

National Capital Region Planning Board  
(Planning Committee)

**8th Meeting**  
**29 Jan. 1987**

**Agenda & Minutes**

(5.) 1  
EIGHTH MEETING OF THE PLANNING COMMITTEE

January 29, 1987

VENUE : Conference Room  
Ministry of Urban Development  
Nirman Bhavan

AGENDA PAPERS

NATIONAL CAPITAL REGION PLANNING BOARD  
Ministry of Urban Development  
New Delhi

IMMEDIATE

No.K-14011/2/87-NCRPB  
NATIONAL CAPITAL REGION PLANNING BOARD  
Government of India  
Ministry of Urban Development  
....

New Delhi, dated the 12th January, 1987.

MEETING NOTICE

Subject: 8th Meeting of the Planning Committee  
Change in the date of the Meeting.  
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Your kind attention is invited to the meeting notice of even number dated 6th January, 1987. Kindly note that the meeting will now be held on Thursday, the 29th January, 1987 at 3 P.M. under the Chairmanship of Secretary, Ministry of Urban Development in the Conference Room (C-Wing, First Floor), Nirman Bhawan, New Delhi.

2. Notes on the Agenda items proposed to be discussed at the meeting are enclosed. Kindly make it convenient to attend the meeting.



( B.N. Singh )  
Chief Regional Planner  
&  
Member Convenor

To

1. All members of the Planning Committee.
2. PS to Secretary, Ministry of Urban Development with the request that the Conference Room may be booked for the meeting.

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AGENDA FOR THE 8TH MEETING OF THE PLANNING  
COMMITTEE TO BE HELD ON JANUARY 29, 1987:

AGENDA ITEM NO:1

CONFIRMATION OF THE MINUTES OF THE  
LAST MEETING HELD ON 25TH JULY, 1986.

The Minutes of the last meeting of the Planning Committee held on 25th July, 1986 (copy enclosed for ready reference) were circulated on 7th August, 1986. The Committee may kindly confirm the minutes of the meeting.

List of participants in the meeting is enclosed.<sup>31</sup>

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.H. 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 DMAC

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 HCR 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 DMAC Expert Group and the HCR Board were also discussed.

Shri Gambhir of IDA 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

DMA areas should not be developed in the same manner 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 Guramukhi of TCFO 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 - KANA 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 Kana and Deeg Tehsils in the Region. It was agreed that since this point needed an in-depth study, the Chief Planner, TCPO, Chief Regional



HCR Planning Board, Chief Town Planners of 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 TITLE-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.

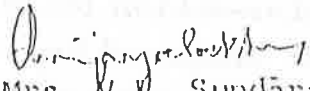
The meeting ended with the vote of thanks to the Chair.

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No: K-14011/36/86-HCRPB  
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. N. Sundaram)  
Deputy Director.

Phone: 3016808

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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.H. 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. Vallaparambali, Joint Adviser(I), 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 N.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, <sup>Director (P&W)</sup> Delhi Development Authority, New Delhi.
19. Shri S.P. Mittal, <sup>Assistant D.G.</sup> Department of Tele-communications, New Delhi.

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Shri B.N. Singh, Chief Regional Planner, - Convenor  
NCR Planning Board, New Delhi. Member

21. Shri S. Arunachalam, Sr. Planning Engineer,  
NCR Planning Board, New Delhi.
22. Mrs. V.R. Sundaram, Deputy Director, NCR  
Planning Board, New Delhi.
23. Shri T.K. Chatterjee, Regional Planner, NCR  
Planning Board, New Delhi.
24. Shri V.K. Thakore, S.R.O., NCR Planning Board,  
New Delhi.
25. Shri R.P. Rastogi, Associate Planner,  
NCR Planning Board, New Delhi.

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- (a) Consideration of the Conceptual Plan for Delhi-2001 prepared by an Expert Group in the DUAC

As decided at the last meeting, the Study Group on Demographic Features and Settlement Pattern examined the recommendations contained in the Conceptual Plan and the observations of the Study Group are being reported to the Committee in a separate item in this meeting. (Item No. 6).

- (b) Criteria for Selection of Countermagnet Area

As decided at the last meeting, the Study Group on Demographic Features and Settlement Pattern had examined in detail the paper prepared by (Shri Gurumukhi of) the Town & Country Planning Organisation. The recommendations of the Study Group are being reported in this meeting in a separate item. (Item No. 7)

- (c) Norms and Criteria for Inclusion of new areas in the Region - Kama and Deeg Tehsils of Bharatpur District in Rajasthan.

In the last meeting, it was decided that the Study Group on Demographic Features and Settlement Pattern should examine the proposal and submit its report to the Planning Committee. The Chief Planner, TCPD was also to be invited to attend the meeting of the Group. Though the meeting of the Study Group was held, since the representatives of Rajasthan Government could not attend the meeting, the consideration of this item was postponed. This will be taken up again in the near future and the findings will be submitted to the Planning Committee in its next meeting.

- (d) Examination of the suggestion to levy a cess to cover the development cost of telecommunication facilities while deciding the sale price of developed plots.

In the last meeting, it was decided to postpone the consideration of this item as Shri A.S. Wakhle, the representative of the Department of Telecommunications was not present at the meeting. This item is proposed to be discussed in this meeting as item No. 9.

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As reported to the Board in its last meeting held on 29th August, 1986, while approving the constitution of a High Powered Committee to identify the Public Sector Offices to be shifted out of Delhi and also approving the draft Interim Development Plan for the NCR, the Prime Minister's Office had indicated that the Prime Minister desired that the NCR Planning Board should make a presentation of the Interim Development Plan before the Prime Minister. All the formalities for the above presentation have since been completed.

The NCR Planning Board, in its meeting held on 29th August, 1986, approved the Interim Development Plan for the NCR. The work relating to the preparation of the Draft Regional Plan is in progress, and the Draft Plan is expected to be completed by June, 1987 for inviting public objections. The preparation of the Draft Regional Plan, which will be basically in the nature of a landuse plan, will essentially require inputs like landsat imageries, aerial photographs for landuse analysis and its interpretation; etc.; computer modelling for development of priority towns and, traffic and transportation field surveys will have to be undertaken. With the approval of the Project Sanctioning and Monitoring Group, the following tasks have been initiated:

i. Computer modelling for development of priority towns.

The Interim Development Plan has identified eight priority towns/complexes in the NCR for induced development by 2001 AD. While discussing the fund requirements for the NCR the Planning Commission has desired that a computer model analysis might be undertaken based on various parameters to arrive at a cost-effective and appropriate development model for urban development in the NCR. The Central Building Research Institute (CBRI), Roorkee has been entrusted with the above study based on primary and secondary data of three identified priority towns- Meerut, Panipat and Alwar. The final report is expected by July, 1987.

ii. Obtaining landsat imageries through remote sensing for landuse analysis.

One of the prime objectives of the National Capital Region Planning Board is to prepare a Regional Plan for a balanced and coordinated development, with the help of a judicious landuse planning, in the whole Region to boost the economy of the Region and create more employment opportunities in the non-agricultural sector and also to formulate rational policy for utilisation of less valuable

land for urban expansion and productive activities. This requires a study of the existing land configuration, soil conditions, the extent and type of natural vegetation and resources, spots of scenic beauty and historic value and the extent of land under various uses such as structures, agriculture, water bodies, mines, etc.

