Apex Body for UT of Delhi will be a duplication and unwarranted.

6. LEGISLATIVE FRAME FOR DMA

The Expert Group has recommended suitable legislative frame to plan and control the DMA territory as a homogenous unit and for that purpose has also recommended conferring full statehood on Delhi by consolidating the DMA into a single administrative and political unit.

In fact the NCRPB Act, 1985 provides a comprehensive legal framework for Delhi UT, DMA and areas outside DMA forming part of NCR. This statutory authority has been invested with all the legislative powers so far as the integrated development of the entire Region is concerned. The proposal of conferring statehood on Delhi by consolidating DMA which in fact forms part of U.P. and Haryana is too futile a recommendation.

Recommended population for Delhi Metropolitan Area: 1981-2001.

(pop. in lakhs)

Area	Pop. 1981	Proj. Pop. 2001	Recommended population & Strategy (2001)					St. -reg.
			NCRPB		PRW of DDA		DUAC	
			Pop.	Strategy	Population	Strategy		
1. Faridabad:- Ballabgarh	3.27	12.13	10.00	Controlled growth	10.00	Controlled growth	7.50	Reduced growth rate
2. Gurgaon	1.01	3.65	7.00	Induced growth	7.00	Induced growth	3.65	Natural growth rate
3. Bahadurgarh	0.37	0.81	2.00	Induced growth	2.50	Induced growth	*	*
4. Kundli	-	-	1.50	Induced growth	2.50	Induced growth	*	*
5. Ghaziabad incl. Loni	3.01	14.14	11.00	Controlled growth	11.00	Reduced growth	7.00	Reduced growth rate
6. MGLDA	0.40	> 5.50	5.50	Induced but controlled growth	7.00	Induced but controlled growth	7.00	Planned induced population
			37.00		40.00			

~~25.15~~
25.15

not considered

Reduced growth rate
Natural growth rate
*
*
Reduced growth rate
Planned induced population

DELTA DELTA

General Plan



DELTA DELTA PHI COMMISSION
MARCH 1956

CONCLUSIONS AND RECOMMENDATIONS

ANNEXURE A

OF
CONCEPTUAL PLAN - DELHI 2001
BY

DELHI URBAN ART COMMISSION

Taking into account the objectives and goals defined above and viewing the future of the city in its historic and geographic perspective the plan seeks to provide a clear blueprint for future action. The plan recognises that the scale of development called for within a very short time span is of unprecedented dimensions. The need to provide development to accommodate an additional 40 lakh people within fifteen years is a gigantic task. A task fraught with dangers, but also a task providing the possibility for bold action with a clear sense of vision. It is necessary to realise the scale of the problem in order to make a positive investment for the future; otherwise Delhi will go the way of Calcutta and Bombay - cities destroyed by both lack of vision and uncontrolled development.

The plan for Delhi restores its position as a city on the Yamuna. Development is envisaged on both sides of the river, with the river itself providing the central urban space for the city. On both banks of the water channel there will be parks, recreational areas and cultural institutions providing the major meeting ground for a city of 112 lakh inhabitants.

Option A if followed will result in the creation of a complete parallel city across the Yamuna on its eastern banks. Although this option involves higher capital cost because of greater investment in a transportation infrastructure it also offers the possibility of developing an effective modern rail network that will provide the basic structure for future development. An effective cheap and effective mass transport network will go a long way in providing better travel conditions for a vast mass of people, the majority belonging to economically weaker sections and lower income groups. A well-integrated rail and road transport infrastructure can thus provide the backbone for the new city across the river. A city that will have within it a series of new institutions such as schools, colleges, universities, major centres of social, cultural and economic activities, as well as hospitals and recreational institutions. These coupled with residential facilities for a wide cross-section of people will ensure a balanced and integrated development for a major new settlement between the banks of the Yamuna and the Hindon. The development, while self-sufficient and independent providing for all its social, recreational and cultural needs, will also be effectively linked by its transport infrastructure to the existing settlement on the west banks of the Yamuna.

The adoption of Option A therefore offers a unique opportunity to build a completely new settlement for 50 lakh population on the east side, a settlement that is well-planned and modern and which provides for the highest standards of environmental conditions for its inhabitants. It is clearly realised that the implementation of this option involves the resolution of major administrative and political issues - issues which the planners hope it will be possible to resolve. Anticipating these difficulties the time schedule for action envisages an immediate period of 5-8 years during which all development is to be confined to the present administrative boundaries of the city and Noida, and it is hoped that within this period the necessary administrative and political adjustments can be made. It is in the interest of the future enhancement and growth of the historic city of Delhi that this path be followed.

On a more pragmatic level, however, the Expert Group feels that it is important to also consider the alternative in case the problems of readjustment of administrative and political boundaries prove intractable. In such an event Option B seems a viable option. It has both its advantages and shortcomings but its essential difference lies in its development being in three separate areas instead of in one consolidated complex. It presents a somewhat diluted version of the integrated city, but cities are in any case dynamic organisms reflecting the pulls and pressures to which they are subjected over time, and Option B may well be considered an expression of such organic pressures.

In implementing either option it is important that the following measures be kept in mind :

1. Population control

The Expert Group firmly believes that stringent measures are necessary to restrict the DUA population to 112 lakh and that of DMA to 130 lakh by the year 2001. At least five counter magnets, each with a carrying capacity of 10 lakh people, should be developed close to Meerut, Rewari, Kaurja, Rohtak and Panipat in the coming five to ten years. This will involve massive investment and immediate initiation of action by the Centre, the Planning Commission and the States. These towns must be ensured physical and social infrastructure comparable to Delhi. Only then would it be possible to divert a large number of migrants to these towns in the National Capital Region.

2.1 Housing

For the Urban Extension Area, the Expert Group proposes a modular system of development. The concept aims at (a) mixed land use, (b) heterogeneous housing, and (c) well-integrated areas for social, cultural and recreational interaction.

The basic planning module is 1 km x 1 km or 100 hectares in area and is meant to accommodate approximately 30,000 people. This unit provides for a wide range of housing types, such as plotted development, group housing, mixed land use and housing for the weaker sections. It also provides for essential community services, educational facilities and commercial areas. The development is clustered around a central green which is conceived as the nucleus for social, cultural and sports activities.

2.2 Housing the poor

Delhi has not done badly in the matter of housing the weaker sections of society, but with a major flaw. They have been pushed to isolated and out-of-way areas and resettlement colonies far from their places of work, adding long distances of commuting to their other daily problems. These resettlement colonies lack even basic amenities and services. This sort of segregation must end if only for the good of society as a whole. The Expert Group is firmly of the view that housing for the poor should be made part of the neighbourhood areas so that they come to share the same level of environment, community facilities and other basic services. Sufficient land should, therefore, be reserved for housing the weaker sections in different residential areas. This should be made mandatory. The development cost of such housing should be equitably shared by all sections. This approach, apart from integrating different segments of the community, is also much more humane.

