

National Capital Region Planning Board
(Planning Committee)

9th Meeting
7 June 1987

MC (9) '1987
1016

Agenda & Minutes



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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड
NATIONAL CAPITAL REGION
PLANNING BOARD
7th Floor, 'B' Wing,
I.O.C. Building, Janpath,
शहरी विकास मंत्रालय
(Ministry of Urban Development)

नई दिल्ली, तारीख

NO. K-14011/2/87-NCRPB.

Dated, New Delhi, the 15th May, 1987.

MEETING NOTICE

Subject: 9th Meeting of the Planning Committee of the
NCR Planning Board.

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The 9th Meeting of the Planning Committee of the NCR Planning Board, scheduled to be held at 11 A.M. on June 2, 1987 will now be held at 11 A.M. on June 8, 1987 in the Office of the NCR Planning Board. Kindly note the change in the date of the meeting. Inconvenience caused is regretted.

2. The Agenda for the above meeting is being sent separately.

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

To

1. Chairman and all members of the Planning Committee.
2. All Officers of the NCR Planning Board.

LIST OF MEMBERS OF THE PLANNING COMMITTEE
NATIONAL CAPITAL REGION PLANNING BOARD

1. Shri K.K. Bhatnagar,
Member-Secretary,
NCR Planning Board,
New Delhi.
2. Shri R.L. Pardeep,
Jt. Secretary(UD),
Min. of Urban Development,
Nirman Bhawan,
New Delhi.
3. Shri R.S. Mann,
Secretary,
Town & Country Planning Deptt.,
Govt. of Haryana,
Chandigarh.
4. Shri P.B. Mathur,
Secretary,
Housing & Urban Development
Department,
Govt. of Rajasthan,
Jaipur.
5. Shri A.P. Singh,
Secretary, Housing and
Urban Development Deptt.,
Govt. of Uttar Pradesh,
Vikas Bhavan, Janpath,
Lucknow -260002.
6. Shri Ganga Das,
Secretary (L&B),
Delhi Administration,
I.P. Estate,
New Delhi - 110002.
7. Shri Om Kumar,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi - 110002.
8. Shri E.F.N. Ribeiro,
Chief Town Planner,
Town & Country Planning Orgn.
Vikas Bhawan, I.P. Estate,
New Delhi - 110002.
9. Shri R.N. Parashar,
Chief Administrator,
HUDA, Sector 18, Kothi 231,
Chandigarh.
10. Shri H.S. Mathur,
Chief Town Planner,
Govt. of Rajasthan,
Jaipur.
11. Shri N.S. Johri,
Chief Town Planner,
Govt. of Uttar Pradesh,
7, Bhandriya Marg,
Lucknow.
12. Shri Rakesh Mohan,
Adviser(HUD),
Planning Commission,
New Delhi.
13. Shri G.T. Narayan,
Dy. Director General (TP),
Ministry of Telecommunications,
4th Floor, Sanchar Bhawan,
New Delhi.
14. Shri D.P. Gupta,
Chief Engineer(Planning),
Min. of Surface Transport,
Transport Bhawan, New Delhi.
15. Shri R.M. Raina,
Director(Plg.),
Ministry of Railways,
2nd Floor, Rail Bhavan,
New Delhi.
16. Shri V.K. Sood,
Director(Power),
Deptt. of Power, M/o Energy,
4th Floor, Shram Shakti Bhawan,
New Delhi.
17. Shri S.K. Sharma,
Chairman-cum-Managing Director,
HUDCO, Lodhi Road,
New Delhi- 110003.
18. Dr. S. Maudgal,
Director,
Deptt. of Environment,
Bikaner House, Shahjahan Road,
New Delhi.
19. Shri B.N. Singh,
Chief Regional Planner
NCR Planning Board
New Delhi.(Convenor)

AGENDA ITEMS FOR THE 9TH MEETING OF THE PLANNING
COMMITTEE TO BE HELD AT 11 AM ON 8TH JUNE, 1987 IN
THE OFFICE OF THE NCR PLANNING BOARD, NEW DELHI.

- ITEM NO.1 Confirmation of the Minutes of the last Meeting
of the Planning Committee held on 28.1.1987.
- ITEM NO.2 Preparation of Draft Regional Plan for NCR.
- ITEM NO.3 Demographic Profile NCR - Population Assignment
for Sub-Regions and Priority Towns.
- ITEM NO.4 Economic Profile of NCR - Employment Structure.
- ITEM NO. 5 Regional Land Use.
- ITEM NO.6 Power - Norms for Load Forecast and Proposals.
- ITEM NO.7 Management Structure for Implementation of NCR
Plan.
- ITEM NO.8 Any other item with the permission of the Chair.

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ITEM NO: 1

CONFIRMATION OF THE MINUTES OF THE LAST
MEETING OF THE PLANNING COMMITTEE HELD ON 28TH
JANUARY, 1987:

The 8th Meeting of the Planning Committee was held on 28th January, 1987 and the minutes of the meeting were circulated on 31st January, 1987 (copy enclosed for ready reference). The Planning Committee may kindly confirm the same.

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 Valiapparampil 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 Mathur 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.

AGENDA ITEM NO.9

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

The representative of the Department of Telecommunication 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 suggested phasing of the tele-communication requirements for the National Capital Region and making available additional funds to be allocated to the Ministry of Telecommunication for achieving the objectives. 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.

Later up by Planning Commission

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 IMPLEMENTING THE NCR PLAN.

Institutional arrangements as indicated in the Agenda note were discussed in detail. The members were in general agreement 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 discussion 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

The Draft Plan for the National Capital Region has to be published in July, 1987 for inviting objections, suggestions, comments, etc. in accordance with the provisions contained in the NCR Planning Board Act, 1985.

As per the present position of work, several Study Groups constituted for the preparation of Draft Regional Plan are at various stages of their deliberations. Besides, studies have also been initiated through various expert consultancy institutions which are at different stages of completion. Status of the studies and number of meetings the Study Groups held is annexed. The main basis for the Draft Regional Plan is the Interim Development Plan - 2001 (IDP) which already stands approved by the Board (copy enclosed for ready reference). However, it is proposed to bring the main policies once again before the Planning Committee for discussions in the meeting to be held on June 8, 1987 as well as in the subsequent meetings to be held for its consideration and approval. It is likely that some modifications may have to be made in the policies already approved in the IDP as a result of the discussions held in various Study Groups or on the basis of conclusions that emerges out of the Studies undertaken by the professional consultants.

As per the present pace of deliberations, the Study Groups are expected to finalise their recommendations by the end of June, 1987 and the Draft Regional Plan is expected to be ready by second week of July, 1987. It is proposed to hold a meeting of the Board in the third week of July 1987 for approval of the Plan. If approved, the Plan will be published in the last week of July, 1987. Of course, if the Board decides to re-examine some of the proposals included therein, this programme shall have to be changed.

This is for the information of the Planning Committee.