The National Remote Sensing Agency, Hyderabad has been requested to provide landsat imageries of NCR through remote sensing. The Defence Terrain Research Laboratory (DTRL) of the Ministry of Defence will extend their assistance in the landuse analysis based on the imageries. The work has since been entrusted to NRSA, Hyderabad.

iii. Obtaining aerial photographs of NCR and priority towns.

The Survey of India has been requested to provide aerial photographs of the area of the National Capital Region. After obtaining these aerial photographs, the DTRL of the Ministry of Defence will help the Board for preparing the base maps and also in the landuse analysis. The work is expected to be commenced shortly.

iv. Traffic and transportation surveys and analysis of the data through computer including consultancy for traffic & transport studies.

In order to draw up a realistic and implementable traffic and transportation plan which forms an important component of the Regional Plan frame, a few field surveys such as origin and destination and traffic volume and direction, surveys on the regional transport network have to be undertaken. In the meeting of the Project Sanctioning and Monitoring Group held on 29th September, 1986, the Group while approving the proposal in principle, suggested that professional organisations or consultants who have vast experience in this field should

be consulted so that the survey and analysis thereof could be undertaken by them for the Board. After preparing a background paper indicating the scope and objectives of the study, quotations were invited from several professional organisations. Quotations have been received from several consultants and they are being evaluated. The entire work will involve a period of six months for completion.

v. Proposals (i) to purchase a micro-computer, (ii) to produce a documentary film on NCR Plan and (iii) printing of Interim Development Plan and the Draft Regional Plan, etc.

i) It is proposed to go in for a micro-computer for the Board for developing planning Information System, infrastructure <sup>designs,</sup> computer graphics, monitoring the progress of projects and evaluation etc.

ii) Though the proposal for production of a documentary film on NCR for a duration of 20 minutes has been approved in principle by the Project Sanctioning and Monitoring Group, this will be taken up as soon as the Draft Regional Plan is ready.

iii) It is proposed to print sufficient number of copies of the Interim Development Plan and also the Draft Regional Plan for circulation to the participating States, the implementing agencies, etc. free of charge and to the public and other organisations as priced documents. Action is on to print out the Interim Development Plan immediately and printing of the Draft Regional Plan will be taken up after it is ready

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AGENDA ITEM NO:5

ACTION PLAN TO IMPLEMENT THE PROPOSAL  
CONTAINED IN THE INTERIM DEVELOPMENT PLAN  
APPROVED BY THE BOARD ON 29TH AUG. 1986.

1. Population Policies

The assignment of population for 2001 AD in respect of Delhi, DMA and the rest of the Region as approved by the Board and indicated in the Interim Development Plan will have to be kept in view by all concerned while taking decisions in regard to location of economic activities and provision of physical and social infrastructural facilities in the Region.

2. Policies regarding economic activities

i) Location Policy for Industry

The location policies for the core area viz. Delhi, the Delhi Metropolitan Area and the rest of the Region have been indicated in the Interim Development Plan. This should be borne in mind by all the authorities concerned while considering proposals for location of small scale, medium and large scale industries in the National Capital Region. This is necessary to ensure that any decision taken in this regard by implementing agencies/authorities does not in any way jeopardise the policies and objectives contained in the Interim Development Plan.

ii) Location Policy for Central Government  
and Public Sector Offices

The participating States and the concerned departments in the Central Government may have to examine the future proposals for location of off-ices keeping in view the policies contained in the Interim Development Plan. Since the main objective is to decongest Delhi by shifting

some of the offices to the identified priority towns, State Governments have the responsibility of planning for making available lands for office complexes, housing complexes, commercial complexes, etc. and also to provide physical and social infrastructure at a standard comparable to those available in Delhi. This is necessary with a view to attracting the offices to be shifted outside Delhi for locating them in the identified towns.

iii) Locational Policy of Wholesale, Distributive trade and Commerce

The policy in regard to this item has been explained in the Interim Development Plan. The participating States are required to keep them in view while taking any decision in regard to such activities in the Region.

iv) Fiscal Policy

The Government of India has already taken up the suggestions of the Board included in the fiscal policies contained in the Interim Development Plan with the Ministry of Finance (Revenue) and the Ministry of Home Affairs. As the taxation structure will play a crucial role in the location of economic activities in the Region, a positive approach to implement the recommendations included in the Interim Development Plan will help achieve the objectives of the NCR Plan. The State Governments will be informed as soon as a final decision is taken on this issue by the Government of India.

v) Policies regarding land use

The policies in regard to agricultural land and forest development, land for urban development

regional recreational areas and green buffer, are indicated in the Interim Plan. The participating States and the Delhi UT have to keep them in view while preparing their development plans and also taking decisions in regard to conversion of landuse in the areas within NCR.

vi) Transport and Telecommunications Policies

The Interim Development Plan envisages the constitution of a unified Metropolitan Transport Authority to provide better and effective services in the Region. The Ministry of Transport has to take necessary action in consultation with the participating States. As regards telecommunication facilities in the Region, the Ministry of Communications have to take action to implement the policies in consultation with the participating States.

vii) Policies for Physical Infrastructure (Power, Water Supply, Sewerage and Sanitation)

The NCR Planning Board had constituted study groups on various subjects including one on physical infrastructure to assess the existing level of services and the level of satisfaction and also to project the requirements for 2001 A.D. Based on inputs made available by these study groups, the proposals in the Interim Development Plan were projected. These study groups have been reactivated with suitable modifications in the composition and terms of reference with a view to make recommendations for the purpose of preparing the Draft Regional Plan 2001.

The Interim Development Plan was approved by Board on 29th August, 1986. The Draft Regional Plan is expected to be ready for inviting public objections by June, 1987 and for completing the requisite statutory formalities for approval of the Plan thereafter.

It is thus necessary to ensure that any action taken by the participating States and the Delhi UT and their implementing agencies during the intervening period (from the date of approval of the Interim Plan to the date of approval of the final regional plan) does not in any way defeat the objective of the NCR Plan concept. It needs no emphasis that all authorities should keep the policies contained in the Interim Development Plan in view while taking decisions on various aspects of planning and development in their respective jurisdiction during this period.

3. Potential Surveys of the Priority Towns

The Draft Regional Plan under preparation inter alia will develop alternate scenarios for harmonised development of the Region for 2001. For development of appropriate models, input information particularly the potentials of the priority towns indicating their functions, future employment potential in terms of economic activities, holding capacity in the context of availability of basic infrastructure and also of land for expansion of urban activities, surveys need to be conducted on a priority basis.

The State Town and Country Planning Department of the concerned State Governments will have to take up such surveys and make the reports available to NCR Planning Board by March, 1987.

The Conceptual Plan for Delhi - 2001 prepared by an Expert Group under Delhi Urban Art Commission was considered in the last meeting of the Planning Committee held on the 25th July, 1986. After deliberations, it was decided that the recommendations contained in the Conceptual Plan for Delhi - 2001 by the DUAC in so far it is relevant to the NCR Plan objectives, be examined by the Study Group for 'Demographic Feature and Settlement Pattern' constituted by the Board and its recommendations made available to the Planning Committee in its next meeting. Accordingly, the Study Group in its meeting held on 7.8.1986 considered relevant recommendations of the Conceptual Plan and its observations (as in Annexure I) are placed before the Planning Committee for consideration and for making suitable recommendations so that the same can be submitted to the NCR Planning Board for consideration in its next meeting.