3. Mixed land use

The Expert Group recommends mixed land use. Mixed land use, it believes, will enable small entrepreneurs, professionals, artisans, mechanics, etc. to carry on their vocations in their homes without having to compete in the commercial land market. It will also cut down unnecessary commuting to work centres. Apart from generating additional income (even women and children can put in a helping hand whenever they are free), official recognition of mixed land use will put a stop to illegal and unauthorised change of land use. To achieve this end the Development Control Regulations should be suitably amended after identifying conforming land uses which can be integrated with residential areas without affecting in any way the living environment. For the Urban Extension Area, the Group has identified zones for mixed land use.

4. Social and physical infrastructure

The two cannot but go together. Even as one plans for the future, the most deplorable point that strikes one is that while the city as a whole suffers from low level provision of basic facilities and community services, most of these are concentrated in Planning Divisions A, B, C and D. Planning Divisions E, F and H are starved of these. The first priority should, therefore, be to make up this deficiency in the provision of community services - water, power, health care and education - in these Planning Divisions to bring them at par with other Divisions.

In the matter of primary education - the starting point of any society - the Expert Group suggests increasing the area for primary schools from 0.4 hectare to 0.5 hectare and a minimum of four schools instead of three, as provided for in PDP - 2001, at neighbourhood level with a minimum capacity of 500 students each.

Instead of providing for two new engineering and two new medical colleges, there should be four in each discipline. Provision should also be made for additional institutions for Art, Architecture and Product Design. There is also scope for new research institutes in the Capital - for computer science, solar and non-conventional sources of energy, cancer, medicine (nutrition), telecommunications, etc. Against four additional universities recommended by PDP-2001, the Group recommends six - three in DUA and three in UEA.

The Expert Group recommends one single/primary organisation responsible for providing medical and health care facilities in Delhi. A more realistic and workable approach would be to have one primary health centre, each with 50 beds, in an area of 0.6 hectare instead of intermediate hospitals (80 beds) as suggested by PDP-2001. Suitable provision should be made in each hospital for outsiders who come to Delhi for medical treatment of their relations and friends. In the absence of this facility, open spaces in and outside hospitals, footpaths and nearby bus stands are used as camping grounds by such people, leading to horrible insanitation, misery and worse all around. A common sight in today's Delhi. There is also need for more specialised hospitals, particularly in trans-Yamuna area, relating to cancer, cardiology, ophthalmic and orthopaedics, etc.

A comprehensive plan for water supply should be prepared to meet the projected requirements of Delhi and other NCR towns. Disparity in water supply in different parts of the city must be reduced if not done away with. Every area should get a minimum of 30 g.p.c.d. per day for domestic purposes.

Power requirements need to be assessed at the NCR level and a comprehensive plan prepared and work initiated on it immediately to meet the demands of Delhi and the counter magnets.

5. Traffic and transportation Delhi's mass transport system, mainly operated by DTC buses, is highly inadequate and needs to be radically restructured.

Ring Railway has to be tied up with the central focal points by means of high capacity and high mass transport corridors. The facility has of necessity to be rail-based and may have to be underground on certain sections. Side by side, EMU services will have to be extended to connect all towns of DMA and NCR. The metre gauge Delhi - Rewari line will have to give way to broad gauge. Development of the proposed three integrated terminals at major entry points to the city will have to be taken up on a priority basis, and for fast through traffic there has to be an urban freeway going beyond the DUA limits.

In the city itself, the traffic and transportation pressure will mean additional corridors to achieve a network of roads with suitable hierarchy and augmenting the load-carrying capacity of important corridors such as Patel Road and D.B. Gupta Road.

6. Posts and telecommunications

Posts and Telecommunications play a major role in a city's developmental process. The existing standard of the P and T of opening one post office within one kilometre of each inhabited area has proved to be inadequate. What is worse, many new colonies do not have even this bare facility. All newly developed or developing colonies should be provided with full postal and telecommunication facilities. There should be a unified and effective telecommunications system, complete with direct line and STD facilities in the whole of DMA including NCR. This will considerably reduce the pressure on Delhi with greater possibilities of growth of ring towns.

7. Multi-storey development

There is nothing intrinsically wrong with high-rise buildings as such. All that is necessary is to have detailed, three-dimensional studies for surrounding areas to avoid creation of new, intractable problems. The development in Connaught Place area has been far from satisfactory. Arbitrary modifications by the Government in the regulations proposed by NDRAC have led to unsatisfactory developments. In the case of Barakhamba Lane and Janpath Lane areas, detailed urban design studies are recommended before the entire area including the central ring is subjected to comprehensive redevelopment.

Development in the area south of Rajpath should be kept within the height of the existing tree line i.e. a maximum height of 14 metres with ground coverage of 25% and FAR of 75.

Development of Government properties south as well as north of Rajpath should not be taken up on a piecemeal basis but only after comprehensive urban design studies.

If District Centres are to serve as a climax of the multi-nodal activities of the community it is important that they are conceived as major shopping centres which, while serving the community with reasonable selection of shops and department stores, are also centres of socio-cultural activity where the community can get together. Each District Centre should not only include a library and a multi-purpose meeting hall but it should also make provision for an Exhibition Centre which could host art exhibitions and a Trade Centre which could host trade get-togethers as well as have a series of specialised exposition from time to time. The District Centre could also have a museum and/or planetarium and a Science Centre. The Capital City can afford to have several specialised museums concentrating on specific aspects. These could be related to arts, crafts, anthropology, natural history, etc. Such special units could be distributed in different parts of the city and the District Centres would be suitable locations. The increase of FAR from 100, as suggested in the PDP-2001, to 125 is expected to take care of the additional cultural component. If certain area is provided for public facility on ground floor level, then such incentive may be given in terms of additional FAR to accommodate the permissible balance commercial area.

In the case of District Centres, the present practice of sub-division of land and auctions should be replaced by a properly devised system of management and development agencies. Development of District Centres should not be made the monopoly of a small group of colonisers. The Group recommends the setting up of a single agency in the joint sector to look after development, construction, management and maintenance of District Centres. It would be desirable to associate small investors with such an agency. The maximum height of buildings in District Centres should not exceed 50 metres. The services should be planned on an overall basis and should be made part of the sale conditions.

5.1 Areas of environmental and historical value

Delhi is blessed with a large number of monuments of historical and architectural value. Unfortunately there has been haphazard development around quite a few of them which has not only marred their aesthetic quality but has denied the city of a rich architectural environment. New development around the monuments should not only complement their beauty and grandeur but further heighten it. This would need tighter regulations and their strict enforcement. They should also not be left in their majestic isolation. Last open spaces in and around them should be developed as part of the overall green character of the city. Above all, they should be made ideal places of rest and relaxation.