STATUS OF STUDIES UNDER TAKEN THROUGH PROFESSIONAL CONSULTANTS/ INSTITUTIONS

Sr No.	Name of the study	Agency	Date of commencement / Duration of Study	Status
1.	Migration Studies in the context of NCR Plan	National Institute of Urban Affairs	15.10.1985 (9 months)	Completed + Nov., 1986
2.	Study on Informal Sector in NCR	Society for Development Studies (SDS)	March, 1986 (9 months)	Discussion on the progress of study was done in Jan., 1987. Study still in progress.
3.	Fiscal Policy for National Capital Region	National Institute of Public Finance & Policy	28.11.1985 (9 months)	Interim Report Received.
4.	Computer Modelling for Urban Development	Central Building Research Institute Roorkee	October, 1986 (10 months)	Study is nearing completion
5.	Landuse Analysis based on Landsat Imageries and Aerial Photography	Defence Terrain Research Laboratory, Ministry of Defence	Jan., 1987 (6 months)	Study is nearing completion
6.	Traffic & Transportation Surveys and Studies	Operation Research Group, Baroda	16.2.87 (6 months)	Surveys completed, analysis of data in progress.
7.	Settlement System	Physical Research Laboratory, Ahmedabad	1.5.1987 (2 months)	In progress
8.	Counter-magnet Area Study	School of Planning & Architecture, New Delhi.	15.5.1987 (4 months)	In progress

PROGRESS ON DEVELOPMENT ASPECTS FOR DRP THROUGH STUDY GROUPS

S.No.	Study Group on	No. of meetings held upto 31.5.87
1.	Economic Profile-and Fiscal Measure	Two
2.	Landuse and Settlement System	One
3.	Regional Transport	One
4.	Physical Infrastructure	Two
5.	Power	Two
6.	Social Infrastructure	Two
7.	Environment	One
8.	Telecommunications	One

NOTE ON POPULATION ASSIGNMENT FOR SUB-REGIONS AND PRIORITY TOWNS

The population of National Capital Region has been projected at 325 lakhs by 2001 AD against 191.90 lakhs as of 1981. The NCR Planning Board had approved a population assignment of 112 lakhs for the Delhi UT by the year 2001 AD against the projected population of 132 lakhs. This required accommodating 20 lakhs of population in the various sub-regions of the NCR beyond Delhi Metropolitan Area that would have otherwise been accommodated in Delhi UT. Of this 20 lakh population, one lakh would be accommodated in the rural areas of Haryana and Rajasthan sub-regions while the 19 lakhs urban population was proposed to be accommodated in the urban areas of Haryana, Rajasthan and Uttar Pradesh sub-regions beyond DMA.

In the Interim Development Plan, the 19 lakhs of urban population was proposed to be accommodated in the sub-regions of Haryana, Rajasthan and Uttar Pradesh at 4.5 lakhs, 1.5 lakh and 13 lakhs respectively. However, the later studies of the growth trends and resultant projected population by 2001 exhibited by the urban areas of constituent sub-regions indicate a need for re-look at the assigned population. Accordingly, the population has been reassigned with slight modifications. The re-assigned distribution of 19 lakhs of urban population for the constituent sub-regions is proposed as under as against the recommendations contained in the Interim Development Plan (IDP).

Sub-region	Urban 1981	Projected urban population 2001	Assigned urban population	IDP assignment addl. pop.	Proposed assignment addl. pop.
Delhi UT	57.7	129.0	110.0	(-)19.0	(-)19.0 (same)
Haryana	12.1	38.0	42.5	(+) 4.5	(*) 5.5 (1 lakh extra)
Rajasthan	1.7	3.5	5.0	(+) 1.5	(+) 1.5 (same)
Uttar Pradesh	19.5	63.5	76.5	(+)13.0	(+)12.0 (1 lakh less)
Total	91.0	234.0	234.0	0.0	0.0

ITEM NO.3

DEMOGRAPHIC PROFILE - N.C.R. - POPULATION
ASSIGNMENT FOR SUB-REGIONS AND PRIORITY
TOWNS

The Draft Chapter on 'Demographic Profile - NCR' has been prepared. The population assignment for Sub-regions as well as Priority Towns has undergone slight revision in view of various studies undertaken after approval of the Interim Development Plan. A note on revision of population assignment is annexed.

The Planning Committee may consider the above for approval.

With a view to development a few selected urban areas intensively so that they might provide employment opportunity on a scale in achieving the objective of attracting Delhi bound potential migrants, the IDP proposed development of 8 priority towns/complexes so as to accommodate the excess population of Delhi urban (19 lakhs), a tentative assignment of population was made. However, with the reallocation of 19 lakhs population as above, population assignment for the priority towns need also to be revised with due regard to their growth potential. The town/complex-wise population assignment is proposed as under:

Priority Town	Population 1981 (in lakhs)	Projected pop-2001 (in lakhs)	IDP assignment 2001 (In lakhs)	Revised population assignment 2001 (In lakhs)
Meerut	5.36	10.28	13.00	15.50
Hapur	1.02	2.03	6.00	4.50
Bulandshahr	1.03	2.35	10.00	5.00
Khurja	0.67	1.21	-	3.00
Uttar Pradesh sub-region	8.08	15.87	29.00	28.00
Panipat	1.38	2.86	5.00	5.00
Rohtak	1.68	2.97	5.00	4.00
Palwal	0.47	0.63	3.00	2.50
Rewari	0.52	0.77	-	1.00
Daruhera	-	-	3.00	0.75
Haryana sub-region	4.05	7.23	16.00*	13.25
Bhiwadi	-	-	-	1.00
Alwar	1.47	2.85	5.00	4.00
Rajasthan sub-region	1.47	2.85	5.00	5.00
Total	13.60	25.95	50.00	46.25

*Including 1 lakh assigned for Bhiwadi

It will thus be seen that the revised assignments for priority towns have been rounded off resulting into a population assignment of 20.30 lakhs against 19 lakhs envisaged. It may also be noted that there is already some population existing in Daruhera of Haryana and Bhiwadi of Rajasthan for which definite figures are not available.

In the National Capital Region with the policy of strict control of industrial development specially, those of large and medium scale industries, in the Delhi UT and the Delhi Metropolitan Area as approved by the Board, in the Interim Development Plan, the search for new sites for such industries away from Delhi is of utmost urgency. In fact, with the development of industrial estates like Dharuhera in Haryana, Bhiwadi in Rajasthan, Bulandshahr and Hapur in Uttar Pradesh in the recent past, this process has already started. Leaving aside industrial estates falling in the Delhi UT and Delhi Metropolitan Area, there are about 25 industrial estates in the rest of the Region; which are being developed or proposed for development by the respective State Governments. The development of these industrial estates evenly scattered in the entire National Capital Region, is likely to generate an environment of balanced development in the Region. In order to boost the development in these areas, the Central Government and the respective State Governments are also offering certain concessions and incentives in the form of subsidy etc. to the entrepreneurs. It will not be out of place to mention here that the respective State Governments, since they have to cater to the entire State's requirements, have different priorities and obligations and due to limited financial resources may not be able to provide type of assistance which they should. Keeping this in view, it is being felt that Central Government be requested to give backward area concessions in some more areas of NCR outside DMA with a view to attract entrepreneurs to set up industries as an alternative to Delhi and DMA. Besides the development of the various industrial areas at normal pace in the Region, purposeful selection of suitable locations in each state for accelerated development is necessary. With this objective in view, the IDP has already identified a set of priority towns in the area beyond DMA. Some of such towns would have to have predominance of industrial-cum-commercial activities. These are as indicated in the enclosed note.

The Planning Committee may kindly consider the above proposal for approval.

NOTE ON ECONOMIC PROFILE - N.C.R.

Employment Structure :

It is essential to have a broad idea about magnitude of population and jobs that should be created in the Region since the stimulation of employment growth is one of the key issues for balanced development of the N.C.R. With the approved strategy of developing few urban centres intensively in the area beyond DMA so as to act as alternative settlements for employment provision and to accommodate the 19 lakhs of potential Delhi bound migrants, strategies will have to be framed to bring about not only improvement in quality of life in the existing towns but also to create job opportunities to achieve the objectives of N.C.R. Plan.