OBSERVATIONS OF THE STUDY GROUP ON 'DEMOGRAPHIC FEATURE AND SETTLEMENT PATTERN'  
ON THE CONCEPTUAL PLAN FOR DELHI - 2001 PREPARED BY DELHI URBAN ART COMMISSION

DUAC'S RECOMMENDATIONS

1. POPULATION CONTROL

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, Khurja, Pantak 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.

NCRPB STUDY GROUP'S OBSERVATIONS

(1) POPULATION ASSIGNMENT - DELHI UT

Delhi Urban Art Commission seems to have used the word 'Delhi Urban Area' and 'Delhi Union Territory' for the purpose of population assignment rather loosely in the Conceptual Plan Report - 2001 for Delhi. The assignment of population for Delhi Union Territory has been indicated as 112 lakhs in the text whereas in its recommendations, this assignment has been indicated for Delhi Urban Area. On the assumption that DUAC envisages a population of 112 lakhs for Delhi UT by 2001 which includes 7 lakhs of population assigned for NOIDA falling outside Delhi UT, but in Uttar Pradesh within Delhi Metropolitan Area, the effective assigned population for Delhi UT recommended by DUAC would be 105 lakhs. This would mean an average growth rate of 3.44 per cent during 1981-2001 against the recorded growth rate of (+) 5% p.a. since 1951. The Study Group feels that this assignment is too optimistic. Some of the relevant aspects of population growth in the capital are :

- i) Delhi UT has gained 14.07 lakhs and 21 lakhs of persons during the decades 1961-71 and 1971-81 registering decadal growth rates of 52.90% and 53.00% respectively; and
- ii) Of the total increase of 21.54 lakhs persons between 1971 and 1981, 12.29 lakhs were migrants constituting 54% of the increase in population during 1971-81.

An understanding of the above facts leads only to conclude that the assigned population of 105 lakhs (deduced after deducting 7 lakhs assigned to NOIDA) for Delhi UT with a low rate of growth is over-optimistic. The NCR Planning Board in the Interim Development Plan envisages a population of 112 lakhs for UT of Delhi based on the following assumptions :

- i) The annual natural growth rate of population to decline



- ii) During 1981-91, the rate of immigration would be the same as that of 1971-81 while during 1991-2001, a 50% reduction in the rate of immigration is anticipated.

While suggesting population assignment for Delhi UT, DUAC has taken a figure of 112 lakhs for the year 2001 which includes the population of NOIDA as well as the population in the area falling in U.P., on the east of the Yamuna, its exact size depending on the physical plan. The suggestion of DUAC to include NOIDA and the area falling in its vicinity for assigning population for Delhi UT does not seem to be a feasible proposition as NOIDA is part of Uttar Pradesh State and it cannot be treated as a part of Delhi UT. The population figure of 112 lakhs for Delhi UT by 2001 has been approved by the Board. Thus, while the assigned population has to be accommodated within the existing Delhi UT, NOIDA is to be treated on a different footing along with other DMA towns.

## (2) POPULATION ASSIGNMENT - DMA

There is a considerable difference in the population assignments made by DUAC and the NCR Planning Board for the whole of DMA and also for the individual towns falling in DMA. DUAC has recommended for restricting the population of DMA to 130.15 lakhs, with the assignment of population to individual towns as indicated in the following table. But the NCR Planning Board has approved population assignment of 150 lakhs for the DMA out of which one lakh is rural population. It may thus be seen that in general, DUAC has proposed lower figures for the towns falling in DMA in comparison to the figures approved by NCR Planning Board. DUAC has also not proposed any population assignment for the two towns viz., Banadurgarh and Kundli which form part of DMA. But considering the faster rate of growth of the DMA towns in the past and also the fact that a large number of commitments have already been made by the respective State Governments with regard to land, etc., it would not be possible to curtail the growth of these towns to such an extent. Moreover, in the last decade, the growth rates of these towns had been very high, more than almost double the average urban growth rate of India; Ghaziabad - 124.88 %, Faridabad - 86.22%, Gurgaon - 75.51%. In view of this, the assignments made by the Board is more realistic.

ASSIGNED POPULATION : DELHI METROPOLITAN AREA - 2001

(Pop. in lakhs)

<u>Area</u>	<u>Population</u> 1981	<u>D U A C</u>		<u>N C R P B</u>	
		<u>Population</u> 2001	<u>Strategy</u>	<u>Population</u> 2001	<u>Strategy</u>
Delhi UT	62.20	112.00	Reduced Growth rate	112.00	Restricted growth
Faridabad	3.27	7.50	Reduced growth rate	10.00	Controlled growth
Gurgaon	1.01	3.65	Natural Growth rate	7.00	Modest growth
Bahadurgarh	0.37	*	*	2.00	Modest growth
Kundli	-	*	*	1.50	Modest growth
Ghaziabad inc. Loni	3.01	7.00	Reduced growth rate	11.00	Controlled growth
NOIDA	0.40	7.00 **	Planned induced population	5.50	Induced but controlled growth
Total	70.26	130.15		149.00	

\* Not considered in U.T.

\*\* Included in Delhi U.T.



(3) POPULATION ASSIGNMENT - OUTSIDE DMA BUT WITHIN NCR

DJAC has used the term 'counter-magnets' for the centres which they have suggested for intensive development within NCR, whereas according to the provisions contained in the National Capital Region Planning Board Act, 1985, a 'counter magnet' is essentially to be selected outside NCR for intensive development.

DJAC has identified five centres within NCR viz., Meerut, Panipat, Rohtak, Rewari and Khurja for intensive development and has assigned a population of 10 lakhs to each. NCR Planning Board has envisaged development of 8 priority towns/urban complexes and has assigned appropriate population figures after considering the various factors such as past growth trend, existing size, potential for future growth, etc.

As regards selection of number of towns is concerned, the fact to be kept in mind is that immigration into Delhi is through different transport corridors emanating from Delhi and extensive developmental activities that have taken place along these corridors. Therefore, while making selection of these priority towns, it was considered imperative to select at least one town in each corridor. While selecting the towns, the Interim Development Plan has followed a model based on these considerations.

As regards future population assignment to these towns is concerned, while keeping an uniform size of 10 lakh, DJAC has not taken into consideration the present size, past growth trends of each individual town and extent of their future potential for growth. It will not be judicious to assign same population to a town which has much smaller population base at present in comparison to one which is bigger in size. For example, DJAC has assigned 10 lakh population to Meerut as well as to Rewari, which are having a vast difference in their present population - Meerut had 5.36% lakh people whereas Rewari had only 51,562 people in 1981.

Assigned Population

DUAC

Counter MagnersPopulation  
2001

1.	Meerut	10 lakhs
2.	Panipat	10 lakhs
3.	Rohtak	10 lakhs
4.	Rewari	10 lakhs
5.	Khurja	10 lakhs
	Total	50 lakhs

Assigned Population

NCRPB

Population  
1981Priority Towns/  
Urban ComplexesPopulation  
2001

1.	Meerut	5.36	13.00
2.	Hapur	1.02	6.00
3.	Bulandshahr-Khurja	1.70	10.00 (only Khurja)
4.	Panipat	1.38	5.00
5.	Rohtak	1.68	5.00
6.	Rewari-Daruhera- Bhiwadi	0.52	3.00 (only Rewari)
7.	Palwal	0.47	3.00
8.	Alwar	1.47	5.00
	Total	13.60	50.00

2. PLANNING OPTIONSOption: A

Delhi to continue entirely on the east of the Yamuna by adding 20 lakh and more population to the 10 lakh already added upto 1993 or so in the territories falling in U.P.