The unique residential character of the Walled City should be preserved. A pedestrian route joining Jama Masjid with Fatehpuri Mosque, connecting on the way monuments and buildings of architectural significance and bringing in bold relief the old charm of the people, should be developed. Only an independent statutory Urban Renewal Authority comprising sensitive minds and having full powers can give us back some of the splendour of Shahjahanabad.

All new development works in Lutyens's New Delhi area must be in consonance with his design and nothing - major or minor, including change of facade, colour scheme or plantation - should be undertaken without proper studies. In all cases, new development here must be based on three-dimensional urban form exercises and approved by DUAC.

8.2 River and ridge

The river and the ridge are the two predominant natural assets that Delhi has. But today the river is being polluted and the ridge is almost crumbling under the pressure of urbanisation. The Yamuna should be made an enviable centre of cultural and recreational activities. After channelisation of the river, the area along its length on both sides should be redeveloped and in course of time can come to have a sports complex, a cultural centre, a bird sanctuary, a botanical garden, a safari park and water sports facilities. Properly conceived and designed, this area would form an ideal twentieth century gift to Delhi. However, all this must be done in consultation with DUAC. In the case of the ridge, steps should be taken to preserve its environment and natural setting. It should be afforested with indigenous species of trees and bushes and in no case should it be made a thoroughfare for heavy traffic.

8.3 Environment

There is need for drawing up a long-term plan for environmental protection and resource recovery. Complete restructuring of utilities and services is particularly essential in Shandara and West Delhi.

Strict measures have to be taken for pollution control of the Yamuna. No untreated effluents should be allowed to flow into the river. In addition, there should be cent per cent sewerage network covering existing and proposed development. New technologies will have to be used to recycle the vast quantities of sewage to produce manure and cooking gas. Storm water drains should not become the dumping grounds for sewage. Only a comprehensive sewerage network can bring an end to this menace. Sophisticated mechanical operations need to replace manual operations for removal of sewage from different areas.

The new planning process should be utilised to remove once and for all industrial units emitting foul smell and toxic gases.

9. Urban design

It is important to realise that urban design is a necessary on-going activity in any planning process. In the implementation of DMP-62 the absence of an urban design cell resulted in serious shortcomings. This now needs to be rectified and the profession of urban design be given due recognition and importance. A separate implementing agency for urban design is proposed. This will be responsible for preparing detailed three-dimensional studies for different parts of the city, co-ordinating within their proposals the needs of traffic and transportation, landscaping, pedestrian movement, street lighting, street furniture, urban graphics and drainage and sewage services, etc. These models would thus provide a much more effective basis for decision making and allow the control of development with a clear concept of overall environmental needs. The urban design cell would also consider the need for incentive zoning in areas where they feel there is a reasonable basis for developers to provide special facilities for public activity within the development, in lieu of which they may be compensated with additional permitted FAR.

The most important aspect of course is that the urban design cell will not only prepare proposals for different areas but also control and monitor the actual development over time. Such changes in development proposals as may be necessitated by new circumstances will have to be incorporated and the plans adjusted accordingly. Similarly the needs of traffic, car parking, etc. may also have to be modified from time to time as conditions change. All this points to the basic need for the urban design cell to be continuously active on an on-going basis.

In the process of implementing the above recommendations it may become necessary to create a separate cadre for qualified "urban designers" in Government scales. The creation of such a cadre may be a necessary process of recognition of this professional activity and this should be done without delay.

10. Apex Body

The Expert Group recommends the creation of an Apex Body which may be called Planning, Monitoring and Co-ordinating Authority, having its jurisdiction in the whole of the Union Territory of Delhi and enjoying full powers. The Authority will have policy-making as its main role. The Authority may also suggest investment for creating more economic activities outside the Union Territory of Delhi, DMA and NCR.

The following implementing agencies (Subsidiary Bodies) may be constituted :

- i) Traffic and Transportation
- ii) Housing and Project Implementation
- iii) Water Supply and Sewage Disposal
- iv) Electricity Generation and Transmission
- v) Telecommunications
- vi) Landscape Development
- vii) Urban Design.

The structure of these Subsidiary Bodies should be worked out in such a manner that they are able to discharge their functions effectively. The Chairman/Head of these Subsidiary Bodies should be co-opted as one of the members of the Apex Body.

11. Legislative Frame for DMA

The Expert Group recommends a suitable legislative frame to plan and control DMA territory as a homogenous unit. For DMA to be administered as an integrated urban, economic region with uniform sales tax and octroi structure, the Government has just two options :

- a) While controlling plan preparation for all surrounding towns covered by the NCR Act, create a super co-ordinating agency for rationalising taxes and controlling urban development within DMA, or
- b) Seriously consider conferring full Statehood on Delhi by consolidating the DMA area into a single administrative and political unit.

Agenda Item No. 3: Criteria for Selection of Counter-magnet areas.

The question of identification of counter-magnet towns was discussed in the first Meeting of the Planning Committee held on June 28, 1985. It was decided in the Meeting that the Chief Planner, Town & Country Planning Organisation will work out the definition of counter-magnet area and suggest norms/yardsticks for selection of counter-magnet area. The status paper prepared by TCPO in this regard was placed in the 4th Meeting of the Planning Committee held on February 14, 1986. During the deliberations in the Meeting, it was felt that the note prepared by the Town and Country Planning Organisation deals with the question on an all India basis, whereas it would be desirable to identify areas in the neighbourhood of the National Capital Region. In the Meeting, TCPO was requested to prepare a fresh paper keeping in view the discussions held in the meeting. In view of this decision, TCPO has prepared a revised paper, a copy of which is annexed (Annexure - C) for the consideration of the Planning Committee.

TOWN AND COUNTRY PLANNING ORGANISATION
 U.P. AND P.S. STATES DIVISION

.....

STATUS PAPER ON COUNTERMAGNETS TO NATIONAL CAPITAL UNDER NCR PLAN:

The two basic ingredients of urbanisation policy are curbing the rapid growth of metropolitan cities and carrying out balanced development of the regional around them. Considering this, the Master Plan for Delhi approved in 1962 had recommended setting up of a Statutory National Capital Planning Board and development of the Regional around Delhi in accordance with a Regional Plan. The High Power Board which was set up in 1961 was entrusted with the task of co-ordinated development of the regional based on a regional plan to be prepared by TPOC. The regional plan was approved by the High Power Board in 1973. The Board which was advisory in nature could not achieve much in this direction and time and again it was felt that unless it has statutory backing it will not be possible to achieve the objectives in an effective manner.

PROBLEMS AND PERCEPTION:

After considerable delay a statutory Board for the planning and development of NCR has been constituted by the Government. The constituent units of NCR are same as suggested in the NCR plan finalised in 1973. In addition to this the selection of countermagnets has been envisaged under section 8(f) of the Act.