Existing Structure :

In 1981, participation rate in the Region was 28.69%. About 27.84% of working force was engaged in cultivation, 9.54% as agricultural labourers, 3.19% in Househole Industry, manufacturing, processing, servicing and repairs and 59.46% in the 'other activities', which include livestock and forestry, mining and quarrying, construction, trade and commerce, transport, storage and communications and other services.

The enclosed table indicates the proportion of work force engaged in different activities in the constituent Sub-regions as of 1981.

Urban Employment Structure :

The composition of working force in various activities in the urban areas of the Sub-Region is given in Table-2.

The population projection and assignment for the Sub-regions have been made in the chapter on 'Demographic Profile'. While the total population is expected to reach 325 lakhs by 2001 from the present (1981) 191.90 lakhs, the urban population would be 234 lakhs against the present 91 lakhs. Such a substantial shift in the rural urban compo-

sition by 2001 warrants for greater employment opportunities in the non-agricultural activities. In parallel with the expected population growth demand for employment too would increase.

While the regional urban occupational structure may vary ultimately against the envisaged, an attempt has been made at a micro level, to project the occupational structure of the towns identified for priority development. With the policy of induced growth of urban population in the region beyond DMA, to purposefully accommodate the excess 19 lakhs of urban population in the priority towns, it is necessary to develop such activities which attract migrants to Delhi. Mere assigning a particular activity bias may not help for accelerated growth of that activity in such settlements. This requires recognition of the growth processes already set in and with associated fiscal and physical incentives, such activities may continue to thrive to provide greater employment opportunities. Such specification and specialisation of activities in selected priority towns/complexes need to be associated with attempts to provide incentives and concessions with a view to attract entrepreneurs to set-up industries as an alternative to Delhi and DMA.

The type of occupation bias each priority town will have has been decided based on their present work force composition and trends exhibited in past. Based on such bias such as highly industrialised, moderately industrialised or low industrialised for each town, proportion of work force in other occupations has been decided on the all India average proportion of workers in such occupational character oriented towns of similar size. The anticipated participation rate and composition of work force in various activities in terms of percentage and absolute numbers are enclosed (Annexure)

Table 1: Distribution of Total Working Force in Urban Areas - 1981

Sub-Region	Total Working Force (in lakhs)	Participation Rates (%)	In					Others*
			Cultivation	Workers Engaged Agricultural Labourers.	Household Industries, etc., Processing, etc., Mining and Repairs.			
Delhi U.T.	19.86	31.93	1.75	0.31	1.69			95.75
Haryana	13.66	27.65	41.59	12.67	3.26			42.48
Rajasthan	2.71	25.45	60.96	5.98	2.72			30.34
Uttar Pradesh	18.32	27.01	40.54	16.98	4.31			37.67
N C R	55.05	28.69	27.34	9.54	3.19			59.46

* Others include workers engaged in construction, trade and commerce, transport, storage and communications, livestock, forestry, fishing, hunting and plantation and other services.

Table 2: Distribution of Work Force (%) In Urban Areas - 1981

Sub-Region	Total Urban Population (in lakhs)	Urban Work Force (in lakhs)	Participation Rate (%)	In				
				Cultivation	Workers Engaged Agricultural Labourers.	Household Industries, etc., Processing, etc., Mining and Repairs.		Others
Delhi U.T.	57.68	18.57	32.20	0.39	0.26	1.69		97.66
Haryana	12.07	3.52	29.18	5.23	2.69	4.00		38.08
Rajasthan	1.74	0.46	26.45	7.66	1.29	3.41		87.64
Uttar Pradesh	19.49	5.32	27.28	8.15	6.23	7.14		78.48
N C R	90.98	27.87	30.38	2.60	1.72	3.05		92.63

Priority Town	Predominant Occupation (Proposed)	Population 1981.	Projected Population 2001.	Assigned Population 2001.	Participation Ratio -1981(%)	Participation Ratio -2001(%)	Primary Proportion	Indus-try	Cons-truction	Trade & Commerce	% in Storages	Service Commn.
1. Meerut	Service-Industry	5.36	10.28	15.50	28.26	32	2	29	4	20	9	36
2. Hapur	Industry	1.02	2.30	4.50	25.85	30	6	28	4	22	13	27
3. Bulandshahr	Commerce Industry	1.03	2.35	5.00	24.94	30	4	40	4	20	12	20
-Khurja	Industry	0.67	1.21	3.00	26.01	30	4	40	4	20	12	20
4. Panipat	Industry	1.38	2.86	5.00	30.37	32	4	40	4	20	12	20
5. Rohtak	Service-Industry	1.68	2.97	4.00	26.68	30	7	28	4	20	13	28
6. Palwal	Service, Trade & Commerce	0.47	0.63	2.50	26.90	30	9	15	4	17	21	34
7. Rewari	transport Service-Trade & Commerce	0.52		1.00	26.68	30	9	15	4	21	15	36
Daruhera	Commerce		0.77	0.75	-	30	5	50	4	16	7	18
Bhiwadi	Industry			1.00	-	30	5	50	4	16	7	18
8. Alwar	Industry	1.47	2.85	4.00	26.73	30	5	30	4	21	11	30

SECTORAL STRUCTURE OF WORKING POPULATION 2001 (Absolute Numbers)

Priority	Town	Popula- tion -1981 (in lakhs)	Partici- pation Ratio -1981 (%)	Assigned Popula- tion -2001 (in lakhs)	Partici- pation Ratio -2001 (%)	Total Workers -2001 (in lakhs)	No. of workers in				Service		
							Primary	Industry	Construction	Trade & Commerce	Transport, Storage's, Communica- tion		
1.	Meerut	5.36	28.26	15.50	32	4.96	9920	143840	19840	99200	44640	178560	
2.	Hapur	1.02	25.85	4.50	30	1.35	8100	37800	5400	29700	17550	36450	
3.	Bulandshahr	1.03	24.94	5.00	30	1.50	6000	60000	6000	30000	18000	30000	
	Khurja	0.67	26.01	3.00	-	0.90	3600	36000	3600	18000	10800	18000	
4.	Panipat	1.38	30.37	5.00	32	1.60	6400	64000	6400	32000	192000	32000	
5.	Rohatak	1.68	26.68	4.00	30	1.20	8400	33600	4800	24000	15600	33600	
6.	Palwal	0.47	26.90	2.50	30	0.75	6750	11250	3000	12750	15750	22500	
7.	Rewari	0.52	26.68	1.00	30	0.30	2700	4500	1200	6300	4500	10800	
	Deruhara	-	-	0.75	30	0.23	1150	11500	920	3680	1610	4140	
	Bhiwadi	-	-	1.00	30	0.30	1500	15000	1200	4800	2100	5400	
8.	Alwar	1.47	26.73	4.00	30	1.20	6000	36000	4800	25200	13200	36000	

ITEM NO. 5

REGIONAL LANDUSE

The note on 'Regional Landuse' for NCR is enclosed for consideration of the Planning Committee. A supplementary on Landuse as interpreted from the satellite imageries is also enclosed.

LAND USE : A REGIONAL PERSPECTIVE

The landuse characteristics in the NCR are influenced mainly by two factors. The first has been the continuous and rapid increase of the economic activities particularly in the Delhi Urban Area (DUA) and the consequential rise in population within the DUA mostly due to inflow of migrants to seek the employment opportunities created by the economic activities. In 1981, about two-third of the total urbanites of the NCR were concentrated only in Delhi.