The DUAC has recommended two planning options for accommodating the excess 20 lakh population (112\* - 7\*\* - 85\*\*\*\*) of Delhi UT by 2001. In the opinion of the Study Group, Option-A extending urbanisable limit east of Yamuna in the UT of Delhi and Uttar Pradesh does not appear feasible in view of the close interaction which this huge population is bound to have with the Central city creating traffic problems besides huge investments required for providing a number of bridges across the Yamuna and Hindon rivers. Extension of basic utilities and services would also not

OPTION: B

After 1993, add 20 lakh population to Union Territory in two units of 10 lakh each. at north (Narela environs) and south, south-west of Delhi (west of Rewari railway line adjoining Gurgaon).

3. TRANSPORT NETWORK

A. Roads

No specific recommendations at regional level except a regional road network proposals on a map.

be cost effective. Besides, a sizeable area proposed for acquisition for urban development is prone to flooding. Moreover, accommodation of this huge additional population will require conversion of vast tracts of rich agricultural land into non-agricultural uses which is avoidable.

Regarding Option 'B', DUAC's Expert Group themselves have expressed reservations "as this would present problems of acquisition and conversion of highly developed agricultural land to urban uses, the problems of infrastructural development of Urban amenities and services and damages of coalescing with Gurgaon".

Delhi Development Authority in its "PDP - 2001" has proposed extending the present urbanisable area limits within Delhi UT to accommodate the excess 40 lakhs (122 - 82) population by 2001. The Study Group feels that this strategy is more appropriate.

Though DUAC have not specifically explained the proposal in words, from the interpretation of the transportation network map prepared by the DUAC, it is seen that the DUAC's proposals are by and large in line with that of NCSPB. As far as the outer grid is concerned, DUAC have made a departure in so far they have proposed a new stretch between Panipat and Meerut against the Board's proposal of Panipat to Meerut link via Muzaffarnagar. This stretch is necessary to complete the grid for un-interrupted flow of traffic. Further, DUAC has shown on the map, roads through Gohana, Sonapat, Bagpat and Meerut which form part of the inner-grid proposed by NCSPB. In addition to these stretches, NCSPB extends the proposal of inner-grid to Jhajjar, Gurgaon, Faridabad, Ballabhgarh and Sikandrabad and also to Link Rewari with Alwar. Greater interaction and un-interrupted flow of traffic between the priority towns being a prime objective of transport sector, these stretches are considered essential.

## B. Rail

A new Broad-gauge railway line between the stretches of 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 has been proposed as indicated in the map.

### 4. APEX BODY

To provide for effective implementation of its recommendations, the Conceptual Plan suggests the creation of an Apex Body which may be called the Planning, Monitoring and Co-ordinating Authority having its jurisdiction in the whole of the Union Territory of Delhi with full powers. Policy making will be its major role but in addition, it may suggest investment for creating economic activities outside the Union Territory of Delhi, DMA and NCR. Within the Planning, Monitoring and Co-ordinating Authority, there would be a set of subsidiary implementing agencies to look after Traffic and Transportation, Housing and Project Implementation, Water Supply and Sewage Disposal, Electricity Generation and Transmission, Telecommunications, Landscape Development and Urban Design. The intention is to effectively co-ordinate all these different activities and also to replace the multiplicity of agencies at present operating in Delhi with all powers being vested in one central apex body.

NCRPB has studied this aspect in depth and come 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 very well serve to by-pass Delhi UT.

In fact, 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 and 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 the Region". Therefore, the Study Group feels that the need for another Apex Body for UT of Delhi may be a duplication and therefore not required.

5. LEGISLATIVE FRAME FOR DMA

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

6. AREAS OF ENVIRONMENTAL AND HISTORICAL VALUE

New Development around the monument should be such that it not only complement their beauty and grandeur but further heighten it. Vast open spaces in and around the monuments be developed and made ideal places of recreation.

In fact, the National Capital Region Planning Board 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 National Capital Region is concerned. The Group observes that the proposal of conferring statehood on Delhi by consolidating DMA, which in fact forms part of Uttar Pradesh and Haryana, is too futile a recommendation.

The Study Group agreed with the DUAC's proposals and as they serve one of the important objectives of NCR to improve the environmental quality and ecological balance in the Region.



AGENDA ITEM NO:7

CRITERIA FOR SELECTION OF COUNTER-MAGNET AREAS

The NCR 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, which may be developed in order to achieve the objectives of the Regional Plan. Following the decisions taken at the meeting of the Planning Committee held on 14th February, 1986, a status paper on counter-magnets to National Capital under NCR Plan had been prepared by the Town and Country Planning Organisation, Ministry of Urban Development. In its Seventh Meeting of the Planning Committee held on 25th July, 1986, the Chairman of the Planning Committee reiterated the decision taken in its first meeting (held on 28.5.85) as to the selection of counter magnet areas should not precede the preparation of the Regional Plan. In this context it was also the consensus of the Committee that selection of new capital for Haryana should also be kept in view as this could as well serve as a counter-magnet in Haryana State. With this background it was decided that the Study Group on 'Demographic Features and Settlement Pattern' might discuss this paper and submit its recommendations to the Planning Committee in its next meeting. Accordingly, the Study Group deliberated on this paper in its meeting held on 7th August, 1986.

The criteria suggested in the paper for selection of the counter-magnets were examined. The Group felt the need for more indepth study, on the migrants' characteristics, which should be preceded by identifying regions such as eastern UP and other parts of India that sent large number of migrants to Delhi. The Group also agreed in the meeting that:

- i) The major share of Delhi migrants were from Uttar Pradesh(48.2%), Haryana (15.5%), Punjab(9.8%) Rajasthan (7.6%) and Madhya Pradesh (2.4%) and as such the counter magnets would need to be located in these States to meet the NCR objectives.

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- ii) These counter-magnets should have generally above three lakhs population so that a good social and physical infrastructure would be available and could be augmented further to attract new activities as a second best alternative to Delhi. However, any other city having better potential and showing metropolitan characteristics also should be considered for development as counter-magnets.
- iii) These urban centres should be beyond commutable distance and generally be located at a minimum distance of 150 km. from Delhi and must fall within the above identified 5 States.
- iv) The counter-magnets should necessarily be on major trunk roads such as National Highways, State Highways and should have good rail and telecommunication linkages with Delhi and other major urban centres.
- v) The location should be such that it provides all the necessary inputs for metropolitan development and has scope for its extension over hinterland should such need arise. The location must offer a variety in its setting and economic potential.
- vi) To meet the growing needs of domestic and industrial consumption of water, the selected centres should have enough ground water resources in its surrounding areas which could be tapped or augmented if and when necessary.
- vii) The very fast growth of a city which is indicative of its growth potential should be considered important in identifying counter-magnet area. These cities need not necessarily be State Capitals.
- viii) The counter-magnets should have adequate land available for further urban extension.

After detailed analysis of the various criteria decided, the following cities were identified as potential counter-magnets to Delhi by the Study Group:

I. UTTAR PRADESH

- 1. Varanasi
- 2. Allahabad
- 3. Bareilly

II. RAJASTHAN

- 1. Jaipur
- 2. Kota

III. HARYANA

1. Ambala
2. Hissar

IV. MADHYA PRADESH

1. Gwalior

V. PUNJAB

1. Ludhiana

The Study Group also felt the need to undertake detailed study in respect of the selected towns of their location in the regional setting to attract migrants, growth potential, intra and inter urban linkages, capability to accept large scale induced growth in terms of employment generating activities, level of availability of civic services possibilities for augmentation, etc. to decide their suitability to act as counter-magnets to Delhi.