In the plan prepared in 1973 the Strategy was to keep within manageable limits the population of Delhi through integrated development of the region. The strategy was proposed to be achieved by diverting population influx from urban Delhi to 17 regional towns, falling in the periphery of Delhi Urban Territory and the region. This required selective dispersal of wholesale trade, governmental and other economic activities from Delhi to selected regional towns. Out of these 17 selected regional towns six towns namely Gaziabad, NOIDA, Faridabad, Gurgaon, Bahadurgarh and Kundli of which NOIDA and Kundli are later development form part of Delhi Metropolitan Area being in the vicinity of Delhi. These towns could have also enjoyed all infrastructure facilities being near to Delhi but it so happened that

Lack of implementation of proposals, may be due to paucity of funds and other reasons, these towns grew on their own. Their growth was much faster even in the absence of any activity transferred from Delhi. Now these towns have attained such a size and gained their own potential, that dispersal of any activity from Delhi in these towns will create single contiguous urban agglomeration which will be out of manageable limits.

NCR PERSPECTIVE AND COUNTER MAGNETS:

Delhi being the capital of the country has seat of the Government, provides place for international relations and cultural exchanges, trade and such other multifarious activities through the embassies and the councils of the various countries all over the world. As an administrative centre, all the ministries and their subordinate offices and offices of the Public Sector Undertakings are located in Delhi including research institutions of national and international repute, though the functions and activities of the many offices are not confined to Delhi.

In the decade 1971-81, the urban population of Delhi has increased at 4.6% percent annual growth rate and if the same rate of population growth continue, the urban population by year 2001 would be 144.26 lakhs (as per D.D.A.'s revision of Delhi Master Plan with year 2001 as perspective). The projections made by the Registrar General of Census put this figure at 132 lakhs. The National Capital Region Planning Board in its meeting of November 20, 1985 has assigned an urban population of 110 lakhs for Delhi by the year 2001. For restricting population to this size it is envisaged to have a balanced regional development. The 1974 NCR Plan had proposed the development of ring towns within region so as to taper the rate of growth of Delhi. A series of medium size ring towns would have a limited potential. Such medium sized towns would not also be able to relieve pressure from Delhi as many of its central area functions which need to be given a new direction of growth. These towns, nevertheless, would be needed to complete a picture of balanced growth around some of the work centres in the region but that may not be adequate to solve the basic problem of curbing Delhi's Growth.

Development of new centres of population outside the region to retard migration of people to Delhi seems, therefore, to be a paramount requirement of the perspective planning of the region. The necessity of selection of such new centres as 'countermagnets' has also been envisaged in the National Capital Region Planning

Board Act 1985. These work centres may be looked upon as tools to limit the growth of Delhi and thereby bring Delhi's continuing problems within feasibility of selection. These countermagnets in a way, will act as second best alternatives to Metropolitan Delhi. The objective of the countermagnet strategy is to ensure that the total population of NCR is as per the normal projection of 325 lakhs both urban and rural by the year 2001 and does not exceed due to sudden spurt in population which may result from over-enthusiastic employment generating locations within NCR but cater to limited objectives that would create a 'bulge' for subsequent corrective servicing.

CRITERION AND YARDSTICKS:

It is important to mention here that it is only the purposeful selection of a countermagnet which will help in achieving the desired aim. It is in order to achieve this aim that specific locations for shifting and establishment of central government offices, undertakings, trade and commerce activities, industries and important projects will have to be shifted in the countermagnets. Some of the important criterion and yardsticks which will have to be kept in mind while selecting the countermagnets to retard the flow of migration to Delhi and its regions are as under :

1. Major migration to Delhi is from the State of Uttar Pradesh, Haryana, Punjab and Rajasthan and to a lesser extent from Madhya Pradesh and the present rate of migration is more than 1.6 lakh persons per annum. As per conceptual plan for Delhi 2001 prepared by Delhi Urban Art Commission in Feb. 1986 the migration flow to Delhi is as given below:

FLOW OF MIGRANTS INTO DELHI:

State	Before '61	61-71	71-81	Period not known	Total
Haryana	98,324 (22.1)	85,945 (16.4)	1,59,028 (12.9)	14,412	3,57,709 (15.5)
M.P.	5,585 (1.2)	8,860 (1.7)	37,709 (3.9)	2,496	54,650 (2.4)
Punjab	74,944 (16.8)	59,503 (11.3)	78,671 (6.4)	11,447	2,24,565 (9.8)
Rajasthan	35,341 (7.6)	39,885 (7.6)	93,836 (7.6)	7,605	1,74,665 (7.6)
U.P.	1,85,550 (41.7)	2,60,748 (49.6)	6,16,021 (50.1)	45,362	11,07,681 (45.2)
Others including outside India	47,311 (10.6)	70,368 (13.4)	2,44,480 (19.9)	17,625	3,79,982 (15.5)
Total	4,43,055 (100.00)	5,25,509 (100.00)	12,29,745 (100.00)		22,99,252 (100.00)

According to the above table 48.2% of the migrants are from U.P. alone, Haryana and Punjab follow with 15.5 and 9.8% respectively. Therefore, the countermagnets will have to be located in these states to meet the stated objective.

2. These urban centres should generally be in the range of 5.00 lakh to 10.00 lakh population so that a good social and physical infrastructure could be possible to augment further and attract new activities as a second best alternative to Delhi. However any other city having better potential and showing metropolitan characteristics should also be considered for countermagnet development.

3. These urban centres should be generally within a radius of not less than 150 kms. and not more than 500 kms.

4. The countermagnets should necessarily be connected with major trunk roads such as National Highways, State Highways and should have good rail, road and telecommunication linkages with Delhi and other major urban centres.

5. The location should be such to provide all the necessary inputs for metropolitan development and has scope for its extension over the hinterland area when such need arises. The location should not be drab and must offer a variety in its setting and an esthetic potential for being exploited further.

6. To meet the growing needs of domestic and industrial consumption of water and power, the selected centres, should have enough water and power resources in its surrounding areas which can be used in future or augmented further and also be able to extend this in its hinterland.

7. The capitals of the states by virtue of their being administrative centres and towns of state and regional importance are likely to have enough growth potentials of their own and hence should not be eligible to be selected as countermagnets.

8. The countermagnets should have adequate land available for further urban expansion.

It will not be out of place to mention here that the success of strategy of diverting incoming population to Delhi by way of providing job opportunities in government, quasi government sector, trade and commerce sector and industries in these countermagnets largely depend upon policies of the Government and the extent to which they are implemented. The government plays a very active and positive role in this entire exercise.

Government is at a key position as far as the location of government and quasi government offices in these countermagnets is concerned and a positive and determined lead from the government by shifting offices from Delhi to these countermagnets will both act as catalyst and also induce confidence in the minds of private sector about ensured prosperity of new development. In the present situation the strongest growth pole among the various activities is government and without its participation the objective cannot be achieved.