The second factor has been the quick increase in the development of industrial activities on the traffic arteries radiating from Delhi and the consequent pre-mature and speculative sub-division of land for residential and industrial uses along the corridors outside Delhi. The development activities in the secondary and tertiary sectors in the DMA towns have leap frogged leaving widening gap in the development of social infrastructure. The other towns in the region beyond the Delhi Metropolitan Area (DMA) have been growing slowly with normal activities and natural increase. The landuse demands in the three distinct areas, namely, the Delhi U.T., the DMA excluding Delhi and the area beyond the DMA, are influenced by the aforesaid developmental activities.

The convergence of road and rail routes on Delhi and their divergence away from Delhi favoured flourishing whole-sale trade activities in Delhi and thus has flourished the whole-sale market for the entire North-Western India. This is reflected by the present disposition of landuse within main urban centres along the activities and the mushrooming industrial agglomerations along them. The change in land use characteristics particularly the conversion of agricultural land for non-agricultural occupation has been phenomenal during the last two decades. This has brought in with it the attendant degradation and deterioration in the environment and eco-system. Vast tracts of fertile agricultural land have been lured away for industrial and economic uses with speculative cost considerations. However, the primary sector and agricultural economy will continue to dominate as the mainstay of the region, though the urban structure might play on its future perspective a significant role. The main occupation will be in the primary sector irrespective of the dispersal and attraction of economic activities in the towns identified for priority development away from Delhi.

Moreover, the proposed transport and communication system based on the radial corridor pattern would provide for a need for a rationalisation and re-organisation of landuse in the region. The urban centres along the traffic corridors also, by creating more employment opportunities

in secondary and tertiary sectors would bring about a shift in the land requirement from non-urban to urban uses. The anticipated urban population of 234.0 lakhs by 2001 as against mere 91.0 lakhs in 1981 in the region would also warrant adequate economic opportunities mostly in the non-agricultural occupations to be created by the turn of the century. However, as a major aspect for the regional development policy, most of these activities with employment opportunities are to be developed in the selected urban centres for development on priority basis.

FUTURE REGIONAL LANDUSE

In the NCR, large proportions of land, about 80%, is under agriculture use. A broad analysis of the existing landuse in the NCR, indicates a need for extension of area under agriculture forestry and urban development. This is possible as there is considerable scope for reclamation of fallow land, cultivable waste, barren and un-cultivated land for agriculture, forestry and other non-agricultural uses.

Land for agriculture

In view of the anticipated changes in landuse, there would be a major impact on land under its agricultural user. To the extent that new employment opportunities are proposed in non-agricultural sector and consequent concentration of population the existing urban expansion would have to be largely met from the existing agricultural land. This obviously necessitates a rational policy as to the utilisation of less valuable land and as far as possible un-productive or barren land for urban expansion/new urban centres.

Land for forest

The region is poor in so far as its forest wealth is concerned. It has very small proportion of its area under reserved forest mainly concentrated in the Alwar Tehsil of Rajasthan Sub-Region. Even this meagre area is under constant encroachment and as such, the day is not far off when the region will be devoid of forest. According to the National

Forest Policy, in order to maintain minimum balance of the eco-system on an average 33% of the total area should be under forest cover with 60% in the hills and 20% in the plains under forests. Viewing the situation of the forest in the Region with reference to the National Forest Policy, the Region's forest cover is ~~is~~ already posing an alarming ^{at present} situation. The objective, therefore, should be to develop forest in the Region in any form such as protected and social forestry in all those areas which are not fit for mainly agricultural use. The aims also should be (i) to increase the forest cover to the level of requirement according to National Forest Policy by identifying areas such as cultivable waste, barren lands, rocky area etc., which could be forested (ii) to intensify the forest cover by planting suitable species in the sparsely forested zones, (iii) to identify alternate sources of energy for fuel and also to find methods of increasing efficiency in the use of the domestic fuel.

The policy measures for achieving the aforesaid aims are as follows :

1. The existing pockets of forest area should be conserved.
2. The denuded or encroached areas should be first re-generated and brought under afforestation schemes.
3. The cultivable waste, barren land and gulched land, bare rock, riverine tracts, sandy areas, should be brought under forest cover in ^aphased manner.
4. The area under protected forest could be increased through intensive tree plantation along the roads, railway lines, canals, bunds and also on the Government lands.
5. The privately owned land which is of less value needs to be afforested. Private owners must be given incentives for afforestation with suitable plantation crops and for the application of modern forest management techniques.
6. Social forestry programme should be implemented in full earnest for meeting the local needs.
7. The Forest Act should be strictly implemented to safeguard the existing forest cover and promote the forest development.

Land for Urban Development

It has been proposed that out of the projected population of 325 lakhs ~~by~~ 2001 A.D, about 234 lakhs would be accommodated in the ^{for NCR}

urban areas which accounts for 72% of the total population in the NCR. In order to ensure achievement of a manageable Delhi and balanced development of the region by 2001, three targets have been proposed to be accomplished :

- i) Delhi Urban Area (DUA) growth would be restricted to contain 110 lakhs population
- ii) distribution of 37 lakh population in the towns of the Delhi Metropolitan area (DMA), and
- iii) development of towns by way of location of industrial and commercial establishments and Government offices and other employment opportunities to accommodate 87 lakh urban population outside the DMA. The major share of population would be borne by the selected priority towns.

In view of the scarcity of land and most of the land being, by and large, agriculturally rich and forest cover has to be enormously increased to, somewhat, make up the deficiency, it is necessary to adopt stringent methods for land being allocated for non-agricultural uses including urban uses. A study of the distribution of urban settlements on their spread has revealed use of land indiscriminately in gross ignorance of the need for land for agriculture, forest uses. It is, therefore, proposed that settlements, both urban and rural in their expansion if any in future, should be developed as compactly as possible and on lands unfit for agricultural practices. With this in view, especially for the urban settlements, the following density norms are suggested :

- (a) for urban settlements upto 1.0 lakh population a density of 80 persons per hectare
- (b) Urban centres 1.0 lakh to 5.0 lakh population a density of 110 person per hectare, and
- (c) the cities more than 5.0 lakh a density of 125 persons per hectare.

Wherever these norms are not readily obtained in the existing urban centres, an appropriate re-densification is suggested to be taken up to attain the density norms. Accordingly, the total area under urban use for the DMA (excluded DUT) priority towns and other towns in NCR will be of the order of 121062 Ha. (Table 1) by 2001.

This would mean an additional area of 44638 hectares to be acquired, by 2001 A.D.

TABLE - I LAND REQUIREMENT FOR URBAN DEVELOPMENT BY 2001 IN N.C.R.