However, this study to evaluate the suitability of suggested centres to act as counter magnets to the National Capital may be taken up soon after the Draft Regional Plan is prepared.



AGENDA ITEM NO:8

SUGGESTIONS OF LT. GOVERNOR OF DELHI  
REGARDING RESTRICTION ON FURTHER GROWTH  
OF DELHI AND TO BRING ABOUT THE DISPER-  
SAL OF POPULATION IN THE NATIONAL  
CAPITAL REGION.

A copy of the note received from Lt. Governor of Delhi containing suggestions in order to restrict further growth of Delhi and to bring about the dispersal of population in the National Capital Region is enclosed. The suggestion for making available land for meeting the housing needs of cooperative group housing societies of Delhi by the participating States, etc. are for consideration by the Planning Committee.

COPY OF NOTE DATED 20.10.1986 OF LT. GOVERNOR, DELHI

In order to restrict further growth of Delhi and bring about the dispersal of population in the NCR, I think the following issues need to be examined with respect to the claims on DDA for housing and land:

I. HOUSING

(a) I understand that so far DDA has not been imposing any qualifying criterion with respect to either residence in Delhi or nexus with Delhi for those who have been registering with DDA for houses. The feasibility of imposing some qualifying criterion for (i) the backlog of registrants who have yet to receive allocation; and (ii) future registrant may be examined.

(b) The feasibility of accommodating some of the registrants with the DDA by undertaking housing activity in selected NCR towns with suitable bilateral arrangements with the concerned Development Authorities may be explored. Some of the registrants specially those in the category of retiring government servants may be willing to move to an NCR town in case they are able to get a house immediately rather than wait indefinitely for a DDA allotment.

II. LAND

(a) The land allotment policy for commercial and industrial purposes specially through auctions may be reviewed in the light of the NCR objective of dispersing commercial and industrial activity out of Delhi. The feasibility of working out suitable bilateral arrangements with the Development Authorities of the NCR towns for accommodating the demand for commercial and industrial land originating in Delhi may be explored.

(b) The feasibility bydeflecting some of the demand for land by Coöperative Group Housing Societies to the other NCR towns through suitable bilateral arrangements may be explored. Some of the Cooperative Group Housing Societies may be prepared, to take land in NCR towns now rather than to wait indefinitely for land Delhi.

(c) The policy regarding allotment of institutional land also needs to be reviewed specially with a view to identifying sectors and activities where such demands may be necessarily deflected to the other towns of the NCR and restricting allotment of institutional land to certain core sectors which necessarily need to be located in Delhi.

AGENDA ITEM NO.9     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 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 (H&UD), Uttar Pradesh
5. Shri P.K. Loria, 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 infrastructural 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 be 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 UIF, 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 this 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 requirement 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.
6. Though this item was included in the agenda for the meeting of the Planning Committee held on 25.7.1986, discussion on this item was postponed as Shri A.S. Wakhle, the representative of the Department of Telecommunication was not present at the meeting. This item is again brought before the Planning Committee for consideration.

SUPPLEMENTARY ITEM NO:2 FOR THE PLANNING  
COMMITTEE MEETING ON 28TH JANUARY, 1987.

Subject: Institutional arrangements for implementing  
the NCR Plan.

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With the establishment of the National Capital Region Planning Board, an Apex Body has been constituted at the Central level with the requisite statutory powers to prepare a Regional Plan for the balanced, harmonised and coordinated development of the National Capital Region and to enforce, oversee and monitor the implementation of the Plan. For successful implementation of the Plan in the Region, suitable institutional arrangements are necessary at all levels.

2. (At present the Housing and Urban Development Departments (or the Town & Country Planning Department as in Haryana) of the participating State Governments are the nodal points for implementing the NCR Schemes through the assistance of Urban Development Authorities, Local Bodies, Improvement Trust, specialised State level development agencies such as Water Supply and Sewage Boards, Housing and Development Boards.) The Interim Development Plan has identified 8 towns/complexes for development on priority basis for achieving the NCR Plan objectives. The existing implementing agencies may not enjoy powers/jurisdiction in all these towns/complexes in regard to various State Sector Schemes in both urban and rural areas coming within the Region.

3. Some of the towns identified for development have local bodies which are basically vested with maintenance functions while some of them have combination of local bodies and local development authorities as in the case of Meerut in UP or local bodies with a state level urban development agency such as HUDA in Haryana and Housing & Development Board/Jal Nigam in Uttar Pradesh. In the case of Rajasthan, Urban Improvement Trust, Alwar which functions for all purposes as urban development

authority in addition to the local body such as the Alwar Municipal Board. In order to implement the proposals contained in the Regional Plan, massive investments will have to be made in various sectors in these towns and, therefore, the ideal situation would be the presence of a local development authority to undertake capital works and a local body to take up the functions of their maintenance thereafter. (Presently, the pattern in the 3 states, however, differ. In Haryana, the HUDA have a State-wide jurisdiction, which can undertake capital works in any one of the towns in Haryana with the support of the local authority for maintenance purposes. In Rajasthan, the jurisdiction of the Alwar Improvement Trust have now been extended to Bhiwadi for the purpose of implementing the NCR Schemes, while there is a local body in the Alwar town. There is no local authority in Bhiwadi created so far for the maintenance of essential services and this function is at present discharged by RIICO. In UP, there is a development authority in Meerut along with a Municipal Corporation, while in the remaining towns, there are only local bodies, which basically look after maintenance works. The UP Housing & Development Board which is a state-wide agency, undertakes capital works, more specifically, the housing schemes, and the UP Jal Nigam implements water supply and sewerage schemes on behalf of the local bodies. In a situation like this, the need for creation of a development authority wherever it does not exist today, to specially undertake the works under the NCR Scheme is imperative.)

4. For effective and timely implementation of the proposals on a number of development aspects such as urban development, construction of regional roads, development of economic activities for creation of employment opportunities, provision of social and physical infrastructure in the various settlements ranging from regional centres to the basic villages, the need for creation of a high level committee in each of the participating States represented by various development departments of

the respective State Government has been felt as a necessity. The high level committee may be in the form of a Steering committee under the Chairmanship of the Chief Secretary of the State Government. In fact the Government of UP has already created such a Steering Committee under the Chairmanship of the Chief Secretary to coordinate and oversee the implementation of the various development proposals within the framework of the regional plan. It is felt essential that such an overseeing high level committee is created in the other participating States too, namely, Haryana and Rajasthan.

5. For planning of the sub-regions, NCR Planning Board mooted the idea of a creation of Planning Cells in each State to collaborate in the efforts for preparing Regional Plan for the NCR and subsequently preparing sub-regional plans by the concerned State Governments. The Haryana Government had already created such an agency in the State Town & Country Planning Department, while the Governments of UP and Rajasthan are in the process of creating such units in their respective State Town & Country Planning Departments. The creation of such Planning Cells in the States of Uttar Pradesh and Rajasthan needs to be speeded up for timely completion of the preparation of the NCR Plan and Sub-Regional Plans. Planning Cells are also expected to provide a link in the planning process between the local, regional and state levels.