While keeping the criterion in mind for selection of countermagnets in order to achieve specific locations for shifting of various functions of the government including offices of Public Sector Undertakings, trade and commerce, industries' location of new establishment projects the following medium and large cities have been considered primarily to prepare a matrix to determine their suitability.

These cities are:-

I. UTTAR PRADESH:

1. Varanasi 2. Agra 3. Allahabad 4. Bareilly 5. Moradabad
6. Gorakhpur 7. Saharanpur 8. Dehradun 9. Jhansi 10. Shahjahanpur
11. Rampur 12. Firozabad.

II. RAJASTHAN:

1. Ajmer 2. Kota 3. Bikaner

III. PUNJAB:

1. Ludhiana 2. Amritsar 3. Jalandhar 4. Patiala.
- (Ranjit garh)

IV. MADHYA PRADESH:

1. Gwalior

V. HARYANA:

1. Ambala (U.A.+ M.C.) 2. Hisar

The above towns have been studied in terms of their population and its decadal growth, distance from Delhi, accessibility by rail and road availability of water source and potentiality for metropolitan development. The details of these are given in Table A and B. After giving due consideration to available indicators the following towns are found more suitable for development as countermagnets to retard the flow of migration to Delhi.

These towns are:-

1. Bareilly 2. Allahabad in U.P. 3. Kota in Rajasthan 4. Ludhiana (Ranjit garh) in Punjab 5. Ambala in Haryana and 6. Gwalior in Madhya Pradesh.

Since the maximum migration to Delhi is from U.P. and it is observed that predominantly migrants from the eastern parts of the state, Allahabad has been considered as second countermagnet town in Uttar Pradesh, though it is at a distance of 627 kms. from Delhi. Populationwise U.P. being the largest state in the country it would be most desirable to develop at least two countermagnets in the State if one in Western Uttar Pradesh and another in Eastern Uttar Pradesh namely Bareilly and Allahabad.

However, these towns will have to be looked into more details as far the kind of urban activities, their functional characteristics, availability of land, office space and infrastructural facilities are concerned.

TABLE -A

SELECTION OF COUNTERMAGNETS IN NATIONAL CAPITAL REGION:

Sl.No.	STATE/TOWN	POPULATION				PERCENTAGE GROWTH OF POPULATION			
		1951	1961	1971	1981	1951-61	1961-71	1971-81	
1.	2.	3.	4.	5.	6.	7.	8.	9.	
1.	UPPAR PRADESH:								
1.	Varanasi (U.A.)	3,55,777	4,89,864	6,06,721	7,97,162	37.69	23.65	31.38	
2.	Agra (U.A.)	3,75,655	5,08,680	6,34,622	7,47,318	35.44	24.76	17.75	
3.	Allahabad (U.A.)	3,32,295	4,30,730	5,13,033	6,50,070	29.62	19.11	23.71	
4.	Bareilly (U.A.)	2,08,063	2,72,828	3,26,106	4,49,425	31.11	29.10	33.16	
5.	Moradabad (U.A.)	1,61,854	1,91,823	2,72,652	3,45,350	18.52	42.13	26.68	
6.	Gorakhpur (U.A.)	1,32,435	1,80,255	2,30,911	3,07,501	36.11	28.10	33.16	
7.	Saharanpur (M.B.)	1,48,435	1,85,213	2,25,396	2,95,355	24.88	21.70	31.03	
8.	Dehradun (U.A.)	1,44,216	1,56,341	2,03,464	2,93,010	8.41	30.14	44.01	
9.	Jhansi (U.A.)	1,27,335	1,69,712	1,98,135	2,84,141	32.25	16.75	43.40	
10.	Shahjahanpur (U.A.)	1,04,835	1,17,702	1,41,035	2,05,095	12.27	22.40	42.33	
11.	Rampur (M.B.)	1,34,271	1,35,407	1,61,417	2,04,610	0.84	19.21	25.76	
12.	Firozabad (M.B.)	65,438	98,611	1,33,863	2,02,338	50.69	35.75	51.15	

1. 2. 3. 4. 5. 6. 7. 8. 9.

RAJASTHAN:

13. Ajmer	(M)	1,96,655	2,81,240	2,64,291	3,75,533	17.60	14.29	42.11
14. Kota	(M)	65,407	1,20,345	2,12,991	3,58,241	84.04	76.92	68.19
15. Bikaner	(U.A.)	1,30,293	1,66,772	2,06,394	2,87,712	28.00	25.33	37.72

PUNJAB:

16. Amritsar	(M.C.)	3,36,114	3,98,041	4,58,028	5,94,844	18.43	15.07	23.67
--------------	--------	----------	----------	----------	----------	-------	-------	-------

INDIA:
(Ranjitgarh)

17. Ludhiana	(M.C.)	1,53,795	2,44,032	4,01,176	6,07,052	58.67	64.39	51.31
18. Jalandhar	(M.C.)	1,68,813	2,22,569	2,96,106	4,08,196	31.04	33.04	37.65
19. Patiala	(U.A.)	97,869	1,25,234	1,51,041	2,06,254	27.96	20.61	26.55

MADHYA PRADESH:

20. Gwalior	(U.A.)	2,41,577	3,00,587	3,84,772	5,55,832	24.43	28.01	44.46
-------------	--------	----------	----------	----------	----------	-------	-------	-------

MIZORAM:

21.* Ambala	(U.A. + M.C.)	1,52,022	1,61,747	1,66,133	2,25,768	17.55	31.47	27.30
22. Hisar	(U.A.)	35,297	60,433	89,436	1,37,869	70.62	48.51	55.59

UNION TERRITORY:

23. Chandigarh	(U.A.)	-	39,262	2,32,946	4,22,841	-	134.67	81.51
----------------	--------	---	--------	----------	----------	---	--------	-------

* In case of Ambala the population of Ambala U.A. (Cantt + Sadar) and Ambala M.C. have been clubbed for purpose of this paper.