Sl. No.	Town/Urban Complex	Area in Hectares	Population in lakhs	Density per hect.	Projected Population in lakh	Assigned Population in lakh	Density per Hectare	Land required in Hectares.	Additional Land in Hectares
I. DMA TOWNS									
1.	Ghaziabad incl. Loni	6840	3.00	44		11.00	125	8800	1950
2.	Noida	600	0.75	125		5.50	125	4400	3800
3.	Faridabad-Ballabgarh	17824	3.30	19		10.00	125	8000	Nil
4.	Gurgaon	2413	1.01	42		7.00	125	5600	3187
5.	Bahadurgarh	900	0.37	41		2.00	110	1818	918
6.	Kundli	200	0.25	125		1.50	110	1363	1163
	Sub-Total I	28777	8.68	-		37.00	-	29981	11028
II. PRIORITY TOWNS									
1.	Meerut	8082	5.37	66	10.28	15.50	125	12400	4318
2.	Hapur	583	1.03	177	2.03	4.50	110	4091	3508
3.	Bulandshahr	939	1.03	109	2.35	5.00	125	4000	3061
4.	Khurja	1036	0.67	64	1.21	3.00	110	2727	1691
5.	Panipat	2082	1.37	66	2.86	5.00	125	4000	1918
6.	Rohtak	2203	1.66	75	2.93	4.00	110	3636	1433
7.	Palwal	552	0.47	85	0.63	2.50	110	2273	1721
8.	Rewari	606	0.52	86	0.77	1.00	110	909	303
9.	Daruhera	-	0.05	-	-	0.75	80	937	937
10.	Bhiwadi	445	-	-	-	1.00	110	909	464
11.	Alwar	8000	1.47	18	2.85	4.00	110	3636	Nil
	Sub-Total II	24528	14.33	-	25.91	46.25	-	39518	19354
III. REST OF THE TOWNS (excluding Delhi)									
		37307	10.69	-	-	41.25	-	51563	14256
GRAND TOTAL (Excluding Delhi)									
		90612	33.70	-	-	124.50	-	121062	44638
IV. Delhi Urban Area									
		54074	57.30	105	130	110	152	72074	18000

ZONING REGULATIONS

In order to avoid haphazard development and ensure orderly development of the rapidly developing urban sector in the National Capital Region, a legislative tool in the form of Zoning Regulations is a necessity. Zoning Regulations play a vital role in controlling and promoting urban development, limiting urban growth, in a broader sense and can also be used for laying broad direction of growth. Keeping in view the rapid urban/industrial expansion of the NCR towns caused by the induced concentration of economic activities and population, and also the rate of environmental degradation in the Region, the following four distinct zones have been identified for land use control and development. An attempt has been made to identify the likely major economic activities in the following zones/areas :

1. Urbanisable Area
2. Controlled area/Green belt/Green Wedge
3. Areas along the major transport routes
4. Remaining Rural Land

URBANISABLE AREA - 2001

Within the urbanisable area - 2001, which should be in the included Master Plans of the respective towns, the functions and uses designated as under could be:

1. Residential
2. Commercial
3. Industrial
4. Government Offices
5. Recreational
6. Public and Semi-public
7. Circulation
8. Open space, parks and playgrounds
9. Other uses

The detailed uses within the urbanisable area will be governed by the local authority according to the prescribed uses in the Master Plans.

GREEN BELT/GREEN WEDGE

The peripheral agricultural zone in the immediate vicinity of the urbanisable area is very vulnerable to encroachment by development.

To arrest un-desirable growth in this zone and ensure orderly and compact urban development, a control belt ^(green) is proposed all around the expected urbanisable area. The development will be restricted or strictly controlled in this green belt. The activities compatible with open character of land will be permitted. The major landuses that could be permitted in Green belt zones are as under :

1. Agriculture particularly high value cash crops
2. Gardening
3. Dairying
4. Social Forestry/Plantation
5. Quarrying of gravels, sand, clay or stone
6. Brick-kilns
7. Cemeteries
8. Schools
9. Recreation or leisure

The detailed boundaries of the green belt/green wedge will be defined in the sub-regional and master Plans.

In the cases of settlements particularly which are in close vicinity to each other either along the roads or interior, the intervening space between the settlements should be kept green which can ^{be} designated as green wedge. This will prevent not only any development other than permitted taking place around the settlement but also from merging with each other. This green wedge should be forested partly and wherever it is not possible for pressing reasons it could be in the other forms of greens.

AREAS ALONG THE MAJOR TRANSPORT ROUTES

The un-desirable industrial development in the areas beyond the urbanisable area of the towns along the 5 National Highways would become a serious problem in near future. There will be a continuous ribbon development along the major transportation routes. The large scale development beyond urbanisable limits of any town should be strictly controlled. An width of 1 km on ^{either} side along the National Highways should be kept as green belt. Only activities permitted in the green belt as indicated earlier would be allowed.

REST OF THE RURAL LAND

The remaining rural zone includes mainly the vast agricultural land, forest, ridge areas and rural settlements. This zone - virgin agricultural land - at present is being threatened by the spotted industrial/urban encroachment especially along the 5 National Highways and State Highways. ^{Cheaper} comparatively ² land in the rural areas, excellent transportation system and marketing for the products have accelerated the development of industries along the roadsides. The following major landuses can be designated in the rural lands. Strict prohibition and control on the large scale and hazardous industries, structures of any kind has to be exercised in the rural zone :

1. Intensive agriculture and allied activities
2. Afforestation especially on the hills, rocky lands, gullied land and barren lands.

3. Regional recreational facilities such as regional parks, wild life sanctuary
4. Cemeteries, schools, institutions, e.g., hospital, residential training institutes etc., may be permitted. However, the ~~above~~ development should not involve the use of high yielding agricultural land nor should it adversely affect a site of special scenic beauty or ecological interest.
5. Quarrying of gravels, sand clay, stone etc
6. Brick Kilns
7. Existing village mandis
8. Rural industries etc.

LAND FOR REGIONAL RECREATIONAL PURPOSES

Recreation as an amenity has to meet four competing types of demand : from the urban population of the Region using country side as an amenity, from a wide urban population coming to the Region for recreational purposes, from the agricultural community and from the physical development of the region itself.

The land use policy on recreational areas will meet the demand in the following way :

- a) Areas of general level amenity as regional park in the proximity of the big urban centres.
- b) River front 'as recreational areas' by developing them and making them more accessible for such use.
- c) Historical monument as tourist attraction.
- d) Parks in rural areas noted for their landscape and scenic beauty which could be used as picnic spots, and
- e) National Park in the vicinity of the Region.

NATURE CONSERVATION

The un-planned urbanisation and industrialisation and intensive exploitation of resources with little regard to environment affect the environment and ecology adversely. It has been realised that an intimate and in-separable relationship exists between the environment and development and that sustained development may not be achieved by ignoring the environmental causes.

To achieve the overall development of NCR without destruction of its natural environment, all economic activities need to be planned. Special attention should be given to check the damage to natural features and environment by man's interference for development purposes.

In NCR, the major natural features are the Ridge, an extended part of the Aravali range, the forest areas, the rivers Yamuna and Ganga. Apart from these, NCR has two wild life sanctuaries namely, Sariska Wild life Sanctuary in the Rajasthan Sub-region and Sultanpur Bird Sanctuary in the Haryana Sub-region harbouring a large number of wild animals and birds.

The ridge areas should be conserved with utmost care and should be afforested with indigenous species.

The existing forest areas should be conserved and more area, specially un-productive land, should be brought under tree plantation. Conservation of natural habitat and features in the Region is of great importance to sustain the natural eco-system.

The rivers Yamuna and Ganga have a high level of water pollution mainly from the un-treated sewage and waste from industrial areas. Measures will be adopted to check such pollution to keep the rivers clean.

a) Norms for Demand Projections

In view of the special and induced development being envisaged in the NCR in general and the priority towns in particular, the demand projections to be realistic could not be on pro-rata basis on the lines forecasted for the respective States as a whole. For this purpose, the NCR should be treated as a separate Region. There also should be some uniform basis for power projections for the NCR. Load category wise projections based on development proposals have to be done for a realistic forecast. At present, only broad indications as to that the rural-urban population ratio will undergo a substantial change by 2001, the induced development in the selected towns for development on priority basis will be mostly in the form of industries and commercial activities and, also as per the policy directives, the norms and standards of civic services including power supply in the DMA and priority towns will be comparable to that of the Delhi UT. The category-wise per capita consumption as of Delhi can be taken as the basis in the target to be achieved in stages. In certain sectors, like commerce, the participant States cannot match with Delhi as is evident from the energy consumption pattern of the States. It is less than 5% in the participant States against the 21% consumption in Delhi. The norms proposed to be adopted for forecasting categorywise load are:

- Domestic - The present domestic per capita consumption of Delhi as the basis and a growth rate of 10% to be taken. For rural population, the consumption may be on the basis of present domestic consumption of the respective States.
- Commercial - 10% of the total consumption as commercial consumption and future growth rate of 10% per annum to be adopted.
- Industrial - On the basis of indications available for the priority and the DMA towns. Presently, only the additional population to be accommodated in these towns besides the normal growth is available and this can be the basis for demand projections.