6. For implementing the regional proposals such as development of roads, market yards, schools, hospitals and provision of drinking water supply and sanitation, electrification, etc., multiple departments in the participating State Governments are involved. As is known, the multiplicity of authority with overlapping functions, as of today, may not effectively serve to implement particularly a large number of capital intensive time-bound projects under the NCR Plan for successful achievement of the NCR Plan objective. It may, therefore,

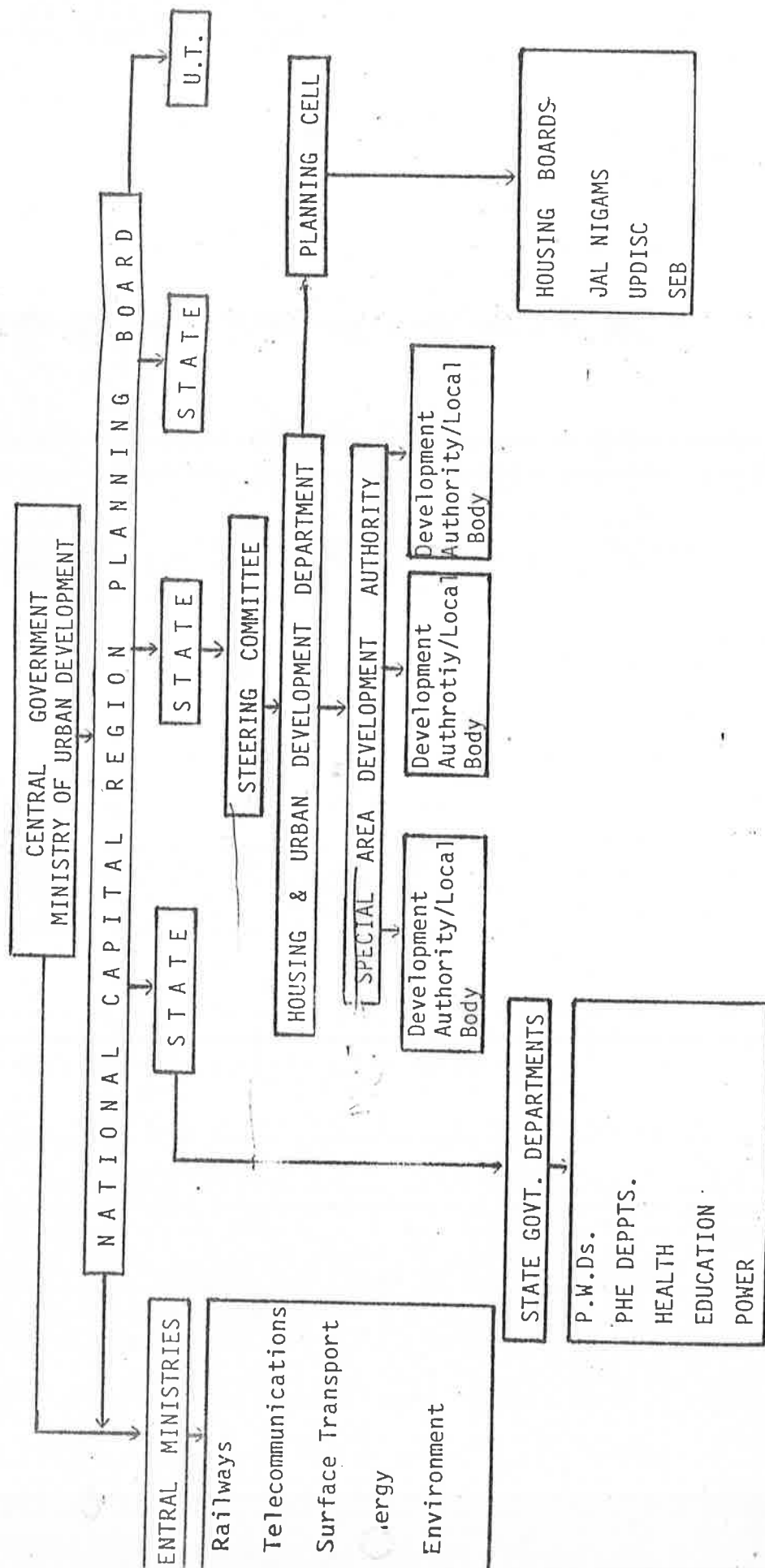


be eventually necessary to create <sup>a</sup> unified Special Area Development Authority in each State, which could be a Planning and development agency, and could also receive funds from the State Government and the NCR Planning Board with powers of raising resources through institutional sources for a systematic and planned development of the sub-regions both in rural as well as urban areas.

The Development Authorities in the sub-regions will be the local agencies for planning and development in the urban areas while the Special Area Development Authority (SADA) itself may be executing the projects in the rural areas in the sub-region. To establish link between the NCR Planning Board and the participating State Governments in implementing the projects, it is proposed that SADA should include a representative of the NCR Planning Board in its composition of members.)

An organisational structure for the purposes of planning and development of the region that includes the above proposals is in the Annexure. The options for institutional arrangements in the National Capital Region are submitted for consideration by the Planning Committee.

# ORGANISATIONAL STRUCTURE FOR IMPLEMENTATION



MINUTES OF THE 8TH MEETING OF THE PLANNING  
COMMITTEE OF THE NCR PLANNING BOARD HELD AT  
12 NOON ON THE 28TH JANUARY, 1987 IN THE  
CONFERENCE ROOM, NIRMAN BHAWAN, NEW DELHI.

The following were present:-

1. Shri D.M. Sukthankar, Secretary, Ministry of Urban Development, New Delhi. Chairman
2. Shri S.K. Sharma, Chairman -cum-Managing Director, HUDCO, New Delhi.
3. Shri Ram Baboo, Spl. Secretary, Government of Uttar Pradesh.
4. Shri T.S. Sandhu, Director, National Capital Region, Rajasthan & Secretary, UIT, Alwar.
5. Shri N.S. Johri, Chief Town Planner, Uttar Pradesh.
6. Shri H.S. Mathur, Chief Town Planner, Government of Rajasthan.
7. Shri J.C. Gambhir, Director(Planning), Delhi Administration.
8. Shri V.A. Valiamparampil, Jt. Adviser(TPT), Planning Commission, New Delhi.
9. Shri A.K. Goyal, Jt. Director(PPT), Railway Board, New Delhi.
10. Shri G.T. Narayan, Dy. Director General (TP), Deptt. of Telecommunication.
11. Shri Satya Swarup, Additional Director General (TP-V), Deptt. of Telecommunication.
12. Shri V.P. Maheshwari, Regional Chief, HUDCO, New Delhi.
13. Shri D.P. Gupta, Chief Engineer(Planning), Roads Wing, Ministry of Surface Transport.
14. Shri B.N. Singh, Chief Regional Planner, NCR Planning Board.
15. Shri S. Arunachalam, Sr. Planning Engineer, NCR Planning Board.
16. Shri K.L. Sachar, FAO, NCR Planning Board.
17. Smt. V.R. Sundaram, Dy. Director, NCR Planning Board.

AGENDA ITEM NO.1

CONFIRMATION OF THE MINUTES OF THE  
LAST MEETING HELD ON 25TH JULY, 1986.

The Minutes were confirmed.

AGENDA ITEM NO. 2

ACTION TAKEN ON THE MINUTES OF THE  
MEETING HELD ON 25.7.1986.

The action taken as reported was noted by the Members.

AGENDA ITEM NO. 3

PRESENTATION OF THE INTERIM DEVELOPMENT  
PLAN TO THE PRIME MINISTER - A REPORT  
TO THE PLANNING COMMITTEE.