TABLE - B
SELECTION OF COUNTERMAGNETS IN NATIONAL CAPITAL REGION:

Sl.No.	State/Town	Distance from Delhi in kms.	Accessibility by Road	Accessibility by Rail	Linked by Air	Source of Water supply	Growth Potential	Suitability for Metropolitan Development	Weightage points.
I. UTTAR PRADESH:									
1.	Varanasi	764(1)	NH(5)	BG(5)	Yes (5)	R(5)	Yes(5)	Yes(5)	29
2.	Agra	199(5)	NH(5)	BG(5)	Yes(5)	R(5)	Yes(5)	Yes(5)	29
3.	Allahabad	627(5)	NH(5)	BG(5)	Yes(5)	R(5)	Yes(5)	Yes(5)	(33)
4.	Bareilly	252(5)	NH(5)	BG(5)	Yes	R(5-10km)	Yes(5)	Yes(5)	(26)
5.	Moradabad	151(3)	NH(5)	BG(5)	Yes(5)	R(5)	Yes(5)	Yes(5)	20
6.	Gorakhpur	787(14)	NH(5)	BG(5)	Yes(5)	R(5)	Yes(5)	Yes(5)	23
7.	Saharanpur	181(3)	MR(3)	BG(3)	Yes(5)	C(5-10km)	Yes(5)	No(1)	16
8.	Dehradun	320(5)	MR(3)	BG(3)	Yes(5)	Ra(3)	Yes(5)	No.(1)	23
9.	Jhansi	414(3)	MR(3)	BG(5)	-	Ra(10km.) +R(10-15km)	Yes(5)	No(1)	20
10.	Shahjahanpur	317(5)	NH(5)	BG(5)	-	R(5)	Yes(5)	No(1)	24
11.	Rampur	187(5)	NH(5)	BG(3)	-	R(15-20km)	Yes(3)	No(1)	20
12.	Pivvazatad	221(5)	NH(3)	BG(3)	-	(5) R(5)	Yes(5)	No(1)	22
II. RAJASTHAN:									
13.	Ajmer	444(5)	NH(5)	MG(3)	Yes(5)	Ra(5)	Yes(5)	Yes(5)	26
14.	Kota	469(5)	MR(3)	BG(5)	Yes(5)	R(5)	Yes(5)	Yes(5)	(33)
15.	Bikaner	453(5)	NH(5)	MG(3)	Yes(5)	No source nearby(1)	Yes(5)	No(1)	25

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
III. PUNJAB:									
16.	Ludhiana(Ranjitgarh)	511(5)	NH(5)	BG(5)	Yes(5)	R(10km)(5)	Yes(5)	Yes(5)	(55)
17.	Amritsar	447(3)	NH(3)	BG(3)	Yes(5)	C(3)	Yes(3)	Yes(3)	23
18.	Jalandhar	368(5)	NH(3)	BG(5)	-	C(3)	Yes(5)	Yes(5)	28
19.	Patiala	250(5)	MR(3)	-(0)	-	C(3)	Yes(3)	No(1)	15
IV. HARYANA PRADESH:									
20.	Gwalior	317(5)	NH(5)	BG(5)	Yes(5)	Re(10-15km)(5)	Yes(5)	Yes(5)	(35)
VI. HARYANA:									
21.	Ambala	198(5)	NH(5)	BG(5)	-	C(15-20 Km)(3)	Yes(5)	Yes(5)	(26)
22.	Hisar	164(3)	NH(3)	BG(3)	Yes(3)	C(3)	Yes(5)	NO.(1)	21

NH-National Highway; Mk-Major Road; R-River; Re-Reservoir; C-Canal; S-Weightage point.

COUNTER MAGNETS TO NATIONAL CAPITAL REGION



LEGEND

INTERNATIONAL BOUNDARY

NATIONAL CAPITAL REGION

STATE BOUNDARY

NATIONAL HIGHWAY

MAJOR ROADS

RAILWAYS E.C.

RAILWAYS M.C.

WATER BODIES

PROPOSED COUNTER MAGNETS



0 50 100 200 Kms.

TOWN AND COUNTRY PLANNING ORGANISATION
MINISTRY OF URBAN DEVELOPMENT
GOVERNMENT OF INDIA

The Town and Country Planning Organisation, while preparing the National Capital Regional Plan, 1973 had carried a detailed study of 45 Tehsils surrounding the Union Territory of Delhi for delineating the National Capital Region. The various indices that were used in delineation come under three broad categories:

1. Demographic characteristics of the Region.
2. Inter-action between Delhi and the surrounding area.
3. An efficient framework for urbanisation and the provision of infrastructure.

The selected 45 Tehsils were studied in respect of the following ten criteria. The datum selected for the demographic characteristics to be included in the Region was the average of the 45 Tehsils. With regard to the criteria on traffic and telephones, from a study of the data available, the datum was fixed as the break even point in each case.

1. Population growth rate:

22% (+) tehsil-wise growth rate in the decade 1951-61.

2. Migration:

24,000(+) district-wise migrants to Delhi by 1961.

3. Density:

250(+) persons per sq. km. in 1961 (640 persons per sq. mile).

4. Economic Activity:

35%(+) non-agricultural workers to total workers in each tehsil in 1961.

5. Milk Supply Zone:

The area of supply of milk to the Delhi Milk Supply Scheme in 1967.

6. Supply Zone of Vegetable and Fruits:

Supply area in 1967.

7. Communication:

75(+) telephone calls per day from Delhi in 1967.

8. Physioaraphy:

The drainage basins of rivers - the Yamuna, the Ganga and the lakes Najafgarh Jahajgarh.

9. Traffic:

1000(-) daily passengers by bus to and from Delhi in 1966.

10. Traffic:

250(+) daily passengers by rail to and from Delhi in 1966.

Taking the above ten criteria into consideration, a superimposition technique was used for delineation of the Region. Out of the 45 Tehsils, 15 Tehsils satisfied 5 and more of these criteria. However, in the final determination of the boundary of the NCR, certain other factors had also been taken into consideration. For administrative reasons, when most of the Tehsils of a District satisfied the criteria, the area of the whole district was included in the final delineated area. Similarly, for the sake of continuity, certain pockets excluded as not satisfying the minimum number(5) of criteria were included. Other considerations were; integrated development of the region in matters of flood control and prevention of water pollution, supply of water and power, and the influence of other counter-magnet cities. Taking all these factors into consideration, the National Capital Region was delineated to include the Union Territory of Delhi and 26 Tehsils. The National Capital Region Planning Board Act, 1985 accordingly

incorporated the area as National Capital Region delineated by TCPO with minor variation. It may be pointed out here that in the 2nd Meeting of the Planning Committee, it was decided that the Region as delineated in 1973 plan and incorporated in the Act should be taken for the preparation of the Regional Plan.

The Rajasthan Government has referred to the Board the case of inclusion of Kama and Deeg Tehsils of District Bharatpur in the National Capital Region. In this regard, a report based on the field investigations relating to various aspects of delineation on the basis of the above mentioned criteria has also been sent to the Board. It may be mentioned here that Kama and Deeg Tehsils were among the 45 Tehsils which were considered for delineation and were not included in the Region.

With the passage of time, the situation with respect to demographic characteristics of the Region, interaction between Delhi and surrounding areas, level of urbanisation and the infrastructure facilities have changed considerably, and some of the criteria may need a second look.

With a view to have an indepth study for suggesting norms and criteria, if deemed necessary for inclusion of areas in the Region, it is proposed to constitute a Study Group comprising of the Chief Planner, TCPO, the Chief Regional Planner, NCRPB and the Chief Town Planners of Haryana, Rajasthan and U.P. The Group may submit its report for consideration of the Planning Committee as soon as possible.

SUPPLEMENTARY AGENDA FOR THE MEETING OF THE PLANNING COMMITTEE ON
25TH JULY 1986.