147 kW/H
work force
for
industry

Others - For other categories normal growth as applicable to the respective states be taken.

Upto 7th Plan In view of the fact that the special development activities may not be possible to make a perceptible thrust till the end of the Seventh Plan, the same trend as at present may be continued.

The DESU, however, has to meet its normal requirements and it has to be taken in isolation.

b) Specific Proposals Of the Study Group :

- i) In view of the importance of developing the N.C.R. in a preferential and special manner, power being the prerequisite for any development and it also being inadequate in supply, the Region, so far as the need for power is concerned deserves to be treated as a 'special area'. The Region being an interstate region, the portions of the States under the N.C.R. in normal course, cannot be given special or additional importance or resource assistance for generating or supplying additional power as against the other parts of the States. Moreover, the State Governments will have their own priorities and commitments and liabilities, and as such partial or favourable treatment to any part of the state will not be in the fitness of things. It is necessary, therefore, to overcome these problems, there should be a unified set-up, may be in the name of the National Capital Region Electricity Authority, with more powers and functions than that of the Damodar Valley Corporation or the Bhakra Nangal Power Generation Authority. The Authority will have powers and necessary resources to generate, distribute power, charge and raise revenues etc.
- ii) The power supply should be un-interrupted and available in adequate quantity throughout the Region. To meet the excess power demand of the Region, the State Electricity Boards and also the Central Government can earmark adequate power for the Region. A formula to this effect may have to be worked out in consultation with the Central Electricity Authority.
- iii) Modus operandi and special allocation of funds to meet the cost of generation and distribution of this additional power may have to be worked out.
- iv) The electricity rates may have to be revised in such a way that Delhi becomes a 'less-preferred' area for industrial activities.

ITEM NO.7 Management Structure for Implementation of NCR Plan

The Planning Committee in its meeting held on 28.1.1987 had considered the institutional arrangements for implementing the NCR Plan. The Committee approved the constitution of special area development authorities for each sub-region to be known as the Sub-regional Area Development Authority. Later, this proposal was submitted for approval before the Board in their meeting held on 17.2.1987 and approved. The following areas need further consideration in this regard :

1. Statutory backing for the proposed authority
2. Jurisdiction of the authority, vis-a-vis., existing development authorities/local bodies
3. Likely clash of interest with the existing local bodies

These issues should be discussed so that a final proposal could be incorporated in the draft Regional Plan.

MINUTES OF THE 9TH MEETING OF THE PLANNING
COMMITTEE OF THE NCR PLANNING BOARD HELD AT
11 A.M. ON 8TH JUNE, 1987 IN THE OFFICE OF
THE N.C.R. PLANNING BOARD, NEW DELHI.

The following members were present :

Members Of Planning Committee :

1. Shri K.K. Bhatnagar, Member Secretary, NCR Planning Board - Chairman.
2. Shri R.L. Pardeep, Jt. Secretary (UD), Ministry of Urban Development.
3. Shri A.P. Singh, Secretary (Urban Development), Govt. of Uttar Pradesh, Lucknow.
4. Shri R.N. Parashar, Chief Administrator, HUDA, Chandigarh.
5. Shri Ganga Das, Secretary (L&B), Delhi Administration.
6. Shri N.S. Johri, Chief Town Planner, Govt. of Uttar Pradesh, Lucknow.
7. Shri G.T. Narayan, Dy. Director General (TP), Deptt. of Telecommunications, New Delhi.
8. Shri V.K. Sood, Director (Power), Deptt. of Power, Ministry of Energy, New Delhi.
9. Shri D.P. Gupta, Chief Engineer, Min. of Surface Transport, New Delhi.
10. Shri B.N. Singh, Chief Regional Planner, NCR Planning Board - Member Convenor.

Other Participants :

1. Shri K.T. Gurumukhi, Town & Country Planner, TCPO, New Delhi.
2. Shri R.K. Sharma, Sr. Town Planner, Govt. of Rajasthan, Jaipur.
3. Shri N. Sankara Raman, Suptdg. Engineer (Roads), Min. of Surface Transport, New Delhi.
4. Shri S.M. Mittal, Exe. Director (MTP), Ministry of Railways, New Delhi.
5. Shri A.K. Garg, Distt. Town Planner (TUDP), Haryana.

6. Shri R.C. Malhotra, Director (TPS), Deptt. of Telecommunications, New Delhi.
7. Dr. R.A. Chansarkar, Director, DTRL, Min. of Defence, New Delhi.
8. Shri R.S. Bhatia, Asstt. Engineer (MTP), Min. of Railways, New Delhi.

Officers Of The Board : V

1. Shri S. Arunachalam, Sr. Planning Engineer, NCR Planning Board.
2. Shri R.P. Rastogi, Associate Planner, NCR Planning Board.
3. Shri V.K. Thakore, S.R.O., NCR Planning Board.
4. Smt. V.R. Sundaram, Dy. Director, NCR Planning Board.
5. Shri K.L. Sachar, FAO, NCR Planning Board.
6. Shri P. Jayapal, Asstt. Town Planner, NCR Planning Board.
7. Shri J.N. Barman, Asstt. Town Planner, NCR Planning Board.
8. Shri Madhu Babu, Asstt. Town Planner, NCR Planning Board.

AGENDA ITEM NO. 1

CONFIRMATION OF THE MINUTES OF THE LAST MEETING
OF THE PLANNING COMMITTEE HELD ON 28.1.87.

The minutes of the meeting held on 28.1.1987 were confirmed after considering the suggestions for an amendment made on behalf of the D.D.A. under Agenda Item No.5.

Location Policy For Industry : Shri J.C. Gambhir, Director (Planning), Delhi Development Authority, who could not attend the meeting, had sent, through his representative, modification in the Draft Minutes of Agenda Item

No. 5 under the heading 'Location Policy For Industry' as under :

The following from "he narrated".....this policy" is to be replaced by - "He suggested that the above policy is not practical specially the idea that all industrial applications to be referred to a sub-group to be constituted by the Board".

The above was considered by the Committee and it was felt that the minutes of the meeting truly reflected the deliberations as made in the meeting. However, the committee felt that if the DDA wanted to raise additional issues, the same could be brought for consideration in the next meeting of the Committee.

The Chairman reviewed the progress of the various items included for action in the minutes of the last meeting and briefed the committee on the progress of various surveys and studies that have been undertaken. Action taken on other items are as follows :

1. Presentation of Interim Development Plan To The Prime Minister

The Chairman stated that presentation of the IDP was now scheduled to be made on the 26th June, 1987. Shri G.T. Narayan, Deptt. of Telecommunications requested that the Planning Committee should also have an opportunity of viewing the audio visual presentation made to the Prime Minister. Chairman agreed with the proposal and it was decided to have the AV presentation in the next meeting of the Planning Committee.