The Chairman explained the action being taken by the Board for an audio-visual presentation of the Interim Development Plan before the Prime Minister. He also indicated that it will be presented in the next meeting of the Board, which is now scheduled to be held on 17.2.1987, when the Prime Minister has been requested to join for some time, subject to his convenience.

AGENDA ITEM NO.4

SURVEYS AND STUDIES TAKEN UP BY THE  
BOARD IN CONNECTION WITH THE PREPARATION  
OF THE REGIONAL PLAN - 2001.

(i) Computer Modelling for Development of Priority Towns: Shri B.N. Singh explained the action taken by the office in regard to computer modelling for development of priority towns. He explained the background and the need for a computer model analysis based on various parameters, in order to arrive at a cost-effective and appropriate development model for the National Capital Region. Shri Singh explained that the Central Building Research Institute (CBRI), Roorkee, which has the required expertise has been entrusted with the study, at a cost of Rs.1.85 lakhs, to be completed within a period of 10 months commencing from November, 1986. The CBRI is expected to develop alternate computer models with different scenarios of development to enable the Board to select the most appropriate model for the balanced and harmonised development of the National Capital Region. It will also develop alternative models of urban development that could be adopted to accommodate additional one million population in the three urban centres of the NCR, namely, Meerut, Panipat and Alwar by 2001 AD, having regard to the physical and economic parameters of these cities, as one of the alternatives. The Chairman enquired as to what exactly the CBRI would do to undertake this study. Shri Singh explained that the studies

and surveys would cover several aspects like population, industry and employment, community facilities, infrastructure network (water supply, sewerage, drainage, power, road, solid waste management), transportation network, recreational and commercial facilities, environmental aspects, city outlets etc. The CBRI would take up analysis of the data with a view to ascertaining the changing population scenario vis-a-vis the increasing trend in deficiencies in infrastructure network and also unit cost of development. The Chairman incidentally desired to know the growth rate anticipated by the Board in the selected towns if the assigned population level was to be achieved. He also referred to the Interim Report of the National Commission on Urbanisation, which has indicated that a number of towns were growing at a very high fast rate, higher than the average annual growth rate of 4.6%. Shri Gambhir was of the view that the strategies proposed in the Interim Development Plan might not adequately help stopping in-migration to Delhi. But the Chairman expressed the view that if the package of measures suggested in the Plan are implemented, the migrants who would have otherwise come to Delhi might find suitable employment opportunities and acceptable living conditions in the selected priority towns when developed on a priority basis.

(ii) Obtaining landsat imageries through remote sensing for landuse analysis: Shri Singh explained the action being taken by the Board for obtaining landsat imageries through the National Remote Sensing Agency, Hyderabad and stated that the Defence Terrain Research Laboratory, Ministry of Defence, would assist the Board in the landuse analysis, based on the imageries. The NRSA, Hyderabad is expected to complete the supply schedule by the end of February, 1987.

(iii) Obtaining aerial photographs of NCR and priority Towns: Shri Singh reported to the members that action had already been taken for obtaining aerial photographs of the NCR on a scale of 1:50,000 for the Region and on a scale of 1:10,000 for the priority towns. Shri Sharma, Chairman-cum-Managing Director, HUDCO pointed out the difficulties generally faced in implementing certain schemes because at the local level/project level, sufficient information and base data were not readily available, which therefore, necessitated taking up some surveys and studies. He suggested that an organisation like the Town & Country Planning Organisation in the Ministry of Urban Development could tie up with the Helicopter Corporation of India or any other similar agency for undertaking such aerial surveys of critical areas/growth centres, etc. and collect information. To this, Shri Singh pointed out that as far as the NCR Schemes are concerned, the State Government Town Planning Departments are expected to make available this information to the Board or conduct requisite surveys, if necessary. The Chairman suggested that the suggestion that TCPO may develop such an information system, which would be available for various types of development schemes may be examined separately by the Ministry of Urban Development.

(iv) Traffic and transportation surveys and analysis of the data through computer including consultancy for traffic and transport studies: As regards traffic and transportation surveys, it was pointed out that a number of accredited professional organisations had been contacted and their offers were being examined by the Project Sanctioning and Monitoring Group of the Board. Shri Valiaparampil desired to know whether, in the studies being undertaken by the Board on Traffic and Transportation, there was a distinction between the passenger flows and commodity flows. He pointed out that the RITES had already been entrusted by the Planning Commission a study, on an all-India basis, of major commodity flows and the Board could consider whether it may wait for the outcome of the study of the RITES before launching on another similar study. After a brief discussion the general consensus was that as RITES would be undertaking the study on an all-India basis of only commodity flows, whereas the Board would be undertaking a time-bound study much more in detail and cover both commodity flows and passenger movements, to coincide with the preparation of the Regional Plan to be completed by June - July, 1987, the Board's separate study may proceed.

(v) Proposals (i) to purchase a micro-computer, (ii) to produce a documentary film on NCR Plan and (iii) printing of Interim Development Plan and the Draft Regional Plan, etc.: As regards the proposal to purchase a micro-computer for developing planning information system, infrastructure, designs, computer graphics, monitoring the progress of projects and evaluation, etc., it was pointed out that the Board was in the process of examining the options. Shri Sharma, CMD, HUDCO, offered to extend the assistance of the management information service experts of HUDCO for this purpose.

The Chairman pointed out that the production of documentary film of NCR would be taken up after the preparation of the Regional Plan and that an Audio-Visual presentation had already been prepared for the IDP. As regards the printing of IDP and the Regional Plan, it was felt that while the IDP reports might be got printed, the printing of the Regional Plan might be taken up at the appropriate stage.

#### AGENDA ITEM NO.5

ACTION PLAN TO IMPLEMENT THE PROPOSALS CONTAINED IN THE INTERIM DEVELOPMENT PLAN APPROVED BY THE BOARD ON 29.8.1986.

#### I. POPULATION POLICIES

Shri Singh pointed out that keeping in view the population policies included in the Interim Development Plan, the State Government concerned will have to take up a review and

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revision of the existing development plans or Master Plans for the identified towns. At this point, the Chairman desired to know whether the existing institutional arrangements in the State Governments had been adequately strengthened to implement the various policy measures incorporated in the Interim Development Plan. He also desired to know the administrative mechanism available in each State to give a push to those policy measures. The Uttar Pradesh Government representative pointed out that a Steering Committee under the Chairmanship of the Chief Secretary had already been constituted in Uttar Pradesh, in order to coordinate the various aspects of the work relating to the implementation of the sub-regional plan for the areas of Uttar Pradesh coming within the National Capital Region. The Rajasthan Government representative stated that the State Government proposed to set up soon a Planning Cell and the additional financial implications involved would be accommodated within the overall budget allocation available. He also pointed out that the question of setting up a body under the Chairmanship of the Chief Secretary was under consideration and might take shape in the next two months' time. Shri Gambhir pointed out that it would be necessary to set up one coordinating committee at State level and the other at sub-regional level for monitoring of the projects at regular intervals. After a brief discussion, the Chairman desired that in the next meeting of the Board, the position regarding the existing institutional arrangements and the need for strengthening them for the purpose of vigorously implementing and monitoring the National Capital Region Schemes could be reviewed.