Examination of the suggestion to levy a cess to cover the development cost of telecommunication facilities while deciding the sale price of developed plots:

At the 3rd meeting of the Planning Committee held on 8th November 1985, the suggestion made by Shri B.M.Khanna (the then representative of the Ministry of Tele-communications) regarding levy of a cess to cover the development cost of telecommunication facilities while deciding the sale price of developed plots was considered.

It was decided that a committee to be headed by the Secretary, LSG and Urban Development Department, Government of Rajasthan with the representatives of the States concerned, be constituted to examine this issue. On the basis of nominations received, the committee was constituted on 4.2.1986 with the following composition:-

1. Shri R.Ramakrishna, Secretary, LSG, Rajasthan - Chairman
2. Shri B.D.Gulati, CCP(NCR), Haryana.
3. Shri J.C.Gambhir, Director(PPW), DDA.
4. Shri B.N.Singh, Joint Secretary, Uttar Pradesh.
5. Shri P.K.Loriya, Commissioner, Rajasthan Housing Board.
6. Shri B.M.Khanna (later Shri A.S.Wakhle), Dy. Director General(P), Ministry of Telecommunications.

2. The first meeting was held on 24th April 1986. The Chairman of the Committee desired that the scope of this group should be expanded to include the pricing mechanism of all the infra-structural facilities and that special emphasis would be given to the feasibility of including telecommunication services as one of the essential services in the land cost. After the detailed discussions about the various aspects of the matter it was decided as follows:-

- a) that Shri B.D.Gulati will present a paper in the next meeting on the elements of cost included in the pricing policy of HUDA.
- b) Shri Wakhle will obtain the necessary data regarding the development plans for Alwar and prepare a proposal for including the telecommunication network on the overall land cost.
- c) The details will be obtained of the scheme prepared for Gurgaon by the Telecommunication Consultancy Services and they would also be requested to present in the next meeting of this Group.

3. The second meeting of the group was held on 12th May 1986. Shri B.D.Gulati presented a paper indicating the pricing pattern of developed plots in Haryana Urban areas. Shri Wakhle explained the telecommunication requirements of Alwar on the basis of discussions with the officials of the UIT, Alwar. The representatives of the TCIL narrated the work done by them for preparing a scheme for Gurgaon. After detailed discussions the general consensus was that as telecommunication facilities are not essential requirements like water supply or electricity for the common man, most of the prospective plot holders

in residential areas may not welcome the additional cost towards the facility, though there may be least resistance by industrial and commercial plot holders. It was also felt that the charges per connection as estimated by the Department of Telecommunications were very high and that it may not be feasible to levy a cess towards the development of telecommunication facilities and include it in the sale price of the plot.

4. Another suggestion considered was raising of additional funds through telephone-connection-linked-public deposits. Shri Gulati suggested the examination of question of whether bulk-booking could be done by the development agencies while auctioning the plots, pass on the deposits to the DOT and finally the DOT could provide the telephone connection to individuals directly. Shri Wakhle pointed out that CIDCO in Bombay had adopted a similar scheme. In view of the difficulties pointed out by Shri Wakhle in utilising such funds raised through public deposits, the Chairman of the group suggested that if the Delhi Mahanagar Telephone Nigam is able to handle the telecommunication requirements of the National Capital Region also either directly or through a subsidiary corporation, public deposits could be utilised purposefully.

5. In view of the fact that the suggestion to levy a cess was not found to be feasible, the Planning Committee may consider whether this question is to be pursued further. It is also for consideration whether the other suggestion for setting up a subsidiary corporation to look after the telecommunication requirements of the National Capital Region, should be examined by the same group after ascertaining the reaction of the Department of Telecommunications.

2

MINUTES OF THE 7TH MEETING OF THE PLANNING
COMMITTEE HELD AT 11AM IN THE CONFERENCE ROOM,
NIRMAN BHAWAN, NEW DELHI ON 25TH JULY, 1986.

List of participants in the meeting is enclosed.

AGENDA ITEM NO:1

CONFIRMATION OF THE MINUTES OF THE SIXTH MEETING HELD
ON 10TH JUNE, 1986

While considering the confirmation of the Minutes of the previous meeting, Shri B.N. Singh referred to the proposal for project preparation through HUDCO assistance. The HUDCO had informed that Rs.25 crores had been earmarked for the NCR schemes during the year 1986-87. As a result of the discussion at the last meeting, a small Group consisting of the Chief Town Planners of the participating States had been constituted in which the representatives of HUDCO were also included. This Group had identified Hapur in Uttar Pradesh, Panipat in Haryana and Behror in Rajasthan, for which a urban development project report would be prepared by HUDCO for financing the development schemes with HUDCO's financial assistance. This proposal was discussed by the Group of Town Planners on 4th July, 1986. The HUDCO's representative had clarified that HUDCO could prepare the project report for one of the selected towns in each State on payment of nominal fee. This item was further discussed by the Planning Committee. Shri A.P. Singh, Secretary, Urban Development, U.P. proposed that project report for Meerut should be prepared in place of Hapur which was agreed to by the Committee.

The Chairman-cum-Managing Director of HUDCO, Shri S.K. Sharma explained the financing pattern for various schemes and stated that the period of repayment of loan would be 12 years in case of development of plots and infrastructural schemes, whereas for a housing scheme; the period would be 20 years. On a query by Shri A.P. Singh, Secretary, Urban Development, UP, Shri Sharma clarified that without preparing a project plan, the question of financing would not be considered and that there was no

/...

likelihood of HUDCO changing its present financing pattern. He also suggested that once a project was prepared, depending on whether it related to infrastructural schemes or housing and urban development schemes, the financing could be either through the proposed Urban Infrastructure Development Corporation of the HUDCO. The consensus was that the States might go ahead with the preparation of a pilot project for one town each and thereafter approach the HUDCO for whatever financial assistance that could be extended to them. While the project could be prepared by the State Governments/its implementing agencies as per normal practice, the HUDCO would extend any assistance required by such agencies.

AGENDA ITEM NO:2

CONSIDERATION OF THE CONCEPTUAL PLAN FOR DELHI 2001, PREPARED BY AN EXPERT GROUP IN THE DUAC

Shri B.N. Singh explained the background and brought out the important recommendations of the Conceptual Plan for Delhi 2001 and briefed the Committee of the views of the NCR Planning Board as contained in the agenda note. There was a detailed discussion regarding the population assignment keeping in view the past trend of growth of population, the migration pattern and the proposed policies in regard to development of the Region as contained in the interim plan prepared by the Board. Doubts were raised whether it would be possible to contain the proposed increase of population. The population assignment proposed for the DMA towns and also the selected priority towns and the difference between the recommendations of the DUAC Expert Group and the NCR Board were also discussed.