2. Surveys and Studies Taken-up By The Board In Connection With The Preparation Of The Regional Plan-2001.

The Committee noted the position given in Agenda note for Item No. 2.

The Committee also noted the progress on the following :

- a) Purchase of a Micro-Computer - A micro-computer was likely to be made available by UNDP through the Ministry of Urban Development.
- b) Documentary Film on the NCR Plan - Preparation of a documentary film on Draft NCR Plan will be taken up after the Draft Plan is approved by the Board.
- c) Printing of IDP and the Draft Regional Plan - The Interim Development Plan had since been printed and the Draft Regional Plan will be printed after the approval by the Board.

3. Action Plan To Implement The Proposals Contained In The I.D.P. Approved By The Board.

- a) Population Policies - The Chairman requested the representatives of the State Governments to finalise the Master Plan for towns identified for priority development and also take immediate steps for creation of Planning Cell for each Sub-region.
- b) Potential Surveys of the Priority Towns - Shri B.N. Singh informed that data relating to towns falling in U.P. Sub-region have already been

received. The Chief Administrator, HUDA assured that the data in respect of Haryana towns will be made available within 2 weeks. Shri Sharma, Sr. Town Planner, Town & Country Planning Department, Rajasthan, informed that the data relating to Rajasthan Sub-region for the remaining towns will be made available in a week's time.

4. Consideration Of The Conceptual Plan For Delhi-2001.

The Chairman informed the Committee that the views of the NCR Planning Board as approved in the meeting held on 17th February, 1987 had been intimated to the Ministry of Urban Development.

5. Criteria For Selection Of Counter Magnet Areas

The Chairman informed the Committee that the study on Selection of Counter-magnet Areas has been assigned to the School of Planning & Architecture. They have already commenced the study on May 15, 1987. An Interim Report is expected by 30th June, 1987 and the findings would be incorporated in the Draft Regional Plan.

6. Suggestions of 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 stated that the suggestion of the Lt. Governor, Delhi have already been referred to the State Governments for their comments. No comments have been received from any State Government so far. Shri Pardeep stated that the State Government's views must be made available now as the preparation of the Draft Regional Plan for the NCR and also Delhi Master Plan was going to be finalised very soon and, therefore, the State Government should not lose this opportunity of making their views/comments available to the NCR Planning Board.

7. Examination of the Suggestions to levy cess to cover the development cost of telecommunication facilities while deciding the sale price of developed plots :

No further action was called for.

8. Co-option of Membership :

No further action was called for.

9. Institutional Arrangements for Implementing the NCR Plan :

The Chairman stated that this item is being considered separately as one of the Agenda Items in this meeting.

AGENDA ITEM NO. 2

PREPARATION OF DRAFT REGIONAL PLAN FOR NCR

Initiating the discussions, the Member-Secretary gave a brief resume of the action taken for the preparation

of the Draft Regional Plan and also various studies undertaken through professional Consultants. He also stated that a number of Study Groups had been constituted on various aspects of the Plan and several meetings had taken place and it was expected that the Draft Regional Plan would be ready by the second week of July, 1987. In view of the studies undertaken and also deliberations of the various Study Groups, some of the new policies which need deliberation of the Planning Committee for incorporation in the Plan would be discussed in this meeting and also in subsequent meetings. Shri Johri, Chief Town & Country Planner, Uttar Pradesh, wanted to know whether all the studies would be completed before finalising the Draft Regional Plan. Shri B.N. Singh gave the status of the various studies and stated that in all cases, an interim report/final report would be available to the Office of the Board before finalisation of the Draft Regional Plan. Shri R.N. Parashar, Chief Administrator, HUDA, pointed out that the main basis for the Draft Regional Plan being the IDP, which stands approved by the Board, it would come in the way of incorporating the views of the Haryana Government in permitting large and medium scale industries in the Delhi Metropolitan area towns. He specifically pointed out the case of Faridabad and stated if the policy of not allowing large and medium scale industries were adhered to, there would be un-surmountable difficulties in the development of Faridabad which has already come up as a major industrial centre in the State. He also added that the same difficulties would be felt in Kundli, Bahadurgarh and Gurgaon. Shri Johri stated that the Planning Committee in its various deliberations had consciously made recommendations of not allowing medium and large scale industries in DMA towns as this would result in a still greater growth of Delhi and its adjoining area creating serious difficulties. Thus, with a view to curb the growth of Delhi and DMA, the IDP

contains recommendations of not allowing medium and large scale industries and he was of the view that no change was needed in the above policy.

AGENDA ITEM NO. 3

DEMOGRAPHIC PROFILE : NCR - POPULATION
ASSIGNMENT FOR SUB-REGIONS AND PRIORITY
TOWNS

The Chairman stated that there appeared to be a need for having a re-look at the population assignment made in the IDP for the priority towns for the year 2001.

Shri Parashar recommended to retain the population assignment for Rohtak as 5 lakhs against the revised proposed population assignment of 4 lakhs; for Palwal as 3 lakhs against the proposed revised population assignment of 2 lakhs and for Rewari as 1.10 lakhs against 1.00 lakh since these towns have immense potentialities and thus measures could be initiated for their induced development. Shri Sharma of Rajasthan stated that the population assignment of Alwar originally envisaged as 5 lakhs might be retained while he pleaded for higher assignment of population for Bhiwadi, which was coming up as a vast industrial township. Shri Johri of Uttar Pradesh agreed with the revised population assignment for Meerut, Hapur, Bulandshahr and Etah. The representative of Rajasthan Government also pleaded for inclusion of 2 more towns, namely, Behror and Shahjahnpur as priority towns.

Shri Pardeep wanted to know whether the population assignment made for Delhi and DMA were also being revised. The Chairman clarified that the changes proposed

were only in respect of the priority towns and not for Delhi UT and DMA towns and added that this has become necessary in view of additional data having become available indicating the growth potential of the priority towns. Shri A.P.Singh, Secretary, U.P. said that the number of priority towns were short-listed in many deliberations of the meeting of the Planning Committee and it would not be feasible to include more towns as priority towns in view of the resource crunch and the need for developing a few towns intensively to achieve the objectives of NCR Plan. Shri B.N. Singh stated that the Draft Regional Plan would only identify regional centres while there would be 3 more hierarchy of settlements to be identified by the respective State Govts. while preparing the Sub-regional Plans after the approval of the regional plan for the NCR. After long discussion, the following population assignments were approved for the priority towns:

Priority Towns	Revised Population Assignment - 2001	Addl. Assigned population against projected population.
Meerut	15.50 lakhs	5.22 lakhs
Hapur	4.50 lakhs	2.47 lakhs
Bulandshahr	5.00 lakhs	2.65 lakhs
Khurja	3.00 lakhs	1.79 lakhs
Sub-Total Uttar Pradesh	28.00 lakhs	12.13 lakhs
Panipat	5.00 lakhs	2.14 lakhs
Rohtak	5.00 lakhs	2.03 lakhs
Palwal	3.00 lakhs	2.37 lakhs
Rewari	1.10 lakhs	0.33 lakhs
Dharuhera	0.75 lakhs	0.75 lakhs
Sub-Total Haryana	14.85 lakhs	7.62 lakhs
Bhiwadi	1.15 lakhs	1.15 lakhs
Alwar	5.00 lakhs	2.15 lakhs
Sub-Total Rajasthan	6.15 lakhs	3.30 lakhs
TOTAL	49.00 lakhs	23.05 lakhs

AGENDA ITEM NO. 4

ECONOMIC PROFILE OF NCR - EMPLOYMENT STRUCTURE

Shri B.N. Singh explained the proposals contained in the Agenda item. He stated that in view of the need for developing the priority towns for induced development, it was essential to have a broad idea not only of the magnitude of population but also about the employment that need to be generated for the balanced development of the NCR. With the approval of the strategy for developing a few urban centres beyond DMA, the composition of the working force in various activities in the identified priority towns need to be approved. This would enable the respective State Governments to initiate the development process with associated physical development and also fiscal incentives for creation of greater employment opportunities and also to attract entrepreneurs to set up industries, business and trade and commerce in such priority towns as an alternative to Delhi and DMA towns. After due deliberations, the Committee was of the view that the sectoral structure of the working population for the various priority towns shown in the agenda appeared to be in conformity with the objectives of the NCR Plan. The State Governments were, however, requested to consult their respective Industry Department and make their recommendations available to the NCR Planning Board in the next 2 weeks, so that the future "Economic Profile for the NCR" could be finalised and incorporated in the Draft Regional Plan.