## II. LOCATION POLICY FOR INDUSTRY

Shri Gambhir referred to the location policy for industry for Delhi, as contained in the Interim Development Plan and stated that according to the Interim Development Plan, location of even small scale industries are to be restricted to those which employ 20 persons or less and which are either required for providing or serving the consumer needs of Delhi's population and that all applications should be referred to a Sub-Group to be constituted by the Board for checking such industries. He narrated the difficulties being experienced by the Delhi Administration in this regard and requested that operational/procedural details will have to be worked out and guidelines clarifying the position have to be issued by the Board for implementing this policy. The Chairman explained that in order to decongest Delhi, the Interim Development Plan contains proposals to develop the priority towns with facilities and he hoped that with such development/upgradation as envisaged, these towns would provide a gravitating effect. He also made it clear that the intention was not to permit any significant growth of economic activities in Delhi and to ensure that some of the distributive wholesale trade and industrial activities which are causing problems in Delhi are in future located outside the Delhi Metropolitan Area, so that the growth in Delhi is curtailed.

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Shri Singh pointed out that the fiscal policy measures contained in the Interim Development Plan had been taken up with the Government of India for appropriate action. As regards transport policies, the representative of the Ministry of Surface Transport mentioned that additional funds would be required to implement the policies. He was informed that the integrated investment plan prepared by the Board included a request for an additional allocation of Rs.97 crores during the 7th Plan period for implementing the policies relating to National Highways. As regards tele-communication policies, the representative of the Department of Tele-communication felt that in order to achieve the objectives outlined in the Plan by 2001 AD, it would be necessary to phase out the requirements indicating the actual work to be undertaken from year to year and the funds required therefor, during the remaining period of the Seventh Plan and during the subsequent plans. He was of the view that only such an exercise would be a realistic approach to the problem and would help in achieving the locational policies suggested in the Interim Development Plan. As regards the policies on physical infrastructure, Shri Singh stated that the Study Groups constituted earlier by the Board were being re-activated and before the preparation of the Draft Regional Plan, the Board would be in a position to indicate the fund requirements in regard to water supply, power, etc. He also pointed out that the Interim Development Plan proposals did not include the financial implication in regard to power schemes.

### III. POTENTIAL SURVEYS OF THE PRIORITY TOWNS

Shri Singh pointed out that for evolving proper development models, input information in the form of development potentialities of the priority towns, indicating their functions, future employment potential in terms of economic activities, holding capacity in the context of availability of basic infrastructure and also availability of land for expansion of urban activities, etc., the State Town and Country Planning Departments are required to take up surveys and make reports in this regard available to the Board latest by March, 1987 so that inputs become available in time to help the finalisation of the Draft Regional Plan. In regard to surveys to be undertaken in the priority towns, Shri Sharma suggested the listing out of activities in the priority towns with a view to having the indications of the potentiality of the towns for enabling them to absorb Delhi bound migrant population.

#### AGENDA ITEM NO.6

#### CONSIDERATION OF THE CONCEPTUAL PLAN FOR DELHI-2001 PREPARED BY AN EXPERT GROUP UNDER THE DELHI URBAN ART COMMISSION

The views of the NCR Planning Board's Study Group on the Conceptual Plan for 2001 prepared by the DUAC were discussed.

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The Members were in agreement with the views expressed by the Board's Study Group. While discussing the recommendation regarding setting up of an Apex Body which might be a Planning, Monitoring and Coordinating Authority for the Delhi Metropolitan area, it was felt that the question whether another body could be or needed to be created for this purpose should be examined further so that the policies for the Delhi Metropolitan Area could be effectively implemented on an uniform basis. This was necessary as the DMA towns fall within the jurisdiction of the States of Haryana and Uttar Pradesh.

It was decided that the observations as approved by the Planning Committee on the recommendations contained in the Conceptual Plan might be submitted to the Board in its next Meeting for consideration. Thereafter, the views of the Board could be conveyed to the Central Government for requesting the concerned authorities to revise the Delhi Master Plan accordingly.

AGENDA ITEM NO.7

CRITERIA FOR SELECTION OF COUNTER-MAGNET AREAS.

The Members were in agreement with the criteria suggested in the paper for selection of counter-magnet areas. Shri Maithur of Rajasthan felt that it was better to avoid capital cities like Jaipur and select some other suitable towns which would serve as counter-magnets to the National Capital. He suggested consideration of cities like Ajmer, Bikaner and Jodhpur. Shri Singh pointed out that there was need to undertake a detailed study in respect of the towns suggested, in regard to their location in the regional context and efficacy to attract migrants, growth potential, intra and inter urban linkages, etc. He also stated that the selection of counter-magnet areas could be taken up soon after the preparation of the Draft Regional Plan.

AGENDA ITEM NO.8

SUGGESTIONS OF THE LT. GOVERNOR OF DELHI REGARDING RESTRICTION ON FURTHER GROWTH OF DELHI AND TO BRING ABOUT THE DISPERSAL OF POPULATION IN THE NATIONAL CAPITAL REGION

The Chairman desired that the suggestions of the Lt. Governor, Delhi might be referred to the State Governments for their comments, and if necessary, this matter could be discussed again in the next meeting of the Planning Committee in order to take a decision. The suggestion appeared, prima facie, to be sound and in consonance with the Interim Plan objectives.

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AGENDA ITEM NO.9

EXAMINATION OF THE SUGGESTIONS TO LEVY  
CESS TO COVER THE DEVELOPMENT COST OF  
TELECOMMUNICATION FACILITIES WHILE DECID-  
ING THE SALE PRICE OF DEVELOPED PLOTS.

The representative of the Department of Telecommunica-  
tion was of the view that further examination of this suggestion  
might be dispensed with as, from 'actual experience, it did  
not appear to be a practicable one. On the other hand, he sugges-  
ted phasing of the tele-communication requirements for the National  
Capital Region and making available additional funds to be alloca-  
ted to the Ministry of Telecommunication for achieving the objec-  
tives. It was clarified by Shri Singh that in the Investment  
Plan submitted to the Government, the Board had proposed an  
additional allocation of Rs.280 crores in the Seventh Plan for  
implementing the NCR Schemes in relation to the provision of  
Tele-communication facilities.

SUPPLEMENTARY AGENDA  
ITEM NO.1.

CO-OPTION OF MEMBERSHIP

The Planning Committee approved the co-option of a  
representative of the Ministry of Environment and Forests as  
a member of the Planning Committee.

ITEM NO. 2

INSTITUTIONAL ARRANGEMENTS FOR IMPLEMEN-  
TING THE NCR PLAN.

Institutional arrangements as indicated in the Agenda  
note were discussed in detail. The members were in general agree-  
ment with the pattern of organisational structure for implementing  
the NCR Scheme as suggested in the note. However, there were  
suggestions that the Special Area Development Authorities, one  
for each sub-region, could be created and designated as NCR  
Sub-regional Area Development Authority. After a detailed discuss-  
ion on the paper, it was decided that this item could be submitted  
to the Board for consideration and approval.

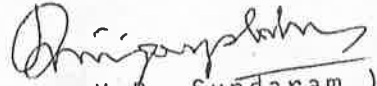
The meeting ended with a vote of thanks to the Chair.

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No.K-14011/2/87-NCRPB  
NATIONAL CAPITAL REGION PLANNING BOARD  
, GOVERNMENT OF INDIA

New Delhi, dated the 31st January, 1987.

Copy forwarded to all Members of the Planning Committee  
and all the participants in the Meeting for appropriate action.

  
( Mrs. V.R. Sundaram )  
Deputy Director