Shri Gambhir of DDA explained the growth rate in Delhi Union Territory and the DMA towns. Shri R.L. Pradeep, Joint Secretary(UD) enquired whether Delhi Master Plan - 2001 had been drafted keeping in view the current growth rate. The Chairman explained that the impact of any planning would be seen only in the next decade and, therefore, the same growth rate might continue in the next five years or so. The representative from Rajasthan pointed

at that DMA areas should not be developed in the same phase as that of Delhi and that restriction on growth was required both for Delhi and the DMA towns. At this point, Chairman explained the proposed strategies for development of core of Delhi, the DMA towns and the rest of the Region. The Haryana representative Shri Chopra pointed out that the proposals contained in the Draft Interim Plan were not acceptable to both Delhi and Haryana and, the Chief Executive Councillor, Delhi was very critical of the proposal which was discussed in the last meeting of the Board.

As regards the recommendations of the DUAC for creation of an Apex Body for planning, monitoring and coordinating the development activities in the Union Territory of Delhi, which might suggest investment for creating economical opportunities in the Union Territory of Delhi, Delhi Metropolitan Area and the National Capital Region, Shri Chopra further clarified that the Apex Body suggested by DUAC was only for Delhi UT and not for DMA. It was felt that it was for the Ministry of Urban Development to take a view on this recommendation.

After considering the view points, it was decided that the recommendations contained in the Conceptual Plan-2001 brought out by the DUAC would be examined by the Study Group on the Demographic Features and Settlement Pattern constituted by the Board. It was decided that this Group would meet in the next 15 days time and submit its recommendations before the next meeting of the Planning Committee.

AGENDA ITEM NO:3

CRITERIA FOR SELECTION OF COUNTER MAGNET AREA

Shri Gurumukhi of TCPO highlighted the contents of the paper prepared by him stating that the proposals were in view of the migration pattern, and that the counter-magnet areas should be 150 to 500 km. away from the Region. The weightage for selection of counter-magnet areas as contained in Table 'B' of the agenda note was explained by him.

One view was that since there was inadequate the available funds should be used for the development of the Region and the selection of the counter-magnet areas should be taken up when adequate funds became available. Another view was that the norms for selection of counter-magnet in accordance with the provision of the Act could be finalised and development taken up when adequate funds were available. The Chairman referred to the discussion of the Planning Committee in its first meeting, wherein it was decided the selection of counter-magnet areas should not precede the preparation of the regional plan. Another important point mentioned in this context was that the selection of new capital for Haryana should be kept in view since the Central Government would be financing the development of the new capital and it had to be examined whether the new capital could possess characteristics of twin capital so as to provide for shifting of the various Government/Semi-Government activities from Delhi to the new capital city.

After detailed discussions, it was agreed that this item also should be examined in detail by the Study Group on Demographic Features and Settlement Pattern. It was decided that Shri K.T. Gurumukhi should be invited to the meeting of this Group.

AGENDA ITEM NO:4

NORMS AND CRITERIA FOR INCLUSION OF THE AREAS IN THE REGION - KAMA AND DEEG TEHSILS

The Chairman explained that the criteria for inclusion of area in the National Capital Region were decided in 1973 and that with the passage of time, the situation with respect to demographic characteristics of the Region, inter-action between Delhi and surrounding areas, level of urbanisation, etc. have changed considerably and that some of the criteria might need a second look. He also referred to the proposal received from Government of Rajasthan for inclusion of Kama and Deeg Tehsils in the Region. It was agreed that since this point needed an in-depth study, the Chief Planner, TCPO, Chief Regional

Planner, NCR Planning Board, Chief Town Planners of Haryana, Rajasthan and Uttar Pradesh might examine this issue and suggest norms and criteria for inclusion of areas in the National Capital Region. It was also decided that since the Study Group on the Demographic Features and Settlement Pattern include amongst its members all the Chief Town Planners of the participating States, the Chief Planner TCPO may attend the meeting as special invitee, may examine and submit its report before the next meeting of the Planning Committee.

AGENDA ITEM NO:5

EXAMINATION OF THE SUGGESTION TO LEVY A CESS TO COVER THE DEVELOPMENT COST OF TELE-COMMUNICATION FACILITIES WHILE DECIDING THE SALE PRICE OF DEVELOPED PLOTS

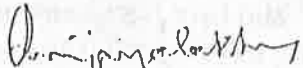
The Chairman, explained the background for constituting the small Group under Chairmanship of the former Secretary, Local Self Government, Rajasthan and explained the business so far transacted by this Group. Since Shri A.S. Wakhle was not present at the meeting, it was decided to postpone the consideration of this item to the next meeting.

The meeting ended with the vote of thanks to the Chair.

No: K-14011/36/86-NCRPB
NATIONAL CAPITAL REGION PLANNING BOARD

New Delhi, dated the 7th August, 1986

Copy forwarded for information and necessary action to all the members and participants.


(Mrs. N.M. Sundaram)
Deputy Director.

Phone: 3016808

7
LIST OF PARTICIPANTS IN THE 7TH MEETING
OF THE PLANNING COMMITTEE

1. Shri M. Shankar, Member Secretary, N.C.R. Planning Board, New Delhi. - Chairman
2. Shri J.C. Chopra, Town & Country Planning Department, Haryana.
3. Shri R.C. Aggarwal, Department of Town Planning, Karnal.
4. Shri R.M. Parasher, Director, Town & Country Planning Department, Government of Haryana, Chandigarh.
5. Shri B.D. Gulati, Chief Coordinator Planner, Government of Haryana.
6. Shri A.K. Goyal, Joint Director (Planning), Ministry of Railways, New Delhi.
7. Shri V.A. Vallaparambail, Joint Adviser(T), Planning Commission, New Delhi.
8. Shri D.P. Gupta, Chief Engineer(Plg.), Department of Surface Transport, New Delhi.
9. Shri H.S. Mathur, Chief Town Planner, Rajasthan.
10. Shri A.P. Singh, Secretary, Housing & Urban Development Department, Government of Uttar Pradesh, Lucknow.
11. Shri M.S. Johri, Chief Town Planner, Government of Uttar Pradesh, Lucknow.
12. Shri K.T. Gurumukhi, Town & Country Planning Organisation, New Delhi.
13. Shri A.K. Garg, Deputy Town Planner, (IUDP), Gurgaon.
14. Shri V.P. Maheshwari, Deputy Chief, HUDCO, New Delhi.
15. Shri S.K. Sharma, Chairman-cum-Managing Director, HUDCO, New Delhi.
16. Shri P.B. Mathur, Secretary, Local Self Government, Government of Rajasthan, Jaipur.
17. Shri R.L. Pradeep, Joint Secretary(UD), Ministry of Urban Development, New Delhi.
18. Shri J.C. Gambhir, ^{Director (FPW)} Delhi Development Authority, New Delhi.
19. Shri S.P. Mittal, ^(Assistant D.G.) Department of Tele-communications, New Delhi.