AGENDA ITEM NO. 5

REGIONAL LAND USE

The Chairman stated that the existing landuse pattern of the NCR has been analysed on the basis of

landsat imageries, aerial photographs and Survey of India topo sheets. He particularly mentioned that the Board had been greatly benefitted by the collaboration with the Director, DTRL - Dr. R.A. Chansarkar in computing and analysing the landuse data. Dr. Chansarkar briefly explained the technique adopted for analysing the data and stated that the landsat imageries could be used as a reliable and effective tool for monitoring the landuse changes on a temporal level. He added that five years would be a good period for such monitoring that would clearly reflect the landuse changes taking place in the NCR. Based on the analysis made by the DTRL, the land utilisation in the NCR and its Sub-regions were presented to the meeting by Shri B.N. Singh. The forest cover as per landsat imagery was only 1.15%, which was very low against the national forest policy of the Government of India. The analysis has suggested bringing the barren land and culturable waste land under forest cover thus raising the area under forest from 1.15% to about 7.5%. It was felt that a minimum of 10% forest cover by the year 2001 would be a reasonable goal to be achieved. Social forestry may have to be pursued as one of the measures in achieving this objective.

Shri B.N. Singh explained the existing landuse plan and also proposed landuse plan 2001 which contained proposals for land for agriculture, forest, urban development and green belt/green wedge and green areas along the major transport routes. The Committee felt that in view of the employment opportunities to be created in non-agricultural sector, the conversion of existing agricultural land for non-agricultural uses was inevitable but measures must be devised to maximise the utilisation of available land and also use of barren land and culturable waste for urban expansion.

Land For Forest : The Committee felt that the proposals to increase the forest cover by identifying culturable waste, rocky area; planting suitable species

in sparsely forested zones, identifying alternate sources of energy for fuel, and conserving existing forests seemed to be adequate and rational. The policy measures suggested in the paper should also include areas for scenic and historic value and places of cultural heritage.

Land For Urban Development : The suggestion of working out land required for urban development based on the 4 different density norms for various types of settlements was considered. Shri Pardeep was of the view that the Draft Regional Plan should prescribe certain optimum density to be achieved rather than disaggregating them on different density patterns for various sizes of settlements. Shri Parashar suggested that in order to achieve an optimum density, group housing might be resorted to on land belonging to governmental agencies. After discussions, it was agreed that efforts should be made to achieve gross density of 80 to 125 persons per hectare in all the NCR towns.

It was also felt that the controlled area or regulated areas for DMA towns should be the same as identified in its areal boundary. This would require extending the controlled area concept in respect of some of the towns by the concerned State Governments.

Shri G.T. Narayan stated that there was a need for coordinated action for laying of underground infrastructure facilities like laying cables for power and Telephone and also other services like water supply & Sewerage. He suggested drawing up guidelines by the Board in this regard.

Green Belt/Green Wedge and Green Areas along the major Transport Routes : The concept of the green belt/green wedge as contained in the agenda paper was approved. As regards green areas along the major transport routes, it was felt that the width of 1 km. on either side of the highway would be difficult to be achieved. It was decided

that the width of the green areas along the National Highways may be 300m. and that along the State Highways 200m. Shri Parashar stated that the Government of Haryana was already enforcing a green belt of 30m. width on either side along the National Highways by acquiring such land and including the cost of the same in the development of the adjoining towns.

The other policy proposals regarding regional landuses as indicated in the agenda note were also approved.

AGENDA ITEM NO. 6

POWER DEVELOPMENT - NORMS AND PROPOSALS

The Chairman stated that the Study Group on Power had recommended setting up of the NCR Electricity Authority with a view to meet the requirement of power for the NCR. However, the Region is under the Electricity Boards of the State Government. He requested the representatives of the State Governments to obtain the views of the State Governments on the proposal to set up a unified NCR Electricity Authority and communicate the same to the Board quickly. The representative of the Department of Energy supported the concept of a unified set-up of an Electricity Authority for the NCR. He stated that this would ensure availability of power, uniformity of power tariff and, such an authority if set up, could undertake generation as well as distribution. He clarified that since the area does not have potential for generation, generation could be taken up by another body such as the NTPC on behalf of the proposed authority.

The Chairman explained the norms proposed to be adopted for forecasting the power demand in the NCR. The methodology for working out the category-wise load forecast in the different sub-regions for 2001 on the norms suggested in the agenda was approved.

AGENDA ITEM NO. 7

MANAGEMENT STRUCTURE FOR IMPLEMENTATION
OF N.C.R. PLAN

The Chairman stated that management structure for creating Sub-Regional Area Development Authority proposed by the Planning Committee in the meeting held on 28.1.1987 was approved by the Board in its meeting held on 17.2.1987. However, with a view to make the final proposals there was a need to look into the existing planning and development management machinery in each State. He stated that in the 3 participating States and also Delhi UT, different management structure existed. In case of Haryana, there is a central authority for development while the State Town and Country Planning Department is responsible for all planning aspects of the urban areas. In case of Uttar Pradesh, there were development authorities, municipal corporations, municipalities and institutions like Housing Boards, Jal Nigam for specialised developmental activities and the planning was dealt as per provisions of different enactments. However, the Special Area Development Authority enactment passed by the UP Government has provision to make any area as a 'special area' for the purposes of planning development. Chairman enquired the representative of the Government of Uttar Pradesh about the conflict arising out of the existence of Development Authorities in the 'Special Area'. Shri Johri clarified that 'development areas' are usually not included in the 'special area' and both authorities may act simultaneously in their jurisdictions. In Rajasthan, since only part of one District was included as a Sub-region of the NCR, namely, Alwar, an Alwar Development Authority could be a suitable

agency for planning and development. In the context of the variations, there was a need for clearly evolving a suitable management structure, which may not be uniform for all the 3 States, so that at least centralised planning for Sub-region was done. This aspect needs to be studied in detail.

It was decided that the State Government would examine this aspect carefully and intimate their reactions quickly to the Board.

Any Other Items :

1. The representatives of the State Governments were requested to furnish upto-date list of local bodies/ authorities which would be required in connection with the Publication of Draft Regional Plan for inviting objections/suggestions thereon.
2. The State Government Representatives were requested to install a sign board indicating the boundaries of NCR as per design circulated in the meeting.

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

No.: K-14011/2/87-NCRPB

NATIONAL CAPITAL REGION PLANNING BOARD

Government of India,

New Delhi, dated the 15th June, 1987.

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



(B. N. SINGH)
Member - Convenor
Chief Regional Planner